

Heritage Oakville Advisory Committee Meeting
July 26, 2022

Comments Received Regarding Item 4.1

Heritage Permit Application HP030/22-42.20K 262 King Street –
Side addition for elevator

From: Jennifer Frivaldt [REDACTED]
Sent: July 21, 2022 8:38 PM
To: Town Clerks <TownClerk@oakville.ca>; Kathy Patrick <kathy.patrick@oakville.ca>
Subject: Fwd: 262 King - Elevator letter for Heritage

Re: 262 King Street, Oakville July 26th Meeting

Hello everyone,

Please find attached a letter from Clive Maile's Architect regarding the current application for an accessible elevator at 262 King Street Oakville. I would be grateful if you would please include the architect's letter for submission along with the below notes with our application for review. In addition I will also be grateful if you would please include for submission 6 letters of support that have been signed by the neighbouring houses around 262 King Street. These six houses are directly around my residence and are in complete support of the accessible elevator. The only neighbour who is not supporting my application is as I understand, Mr. Niblock whom has objected. Please note the letters of support will be sent in 3 separate emails due to their size. Thanks Jennifer.

Clive Maile:

I would like to provide further details on the rationale behind choosing the East side of the house for the elevator. The elevator cannot be located on the west facade of the house as in order to do so it would require having to either gut a new bathroom or lose a bedroom on the second floor. Then on the main floor in order for the person in the wheelchair to exit the elevator and access the house they would have to exit into the cold garage, have a second person move both cars for access to the door to go back into the main part of the house. If Clive was alone in the house he would not be able to move the cars therefore not being able to access the main floor. This would not only be impractical, it would also be unsafe in an emergency. The Maile's would not want to locate the elevator on the front of the house as this would interfere with the heritage facade. To locate the elevator on the back of the house would not only spoil the back heritage facade which would be seen by the lake view public path, it is also impractical as the back of the house is mostly windows. The East side is the only side where the elevator would logically make sense. Should you have any questions or require additional information please do not hesitate to contact myself or my agent Jennifer Frivaldt at [REDACTED].

Sincerely,

Clive Maile

Jennifer Frivalt
Focus Creative Concepts
O: 416.239.2723
C: [REDACTED]
www.focuscc.com

14902 Preston Road, #404
Dallas Texas 75254
214.316.9600

21 July, 2022

Heritage Oakville
Town of Oakville
Oakville Ontario

Re: **PROPOSED ELEVATOR**
262 King Street
Oakville Ontario

To whom it may concern:

I have the honour of being Mr. Maile's Design Consultant for over three decades. Two of our most notable collaborations that we have undertaken in the neighborhood have been 26 Trafalgar and 43 Dunn Street that have been freshened up to contemporary standards while maintaining the design integrity of their historical roots. These were no simple undertakings as the Advisory Committee and staff can attest and Mr. Maile executed them both as outstanding examples of historic homes brought back to life while complementing the fabric of Olde Oakville.

Several months ago, Mr. Maile asked me to evaluate 262 King Street with the idea of installing a barrier-free, handicap elevator on the property. By modern standards, this is a very tiny 2-bedroom home that had been appropriately upgraded from a Carriage House circa 2011.

There are 2 problems with attempting to install it internally:

- 1) *There is simply no good location inside the house without comprising what is already a small floor plan. Simply put, the Owners cannot afford to remove over 11 square meters of valuable living space, and losing rooms, without impacting the value of the home;*
- 2) *The cost of doing so is prohibitive and by first-hand experience it WILL double the cost compared to building it on the exterior. The cost of hand-digging a pit inside the home for the hydraulic piston, alone is exorbitant.*

I examined the exterior in relation to the floor plan layout and ruled out the North, West and South sides for obvious reasons. The only location that makes logical sense is the Easterly side. On both floors, the elevator would open into living space and be unobtrusively tucked into a side yard.

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As most of you know, Mr. Maile is a man of his word. This addition will be built with the utmost of care and attention to detail. It will have the appearance of the rest of the house and to anyone who was not aware of this, would assume that it has always been a part of the home. I could understand the resident concern if this was his first foray into the neighborhood, but not for a person that has proven himself by doing it twice before on a grand scale. And most importantly, Mr. Maile would not undertake such a minor addition to denigrate the neighborhood or his investment.

Respectfully submitted,

WaaL.architecture

Allan Ross

Allan Ross, BLA, MLA, M.Arch
Partner

AR/

From: Jennifer Frivalta [REDACTED]
Sent: July 21, 2022 8:43 PM
To: Town Clerks <TownClerk@oakville.ca>; Kathy Patrick <kathy.patrick@oakville.ca>
Subject: Fwd: 262 King Street Urgent

Hello everyone,

Re: 262 King Street Oakville, July 26th meeting

Please find attached the first of three emails that you will receive from the neighbours in support of the accessible elevator at 262 King Street Oakville. Each of the three emails will contain 2 letters of support from different neighbours. I would be grateful if you would please include all 6 letters of support in our submissions. Thank you very much for your support and assistance.

From: Jennifer Frivalta [REDACTED]
Sent: July 21, 2022 8:47 PM
To: Town Clerks <TownClerk@oakville.ca>; Kathy Patrick <kathy.patrick@oakville.ca>
Subject: Fwd: 262 King Street

Hello Team,

Re: 262 King Street, Oakville, July 26th Meeting

Please find attached two additional letters of support regarding Clive Maile's application for an accessible elevator at 262 King Street Oakville Ontario. There will be one more email containing the final two letters. I would be grateful if all six emails would be included with our submissions for support of this project. Thank you.

From: Jennifer Frivalta [REDACTED]
Sent: July 21, 2022 8:51 PM
To: Town Clerks <TownClerk@oakville.ca>; Kathy Patrick <kathy.patrick@oakville.ca>
Subject: Fwd: 262 King Street

Re: 262 King Street Oakville July 26th meeting

Please find attached the final two letters of support from the neighbours regarding the proposed accessible elevator at 262 King Street. You should now have a total of 6 individual letters of support. I would be grateful if you would please include these in the submissions pertaining to our application, Thank you for all your assistance. Sincerely,

Sincerely,

Jennifer Frivalt

Focus Creative Concepts

O: 416.239.2723

C: [REDACTED]

www.focuscc.com


RE:

262 King St, Oakville, ON L6J 1B7
Minor Variance for Elevator

Name:

Patti Nedo

Address:

 *King*

I/We have seen the plans for the elevator extension to 262 King St,
Oakville and I/We have no objections to this addition.

Date:

July 7 / 2022

Signature:

P. Nedo

RE:

262 King St, Oakville, ON L6J 1B7
Minor Variance for Elevator

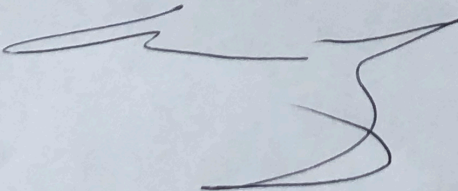
Name: GLENN HARVEY

Address: [REDACTED] TRAFALGAR RD
OAKVILLE

I/We have seen the plans for the elevator extension to 262 King St,
Oakville and I/We have no objections to this addition.

Date: July 8/22

Signature:

A handwritten signature in black ink, appearing to be 'GLENN HARVEY', written in a stylized, cursive-like font.

RE:

262 King St, Oakville, ON L6J 1B7
Minor Variance for Elevator

Name:

Christine Markus

Address:

[REDACTED] King Street

I/We have seen the plans for the elevator extension to 262 King St,
Oakville and I/We have no objections to this addition.

Date:

July 8, 2022

Signature:

Christine Markus
Taka Markus

RE:

262 King St, Oakville, ON L6J 1B7
Minor Variance for Elevator

Name: DONNA WARD

Address: [REDACTED] KING ST.

I/We have seen the plans for the elevator extension to 262 King St,
Oakville and I/We have no objections to this addition.

Date: July 8/22

Signature: D Ward

RE:

262 King St, Oakville, ON L6J 1B7
Minor Variance for Elevator

Name: Noelle Sargeant

Address: [REDACTED] King Street

I/We have seen the plans for the elevator extension to 262 King St, Oakville and I/We have no objections to this addition.

Date: N. July 8/2022.

Signature: N Sargeant

RE:

262 King St, Oakville, ON L6J 1B7
Minor Variance for Elevator

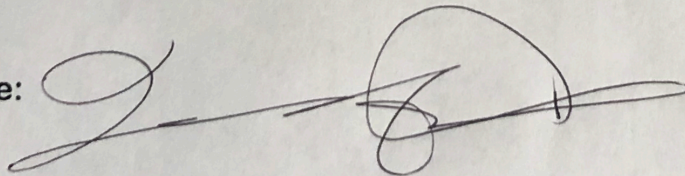
Name: Jennifer Graham

Address: [REDACTED] Dunn St, Oakville

I/We have seen the plans for the elevator extension to 262 King St, Oakville and I/We have no objections to this addition.

Date: July 8 / 2022

Signature:

A handwritten signature in dark ink, appearing to be 'Jennifer Graham', written over a horizontal line.

From: Stephen Hodd
Sent: July 19, 2022 2:23 PM
To: Heather McCrae ; Town Clerks
Subject: 262 King Street - Coach House application to C of A and Heritage

We regret that we were not able to submit our comments before noon on Monday. However, we would still hope that we could add our comments regarding the C of A meeting tonight concerning 262 King Street.

We are writing to oppose the authorization of a minor variance to permit the proposed construction of a barrier free elevator on the east side yard of 262 King Street. Attaching the elevator shaft on the side of the house is the easy solution to meet a need by the owner but not without impacts to the neighbour's property and the character of the recent renovation of a significant heritage property in the HCD. It further weakens zoning provisions over time with overuse of minor variances.

As the owners of [REDACTED] William Street, also built with a lake stone foundation on or about 1874, we recently spend over \$10,000 with remedial work to improve conditions in our basement related to this type of foundation. The significant reduction of the space between the properties would surely redirect water towards the neighbouring property with a foundation similar to ours. The existing setback limits, for which a variance is now being sought, are there to prevent this type of encroachment.

We agree with other comments on the impact to this heritage property and its place within the HCD. The proposed location of the shaft enclosure is highly visible from the street, with a use totally anachronistic to the period represented by the Coach House. It is not unreasonable to ask the applicant to consider options for the location of the elevator to a place less disruptive to the heritage streetscape. Although we feel fortunate to live in the heritage district, it does come with some limitations and responsibilities with respect to your own home and its place in the mosaic of the district.

This leads to the third point we wish to make. The easily sought approach of an applicant to ask for, and receive an often too freely given variance, weakens the whole nature and value of the Heritage Conservation District. It shortcuts the necessary work to find workable options to meet personal needs, without harming your neighbour and respecting the heritage nature of the streetscape for public benefit.

Stephen and Linda Hodd

From: michael niblock [REDACTED]

Sent: July 15, 2022 11:29 AM

To: heather.mcrae@oakville.ca; Town Clerks <TownClerk@oakville.ca>

Subject: Fwd: Application CAV A 177 2022 for a Side Variance for addition of an External Elevator to the property, Marlatt Coach House, at at 262 King Street, Oakville.

To Whom it May Concern

My name is Michael Niblock and I live at [REDACTED] King Street, neighbouring Mr. Maile on the east side of the above property.

I have several concerns with Mr. Maile`s application regarding side yard setback, heritage, ground water and noise.

Side Yard Setback

My property was built in 1874 and has a .79m side yard setback on the west of the property. The proposed external elevator would reduce the distance between the two houses from 4.24m to 2.44m.

Ground Water

The corridor between my house and No. 262 is important to the structure of my building in shedding underground and surface water towards the lake. We are in a swale that affects all the properties in our block. One of the unique features of my property is that it was built on a lake stone foundation. Restricting water flow between our houses could damage my property if new foundations stem the natural flow of any runoff or underground streams.

Heritage Buildings

I am not aware of any heritage residence in our area having had an external elevator tacked onto their building. Granting this application would be setting a negative precedent.

It would be extraordinary if all the effort and costs by a previous owner and the Heritage Committee to restore the Marlatt Coach House to its original design could be spoiled and a precedent set when there are other options.

An elevator tower would restrict the space between the buildings and damage the look of the Coach House as viewed from King St and the Lakeshore path.

Please note that the drawings submitted appear to be inaccurate or partially missing:

The South Elevation is misleading - no detailing around the roof and chimney

The East Elevation drawing is not there.

The drawing, Garden Wall, shows changes to the external finish to the dormers, front elevation and tower from Shingle to Shiplap. It is not clear if this is part of this application.

Noise

The potential for noise from the proposed elevator gives me further concern as my bedroom would be within three metres of the structure.

Please take into consideration that no Heritage Approval would be required if this elevator was placed inside the building and no variance would be required if the proposal were for it to be built on the south or west elevations.

I trust that this application for a minor variance and heritage approval will be rejected.

Yours sincerely

Michael Niblock

■ King Street
Oakville, ON