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HERITAGE DESIGNATION BY-LAW

On November 25, 2024, Oakville Town Council resolved to pass By-law 2024-178 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:

McNiel House
176 Douglas Avenue
LOT 113, PLAN 113; TOWN OF OAKVILLE

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2024/11/29
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Ontario Heritage Trust

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 January 2, 2025.

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.

Issued at the Town of Oakville on November 27, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-178

A by-law to designate the McNiel House at 176 Douglas Avenue 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 McNiel House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 176 Douglas Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the McNiel House 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 October 28, 2024, 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 25th day of November, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-178

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

McNiel House
176 Douglas Avenue
LOT 113, PLAN 113; TOWN OF OAKVILLE

SCHEDULE “B” TO BY-LAW 2024-178

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 176 Douglas Avenue is located on the west side of Douglas Avenue between Sumner Avenue and Palmer Avenue in the Brantwood neighbourhood. The property contains a two-and-a-half storey brick house known as the McNiel House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The McNiel House has design and physical value as a representative example of an Edwardian Classicism style house. This style emerged in the early 1900s as a reaction against busy Victorian architecture and emphasized simplified, balanced, and formal composition. The home was built between 1912 and 1913, with characteristics of Edwardian Classicism architecture such as: the massing and form of the two-and-a-half-storey hipped roofed building with asymmetrical façade; red brick cladding and brick chimneys; wide front porch with wooden columns, brick piers and wooden railings; the fenestration of windows and front door on the north, east, and south elevations, including the bay window on the south elevation and the Palladian window on the east elevation dormer. The house retains most of its original features and is an excellent representative example of the style.

Historical and Associative Value

The McNiel House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as ‘Brantwood’, an early 20th century subdivision of Oakville. The Edwardian era character of the house has contributed to the neighbourhood’s character over the last 100 years. Its presence contributes to the story of Oakville’s early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families.

Contextual Value

The McNeil House has cultural heritage value because it is important in defining and supporting the character of the area and helps to define and reflect the history and origins of this important subdivision known as Brantwood. The property is physically, functionally, visually, and historically linked to its surroundings. The house stands on a corner lot and is prominent in the neighbourhood. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. Early homes in the neighbourhood

like this one are key anchor points to Brantwood as they define and reflect the early 20th century origins of this important subdivision.

Description of Heritage Attributes

Key attributes of the property at 176 Douglas Avenue that exemplify its cultural heritage value as a house built in the Edwardian Classicism style, as they relate to the north, east, south, and west elevations of the original two-and-a-half storey house, include:

- The massing and square form of the two-and-a-half-storey hipped roofed building with hipped roof dormers, wide front porch and bay window on south elevation;
- Brick cladding and brick chimneys;
- Wide front porch with round wooden tapered columns, brick piers, wooden pickets and railings and wooden beams;
- Fenestration of windows and doors on the north, east, and south elevations;
- The presence of one-pane and one-over-one windows in the Edwardian Classicism style and the presence of a Palladian style window in the east dormer; and
- The presence of wooden panelled and glazed doors in the Edwardian Classicism style on the north and east elevations.