

Proposed New Residences at:
52-60-64 FIRST STREET, Oakville
SITE PLAN at 1:300 • February 22, 2022
SKA01.1

GUS RICCI
ARCHITECT

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April 27, 2022

VIA Email: coarequests@oakville.ca

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON

To Whom it May Concern:

RE: 64 First Street – Consent for Severance/Lot Addition Application

We are the planning consultants for Conor McGlynn, the owner of 64 First Street which is located south of Lakeshore Road in the Town of Oakville. The 1,413.06 sqm. property presently contains a 1.5-storey single-detached dwelling and a detached garage structure.

Proposed Severance/Lot Addition

It is Mr. McGlynn's desire to sever the southern portion of the subject property from the balance of the lands and to add the severed portion to the southerly adjacent property, 52 First Street, via the lot addition process. The southern portion of the subject property is excess to Mr. McGlynn's needs. No development is proposed as part of this application. A pre-consultation meeting related to this application was held on August 18, 2021, and was led by Leigh Musson (Acting Manager - Planning) of the Town of Oakville.

The southern portion of the property to be severed is delineated as 'Part 2' on the attached severance sketch. The retained (north) portion of the property is delineated as 'Part 1' on the attached severance sketch.

The severed (south) portion of the property is approximately 447.10 sqm. in area, and the retained (north) portion is approximately 965.96 sqm. in area. The frontage of the severed (south) portion is 9.65m and the frontage of the retained (north) portion is 20.82m.

In consequence of the proposed Consent application, the existing garage structure, located in the southeastern portion of the subject property, will be demolished to conform with the applicable Zoning By-law provisions.



Provincial Policy Statement and Other Provincial Policy Conformity

As per the Provincial Policy Statement (PPS), the entire property is located within the 'Settlement Areas' designation. The current use of the property as a single detached dwelling complies with the applicable PPS policies.

The subject property is not located within the Parkway Belt West Plan or Greenbelt Plan areas.

Official Plans and Zoning Conformity

As per Map 1 (Regional Structure) of the Halton Regional Official Plan, the entire property is located within the 'Urban Area' designation. The current use of the property complies with the applicable Regional Official Plan policies.

As per Schedule G (South East Land Use Map) of the Livable Oakville Plan, the entire property is designated 'Low Density Residential'. The current use of the property as a single detached dwelling is permitted and complies with the applicable Official Plan policies. No land use change to either portion of the property is proposed as part of the Consent application.

The entire property is zoned RL3 – SP:12 ('Residential Low 3' with Special Provision 12) under By-law 2014-014. The severed portion complies with the requirements of the Zoning By-law; however, a technical variance is required for the retained portion. The requested variance, being a reduction in the minimum permitted side yard setback, is simply required in order to bring the existing building (i.e., 1.5-storey single-detached dwelling) into conformity with By-law 2014-014. The requested variance is therefore technical in nature, as it is not a consequence of the proposed severance delineation, but rather an existing condition of the subject property that does not conform with the current requirements of the in-effect Zoning By-law.

In light of the foregoing, we trust that the Committee will approve the proposed lot addition.

Appended hereto is the duly executed application form, a severance sketch completed by J.H. Gelbloom Surveying Limited¹, and a Heritage Impact Assessment completed by Megan Hobson (Built Heritage Consultant).

¹ Please note, the frame shed, located in the northwestern portion of the subject property, has been demolished.



Should you have any questions, please feel free to contact me at (416)-364-5926.

Sincerely,
The Lakeshore Group

A handwritten signature in black ink, appearing to read 'David Ashbourne', with a long horizontal flourish extending to the right.

David Ashbourne, MES, RPP, MCIP
Senior Planner

HERITAGE IMPACT ASSESSMENT



Proposed Perspective View at:

52-60-64 FIRST STREET, Oakville
View to the West • February 3, 2022
SKA04



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60 FIRST STREET, OAKVILLE FIRST & SECOND STREET HERITAGE CONSERVATION DISTRICT

27 FEB 2022

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
Built Heritage Consultant
mhobson@bell.net

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1.0 INTRODUCTION

Megan Hobson consulting was retained by Taylor Made Holdings to undertake a *Heritage Impact Assessment* (HIA) as a requirement of a consent application to create a new residential lot within the First and Second Street Heritage Conservation District for the purposes of constructing a new dwelling. The severance involves severing a portion from two non-contributing properties located at 52 and 64 First Street to create a new lot between them.

This HIA assesses potential impacts on both properties, as well as potential impacts on the District character due to the severance and new dwelling that are being proposed. Alterations to the non-contributing located at 64 First Street have already been approved by the Town of Oakville and there are no heritage concerns regarding the proposed addition that is small in scale and will match the style and material of the existing house and there are no heritage concerns regarding the proposed demolition of the existing garage on that property. A site plan and elevation drawings for the new dwelling by Gus Ricci Architect were provided to the consultant as well as streetscape drawings to show the new dwelling and both adjacent properties. The drawings and rendering are included in the appendix of this report.

2.0 LOCATION & SITE DESCRIPTION

The subject properties are located at 52 and 64 First Street in the Town of Oakville. They are Designated under Part V of the Ontario Heritage Act and are identified as 'non-contributing' properties within the First and Second Street Heritage Conservation District. The First and Second Street Heritage Conservation District was established in 1991. Alterations and new development within the District are guided by the First and Second Street Heritage Conservation District Plan that was recently updated in 2015.



LOCATION MAP: 52 & 64 First Street - each property contains a 1.5 storey dwelling and a detached garage

Both properties contain small Victory style dwellings built in the 1940s with detached garages located close to the street. The house at 64 First Street is located close to the side property line and is situated near the center of the lot. The house at 52 First Street is located close to the side property line and is situated at the back corner of the lot. Both dwellings are clad with wood and have the typical compact and symmetrical design of War-time housing. The garages were added later but are built in a matching style. The skewed orientation of the house and garage at 52 First Street is uncommon in the District and the sideways orientation of the garage at 64 First Street is also uncommon in the District.



No. 52 dwelling



No. 64 dwelling



No. 64 garage to be demolished



VIEW FROM UNION STREET TOWARDS THE SUBJECT PROPERTY

There is gradual slope between the properties with a slightly lower grade at 52 First Street. There are two large street trees in front of 64 First Street and one in front of 52 First Street and there is a row of smaller but mature trees between the properties.



GRADE & VEGETATION – there is a slight change in grade and a row of mature trees between the properties

3.0 PROPOSED DEVELOPMENT



STREETSCAPE 1

[Gus Ricci Architect]

The proposal requires severance of a portion of each lot so that a new residential lot can be created between them. The only structure proposed for demolition is the detached garage at 64 First Street. The proposed severance will create three lots that are consistent with minimum lot requirements. The lot associated with 64 First Street will remain large enough that an addition can be built to accommodate a new garage and retain minimum side yard setbacks.



STREETSCAPE 2

[Gus Ricci Architect]

No changes are proposed for the dwelling at 52 First Street. There will be a new driveway at 60 First Street and some realignment of the existing driveways at 52 and 64 First Street but no new curb cuts will be required. The changes to the driveways will not require removal of street trees and new landscaping is proposed, including some grading and drainage work to address the grade changes. Construction of the new dwelling at 60 First Street will require removal of 8 trees.

The primary cladding material for the new dwelling is traditional wood siding, with masonry used as an accent material for the front entry porch, chimney and foundation. The garage is set back and has the same design elements and cladding materials as the house. The windows on the upper floor are traditional casement style windows and there are large picture windows on the ground floor. The wall to window ratio on the main elevation is 36.6%, slightly over the 35% maximum recommended in the District Plan. The larger areas of glazing are limited to the ground floor and are not expected to have adverse impacts on the District character.



4.0 HERITAGE IMPACT ASSESSMENT

4.1 District Character

The District contains diverse streetscapes with buildings constructed at different times in a range of architectural styles. First Street is characterized by varied lot sizes and setbacks. This variety contributes to the character of the District. Lot severance and assembly has historically been part of the evolution of the neighbourhood, as large estates were subdivided to create new lots. The subject properties reflect this evolution. The existing dwellings are not located in the center of the lot, thus creating an opportunity to create a new lot between them without impact to the existing dwellings.



No. 31



No. 40



No. 46



No. 71



STREETSCAPE CHARACTER – varied house styles, lot sizes, and front setbacks – the size of the proposed lot is similar to existing lots on first street (dotted red line)

4.2 District Guidelines

DEMOLITION OF A GARAGE ON A NON-CONTRIBUTING PROPERTY AT 64 FIRST STREET

The proposal allows for existing dwellings at 52 and 64 First Street to be conserved. Demolition of the non-contributing detached garage at 64 First Street will have beneficial impacts on the District. Although the scale, massing and architectural detailing of the existing garage is complimentary to the dwelling, its siting close to the road and its sideways orientation to First Street is not complimentary. The proposed attached garage to replace this structure will be attached to the side of the dwelling and will be set back from the road. Therefore, this change is considered to be beneficial to the District. The District guidelines permit demolition of accessory buildings on non-contributing properties.

ALTERATION TO A NON-CONTRIBUTING DWELLING AT 64 FIRST STREET

The side addition proposed for 64 First Street is complimentary to the style and materials of the existing dwelling and subordinate in height and scale. Therefore, the proposed addition is consistent with the District Guidelines for additions to non-contributing properties.

LOT SEVERANCE TO CREATE A NEW LOT AT 60 FIRST STREET

Lot sizes, configurations and lot sizes on First Street are varied. The dwellings at 52 and 64 First Street were built close to the side property line. This positioning of the existing dwelling allow enough space between them for creation of a new lot that is similar in scale to other lots on First Street. The proposed severance does not require demolition of a contributing structures and will not require any zoning variances. The proposed lot is large enough to accommodate a new dwelling and maintain or exceed minimum setbacks. The District Plan permits lot severances that are in accordance with policies of the Official Plan and the Zoning By-Law. Therefore, the proposed lot severance is not in conflict with the District Plan.

LANDSCAPING & TREE REMOVALS AT 60 FIRST STREET

Mature trees in the District contribute to the unique character of the area. Construction of the proposed dwelling at 60 First Street will require removal of 8 mature trees. It is noted that the large street trees that make the most significant contribution to the streetscape will be maintained. However, mitigation for the loss of 8 trees is recommended.

It is also noted, that the proposed re-alignment of the driveways will allow for more landscaping along the street edge and these areas may provide opportunities for planting new street trees to enhance the tree canopy on First Street.

CONSTRUCTION OF THE PROPOSED DWELLING AT 60 FIRST STREET

The proposed dwelling is similar in height to adjacent properties and employs a traditional gable roof form with roof dormers. The understated design and selection of traditional wood siding and masonry cladding is consistent with the District character and are recommended cladding

materials in the District Plan. The proposed front setback of 10.5m is similar to the adjacent properties and is in keeping with the varied setbacks on First Street.

5.0 CONCLUSIONS & RECOMMENDATIONS

The proposed lot severance is consistent with zoning regulations and the design of the proposed dwelling is compatible with the existing character of First Street. The streetscape drawings demonstrate that a suitable scale and spacing between dwellings will be maintained, with no new curb cuts, no impacts to existing street trees, and new opportunities for enhanced landscaping along the street frontage, as well as removal of a non-contributing garage that is close to the road. It is therefore recommended that the proposed lot severance and new dwelling be permitted. The following recommendations are provided:

The removal of 8 trees should be mitigated through new plantings in areas that will enhance the tree canopy on First Street. The re-alignment of the existing driveways may provide opportunities to introduce new plantings and trees in areas that are currently paved. A detailed grading and landscape plan should be provided to heritage staff for final approval. The landscape plan should include new trees and protection measures for existing trees along the street frontage.

The selection of the final cladding materials should be reviewed by heritage staff to ensure that they are of a high quality and are a type of material that is complimentary to the district. The wood cladding should be a natural wood product. Brick is a material that is found in the District and red brick is the most common. Samples of the final cladding materials should be provided to heritage staff for final approval.

6.0 SOURCES

Ministry of Tourism, Culture & Sport, *Ontario Heritage Toolkit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

Town of Oakville, *First and Second Street Heritage Conservation District Guidelines* (2019)

7.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.



Proposed Perspective View at:

52-60-64 FIRST STREET, Oakville

Streetscape • February 3, 2022

SKA01



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Proposed Perspective View at:

52-60-64 FIRST STREET, Oakville

Perspective Streetscape • February 3, 2022

SKA02



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Proposed Perspective View at:

52-60-64 FIRST STREET, Oakville

View to the South-West • February 3, 2022

SKA05



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Proposed Perspective View at:

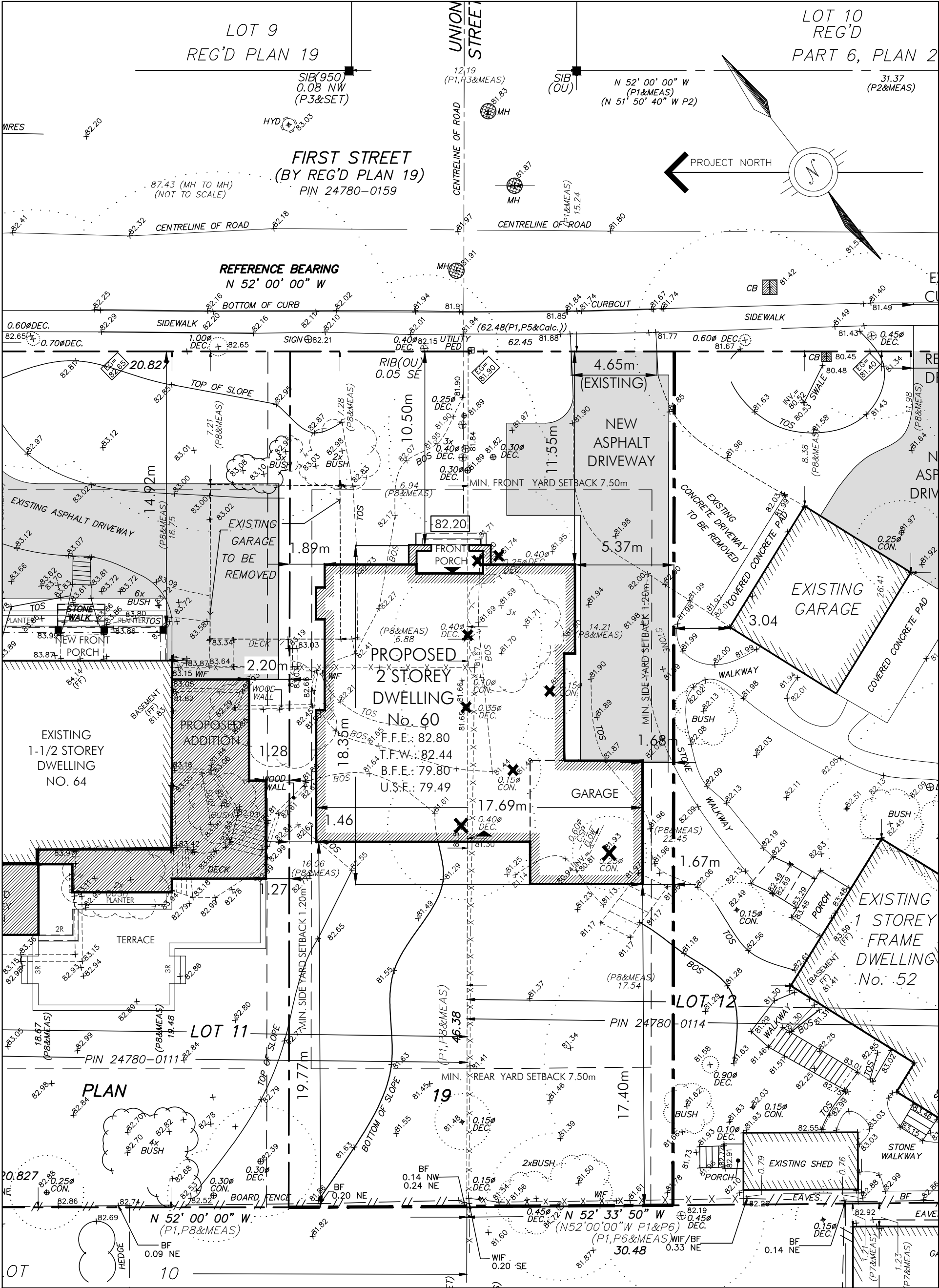
52-60-64 FIRST STREET, Oakville

View to the West • February 3, 2022

SKA04



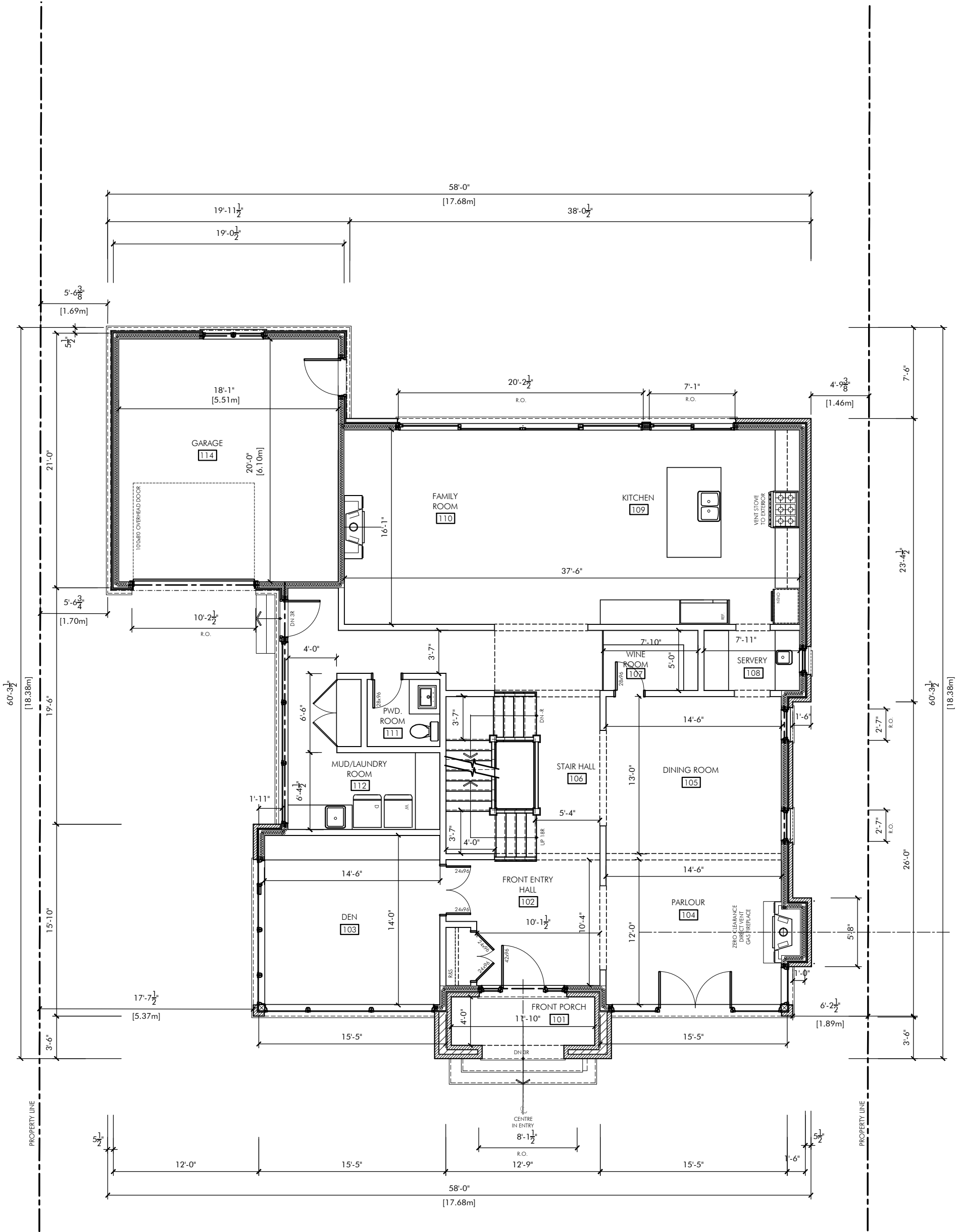
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Proposed New Residence at:
60 FIRST STREET, Oakville
SITE PLAN at 1:200 • February 22, 2022
SKA01



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Proposed New Residence at:

60 FIRST STREET

MAIN FLOOR PLAN at 1/8" = 1'-0" • February 22, 2022
SKA03



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Proposed New Residence at:

60 FIRST STREET

EAST ELEVATION at 1/8" = 1'-0" • February 22, 2022
SKA05



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Ratio of Glazed Openings to Front Facade: 36.6%

Proposed New Residence at:

60 FIRST STREET

EAST ELEVATION at 1/8" = 1'-0" • February 2, 2022

SKA05 - OPTION A



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Proposed New Residence at:

60 FIRST STREET

WEST ELEVATION at 1/8" = 1'-0" ● February 22, 2022
 SKA06



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Proposed New Residence at:

60 FIRST STREET
SOUTH ELEVATION at 1/8" = 1'-0" • February 22, 2022
SKA08



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