

Addendum 7 to Comments

May 04, 2021

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE OAKVILLE.CA

1) CAV A/063/2021

PLAN 1 BLK 78 LOTS 1,2

176 FRONT ST

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – RL3 SP:11

1. To permit two attached *private* garages.
2. To permit a vehicle entrance facing the *front lot line* of 5.24 m (westerly garage) and 1.72 m (easterly garage).
3. To permit a *minimum front yard* of 5.24 m (westerly addition) and 1.43 (easterly reconstruction).

Comments from:

Email/Letter of Supports:

Oakville Lakeside Resident's Association

109 Thomas Street
Oakville, ON L6J 7R4
416-567-9816
oakvillelakesidera@gmail.com

September 9, 2020

Mr. Mark Simeoni
Director of Planning
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Re. 176 Front Street, Oakville

Dear Mr. Mark Simeoni,

I am writing to you to express our support for the application by Mr. & Mrs. Rinas for improvements to their property 176 Front Street. This is a very special property of great importance to our community. The Lakeside Resident's Association board of directors has reviewed the submission and are pleased with the sensitivity that has been shown in protecting the character of our historic neighbourhood.

As a board we believe it is important to recognize the extensive challenges involved in a successful restoration of heritage and lakefront properties in Old Oakville. When we see local residents using a renowned local architect with a plan to not only maintain the original heritage portion of a home but give it new prominence, this is something to be encouraged and supported. We see numerous "for-profit" renovations undertaken in our neighbourhood where there is a lack of thoughtfulness and attention to detail that is required for a successful heritage restoration. In this application we have confidence in the individuals involved and their motivations to make this a successful project to ensure the long-term viability of this important property.

As residents of the area, many with heritage homes of our own, we understand some of the real challenges to keep the essence of a heritage home while making it relevant and functional for modern living. In this case, a unique property with 200' of street frontage but shallow depth, we support the use of two driveway entrances to allow adequate private parking. There numerous precedents of older homes in the neighbourhood with multiple driveway entrances. The low-profile garage entrances are sympathetic and defer to the original vernacular form. We appreciate that to gain additional living space they are extending the basement below the additions instead of extending the second floor of the

house. This is the type of smart planning that is sympathetic to the heritage character of the building and its surroundings. The use of the low, flat additions with traditional stonework lend improved prominence to the heritage home. From Lakeside Park, the new additions read as stone garden walls reflecting similar walls at the west end of the park at the Erchless Estate.

It is our opinion that the modern lines of the new additions are the correct direction for heritage restoration in that they reflect their own era rather than an attempt to mimic another. The depth of thought that has been brought to this design is to be admired. I appreciate your time to review our concerns and input.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Nibock', with a long horizontal flourish extending to the right.

Oakville Lakeside Resident's Association

George Nibock, President
Anya Cowan, Vice President
Dr. Bob Laughlin, Director
Chris Coderre, Director
Geoff Goddard, Director
Amanda Holden, Director
Hazel Cole, Director
Tom Puglsey, Director

cc. Mayor Burton
Councilor Dave Gittings
Councilor Janet Haslett-Theall