

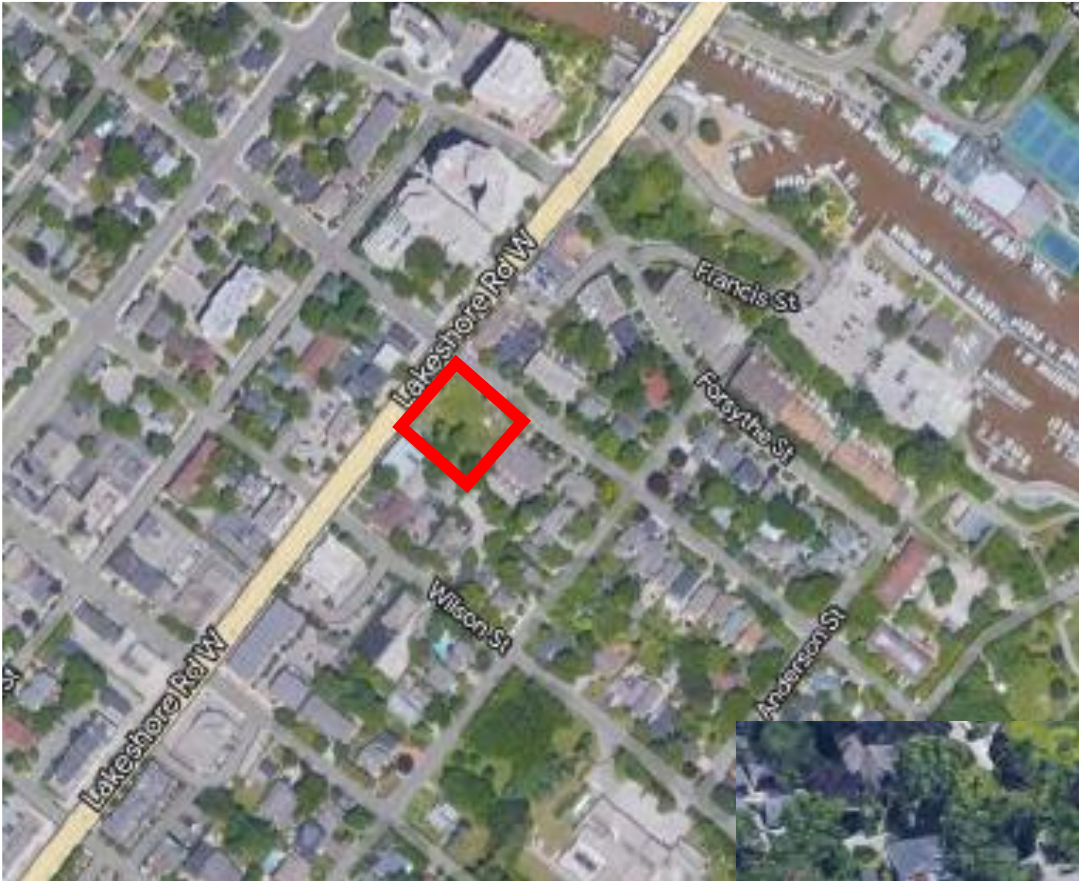
Heritage Oakville Advisory Committee

May 28, 2024



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42 Lakeshore Road West



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Demolition Application

- Removal of the existing building on the site
- Replacement with a commemorative landscape courtyard fronting Lakeshore Road West.



Proposed Development History

Date	Developer	Proposal
2008-2009	JRB (Jon Bowman)	4 Storey, mixed use, house and magnolia tree in situ
2013-2016	Del Ridge West Harbour	4 storey, mixed use, retained and relocated house, propagated magnolia tree
2019-2021	Hirsch Development Group/ 42 Lakeshore GP	5 Storey, mixed use, retained and relocated house, propagated magnolia tree
2022-current	Format Lakeshore Inc.	10 Storey, mixed use, commemorative structure, non-propagated magnolia tree

Structural Assessment

- While some remediation work was completed inside the structure (and is likely the only reason the building has not collapsed), even that work has failed to prevent even more damage from occurring, including to:
 - the new plywood exterior cladding,
 - the foundation,
 - the entire west wall and
 - the rear addition
- the only original materials left (attached to the building) are a single pilaster and bracket and the framing of the side porch.
- additional historic materials appear to have been stored inside the building





Only part of the non-original stucco that remains.

Existing wood siding and new sheathing plywood that are damaged for weather exposure.

Architectural fixture, one post and bracket (from the original construction) that remain.

Existing side porch subflooring in defective conditions.

New Sonotube from previous rehabilitation.

Picture #1





Crack on the south-east corner of the rubble foundation wall.

Picture #2



New stud wall at rear addition that is not fastened to the existing studs.

Picture #3



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New lumber used to reinforce the existing roof joists.

Opening with no lintel.

Knee wall constructed to support the new roof joists at rear addition. A hinge point created that is not ideal.

Picture #4



New knee wall.

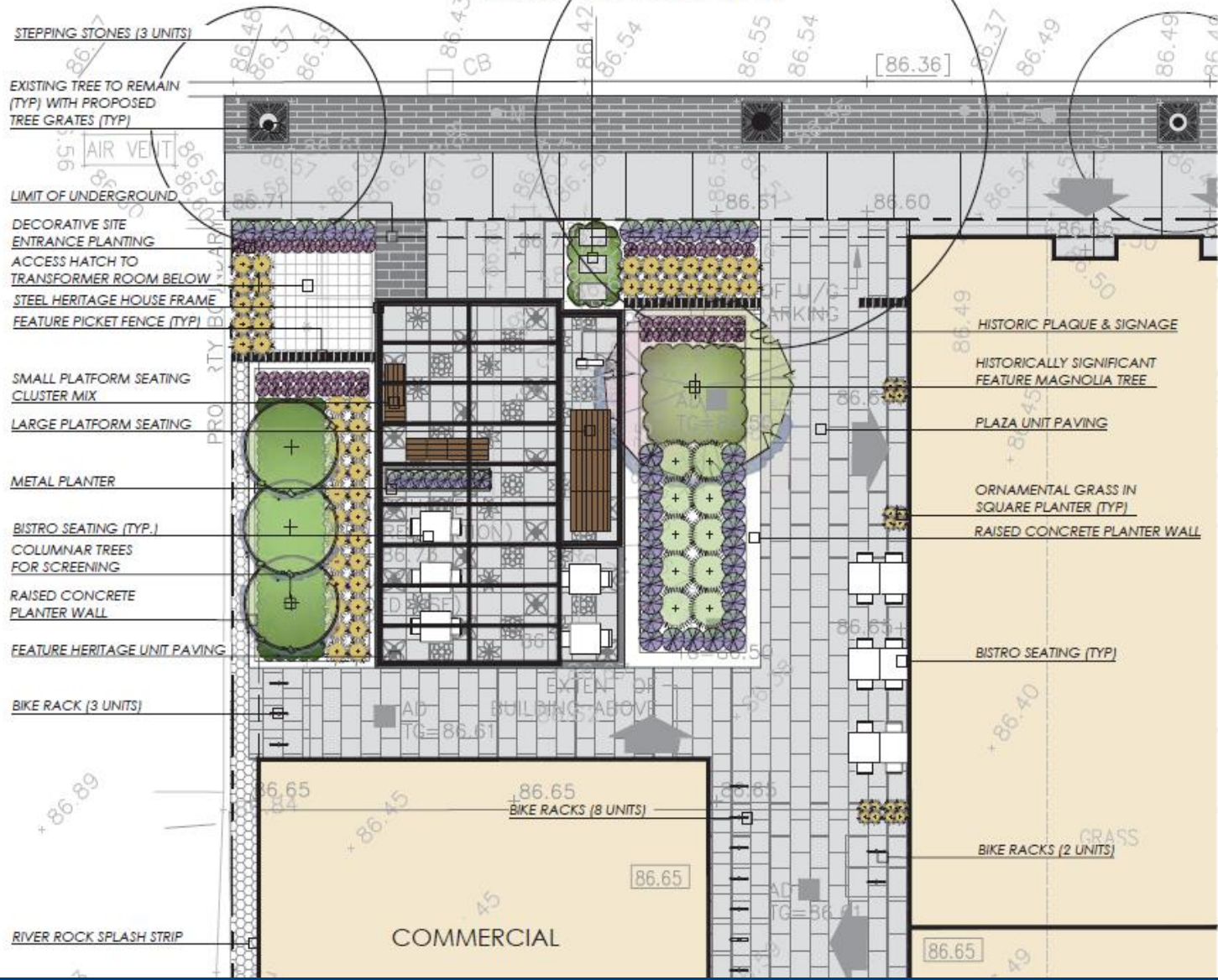
New LVL and engineered joists.

Picture #5



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LAKESHORE ROAD WEST



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42 Lakeshore Road West



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42 Lakeshore Road West

HIA Mitigation Measures

- A courtyard commemorating the McCraney-Robertson House, containing:
 - a metal frame structure that interprets the scale and form of the house,
 - an explanatory plaque/panel, and
 - paving that indicates the existing historic footprint of the house;
- Setback of new construction from the commemorative courtyard, to enhance visibility and accessibility from the public realm;
- A replanted magnolia tree within the proposed courtyard, reinstating the treed interface with the McCraney-Robertson House;
- Distinguishably contemporary design, creating a deferential visual relationship with nearby existing heritage resources;

By-law 2009-074

Heritage attributes of the house:

- The rectangular form of the house
- A floor plan that has greater depth than width
- Front gable roof with steep slope
- Side porch with decorative columns and brackets
- Wood windows and wood trim
- Wood shutters; and
- Stucco cladding and wood trim



Staff recommendation:

1. That the proposed demolition of the McCraney-Robertson House at 42 Lakeshore Road West be approved subject to the following:
 - a) That the property owners work with Heritage Planning staff to design a commemorative strategy and structure to be rebuilt on the property that more adequately reflects the statement of cultural heritage value and interest and the heritage attributes as set out in By-law 2009-074, as well as using any salvaged material from the McCraney-Robertson House;
 - b) That a Heritage Easement Agreement for the commemoration of the McCraney-Robertson House at 42 Lakeshore Road West, be entered into between the town and the owner in keeping with the content of this report, with the Agreement to be in form and content satisfactory to the Town Solicitor and the Director of Planning Services or their designate;
 - c) That the Heritage Easement Agreement be executed in accordance with Executions By-law 2013-057 and be registered on title to the lands on which the McCraney-Robertson House is located;
 - d) That the Town Solicitor be authorized to discharge the Heritage Easement Agreement from title to the lands on which it is registered, at the expense of the owner, once the requirements in the Heritage Easement Agreement have been fully satisfied to the satisfaction of the Director of Planning Services or their designate, and
 - e) That By-law 2009-074 be amended to include the commemorative structure/elements at 42 Lakeshore Road West when the work is completed.

