

# CULTURAL HERITAGE EVALUATION REPORT

110 Deane Avenue,  
Town of Oakville, ON

Date:  
**October 29, 2019**

Prepared for:  
**Ram Dinary Inc.**

Prepared by:  
**MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)**  
200-540 Bingemans Centre Drive  
Kitchener, ON N2B 3X9  
T: 519 576 3650  
F: 519 576 0121

Our File: '19267 A'

# Table of Contents

Project Personnel .....	3
Glossary of Abbreviations.....	3
Acknowledgements .....	3
Executive Summary.....	4
1.0 Introduction.....	5
1.1 Purpose .....	5
2.0 Methodology and Approach.....	5
3.0 Site Description .....	6
3.1 Built Features .....	7
3.2 Landscape Features.....	7
3.3 Deane Avenue Streetscape.....	9
4.0 Policy Context .....	10
4.1 The Planning Act and PPS 2014.....	10
4.2 The Ontario Heritage Act.....	11
4.3 Town of Oakville’s Official Plan: Making Oakville Livable (2018) .....	11
4.4 Oakville Municipal Heritage Register Updates 2013 .....	12
5.0 Historical Overview .....	14
5.1 First Nations.....	14
5.2 Halton County (Township of Trafalgar).....	14
5.3 Town of Oakville .....	16
5.4 110 Deane Avenue.....	21
6.0 Current Conditions.....	25
7.0 Evaluation of Cultural Heritage Resources.....	31
7.1 Introduction .....	31
7.2 Evaluation Criteria.....	31
7.3 Cultural Heritage Evaluation.....	32

7.3.1 Design/Physical Value .....	32
7.3.2 Historical/Associative Value.....	32
7.3.3 Contextual Value .....	32
7.3.4 Heritage Attributes.....	32
7.4 Heritage Register Update 2013 Evaluation .....	34
8.0 Recommendations and Conclusion.....	35
9.0 Sources.....	36
Appendix A – Map of Subject Lands.....	39
Appendix B – Photographic Documentation of the Exterior.....	40
Appendix C – Planning and Development Report, Heritage Register Update, Final Assessment, November 11, 2013.....	41
Appendix D – Curricula Vitae .....	42

## Project Personnel

Dan Currie, MA, MCIP, RPP, *Managing Director of Cultural Heritage* Project Manager  
CAHP

Rachel Redshaw, MA, HE Dipl. *Heritage Planner* Research, Author

## Glossary of Abbreviations

CHER	<i>Cultural Heritage Evaluation Report</i>
CHVI	<i>Cultural Heritage Value or Interest</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>

## Acknowledgements

This report acknowledges that assistance provided by the Staff in the Oakville Public Library Central Branch in their local history collection, the Oakville Historical Society and Christine Homuth and Gord Beck from the Lloyd Reeds Map Collection, Mills Library, McMaster University.

The report also acknowledges that the Town of Oakville is situated on the land and traditional territory of the Anishinabewaki, Attiwonderonk, Huron-Wendat and Haudenosaunee which is located within the lands protected by Treaty 13A (1805).



## Executive Summary

The Town of Oakville has identified the property at 110 Deane Avenue as having potential Cultural Heritage Value or Interest (CHVI). The Town has listed the subject property on the Municipal Heritage Register describing it as having “potential heritage value for its vernacular frame house” (Section F: Register of Properties of Cultural Heritage Value or Interest).

The property was evaluated under *Ontario Regulation 9/06* as prescribed under the *Ontario Heritage Act* (OHA). This Regulation provides the legislated criteria for determining Cultural Heritage Value or Interest (CHVI) under three (3) categories: Design/ Physical Value, Historical/ Associative Value and Contextual Value. As per Section 29 of the OHA, meeting one (1) or more of these criteria merit cultural heritage value or interest and potential merit for designation under the OHA.

This report has determined that that the two storey, wood frame clapboard house located on the subject lands does not have cultural heritage value or interest and therefore, does not warrant designation under Section 29 of the OHA.

Furthermore, this report concludes that the property was likely retained on the municipal heritage register for its “salvage potential” meeting Category 4 of the heritage evaluation process for updating the register. As the majority of the building material of the house remains, it would be required then, if the building were proposed to be demolished, that original building material (i.e. windows, siding) be salvaged where feasible and used in the development, sold, or donated for re-use.

# 1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in September 2019 by Ram Dinary Inc. to complete a Cultural Heritage Evaluation (CHER) for the subject lands located at 110 Deane Avenue, Town of Oakville, Ontario (Lot 10 and 11, Plan 161). The Town of Oakville’s Section F: Register of Properties of Cultural Heritage Value or Interest identifies the property to be of cultural heritage value or interest identified for “its historic vernacular frame house.” As per Section 27 of the *Ontario Heritage Act*, the Register includes properties which have not been designated, but that the council of the municipality has deemed to be of cultural heritage value or interest.

## 1.1 Purpose

The purpose of this report is to assess the cultural heritage value or interest of the subject land as per *Ontario Regulation 9/06* and identify any significant heritage attributes.

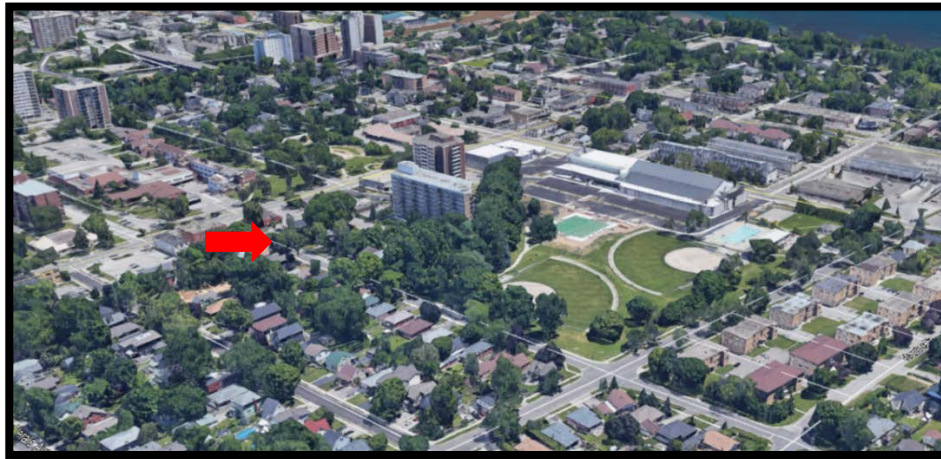
# 2.0 Methodology and Approach

This report utilizes the *Ontario Regulation 9/06*, the “Criteria for Determining Cultural Heritage Value or Interest” as prescribed by the *Ontario Heritage Act (OHA)*. *Ontario Regulation 9/06*, evaluates properties based on their physical/ design value, historical/ associative and contextual value. This CHER also has been guided by the *Ontario Heritage Toolkit* by *Ministry of Tourism, Culture and Sport*, “Heritage Property Evaluation”, *Info Sheet #1 Built Heritage Resources* as well as the *Ministry of Tourism, Culture and Sport* for “Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes.”

Historical cartography and photography are used to identify the original form of the building and its surrounding context. Current photographic documentation provided in Appendix ‘B’ of this report demonstrates the condition and heritage integrity of the building which was collected on October 1, 2019 by MHBC Staff.

## 3.0 Site Description

The subject property is located at 110 Deane Avenue, Town of Oakville (legally described as Lot 10 and 11, Plan 161). The property is 894.841 square metres and includes a two storey single-detached house. The property is zoned H1MU1 in the Town of Oakville. The subject lands are situated north of Rebecca Street, east of Felan Avenue, West of Kerr Street and south of Westside Drive and located east of Trafalgar Park.



**Figures 1 & 2:** (Above) Aerial photograph of subject lands and surrounding area; red arrow indicates location of the subject lands (Source: Google Earth Pro, 2019); (Below) Town of Oakville's Heritage Area Interactive Map indicating that 110 Deane Avenue is a listed property of the Municipal Heritage register (Town of Oakville, 2019)

### 3.1 Built Features

The property includes a two-storey wood frame house on-site with a rear addition. A detailed description of the house is provided in Section 6.0 of this report.



**Figure 3:** Perspective view of house from Deane Avenue ( MHBC, 2019)

### 3.2 Landscape Features

Existing landscape features on the property include a white wood picket fence along the front lot line of the property. There is also a laneway (formerly driveway) that leads to a parking lot to the rear of the property. There is a laneway that goes from Deane Avenue along the eastern side of the property that goes to a parking lot at the rear of the property. There is a walkway off of Deane Avenue to the front steps of the house. The subject lands have fence lines along the north and west property line. The property includes several mature trees including a large, mature, coniferous tree.





**Figures 4, 5, 6 and 7:** (Above left) Photograph of the front façade of the house including white picket fence along front property line and mature pine as well as other mature trees on adjacent lot; (Above right) Photograph of laneway to rear parking lot; (Below left) Photograph of natural heritage on Lot 11; (Below right) Photograph of mature trees on the property from rear parking lot ( MHBC, 2019)

### 3.3 Deane Avenue Streetscape

Deane Avenue includes a variety of residential properties with commercial properties located at the intersection of Deane Avenue and Kerr Street. Most of the residential properties are between one and one-and-half storeys which contrasts with the house located on the subject lands. The white picket fence and larger lot size of 110 Deane Avenue contrasts with the overall lot size and patterns of the street.

The parking lot to the rear of the property provides an alternate view of house. This land was originally part of the rear portion of lots along Deane Avenue.



**Figures 8, 9 and 10:** (Above left) Photograph of the streetscape looking eastward towards 110 Deane Avenue from the south side of the avenue; (Above right) Photograph of Deane Avenue streetscape from 110 Deane Avenue looking westward from the south side of the avenue; (Below) Photograph of rear parking lot and portion of the rear property line of 110 Deane Avenue including mature trees ( MHBC, 2019)

## 4.0 Policy Context

### 4.1 The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *The Planning Act* outlines 18 spheres of provincial interest, that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to 'encourage the co-operation and co-ordination among the various interests.' Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is 'intended to be read in its entirety and the relevant policy areas are to be applied in each situation.' This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*  
Significant: *e) in regard to cultural heritage and archaeology, 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.*

*Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.*

*Cultural heritage landscape: means 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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).*

*Conserved: means 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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

## 4.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The criteria provided with *Ontario Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria that a property may meet. This Cultural Heritage Assessment will have regard for these policies when determining cultural heritage value.

The subject site contains built heritage resources which are not considered to be a *protected heritage property* under the consideration of the *PPS*, as the subject properties are non-designated 'listed' properties under Section 27 of the *Ontario Heritage Act*.

## 4.3 Town of Oakville's Official Plan: Making Oakville Livable (2018)

Section 5.0 of the *Town of Oakville's Official Plan* provides objectives and tools for the conservation of cultural heritage in recognition of the integral part that the conservation of cultural heritage resources have to the Town's planning. The general objectives for cultural heritage are described in Sub-section 5.1.1 of the Official Plan as follows:

- a) *to conserve cultural heritage resources through available powers and tools and ensure that all new development and any site alteration conserve cultural heritage resources; and,*
- b) *to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy*



*where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community.*

As part of the above objectives, the Town describes the ways in which cultural heritage resources will be conserved in Section 5.2.

*5.2.1 To conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols, the Town:*

- a) shall maintain a Register of Properties of Cultural Heritage Value or Interest;*
- b) may recognize and/or designate cultural heritage resources;*
- c) may establish heritage conservation districts and adopt heritage conservation district plans for each district;*
- d) may, consistent with provincial standards, establish policies, procedures, plans, and guidelines to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal, and demolition of cultural heritage resources or changes to their heritage status;*
- e) may pass by-laws providing for the entering into of easements or covenants for the conservation of property of cultural heritage value or interest; and,*
- f) may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context.*

The *Town of Oakville's Official Plan (2018)* does not contain policies regarding evaluation criteria of heritage properties, therefore this CHER is guided by the *Ontario Heritage Toolkit by Ministry of Tourism, Culture and Sport*, "Heritage Property Evaluation" and the prescribed *Ontario Regulation 9/06*.

## 4.4 Oakville Municipal Heritage Register Updates 2013

The property located at 110 Deane Avenue is listed on the Town's municipal heritage register. In 2013, the Town removed 87 properties from their municipal heritage register in a Heritage Register Update including properties on Deane Avenue and Westside Avenue (street to the north of Deane Avenue) (see Appendix C). Seven (7) properties on Deane Avenue that were removed on the Register were all described as 20<sup>th</sup> century vernacular frame houses and within close proximity of the subject land (see Appendix C).

The properties that remained on Register, based on the evaluation process, met one of four categories:

1. *The property has strong potential to be designated under Part IV of the Ontario Heritage Act (OHA), in accordance with the criteria outlined in Ontario Regulation 9/06;*

- 2. The property may have potential to be designated under Part IV of the Ontario Heritage Act but this potential cannot be confirmed until a comprehensive investigation can take place on the property.*
- 3. The property has a monument or structure which on its own may not merit designation under Part IV of the Ontario Heritage Act but still may be worth protecting as part of the landscape or streetscape; and,*
- 4. The property has material worth salvaging prior to demolition.*

## 5.0 Historical Overview

### 5.1 First Nations

The area which would become the Town of Oakville was inhabited by First Nation groups as early as 7,000-6,000 B.C.E; by 225 B.C.E. during the early Woodland period. In the seventeenth century, the area was inhabited by the Anishnaabe (Ojibway) known as the Mississaugas, which were a part of the Iroquois nation.

According to *Indian Treaties and Surrenders from 1680- 1890* Volume I of the Canada Indian Affairs Department, Trafalgar Township was created comprised of land surrendered by the Mississaugas in 1805<sup>1</sup>, 1806<sup>2</sup> and 1818<sup>3</sup>.

### 5.2 Halton County (Township of Trafalgar)

Halton County was named after Major William Matthew Halton who was a British officer appointed in 1805 as Secretary to the Upper Canada provincial Lieutenant-Governor Sir Francis Gore in England (Canadian Encyclopedia). Halton County was surveyed by Thomas Ridout in 1821 (Warnock, Robert, 1). In 1850, Gore District was abolished and Halton County joined Wentworth County; this created the United Counties of Wentworth and Halton. The organization of the counties was changed again in 1854 when the county was abolished.

The subject property is located in the Town of Oakville, formerly part of Trafalgar Township (South) which was settled in 1807 (\*).The year prior to settlement, the area was named after the Battle of Trafalgar (Warnock, 1). Halton County was established in 1816 as part of the Gore District; Halton County comprises of Esquesing, Nassagaweya, Nelson and Trafalgar Townships (Warnock, 1). According to *A Sketch of the County of Halton* by Robert Warnock in 1862, the Township of Trafalgar, “-contains about 68, 613 acres and is bounded on the North by the Township of Esquesing, on the East by the Township of Toronto, in the County of Peel, on the South by Lake Ontario, and on the West by the Township of Nelson” (Warnock, 1).

---

<sup>1</sup> August 2, 1805, Treaty 13a;

<sup>2</sup> September 6, 1806, Treaty 14;

<sup>3</sup> October 21 and 28, 1818, Treaty 19.

Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.

In the mid 19<sup>th</sup> century, urban areas developed including the communities of Acton, Bronte, Burlington, Georgetown, Milton and Oakville (\*). In 1974, Halton County was replaced by the Regional Municipality of Halton.

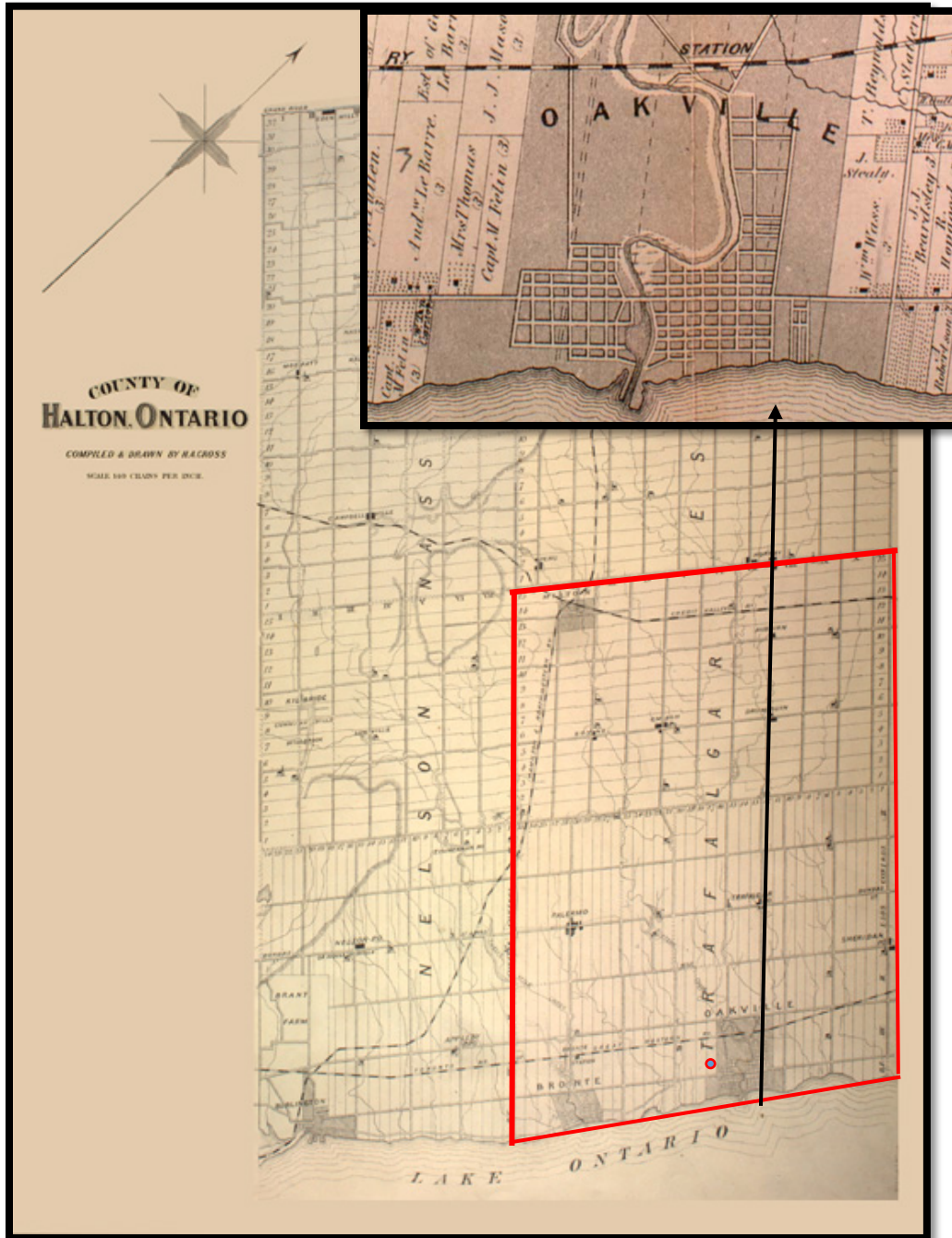


Figure 11: Excerpt from the Illustrated Canadian Atlas for Map of the Halton County c. 1880 outlining Trafalgar Township; red dot indicates approximate location of subject lands (Courtesy of McGill Library).

## 5.3 Town of Oakville

As Europeans settled in Trafalgar Township commencing in 1807, the Chisholm family had a strong influence in the development of the Town of Oakville. By the late 1820s, the Chisholm family had financed a private harbour which became a popular port of entry for merchants and sailors. It also provided access to the Underground Railroad for African Americans fleeing to Canada (Town of Oakville, 2019). By the following year, a declaration was made, “announcing another upcoming auction of fifty of the most valuable “Town lots” and “Water lots” (Peacock, 1). By 1857, the Town of Oakville became incorporated.<sup>4</sup> The Chisholms of Erchless Estate were the main contributors to the formation of the Town of Oakville. Colonel William Chisholm purchased 960 acres from the Crown at the mouth of the Sixteen Mile Creek in 1827 to develop the town and associated harbour in which he heavily invested in shipping and shipbuilding (Town of Oakville, 2019). The 1827 Map of the Property of W. Chisholm Esq. at the Mouth of the Sixteen Mile Creek shows the lands owned by William Chisholm. It also indicates released by the Honourable J. H. Dunn and Honourable J. Forsyth drafted by E. B. Palmer. The map below is the Plan of Oakville, Trafalgar Township, Upper Canada in 1835 showing the initial plan for the town by E. B. Palmer. The northern extent of the town is bounded by Rebecca Street on the west side of the creek.



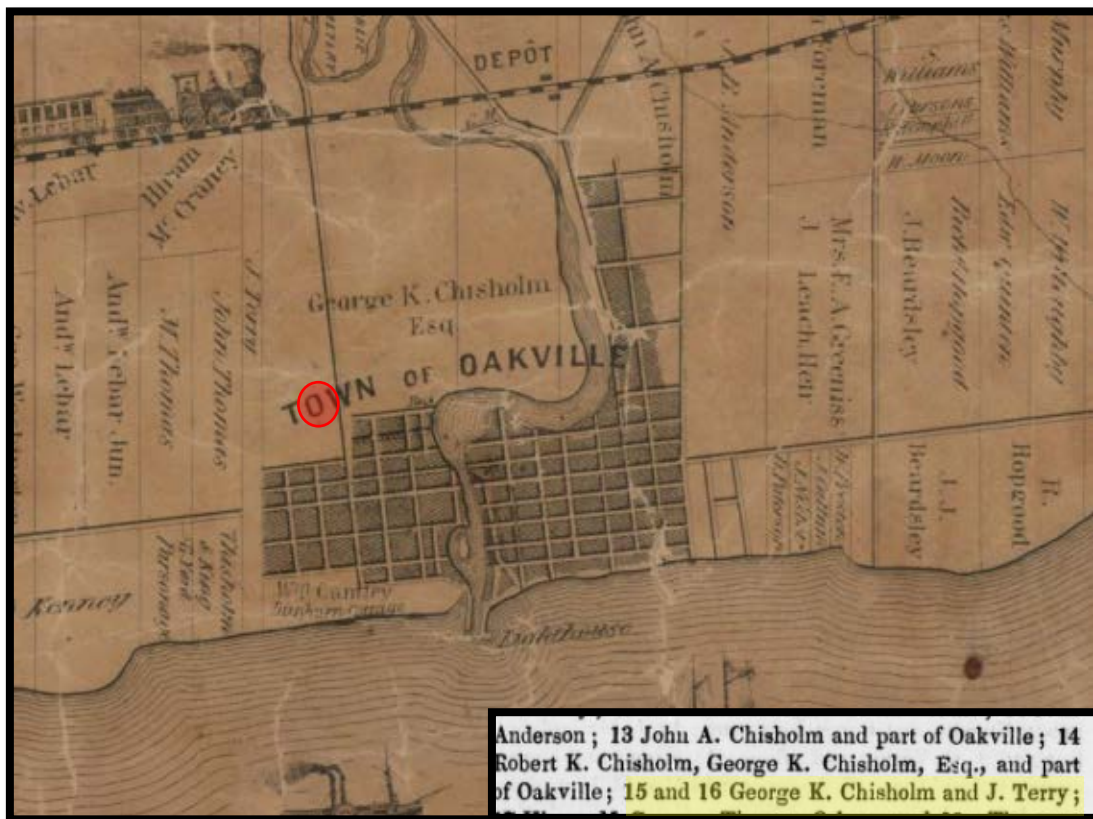
Figure 12: Plan of Oakville, Trafalgar Township, Upper Canada, 1835 by E. B. Palmer (Courtesy of the Town of Oakville Central Public Library Local History Collection)

<sup>4</sup> *An Act to incorporate the Town of Oakville, S.C.* 1857, c. 93



William Chisholm had over invested in his harbour which resulted in his bankruptcy in 1842. Robert Kerr Chisholm, William's son, continued his father's business at the age of 23. He was successful in his ventures, responsible for the port and postal operations. He also constructed the "Custom House" in 1856, added to the Erchless family estate home and purchased surrounding properties to expand the existing estate (Town of Oakville, 2019).

On August 12, 1856, a portion of land was transferred from Robert K. Chisholm to George K. Chisholm, who was another son of William Chisholm. The quantity of land included Lot 16, Concession 3, part of north-west ½ except railway (LRO)<sup>5</sup>. In the 1858 Tremaine Map below, George K. Chisholm Esq. is listed as the owner of land north of the Town of Oakville (the particulars of ownership in the town is not included in this map as he owned land in the town); this section of land includes the subject lands.



Figures 13 & 14: (Main) Excerpt of 1858 Tremaine Map of the Town of Oakville, Trafalgar Township by George Tremaine (Courtesy of the Town of Oakville Central Public Library Local History Collection); (Below right) Excerpt from *A Sketch of the County of Halton* by Robert Warnock in 1862 showing that at that time, the subject lands were owned by George K. Chisholm (J. Terry owned land west of the subject lands) (Warnock, 6).

<sup>5</sup> Instrument No. 460. Registration date September 11, 1856.

George King Chisholm is noted in the historical record as being a “-politician, militia officer and farmer” and was the eldest of William’s sons (Dictionary of Canadian Biography, 2019). George married Isabella Land who was the granddaughter of Robert Land who established the City of Hamilton where they lived until 1840. George involved the military and politics and served as the first mayor of Oakville in 1857. He also helped establish the White Oak Chapter of freemasons which was also influential in the development of the town (Dictionary of Canadian Biography, 2019).

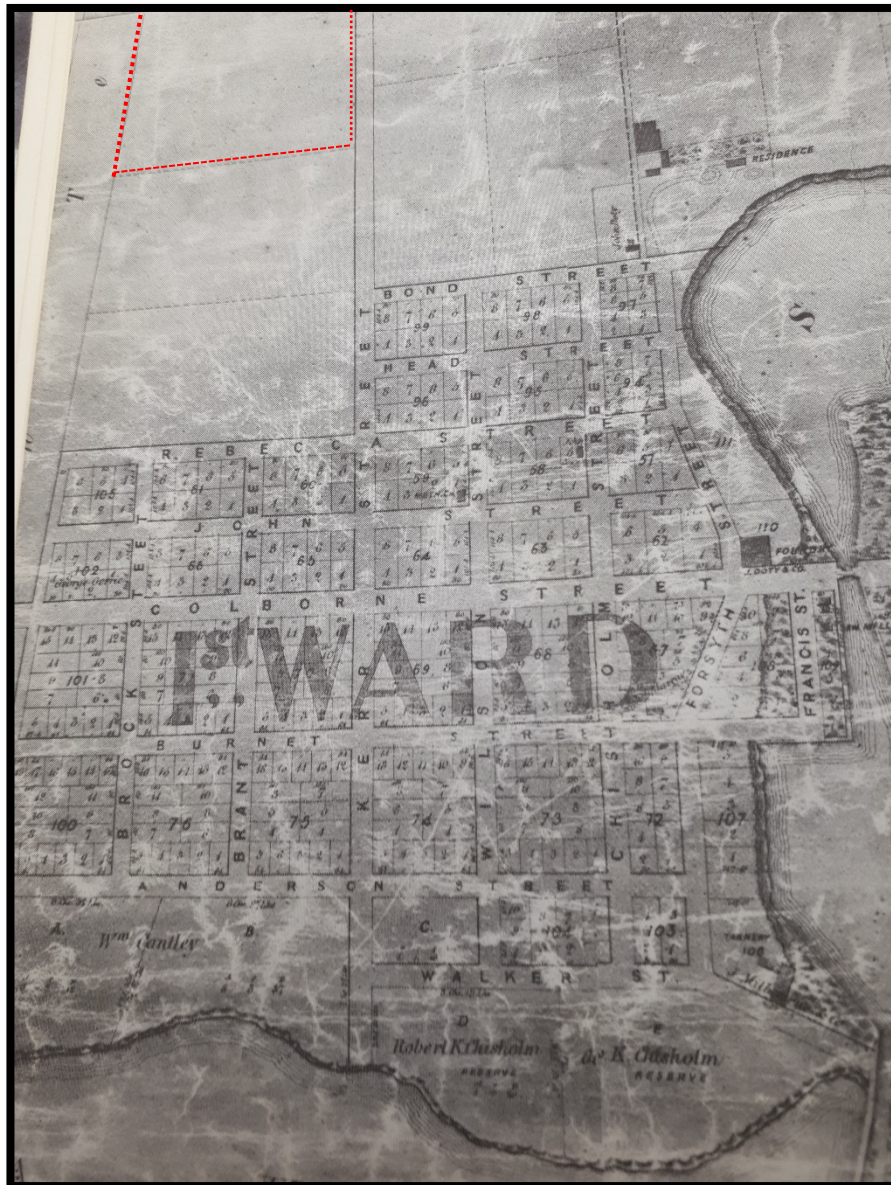
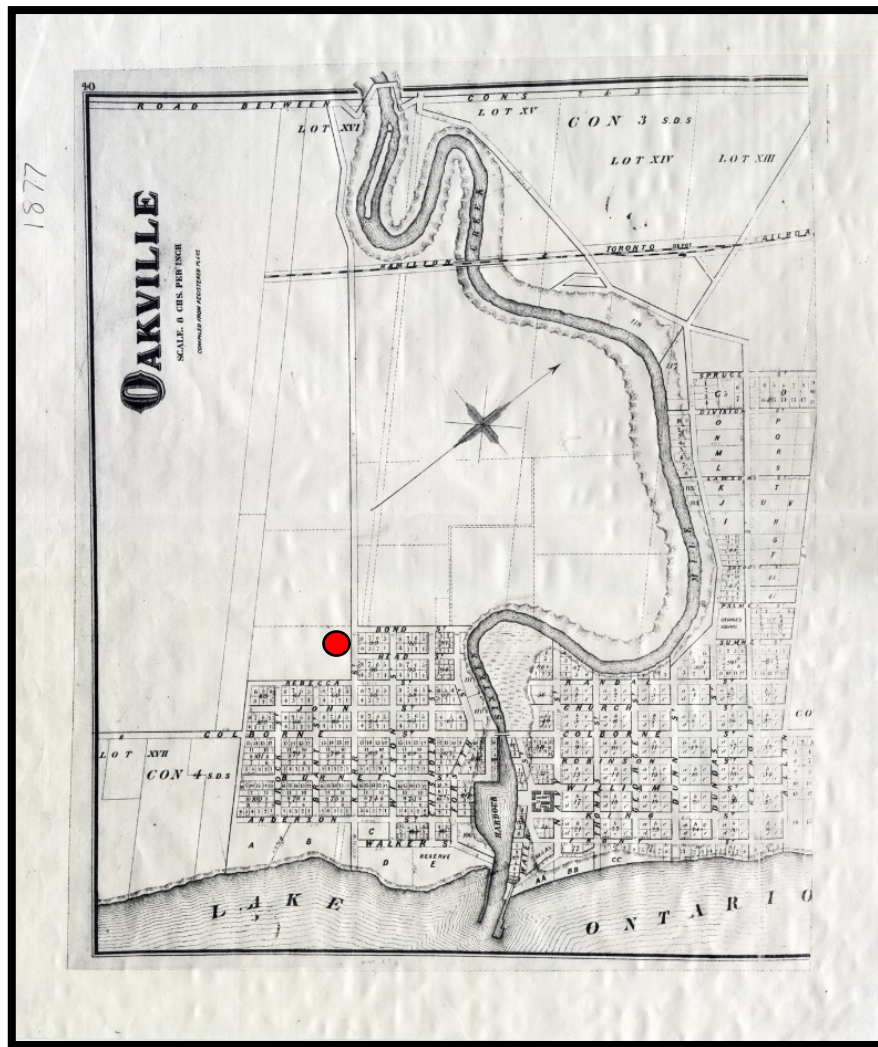


Figure 15: Plan of the Town of Oakville of 1863; red line outline the future section of land dedicated to the development of Glendoveer Park (portion outlined in red) which includes the subject lands (Courtesy of the book *Old Oakville*).



On April 14, 1874, George died in the Town of Oakville; his wife Isabella became influential in the sale of land that would create the extension of the town. The Map of Oakville of 1877 shows that development was slowly moving northward, even more so on the eastern side of the Sixteen Mile Creek.



**Figure 16:** Map of the Town of Oakville in 1877; red dot identifies approximate location of the subject lands (Courtesy of the Town of Oakville Central Public Library Local History Collection).

By 1910, development northward of Bond Street had not yet occurred. The land upon which 110 Deane Avenue is situated was used for agricultural purposes, in particular for fruit farming. The Town of Oakville is situated was initially explained as “-dense [with] forests of hardwood, which added a valuable later of vegetable matter, thus when eventual settlement began in Oakville, nutrients in this rich soil were found to be more than ideal for fruit-growing in general: strawberries in particular” (Ahern, 9).





**Figure 17:** Fire Insurance Plan for 1910 by C. Goad; red dot approximate location of subject lands not yet developed (Courtesy of McMaster University).

A story by Mary (Midge) Philbrook of her life growing up on Bond Street in *Oakville Memories Old and New* by the Oakville Historical Society, explains in her excerpt "Growing up in Oakville: A Westside Storey (1910s to 1930s)" that her home "-overlooked a beautiful cherry orchard." (Oakville Historical Society, 2019). This is supported by a newspaper article which states that William A. Deane purchases land off of Kerr Street which is a fruit farm which includes Deane, Westside (formerly MacDonald) and Herald Avenue.

## 5.4 110 Deane Avenue

The subject property was originally part of Concession III Lot 16 of the Township of Trafalgar. The land was originally part of the Chisholm estate, a notable family in the historical development of Oakville. The land was sold to George K. Chisholm from Robert K. Chisholm in 1856 (LRO). The land was sold on December 9, 1893 by Isabella Chisholm, widow of George J. Chisholm (LRO) to William Robert Chisholm, Herbert King Chisholm and Peter Land Chisholm for \$1.00 (LRO). In 1904, William Robert Chisholm and wife sold 34 acres of part of lot 16 to Thomas G. Ruddell and William J. Ruddell for \$2,100.00. On May 1, 1908, Thomas G. Ruddell sold 34 acres of part lot 16 which was originally a fruit farm according to the local newspaper *The Star* for \$8,000.00 (LRO) to William A. Deane who was married to his sister.

4069 2. By Sale	1/11/1908	28/11/1908	wife Thomas George Ruddell unmarried	William A. Deane	8000	34 acres lot 16
-----------------	-----------	------------	--	------------------	------	--------------------

William A. Deane was born in Dundas, Ontario and was a trained blacksmith in South Carolina and Georgia for Bangs and Gaynor before returning to Dundas. He was also a well-regarded Freemason (The Star). In 1890, Mr. Deane married Annie Ruddell (same family from whom he purchased 34 acres of land 1913, the lots were surveyed by William A. Deane creating, "Glendoveer Park" which included Herald Avenue, MacDonald Avenue (now Westside Drive) and Deane Avenue to the west of Kerr Street. The subject property is included in the Glendoveer Park Plan 161, Lots 10 and 11.



Figure 18: William A. Deane and Annie Ruddell (Source: Ancestry.ca)

In 1913, the lots were surveyed by William A. Deane for what he entitled "Glendoveer Park" which included Herald Avenue, MacDonald Avenue (now Westside Drive) and Deane Avenue to the west of Kerr Street. The land that he purchased also included Trafalgar Park which he sold for the Oakville Fair Ground (The Star). The subject lands include lots 10 and 11 of Plan 161 of Glendoveer Park.



Figure 19: Subdivision of Glendoveer Park Part of Lot 16, Concession III; red box indicates the location of the subject lands (Source: Land Registry Records of the County of Halton).

On July 21, 1913, William A. Deane and wife sold Lot 10 for \$250.00 to James Hall Robertson (LOR)<sup>6</sup>. On the same day, Lot 11 was sold to Mary Robertson (James' sister) for \$250.00 (LRO)<sup>7</sup>. Together, they built the existing two-storey house on the property (combined lots of 10 & 11) likely constructed by James Robertson who was a carpenter by trade. It is also likely that the rear addition was built soon after the main house, particularly due to its similar clapboard cladding.

The Robertson family owned Lots 10 & 11 until November 2, 1920 when it was sold to James Gerrard Ledgerwood. He is listed as a basket maker making \$750/ year in the 1921 Census of the Town of Oakville, most likely at the Oakville Basket Company in Figure 20 below. Baskets were produced at the time that fruit production was at its peak in the town.



**Figure 20:** Photograph of the Oakville Basket Company c. 1915 (Source: Oakville: A Small Town, 1900-1930)

In 1922, Mary Robertson (spinster) sells Lot 11 to James Samuel Ledgerwood on October 5, 1922 who is listed in the Canadian census of 1911 as being a labourer and an emigrant from Ireland. James Samuel Ledgerwood granted Lot 10 (which includes the house) on July 28, 1927 to James Gerrard Ledgerwood and wife.<sup>8</sup> On May 12, 1933, Lots 10 and 11 are bequeathed to Marion Elizabeth Ledgerwood after the death of James Samuel Ledgerwood on March 7, 1933. Marion was born in England in 1866 and immigrated to Canada in 1885 according to the Canadian censuses. On February 20, 1947, both lots were granted to Margaret Roberta Ledgerwood for \$140.00 (LRO).<sup>9</sup> Only months later, the land is granted to her mother, Sarah Jane Ledgerwood.<sup>10</sup> On May 7, 1959, after the passing of Sarah Jane

---

<sup>6</sup> Instrument no. 5525

<sup>7</sup> Instrument no. 5525

<sup>8</sup> Instrument no. 8453 and No. 10055

<sup>9</sup> Instrument no.14911

<sup>10</sup> Instrument no. 14912

Ledgerwood, Albert Pearson and daughter Margareta Roberta Ledgerwood as executors of the Estate of Sarah Jane Ledgerwood transfer the property to Margareta Roberta; at the time the property's value was \$13,000.00 (LRO)<sup>11</sup>. In an aerial photograph in 1962, there is a one storey shed/ garage to the rear of the property which has since been removed.



**Figure 21:** Aerial photograph of the subject lands in 1962; blue outlines the separation of lot 10 to the north and lot 11 to the south; green outlines former outbuilding since removed; red outlines the entire property of 110 Deane Avenue (Courtesy of Mills Map Library, Mills Library, McMaster University)

Eventually, the house was sold and converted into commercial businesses such as a lawyer's office and most recently, Cochren Homes Limited.

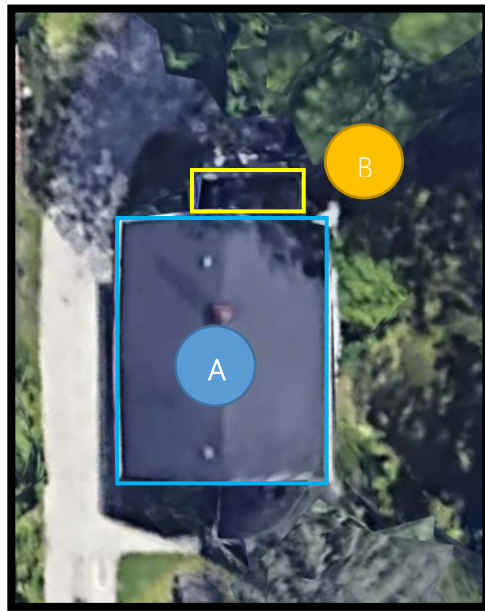
---

<sup>11</sup> Instrument no. 100124



## 6.0 Current Conditions

A field investigation was completed on October 1, 2019 by MHBC Cultural Heritage Staff. The visit on-site determined that the house is in fair condition, although, the building requires repairs to the facades and other exterior building features. This report is only intended to review the building from the perspective of heritage conservation and is does not identify structural deficiencies as this would require expertise from a structural engineer.



Building Section	Construction Date	Description
Building Section 'A'	c. 1913	Two- storey clapboard house
Building Section 'B'	c.1915	Rear summer kitchen addition

The house is of a wood frame construction with wood clapboard cladding; the cladding is in fair condition depending on the elevation. The house is designed with a rectangular floor plan, central brick chimney and a poured concrete foundation. The house has a medium-pitched, open gabled roof with asphalt shingles. All original storm windows have ventilation holes in the bottom rail.

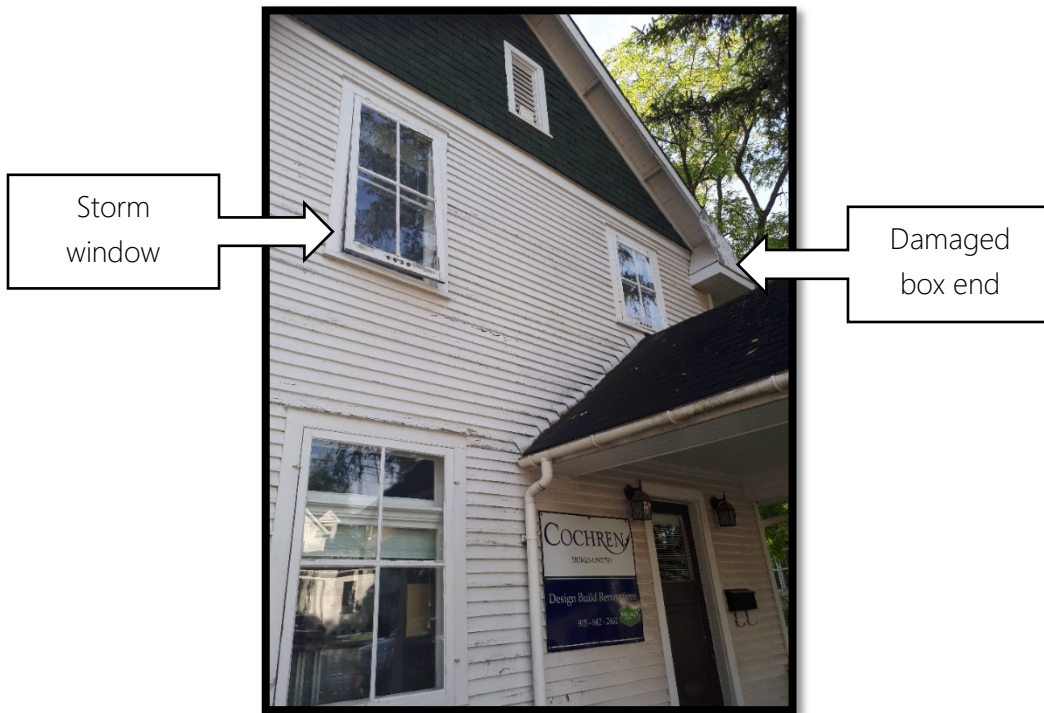
### **North (Front) Elevation**

The front elevation includes white painted wood clapboard siding. The first storey includes the original 2 bay façade with an asymmetrical entrance with a pediment porch supported by wood columns and spandrel handrail. The unadorned gabled pediment is clad in wood shingles with irregular shaped box ends. The wooden porch is supported by a concrete base. There is a 2 x 2 original window to the left of the façade which is larger in width than the upper two (2) windows. None of the windows on the front façade entrance are identical in size.

The second storey includes two (2) 2 x 2 windows; the window on the left is placed above the window of the first storey. The window on the upper right is reduced in size to accommodate the portico below. The third storey gable includes an attic vent. The open gabled roof line has extended eaves, with basic wood soffits, enclosed by irregular shaped box ends similar to those of the porch. The gable façade is clad in green shingles.



**Figure 22:** Front façade of house located at 110 Deane Avenue (MHBC, 2019)



Figures 23 & 24: (Above) View of front façade showing condition of clapboard cladding, original windows and location where the front porch meets the façade; (Below) View of front porch with wooden handrail and columns and original door frame (MHBC, 2019)



### **East Elevation**

The east elevation consists of four (4) identical, fixed 2 x 2 pane windows. All the windows have ventilation holes on the bottom rail. The clapboard cladding on this elevation shows signs of deterioration where paint is peeling and moisture has been absorbed by the wood. The soffit is in good condition which has been altered to accommodate the upper two windows; this is a newer soffit that has covered the original. There is a small addition to the rear which has a low inclined roof and contemporary double slider window on this elevation. There are also two (2) window sills on this elevation.



**Figures 25, 26 & 27:** (Above) View of east façade showing condition of clapboard cladding and location of original windows; (Below left) View of original windows to the left of the façade showing deteriorating condition; (Below right) View of original windows to the right of the façade showing break between the original soffit and newer soffit (MHBC, 2019)

### South Elevation

The south elevation mimics the front with an open gabled roof, extended box ends eaves and singled roof gable. The façade includes one (1) original 2 x 2 window on the first level and two (2) contemporary, single, double-hung windows on the second floor. A rear addition, also of clad in clapboard, is supported by a concrete foundation. There is a human door centrally placed on the rear addition. There is significant deterioration of the clapboard particularly on the second level where water has entered into the window and around the window sills.



Figures 28, 29 & 30: (Above) View of south elevation with rear addition; (Below left) Concrete pad used for the rear addition and entryway; (Below right) View of area where the addition attached to the main façade (MHBC, 2019)

### **West Elevation**

The west elevation consists of two (2) original 2 x 2 windows with storm windows. There is also one (1) contemporary window slider on the rear addition. There is a pipe hole present between the first and second level to the right of the façade. Hydro and water meter equipment is attached to this façade. Foundation is poured concrete. There is one (1) window sill on this façade.



**Figures 31 & 32:** (Above) View of west elevation with rear addition; (Below) View of rear addition and wasp nest; (MHBC, 2019)

# 7.0 Evaluation of Cultural Heritage Resources

## 7.1 Introduction

The following section of the report evaluates cultural heritage resources located on the subject property at 110 Deane Avenue as per *Ontario Regulation 9/06* and describes identified cultural heritage values and attributes in detail.

## 7.2 Evaluation Criteria

The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act*. The regulation provides that:

*A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:*

- 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 historical 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.**



## 7.3 Cultural Heritage Evaluation

### 7.3.1 Design/Physical Value

The two-storey frame house is vernacular in style and is not considered rare or unique or representative of a specific style. The house does not display a high degree of craftsmanship artistic merit or scientific achievement. The house exemplifies a basic concept of a frame house construction which was typically used for the working class and not specific to the Town of Oakville. In 2013, the City removed numerous buildings similarly described as “Early 20<sup>th</sup> century vernacular frame house” and demonstrates that this description alone does not merit significant cultural heritage value. The building does contain some original materials such as the windows, siding and railings, however, materials alone does not justify designation under Part IV.

### 7.3.2 Historical/Associative Value

The subject lands do not have direct associations with a theme, event, belief, person, activity, organization, institution that is significant, nor does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. The house was likely built by James Roberston, the first owner of Lot 10 in 1913.

### 7.3.3 Contextual Value

There are no other identified heritage properties (non-designated or designated) on the Town’s Municipal Heritage Register for Deane Avenue; this is primarily as a result of a batch removal of seven properties on Deane Avenue in 2013. The house is not important in defining, maintaining or supporting the character of an area. The house is associated with Deane Avenue and the development of Glendoveer Park, however, the context of the subject lands have been altered to facilitate a parking lot at the rear of the property and the rear garage shed has been removed which was associated with the side laneway; in this respect the majority of the original context has been removed.

### 7.3.4 Heritage Attributes

- Modest pediment porch and associated wood columns and handrails;
- Original windows; and,
- Clapboard cladding.

1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/associative value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No..
3. Contextual value		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	Physically, functionally, visually, or historically linked to its surroundings	No.
iii.	Is a landmark	No.

After review of the t

## 7.4 Heritage Register Update 2013 Evaluation

As described in Sub-section 4.4, the subject property was not removed from the municipal heritage register in the update of 2013. The staff report states that properties were not removed if they met one of the four categories (see Appendix C):

1. *The property has strong potential to be designated under Part IV of the Ontario Heritage Act (OHA), in accordance with the criteria outlined in Ontario Regulation 9/06;*
2. *The property may have potential to be designated under Part IV of the Ontario Heritage Act but this potential cannot be confirmed until a comprehensive investigation can take place on the property.*
3. *The property has a monument or structure which on its own may not merit designation under Part IV of the Ontario Heritage Act but still may be worth protecting as part of the landscape or streetscape; and,*
4. *The property has material worth salvaging prior to demolition.*

This Cultural Heritage Evaluation Report determined that the property does not have strong potential for designation under Part IV nor does it require a comprehensive investigation to take place on the property to determine if it merits designation. Furthermore, the property does not have a monument or structure.

Therefore, it would appear that the property remained on the municipal heritage register because it contains material that was identified as worth salvaging. This is not a reason to designate the building, but rather, best practices would require that, if the building were to be demolished, original building material (i.e. windows, siding) be salvaged where feasible.

## 8.0 Recommendations and Conclusion

This Cultural Heritage Evaluation Report has evaluated the cultural heritage significance of the subject lands as per *Ontario Regulation 9/06* and concludes that the two storey, wood frame clapboard house located on the subject lands does not have significant cultural heritage value or interest.

Furthermore, this report concludes that the property was likely retained on the municipal heritage register for its “salvage potential” meeting Category 4 of the heritage evaluation process that was undertaken in 2013 when the register was updated. Since some of the original building material of the house remains, it is appropriate, if the building were proposed to be demolished, that original building material (i.e. windows, siding) be salvaged where feasible. The materials should be used in the development, sold or donated for reuse.



## 9.0 Sources

Ahren, Frances Robin. *Oakville: A Small Town (1900-1930)*. The Oakville Historical Society; Third Printing edition, 1986.

Ahren, Frances Robin. *Sketches of Oakville: A Small Town*. The Oakville Historical Society; Third Printing edition, 1988.

*An Act to incorporate the Town of Oakville, S.C. 1857, c. 93*

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1874 to the Present*. Fitzhenry and Whiteside, 1990.

Canadian Indian Affairs Department. *Indian Treaties and Surrenders from 1680- 1890* Volume I. Brown's Chamberlain Printer, 1891.

Corporation of the Town of Oakville. *Liveable Oakville Plan*. The Corporation of the Town of Oakville, 2018.

Corporation of the Town of Oakville. "History". *Town of Oakville*. The Corporation of the Town of Oakville. Accessed September 21, 2019. <https://www.oakville.ca/museum/history.html>.

Creighton, Sheila. *Oakville Then and Now: The Oakville Book*. Rubicon Publishing, Incorporated; First Edition, 1993.

Francis, Daniel (The Canadian Encyclopedia). "Oakville". The Canadian Encyclopedia. Accessed on September 15, 2019. <https://www.thecanadianencyclopedia.ca/en/article/oakville>.

Google Maps & Google Earth Pro, 2019.

Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.

Government of Canada Archives and Library. Canadian Census of 1881, 1891, 1901, 1911, 1921.

Land Registry of Ontario. "Plan 161, Lots 10 and 11". Accessed September 15, 2019. [www.onland.ca](http://www.onland.ca)

*Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.*

Mathews, Hazel C. *Oakville and the Sixteen: the History of an Ontario Port*. University of Toronto Press, 1953.

Mathews, Hazel C. , "CHISHOLM, GEORGE KING," in *Dictionary of Canadian Biography*, vol. 10, University of Toronto/Université Laval, 2003–, accessed October 9, 2019, [http://www.biographi.ca/en/bio/chisholm\\_george\\_king\\_10E.html](http://www.biographi.ca/en/bio/chisholm_george_king_10E.html).

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, InfoSheet #2, Cultural Heritage Landscapes & Info Sheet #1 Built Heritage Resources*. Queens Printer for Ontario, 2006.

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Property Evaluation*. Queens Printer for Ontario, 2006.

Oakville Historical Society. *Oakville Memories: Old and New: Let's Reminisce*. Oakville Historical Society, 2015.

Ontario Ministry of Tourism Culture and Sport. *Ontario Heritage Act Ontario Heritage Act 2005, R.S.O. 1990, c. 0.18* . Retrieved from the Government of Ontario website: <https://www.ontario.ca/laws/statute/90o18>.

Ontario Ministry of Affairs and Housing. *Ontario Provincial Policy Statement 2014*. S.3 the Ontario Planning Act R.S.O 1996. Retrieved from the Government of Ontario website: <http://www.mah.gov.on.ca/Page215.aspx>

Peacock, Suzanne and David. *Old Oakville: A character study of the town's early buildings and of the men who built them*. John White and Anthony Hawke: Heritage Press Co. Limited, 1979.

Unknown. *Obituary of William A. Deane*. The Star. December 1931.

Warnock, Robert. *A Sketch of the County of Halton, Canada West*. Toronto, 1862.

#### **IMAGES & EPHERMA:**

Unknown. *Aerial Photographs of the Town of Oakville for 1954, 1960, 1962, 1978*. McMaster University Map Library. Accessed October 1, 2019.

Unknown. *Aerial Photograph of Pre 1948 Town of Oakville*. Trafalgar Historical Society Digital Photograph Collection. Reference No. TTRMW000640.

Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.

Unknown. Photograph of William A. Deane and wife Annie Ruddell. Accessed September 12, 2019.  
[www.ancestry.ca](http://www.ancestry.ca) .

## MAPS

Charles E Goad Company. "Town of Oakville." *Fire Insurance Plan of the Town of Oakville, Ontario Canada. 1910 & 1910 rev. 1932*. Facsimile in the form of colour photograph. Scale: 1 inch for 1000 feet. Publisher Charles E. Goad.

Hughes, Michael. *Plan of the Town of Oakville*. 1863. Facsimile of a grayscale lithograph. Scale unknown.

Unknown. *Plan of Glendoveer Park Being a Subdivision of Part of Lot 16. Con.II S.O.S. Township of Trafalgar Now in the Town of Oakville*. 1912-1913. Facsimile. 100 feet to 1 inch.

Government of Canada. "Halton County: Historical Canadian County Atlas." 1880. Scale not given. McGill University Rare Books and Special Collections Division, McGill University (Digital). Accessed September 10, 2019. <http://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php>

Palmer, E.B. *Map of the Property of W.Chisholm Esq. at the Mouth of the Sixteen Mile Creek.*" 1827. Grayscale lithograph. Scale unknown.

Palmer, E.B. *Plan of Oakville, Trafalgar Township, Upper Canada*. 1856. Grayscale lithograph. Scale unknown.

Tremaine, George C. *Tremaine Map of the County of Halton. 1858. Lithograph. Scale 1: 107,000. Oakville Public Library. Reference no. OPLOIH0003.*

Unknown. *Oakville: Compiled from Registered Plan*. 1877. Facsimile of grayscale lithograph. 8 CHS per Inch.

*Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.*

## Appendix A – Map of Subject Lands





## Aerial Location

### LEGEND



Subject Lands- 110 Deane Avenue



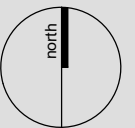
Historic Lots 161 Glendoveer Park Plan of Subdivision

**DATE:** October 9, 2019

**SCALE:** 1:1,000

**FILE:** 19267A

**DRAWN:** GC



K:\19267A- 110 DEANE AVE OAKVILLE\RPT\HERITAGE MAP.DWG

**110 Deane Avenue**  
Oakville, Ontario

Source: 2017 Oakville Satellite Imagery

**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM





## 161 Glendover Park Plan of Subdivision

110 Deane Avenue  
Oakville, Ontario

### LEGEND



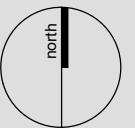
Subject Lands- 110 Deane Avenue

DATE: October 9, 2019

SCALE: 1:1,000

FILE: 19267A

DRAWN: GC



K:\19267A- 110 DEANE AVE OAKVILLE\RP\HISTORIC SUBDIVISION.DWG

 **PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

*Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.*

## Appendix B – Photographic Documentation of the Exterior

*110 Deane Avenue Photographic Documentation, October 1, 2019*

**Appendix B: Photographic Documentation of 110 Deane Avenue, Town of Oakville, Ontario by MHBC Staff  
*October 1, 2019***







Photo 1





Photo 2





Photo 3





Photo 4





Photo 5





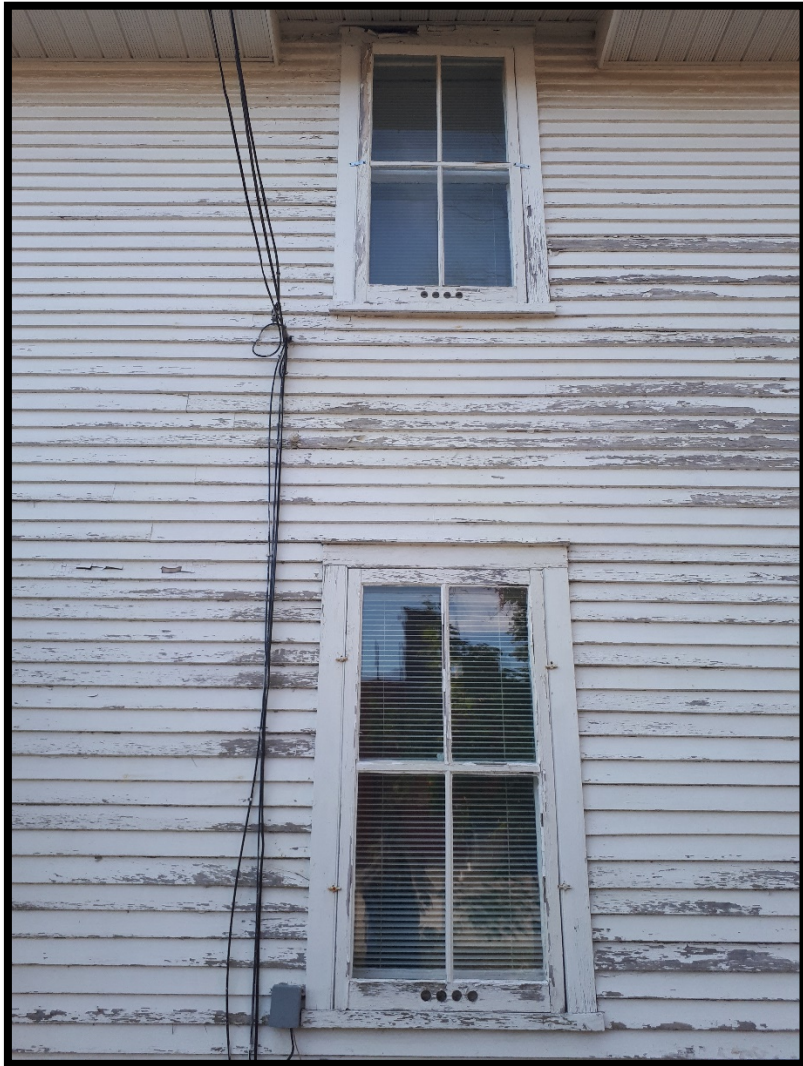
Photo 6





Photo 7





Photos 8 & 9





Example of  
condition of wood  
clapboard and  
peeling paint

**Photo 10**

SOUTH ELEVATION



Photo 11





Photo 12





Photo 13





Photo 14



Photo 15



WEST ELEVATION



Photo 16





**Photo 17**





Photo 18





Example of original window frame with ventilation holes on the bottom rail

Photo 19





Photo 20



*Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.*

## Appendix C – Planning and Development Report, Heritage Register Update, Final Assessment, November 11, 2013



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 2, 2013

---

**FROM:** Planning Services Department

PD-110-13

**DATE:** November 11, 2013

**SUBJECT:** Heritage Register Update - Final Assessment

**LOCATION:** Town wide

**WARD:** Town wide

Page 1

---

### RECOMMENDATION:

That the removal of the properties listed in Appendix A of the report *Heritage Register Update – Final Assessment*, from Planning Services, dated November 11, 2013, be approved.

### KEY FACTS:

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

- This report has been prepared as part of the Heritage Planning Work Plan initiative to evaluate the Heritage Register and recommend properties for removal.
- The report recommends the removal of 87 properties out of the 426 properties currently listed on the Heritage Register.
- Staff is recommending that Council approve the removal of these properties.
- The above staff recommendations have been supported by Heritage Oakville.

### BACKGROUND:

On November 12, 2012, Planning & Development Council directed staff to prepare a report regarding the Heritage Register, outlining the current process for adding and removing listed properties by the Town and other municipalities. In response to this Council direction, and to address the outstanding Council item, a report entitled “Heritage Register Discussion” was prepared and presented to Heritage Oakville on November 20, 2012 and was sent to Planning & Development Council on December 10, 2013.

That previous report included a number of strategies and options for updating the Heritage Register. At the November 20, 2012 Heritage Oakville meeting, it was



From: Planning Services Department  
Date: November 11, 2013  
Subject: Heritage Register Update - Final Assessment

---

recommended by Heritage Oakville that staff move forward with the strategy to review all of the Register properties at one time and come back to Heritage Oakville and Council with a list of properties to be considered for removal from the Register. This initiative and strategy then became part of the 2013-2015 Heritage Work Program.

In accordance with this Work Plan initiative, staff began an evaluation of all properties on the Register in Spring 2013. Staff compiled a list of properties that were considered appropriate for removal from the Heritage Register. This list of 97 properties was presented as part of a staff report to Heritage Oakville on August 27, 2013. The list was not final and staff did not recommend that any properties be removed at that time. Instead, staff recommended that a working group of Heritage Oakville members be formed to work with staff to finalize the list of properties recommended for removal from the Register. It was understood that this list would be brought back to Heritage Oakville and to Planning and Development Council for final consideration. This process was supported by Heritage Oakville.

Staff and the working group have been working together over the past two months and have compiled a list of 87 properties that they feel is appropriate for removal from the Heritage Register. The list of properties is attached as Appendix A. Inventory sheets for each of the properties are included in Appendix B. Two maps showing the majority of the 87 properties, which happen to be located in downtown Oakville and Bronte, are included as Appendix C.

At the November 19, 2013 Heritage Oakville meeting, staff presented a similar report recommending the removal of the same 87 properties. Heritage Oakville supported the removal of these properties from the Heritage Register and therefore staff is now presenting the same recommendations to Council.

### **COMMENT/OPTIONS:**

#### The Evaluation Process

When reviewing the properties on the Register, staff and the working group used the criteria that were included in staff's August 2013 report to Heritage Oakville. Essentially, four categories of heritage value were developed by staff. In order for a property to remain on the Register, it must fall into one of these categories. They are as follows:

- 1) The property has strong potential to be designated under Part IV of the *Ontario Heritage Act* (OHA), in accordance with the criteria outlined in Ontario Regulation 9/06;

From: Planning Services Department  
Date: November 11, 2013  
Subject: Heritage Register Update - Final Assessment

---

- 2) The property may have potential to be designated under Part IV of the *Ontario Heritage Act* but this potential cannot be confirmed until a comprehensive investigation can take place on the property;
- 3) The property has a monument or structure which on its own may not merit designation under Part IV of the *Ontario Heritage Act* but still may be worth protecting as part of the landscape or streetscape; and
- 4) The property has material worth salvaging prior to demolition.

#### Category 1 – Strong Part IV Potential

- To meet this category, the property must clearly have a strong potential to meet one of the nine criteria outlined in Ontario Regulation 9/06 and therefore merit designation under Part IV of the OHA.
- When determining if a property met any of these criteria, staff first looked at the design and physical value of the property, as well as its contextual value. These values are more easily determined than historical associations since a site visit is typically sufficient to verify if the property has physical or contextual value.
- Many properties on the Heritage Register clearly have strong design and/or contextual value and would most likely merit designation based on these values alone. These are properties which have intact, rare, or early examples of their type of building or landscape or they are significant landmarks within their surroundings. In these cases, the properties are proposed to remain on the Register, regardless of their historical associations.
- If a property was not considered to have strong physical or contextual value as part of this review, staff completed some historical research on the properties. This research was not as exhaustive as it typically is when staff review a notice of intention to demolish. The reason for this is that if the property only has value for its historical associations, these associations must be quite significant in order to warrant designation. If the historical associations are significant, then this information should be relatively well-known and readily available.
- There are some properties that are proposed to remain on the Register that may not have strong design or contextual value but are well-known for their historical associations which are significant enough for the property to merit designation.

#### Category 2 – Further Investigation Needed

- To meet this category, the property must have some potential to be designated under Part IV of the OHA and warrant further investigation to determine if it merits designation.
- These are properties which require a comprehensive examination which is either too invasive or time-consuming to be completed as part of the current

From: Planning Services Department  
Date: November 11, 2013  
Subject: Heritage Register Update - Final Assessment

---

Register review process. For example, there are properties in downtown Oakville which contain a historic building which has been encased by a modern building.

- These are properties where a comprehensive investigation can only be done through partial demolition, which would occur if and when the property is developed in the future.

#### Category 3 – Monument or Structure

- To meet this category, the property must have a monument or structure that is considered to be of heritage value.
- These include structures such as walls, gates, or commemorative monuments which may not merit designation under Part IV of the *Ontario Heritage Act* but still may be worth protecting.
- Many of these are located in the public road allowance while others are on private property.
- For most of these features, a demolition permit is not required. However, listing on the Register does provide a measure of protection, especially on Town-owned lands when municipal work is undertaken, such as road widenings and park improvements.
- The Register book clarifies that for these properties, only the structure itself has any heritage status.

#### Category 4 – Salvage Potential

- To meet this category, the property must have material worth salvaging prior to demolition.
- A similar approach was taken in the 2009 and 2012 update and there are currently a number of properties on the Register whose heritage value lies primarily in the salvageable materials.
- While almost any building contains material that can be salvaged, typically staff only receives interest from individuals for materials which can be easily removed and reused and which are more difficult to find, such as historic masonry. Most of the properties recommended for salvage therefore have materials like lakestone.
- In these salvage cases, it is unlikely that the property would be designated, but a notice of intention to demolish would still be required and staff would still complete a research report on the property's heritage value.

During the working group's review of the Register, the group identified a fifth category, and that is the potential for a property to be part of a future heritage conservation district. Originally, this was not a category suggested by staff since many areas have the *potential* to become a heritage conservation district in the future and the development of any new districts is not a priority in the current three-year Heritage Planning Work Plan (2013-2015). However, the working group



From: Planning Services Department  
Date: November 11, 2013  
Subject: Heritage Register Update - Final Assessment

identified one area, Tuxedo Park, as having enough significant potential to be a district to warrant further review as part of the Register update process.

The working group therefore recommended that all properties within the Tuxedo Park boundaries be maintained on the Heritage Register, whether or not they meet any of the first four criteria. This means that 15 properties initially recommended for removal by staff are no longer proposed to be removed. The working group also recommended that this area be made a priority when considering future heritage conservation districts. Therefore, a fifth category was created, as follows:

#### Category 5 – Potential for Tuxedo Park HCD

- To meet this category, the property must be located within the boundaries of the Tuxedo Park.
- The boundaries of this area are based on the original survey of this subdivision, with the addition of five properties at the northeast corner of Reynolds Street and Macdonald Road which were not originally part of Tuxedo Park. The reason for their inclusion is that this allows this entire block, which abuts the Trafalgar Road HCD to the west and the hospital lands to the south, to be included.
- The area is therefore bounded by Reynolds Street, Pine Avenue, Watson Avenue, Spruce Street, Allan Street, and Macdonald Road (as shown in Appendix C).

Using the five categories outlined above, staff and the working group evaluated all of the listed properties on the Heritage Register. Based on their findings, staff is now recommending that 87 properties be removed out of the 426 properties currently on the Heritage Register. This is approximately 20% of the current number of listed properties. This is in comparison to the 97 properties previously proposed by staff in the August 2013 report, which accounted for approximately 23% of the total number. The reduction in properties proposed for removal can be explained primarily by the inclusion of the properties within the Tuxedo Park area.

The properties proposed to be removed are those which do not fall into one of the five categories above and therefore have limited heritage value. Staff do not consider these properties to have sufficient heritage value to merit a further review by staff, Heritage Oakville and Council.

#### Potential Heritage Conservation District – Tuxedo Park

The creation of new heritage districts has not been identified as a priority in the current three-year Heritage Planning Work Plan. However, the Work Plan does contemplate staff undertaking a review and prioritization of potential future heritage conservation districts. It was not originally intended that the working group

From: Planning Services Department  
Date: November 11, 2013  
Subject: Heritage Register Update - Final Assessment

---

undertake any work beyond the evaluation of specific listed properties. In the end, however, the group went above and beyond their initial agenda to also evaluate older neighbourhoods and their potential to be designated as heritage districts.

While the working group and staff evaluated each property listed on the Heritage Register, they also evaluated areas and their potential to be heritage districts. Based on field research and historical research, the group identified one area as having potential as a heritage conservation district, and that is the Tuxedo Park area. The boundaries of this area are outlined above under 'Category 5 – Potential for Tuxedo Park HCD' and are shown on a map in Appendix C.

Staff values the efforts of the working group to evaluate the town's older neighbourhoods, a project already identified in the Heritage Planning Work Plan. Staff will therefore use the results of this evaluation process by the working group to inform the future Heritage Planning Work Plan, specifically in regards to the creation of potential future heritage conservation districts.

#### Processes Related to Listed Properties

It should be noted that even with a refined group of listed properties on the Heritage Register, not all properties will necessarily be designated Part IV, either proactively or as a result of a demolition notice. Some properties remain on the property primarily for salvage or photo documentation prior to demolition and will not likely be designated unless new evidence is found that merits designation. For some properties, further investigation may reveal that the heritage value is not as significant as was initially thought when the property was added to or maintained on the Register. And finally, alterations to the properties over time may diminish their heritage value, therefore making them ineligible for heritage designation.

Additionally, properties which are located in the Tuxedo Park area and therefore have potential to be included in a heritage conservation district may not merit designation under Part IV of the OHA. If a notice of intention to demolish is submitted for any of these properties, the standard review process still applies and Council will need to determine if the property merits Part IV designation or if it can be demolished.

If Council approves the removal of properties from the Heritage Register, staff will notify the owners of the removal after the Council decision through mailed correspondence.

## Conclusion

The subject report is the result of numerous months of research, discussion, and review which began in Fall 2012 with staff's initial report on the Heritage Register. The result of this work is a list of 87 properties, developed by staff and the working group, which staff recommends be removed from the Heritage Register. Their removal ensures that the Town takes a consistent approach to categorizing its heritage resources. The smaller number of listed properties also allows staff, Heritage Oakville, and Council to spend more time and resources on proactive designations rather than demolition applications. The work undertaken by the working group and staff has also led to the identification of the Tuxedo Park area as a potential heritage conservation district and these findings will inform the future Heritage Planning Work Plan.

Staff therefore recommends that the removal of the properties listed in Appendix A from the Heritage Register be approved. This recommendation was supported by Heritage Oakville at its meeting on November 19, 2013.

## **CONSIDERATIONS:**

**(A) PUBLIC**

In the event that properties are removed from the Heritage Register, the property owners will be notified.

**(B) FINANCIAL**

None

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None

**(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**

The proposed project generally complies with the sustainability objectives of the Livable Oakville Plan.



From: Planning Services Department  
Date: November 11, 2013  
Subject: Heritage Register Update - Final Assessment

**APPENDICES:**

- Appendix A – List of properties proposed for removal
- Appendix B – Inventory sheets for properties proposed for removal
- Appendix C – Maps showing majority of properties proposed for removal

Prepared by:  
Carolyn Van Sligtenhorst, CAHP, MCIP,  
RPP  
Heritage Planner

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

Submitted by:  
Dana Anderson, MCIP, RPP  
Director of Planning Services

<b>Properties Proposed for Removal from Oakville Heritage Register</b>		
<b>Address</b>	<b>Description</b>	
451 ALLAN ST	c.1920s vernacular frame house	
34 BOND ST	Early 20th century frame Edwardian style house	
50 BOND ST	c.1930s Four Square style stucco house	
57 BRANT ST	c.1900 frame cottage	
184 BRONTE RD	c.1930 frame Colonial Revival style house and garage	
181 CHISHOLM ST	Early 20th century vernacular frame house	
109 DEANE AVE	Early 20th century vernacular frame house	
113 DEANE AVE	Early 20th century vernacular frame house	
117 DEANE AVE	Early 20th century vernacular frame house	
119 DEANE AVE	Early 20th century vernacular frame house	
120 DEANE AVE	Early 20th century vernacular frame house	
129 DEANE AVE	Early 20th century vernacular frame house	
135 DEANE AVE	Early 20th century vernacular frame house	
155 DOUGLAS AVE	Early 20th century vernacular frame house	
159 DOUGLAS AVE	c.1940 Colonial Revival style brick house	
209 DOUGLAS AVE	c.1940 Colonial Revival style frame house	
235 DOUGLAS AVE	c.1920s Craftsman style brick bungalow	
280 DOUGLAS AVE	c.1911 vernacular frame house	
291 DOUGLAS AVE	c.1911 Four Square style frame house	
343 DOUGLAS AVE	c.1930s Colonial Revival style brick house	
347 DOUGLAS AVE	c.1930s vernacular frame house	
348 DOUGLAS AVE	c.1930s Colonial Revival style frame house	
356 DOUGLAS AVE	c.1940 Colonial Revival style frame house	
21 DUNDAS ST W	Vacant land - no remaining heritage structures	
32 ENNISCLARE DR W	Altered c.1957 Mid-Century Modern style house designed by Grant Whatmough	
236 FELAN AVE	c.1914 vernacular frame house	
166 FORSYTHE ST	c.1907 vernacular frame house	
170 FORSYTHE ST	c.1930s vernacular frame cottage	
411 INGLEHART ST S	Early 20th century vernacular frame house	
417 INGLEHART ST S	Early 20th century vernacular frame house	
422 INGLEHART ST S	c.1920s vernacular frame house.	
425 INGLEHART ST S	Early 20th century vernacular frame house	
46 JOHN ST	Early 20th century vernacular frame house	
108 JOHN ST	Early 20th century vernacular frame house	
115 JOHN ST	Early 20th century vernacular frame house	
117 JOHN ST	Early 20th century vernacular frame house	
79 JONES ST	Building associated with the Royal Canadian Legion	
103-107 JONES ST	Altered commercial buildings	
125 JONES ST	Early 20th century vernacular frame house	
129 JONES ST	Early 20th century vernacular frame house	
133 JONES ST	Early 20th century vernacular frame house	
46 KERR ST	Early 20th century vernacular frame house	
52 KERR ST	Early 20th century vernacular frame house	
623 KERR ST	c.1912 shingle cottage	
222-224 LAKESHORE RD E	20th century contemporary commercial building	
229-231 LAKESHORE RD E	20th century contemporary commercial building	
417 LAKESHORE RD E	c.1940s Colonial Revival house and garage	
2410 LOWER BASE LINE	Former farmstead with no historic structures remaining	
485 MACDONALD RD	c.1925 brick bungalow	
415 MAPLE AVE	c.1915 Edwardian style brick house with Arts & Crafts influences	
222 MORRISON RD	Reconstructed c.1930s Tudor Revival house	
32 PARK AVE	c.1940 Colonial Revival style frame house and garage	
34 PARK AVE	c.1940 Colonial Revival style frame house	
54 PARK AVE	c.1910 vernacular frame cottage	
371 PINE AVE	c.1914 vernacular frame house	

403	PINE AVE	c.1915 vernacular frame house
217	RANDALL ST	Early 20th century vernacular frame house
112	REBECCA ST	c.1900 frame house and shed
402	REYNOLDS ST	c.1900 vernacular brick cottage
410	REYNOLDS ST	Early 20th century vernacular frame house
414	REYNOLDS ST	Early 20th century vernacular frame house and garage
426	REYNOLDS ST	Early 20th century vernacular frame house
440	REYNOLDS ST	c.1915 Edwardian style brick house
446	REYNOLDS ST	c.1915 Edwardian style brick house
450	REYNOLDS ST	c.1900 frame house, originally designed with Tudor Revival style influences
452	REYNOLDS ST	c.1900 frame house with Tudor Revival style influences
2297	SOVEREIGN ST	20th century contemporary frame house
47	STEWART ST	Early 20th century vernacular frame house
109	STEWART ST	Early 20th century vernacular frame house
119	STEWART ST	Early 20th century vernacular frame house
127	STEWART ST	Early 20th century vernacular frame house
128	STEWART ST	Early 20th century vernacular frame house
132	STEWART ST	Early 20th century vernacular frame house
134	STEWART ST	Early 20th century vernacular frame house
43-47	WALKER ST	c.1940 Colonial Revival style frame house
116	WATSON AVE	c.1910 Four Square style frame house
379	WATSON AVE	c.1940 Colonial Revival style frame house
387	WATSON AVE	c.1941 Colonial Revival style frame house
113	WESTSIDE DR	Early 20th century vernacular frame house
114	WESTSIDE DR	Early 20th century vernacular frame house
120	WESTSIDE DR	Early 20th century vernacular frame house
123	WESTSIDE DR	Early 20th century vernacular frame house
133	WESTSIDE DR	Early 20th century vernacular frame house
147	WESTSIDE DR	Early 20th century vernacular frame house
128	WILSON ST	c.1900 vernacular cottage
157	WILSON ST	Early 20th century vernacular frame house
171	WILSON ST	Early 20th century vernacular frame house



*Cultural Heritage Evaluation Report (CHER),  
110 Deane Avenue, Town of Oakville, ON  
Ram Dinary Inc.*

## Appendix D – Curricula Vitae



# CURRICULUM VITAE

## Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

### EDUCATION

- 2006  
Masters of Arts (Planning)  
University of Waterloo
- 1998  
Bachelor of Environmental Studies  
University of Waterloo
- 1998  
Bachelor of Arts (Art History)  
University of Saskatchewan

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies.

Dan holds a Masters degree in Planning from the University of Waterloo, a Bachelors degree (Honours) in Planning from the University of Waterloo and a Bachelor of Arts degree from the University of Saskatchewan. He is a registered Professional Planner and a Member of the Canadian Institute of Planners and a Professional Member of the Canadian Association of Heritage Professionals.

### PROFESSIONAL ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Professional Member, Canadian Association of Heritage Professionals
- Past Board Member, Town and Gown Association of Ontario

### PROFESSIONAL HISTORY

- 2013 – Present Partner,  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2009 – 2013 Associate  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2007 - 2009 Director, Policy Planning, City of Cambridge
- 2000 - 2007 Senior Planner, City of Waterloo

### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

### Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

1999 - 2000      Planner, City of Waterloo

1997 - 1998      Research Planner, City of Kitchener

#### SELECTED PROJECT EXPERIENCE

##### MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Township of West Lincoln, Smithville Northwest Quadrant Secondary Plan  
Township of Tiny Growth Management Strategy and Urban Expansion Analysis  
Niagara-on-the-Lake Mary Street Streetscape Study  
Richmond Hill, Bond Crescent Intensification Strategy  
City of Cambridge Climate Change Adaptation Policy  
Ministry of Infrastructure Pilot Test of Growth Plan Indicators Study  
Cambridge West Master Environmental Servicing Plan  
Township of Tiny Residential Land Use Study  
Township of West Lincoln Settlement Area Expansion Analysis  
Port Severn Settlement Area Boundary Review  
City of Cambridge Green Building Policy  
Township of West Lincoln Intensification Study & Employment Land Strategy  
Ministry of the Environment Review of the D-Series Land Use Guidelines  
Meadowlands Conservation Area Management Plan  
City of Cambridge Trails Master Plan  
City of Kawartha Lakes Growth Management Strategy  
City of Cambridge Growth Management Strategy  
Cambridge GO Train Feasibility Study  
City of Waterloo Height and Density Policy  
City of Waterloo Student Accommodation Study  
Uptown Waterloo Residential Market Study  
City of Waterloo Land Supply Study  
City of Kitchener Inner City Housing Study

#### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com



## CURRICULUM VITAE

**Dan Currie, BA, BES, MA, MCIP, RPP, CAHP**

### HERITAGE PLANNING

Town of Cobourg Heritage Master Plan  
Municipality of Chatham-Kent Rondeau Heritage Conservation District Plan  
City of Markham Victoria Square Heritage Conservation District Study  
City of Kingston Barriefield Heritage Conservation District Plan  
Burlington Heights Heritage Lands Management Plan  
Township of Muskoka Lakes, Bala Heritage Conservation District Study and Plan  
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan  
City of Guelph Brooklyn and College Hill Heritage Conservation District Plan  
Niagara Peninsula Conservation Authority St John's Master Plan  
City of Toronto Garden District Heritage Conservation District Study and Plan  
City of London Western Counties Cultural Heritage Plan  
City of Cambridge Heritage Master Plan  
City of Waterloo Mary-Allen Neighbourhood Heritage District Study  
City of Waterloo Rummelhardt School Heritage Designation  
Other heritage consulting services including:

- Heritage Impact Assessments
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts

### DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com



# CURRICULUM VITAE

## Rachel Redshaw, MA, H.E. Dipl.

### EDUCATION

2011  
Higher Education Diploma  
Cultural Development/ Gaelic Studies  
University of the Highlands and  
Islands

2012  
Bachelor of Arts  
Joint Advanced Major in Celtic Studies  
and Anthropology  
Saint Francis Xavier University

2014  
Master of Arts  
World Heritage and Cultural Projects  
for Development  
UNESCO, University of Turin, The  
International Training Centre of the  
ILO

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

### PROFESSIONAL ASSOCIATIONS

Candidate, Canadian Association of Heritage Professionals (CAHP)

### PROFESSIONAL HISTORY

- |                |  |
|----------------|--|
| 2018 - Present | Heritage Planner,<br>MacNaughton Hermsen Britton Clarkson Planning Limited |
| 2018           | Building Permit Coordinator, (Contract)<br>Township of Wellesley           |
| 2018           | Building Permit Coordinator (Contract)<br>RSM Building Consultants         |
| 2017           | Deputy Clerk,<br>Township of North Dumfries                                |
| 2015-2016      | Building/ Planning Clerk<br>Township of North Dumfries                     |
| 2009-2014      | Historical Researcher<br>Township of North Dumfries                        |

### CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x728  
F 519 576 0121  
rredshaw@mhbcplan.com  
www.mhbcplan.com



## CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

### PROFESSIONAL/COMMUNITY ASSOCIATIONS

- |                |   |
|----------------|---|
| 2018 - Present | Member, Architectural Conservancy of Ontario- Cambridge                               |
| 2018-Present   | Member of Publications Committee, Waterloo Historical Society                         |
| 2016 - Present | Secretary, Toronto Gaelic Society   |
| 2012 - Present | Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society |
| 2011 - 2014    | Member, North Dumfries Municipal Heritage Committee                                   |

### AWARDS / PUBLICATIONS / RECOGNITION

- |           |  |
|-----------|--|
| 2008-2012 | Historical Columnist for the Ayr News  |
| 2012      | Waterloo Historical Society, "Harvesting Bees in Waterloo Region"  |
| 2014      | The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)  |
| 2012      | Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia. |

### PROFESSIONAL DEVELOPMENT COURSES

- |      |   |
|------|---|
| 2018 | Building Officials and the Law (OBOA Course)  |
| 2010 | Irish Archaeological Field School Certificate |

### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x728  
F 519 576 0121  
redshaw@mhbcpplan.com  
www.mhbcpplan.com





**MHBC**  
P L A N N I N G  
U R B A N D E S I G N  
& L A N D S C A P E  
A R C H I T E C T U R E