



Heritage Oakville Advisory Committee

MINUTES

Date: July 26, 2022
Time: 9:30 am
Location: Oakville and Trafalgar Rooms

Members: Drew Bucknall, Chair
Gerarda (Geri) Tino, Vice-Chair
Councillor Duddeck
Councillor Gittings
Russell Buckland
Kerry Colborne
Robert Ferguson
George Gordon

Regrets: Susan Hobson
Brenda Sweeney

Staff: Gabe Charles, Director of Planning Services
Lesley Gill-Woods, Acting Manager of Policy Planning and Heritage
Susan Schappert, Heritage Planner
Carolyn Van Sligtenhorst, Heritage Planner
Jill Marcovecchio, Council and Committee Coordinator

A meeting of the Heritage Oakville Advisory Committee was held on July 26, 2022, in the Oakville and Trafalgar Rooms of the Oakville Municipal Building, commencing at 9:30 a.m.

These minutes will go forward to the Planning and Development Council meeting of August 8, 2022, for approval. Please view those minutes to note any changes Council may have made.

1. Regrets

Regrets as noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Confirmation of Minutes of Previous Meeting(s)

Moved by Councillor Duddeck

That the minutes of the Heritage Oakville Advisory Committee meeting of June 28, 2022, be approved.

CARRIED

4. Discussion Item(s)

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

Moved by Councillor Gittings

1. That Heritage Permit Application HP030/22-42.20K for a side addition to accommodate an elevator shaft at 262 King Street, as attached in Appendix B to the report dated July 19, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the cladding materials be submitted to Heritage Planning staff for final approval; and
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

4.2 Review of development application – 23 George Street

The committee provided the following heritage related comments for consideration:

Overall massing/design/scale

- the proposed house appears to be three storeys in height not two, due to the large roof and height;

- the house is out of scale with the neighbourhood;
- the house would significantly change the character of the area and the experience of the promenade along Front Street and George street and down to the lake;
- the proposal doesn't meet any of the criteria of the district plan;
- the house is well-proportioned but out of context with the neighbourhood;
- the house has too bold, symmetrical, and tall massing for the area;
- its character is not derived from the existing spatial arrangements of massing or the relationships of solid and void in the district;
- there is no intimacy of scale, which is part of the character of the district;
- it does not blend into the local context of the Oakville vernacular;
- it is not sympathetic to the block or neighbourhood;
- it disrupts the existing experience of the walkway system and eliminates the deep setback and interplay along Front Street and the play of solid and void;
- the house would have a devastating effect on the area;
- it overwhelms the Worn Doorstep, an important asset and key building in the district;
- it would be beneficial to have more concepts and massing studies submitted with the proposal;
- it misses the mark in the look and feel of the heritage district;
- the building is unsympathetic and incompatible with the heritage character of the district;
- the new house would take away from the streetscape and from the Worn Doorstep; and
- the house should stay within the setback and coverage zoning requirements.

Front entrance/façade

- there is confusion about which elevation is the front;

- if Front Street is the frontage, then the south elevation should have a front door, not sliding doors and the balconies should be removed;
- the strong formality and symmetry of the Front Street elevation makes it seem like the front façade;
- the George Street elevation appears as a secondary service entry for the garage and mudroom;
- the south elevation looks like it should be facing the lake, not the interior of the heritage district; and
- the existing house has its front entrance on Front Street which should be continued in the new design.

Setbacks from Front Street and George Street

- there is a concern with the reduced front yard;
- part of the character of the district is the randomness of the location of houses and not all houses should be lined up with the same setbacks;
- this corner lot is unique and the front garden opens up to the lake and provides greenspace to the community, which is part of the character of the district, the reduced setback would remove that character;
- the massing closer to both Front Street and George Street is not supported; and
- the garage should be tucked behind the elevation of the house.

Landscaping

- the historic fence should remain where it is rather than being relocated; and
- the town should support an easement or other relevant approvals for the fence in order to keep it where it is.

Other design details

- the east elevation needs windows, the blank wall is not supported; and
- there are concerns with white brick as cladding.

The site plan application for the property will continue to be processed by Planning Services staff.

Moved by Councillor Duddeck

That the report “Review of development application – 23 George Street”, dated July 19, 2022 from Planning Services, be received.

CARRIED

4.3 Bronte Harbour and Bluffs Cultural Heritage Landscape Conservation Plan

The committee was pleased with the draft cultural heritage landscape conservation plan for the Bronte Harbour and Bluffs. The committee commented on the beauty of Bronte Beach.

Susan Schappert, Heritage Planner, responded to a question regarding future plans and/or development related to a portion of the undesignated lands, including Bronte Beach which is owned by the federal and provincial governments, advising that Heritage Planning staff would work with Parks and Open Space staff should the town have the ability to acquire the lands in the future.

A separate staff report will be forwarded to the August 8, 2022 Planning and Development Council for consideration.

Moved by George Gordon

That the draft cultural heritage landscape conservation plan for the cultural heritage landscape of the Bronte Harbour and Bluffs, as attached in Appendix A to the report dated July 19, 2022 from Planning Services, be endorsed.

CARRIED

5. Information Item(s)

5.1 Heritage Conservation District Update

Moved by Kerry Colborne

That the information item be received.

CARRIED

6. Date and Time of Next Meeting

August 23, 2022

Oakville Municipal Building

Oakville and Trafalgar Rooms - 9:30 a.m.

7. Adjournment

Moved by Robert Ferguson

That this meeting be adjourned.

CARRIED

The meeting adjourned at 11:08 a.m.