

Planning and Development Council Meeting
July 5, 2021

Comments Received Regarding Item 9.1 (Heritage Item 4.1)

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

July 2, 2021

VIA EMAIL

Vicki Tytaneck, Town Clerk
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Denise Baker
Partner
t. 416-947-5090
dbaker@weirfoulds.com

File 21174.00001

*Partner through a professional corporation

Attention: Mayor Burton and Members of Planning and Development Council

Dear Mayor and Members of Council:

Re: Planning and Development Council Meeting- July 5, 2021 Committee Re: Agenda Item 9.1 regarding Heritage Advisory Committee Recommendation for 176 Front Street, Oakville

We are solicitors for Mark and Petra Rinas, the owners of the property located at 176 Front Street, in the Town of Oakville. This property is designated under Part V of the Ontario Heritage Act, as part of the Old Oakville Heritage Conservation District, and is thus governed by the Old Oakville Heritage Conservation District Plan.

Mr. and Mrs. Rinas filed heritage permit application HP014.21.42.20F for the demolition of exiting wings and the construction of new additions for 176 Front Street, (the "Permit Application").

The Permit Application was on the Heritage Advisory Committee ("HAC") agenda on June 15, 2021, together with a Staff Report dated June 8, 2021, which supported the Permit Application, subject to the standard conditions that the final details on new windows, door and cladding be submitted to Heritage Planning Staff for final approval and that the heritage permit expire two years from the date of final approval by Council.

At the HAC meeting on June 15, 2021, HAC recommended that the Permit Application be approved subject to the two conditions as set out in the supporting Staff Report referred to above. As such, the recommendation that is before Council as Item 9.1 on the Planning and Development Council agenda for July 5, 2021 is as follows:

1. That Heritage Permit Application HP014.21.42.20F for the demolition of exiting wings and the construction of new additions at 176 Front Street, as attached in the revised

drawing in Appendix C to the report dated June 8, 2021, from Planning Services be approved subject to the following:

- a. that the final details on new windows, door and cladding 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.

We are writing today to advise that my client unreservedly supports the recommendation of HAC, as set out in the June 15, 2021 HAC Meeting Minutes as well as that of the Town's professional Heritage Staff, as set out in their June 8, 2021 Staff Report.

Background

Mr. and Mrs. Rinas are proposing to demolish the circa 1940 and circa 1965 easterly garage wings and replace them with a new garage addition on the same footprint. In addition, they are proposing to demolish the circa 1987 westerly rear wing and replace it with a new addition on the same footprint; demolish the circa 1987 easterly rear wing and construct a new garage and driveway to the west of the house. It has been determined by Heritage Staff that the portions of the house which are proposed to be demolished are not considered to be of heritage significance in part because of their recent vintage.

Finally, the owners are proposing to undertake alterations to the rear wall and roof of the existing house, the effect of which will be, in part, to uncover some previously covered up windows in the original house.

The Permit Application initially went to HAC on May 18, 2021, however a decision on the Permit Application was deferred based on concerns with the cladding material, the desire to see the softening of the western garage, as well as to address concerns regarding the facia setback on the east side of the property.

Since that time, the owners worked with staff and made changes to the Permit Application to replace the previous stone cladding with brick cladding, to soften the elements of the west garage through the use of permeable brick pavers and to setback the facia above the covered entrance on the east side of the property.

These changes resulted in a supportive Staff Report and a supportive recommendation by HAC.

Old Oakville Heritage Conservation District Plan

In addition to what is set out in the Staff Report regarding the Heritage Conservation District Plan policies, it is of note that the property is located within Block 3 of the Heritage Conservation District Plan. While this property is identified in the inventory of properties within the Heritage Conservation District, there are no policies pertaining to this dwelling within Block 3. As such, it is the more general policies in the Heritage Conservation District Plan that apply.

In terms of the general policies, it is expressly noted in the Heritage Conservation District Plan that “design, style, materials and colour for new construction is 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”.

In this case, it is our submission that the more contemporary design of the east and west garages with their minimal detailing will enhance and highlight the heritage attributes of the original structure. Moreover, the flat roof will allow for the revealing of original windows on the eastern facade that are currently covered up as a result of the existing additions to the dwelling.

Additional Applications

In addition to the Permit Application that was filed with the Town, approval was sought and received from the Halton Conservation Authority as well as the Town of Oakville Committee of Adjustment, which approved the variance application on May 4, 2021. Both of those approvals are now final and binding and as such there are no outstanding Conservation or Zoning issues. As well, due to the proximity of the structure to Lake Ontario, site plan approval is required by the Town. That application has been filed and remains in progress with staff, however final site plan approval requires the approval of the Permit Application.

Discussions Following the HAC Meeting

Since the time that the HAC made their recommendation to approve the Permit Application, we understand that there have been concerns raised by some members of the broader Old Oakville community regarding the proposed brick cladding.

With respect to the proposed brick cladding, the Heritage Staff Report stated:

The proposed brick cladding is a mix of buff and brown colour with an aged texture. Brick cladding is commonly found throughout the district and is considered to be an appropriate choice for the additions...”

We concur with Staff's opinion with respect to this matter. In addition, we attach to this letter, correspondence from 4 neighbours, three of whom are in immediate proximity to the property and one of whom is just down the street at 221 Front Street, approximately 100 m to the east of the property. All of these immediately affected neighbours are in support of the Permit Application and urge Council to approve it.

However, in an effort to work with the broader community, should it be the wish of Planning and Development Council that the proposed brick cladding for the new additions on both sides of the original Heritage home is instead a white-washed tumbled brick which is finished with white mortar joints, then my client would be pleased to accommodate that, and have that built into the approval of the Permit Application.

Conclusion

It must be recognized that in coming to their recommendation, the Town's professional Heritage Staff have considered the proposed changes to the property in the context of the minor variance application, site plan application and heritage Permit Application.

As such, their recommendation is thorough, well thought out, and based on a detailed knowledge of the site, the Town's in-force heritage policies in the Official Plan and the Old Oakville Heritage Conservation District Plan, as well principles of good heritage conservation.

In addition, my client will continue to work with Staff to satisfy the proposed conditions, or alternatively will accept an amendment to those conditions to ensure that a white-washed tumbled brick finished with white mortar joints is used on the new additions on both sides of the property.

As such, we respectfully request that the recommendation of both Heritage Staff and the HAC be upheld and that Planning and Development Council approve the Heritage Permit.

Should you have any questions regarding the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink that reads "DBaker". The signature is written in a cursive style with a large, stylized initial "D".

Denise Baker
Partner

DB/mw
Encl.
16416168.1

Julian N. Novick
Lindsay Goldstein

187 Front Street
Oakville, Ontario L6J 1A3

June 30, 2021

Town of Oakville
Planning and Development Council
1225 Trafalgar Ave
Oakville ON L6H 0H3

(via email to Mr. & Mrs. Rinas)

Attention: **Council Chair**

Re: **Letter of Endorsement - 176 Front Street**

Our home is directly across the street from 176 Front Street, Oakville where Mr. and Mrs. Rinas are proposing renovations and restoration at their residence. We have reviewed the renderings and plans for their home and have watched the related Committee of Adjustment and Heritage Oakville meetings to gain an understanding of the various perspectives on the matter.

The consequences of this approval and the process are ultimately not about the material choices or reconfiguration of the existing garages. Town staff were supportive of the design that was approved. We trust their judgement that the configuration is appropriate and that they can work with everyone to select exterior finishes be they stone, siding, stained brick, or other materials.

One only needs to take a short walk around the neighborhood to see instances where houses have either been left to rot or where true heritage homes were effectively torn down to the foundation only to be emulated upon reconstruction. This never turns out to be as good as restoring the "real thing" and we do not want to see this happen here.

The Rinas' have been very forthcoming with their plans to preserve and restore the original parts of the house and we are assured they are committed to starting construction right away. This should be supported now so that the neighborhood continues to shine.

Finally, we encourage you to consider that there is an element of quality heritage restoration that is not possible to put into a policy document. This is the essence of care and craftsmanship. We believe that the Rinas' are committed to the neighborhood and have engaged the right team to accomplish a very good restoration.

Ultimately we endorse Mr. & Mrs. Rinas' plans both in terms of their positive impacts to us and the ultimate contribution to the neighborhood. We hope that the restoration can move ahead and refresh the home so that it can be a highlight of the neighborhood for another 150 years.

Regards,


Julian N. Novick & Lindsay Goldstein

Denise Baker

Subject: FW: Proposed Restorations at176 Front Street Oakville, Ontario

From: Ted Baker

Sent: July 1, 2021 9:21 PM

To: dbaker@weirfoulds.com

Subject: Proposed Restorations at176 Front Street Oakville, Ontario

Denise Baker,

I write in support of the application by Mark and Petra Rinas to restore and enhance their new residence at 176 Front Street. It is located immediately across from my property at 21 Thomas Street. I have lived here for over 25 years. Although these changes will be coming at a time when I will be relocating to Niagara, I remain supportive of the neighbourhood in which I have lived for 37 years.

I have reviewed the proposed plans with Mark and Petra. I am impressed with the initiatives being undertaken to preserve and restore this iconic residence after several decades of steady decline.

I am impressed by the design recommendations by Gren Weis – and Architect for whom I have great respect.

The contemporary design of the extensions proposed to the heritage structure replace previous additions not supportive of the heritage building. I believe this to be consistent with the Heritage Guidelines.

Corresponding landscape enhancements will further strengthen the final design.

I make this submission as both a neighbour and a Landscape Architect.

I trust that the Town of Oakville will review this application favourably.

Ted Baker, BLA, OALA, FCCLA

21 Thomas Street

Oakville Ontario , L6J 2Z9

905-849-5835, c 416-464-6609

e: tedb@bakerturner.com

To: Oakville Town Council

From: Geoff Morris and Grace Kidney
221 Front Street, Oakville ON L6J 1A4

Re: 176 Front Street – renovation plans

We are writing in support of the proposed renovation of the property at 176 Front St., about 100 m from where we live.

We have seen the renderings and the plans for the proposed renovation and have discussed these with Mark and Petra Rinas, the new owners.

We are very pleased that this property will be renovated in a sensitive and tasteful manner, it is a prime property on our street and we walk by virtually every day. It is evident that the renovation will preserve the portion of the property which has heritage value while significantly improving the non-heritage and less attractive later additions.

We understand that the proposed renovations have generated significant discussion in our neighbourhood with varying opinions regarding the choices, finished appearance etc. This is, of course, a reflection of the desire that we all have to preserve the high-quality and amenity of our neighbourhood. While this is a good thing, it is inevitable that tastes will differ and so we will opinions, it is impossible to please everyone no matter what the design.

In conclusion, we would urge Council to support this renovation and thereby preserve this important property.

Yours sincerely



Geoff Morris and Grace Kidney .

**194 Front Street
Oakville, ON
L6J 1A2**

June 30th, 2021

Dear Ms. Baker,

I understand you are advising Petra and Mark Rinas regarding the property they own at 176 Front Street, Oakville.

I am their immediate neighbour at 194 Front Street and attended the Committee of Adjustments and Heritage Committee meetings that approved the 176 Front Street application brought to these committees.

I was very disappointed that the two town Councillors on the Heritage Committee voted against the 176 Front Street submission

It is extremely unfortunate that the owners of 176 Front Street find themselves in the middle of what seems to be a political issue stirred up by a couple of individuals. The owners are long-time residents of Oakville and have contributed a lot to the Oakville community.

As you are aware, Town staff are supportive of what is planned for 176 Front Street, as are immediate neighbours. I hope Town Council will not end up fuelling a dispute amongst neighbours by not accepting the Heritage Committee's approval.

Having considered buying 176 Front Street myself, I concluded my time could be better spent on other community needs. There are not many individuals like Petra and Mark who are courageous enough to undertake the project of retaining a heritage home. Given the asbestos and mould in the home it could easily be declared as hazardous, and the Heritage District would be the loser.

Please provide this letter to the Mayor and Town Councillors as further delays in the renovations at 176 Front Street will leave the Front Street neighbours with the risk the property is boarded up to prevent vandalism and further deterioration.

Yours truly,



June Cockwell.