



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2019-115

A by-law to amend By-law 1988-077, being a by-law to designate certain property as a property of historical and architectural value and interest (114 Balsam Drive), for the property known as Balsam Lawn at 114 Balsam Drive.

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA), authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to: clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations;

AND WHEREAS the Council for the Town of Oakville on April 21, 1988 passed By-law 1988-077, being "A by-law to designate certain property as a property of historical and architectural value and interest (114 Balsam Drive)";

AND WHEREAS the Council for the Town of Oakville on June 12, 2017, after consultation with the Heritage Oakville Advisory Committee, approved a proposal to amend By-law 1988-077 to clarify the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes, to amend the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the OHA;

AND WHEREAS the Council for the Town of Oakville on June 12, 2017, pursuant to the requirements of subsection 30.1(4) of the OHA also authorized a Notice of Council's Intention to so amend By-law 1988-077 to be served on the owners of the lands and premises at 114 Balsam Drive and upon the Ontario Heritage Trust with an explanation of the purpose and effect of the proposed amendment and an indication that the owner may, within 30 days of receiving the Notice (by November 4, 2019), file notice of objection to the amendment with the Town Clerk setting out the reasons for the objection and all relevant facts;

AND WHEREAS no notice of objection to the proposed amendment was filed with the Town Clerk of the Town of Oakville on or before November 4, 2019;

AND WHEREAS pursuant to subsection 30.1(7) of the OHA, the Council of the Town of Oakville may now pass the proposed amending by-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the title of By-law 1988-077 be deleted and replaced as follows:

“A by-law to designate Balsam Lawn at 114 Balsam Drive as a property of cultural heritage value or interest.”

2. That section 1 of By-law 1988-077 be deleted and replaced as follows:

“That the following real property, more particularly described in Schedule “A”, is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

Balsam Lawn
114 Balsam Drive
Town of Oakville
The Regional Municipality of Halton”

3. That section 2 of By-law 1988-077 be deleted and replaced as follows:

“That the Schedules hereto form part of this By-law.”

4. That Schedule “A” of By-law 1988-077 be deleted and replaced with Schedule “B” attached hereto;
5. That Schedule “B” of By-law 1988-077 be deleted and replaced with Schedule “A” attached hereto;
6. That the Town Solicitor be authorized on behalf of the Town Clerk to cause a copy of this by-law to be served on the owner of the designated property and on the Ontario Heritage Trust; and to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 2nd day of December, 2019



Mayor

Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2019-115

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Balsam Lawn
114 Balsam Drive
PT LT 1, PL 1009, DESIGNATED AS PART 2, PLAN 20R21246
Town of Oakville
Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2019-115

STATEMENT OF SIGNIFICANCE

Description of Property – Balsam Lawn, 114 Balsam Drive

The property at 114 Balsam Drive is located on the northwest corner of Balsam Drive and Lakeshore Road East. The property contains the residence known as Balsam Lawn.

Statement of Cultural Heritage Value or Interest

Historical Value or Associative Value

Balsam Lawn has cultural heritage value for its historical associations with William Wass, a well-known local businessman. His many roles included: auctioneer, estate agent, stockbroker, notary public, accountant, acting magistrate, and farmer. In 1860, Wass and his wife Mary purchased the original 100 acre farm property, bounded by what is now Lakeshore Road, Allan Street, Macdonald Road, and Chartwell Road. Several years after building a 1 ½ storey farmhouse known as ‘Sunny Bank’, William quit farming and relocated the house farther north on the farm. They sold portions of the farm to fund the construction of the current house in 1878. The property remained in the Wass family through daughter Rebecca, a well-known business woman and philanthropist who remained in the house until her death in 1925.

The property is also associated with Cortlandt Freer and his wife Alice who lived on the property from the 1920s to the 1950s. A retired bank manager, Cortlandt had a dahlia farm on the property and named many of his varieties after local Oakville citizens. He maintained beautiful gardens around the house and named the property ‘Balsam Lawn’ for the large collection of balsam trees which, among pine and spruce trees, completely enveloped the property, making it barely visible from Lakeshore Road.

Design Value or Physical Value

The property is considered to have heritage value for its 1878 two-storey frame house built by master builder William Lee. While the house is decorated in the Italianate style, its symmetrical façade and low-sloped gable roof are remnants of the earlier Georgian period. The more intricate details indicative of the Italianate style include the paired cornice brackets with drop pendants, bay windows with bracketed cornice, arched windows, and elaborate hooded door surround. Unique to the era and the architectural style, Wass chose to build a frame house with clapboard siding rather than the more common brick being used at the time.

These architectural features have heritage value as excellent surviving examples of their kind and as a testament to the builder’s craftsmanship and skills. The building

is also significant as it is representative of William Wass himself – the design flaunted his financial success while retaining an air of propriety and solemnity.

Contextual Value

The property has contextual heritage value as a landmark home within the neighbourhood and along Lakeshore Road. The property is physically and historically linked to its surroundings and is a recognizable feature along the historically significant Lakeshore Road.

Prior to European settlement of this area, the lands were used by the ancestors of the Mississaugas of the Credit. The property is contextually significant as a reminder of not only the development of the area by Oakville's early residents like William Wass, but also of the land's association with Indigenous peoples for centuries prior to European settlement.

Description of Heritage Attributes

Key features of the property which embody the cultural heritage value of the Balsam Lawn house include the following attributes, as they relate to the north, east, south, and west exterior elevations of the two-storey frame house:

-) The orientation of the house to Lakeshore Road;
-) The two-storey T-shape form of the building with low pitched gable roof;
-) The horizontal wood cladding including associated wood corner trim;
-) Decorative wood cornice with paired brackets and drop pendants, wood soffits, and wood fascia;
-) The fenestration of the windows on the east, south and west walls;
-) Projecting bay windows on the east, south, and west elevations, including their shape and dimensions and all associated wood panels, trim, brackets, fascia, and soffits;
-) All of the historic 1/1 and 2/2 wood arched windows, including all associated wood sills, wood hood moulds, wood trim, and operable wood louvered shutters; and
-) The front entrance, including arched hooded door surround with decorative wood elements and large scrolled brackets, wood semi-circular transom window with etched glass, wood panelled door with oval window, and large operable wood louvered shutters.

The designation does not include the following elements of the house which are contemporary additions: the one-storey enclosed porch on the east side of the house and the one-storey enclosed porch on the west side of the house.