

APPENDIX B

HERITAGE PERMIT APPLICATION FORM

To be submitted to Heritage Planning staff.

Please use ink.

The accuracy and completeness of this application is the responsibility of the applicant.

A – Property and Applicant Information

Property Address: 68 & 70 Navy Street, Oakville ON L6J 2Y9

Owner Contact Information:

Name: Adcom Communications LTD. / Klaver LTD.

Agent Contact Information (if applicable):

Name: Rick Mateljan

Address & Postal Code: 1492 Wallace Rd., unit 9, Oakville ON L6L 2Y2

Daytime Phone No.: 416-315-4567

E-mail Address: rick.mateljan@smda.ca

B – Heritage Permit Application Summary

☒ Alterations to Building

☐ New Construction

☐ Landscaping

☐ Demolition

Clearly describe the changes you are undertaking to alter the property (attach additional page(s) if needed):

1. Change roof design to permit lofted second floor design.

2.

3.

4.

5.

6.

C – Review of Heritage Guidelines

Explain the reasons for undertaking the alterations and describe how the proposal is consistent with the Part IV individual designating by-law or the Part V district guidelines:

See description and rationale attached.

D – Other Required Approvals

Please state if the proposal in this heritage permit application will also require approvals for the following:

Building Permit	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Minor Variance	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Site Plan	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Site Alteration	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sign Permit	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Tree Removals	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

If Yes, please describe the application for all required approvals listed above:

All Zoning Bylaw requirements are met, including building height.

E – Product and Manufacturer Details (fill in all applicable information)

Item(s) to be changed	Indicate if work is <i>new</i> or <i>restoration</i>	Indicate type of material	Indicate colour	Other product details
Cladding (Siding, brick, stucco, etc)				
Roof	New	Pitched roof at rear(asphalt shingle)	Black shingle,	
Foundation Walls				
Trim				
Doors	(ALL OTHER MATERIALS PER ORIGINAL APPROVAL)			
Windows				
Porch / Verandah				
Fencing				
Landscaping				
Other				

F – Completed Submission

Before submitting this application, please check off the following applicable boxes to ensure that your application is complete:

- ☒ Pre-consultation meeting with staff has been completed
- ☒ A digital and/or hard copy of all drawings has been submitted
- ☒ A digital and/or hard copy of all photographs has been submitted

G – Declaration & Signature

I hereby declare that the statements made herein are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

I have reviewed the submission requirements and understand that incomplete applications may not be accepted.

I also understand that the proposal must comply with all other applicable legislation and by-laws and that other approvals if required must be described clearly in Section D of this application form (ie. minor variance, site plan, building permit, sign permit, site alteration, tree permit).

I acknowledge that any change to the approved drawings, however small, may require an amendment to the permit and may require resubmission for approval. Failure to reveal these changes to Heritage Planning staff may result in work stoppage and charges and/or fines under the *Ontario Heritage Act*.

I acknowledge that Town of Oakville staff and members of the Heritage Oakville Committee may visit the property that is the subject of this application for the purpose of evaluating the merits of this application. Property entry will be organized with the applicant or agent prior to entry.

I acknowledge that personal information on this form is collected under the authority of the *Ontario Heritage Act* and will be used to process heritage permit applications.

I confirm that the owner and/or agent for this property has reviewed this application with Heritage Planning staff at a pre-consultation meeting.



Owner's Signature (required)

August 30, 2022

Date



Agent's Signature (if applicable)

August 30, 2022

Date



68/70 NAVY ST. HERITAGE PERMIT APPLICATION

ANALYSIS OF PROPOSAL PER OLD OAKVILLE DOWNTOWN RESIDENTIAL AREA HERITAGE CONSERVATION DISTRICT PLAN

August 30, 2022

DISTRICT PLAN 3-2 GUIDELINES

- a) scale in height and mass be compatible with surrounding buildings to ensure visual connectedness and existing sense of scale*

The application increases the height of the building by 1.6m to the maximum zoning by-law height of 9.0m. Homes of this height are typical in the HCD and there are many taller buildings in the area including the Part IV designated Murray House hotel across the street. The proposed Rosehaven townhouse development directly north of the site is proposed to be 12.6m tall and while this development is not yet approved, the applicable zoning by-law allows this height so any development on these lands will likely be a similar height.

- b) construction materials should be visually sympathetic with existing buildings and streetscape yet appropriate given the design of the new structure*

The construction materials previously approved for 68/70 Navy St. are not proposed to change by this application. The proposal changes the configuration of the roof only.

- c) lot line setbacks be permitted to vary with consideration given to neighbouring setbacks and frontages,*

Not applicable to this application.

- d) the distinguishing original qualities or character of a structure, or environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible,*

None of the distinguishing original building qualities or features are proposed to be changed by this application.

- e) distinctive stylistic features or examples of skilled craftsmanship, which characterize a building structure, shall be treated with sensitivity*

No distinctive stylistic features or examples of skilled craftsmanship with characterize the building structure are proposed to be changed or affected by this application.

- f) *deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the replaced material in composition, design, colour, texture, and other visual qualities. New windows should closely match the historic windows in size, number of panes, frame, colour and reflective qualities of the glass,*

Not applicable to this application.

- g) *density to be in conformity with the Official Plan,*

Not applicable to this application. No change in density is proposed.

- h) *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.*

The proposed building is a mix of traditional and more contemporary elements. The changes to the roof in this application here are traditional in character but are not character defining elements of the building.

4.

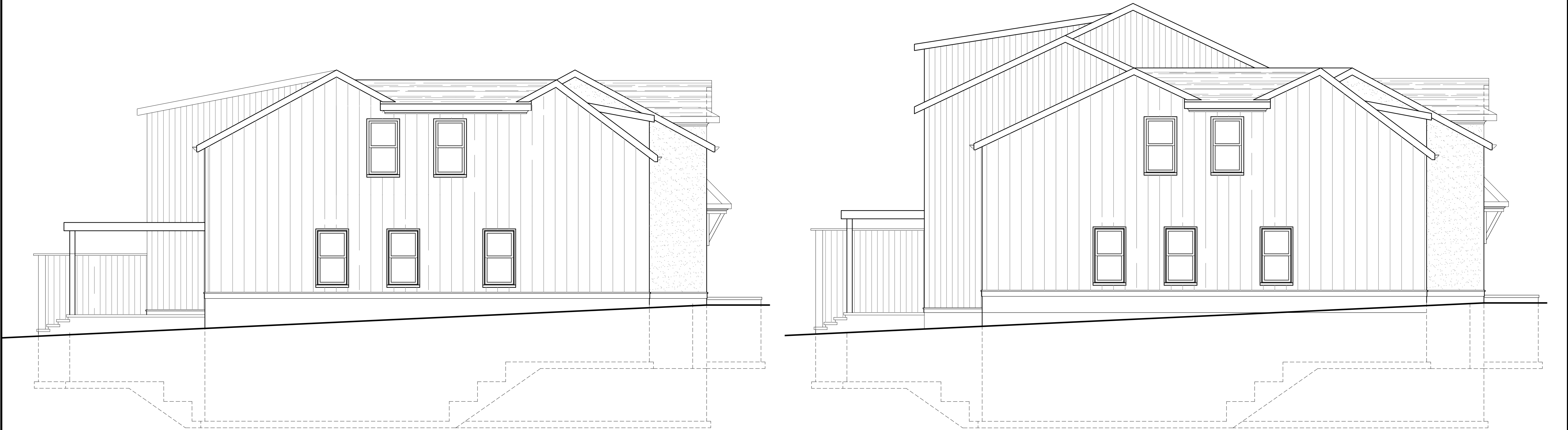
That the landscaping, amenities and the general streetscape follow appropriate design principles, reflect the area's historic background and provide a pleasing environment for residents and visitors;

68/70 Navy St. is on the northerly edge of the Heritage Conservation District. Immediately to the north of the property is a vacant parcel which is presently the subject of a development application by Rosehaven Homes, and to the north of this is the Granary condominium building. The additional building height proposed here is not unreasonable in this circumstance as the result of the application will be a streetscape that steps down from the taller buildings to the north to the lower buildings of the HCD.



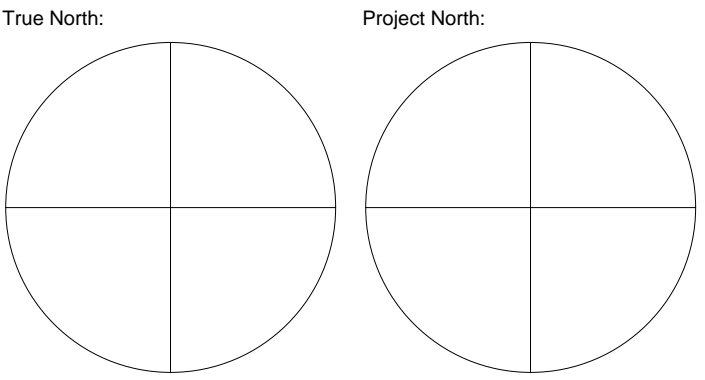
PREVIOUS APPROVAL

PROPOSED



PREVIOUS APPROVAL

PROPOSED



Key Plan:

24	Aug 30/22	Proposed Lofts revised	R.M.
23	Aug 12/22	Proposed Lofts	R.M.
22	June 29/22	Proposed Lofts	R.M.
21	April 6/22	For Floor layouts	R.M.
20	Mar 28/22	Minor rev's - for review only	R.M.
19	Aug 13/21	Minor rev's	R.M.
18	Aug 8/21	Minor rev's	R.M.
17	July 29/21	Minor rev's	R.M.
16	July 25/21	Minor rev's	R.M.
15	July 1/21	Minor rev's	R.M.
14	May 19/21	Minor rev's	R.M.
13	April 17/21	Minor rev's	R.M.
12	April 05/21	Minor rev's	R.M.
11	Jan 04/21	Rev for pricing	R.M.
10	Aug 23/20	For pricing	R.M.
9	Mar 4/20	Rev for Heritage application	R.M.
8	Feb 25/20	Rev for Heritage application	R.M.
7	Jun 05/18	Per City Comments	K.A.
6	Feb 23/18	Separated for Two Permit Applications	A.B.
5	Oct 20/17	Issued For Building Permit	A.B.
4	Oct 4/17	Structural Revisions	A.B.
3	Sept 15/17	Structure Added	A.B.
2	April 21/17	Heritage Application	R.M.
1	Feb 21/17	First Issue	K.A.

No.	Date	Issued/Revision	By:
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SMDA Design + Architecture

1492 Wallace Rd., unit 9
Oakville ON L6L 2Y2
Tel: 905 842 2848
smda.ca

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Designer:	Engineer:

Project:
**Johnston Navy Street
Proposed Loft**
68/70 Navy Street
Oakville, ON

Sheet Title:
**East Elevation
South Elevation**

Design By: R.M.	Drawn By: K.A.	Approved By: R.M.
Scale: 1/4"=1'-0"	Date: May 2014	Project No: 14.16

Drawing No:

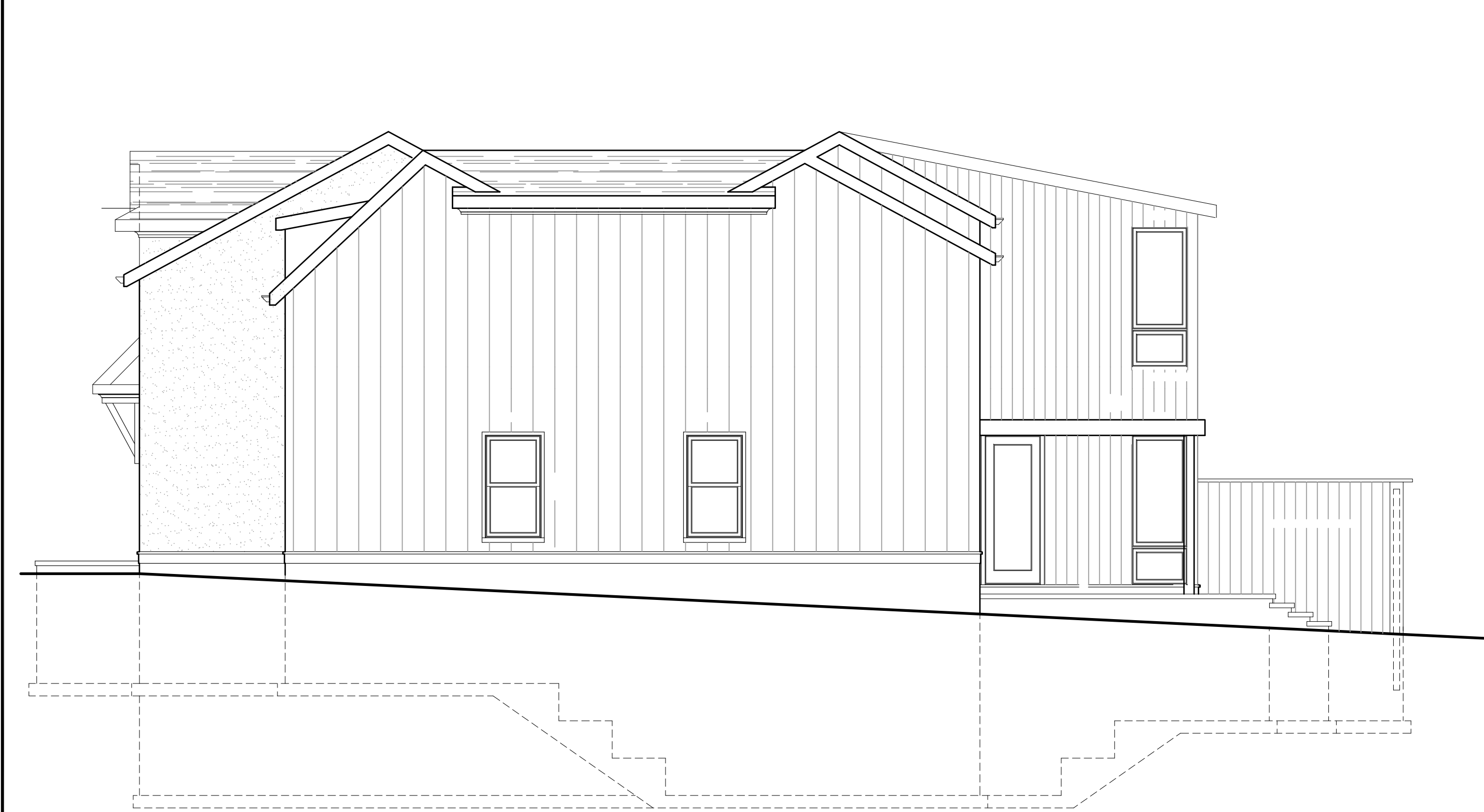
A003.0(L)



PREVIOUS APPROVAL



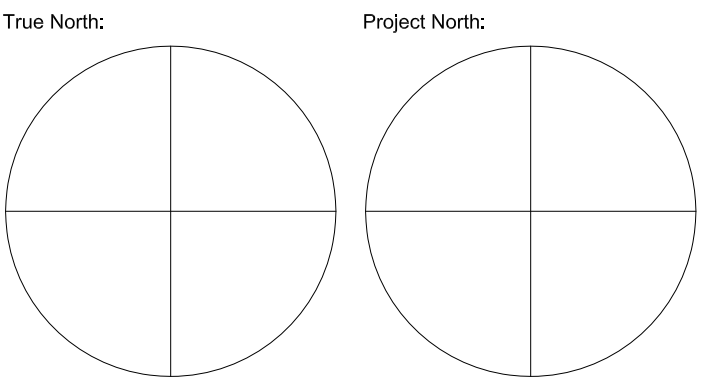
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PREVIOUS APPROVAL



PROPOSED



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15	July 1/21	Minor rev's	R.M.
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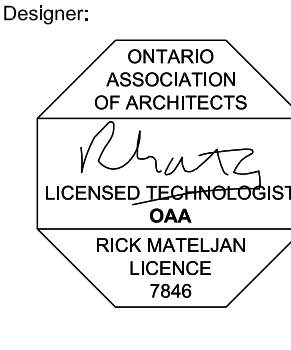
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Designer:	Engineer:
	

Project:
**Johnston Navy Street
Potential Loft**
68/70 Navy Street
Oakville, ON

Sheet Title:
**West Elevation
North Elevation**

Design By: R.M.	Drawn By: K.A.	Approved By: R.M.
Scale: 3/16"=1'-0"	Date: May 2014	Project No: 14.16

Drawing No:

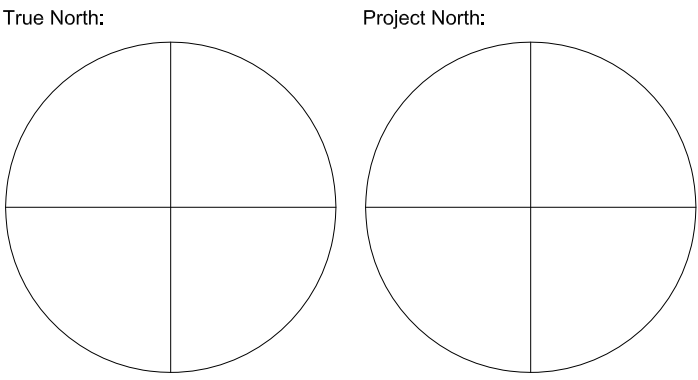
A003.1(L)



PREVIOUS APPROVAL



PROPOSED



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Designer:



ONTARIO
ASSOCIATION
OF ARCHITECTS
Rick Mateljan
LICENSED TECHNOLOGIST
OAA
RICK MATELIAN
LICENCE
7848

Engineer:

Project:

Johnston Navy Street
Potential Loft
68/70 Navy Street
Oakville, ON

Sheet Title:

Streetscape

Design By: R.M.	Drawn By: K.A.	Approved By: R.M.
Scale: 1:100	Date: May 2014	Project No: 14,16

Drawing No:

A003.3(L)



REAR ELEVATION AS PREVIOUSLY APPROVED



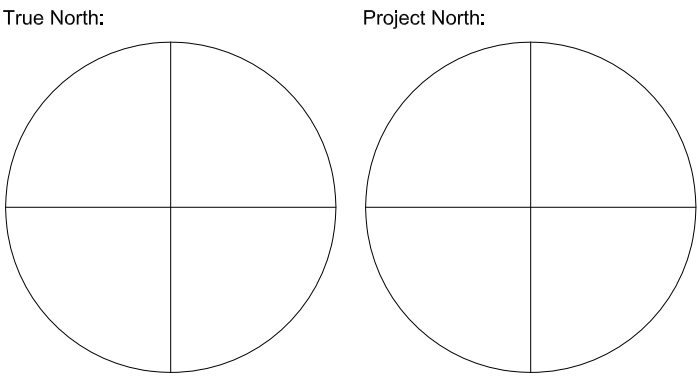
REAR ELEVATION AS PROPOSED



FRONT ELEVATION AS PREVIOUSLY APPROVED



FRONT ELEVATION AS PROPOSED



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Project:
**Johnston Navy Street
Potential Loft**
68/70 Navy Street
Oakville, ON

Sheet Title:

Perspectives

Design By: R.M.	Drawn By: K.A.	Approved By: R.M.
Scale: 1:100	Date: May 2014	Project No: 14,16

Drawing No:

A003.4(L)