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RECEIVED
2023/10/18
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Ontario Heritage Trust

October 18, 2023

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

**Subject: Heritage Designation
By-law 2023-127
389 Lakeshore Road East, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2023-127 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

HERITAGE DESIGNATION

On October 16, 2023, Oakville Town Council resolved to pass By-law 2023-127 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Ecclestone House
389 Lakeshore Road East
PT LOTS 120 and 121, PLAN 113; TOWN OF OAKVILLE

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) within 30 days after the date of publication on the Town's website, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is November 17, 2023.

Further information regarding this designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext. 3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-127

A by-law to designate the Ecclestone House at 389 Lakeshore Road East as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law ("the Property") contains the cultural heritage resource known as the Ecclestone House;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on August 14, 2023, has caused to be served on the owner of the lands and premises at 389 Lakeshore Road East, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Ecclestone House at 389 Lakeshore Road East as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town's website in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by September 15, 2023, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule "A" to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 16th day of October, 2023

Rob Burton Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2023-127

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

Ecclestone House
389 Lakeshore Road East
PT LOTS 120 and 121, PLAN 113; TOWN OF OAKVILLE

PIN: 24812-0081

SCHEDULE "B" TO
BY-LAW 2023-127

STATEMENT OF SIGNIFICANCE

Description of Property

The property at 389 Lakeshore Road East is located on the north side of Lakeshore Road East, between Douglas and Watson avenues in the Brantwood neighbourhood. The property contains a circa 1909 one-and-a-half storey frame cottage.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as an example of a summer cottage with Tudor Revival architectural influences. The home was built around 1909 and was designed by J.H. Stanford, with characteristics of Tudor Revival such as its low-slipped roof, wooden shingle cladding, recessed entry, half-timbering with stucco in the front gable, and bell-cast overhang with exposed eaves.

Historical and Associative Value

The home has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood'. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The original homes, including the subject house, were built with influences from the Arts and Crafts era, creating a defined look for the subdivision. The property also has direct associations with: Walter Valentine Ecclestone, a major employee at the T. Eaton Company in Toronto who had the house built when he owned the property; J.H. Stanford, a prolific architect out of Toronto who designed the summer home for Ecclestone; and Adrian Dingle, the Canadian artist who grew up in the house.

Contextual Value

The subject property has contextual value because it defines, supports and maintains the character of the Brantwood neighbourhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The home is one of the earliest built in the Brantwood subdivision and is a prominent building on the street. As an anchor point in the Brantwood subdivision, this house helps to define the original Arts and Crafts aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood. The property also supports and maintains the historical residential

character of the nearby First and Second Street Heritage Conservation District across the street.

Description of Heritage Attributes

Key heritage attributes of the property at 389 Lakeshore Road East that exemplify its cultural heritage value, as they relate to the one-and-a-half storey house, include:

- The massing and form of the building with its low-sloped roof with steep peaks and west-facing dormer;
- Horizontal wood siding and cedar shingle cladding;
- Half timbering with stucco in the south gable;
- Recessed front entry under enclosed front porch;
- Bell-cast second-storey walls with exposed eaves beneath on front elevation;
- Fenestration on all elevations, excluding the east dormer;
- The use of multipaned windows throughout the house, based on the historic window designs; and
- Wood window surrounds, including lintels, sills, and trimwork.