

Heritage Oakville Advisory Committee Meeting
May 18, 2021

Comments Received Regarding Item 4.1

Heritage permit application HP014/21-42.20F –
Demolition of existing wings and construction of new additions -
176 Front Street

From: Nicole [REDACTED]
Sent: Saturday, May 15, 2021 3:17 PM
To: David Gittings
Cc: Town Clerk
Subject: Fwd: 176 Front Street

Hi David

Please find attached a letter regarding my concerns to the recent proposal to Heritage Oakville, regarding 176 Front Street.

I believe there is a consensus among Old Oakville Heritage district home owners, which feel that the plans for addition to the property would over whelm the property and might even endanger it structurally, as well as deviating from precedent as it determines to make a very modern addition the focal point of this property.

If you could ensure that my letter is circulated to the members of Heritage Oakville prior to the meeting, we would feel that we at least had some input.

Sincerely

Nicole

Sent from my iPad

Begin forwarded message:

From: Nicole [REDACTED]
Date: May 15, 2021 at 2:06:17 PM EDT
To: susan.schappert@oakville.ca, carolyn.van@oakville.ca
Cc: Jane Hawkrigg [REDACTED], Claudette Shaw [REDACTED], oakvillelakesidera@gmail.com, [REDACTED]
Subject: 176 Front Street

Fellow Historic district friends, OLRA board and Town staff

As a former OLRA board member and specifically former Heritage representative of the board during a period of 5 years, I'd like to take this opportunity to speak to the current proposal which intends to reimagine 176 Front street.

As an owner of a historic property in the First street and Second street district, it has become apparent to me that most recently, there has been a leaning towards a much more modern interpretation of what the heritage act deems appropriate for additions and infill structures. This is most likely due to the fact that currently the housing market is experiencing a modernist renaissance. The Heritage Act, and subsequent guidelines were created to ensure that Heritage districts and specifically significant landmark properties such as 176 Front street would be protected from market driven interests.

The guidelines state, "the applicant will consult with the Town staff to ensure that a proposal will be sympathetic to the districts character".

I just now saw the final rendering for the above property. I realize I am late in submitting but hopeful that somehow this email can be forwarded to the Heritage Advisory Committee for their meeting on May 18th at 0930.

After viewing the plans for 176 Front Street, and as a resident of Thomas Street, this property street scape is in my sight line completely and I have to take issue with the stone cladding. In my view it totally overwhelms the original property and is far too dominant. Given that all the surrounding houses for the most part are wood or stucco this addition with all the stone cladding is not in keeping with the original character of the neighbourhood. I appreciate that there is similar stone at the Museum property but it does not overwhelm like this particular addition feature.

Also, I do find it very sad that in order for this addition to go forward two very majestic trees have to be removed.

As someone in a heritage home who has to get permission to paint my front door I find it ironic that the plan as presented is appropriate.

I will be very sorry to see this go forward as is.

Sincerely,

Grace Cowan

From: lizcraig lizcraig [REDACTED]
Sent: Saturday, May 15, 2021 4:50 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: 176 Front Street

I would like to oppose the suggested Reno at above property. It is not in keeping with the existing landscape.

Rgds

Liz Craig

[REDACTED] Kilmer Dr Unit [REDACTED]

Burlington

Ontario

[REDACTED]

From: Simon Scott [REDACTED]
Sent: Saturday, May 15, 2021 4:56 PM
To: Town Clerk
Subject: Re: 176 Front. St., Heritage Committee application

Dear Heritage Committee Members

I am writing to express opposition to the application by Rinas to Heritage Committee (hearing next Tuesday), Committee of Adjustments and Council for approval of additions to and demolition of part of this property.

I reside in a Heritage designated house at [REDACTED] Navy St, Oakville, ON [REDACTED], which is approximately three blocks from 176 Front St. And I am a former President of the Oakville Lakeside Residents Association and a former chair of the Oakville Committee of Adjustments. In those capacities I, and others, have worked hard for many years to support and implement the Heritage Bylaw.

I do believe the letter of September 9, 2020 from the OLRA expressing support for the application should not have been sent without reference to the membership because of the crucial importance to the lakeside Heritage District of this property. I would have appeared and advocated in opposition if that consultation had taken place. I believe the letter should be withdrawn and consultation with OLRA members should take place.

The scope and nature of the changes and building additions are so extensive and radical that they represent a dramatic threat to the intent and purpose of the Heritage designation in this area. The street front appearance of the proposed garages is in conflict with the other 19th. Century buildings in the immediate area, including my own. The immense extension proposed is so out of character with most of the buildings in the area that it would become a precedent representing a threat to the intent of the Heritage district. The huge extension will be viewed directly from the west side by the numerous users of Lakeside Park and I note that one of the Town's published Heritage Attributes includes "significant views or vistas to.... a protected heritage property". The street front of the building will no longer be a Heritage Property but will become a mere facade. The purpose of the Heritage designation of this district is to preserve and value the characteristics of the area and is I suggest more than to simply preserve the front facade of area buildings. There is a risk that approval may result in abandoning the intent expressed by Council in adopting the bylaw for the "conservation and promotion of heritage resources in Oakville".

Yours truly
Simon Scott

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Simon B. Scott
[REDACTED] Navy Street
Oakville, Ontario [REDACTED]
CANADA
[REDACTED]
[REDACTED]

From: Claudette Shaw [REDACTED]
Sent: Sunday, May 16, 2021 9:28 AM
To: Town Clerk
Cc: Claudette Shaw
Subject: 176 Front Street: The James McDonald House

I am a resident at [REDACTED] William Street: The Scotch Kirk 1850-1887.
I served on the Oakville Heritage Committee for several years.

I would like to speak about the history of James McDonald and his house at 176 Front Street; built in 1837.

James McDonald came from Scotland as a carpenter to Oakville to work on the construction of the piers at Oakville Harbour in 1829. In Oakville “he was to excel as a builder of graceful, well-proportioned buildings, his own home exemplifying some of the finest Neo-Classic characteristics in all of Oakville”¹. His home was one of elegance and prominence sitting high on Front Street. The house also had an orchard to the rear adding to its pastoral setting by the lake.

The original house that James McDonald built in 1837 was a timber frame, 2 storey dwelling. “The stucco exterior finish on this well-proportioned frame dwelling and the flanking chimneys rising within the gable walls both serve to underscore the symmetry of the imposing ten bay facade.”² Modern additions to this significant Historic home within the Historic District would greatly distort its importance. The integrity of the Heritage homes in the Heritage district are to be respected. We have Heritage guidelines which when adhered to protect this respect and integrity of the original homes and the surrounding landscape.

James McDonald and his descendants lived in the original house until 1939 (102 years).

Respectfully,
Claudette Shaw

1,2Old Oakville, David and Suzanne Peacock

From: brucehmacdougall [REDACTED]
Sent: Sunday, May 16, 2021 10:05 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Subject: 176 Front Street Heritage Permit Application

Heritage Advisory Committee,

My wife and I wish to raise our strong concerns over the construction application as it reads today, regarding the above Heritage property. We believe that it does not follow the architectural guidelines that are apparently guiding our projects within this area.

I don't recall that square windows and the brick style were common when this area was initially established. We along with dozens of other local residents are tired of the “Exceptions” that seem to be allowed, with little regard to the public wishes. In addition, earlier today was the first that we heard about the details regarding the project.

I'll be checking into the reasons why this specific permit was allowed to go as far as it has, with limited public knowledge.

In addition, we wish to participate in the Tuesday town meeting.

Bruce and Mary MacDougall

King Street, Oakville.

From: DONNA YOUNG [REDACTED]
Sent: Sunday, May 16, 2021 3:06 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: 176 Front Street Heritage Permit Application

Re: 176 Front Street
Heritage Permit Application

This landmark Victorian property, 176 Front St, transitions the Town of Oakville, Lake Ontario and the public Lakeside Park. The prime location and high visibility of the property within the old town heritage setting requires that it remain in keeping both aesthetically and historically with the neighbouring properties. Unfortunately the proposed changes presented in the permit application are neither aesthetically nor historically appropriate and cannot be supported.

Sincere regards,

Donna Young

From: D Ross McTavish [REDACTED]
Sent: Sunday, May 16, 2021 3:10 PM
To: Town Clerk
Cc: David Gittings
Subject: Submission for Oakville Heritage Advisory Committee meeting May 18, 2021

We are sending this submission to express our opposition to Heritage Permit Application HP014/21-42.20F and the proposed changes to 176 Front Street.

The historic home at 176 Front Street is one of the most important heritage residences in Old Oakville. Further, its location beside Lakeside Park, along Front Street and at the bottom of Thomas Street makes it one of the most visually prominent homes in our Heritage District.

We are very disappointed to see that Heritage Planning Staff has recommended that the Heritage Advisory Committee approve this application as it clearly does not adhere to key guidelines of the "Old Oakville Downtown Residential Area Heritage Conservation Plan". In particular:

3-1 That the present character of the district be maintained or enhanced through careful control over construction, relocation and alteration to existing structures

3-2 (b) That construction materials should be visually sympathetic with existing buildings and streetscape yet appropriate given the design of the new structure.

The modern design of the new garages and additions, the flat green roofs, and horizontal grey aluminum-clad windows are not visually sympathetic nor compatible with the existing white stucco historical home. We vehemently disagree with the use of stone cladding on the garages and additions. This is a commercial look that is very trendy of late for the exteriors of new fast food restaurants and outdoor retail stores.

We believe that these proposed changes will greatly diminish the prominence of the original home within the overall building, and moreover, will dramatically alter the character of our Heritage District.

Further, if this application is approved, it will set a disastrous precedent for all future applications in the Heritage District.

Lastly, we would like to go on record that although we are members of the OLRA, we were neither made aware of nor consulted prior to the letter that was sent on September 09, 2020 by the OLRA Board to Mark Simeoni, Director of Planning in support of this application. We do not agree with the opinions stated in the letter particularly that "the modern lines of the new addition are the correct direction for heritage restoration".

We urge members of the Oakville Heritage Advisory Committee to reject this application.

Please acknowledge receipt of this email and its distribution to members of the Oakville Heritage Advisory Committee. Thank you.

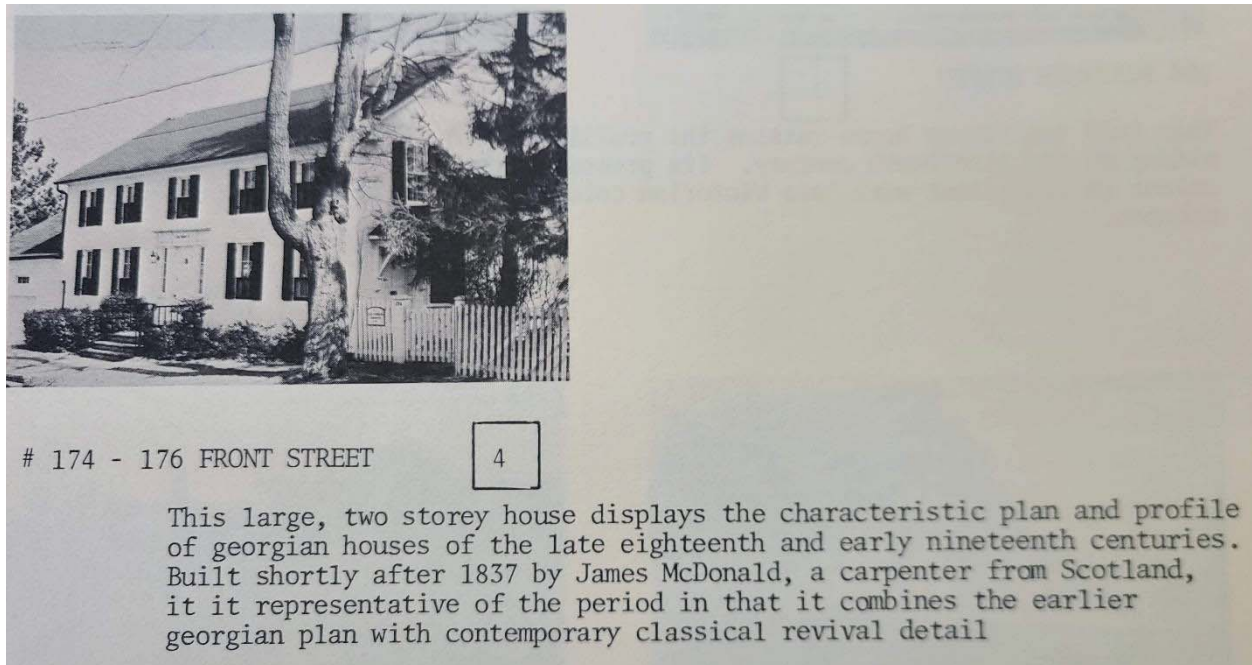
Ross & Trish McTavish
Navy Street
[REDACTED]

Submission to Heritage Review Committee, Tuesday, May 18, 2021 re 174-176 Front Street

From Stephen and Linda Hodd

My wife and I have been residents in the heritage district at [REDACTED] William Street since 1979. In 2015, we went through the heritage review process at this address, so we are familiar with its importance and the responsibility those on the committee have to be stewards of the downtown residential conservation district.

We are writing to the Heritage Advisory Committee in opposition to the development application for 174-176 Front Street. As preface to listing our reasons, we would like to refer to the Final Report of the Heritage Conservation District. On July 7, 1980 Oakville Town Council adopted and stipulated that the document was to be a policy document for the administration of alterations to buildings in the district". The above quote is from the Final Report which at the time was distributed to all the residents in the designated district. Included in the report was a photo and description of subject house.



In Section 3.2 of the Final Report of the Old Oakville Residential Heritage Conservation District Plan, states the following guidelines be approved and monitored to ensure compatibility of alterations to or relocation of existing structures as well as new structures with the existing built environment.

- "Scale in height and mass be compatible with surrounding buildings to ensure visual connectedness and existing sense of scale" 3.2a
- "Construction materials should be visually sympathetic with existing buildings and streetscape..." 3.2b

- “The distinguishing original qualities or character of a structure, or environment shall not be destroyed” 3.2d

For over 40 years now, the guidelines and processes in Heritage Conservation District has served to protect the streetscape that makes this area a pleasure for residents and visitors to enjoy. Knowing that planning and approval processes are in place that value visual connectedness has encouraged many to invest in maintaining and improving their properties with the knowledge that they were contributing to a unique streetscape with buildings of complementary style, materials, scale and mass. There are many excellent examples of successful alterations and additions where the homeowners worked with heritage review and town officials for common good.

Recently, approvals have been given to alterations that bring in more contemporary elements. While section 3.2h states,

- “Design, style, materials and colour for new construction to be considered on an individual basis on the premise that contemporary styles can be more appropriate on certain cases than emulating turn of the century designs.”

It has always been our understanding that this clause was added to provide some latitude to the homeowners with respect to these four elements taken individually, subject to heritage review approval. That approval should be based on the overall objectives of the first two clauses that speak to “visual connectedness” and “visually sympathy” with existing buildings and streetscape.”

Although we are members of the OLRA, the position outlined in their letter does not reflect our views and that of many others. Accordingly, we are writing directly to the advisory committee and will limit our comments for the sake of brevity by referring to the December 9, 2020 report from the town’s own Planning Services Department, with our comments in italics.

“The design is interesting architecturally and is a bold architectural move but not sure if it is a right fit for the heritage conservation district;”

*The whole purpose of creating the district was to guard against “pop-up” bold architectural statements which lay waste the idea of visual connectiveness. It is definitely **not** the right fit for the heritage conservation district. Furthermore, we can think of no streetscape in Oakville needing preservation than the paths through Erchless, Lakeside Park, the original house, the bandshell and along Front Street down to the “Worn Doorstep”.*

Acceptance of this bold design will visually diminish what the town has committed to preserving, and lead to a precedent that will for every more open the district to the type of development that cancels history, heritage and conservation as outdated concepts.

“the contemporary rear additions are supported because they are not easily visible from the street;”

The plans indicate rectangular single pane clerestory windows in the style of the rear addition that wrap around both sides of the house and book-end the facade of the house. Furthermore, the contemporary rear addition will be visible from the lake which should be given some consideration in view of boats of all sizes entering the harbour.

“mass and scale of the additions is compatible with the heritage house and surrounding buildings;”

Is there a chance there is a spelling mistake here and it should read, “incompatible”? This heritage house, which dates to 1837 is completely engulfed by the modern addition which is visible on all four sides.

“the street is one of the most well-travelled streets between two important parks and the house is an iconic structure nestled in the heritage districts between these two parks;

We couldn’t agree more.

“the character of Lakeside Park will be changed from pastoral to more rigid with the introduction of the west addition.”

This comment by the town staff speaks to “visual sympathy”, a core concept of heritage conservation districts.

We urge the advisory committee to consider the aims and objectives of the conservation district created over 40 years ago with respect to this application. Acceptance of the proposed plan will establish a precedent which will serve to destroy heritage conservation in Oakville.

The homeowner’s architect has done excellent work in this area and will no doubt be able to provide design concepts which will satisfy all stakeholders in the heritage district.

Stephen and Linda Hodd

From: Wendy St Thomas [REDACTED]
Sent: Sunday, May 16, 2021 4:31 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: 176 Front Street, Oakville. Heritage Permit Application

Attention: Heritage Advisory Committee.

I have been made aware of the application made for 176 Front Street and am extremely concerned about the proposed additions to this home.

Having been a resident of Navy Street for 24 years I am familiar with the surroundings of this historical area, and consider the design and materials proposed for these additions to be totally inappropriate.

Also, the loss of the mature spruce trees on the west side of the property would severely impact Lakeside Park and the general appeal of the area - a crime!

I am hopeful the Heritage Committee will not approve this application.

Wendy St Thomas

Sent from my iPad

From: kelsey mason [REDACTED]
Sent: Sunday, May 16, 2021 10:51 PM
To: Town Clerk
Subject: 176 Front Street Heritage Permit Application

To: The Heritage Advisory Committee

I am writing to say that I am disturbed at the drawings that show the proposed changes to this property. The changes are not in keeping with an important Heritage home. The windows proposed on the east side of the house are aluminum and of a design not in keeping with the time period of this home. I believe that the additions will destroy the heritage character of the home and destroy not only the home, but have a negative impact on Front Street and Lakeside Park which abuts the west side of the Heritage property.

Please do not accept this application. It needs to be redesigned.

Kelsey Mason

From: Mark Rochon [REDACTED]
Sent: Sunday, May 16, 2021 11:19 PM
To: Town Clerk
Subject: 176 Front Street Heritage Permit Application

To Whom It May Concern:

We are writing with regard to the demolition and construction application for 176 Front Street. We reside in the heritage area of Oakville and are of the view that renovations and construction in this area must strive to preserve the unique nature of the community. Having reviewed the application we suggest the following for your consideration:

1. That exterior building materials to be used in construction or renovation that can be viewed from Front Street and the park to the west of the property (front and side views) should replicate the existing cladding that is now visible from Front Street
2. That windows also visible from Front Street and the park to the west of the property should replicate the existing windows that face Front Street.

Sarah and Mark Rochon

■ George St.,
Oakville, Ontario

■

■

From: Helen Vaccaro ■
Sent: Monday, May 17, 2021 6:54 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: 176 Front Street Heritage Permit

I am a resident in this neighbourhood , and I would like to express my objection to this application. I have reviewed the sketch, and I feel it does not conform with the residential integrity of the street. I don't care for roof lines over extensions, in particular....too modern.

Please advise me of the status, once hearing has been heard.

Thank you

Helen Vaccaro

■ Robinson St, ■
Oakville , ■

From: Kate McManus ■
Sent: Monday, May 17, 2021 6:58 AM
To: Town Clerk
Subject: 176 Front Street

To whom it may concern in regards to 176 Front St.

I have just recently moved into the downtown Oakville neighborhood, purchasing a heritage home. I was diligent in keeping the character of my new home and it would have been easy and more cost efficient to change out all the historical windows but felt that would be a negative change to the property and the area. I recognized that although these would have been small changes it would have made a big impact on the character of my property and subsequent area.

I am disappointed in the proposed plans for 176 Front St., The house is an iconic heritage home and the current plans for it are very out of character for the area. I hope that Heritage will reconsider the current plans for those that would be more in keeping. I fully understand that one would like to take advantage of lake views but when buying a home in this area it does come with a certain amount of responsibility to maintain the heritage of the community.

Please reconsider.

Regards,
Kate McManus
[REDACTED] William Street
Oakville.

From: Julie Thompson [REDACTED]
Sent: Monday, May 17, 2021 7:12 AM
To: Town Clerk
Subject: 176 Front Street

Good Morning,

I would like to take this opportunity to voice my concerns over the proposed changes to 176 Front Street. I have lived in Oakville all of my life. Having lived my early years in Bronte with its unique charm and character. I would often come downtown with my grandmother for picnics and tours of the old post office. Canada does not have a long history but we are fortunate enough in Oakville to be able to share some of the historical buildings with those who visit. I have now moved to downtown Oakville into an historic home. I believe I am only the caregiver of this type of home and as such have an obligation to maintain its history as best I can. 176 Front Street is the gateway to both the waterfront and historic downtown Oakville. I am not opposed to updating and restoring any home - far be it for me to dictate what some should do to their property. But as an owner of an iconic home it is your responsibility and privilege to keep the charm and character alive. The proposed changes will dramatically change both the charm and character. WE CAN DO BETTER!! We are missing an opportunity to make this a truly remarkable property.

Let's go back to the drawing board and make changes better suited to this amazing home!!

Thank you very much
Sincerely

Julie Thompson
[REDACTED] William Street

From: Jane Hawkrigg [REDACTED]

Sent: Monday, May 17, 2021 8:03 AM

To: Town Clerk

Cc: Jane Hawkrigg ; David Gittings ; Cathy Duddeck

Subject: Submission for Heritage Oakville Committee in Advance of Tuesday, May 18th re 174/176 Front Street

Please find attached our written submission with comments regarding the application for heritage approval for 174/176 Front Street which is on the agenda for the Tuesday, May 18th meeting of the Heritage Oakville Committee.

We have also attached two questions for clarification that we would like to hear the answers to at the Heritage Oakville Meeting on Tuesday.

Could you please confirm receipt and ensure that this is distributed to members of the Heritage Oakville Committee in advance of tomorrow's meeting. Also, I (Jane) requested to be a delegate for this meeting last Friday and understand I will receive instructions for viewing the meeting and then participating at the appropriate time.

Thank you for your attention to this matter.

Sincerely,

Jane Hawkrigg and Jamie Macrae

[REDACTED] Navy Street

Submission to Heritage Oakville regarding 174/176 Front Street

Introduction

Our names are Jane Hawkrigg and Jamie Macrae. We live in the Old Oakville Heritage District at ■ Navy Street. We moved here in 1997 and undertook a significant renovation of our heritage home (built in 1831 by William Sumner). This renovation was recognized by the Town of Oakville for an Urban Design Award. I (Jane) have served as a Board member responsible for the Heritage file and as the President of the Oakville Lakeside Resident's Association in the 2000s and I (Jamie) have served as a member of the Oakville Lakeside Resident's Association in the 1980s when the Old Oakville Heritage District had just been established and as a member of Heritage Oakville Committee in the 2010s.

We have been long standing members of the Oakville Lakeside Residents' Association (OLRA). As OLRA members, we were not aware of the position that the Board of the Oakville Lakeside Resident's Association took on this application in a letter dated September 9, 2020 until almost nine months later on the 4th of May 2021 just before the Committee of Adjustment meeting of May 5th to consider a variance application for the property. The OLRA Board did not conduct any process of consultation with its members prior to the issuance of their letter and we are opposed to the position that they took on this application.

Our Position

We are not in favour of the proposed changes and alterations to the property at 174/176 Front Street as contained in the current application before you. The drawings that we have referenced in preparing our submission are part of the May 18th Heritage Oakville report – Version 10 Dated March 12, 2021 2nd SPA Submission.

From our perspective, the proposed changes, and additions to the property at 174/176 Front Street are not complementary as an alteration to the heritage home c. 1837 and are not sympathetic to the existing streetscape character as envisioned by the Old Oakville Heritage District Plan for which this home and property is an integral part.

While we appreciate that there is significant judgement involved in all decisions related to changes within a Heritage District, there are specific guidelines that must be considered within the planning framework established and approved by the Town of Oakville. We do not believe that what is currently proposed for alteration of the property at 174/176 Front Street is consistent with what is envisioned and planned for the Old Oakville Heritage District. We believe that a better design alternative exists to be more consistent with and sympathetic to both the Heritage District and this visually prominent historic home.

Rationale for Our Position

Role and Character of Old Oakville Heritage District Plan – An Important Consideration

The introduction section of the Old Oakville Heritage District Plan provides a clear view of the role and character of the District – Section 1.4; the Procedures section 3.1 reinforces this by stating that the present character of the District be maintained or enhanced through careful control over construction, relocation and alteration to existing structures and the Guidelines section 3.2 further reinforces the importance of the character of the District

Section 1.4 Role and Character Extracts

- Historically the main function of the area has been that of a residential community. During the 19th century, the area represented a portion of the Town's original plan of settlement based on the mouth of the Sixteen Mile Creek.
- ... provides an outstanding example of an era of architecture which significantly pertains to the Town's beginning.
- The area also contains important environmental and aesthetic characteristics that enhance the prestigious nature of the neighbourhood including the type of mature vegetation, the pedestrian scale of the streets and the degree to which the area acts as an attractive but complex unit
- It is the interaction of these elements that contribute to the area's unique character

Section 3.1 Procedures

- That the present character of the district be maintained or enhanced through careful control over construction, relocation, and alteration to existing structures

Section 3.2 Guidelines

- That the guidelines be monitored to ensure compatibility of alterations to existing structures with the existing built environment

Prominence of 174/176 as part of the Old Oakville Heritage District

The home at 174/176 Front Street was built in 1837 and is described in the District Plan as a large two storey house that displays the characteristic plan and profile of Georgian houses of the late eighteenth and early nineteenth centuries. The builder was James MacDonald a carpenter and the style of the house is described as representative of the period in that it combines the earlier Georgian plan with contemporary classical revival detail.

With its position on Front Street and at the juncture of three key blocks (Blocks 2, 3 and 10) within the Old Oakville Heritage District Plan, 174/176 Front Street is a very prominent historic home and property. It sits diagonally across from Thomas Street which is recognized in the District Plan for the cohesiveness of its historic buildings and the historic and archeological interest of the footpath into Lakeside Park. Front street is very narrow and an integral part of a pedestrian walkway system that connects Lakeside Park downward to Dingle Park. Given the prominence of 174/176 within this area, we would argue that any proposed changes or alterations to the property must consider not only the impact on this historic house but also the extent to which it is sympathetic to the historic and as described by one member of Heritage Oakville, pastoral streetscape.

Guidelines for Alteration to Historic Buildings and New Construction

As the Staff Report for May 18, 2021 notes there are guidelines contained within the Old Oakville District Plan that are intended to shape the direction that alterations to historic buildings and new construction take in the District.

While we understand from the Staff report and a review of the drawings that some changes have been made to address some of the comments made by the Heritage Oakville Committee in December 2020, we consider these to be minor in nature and not addressing the substantive issues that the Committee had with the application five months ago. In addition, while landscaping is important, we do not think that it is sufficient to address the negative impact of the proposed changes and additions to both the historic home and to the streetscape.

We agree with the following specific comments of the Heritage Oakville Committee as noted in the December 15, 2020 report that we do not believe have been sufficiently addressed in the current application:

- Some use of stone would be complementary but as shown it is too much stone and is not complementary to the heritage house or the heritage district
- Stone-clad walls do not exist in the heritage district and the proposed stone walls put too much emphasis on the additions and take away from the heritage house
- The two garages flanking the building on each side creates a focus on the garage and stone and overwhelms the heritage house
- The design is interesting architecturally and is a bold architectural move but not sure it is the right fit for the heritage conservation district
- There is not enough balance between old and new - the new additions are too strong and cubic and brutal for the heritage house; and are too much of a contrast against the old stucco house
- The new additions overpower the heritage house and are not a smooth transition
- Need more refinement in the materials to be used - consider lighter material on the new additions

The specific guidelines that we would point to as not being adequately addressed in the current application include:

1. Scale in height and mass be compatible with surrounding buildings to ensure visual connectedness and existing sense of scale

We believe that the District Plan clearly envisions changes that are complementary to and sympathetic with heritage structures and streetscapes.

Given their proximity to Front Street and to Lakeside Park, the proposed new construction on both the east and west sides of the heritage home will be very visible. In addition, the combined width of the new construction (east plus west) is greater than the width of the heritage house. As such, we are concerned that the box like form and materials associated with this application are too abrupt and have the effect of surrounding or swallowing the features and profile of the Georgian house without any visual connectedness.

We do not think that the proposed landscaping is sufficient to address this negative impact, particularly looking at the front of the property which faces the pedestrian walkway system that connects Lakeside Park downward to Dingle Park.

2. *Construction materials should be visually sympathetic with existing buildings and streetscape yet appropriate given the design of the new structure*

a. Stone Cladding

In our view, the use of stone cladding on significant visible portions of the new additions is not appropriate.

The only structure within the Old Oakville Heritage District that is stone is the Granary and it is a combination of lake stone from Oakville and limestone from Kingston. While there are some small lake stone garden walls and likely a few remaining lake stone foundations, stone is not and never has been characteristic of buildings in this Heritage District. In our view, the staff reference to reminiscent of lake stone walls through southeast Oakville is not an appropriate reference when considering materials that are complementary to this District's character.

b. Aluminum Clad Windows

The Staff Report indicates that the windows on the new additions will be grey aluminum clad. We were not aware that this material was encouraged and question the rationale for why it is appropriate in this District.

3. *Design, style, materials, and colour for new construction to be considered on an individual basis on the premise that contemporary styles can be more appropriate in certain cases than emulating turn of the century designs*

We acknowledge that contemporary styles can be more appropriate in certain cases than emulating turn of the century designs. We have gone back and reviewed all of the applications that were recommended and approved for alterations and new construction between 2018 and 2021 in this Heritage District. In all cases, there were elements of contemporary style that allows one to differentiate between the old and the new.

Our concern is that this application goes beyond what has been envisioned in this guideline. We agree with a comment documented in the minutes from the Heritage Oakville Committee December 15, 2020 meeting that *"the design is interesting architecturally and is a bold architectural move but not sure it's the right fit for the heritage conservation district"*.

In our view, it is bold and it does not fit with the guidelines for alteration and new construction within the Old Oakville Heritage District Plan.

Our Conclusion

The proposed changes and additions to the property at 174/176 Front Street are not complementary as an alteration to the heritage home c. 1837 and are not sympathetic to the existing streetscape character as envisioned by the Old Oakville Heritage District Plan for which this home and property is an integral part.

We would ask that this application be turned down as is and sent back to develop an alternative appropriate design.

Questions for Clarification by Heritage Oakville

from Jane Hawkrigg & Jamie Macrae

Property Covered in this application - 174/176 Front Street

- At the December 15, 2020 Heritage Oakville Committee Meeting – the committee was asked to provide comments for 174/176 Front Street while the May 18, 2021 Heritage Oakville Committee Meeting materials only reference 176 Front Street. Can you clarify what has happened to 174 Front Street? Is that a separate lot that could be developed in the future?

Age of the Three Wings Proposed to be removed

- The Staff report for the May 18th Heritage Oakville Committee meeting states that the three wings proposed to be removed were c.1940 and 1965 for the attached garages on the east side and c.1987 for the one storey wings on the westerly and easterly rear sides of the original house. From a reading of David and Suzanne Peacock's book "Old Oakville" which is a well regarded source for historical information on historic homes in Old Oakville and published in 1979, these additions were done between 1939 and 1941 when the property was owned by Ella Gibbons. Refer to page 26 of the book. How did staff arrive at their conclusion about the dates for each of the additions to this historic house? What steps were taken to prove the facts associated with the development and changes to this property over time? If these additions were actually made 80 years ago, are they part of the historical fabric and as such should consideration be made about proposed changes to these additions?

OLD OAKVILLE



A character study of the town's early buildings
and of the men who built them.

DAVID & SUZANNE PEACOCK



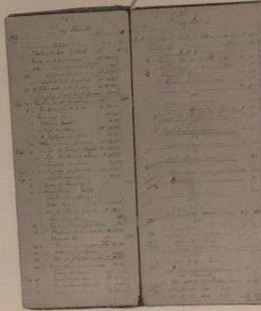
Circa 1837 The James McDonald House

176 FRONT STREET

When he arrived in Oakville to work on the erection of the piers, James McDonald of Aberlour in north-eastern Scotland was already a well-seasoned carpenter. Here he was to excel as a builder of graceful, well-proportioned buildings, his own home exemplifying some of the finest Neo-Classical characteristics in all Oakville.

In 1837 McDonald bought two waterfront lots for the sum of £100 from a fellow carpenter, James McPherson. On the westerly lot, McDonald erected, on a lakestone foundation, a timber frame, two-storey dwelling. According to the Presbyterian records, James McDonald and his wife had three children. Both boys were to learn the trade of carpentry and joinery from their skilled father. Peter relocated in Ridgeway, but James McDonald Jr. remained in Oakville to work with his elder, forming a business partnership with him and eventually operating a planing mill. When the Canada Presbyterian Church on William Street was completed in 1850, James McDonald Senior was entitled to much of the credit for its construction. Even later in life, McDonald worked on the new Market building, or Town Hall, as it was referred to in the Daybook he and his son kept.

There are indications from an Assessment Roll of the year 1873 that McDonald, then eighty-two years of age, no longer requiring the entire house, duplexed and rented out a portion of it. Seven years later he died and three years after his death his wife died, leaving the house in the possession of their



daughter Catherine, or Miss Kate as she was called. Miss Kate continued to rent out a portion of the house to summer visitors for many years. She eventually became very ill over a prolonged period, the house deteriorated, and her estate sold the property in 1939 to a widow, Mrs. Ella Gibbons of Toronto.

The building underwent considerable renovation in the two years that Mrs. Gibbons owned the property, including a one-storey addition to the west, a garage to the east, and

a wide room extending across the rear of the building that provided a dramatic view of the lake. In 1941 the house was sold, only to change owners again in five years' time. However, since 1946 the McDonald House has remained in the hands of the Dunlop-Stewarts, and it is endowed with a glow of interest from long-time affection.

The stucco exterior finish on this well-proportioned frame dwelling and the flanking chimneys rising within the gable walls both serve to underscore the symmetry of the imposing ten-bay facade. Although the shutter blinds and hangers are original, twentieth-century sash has replaced the originals in all but the upper rear windows, where a six-over-six fenestration still contains the original panes. The uncluttered cornice and clean sweeping returns are light in scale, and their stark lines enhance the delicate woodwork exhibited in the doorway. This classic entry, with its finely edged cornice, deep frieze, fluted pilasters, and sidelights frame an unusual eight-panel door. The inside of the door displays eight recessed panels, whereas the exterior shows only the upper four to be recessed while the lower four are merely incised. Sturdy, early hardware secures the main doors as well as many of the interior six-panel and tongue-and-groove doors. One of these still bears a handsome Norfolk latch, proof that good design and good workmanship, as exemplified in the McDonald house, are forever functional and forever fashionable.

From: Anita Mackey [REDACTED]
Sent: Monday, May 17, 2021 9:02 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: 176 Front Street

My husband and I live at [REDACTED] Navy Street in Oakville. We have a few concerns about the plans for the property. Given its significance in the heritage district as a lovely largely intact heritage home with original heritage features, the scale and style of the changes proposed are not quite in sympathy or harmony with its origins and the surrounding heritage neighbourhood. In particular the shape of the horizontal windows in the front and the materials used are very jarring to the look of the house at the front. The side view of the modern addition on the back will also be out of scale and style with the house. While I think something more modern can work at the back of a house, something a bit more sensitive in shape and materials would better suit the homes heritage. Thank you for your time. I hope some compromise can be reached for our new neighbours whom we do welcome to this community. Anita Mackey and Michale Shaen.

Sent from my iPhone

Heritage Committee, Planning Department

I am writing concerning 174/176 Front Street. Oakville's heritage is of particular interest to me as a former member of this committee and former Town Councillor, a resident of the First Heritage District, and the steward of a rare regency cottage built in 1856.

When the Heritage Committee last considered this application, it made what seemed to me to be appropriate suggestions.

I was therefore surprised to read the recommendation for this item on the agenda for the May 18th meeting which contains little trace of these considerations.

I have been made aware of a letter supporting the application from the Board of Directors of the Oakville Lakeside Residents' Association, dated September 9th, 2020. Although I am a member of this association, and take a particular interest in heritage issues, I and others were not aware the association was taking a position. (The letter was not mentioned in the minutes of board meetings preceding it, so I did not have the opportunity to have input into it.) It is fairly unusual for the OLRA to take a position on a particular application.

This letter is however very well written and makes a number of excellent points about the need to accommodate the demands of modern life while preserving the authentic heritage attributes of a building. However, although I cannot speak for other members, I am not certain that the letter represents a consensus of members. In particular, some of those with an interest because of proximity or a strong interest in maintaining the integrity of the heritage district do not agree with everything in it. In addition, it predates the December 15th Heritage meeting, so was available for staff. In spite of this the committee made the recommendations it made, which

makes the current recommendation all the more surprising. I can only assume the letter was given considerable weight.

The Heritage Committee clearly allocated considerable time and attention to the application, making many constructive recommendations, which have been left unaddressed by the applicant and by staff.

My concern is with the impact on the streetscape the renovation will have. I support the distinct nature of the renovations and the foregrounding of the heritage house. This will make it possible to see the original structure and imagine the area as it was, a key consideration.

However, with new structures on both sides, the original house cannot help but be diminished. (One can certainly argue that the existing extensions do not flatter it, but this is an opportunity to remedy that, and we are lucky to have a homeowner willing to make an investment to do so.) The main issues are materials and the west garage. If this is to go ahead, I hope that all consideration will be given at this late stage to choices of materials and landscaping to soften the impact of the new additions, given its prominent position and visibility from historic Lakeside Park. The Town has invested heavily in retaining the Victorian character of the park, with original buildings from the Town's earliest days, a sympathetic utility building, and an expensively rebuilt bandshell. The other buildings adjacent to the park are all consistent with the early days of Oakville. It is most important that the changes proposed do not detract from the bucolic and picturesque nature of the area. Every effort should be made in this location to avoid anything that jars with the vernacular of the era of the Town's founding.

I commend the homeowners and their architect for what are obviously thoughtful efforts to improve the home for modern living while preserving and restoring the original house. The design cannot be faulted for its artistic expression. Nevertheless, we have a Heritage Committee for a reason, and its valuable input should not be disregarded. The issue is the suitability of the design for this historic enclave as addressed by Heritage in their earlier recommendations.

Respectfully,

Chris Stoate
[REDACTED] William St
Oakville

[REDACTED]
[REDACTED]
[REDACTED]

From: Madeline Fiala [REDACTED]
Sent: Monday, May 17, 2021 10:50 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: 176 Front Street, Oakville

Attention: Heritage Advisory Committee

It is of great concern to me to see the plans for the proposed additions to 176 Front Street. I have been a resident of Oakville for over 45 years, firstly in a newer neighbourhood and now for the past 20 years downtown Oakville. We must preserve the few remaining older homes that have been cared for over the past century or so. There have been many excellent renovations done to many of the older homes in recent years, all in keeping with their original design.

Every morning I walk past 176 Front Street, I took yet another more serious look at the proposed changes this morning, I feel there appears to be no effort in the submitted design to blend with the original house. One example is the bleak long wall being the most awful, the modern extension on the house would ruin its architectural integrity.

Please rethink the submission, I do hope the Heritage Advisory Committee will not approve this application.

Madeline Fiala

From: Peggy McDonald [REDACTED]
Sent: Monday, May 17, 2021 11:23 AM
To: Town Clerk
Subject: 176 Front street

My husband and I are shocked that this application would even be considered !!!
It's not appropriate for a heritage home!!!

Concerned neighbours,
Peggy and Brian McDonald

Sent from my iPad

May 17, 2021

To Heritage Oakville Advisory Committee
Email: Town Clerk: townclerk@oakville.ca

Re: **May 18 meeting of Heritage Oakville Advisory Committee**

From Andrew and Carol Kennedy
■ Thomas Street

We have lived on Thomas Street for over 40 years, with a direct line of sight to 176 Front Street. This is also the view that hundreds of visitors every week see as they walk down Thomas Street towards Lakeside Park or along Front Street with open views of the lake stretching from Navy to Allan Street. It is the kind of neighbourhood where people of all ages stop briefly to say hello on their way by, and some tell you they like your garden. Homeowners are often seen outside taking care of their homes and gardens for everyone to enjoy. Oakville Parks and Open Space spends much time making sure the park is beautiful and safe for visitors to enjoy. This, and more creates the character and charm of our special, first heritage district. It is not found in the quite the same way in the other districts, or in any other area of Oakville. This is what draws so many people here.

Here is where you find homes of the first earliest original settlers to Oakville. We are the stewards of these homes. 176 Front Street is often photographed as a fine example of HERITAGE on visitor brochures and books on Oakville and other publications.

The architect's proposal should NOT be passed as is, for the following reasons:

1. The proposed changes are not consistent with the planning principles outlined in the "Old Oakville Downtown Residential Area Heritage Conservation District Plan and does not maintain the general intent and purpose of the official plan.
2. Ideally there should be no garage on the west side and have a double garage on the east side. Having a garage addition on both sides of a heritage home overpowers the heritage house and is not a smooth transition or sympathetic to the District's character. This create a focus on the garages and stone and are too strong, dark, and cubic. We suggest that all vehicle parking and garages be located on the east side as it is now, and has been for many years.
3. We think the 2 mature spruce trees on the west side should remain. We are opposed to the idea of planting several new trees on the west side and feel this would look cluttered. The transition from Lakeside Park is now a lovely open pastoral space with view to the lake. There are tall shade trees that grow there now and contribute amazing fall colour to the streetscape have taken many years to grow to these great heights. We are not experts in Heritage nor in architecture so will only trust that the Heritage Oakville Advisory Committee will make their decisions and recommendations.
4. If this application passes as is, it will set a precedence for other modern construction of additions to heritage homes in this district.

Respectfully submitted: Andrew & Carol Kennedy

From: Cathy Jelinek [REDACTED]
Sent: Monday, May 17, 2021 11:47 AM
To: Town Clerk
Subject: Heritage Advisory Committee re: 176 Front St

TO: Heritage Advisory Committee

FROM: Cathy & Henry Jelinek

RE: 176 Front Street Oakville, ON Heritage Permit Application

When considering the application for the proposed changes to 176 Front St, please take into account that the proposed new addition of a garage and driveway on the west side of the property, does not fit in with the character of this historical home. Garages on both sides of the home are not in keeping with the aesthetic values of this Old Oakville neighbourhood. In addition, the new proposed garage is not a safe place for the pedestrian traffic coming from or going to Lakeside Park as it is adjacent to the entrance/exit of the park. Please do not grant this permit.

Thank you.
[REDACTED] Thomas St.
Oakville, ON [REDACTED]
[REDACTED]

From: catherine hurley [REDACTED]
Sent: May 17, 2021 7:38 PM
To: drew.bucknall@gmail.com; David Gittings <david.gittings@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>
Cc: Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Jill Marcovecchio <jill.marcovecchio@oakville.ca>
Subject: May 18th Heritage Oakville Advisory Committee Remarks - 176 Front Street Heritage Permit Application

Good Evening All;

I thought I would forward a copy of my remarks for tomorrow morning's Heritage Advisory Committee meeting. In another time I would have been able to simply print these off and distribute copies to the members during the meeting. I hope these remarks will prove helpful to our discussion and contribute to a positive and constructive outcome for 176 Front Street. It is such an important heritage property.

Sincerely,

Catherine

Catherine M. Hurley

■ Thomas Street

Oakville, ON

■

Mobile:

Email:

Heritage Oakville Advisory Committee Meeting
May 18, 2021

Thank you Chair Bucknall and Heritage Oakville Advisory Committee members for the opportunity to be a returning delegate since my last appearance before the Committee at its December 15th, 2020 meeting, regarding the 176 Front Street's Development Application.

My name is Catherine Hurley, and when the opportunity presents itself, I am always proud to lay claim to having grown up in Oakville, returned to live, and for the past 25 years have owned a heritage property, one of the three, 1852 Duncan Chisholm, Shipbuilders Cottages, affectionately referred to as "the three sisters". My heritage home is located in Oakville's First Heritage Conservation District and is in direct line of sight to the charming 1837 James McDonald heritage property located at 176 Front Street.

As a heritage property owner, I believe I am on safe ground when speaking on behalf of fellow Oakville Heritage Property owners, that we feel that we act as trustees of these properties for the short time that we are privileged to reside in them and share a responsibility to care and lovingly pass them along for safekeeping to the next owners or generation of Oakvillians. Therefore, by extension, this trusteeship applies to our relationship to our Heritage Conservation Districts, and why so many of us have written letters and taken the time to delegate before this Committee regarding the requested Heritage Permit Application for 176 Front Street.

As referenced in the Town's Heritage Staff's report to this Request for Heritage Permit Approval, as well as, in the Final Report of The Old Oakville Downtown Residential Heritage District Plan, dated in 1982; 176 Front Street is designated under Part V of the Ontario Heritage Act, A Block 3 Heritage Property under the Oakville Heritage District Plan.

It is one of Oakville's most iconic and recognizable heritage properties exemplifying some of the finest Neo-classic characteristics in all of Oakville. (Old Oakville-A Character Study of the town's earliest buildings: David & Suzanne

Peacock) It is therefore understandable why this Committee chose to honour the property by profiling it in its 2017 Annual Report to Council. The house has become so iconic with Oakville's Heritage, that one often sees 176 Front Street highlighted in various Oakville cultural heritage tourism and marketing materials.

Procedural Issue:

Before responding to the heritage aspects of this Heritage Permit application I would like to bring to the Committee's attention what I believe to be an important procedural issue:

I have been long standing member of the Oakville Lakeside Residents' Association (OLRA) and as an OLRA member, was surprised when as a virtual delegate to the Committee's December 15th, meeting, reference was made by Gren Weiss architect, Terry Martino, to the receipt of a September 9th letter of support for this application from the Lakeside Residents Association Board to the Director of Town Planning. I and other OLRA members were unaware of the position taken by the OLRA Board, those particularly within a 60M distance from 176 Front Street property, and only obtained a copy of the letter the day before the May 4th, Committee of Adjustment meeting. The OLRA Board did not conduct any process of consultation with its members prior to the issuance of their letter and I am opposed to the position that they took on this application. I feel that the Committee should be aware of this and that the Letter be removed as part of the formal support materials to this Heritage Permit application.

Ontario Heritage Act – Part V & Old Oakville Heritage Conservation District Plan Guidelines – 176 Front Street

Now onto the Heritage Permit application before us. As I understand it, today's decision by the Heritage Advisory Committee regarding a recommendation to Town Council for Heritage Permit approval for the demolition of existing wings and construction of new additions, must rightfully adhere to heritage guidelines under Section V of the Ontario Heritage Act and Oakville Heritage District Plan Guidelines.

Of the 9 listed Provincial **Evaluation Heritage** criteria under Act, there are two particular measures that may be helpful to the Committee in its deliberations:

1. **“Where a building is an integral part or distinctive of a community, or is considered to be a “landmark”, its contribution to the neighbourhood character may be of special value”. In other words, all development applications must be “sympathetic” to its neighbourhood.”**

While it has not been referenced in the Heritage staff report to this Heritage Permit application, I would like to bring the Committee’s attention to 176 Front’s street “landmark status” by way of its “Front Street” address in Old Oakville. To quote from Francis Robin Ahern’s book, *Oakville A Small Town*:

“When the only approach to Upper Canada was by water, townships were laid out facing on the St. Lawrence, Lake Ontario and the Niagara River. The shoreline was the “Front” of a township, and a village of the period was laid out from that point by the surveyor”.

Based on this history, I believe 176 Front Street should be considered a built heritage “Landmark” and assigned even greater heritage preservation significance along with all Front Street Heritage properties by this Committee, within the Old Oakville Heritage Conservation District and District Plan.

2. **“A building, together with its site, should retain a large part of its integrity – its relations to its earlier state(s) – in the maintenance of its original or early materials and craftsmanship”.**

Oakville’s 19th century homes were constructed in wood and stucco and when available, local red clay brick, (Hazel Mathews Chisholm describes the simplicity of the materials used in 19C house construction in her Book – *Oakville and the Sixteen*). Houses were not clad in Lake stone, but more humble and lighter materials. Section V of the Act proposes the use of materials that are historically in keeping and “sympathetic “with the design and history of Heritage District “streetscapes” and architecture.

While Oakville's lakefront location gives an appropriate nod to Oakville's stone hooking/stone boat history, and Lake Ontario shoreline geology, (Dundas Shale/credit valley limestone) and Kingston Limestone used as ballast in its Shipbuilding heritage, a simple stroll about the neighbourhood will show that Lakeside heritage homes were never clad in stone as now proposed in the redesign of 176 Front Street. Commercial properties yes, but not homes. Stone walls served an understated purpose, they were used as directional and property demarcations such as the gently sloping stone wall along the Chisholm Family estate (Erchless) now the location of the Oakville Museum and the existing stone wall along the east side of 176 Front Street.

Speaking of Erchless, the irony is not lost on Lakeside Residents that the reference to the stone walls of the estate used in support of 176 Front's Street's rationale in Recommendation # 1 a) to stone clad the facades of new garages and the new west wall in this Heritage Permit application. As a bit of revisionist history, when the estate was purchased by a developer from the Chisholm family in 1966 and slated for demolition in order to build an apartment building, thanks to the leadership of Oakville's Late and great Mayor, Harry Barrett, along with Oakville Lakeside Residents at the time, including the former owners of 176 Front Street and concerned members of the public, the Town stepped in and purchased the estate in 1976 and set to work to restore and develop it as a beautiful historical estate museum as we see it today. This "heritage intervention" became the genesis for the 1982 Old Oakville Heritage District Conservation Plan and the impetus in establishing Oakville's Four Heritage Districts. So hopefully today's "heritage intervention" is received in this same supportive, community spirit.

December 15th Oakville Heritage Advisory Committee Comments & Recommendations:

While the Oakville Heritage Planning staff produced their usual exemplary analysis report, a direct response to the Committee's December 15th comments and recommendations, specifically relating to the Heritage Permit Application's recommendation 1a) regarding the proposed use of stone cladding material might have been useful to include on page 9 of the staff report and heritage permit application.

Committee Recommendations such as:

- Some use of stone would be complementary but as shown it is too much stone and is not complementary to the heritage house or the heritage district
- Stone-clad walls do not exist in the heritage district and the proposed stone walls put too much emphasis on the additions and take away from the heritage house
- The two garages flanking the building on each side creates a focus on the garage and stone and overwhelms the heritage house
- The design is interesting architecturally and is a bold architectural move but not sure it is the right fit for the heritage conservation district
- There is not enough balance between old and new - the new additions are too strong and cubic and brutal for the heritage house; and are too much of a contrast against the old stucco house
- The new additions overpower the heritage house and are not a smooth transition
- Need more refinement in the materials to be used - consider lighter material on the new additions

In Summary:

Recommendation # 1- 1a&1b - While the demolition of “Non-Heritage additions” on the property is in principle supported, I understand that some of the “Non-Heritage” components that formed the basis of the Site Plan Application, the Request for Variance application to the Committee of Adjustment, and Halton Conservation Permit approval, may now be found to be of “Heritage” significance. I, therefore, respectfully do NOT support the recommendation to approve this Heritage Permit Application- HP014/21-42.20. And further request a Heritage staff review of what appears to be a 1939, single storey structure on the west side of the property (adjacent to Lakeside Park), a stop order on the removal of the Heritage Trees # 14 & 15, requested in the application’s Arborist Report, and for the reasons previously outlined; a redesign of the application’s proposed use of stone cladding materials to be more “sympathetic with the heritage streetscape of the Lake side Heritage Conservation District”. And assurances by Heritage staff that the final details regarding back of property windows, doors and cladding be reviewed by Heritage Planning staff in adherence to Section V of the Ontario Heritage Act and the Old Oakville Heritage Conservation District Plan guidelines.

I am respectfully **NOT** in favor of the proposed changes and alterations to the 176 Front Street contained in the current Heritage Permit Application for the primary reason that they are not complementary to an 1837 Heritage home or sympathetic to the First Heritage Conservation District Streetscape and request both a redesign and resubmission of this Development application.

Today's recommendation to Council regarding 176 Front Street will be precedent setting for not only the First Heritage Conservation District but across all of Oakville's Heritage Districts now and into the future.

Thank you for the opportunity to share these concerns and hopeful observations with the Committee.

Catherine Hurley
■ Thomas Street
Oakville, ON

Key Heritage Reference Documents

Old Oakville Downtown Residential Area, Heritage Conservation District Plan
(Final Report, 1982)

A Heritage Conservation Primer: Conserving Architecture and History with the Ontario Heritage Act, Ontario Ministry of Citizenship and Culture

Oakville Heritage District Maps

<https://www.oakville.ca/assets/2011%20planning/hrtg-DistrictsMap.pdf>

Oakville Heritage Planning Staff Report – December 15, 2020 OHAC Mtg.

Oakville First Heritage District Plan

Livable Oakville Plan – 2009- Section 5 – Cultural Heritage

Ontario Heritage Act – Section 5 (Heritage Conservation District Designations)

Oakville and the Sixteen- *The History of an Ontario Port* – Hazel Mathews Chisholm –

Oakville A Small Town – 1900-1930 – Frances Robin Ahern

Oakville Street Names & Landmarks – David Ashe & Joyce Burnell

Old Oakville – David and Suzanne Peacock
Halton Conservation Authority Final Report & Recommendations for 176 Front
Street

From: Catherine Hurley [REDACTED]

Sent: May 17, 2021 8:23 PM

To: Jill Marcovecchio <jill.marcovecchio@oakville.ca>

Subject: 176 Front Street Neighborhood — Lakeside Heritage Properties & Stone Fences



































Catherine M. Hurley