

3060 SENECA DRIVE

HERITAGE ASSESSMENT



JUNE 2014

ATA
ARCHITECTS INC.
211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

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Image of 3060 Seneca Drive, June 3rd 2014

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3060 SENECA DRIVE - HERITAGE ASSESSMENT

INTRODUCTION

OWNER

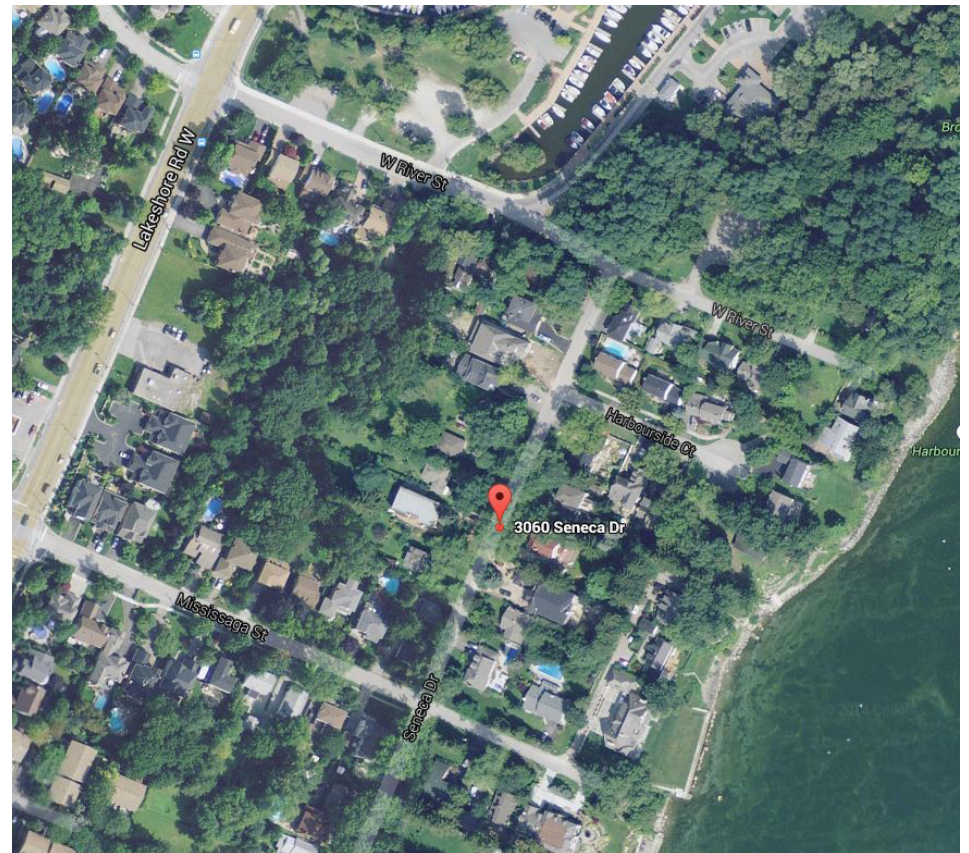
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ATA Architects Inc. was retained to undertake the Heritage Assessment of the property listed as 3060 Seneca Drive, Oakville, ON.

ATA Architects Inc. undertook the following process in completing this assessment:

- Inspected current site and documented existing building.
- Prepared photographic documentation of existing building conditions.
- Conducted a land registry search at the Halton Land Registry Office.
- Researched the property at The Bronte Historical Society and the Oakville Historical Society.
- Undertook research into history of the property and people associated with it through the Oakville Public Library, Oakville Historical Society and Bronte Historical Society

ATA Architects Inc. has utilized the criteria for determining cultural heritage value as outlined in the Ontario Heritage Act.



Partial map of Bronte Village
Source: <https://maps.google.com/>

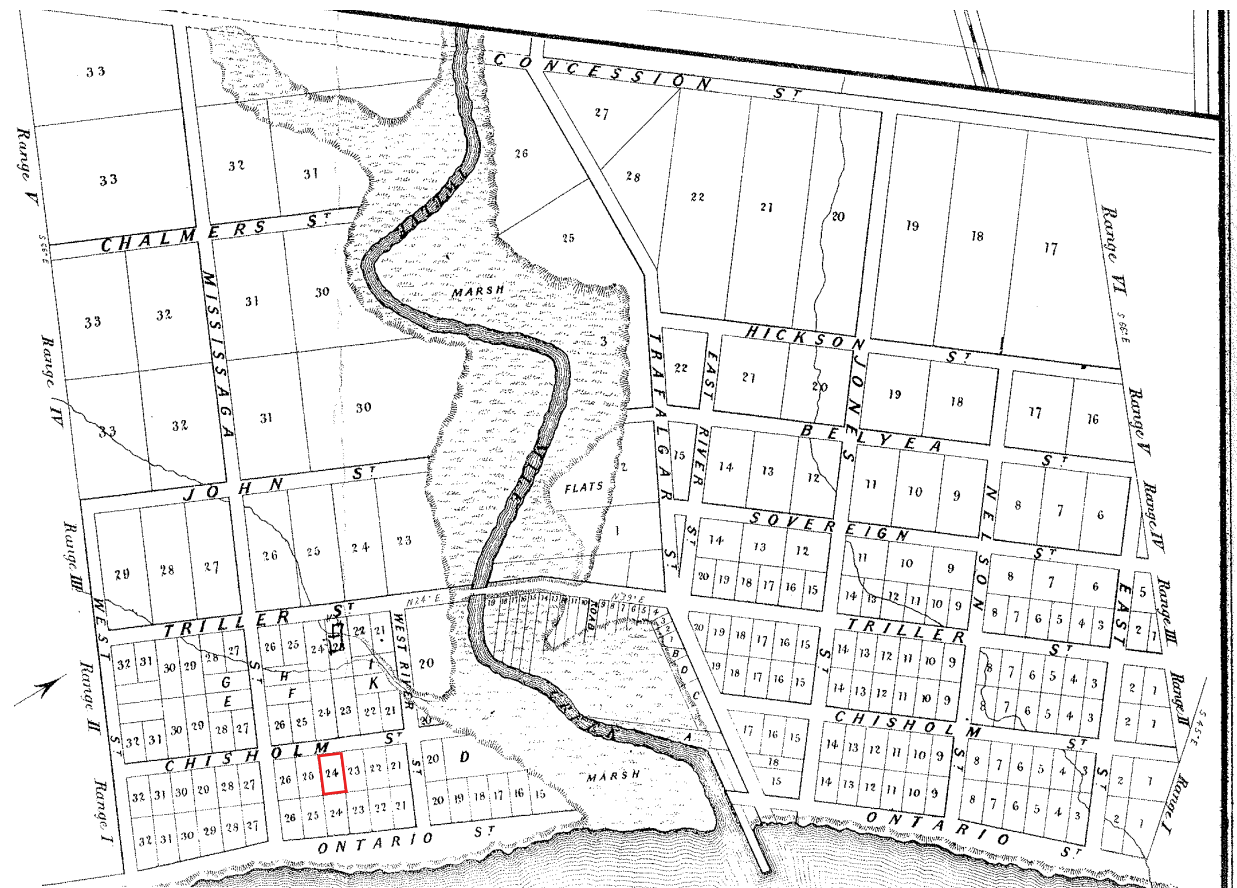
LOCATION

PROPERTY DESCRIPTION AND LOCATION

Bronte Village is a community strongly tied to its past. The village is named after a British naval hero, Lord Nelson who became the Duke of Bronte in Sicily, Italy in 1799. Prior to the arrival of the Europeans, the Mississauga Indians inhabited the lands surrounding the mouth of the Twelve Mile Creek, today known as Bronte Creek. The area was declared a fishing and hunting reserve in 1805 but after the War of 1812, many European settlers began purchasing or leasing lots of land from the Mississaugas and in 1840 the land was ceded to the settlers.

The lands of Bronte Village were surveyed in 1834 and the boundaries of the community went to Concession Line (Currently known as Rebecca Street) to the north, East and West streets and Lake Ontario to the south. Bronte harbour was built in 1856 and was a popular shipping depot for lumber, fruit and wheat and its early residents were mainly labourers, mariners and farmers.

3060 Seneca Drive is located on what was formerly known as Chisholm Street and is located south of Lakeshore Road which was previously called Triller Street until the 1950's. 3060 Seneca Drive is located on Lot #24 west of Bronte Creek in the Village of Bronte.



1877 Historical Atlas
Source: Oakville Historical Society

3060 SENECA DRIVE - HERITAGE ASSESSMENT

ZONING

The site is zoned RL3-0



Residential Zones

6.1 List of Applicable Zones

Residential Low	RL1, RL2, RL3, RL4, RL5, RL6 RL7, RL8, RL9, RL10, RL11
Residential Uptown Core	RUC
Residential Medium	RM1, RM2, RM3, RM4
Residential High	RH

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

6.2 Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone						
	RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC	
Residential Uses						
Detached dwelling	✓	✓	✓		✓	
Semi-detached dwelling		✓			✓	
Duplex dwelling			✓			
Linked dwelling				✓		
Townhouse dwelling					✓	
Accessory Residential Uses						
Accessory dwelling (1)	✓	✓	✓	✓	✓	
Bed and breakfast establishment (1)	✓	✓	✓	✓	✓	
Home occupation	✓	✓	✓	✓	✓	
Lodging house (1)(2)	✓			✓	✓	
Private home day care (1)	✓	✓	✓	✓	✓	
Community Uses						
Day care (1)	✓	✓	✓	✓	✓	
Emergency service facility	✓	✓	✓	✓	✓	
Open Space Uses						
Conservation use	✓	✓	✓	✓	✓	
Park, public	✓	✓	✓	✓	✓	
Stormwater management facility	✓	✓	✓	✓	✓	

Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the uses subject to this footnote shall be permitted in a dwelling.
2. The maximum number of lodging units shall be 3.
3. Permitted only on a corner lot.

Residential Zones

Zoning By-law 2014-014 is currently in the Ontario Municipal Board (OMB) appeal period. Building permit and development applications on lands subject to this By-law will need to comply with both this By-law and Zoning By-law 1984-63, as amended.

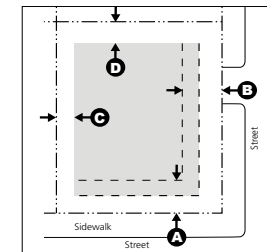
6.3 Regulations

The regulations for lots in a Residential Zone are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones						
	RL1	RL2	RL3	RL4	RL5	RL6
Minimum lot area	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (3)
Minimum lot frontage	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum front yard	A 10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum flankage yard	B 4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m
Minimum interior side yard	C 4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum rear yard	D 10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of storeys	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum height	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum dwelling depth	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum lot coverage for the dwelling	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	(7)

Additional Regulations for Zone Regulations Table 6.3.1

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
1. A single storey extension that is less than or equal to 7.5 metres in height is permitted to extend an additional 3.0 metres into a rear yard provided that minimum interior side yards and minimum flankage yards of 9.0 metres are established on both sides of the single storey extension.
 2. Within Plans of Subdivision registered after November 1, 1965, the minimum lot frontage may be reduced by 4.5 metres and minimum lot area proportionately reduced on a lot provided the average lot frontage and lot area throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these zones.
 3. For a corner lot, the minimum lot area shall be 285.0 square metres and the minimum lot frontage shall be 12.5 metres.
 4. The minimum interior side yard shall be reduced to 1.2 metres on one side only where an attached private garage meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
 5. The minimum interior side yard shall be reduced to 1.2 metres on both sides where an attached private garage meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
 6. The minimum rear yard shall be reduced to 3.5 metres on a corner lot where an interior side yard of 3.0 metres is provided.
 7. The maximum residential floor area shall be the lesser of 315.0 square metres or the potential maximum residential floor area available at 75% residential floor area ratio.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Part 6

Residential Zones

6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

6.4.1 Residential Floor Area Ratio

The maximum residential floor area ratio for a detached dwelling shall be as shown in Table 6.4.1, below.

Table 6.4.1: Maximum Residential Floor Area Ratio in the -0 Suffix Zones

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m ²	43%
557.50 m ² – 649.99 m ²	42%
650.00 m ² – 742.99 m ²	41%
743.00 m ² – 835.99 m ²	40%
836.00 m ² – 928.99 m ²	39%
929.00 m ² – 1,021.99 m ²	38%
1,022.00 m ² – 1,114.99 m ²	37%
1,115.00 m ² – 1,207.99 m ²	35%
1,208.00 m ² – 1,300.99 m ²	32%
1,301.00 m ² or greater	29%

6.4.2 Maximum Lot Coverage

- a) For a lot with a detached dwelling, the maximum lot coverage shall be as shown in Table 6.4.2, below.

Table 6.4.2: Lot Coverage in the -0 Suffix Zones

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum lot coverage for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional lot coverage is permitted for accessory buildings and structures in a -0 Suffix Zone.

Zoning By-law 2014-014 is currently in the Ontario Municipal Board (OMB) appeal period. Building permit and development applications on lands subject to this By-law will need to comply with both this By-law and Zoning By-law 1984-63, as amended.

The “-0” Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.

This framework was introduced through a series of Zoning By-law Amendments in 1989 and 1990. These amendments implemented a Council-approved Infill Housing Study.

The new calculation of residential floor area ratio is modelled upon the previous floor area/lot ratio, with few areas within the building exempted from the calculation. The ratio is increased from the Zoning By-law 1984-63 figure to account for the new calculation method.

Foyers and cathedral ceilings are no longer counted twice in calculating residential floor area.

Stairs, elevators, and exterior walls are counted at each floor level.

Private garages taller than 6.0 metres in height shall be counted as residential floor area and garage area. Shorter garages are not counted as residential floor area.

All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.

Part 6

Residential Zones

6.4.3 Minimum and Maximum Front Yard

- The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre.
- Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the minimum front yard shall be equal to the minimum front yard required for the parent zone.
- The maximum front yard for the dwelling on all lots shall be 5.5 metres greater than the minimum front yard for the applicable lot.

6.4.4 Main Wall Proportionality

The following main wall proportion requirements apply to new buildings constructed after the effective date of this By-law:

- A minimum of 50% of the length of all main walls oriented toward the front lot line shall be located within the area on the lot defined by the minimum and maximum front yards.
- For clarity, Section 6.4.4 does not apply to additions to buildings legally existing on the effective date of this By-law.

6.4.5 Balcony and Deck Prohibition

Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in the -0 Suffix Zone.

6.4.6 Height and Storeys

- The maximum number of storeys shall be 2.
- Floor area is prohibited above the second storey.
- The maximum height shall be 9.0 metres.

Zoning By-law 2014-014 is currently in the Ontario Municipal Board (OMB) appeal period. Building permit and development applications on lands subject to this By-law will need to comply with both this By-law and Zoning By-law 1984-63, as amended.

Front yard standards in the -0 Suffix zone are adjusted so that a dwelling shall be located within a minimum and maximum range based upon the average front yards on the adjacent lots.

Section 6.6 shall apply where two dwellings on adjacent lots have reduced front yards.

Any other lot where a new dwelling or addition is proposed that would bring the dwelling closer to the street requires relief from this By-law. Contact Planning Services for more information.

ONTARIO HERITAGE ACT

ONTARIO HERITAGE ACT
ONTARIO REGULATION 9/06
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

CRITERIA

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s.1(1).
- (2) 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. O. Reg. 9/06, s. 1 (2).

TRANSITION

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

NOTE: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

3060 SENECA DRIVE - HERITAGE ASSESSMENT

HISTORICAL SIGNIFICANCE

The original house at 3060 Seneca Drive is believed to have been constructed between 1906 & 1907 as the land registry records indicate that the value of the property increased by 88% over the period of that year.

The following are the early land registry records for Lot 24 on the South side of Chisholm Street, today known as 3060 Seneca Drive.

February 26th 1839, The Crown sold ½ acre of Lot 24 to Isaac Webster.

August 26th 1839, Richard O. Duggan sold ½ acre of Lot 24 south of Chisholm Street to The Honourable George Moffatt. (Mr. Moffatt at this time also purchased many acres of land from Mr. Duggan on many neighbouring lots itemized in the land deed below)

December 5th 1854, The Honourable George Moffatt and his wife sold their ½ acre of land to George Carpenter for 31 and 5 shillings.

January 16th 1901, George Carpenter and his wife sold ½ acre of Lot 24 to William Carpenter for \$275.00

April 6th 1905, there was a discharge of the mortgage between Henry Young & William Carpenter.

April 15th 1905 William Carpenter and his wife sold Lot 24 to William Sinclair Davis for \$1125

December 18th 1906 William Sinclair Davis and his wife sold Lot 24 to Elizabeth Norton, wife of Hiram C. Norton for \$1325

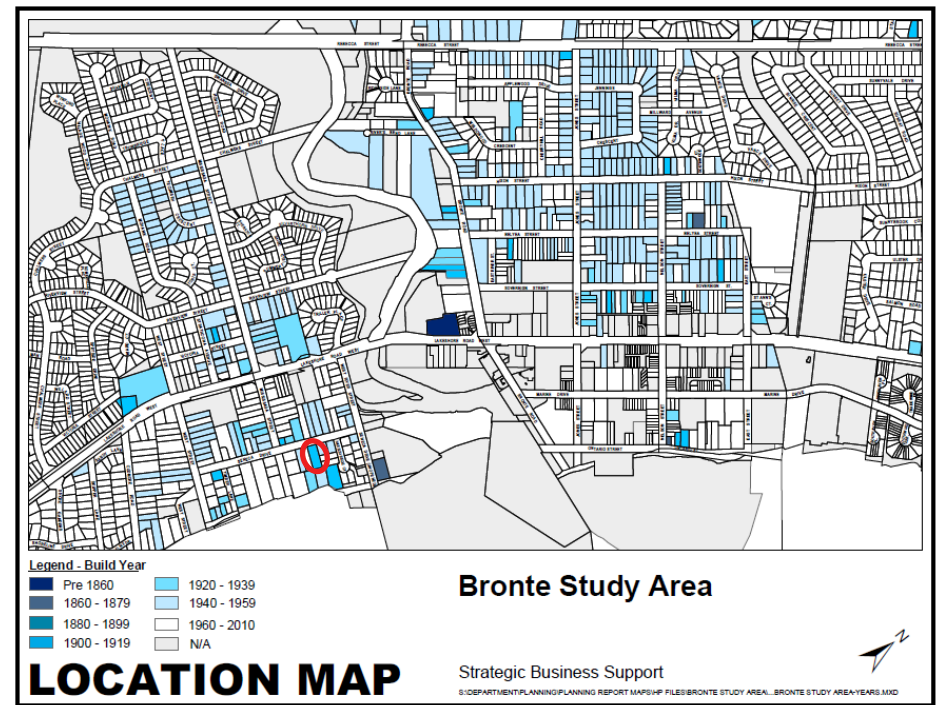
October 1st 1907, Elizabeth Norton, wife of Hiram C. Norton sold Lot 24 to Harriett M. Flumerfelt, the wife of Joseph Sylvester Flumerfelt for \$2500

April 1st 1910, Harriett M. Flumerfelt sold Lot 24 to William Henry Speers for \$2000

March 28th 1924, Lot 24 was transferred from William Henry Speers to Mark Dawson

September 1st 1949, Mark Dawson and his wife transferred parts of Lot 24 and 25 to Kathleen Beverly Oliver and her husband Frederick William Oliver as joint tenants.

Map Showing the Development of Bronte Village



Map Source: Bronte: A Heritage Resources Review and Strategy

HISTORICAL SIGNIFICANCE

The following are today's land registry records 3060 Seneca Drive, Oakville, ON

August 8th 1967, Frederick William Oliver and his wife Kathleen Beverly Oliver sold their part of Lot 24 and 25 to Mary Annabelle Halliwell

September 15th 2010 the land was transferred from Mary Annabelle Halliwell to Michael Norman Halliwell and John Martin Halliwell.

September 16th 2010, Robin James Green and his wife Jennifer Louise Green purchased the property from Michael Norman Halliwell and John Martin Halliwell for \$920,000.

Based on early land registry records, two persons of interest were the owners of the land on which 3060 Seneca Drive is situated. The first person is Mr. George Moffatt who was a well known businessman and politician born in Durham, England, and migrated to Montreal Canada in 1801. Mr. Moffatt was a major shareholder and director of the St. Lawrence and Atlantic Railroad. He was designated the chairman of the Harbour Commissioners of Montreal in 1830 and he was the president of the Montreal Board of Trade from 1844 – 1846. Mr. Moffatt died in Montreal in 1865. Mr. Moffatt's documented activities in Montreal, as well as the Bargain and Sale of Lot 24 in 1854, 52 years prior to the assumed construction date, presents the conclusion that the home at 3060 Seneca was not resided by George Moffatt. He was simply a landowner in the Bronte area and owned several plots of land, of which Lot 24 was on of them. His association with the house and property is not significant.



Photo of George Moffatt
Source: <http://www.mccord-museum.qc.ca/en/collection/artifacts/I-3716.1?Lang=1&access number=I-3716.1>

HISTORICAL SIGNIFICANCE

The second person of interest is Police Chief Frederick William Oliver. Mr. Oliver was a constable when he moved to the property at Lot 24 in 1949 and became the Police Chief of Trafalgar Township in 1962. He founded TOWARE, Town of Oakville Water Air Rescue in 1954 and began serving as Town and Regional Councillor in 1983. Mr. Oliver was also the president of the Ontario Association of Chiefs of Police. Mr. Oliver and his wife Kathleen Beverly Oliver were the residents of what is known today as 3060 Seneca Drive from 1949 to 1967.

Based on ATA's research of the property, former Councillor and Police Chief Fred Oliver is the only person of interest directly associated with the property. The retention of homes or properties by contemporary councillors, officials and mayors would not be warranted unless the property, in the opinion of the author, was of other historical, architectural or contextual value. If the Town of Oakville wishes to recognize Mr. Oliver, recognition of him by name for a park, street, or public building in the community would be more appropriate.



Photo of Frederick W. Oliver
Source: <http://images.ourontario.ca/TrafalgarTownship/2331932/page/11?n=>

Lastly based on the following lists of individuals that are historically linked to Bronte Village, and the historical land registry records, none were found to be the owners of lot 24 or the property on which 3060 Seneca Drive is located.

List of early families in Bronte Village

Charles Sovereign
William & Ezekiel Lawrence
William & Hiram McCranney
Mahlon & Daniel Bray
Jacob & William Triller
Thomas Hinton
Jess Belyea
Sam Adams

List of early Artisans & Trades

William Butler - wagon maker
Sam Adams - blacksmith
Bob Lucas - cabinet maker
Mr. Skyes - cloth factory owner
Mr. Coes - shoemaker
Jim White - sawmill
Jim McWane - hotel operator
Ed Thompson - hotel operator
Harrison's Grist & Sawmill
Hixon's Shingle Mill

List of individuals appointed to determine the layout of Bronte Harbour

John L. Bigger
William Chisholm (of Oakville)
William Johnson Kerr

List of individuals involved with Bronte Harbour Company

Samuel Bealey Harrison
Ashman Pettit
Elijah Williams
James Belyea
Philip Sovereign
John Bray
Joseph Hixon
John Riggs
Edward B. Palmer
Joseph Simmons



Above: April 27, 1917 - Bronte Harbour, taken from the north side of the Harbour Bronte Steam Mill (1858) on the left. Lighthouse (1900) in the distance.

Below: Bronte Harbour looking north towards the Steam Mill (1910)

Source: The Storey of Bronte Harbour, Philip Brimacombe

ARCHITECTURAL SIGNIFICANCE

The house at 3060 can be best described as Ontario Vernacular. The original house that addresses the street is cottage like in scale. It was a centre hall plan with a symmetrical three bay façade. The entrance is centred and flanked by windows in the side bays.

The house has been extensively renovated over the years with several additions including a major rear addition, a front vestibule, a sun porch and a back entrance way. The front dormer may have been original or a latter renovation, but certainly the large window was a more recent modification.

As mentioned, the house has been extensively renovated over the years, and very little of the original house is visible. Portions of the original wood siding can be seen in the sun room and the hand hewn timbers for the ground floor of the front portion of the house can be seen in the basement. In the entry vestibule, are two quaint wood benches with rolled arms and storage below that were built in. They are part of an addition, but represent some early primitive craftsmanship that was added. Everything else appears to be new or not original to the house.

The symmetry of the original has been lost in the various additions. The windows have been placed in an asymmetrical fashion and the major rear addition chops the house visually, creating an asymmetrical gable. The resulting spaces created internally are numerous and generally small with changes in level distinguishing the addition from the original house at the second level. Whether as a result of age, settlement or additions, floors are also no longer level. The house has a rambling cottage feel of small tight spaces except for the front ground floor portion of the original house. In the opinion of the author, the interior as a result, is not compatible with current contemporary housing standards or easily renovated to achieve this goal for the future. The numerous past renovations and additions are a reflection of previous attempts to make the house more efficient and family friendly, but were misguided.



Original wood siding seen in the sun room.



Wood bench with rolled arms seen in the front entrance way.

In summary, the house is of limited architectural merit. It was originally a modest vernacular design that displayed limited craftsmanship and no destructive features of special merit.

CONTEXTUAL SIGNIFICANCE

The area and the street are in transition. The home at 3060 Seneca Drive would have been in context with its surrounding neighbours. On the 3rd of June, when the home was visited, construction was occurring in the backyard as a new large home was under construction on the lake. The adjacent homes to the south and to the west have been replaced by more contemporary structures and across the street on the north side of Seneca Drive, a number of traditional homes of various faux styles have been built and others are under way, or shall be constructed shortly – style unknown. In all cases, the homes are larger than the current stock and are using standard materials of the day.

The area is not protected by a heritage district and the older building stock of modest homes and cottages is being replaced by larger buildings due to the location's proximity to Lake Ontario, Bronte Harbour and the developing retail district.

The home at 3060 has lost its context and the new housing stock have not been, in general, designed to be compatible in scale, colour and materials with the original housing fabric.

Due to the modifications of the original design of the house and loss of original context, the home is neither a landmark or a placeholder in consistent streetscape fabric. It has limited contextual value.

3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - CONTEXT

3053 Seneca Drive, north side of the street and east of the house. Example of the traditional housing in a faux Italianate style that is replacing the existing houses on the street.



House directly across on the north side of the street, 3061 Seneca Drive. This is an example of a house in a contemporary design that has been added to the street.



PHOTOGRAPHS - CONTEXT

House neighbouring on the west, 3066 Seneca Drive. Example of the traditional housing in an eclectic Italianate style similar to 3053 Seneca Drive that is replacing the existing houses on the street. Larger houses are becoming more common place on the street.



Located between 3061 and 3053 Seneca Drive. Example of an older and smaller bungalow tucked in between the properties.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - CONTEXT

3043 Seneca Drive, located on the north side of the street and approximately 4 houses east of the heritage property.



3039 Seneca Drive, located on the north side of the street neighbouring 3043 on the east.



ASSESSMENT SUMMARY

RATING SYSTEM

E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

Municipal Address: 3060 Seneca Drive, Oakville, ON

Date: June 17, 2014

Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL VALUE OR ASSOCIATIVE VALUE		Grade					Rationale
1. Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L		Frank Oliver resided at 3060 Seneca Drive for 18 years.
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L		There is no record of the house being used for anything other than residential use or any important event on the property.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L		The original structure was reflective of the early and modest residences in this area of Bronte.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L		The house has been extensively renovated and any elements originally representative of the modest homes and cottages of the neighbourhood, have been updated and modified.
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L		No known designer can be linked to 3060 Seneca Drive
DESIGN OR PHYSICAL VALUE		Grade					Rationale
6. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	L		The house is a typical storey and a half vernacular design
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L		The house displays very basic construction.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L		There is nothing of exceptional technical or scientific achievement in the construction or design of the house.
CONTEXTUAL VALUE		Grade					Rationale
9. Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	L		The surrounding context has changed and is comprised of a variety of newly constructed larger homes and its original scale and design has been compromised by numerous additions.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L		The house is located between two renovated homes of differing style, 3056 & 3064 Seneca Drive and it is also located opposite to a large house currently under construction and a house renovated with a contemporary style.
11. Is a landmark.	E	VG	G	F	L		The house is not visually prominent.

ASSESSMENT SUMMARY

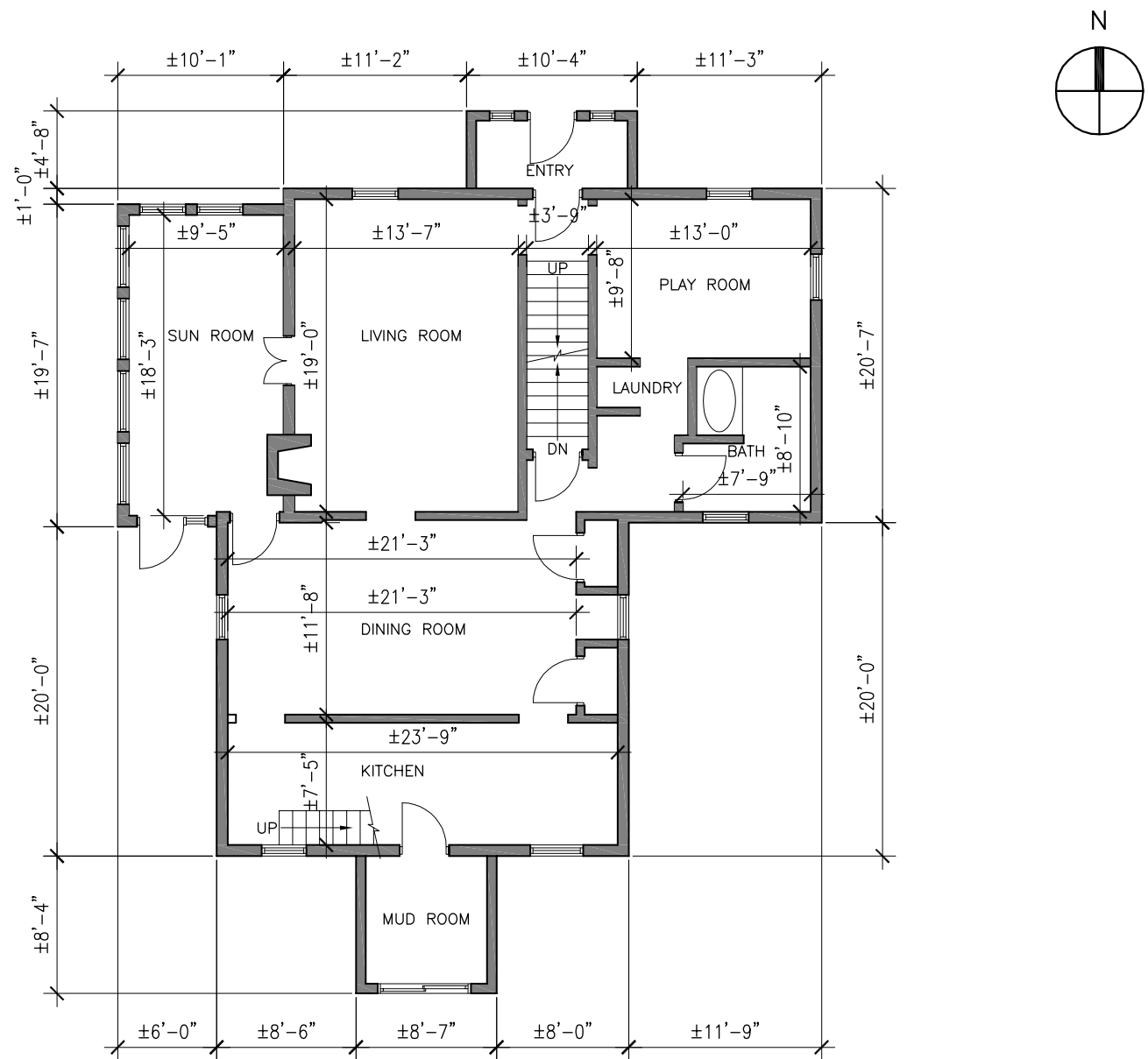
In the opinion of Alexander Temporale, B.Arch, OAA, CAHP, FRAIC, principal of ATA Architects Inc., the property known as 3060 Seneca Drive is neither of architectural, contextual or historical value, as defined by the Ontario Heritage Act and that the building is not worthy of designation and should be removed from the list of heritage buildings. In the author's opinion, there would be no significant loss in heritage value to the Town of Oakville resulting from the demolition and redevelopment of 3060 Seneca Drive.

MITIGATING MEASURES

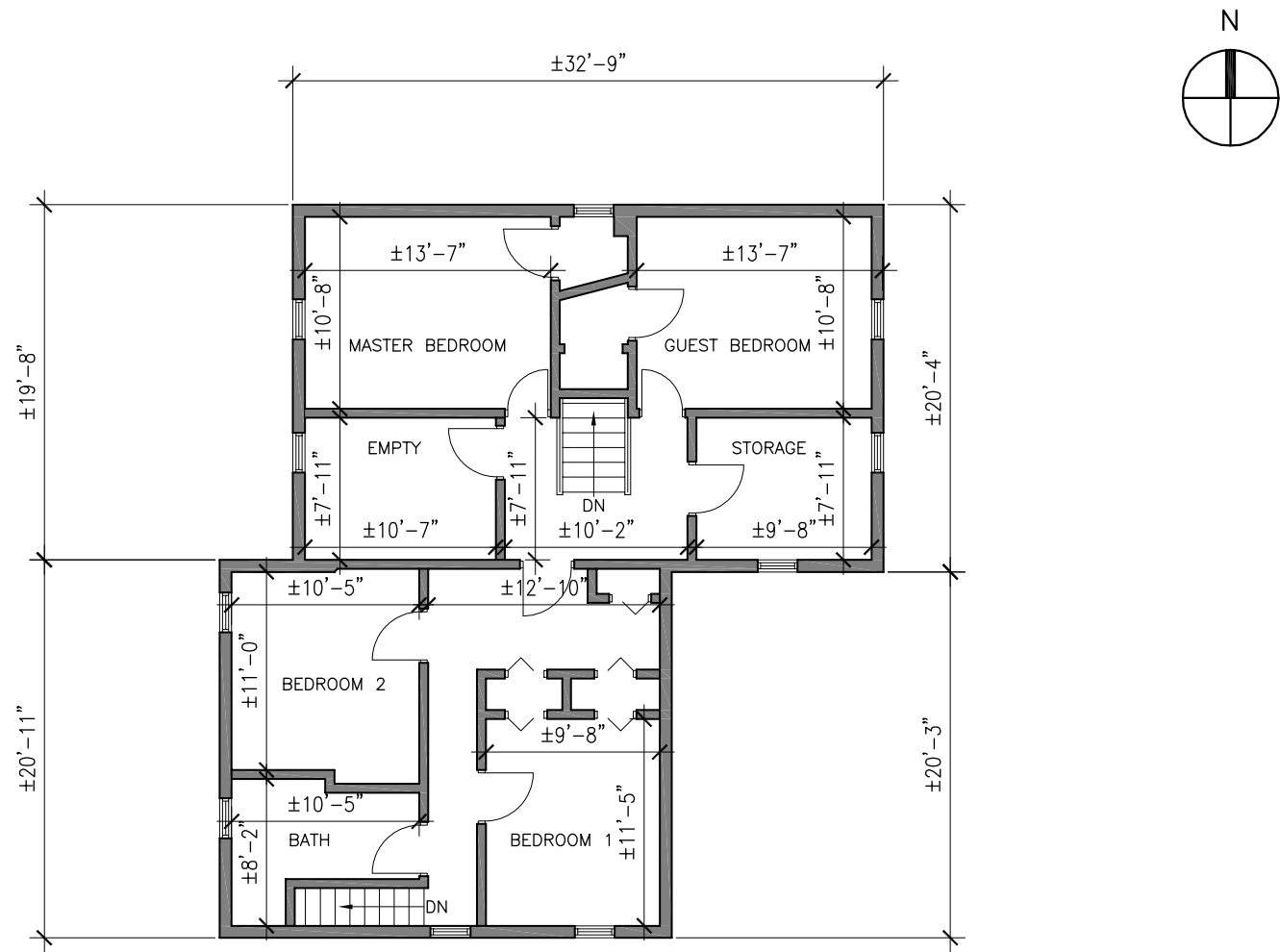
ATA Architects has prepared plans of the existing home for Town of Oakville records if the house is demolished.

It would be preferable that any future owners of the property retain the original front portion of the home, **but it should not be a condition of redevelopment.** In Oakville's heritage district, there are similar houses that have been retained, renovated and expanded; however, they fit well contextually into the neighbourhood. In the case of Seneca Drive, the street has changed considerably and the context is dramatically different. As a result, current or future owners may wish a new home that reflects current housing standards and the current character of the street and neighbourhood that is evolving.

GROUND FLOOR PLAN



SECOND FLOOR PLAN



PHOTOGRAPHS - EXTERIOR

North elevation - symmetrical three bay facade.



View from the northwest - entrance on the north is centred and flanked by windows in side bays.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - EXTERIOR

West elevation - Illustrates the numerous pieces created by additions. The view includes the original house with side gables, the glazed sunroom addition and a later large rear addition. The windows, shutters and siding shown are not original to the house. Given the location of the fireplace the chimney and the fireplace appear to be additions also. the chimney appears to have been repaired over time. All the materials shown are not authentic to the period of the house or to traditional design principles and materials.



PHOTOGRAPHS - EXTERIOR

South elevation - the south portion of the building appears to be a later addition with the north portion being the original house. The centered mudroom on the back of the house is the only symmetrical feature.



The rear addition chops the house visually and the resulting window openings have become randomly placed in an asymmetrical fashion to suit the new plan.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - EXTERIOR

East elevation - the building has been reclad with aluminum siding which was used to unify the miscellaneous house segments.



The property has a deep lot that extends out behind the house. A new large traditional home is under construction as seen in the photo and a new home has already been constructed in the rear overlooking the lake.



PHOTOGRAPHS - INTERIOR

The photos below show the sun room addition. It is a later addition made to the exterior west side of the original house. There is little to see in this room of the original house with the exception of, what would have been, the original exterior wood siding.



The living room - this space is located in the west bay of the original house.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

The living room - this photo was taken from the southeast corner of the living room. The sun room addition can be seen through the door in the background.



The central stairs in the original house leading off the entry hall.



Playroom - located on the ground floor in the east bay viewed from the southwest corner of the room.



PHOTOGRAPHS - INTERIOR

Playroom - viewed from the entry hall.



The photos below show the small laundry area which doubles as a hallway between the playroom and the south addition to the house.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

Ground floor bathroom - The photo below and the adjacent photo display the bathroom on the ground floor. It is located in the south of the east bay of the original house.



Ground floor bathroom - Like most of the interior spaces there is nothing of architectural or historical value to be found in this space. All of the finishes and fixtures are new.



PHOTOGRAPHS - INTERIOR

Dining room - located on the ground floor in the north portion of the southern addition.



Dining room



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

Small Kitchen Area - located in the south portion of the later addition. Nothing of architectural value is located in this space.



Kitchen - the narrow staircase in the kitchen to the second floor of the addition.



Mudroom - providing access from the kitchen into the rear yard. This space is centred on the south addition.



Mudroom - the space is utilitarian in terms of finishes and millwork.



PHOTOGRAPHS - INTERIOR

View from second floor down the narrow staircase to the kitchen.



Second floor bathroom - located in the south addition, finishes and millwork are all fairly new.



Bedroom #1 - located in the southeast corner of the addition facing onto the rear yard.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

Bedroom #1 - the two closets shown in this photo are shared with the adjacent hallway.



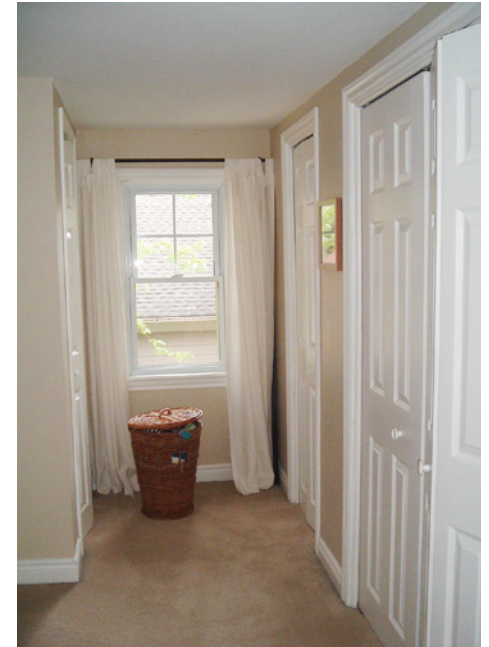
Bedroom #2 - located in the northwest corner of the addition overlooking the driveway. Finishes are contemporary.



Bedroom #1 - there is a slight jog in the wall between the bedroom and the bathroom.



Part of the second floor hallway in the addition looking east. The finishes in this space are new. Closets line the hall, the two on the right are shared with bedroom #1



PHOTOGRAPHS - INTERIOR

Photo shows the entrance from the second floor of the addition into the original house on the right.



Small room in the south of the west bay on the second floor of the original house.



View looking to the east over the top of the stairs in the original house.



View looking to the west over the top of the stairs in the original house.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

Master bedroom - located in the north portion of the west bay. No apparent original finishes or materials, nothing of architectural value.



Master bedroom - the closet seen in this photo is located in the dormer.



Guest bedroom - located in the north portion of the east bay. No apparent original finishes or materials, nothing of architectural value.



Guest bedroom - the closet seen in this photo is located in line behind the master bedroom closet.



PHOTOGRAPHS - INTERIOR

Storage space - located in the south of the east bay on the second floor of the original house.



Storage space - millwork appears to be new.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

The basement is mainly given over to mechanical equipment. It is a low head height space.



A narrow wood stair located below the central stair in the original house provides access to the basement.



PHOTOGRAPHS - INTERIOR

The original foundation walls appear to be a combination of concrete and rubble stone as seen in the photos below and to the bottom right.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

A timber structure supports the floor above. The timber beams appear to be a combination of round logs and rough hewn beams.



The photo below shows the floor boards and one of the rough hewn beams. Beams have been cut out to provide for later duct work and in some cases substantially altered.



PHOTOGRAPHS - INTERIOR

Rough hewn beams run along either side of the basement staircase.



The basement appears to have had some issues with moisture and plumbing leaks.



3060 SENECA DRIVE - HERITAGE ASSESSMENT

PHOTOGRAPHS - INTERIOR

Beams are supported on wood posts spaced throughout the basement.



In some locations the concrete block walls have been added in the basement most likely to reinforce the structure of either the basement walls or the floors above.



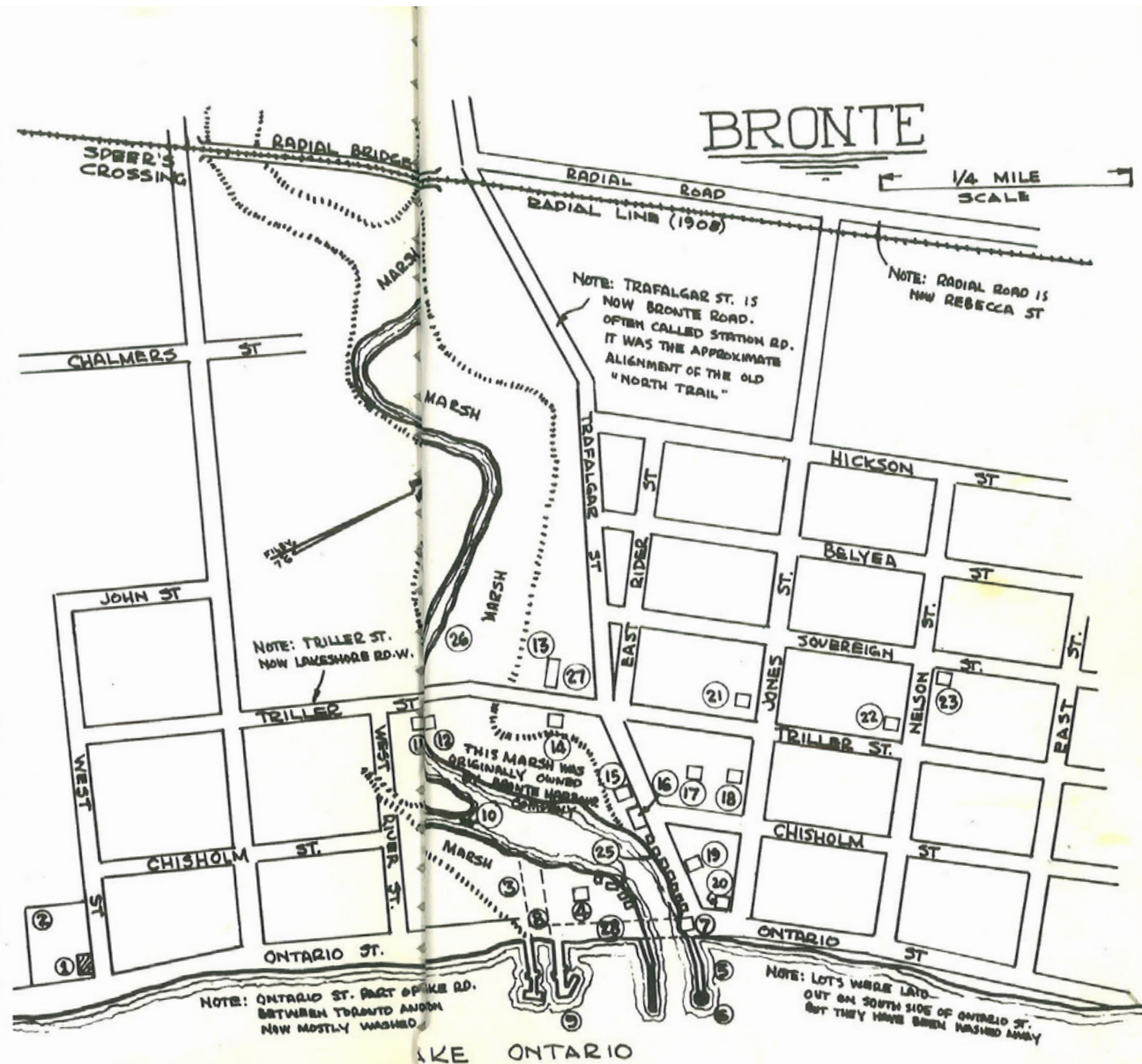
The basement extends back underneath the south addition but, as shown in the below photo, is mainly filled with debris and ductwork.



APPENDIX

3060 SENECA DRIVE - HERITAGE ASSESSMENT

- 1 First Bronte Schoolhouse (1815)
- 2 Bronte Cemetery
- 3 Bronte Beach (originally part of marsh, later a popular picnic ground — a few cottages were here between early 1900's and 1940's)
- 4 Bronte Beach Pavilion (built back about First World War — site of dances and social events — demolished in 1950's — made of wood)
- 5 Second Bronte piers — made of wood — built to replace those destroyed in great storm of 1888 when east wind blew at 60 m.p.h. for 3 days, wiping out all piers between the Credit and Burlington — built by Lem Dorland 1890's
- 6 Second lighthouse at Bronte built in 1900 by Orange Ribble and John Ribble who ran planing mill — first one had been knocked over by storm of 1888
- 7 Wooden structure used for storing coal brought in from Pennsylvania
- 8 Original outlet of creek
- 9 Original piers (not sure whether these were ever built)
- 10 This little bay was dredged during the 1930's by Haufman Construction as a place to store their dredging equipment
- 11 Old lime kiln
- 12 Sawmill likely built in 1850's — taken over by McCraney's in 1877 — gone in 1930's — fruit baskets later made here
- 13 Methodist Church — replaced by brick Walton Memorial Church in 1913 — red brick from Red Hill north of Oakville on 7th. Line
- 14 L.O.L. 352
- 15 Post office — 1851
- 16 Bronte Steam Mills — 1858
- 17 S.S. 13 — replaced by brick school in 1923
- 18 Bronte Baptist Church 1846 later Jones Street Hall
- 19 Triller House Hotel (burned down 1923)
- 20 Thompson's Hotel (now Glendella Cottage)
- 21 McCraney House (1840's)
- 22 Basket Factory
- 23 Ribble's Planing Mill
- 24 Bridge built on this site in 1858 when erosion forced old bridge at mouth of 12 to be demolished — site of Jubilee Bridge 1896 — replaced by concrete bridge 1920 and by new bridge 1970
- 25 Fishing shanties and smoke houses
- 26 Kerr map shows that a schooner was built on this site — Lem Dorland built boats here
- 27 Land has been set aside for a Church of England on this site
- 28 Site of old crossing of 12 — gone in 1858



Map of Bronte Village & Harbour
Source: The Storey of Bronte Harbour, Philip Brimacombe

VILLAGE OF BRONTE, LOT NO. 24.

INSTRUMENT.	INSTRUMENT.	ITS DATE.	DATE OF REGISTRY.	GRANTOR.
	Patent	26 Feb 1839		Crown
17 M	B & Sale	26 Aug 1839	28 Aug 1839	Richard O. Duggan
27 H	B & Sale	16 Jan 1901	18 Jan 1901	George Carpenter wife
42 R	Mort	13 June 1704	16 June 1704	William Carpenter widow
583	Don of Mort	1 Apr 1915	12 Apr 1915	Henry H. Young
584	B & Sale	5 Dec 1854	13 Apr 1915	The Honourable George Moffatt and wife
1586	B & Sale	15 Apr 1905	17 Apr 1905	William Carpenter wife
965 Y	B & Sale	18 Dec 1906	27 Dec 1906	William Sinclair Davis and wife
9029	Agreement	28 Dec 1907	13 Apr 1907	Elizabeth Norton wife of H. L. Norton
7127 Y	B & Sale	1 Oct 1907	2 Oct 1907	Elizabeth Norton, wife of H. L. Norton
150	Mortgage			Harriett M. Flumerfelt wife of Joseph Sylvester Flumerfelt, her husband
9903 Y	Don of Mort	1 Apr 1910	15 Apr 1910	Harriett M. Flumerfelt
9960	B & Sale	1 Apr 1910	13 Apr 1910	Harriett M. Flumerfelt wife of Joseph Sylvester Flumerfelt
10120	Mortgage	1 Dec 1912	1 Dec 1912	William Henry Speers and wife

South of Chisholm Street

GRANTEE.	QUANTITY OF LAND.	CONSIDERATION OR AMOUNT OF MORTGAGE.	REMARKS.
Isaac Webster	All. 1/2 ac.		
George Moffatt	Lot 24. 1/2 ac.		
William Carpenter	" 1/2 ac.	\$275	
Henry H. Young	"	\$200	10th Land
William Carpenter		\$200	10th Land
George Carpenter	Lot 24. 1/2 ac.	\$31.50	
William Sinclair Davis	Lot 24.	\$1125	10th Land
Elizabeth Norton wife of Harriett L. Norton	Lot 24.	\$1325	10th Land
Joseph Sylvester Flumerfelt	Lot 24.	\$2525	10th Land
Harriett M. Flumerfelt, wife of Joseph Sylvester Flumerfelt	Lot 24	\$2500	10th Land
Harriett M. Flumerfelt		\$1500	10th Land
Harriett M. Flumerfelt & Joseph Sylvester Flumerfelt her husband		\$2000	10th Land
William Henry Speers	Lot 24.	\$2000	10th Land
John L. Smith, Spinster	Lot 24	\$2000	10th Land

3060 SENECA DRIVE - HERITAGE ASSESSMENT

4960	3+ lots	1 Apr 1910	13 Apr 1910	Harriett M. Thimerfelt and Joseph Thimerfelt
4960	mortgage	1 Feb 1912	1 Feb 1912	William Henry Speers and Speers his wife
4960	Grant	20 Feb 1924	1 Apr 1924	William Henry Speers and Mark Dawson
4960	Grant	20 Feb 1924	1 Apr 1924	Mark Dawson
4960	Grant	1 Apr 1929	5 Apr 1929	Mark Dawson and wife
4960	Grant	20 Sept 1946	1 Oct 1946	Edward Baker
4960	Grant	1 Sept 1949	1 Sept 1949	Mark Dawson and wife
4960	Mortgage	31 Aug 1949	1 Sept 1949	Kathleen Beverly Oliver
4960	Grant	1 Aug 1951	3 Aug 1951	Frederick William Oliver and Kathleen Beverly Oliver
4960	Grant	1951	3 Aug 1951	Mark Dawson
4960	Grant	16 Aug 1954	7 Sept 1954	Mark Dawson
4960	Grant	26 Aug 1954	31 Aug 1954	Mark Dawson

William Henry Speers	Lot 24.	\$2000.	rather lots
John L. Smith, Spinter	Lot 24	\$2000.	rather lots
William Henry Speers	Lot 24	\$1.75	rather lots
Mark Dawson	Lot 24	\$5500.	rather lots
Mark Dawson	Lot 24	\$5500.	rather lots
Edward Baker	Lot 24	\$2700.	rather lots
Mark Dawson	Lot 24	\$2700.	rather lots
Kathleen Beverly Oliver and Frederick William Oliver her husband joint tenants.	Part of lots 24 & 25	\$1.40.	
Mark Dawson	Part of lots 24 & 25	\$500.	20-10-64
Donald A. Allan	Part of lots 24 & 25	\$1100.	With building agreement: Comp. in SE limit Chisholm St 1/4" N from limit lot 24 & 25 thence N 100° SE 2 02' S by 100' NW 20' 8'
Frederick William Oliver and Kathleen Beverly Oliver	Part of lots 24 & 25	\$1100.	same as 4
Kathleen Beverly Oliver & Frederick William Oliver	Part of lots 24 & 25	\$1100.	same as 4
Mark Dawson & Florence Maggie Dawson, his wife, as joint tenants	Part of lots 24 & 25	\$1100.	same as 4

from B. 101 B Bronte

VILLAGE OF BRONTE.

No.	INSTRUMENT.	DATED.	REGISTERED.	FROM.
163	Plan 12938 BY 1934 OCT. 18, 1961 JAN. 11, 1962 AMALGAMATION RE OAKVILLE - TRAFALGAR	12 May 1913 26 Apr 1919	18 Aug 1913 13 May 1919	W. H. Speers - own J. W. Eld. J.
SEE PLAN 188				
continued from folio 1115A.				
680-1				
689-1	Mortgage	25 June 1954	10 Sept 1954	Frederick William Oliver & Kathleen Beverly Oliver, his wife
8254/101M	certificate	14 July 1955	2 Aug. 1955	Leslie H. Frost, Treasurer of Ontario
705	By Law 224-58	2 Apr 1955	5 May 1955	re planning act
722	By Law 125-30	2 Apr 1955	2 Jan 1959	continued union
97242	Dis. pt. Mot.	—	19 May 1959	Jrda Martha Hurston, widow. Lorne Barlett & The Canada Trust Co. Exors. Leslie H. Frost
97472	Grant	6 Jan 1959	25 May 1959	Frederick William Oliver & Kathleen Beverly Oliver, his wife
119711	Mortgage	16 Jan 1961	16 Jan 1961	Kathleen Beverly Oliver wife of Frederick William Oliver & said Frederick William Oliver

Lot No. 30 Plan 163

TO.	ACRES.	DESCRIPTION, &c.	CONS. OR A MC
—	—	Lot 30 Lot 30	
Lot 24 South of Chisholm Street			
Leslie L. Hurston DIS'D 120019		Part lots 24 & 25, contg. in S.E. limit Chisholm St. 16 108' 5 1/2" N. from limit of lot, then N 74° 11' S. E. 202' 10" S. 86° 5 1/2" W. 202' Pt. dead 97242	
Estate of Leslie H. Hurston		Part of lots 24 & 25 as in 689-1. further land	
re: annuities granted by		re: annuities granted by	
Frederick William Oliver & Kathleen Beverly Oliver		Part lots 24 & 25, contg. in S.E. limit Chisholm St. 16 108' 5 1/2" N. from limit of lot, then N 74° 11' S. E. 202' 10" S. 86° 5 1/2" W. 202' Pt. dead 97242	
Adrian Fournier		Plots 24 & 25 description same as in 97242	
John F. H. Lawrence		see recital	
DIS'D 158036		Plots 24 & 25, contg. in S.E. limit Chisholm St. 16 108' 5 1/2" N. from limit of lot, then N 74° 11' S. E. 202' 10" S. 86° 5 1/2" W. 202' Pt. dead 97242	
		see recital	

3060 SENECA DRIVE - HERITAGE ASSESSMENT

119711	Mortgage	16 Jan 1961	16 Jan 1961	Beverly Oliver his wife Franklin Beverly Oliver Wife of Frederick William Oliver said Frederick William Oliver	John F. H. Lawrence	see serial pt lot 24025 from SE limit Chisholm 41'11" 34" NW from limit lot 25 12' 10" NW 47'11" SE 20' 30" 6 3/4" S by 79' 3 1/2" NW 20' 1/2" 1/2" from	\$
120019	See Mortgage	23 Jan 1961	26 Jan 1961	Heda Martha Skirson Lane Barlett and the Canada Trust Company etors of estate of Heda J. Skirson deceased	Federick William Oliver and Kathleen Beverly Oliver his wife	DIS'D 158036 see serial from 689	\$
0736	Certificate	29 Sept 1961	2 Nov 1961	James H. Allen, Treasr Ont.	Est of Florence Dawson	pt lot 23024 as in 680	\$
133411	Rec Deposit	13/206 (re Dawson)					
133411	OCT. 18. 1961 JAN. 11. 1962						
ALGAMATION RE OAKVILLE - TRAFALGAR							
15648	Agmt Right of Way	16 Nov 1962	29 Nov 1962	Frederick William Oliver & Kathleen Beverly Oliver	United Gas Limited	Part lot 24. Comp in S.E. lin. Chisholm St. 110 5/8" N by ft. lin. bet. 1.0 25' 21", then S.E. 20' 10" N 45' N.W. 20' 5" S 4' 5"	\$
6209	Grant	11 Dec 1962	14 Dec 1962	Mark Dawson	Robert E. Mac Donald & Etta Mae Mac Donald as joint tenants	Part lots 23 & 24. Comp in S.E. lin. Chisholm St. 110 5/8" 30' 10" S.W. ft. lin. bet. 23 & 24 then S.E. 20' 10" N.E. 22' 3" N.W. 20' 4' 8" S.W. 23' 4' 1/2"	\$
6210	Mortgage	12 Dec 1962	"	Robert E. Mac Donald & Etta Mae Mac Donald, his wife Kathleen Beverly Oliver & Frederick William Oliver	Mark Dawson	Part lots 23 & 24 as in 146209	\$
8035	Mortgage	27 Sept 1963	4 Oct 1963	John F. H. Lawrence	John F. H. Lawrence	Part lot 44 another pt as in 119711	\$
8036	Wls of Mort	1 Oct 1963	4 Oct 1963	John F. H. Lawrence	Kathleen Beverly Oliver & Frederick William Oliver	DIS'D 76320 Mort 119711	\$
						could be 336 C B. B. B.	

SHEET NO.

SHEET NO. 336

LOT NO. 24

LOT NO.

PLAN NO.

PLAN NO.

S. HART & CO.
LIMITED
Noted
ONE
COLOR
RECYCLED
NO. H 9182

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	REMARKS	CONSIDERATION
176320	Dis Mort	16 Nov 1964	23 Nov 1964	John F. H. Lawrence	Kathleen Beverly Oliver + Frederick William Oliver, her husband.	Mort. 158035 Disd 233168	
176321	Mortgage	29 Oct 1964	23 Nov 1964	Kathleen Beverly Oliver + Frederick William Oliver her husband.	John F. H. Lawrence	Plot 24 & other lot com. SE 1/4 from Chisholm st. 110' 3 1/2" N 1/2 from line between lots 25 & 26. Thence N 1/4 by 77' 11" SE 203' 6 3/4" S 1/4 by 79' 3 1/4" N 1/4 by 202' 10" to p.o.c. as recited.	\$9,845.19
PT. OF LOTS 64 & 65							
M-11							

3060 SENECA DRIVE - HERITAGE ASSESSMENT



ServiceOntario

LAND
REGISTRY
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24756-0023 (LT)

PAGE 1 OF 1
PREPARED FOR NICOLA REID
ON 2014/06/10 AT 09:35:10

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 64-1, SEC M11; LT 64, PL M11; S/T 145648.; TOWN OF OAKVILLE

PROPERTY REMARKS: PLAN M11 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/03/25

OWNERS' NAMES
GREEN, ROBIN JAMES
GREEN, JENNIFER LOUISE

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/03/22 **						
BL708	1958/05/05	BYLAW				C
145648	1962/11/29	TRANSFER EASEMENT			UNITED GAS LIMITED	C
229779	1967/08/08	TRANSFER		*** COMPLETELY DELETED ***	HALLIWELL, MARY ANNABELLE	
REMARKS: AMENDED UNDER H399535 H399535 DOES NOT PERTAIN TO THIS DOCUMENT CORRECTIONS: 'REGN. NUMBER' CHANGED FROM 'H229779' TO '229779' ON 2008/10/14 BY JANE FOSTER.						
20BA151	1968/03/13	PLAN BOUNDRIES ACT				C
REMARKS: M11, 243775						
HR875904	2010/09/15	TRANSMISSION-LAND		*** COMPLETELY DELETED *** HALLIWELL, MARY ANNABELLE	HALLIWELL, MICHAEL NORMAN HALLIWELL, JOHN MARTIN	
HR876376	2010/09/16	TRANS PERSONAL REP	\$920,000	HALLIWELL, MICHAEL NORMAN HALLIWELL, JOHN MARTIN	GREEN, ROBIN JAMES GREEN, JENNIFER LOUISE	C
HR876377	2010/09/16	CHARGE	\$819,200	GREEN, ROBIN JAMES GREEN, JENNIFER LOUISE	CIBC MORTGAGES INC.	C

Memorial, to be Registered, pursuant to the Statute, of an Indenture of Bargain and Sale, dated the twenty sixth day of August in the year of our Lord One Thousand Eight Hundred and thirty nine, made BETWEEN Richard Oliver Duggan of Hamilton, in the Gore District, and Province of Upper Canada, Esquire and Caroline Duggan, Wife of the said Richard Oliver Duggan of the one part; and George Moffatt, of the City of Montreal, in the Province of Lower Canada, Esquire, of the other part -

or the ~~Other Part~~; whereby the said Richard Oliver Duggan for and in consideration of the sum of Two hundred and fifty pounds of Lawful Money,

of the Province of Upper Canada, did grant, bargain, sell, alien, transfer, convey, enfeoff and confirm, unto the said George Moffatt his heirs and Assigns, all the certain Parcel or Tract of LAND and Premises, situate lying and being in the Town of Bronte, in the County of Halton in

the District of Gore, in the Province of Upper Canada, containing by admeasurement, Eighteen Acres and three Quarters of an Acre be the same more or less, which said parcels of land, may be otherwise known as follows, that is to say, being composed of Park lot Number Thirty-two North of Chalmers Street, containing Five Acres; - Park lot Number Twenty-five and Twenty-six South of John Street containing Six Acres; - and Park lot Number Thirty-three South of the Concession Road, containing Seven Acres and three Quarters of an Acre - All in the said Town of Bronte - And also all and singular that certain Parcel or Tract of Land and Premises, situate, lying and being in the Town of Bronte in the County of Halton, in the District of Gore, and Province of Upper Canada, containing by admeasurement half an Acre be the same more or less; which said Parcel of Land may be otherwise known as follows, that is to say being composed of Lot Number Twenty-four, on the South side of Chesholm Street, in the said Town of Bronte -

TOGETHER will all and singular the tenements, hereditaments and appurtenances thereunto belonging: To have and to HOLD THE SAME, free and clear from all incumbrances, whatsoever unto and to the use of the said George Moffatt his heirs and Assigns FOREVER; subject nevertheless to the

provisos, reservations, and conditions expressed in the original grant thereof from the Crown. Upon which Indenture is endorsed a Certificate of Confirmation of a Clause whereby the said Caroline Duggan has released unto the said George Moffatt all claim or right of dower which she had or might have of and in the lands therein contained, in the event of surviving her said husband -

Witness my Hand and Seal the twenty sixth day of August in the year of our Lord one thousand eight hundred and thirty nine -

Witness my Hand and Seal the twenty sixth day of August in the year of our Lord one thousand eight hundred and thirty nine -

Signed and Sealed in the Presence of

Robt. P. Brooks
Wm. Stevenson

R. Duggan

Memorial with Dower. — (249 printed words.)

[Sold by Thomas Maclear, 46, Yonge Street.]

A Memorial to be registered, of an Indenture, TRIPARTITE, made the
Fifth — day of ~~October~~ ^{December} one thousand eight hundred and fifty four
in pursuance of the Act to facilitate the conveyance of real property, Between
The Honorable George Moffatt of the City of Montreal
in the District of Montreal, and Province of Lower
Canada Merchant —

Sophia Moffatt — of the first part,
wife of the said party of the first part, of the second part, and George Carpenter
of the Village of Bronte in the County of Halton
and Province of Upper Canada Labour —

Whereby the said party, of the first part, in consideration of ~~Thirty one pounds~~ ^{of the third part,}
~~five shillings~~ ^{of lawful money of Canada,}
then paid by the said party of the third part to the said party of the first part, the receipt
whereof is hereby acknowledged, did grant unto the said party of the third part, ~~his~~
all his estate right title interest whatsoever of and in
heirs and assigns for ever, all and singular, ~~the certain parcel~~ ^{of land, situate, lying,}
and being in the Village — of Bronte —
in the County of Halton and Province of Upper Canada —
and Province of Canada, containing by admeasurement half an acre better
or less more or less, which said parcel of land may be known
known as follows that is to say being composed of Lot number
Twenty four on the south side of Chesapeake Street, in the
Village of Bronte —

To have and to hold the said above granted premises unto the said party of the third part,
his heirs and assigns, to and for his and their sole and only use, for ever. And
by the same Indenture it is witnessed, that the said party of the second part, wife of the
said party of the first part, hereby barred her dower in the said lands, which said Indenture
is witnessed by James Davison —

of the City of Montreal — Gentleman
and by Alexander Ross Buchanan of the same place, Gentleman

And this Memorial thereof is hereby required to be registered by me the said grant or
grantee named —

Witness my hand and seal the fifth day of December
in the year of our Lord one thousand eight hundred and fifty four —

Signed and Sealed in the Presence of
James Davison
of Montreal Gentleman
A. S. Buchanan of Montreal
Gentleman

SECTION	M-11	VOLUME	PARCEL	64-1	FOLIO
Originally and	Under Application D.				
Recently	FREDERICK WILLIAM OLIVER, Constable, and				
Parcel 64-1	KATHLEEN BEVERLY OLIVER, his wife, both of the Town of Oakville,				
Section M-11	as Joint Tenants,				
	are the owners in fee simple with an Absolute Title of:				
	Lot 64 on Plan M-11 (Halton) registered in the Office of Land Titles, Milton.				
	SUBJECT TO a Right-of-Way in favour of UNITED GAS LIMITED over				
	the westerly 5 feet of Lot 64 as more fully set out in Instrument Number 145648, Oakville.				
	The Title of the said owners is subject to:-				
	1. The exceptions and qualifications in The Land Titles Act.				
	2. Instrument Number 708, Bronte, Registered 5th May 1958, being				
	By-Law 224-58 of the Corporation of the Village of Bronte, passed 24th April 1958, amending				
	By-Laws 146-56 and 149-56 Re: an area of subdivision control.				
	3. Mortgage Number 176321 Oakville, dated 29th October 1964,				
	registered 23rd November 1964 from KATHLEEN BEVERLY OLIVER and FREDERICK WILLIAM OLIVER to				
P. J. Guiry, A.M.	JOHN F. H. LAWRENCE for \$9845.19 and interest at 7½ per annum, balance due 5th November				
	1968 payable as therein provided and subject to the provisions therein contained.				
	Dated at Milton 3rd November 1965.				
	P. J. Guiry				
	Authorized Signing Officer				
	<div style="border: 1px solid black; padding: 5px; text-align: center;"> PLAN UNDER THE BOUNDARIES ACT. PLAN DA 151 REGISTERED 13th March 1968 AS PLAN A7-11 CHANGES THE TRUE LOCATION ON THE GROUND OF THE BOUNDARIES OF THIS PARCEL PURSUANT TO AN ORDER OF THE DIRECTOR OF TITLES UNDER THE BOUNDARIES ACT AND 31st May 1967. </div>				
	By Transfer 2695 (Grant 229779 Oakville dated 1st August 1967 registered 8th August 1967), the				
	above parcel was transferred to JOHN FRANK HALLIWELL of the Town of Oakville in the County of				
	Halton, Store Manager, and MARY ANNABELLE HALLIWELL, his wife, as Joint Tenants.				
Amended under 399535	Q.O.L.R.				
Realty Working	By Charge 2695 (Mortgage 229750 Oakville dated 4th August 1967 registered 8th August 1967),				
	the above parcel was charged in favor of JOHN F. H. LAWRENCE of the Town of Oakville in the				
	County of Halton, with the payment of \$11,378.29 as therein provided, interest at 4½ per				
	annum and subject to the provisions therein contained.				
	By Charge 2697 (Mortgage 229741 Oakville dated 4th August 1967 registered 8th July 1967), the				
	above parcel was charged in favor of FREDERICK WILLIAM OLIVER of the Town of Oakville in the				
	County of Halton, Chief Constable, and KATHLEEN BEVERLY OLIVER his wife, on joint account.				

CONTINUED ON FOLIO 2

BIBLIOGRAPHY

SOURCES:

Oakville Historical Society
110 King, Oakville, ON L6J 1B1

Bronte Historical Society
7 West River, Oakville, ON L6L 6N9, Canada

City of Oakville Zoning By-Law 2014-014 Zoning Map, <http://maps.oakville.ca/gxmaps/Default.aspx?map=map05>

Photo of George Moffatt, McCord Museum – <http://www.mccord-museum.qc.ca/en/collection/artifacts/I-3716.1?Lang=1&accessnumber=I-3716.1>

Photo of Frederick W. Oliver, Trafalgar Township Historical Society Digital Collections - <http://images.ourontario.ca/TrafalgarTownship/2331932/page/11?n=>

Phillip Brimacombe The Storey of Bronte Harbour HOakville Historical Society & The Boston Mills Press.1976

Land Registry Records, Halton Land Registry Office #20 Records

Oakville Heritage, Bronte Village Heritage Resources Review and Strategy; Heritage Planning Services Town of Oakville. September 2011

Google Maps,
maps.google.ca

Dictionary of Canadian Biography,
http://www.biographi.ca/en/bio.php?id_nbr=4602

Trafalgar Township Historical Society
<http://www.tths.ca/>

ALEXANDER TEMPORALE CV

Alexander Temporale, B.Arch., O.A.A., F.R.A.I.C, CAHP

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of one of the first heritage districts in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase

in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. Below are other previous offices held:

Current Offices

- > Perspectives Editorial Committee, O.A.A.
- > CAHP Director, Chair of the Communications Committee

Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada

3060 SENECA DRIVE - HERITAGE ASSESSMENT

Heritage Assessment and Urban Design Studies

- > 491 Lakeshore Road (Captain Modern Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook (Old Bradford Highschool) Heritage Assessment, Simcoe County District School Board
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario
- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage
- > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
- > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
- > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage

Assessment

- > 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- > Brampton Four Corners Urban Design Study (Stark Temporale)
- > Erindale Village Urban Design Study (Stark Temporale)
- > Oakville Downtown Urban Design and Site Plan Guidelines Study
- > Burlington Downtown, Urban Design and Façade Improvement Study
- > Burlington East Waterfront Study
- > Victoria Park Square Heritage District Study, Brantford
- > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- > Brant Avenue Heritage Conservation District Study, Brantford
- > Urban Design Guidelines for Infill Development, Town of Oakville
- > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- > Kennedy Road, Victorian Farmhouse Study, City of Brampton
- > Chisholm Estate Feasibility Study, City of Brampton
- > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- > Urban Design Study Canadian General Tower Site, Oakville
- > Port Credit Storefront Urban Design Study (Townpride)

- > Port Credit Streetlighting Phases I and II, Lakeshore Road
- > Urban Design Study for the Town of Grimsby Downtown Area
- > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
- > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
- > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

Partial List of Heritage Restoration Projects

- > Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- > Adamson House Roof Repair, Mississauga
- > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate
- > Holcim Waterfront Estates Banquet and Conference Facility (Bell Gairdner Estate), City of Mississauga, Ontario
- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)

- > Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- > Port Credit Streetscape Improvements (Stark Temporale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappell Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.
- > Greenwood Residence, 1830's Renovation/Additions, Oakville
- > Reynolds Street, Heritage District 1940's Cape Cod Style Renovation/Addition, Oakville
- > Gray Residence, 1940's Cape Cod Style Addition/Renovation, (twin of Reynolds Street).
- > Uxbridge Museum Visitor Centre Design, Town of Uxbridge, (competition winner)