

# 42 LAKESHORE ROAD WEST

## RECOMMENDATION REPORT

FORMAT

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ARCHITECTS

BATORY  
Planning + Management







**Submitted Plan**



**Staff Recommendation**



Rebecca St

Randall St



**Submitted Plan**



**Staff Recommendation**

Public & Council Feedback Received	Response	Status
Height	Height has been reduced.	✓
Density	Density has been reduced.	✓
Sun / Shadow	The proposed development does not create any unacceptable shadow impacts.	✓
Overlook / Privacy	The proposed revisions further mitigate privacy / overlook concerns.	✓
Traffic	The proposed parking is acceptable from a technical perspective. There is no anticipated negative impact on traffic based on the TIS.	✓
Heritage Conservation	The modifications proposed the restoration / reconstruction of the McCraney-Robertson House.	✓
Magnolia Tree	A new Magnolia Tree is intended to be planted in the new development.	✓



# IN SUMMARY

- Staff Recommended 8-Storey mixed use building
- Located in a Growth Area and designated Main Street 1 where the Town anticipates contextually appropriate growth and change.
- New apartment housing, a variety of unit sizes
- New landscaped courtyard area.
- High quality architectural design, materials, and landscaping. The proposed building seeks to respond to the climate objectives of the Town.
- A setback and balcony design from the adjacent low-rise areas designed to limit overlook.
- Activates a vacant, main street corner with new commercial space.



# THANK YOU

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# **ADDITIONAL SLIDES & INFORMATION**



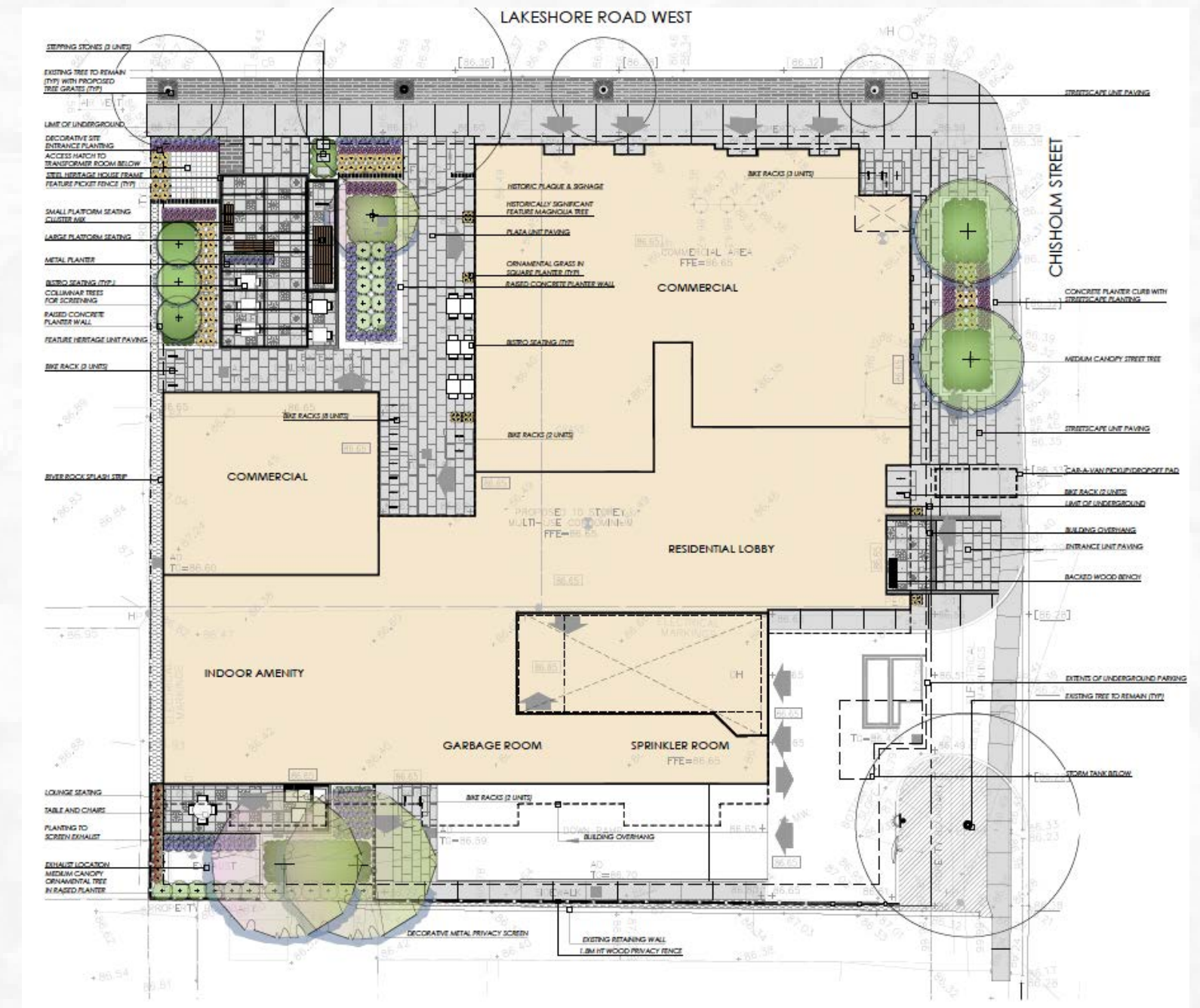
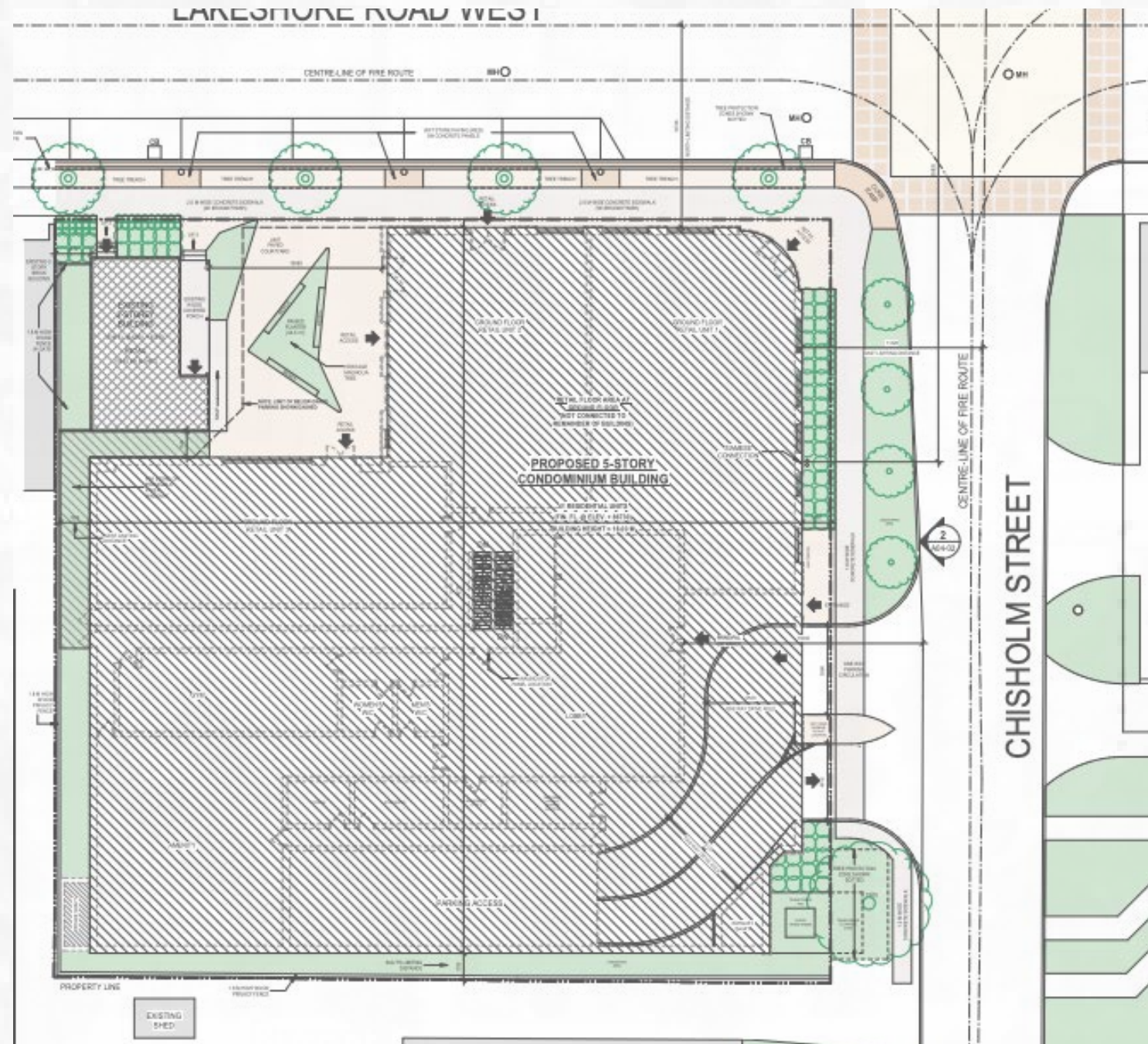


42 Lakeshore Rd W

2022

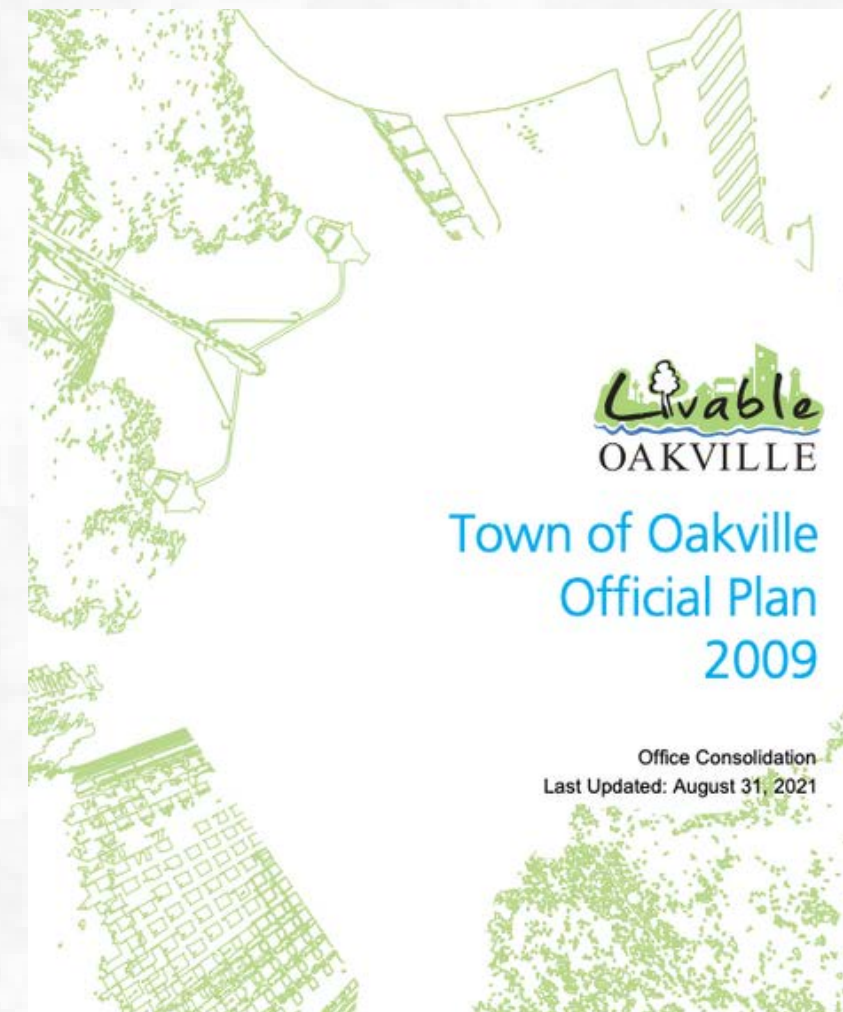
**THE LOCAL CONTEXT**







# THE LIVABLE OAKVILLE PLAN: PLANNING CONTEXT



- Located in the Kerr Village Growth Area; Main Street 1 Designation
- Site Specific Policy which allows a 5-storey building on this site, subject to a Section 37 Agreement.
- Growth Area Policies contemplate:
  - Growth and Intensification in a higher density, mixed use, compact urban form
  - Great streetscaping and fit within context
  - High quality design and public space, with active ground floors.

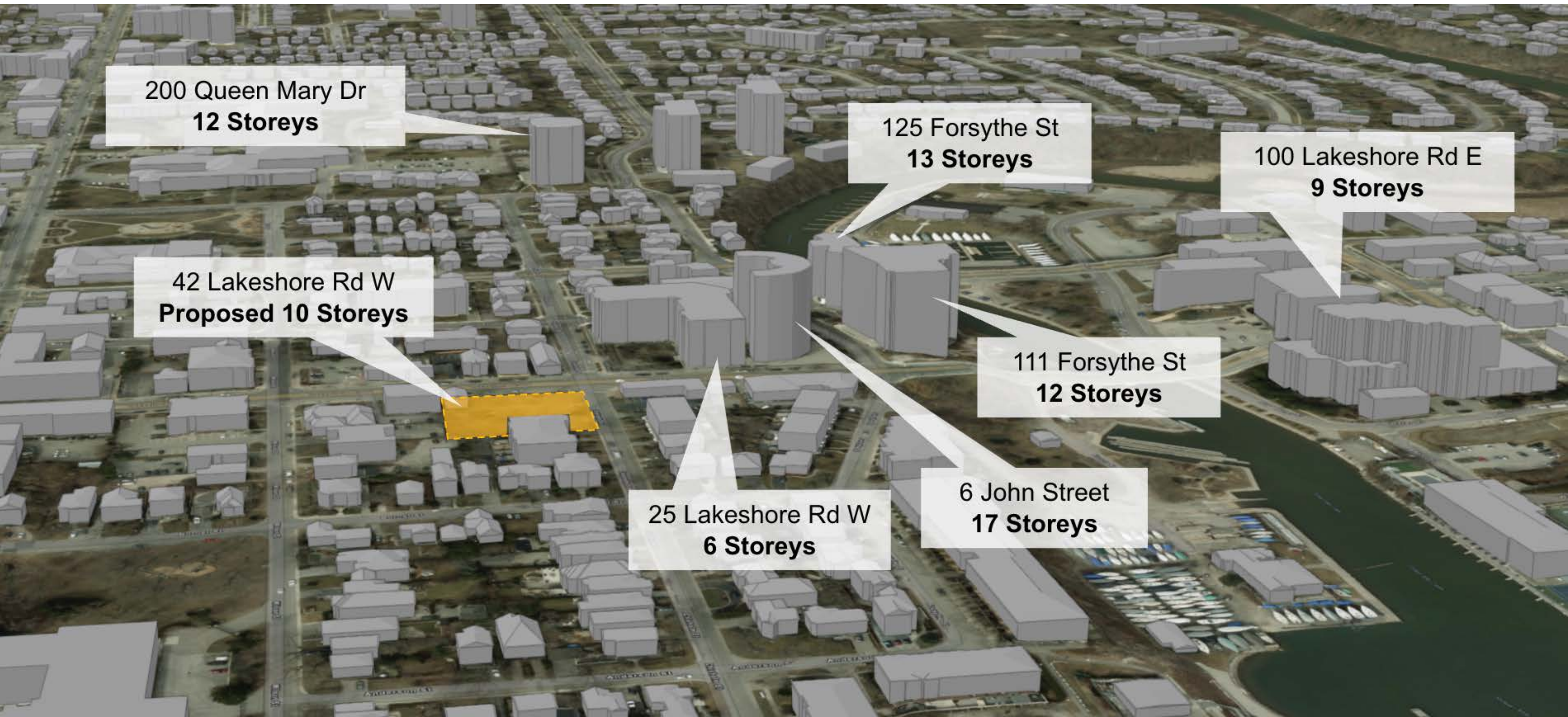


# OAKVILLE PLAN ZONING BY-LAW 2014-014



- Map 19(7a) of the Town of Oakville Zoning By-Law 2014-014: the subject site is zoned CBD: sp 17; Central Business District, Special Provision 17.





200 Queen Mary Dr  
**12 Storeys**

42 Lakeshore Rd W  
**Proposed 10 Storeys**

125 Forsythe St  
**13 Storeys**

100 Lakeshore Rd E  
**9 Storeys**

111 Forsythe St  
**12 Storeys**

6 John Street  
**17 Storeys**

25 Lakeshore Rd W  
**6 Storeys**

**THE LOCAL CONTEXT - BUILDING HEIGHT**



# ON-SITE HERITAGE: MCCRANEY-ROBERTSON HOUSE

- Designated under Part IV of the Ontario Heritage Act by the municipality in 2009.
- Built c. 1880. The building served as the residence of William McCraney, born in 1831, who became the Mayor of Oakville from 1872 to 1874
- In 2016, the former Magnolia tree, a heritage attribute of the property, was removed from the site by a previous landowner.
- The existing building is in poor condition and no longer contains many of its identified heritage attributes have been damaged or removed, including the original stucco, wood trim, and windows.





# IN SUMMARY

- Proposed 10-Storey mixed use building
- Located in a Growth Area and designated Main Street 1 where the Town anticipates contextually appropriate growth and change.
- New apartment housing, a variety of unit sizes
- New landscaped courtyard area.
- High quality architectural design, materials, and landscaping. The proposed building seeks to respond to the climate objectives of the Town.
- A greater setback from the adjacent low-rise areas to the south / designed to limit overlook.
- Activates a vacant, main street corner with new commercial space.







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# SITE SECTION

