

APPENDIX C



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

HERITAGE MEMORANDUM

Subject: DEMOLITION PERMIT APPLICATION

Issued To: Susan Schappert, CAHP, MCIP, RPP
Heritage Planner, Town of Oakville
1225 Trafalgar Rd, Oakville, ON L6H 0H3
susan.schappert@oakville.ca
tel: 905-845-6601 (x3870)

Project: 42 Lakeshore Road West

Project #: 11-027-05

Date Issued March 27, 2024

Dear Susan,

This memo was prepared on behalf of Format Group Inc., the property owners of 42 Lakeshore Road West (the “Site”). The Site contains the McCraney Robertson House and is designated under Part IV of the Ontario Heritage Act (“OHA”) per By-law 2009-074 (APPENDIX B).

This memo is intended to accompany a ‘Notice of Intention to Demolish/Remove’ application for the Site. It should be read in conjunction with the Heritage Impact Assessment by ERA (July 27, 2023), the Landscape Plan by Adesso Design Inc. (July 2023), the architectural drawing set by ICON architects (July 2023), and a Structural Assessment Report by JE Structural Engineers Ltd. (February 29, 2024) (APPENDIX C).

PROPOSAL & CONSERVATION APPROACH:

Due to its condition and lost heritage attributes, the McCraney-Robertson House lacks the integrity needed to communicate its cultural heritage value. It is ERA’s professional opinion that it is not a strong candidate for physical conservation.

The proposal removes the existing building on the Site and introduces a new 10-storey L-shaped mixed-use building and a commemorative landscape courtyard fronting Lakeshore Road West. Commercial storefronts and indoor amenity are proposed at grade, with residential uses on floors two through 10. Floors nine and 10 are setback behind the eight-storey streetwall.

The proposed conservation strategy, to be detailed in a forthcoming Commemorative Conservation Plan, includes the documentation and demolition of the McCraney-Robertson House, and implementation of an interpretative landscape plan. The interpretive landscape plan will commemorate the Site’s cultural heritage value, including the McCraney-Robertson House and the former magnolia tree. The landscape plan provides a courtyard fronting Lakeshore Road West, which incorporates the following:

- A metal frame structure interpreting the scale and form of the McCraney-Robertson House;
- Differentiated landscape paving delineating the McCraney-Robertson House’s footprint;
- Replanting a Magnolia tree on the Site;



- A plaque/panel commemorating the Site’s history; and
- Seating that allows users to interact with the interpretive landscape.

INVENTORY OF HERITAGE ATTRIBUTES:

Over the course of the 20th and 21st centuries, several different owners undertook alterations to the property. The present owners acquired the Site in March of 2022.

Heritage Attributes (By-law 2009-074)	Condition/State (per HIA, July 2023).	Original or replacement?	Date of loss or replacement
<i>The rectangular form of the house</i>	The original form of the house has not been altered.	Original*	N/A
<i>A floor plan that has a greater depth than width</i>	The original floor plan has not been altered. Note: interior building fabric is partially removed.	Original*	N/A
<i>Front gable roof with steep slope</i>	The roof form has not been altered. Its condition is poor.	Original*	N/A
<i>Side porch with decorative columns and brackets</i>	The side porch is in poor condition. All decorative columns were previously removed and replaced. One decorative bracket remains.	Replacement* Decorative bracket may be original (TBC).	~2019-2021
<i>Wood windows and wood trim</i>	All wood windows and trim were previously removed.	N/A	Between ~2011-2019
<i>Wood shutters</i>	All wood shutters were previously removed. Several salvaged wood shutters are stored on site, they appeared to be in poor condition.	Unknown, pre-2011	Unknown, pre-2011
<i>Stucco cladding and wood trim</i>	All original stucco was replaced at an earlier date. All non-original stucco is in defective condition. All wood trim was previously removed.	Replacement	Unknown.
<i>Magnolia Tree</i>	The magnolia tree was previously removed in 2016 due to its poor health.	N/A	c. 2016-2017

* Note: Although the form of these attributes has not been altered, new additional structure has previously been installed to stabilize the building.



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STRUCTURAL & OTHER CONSIDERATIONS

A structural assessment by JE Structural Engineers (APPENDIX C) concluded that” the building has many deficiencies and structural defects even after some remediation work has been completed to stabilize the structure. The reason why the building is still standing after many years without any maintenance is due to the reinforcement (new lumber and engineered products) carried out to the entire structure. Today, the building is at a stage where the only savable original items are: one pilaster, one bracket, and the shape of the building. It is our professional opinion and recommendation the demolition of the building.”

ERA’s analysis further concludes salvaged exterior wooden elements currently stored within the building would require replacement, as follows: 100% of window trim; and at least 90% of wooden shutters.

SUMMARY

Due to its poor condition and lost heritage attributes, the McCraney-Robertson House lacks the integrity needed to communicate its cultural heritage value. As the Heritage Attribute Inventory chart outlines on the previous page, the overwhelming majority of the attributes (including non-original and original elements) would need to be replaced/rebuilt entirely. It is ERA’s professional opinion that the McCraney Robertson House is not a strong candidate for physical conservation. As such, demolition and commemoration are proposed to be pursued.

Please accept the corresponding ‘Notice of Intention to Demolish/Remove’ application for the Site. Do not hesitate to contact us with any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Philip Evans', with a stylized flourish.

Philip Evans, OAA, AAA, AIBC, NSAA, MRAIC, CAHP
Principal, ERA Architects

APPENDIX A: SITE PHOTOGRAPHS



Principal (north) elevation of 42 Lakeshore Road West (ERA, 2023).



West elevation of 42 Lakeshore Road West (ERA, 2023).



East elevation of 42 Lakeshore Road West (ERA, 2023).



Rear (south) elevation of 42 Lakeshore Road West (ERA, 2023).



View of the Site along Lakeshore Road West (ERA, 2023).



Structural reinforcement along roofline (ERA, 2023).



Salvaged items on second floor (ERA, 2023).



Structural reinforcement on first floor (ERA, 2023).



Structural reinforcement on first floor (ERA, 2023).



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APPENDIX B: DESIGNATION BY-LAW 2009-074



An agency of the Government of Ontario



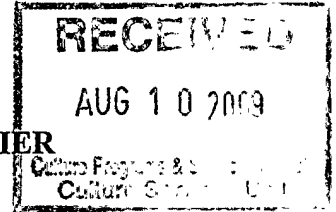
Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



OAKVILLE



August 6, 2009

VIA COURIER

Ontario Heritage Trust
10 Adelaide street East
Toronto, ON M5C 1J3

Johnathan R. Bowman
JRB Design-Build GP-UOC Ltd.
2-594 Chartwell Road
Oakville, ON L6J 4A5

Dear Sirs and/or Madames:

**Subject: Notice of Heritage Designation
42 Lakeshore Road West, Oakville, Ontario**

Attached please find the Notice of Heritage Designation together with By-law 2009-074 with respect to the heritage designation of 42 Lakeshore Road West, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
D. Baker, Assistant Town Solicitor
M. Seaman, Manager of Heritage Planning

Town of Oakville
P.O. Box 310, 1225 Trafalgar Road
Oakville, Ontario L6J 5A6
Tel. 905-845-6601
www.oakville.ca Fax No. (905) 338-4230



NOTICE OF HERITAGE DESIGNATION

42 Lakeshore Road West, Oakville, Ontario

TAKE NOTICE that Oakville Town Council, on **June 9, 2009** resolved to pass By-law **2009-074** to designate **Plan 1 Block 68 Lot 13** municipally at **42 Lakeshore Road West** under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

Cultural Heritage Value and Interest:

This property meets numerous criteria required for designation under Part IV of the *Ontario Heritage Act*. The site is culturally significant because of its design and physical value, historical and associative value, and contextual value.

Design or Physical Value

The house at 42 Lakeshore Road West is an example of modest housing built at the time for tradesmen working in the area. Unlike a full two-storey structure, it allowed a reduction in taxes while providing a comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.

Historical or Associative Value

The subject property is associated with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammar School Trustee, and the Mayor of Oakville from 1872 to 1874.

The property also has strong associations with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Forsythe Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West.

Contextual Value

The old Colbourne Street West was the central east-west "main street" and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.

The Magnolia tree on the property is estimated to be around 90 years old and has continued to serve as a cultural landscape feature with its prolific blooms every spring. The Magnolia tree is considered a visual landmark in defining the character of the area.

Description of Heritage Attributes:

The heritage attributes of the house are as follows:

- Front-facing, basic gable roof with steep slope;
- Side porch with decorative columns and brackets;
- A floor plan that has a greater depth than width;
- An entrance and stair located to one side of the plan resulting in a typical front elevation with four symmetrical openings;
- Six over one window type;
- Simple detailing;
- Square-headed openings with double-hung windows;
- Stucco exterior; and,
- The Magnolia tree.

MORE INFORMATION: Any inquiries may be directed to Michael Seaman, Manager of Heritage Planning at 905-845-6601, extension 3875 or by email at mseaman@oakville.ca

Cathie Best, Town Clerk



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2009-074

A by-law to designate the McCraney-Robertson House at 42 Lakeshore Road West as a property of architectural, historical and/or contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact By-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

42 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **McCraney-Robertson House at 42 Lakeshore Road West** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

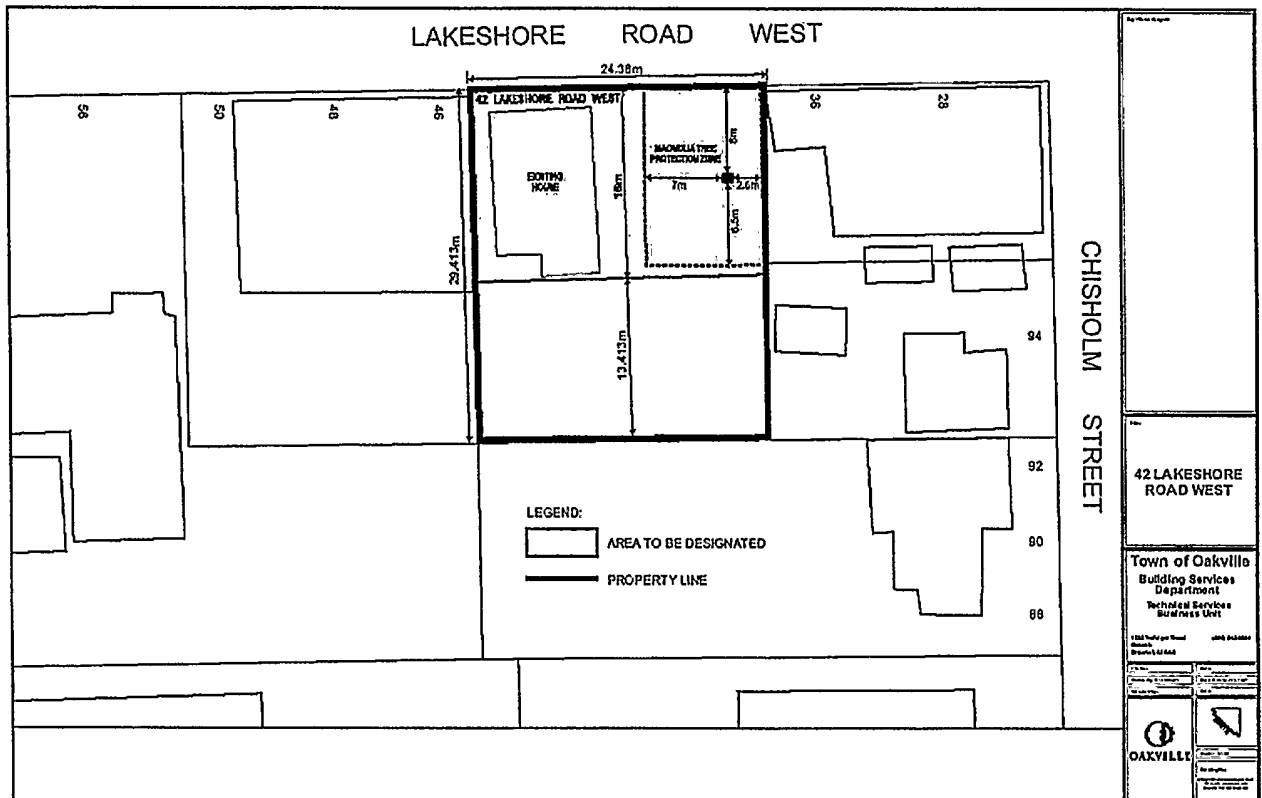
COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

McCraney-Robertson House
42 Lakeshore Road West
Town of Oakville
Regional Municipality of Halton

The portion of the lot to be designated is indicated in the site plan below.

As part of the designation of the historic magnolia tree, a protection zone around this tree has been developed in order to protect its root system from any adverse effects of nearby development or site alterations. The protection zone is marked on the following site plan:





OAKVILLE

By-Law Number: 2009-074

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 9th day of June, 2009.

Rob Burton

MAYOR

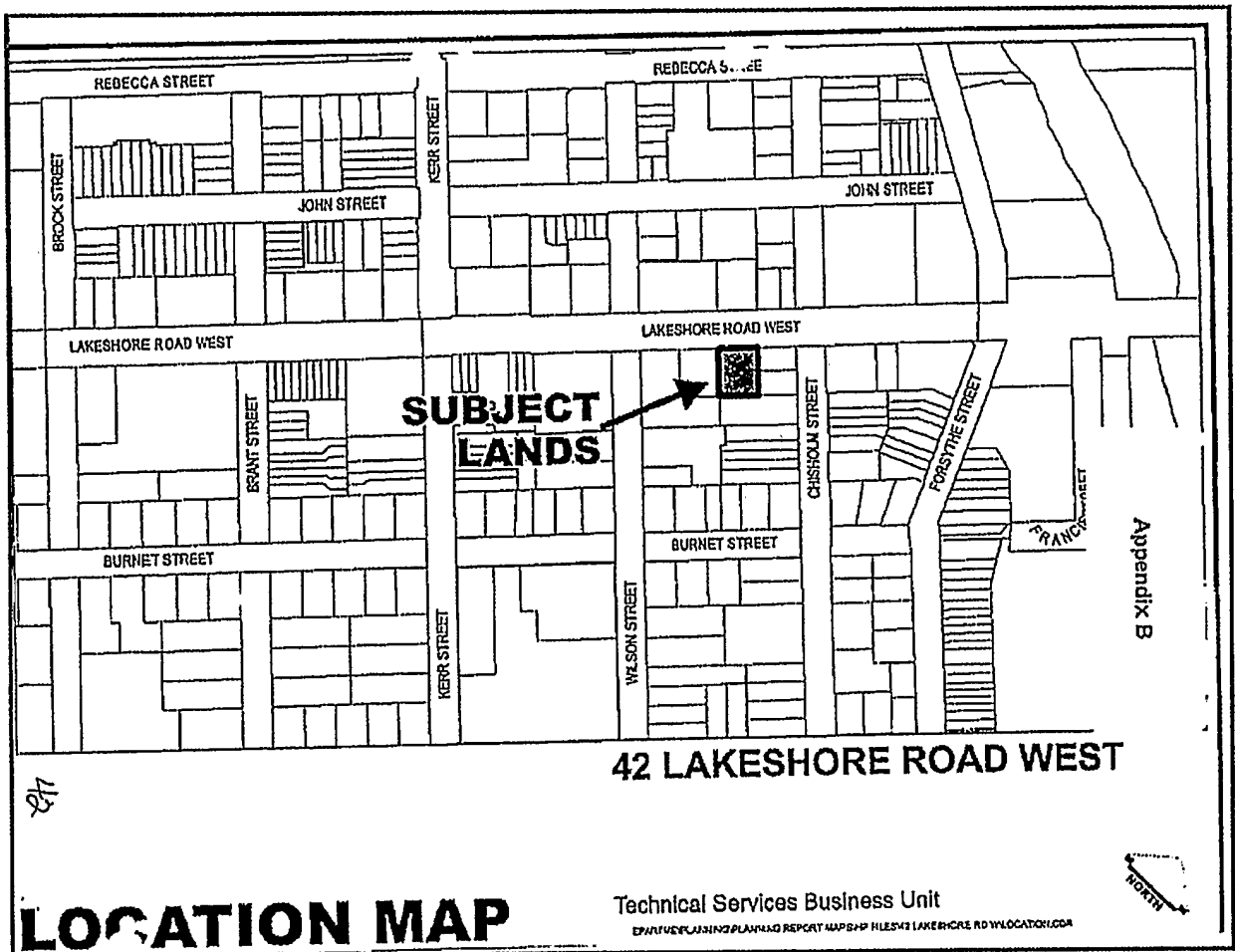
Vicki Tytaneck

A/CLERK

**SCHEDULE "A" TO
BY-LAW 2009-074**

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

McCraney-Robertson House
42 Lakeshore Road West, PLAN 1 BLK 68 LOT 13,
Town of Oakville, Regional Municipality of Halton



Appendix B

**SCHEDULE "B" TO
BY-LAW 2009-074**

STATEMENT OF SIGNIFICANCE

The McCraney-Robertson House at 42 Lakeshore Road West is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Design or Physical Value

The existing structure at 42 Lakeshore Road West has cultural heritage value as an example of modest housing built at the time for tradespeople working in the area. Unlike a full two storey structure, it allowed for a reduction in taxes while providing comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.

Built c.1880, this stucco house has a front gable roof, side porch with decorative wood brackets, historic wood windows, wood trim and wood shutters.

The magnolia tree on the site is thought to be approximately 90 years old and greatly contributes to the property's physical significance.

Historical or Associative Value

The subject property has cultural heritage value for its historical associations with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammer School Trustee, and the Mayor of Oakville from 1872 to 1874.

The property also has strong associations with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Navy Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West. One of these residents was Duncan Robertson, who purchased the property in 1910. He worked for the tannery and continued to live in the house after the tannery closed in 1924.

Contextual Value

The McCraney-Robertson House has cultural heritage value for its contextual significance along Lakeshore Road West, formerly known as Colbourne Street West,

which was the central east-west “main street” and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.

The historic magnolia tree on the property has continued to serve as a cultural landscape feature with its prolific blooms every spring. The magnolia tree is considered to be a visual landmark that defines the character of the area.

Description of Heritage Attributes

Key exterior attributes of the house which embody its physical and historical significance include:

The following heritage attributes and applies to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, metal and glazing, their related building techniques and landscape features:

Exterior Elements of the House:

- The rectangular form of the house;
- A floor plan that has a 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.

Landscape Elements:

- The magnolia tree, including its trunk, canopy and branches, and the associated underground root system, the extent of which is defined as the “Magnolia Tree Protection Zone” as outlined in Schedule “A”.
-



Explanatory Note

Re: Heritage Designation By-law No. 2009-074

By-law Number 2009-074 the following purpose and effect:

To designate the property at 42 Lakeshore Road West as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

APPENDIX C: STRUCTURAL ASSESSMENT LETTER (JE STRUCTURAL ENGINEERS)



To: Ali Mohtashami. P. Eng., MBA
CEO – Format Group Inc.
President – Pegah Construction Ltd.

Date: Feb. 29, 2024

From: Jose Escandell, P. Eng.
JE Structural Engineers Ltd.

Reference: Structural Assessment Report – 42 Lakeshore Rd. West, Oakville

Dear Sir,

Jose Escandell, P. Eng from **JE Structural Engineers Ltd.** attended to 42 Lakeshore Rd. West in Oakville on Feb. 27, 2024, with the purpose of providing a structural assessment of the building.

The house known as the McCraney-Robertson house was originally built in 1800s. The building is a one-and-one-half storey wood frame structure. The shape of the building is rectangular that includes a simple side porch. The front roof is a gable roof with a steep angle, and rear shed roof (addition) with a lower roof pitch. The house was originally constructed with full 2x4's lumber, except the basement floor that was constructed with true 2x10's and 1½"x10's lumber (alternate). Grade of the original lumber appears to be D-Fir even though some of the exterior wood siding planks are SPF. The house was constructed on rubble stone foundation walls.

- Exterior elevations, side porch and exterior of foundation walls.

We observed that the original and non-original stucco finishing has been removed and only a small part of the non-original stucco remains at the front elevation. Due to this, the exterior materials that conform the facades exhibit a high level of environmental deterioration. Even the new plywood installed on all the wall elevations, in previous effort to conserve or repair the building, is in a defective condition.

Only one original pilaster of the existing observed posts and the roof framing (side porch) have been preserved. The rest of the structural members including the Sonotubes are new construction. Note that the existing subfloor has a high level of decay and due to this, I suspect a deterioration between the subflooring damaged planks and existing new wood floor beams.

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The masonry parging that once provided uniformity and strength to the exterior foundation walls has been largely gone. We observed cracks on the south-east corner of the building as well as material delamination and loose stones. The foundation walls are faulty and in very poor condition.

Please note that the depth of foundation is unknown and hasn't been addressed in this report, however, we suspect the footings are not protected against frost action or designed to prevent damage resulting from adfreezing and frost jacking.

- Wood frame structure of the original building (gable roof).

Many interior modifications must have occurred since the house was originally constructed. However, during the latest attempt to renovate the building, most of the existing structural members were reinforced or completely replaced with new lumber or engineered materials.

Half of the existing floor joists in this part of the building have been removed to create a vaulted ceiling. In the other half, new engineered floor joists, spanning from side to side, have been installed.

All the existing true 2x4's stud walls have been reinforced with new 2x6's. This reinforcement happened because the existing wood studs were damaged during the demolition of the original floor, and we assumed with the intention of comply with the current code requirements (table 9.23.10.1 of OBC 2012). Note that some rotted wood studs were observed during our site review.

In the vaulted ceiling area, the existing west wall will likely have more significant damage in the future. This wall that has been reinforced is not longer lateral restraint nor either by the ceiling joists at the top or by the removed floor joists. Therefore, no structural member is preventing the top part of the wall to move outward under a heavy vertical load on the roof (snow). The fact that the walls are fastened together with siding wood planks and sheathing plywood and that the existing side porch is on the east side have prevented further serious damage to the building.

Existing roof joists and collar ties, in this part of the building, have been reinforced with new lumber.

Except on the front main door, no structural lintels were observed during this structural assessment.

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-
- Wood frame structure of the rear addition (shed roof).

The existing true 2x4's exterior wood studs and wood siding (planks) are the only visible structural members of this rear addition that is still original. The entire roof (roof joists, 15.5 mm sheathing plywood and shingles) and wood studs (2"x4" nominal size) were reconstructed with new lumber.

It appears to be a discrepancy when we mentioned that there are existing and new exterior wall studs, but there isn't. The entire rear part of the building was framed with new 2x4's wood studs but these new walls were never properly connected or fastened to the existing wood studs. The new stud walls were built in front of the existing studs. Because this, the lateral loads such as the wind load cannot be transferred under these conditions to the other structural members if the path load is discontinuous or interrupted. It is probable that the new wall was constructed due to the defective condition of the existing studs.

A proper connection between the front structure (gable roof) and rear addition (shed roof) was not observed. It seems this connection was compromised during the renovation work.

Conclusions and recommendations.

As the above-described conditions, the building has many deficiencies and structural defects even after some remediation work has been completed to stabilize the structure. The reason why the building is still standing after many years without any maintenance is due to the reinforcement (new lumber and engineered products) carried out to the entire structure.

Today, the building is at a stage where the only savable original items are: one pilaster, one bracket, and the shape of the building. It is our professional opinion and recommendation the demolition of the building.

Please see enclosed photographs taken during our site visit with comments about the existing site conditions observed during this structural assessment.

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I hope you find the above acceptable for your purpose. Please do not hesitate to contact me if you have any questions or concerns about this report.

Sincerely,

JE Structural Engineers Ltd.
Jose Escandell, P. Eng.
President.



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

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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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