



OAKVILLE

REPORT

Heritage Oakville Advisory Committee

Meeting Date: August 24, 2021

FROM: Planning Services Department

DATE: August 17, 2021

SUBJECT: Heritage permit application HP029/21-42.20F 187 Front Street – Demolition of existing house and construction of new house

LOCATION: 187 Front Street

WARD: Ward 3

Page 1

RECOMMENDATION:

1. That Heritage Permit Application HP029/21-42.20F for the demolition of the existing house and the construction of a new two-storey house at 187 Front Street, as attached in Appendix B to the report dated August 17, 2021 from Planning Services, be approved subject to the following:
 - a. That the stone installed on the chimney and the base of the house be a natural stone that replicates local lakestone as closely as possible;
 - b. That final details on paint colours, windows, doors, trim 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.

KEY FACTS:

The following are key points for consideration with respect to this report:

- This property is designated under Part V of the *Ontario Heritage Act* as part of the Old Oakville Heritage Conservation District.
- The heritage permit application is for the demolition of the existing non-heritage house and the construction of a new two-storey house.
- Staff has reviewed this application and recommends that it be approved subject to the above conditions.

BACKGROUND:

A heritage permit application has been submitted by the owners of 187 Front Street to undertake the following alterations on the property:

1. Demolish the existing non-heritage house and;
2. Construct a new two-storey house.

The property at 187 Front Street is located on the north side of Front Street between Thomas and George streets and contains a 1 ½ storey house with an attached garage constructed in 1965. A location map for the property is attached as Appendix A. The property is located within the Old Oakville HCD but the existing house is not considered to be of significant heritage value and can therefore be removed. The owners are proposing to replace the existing house with a new two-storey house.

The complete application was submitted on June 16, 2021. See Appendix B for the application form, photos and drawings of the proposed work. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to deal with the application is September 14, 2021.

COMMENT/OPTIONS:

The owners are proposing to construct a new two-storey detached dwelling with the garage integrated into the basement at the rear of the property. The proposed house would be built towards the westerly side of the property to allow for the driveway to extend to the garage at the back of the house. This would retain the existing grading on the lot, which slopes from the southwest to the northeast.

The proposed house is a simple frame home with traditional gable rooflines. Horizontal wood siding is proposed for the cladding and natural stone is proposed for along the base of the house and for a chimney on the west elevation. A two-storey stairwell projection on the east elevation adds dimension to the house. A wood canopy is proposed for above the stained wood front door. Large windows with traditional rectangular panes are proposed for the front of the house, while more contemporary windows with larger sections of glazing are proposed for the rear.

The proposed new house requires site plan approval. The site plan application was presented to the Heritage Oakville Advisory Committee for comment on November 17, 2020. The primary concerns raised by the Committee were the overall height and massing of the proposed house, as well as the lack of soft landscaping in the front yard. Since that time, the following changes were made by the applicants in order to address some of the comments made by the Committee. These include:

- The height of the house was lowered from 10.03m to 9.62m (the maximum permitted height is 10.5m);
- The balcony was reduced in size;
- The design of the windows was revised to create more traditional window divisions with more slender muntin bars for a lighter appearance; and
- Additional trees and soft landscaping were added to the front yard.

When evaluating the changes to the subject property, the District Plan for the Old Oakville HCD is the primary policy document to use. Additionally, Heritage Planning staff reviewed the proposed application with consideration of the town's Livable Oakville Plan and its cultural heritage policies which support the conservation and enhancement of the town's heritage conservation districts.

The Old Oakville HCD Plan includes the following guidelines as they relate to new construction within the district:

- *Scale in height and mass be compatible with surrounding buildings to ensure visual connectedness and existing sense of scale;*
- *Construction materials should be visually sympathetic with existing buildings and streetscape yet appropriate given the design of the new structure;*
- *Lot line setbacks be permitted to vary with consideration given to neighbouring setbacks and frontages;*
- *Density to be in conformity with the Official Plan; and*
- *Design, style, materials and colour for new construction 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.*

The subject property is located in what is identified as Block 3 in the District Plan. The Block Analysis for this district does not provide much direction or analysis for this particular home, other than to note that the houses in this block step down the hill and emphasize the slope that runs from King Street to Front Street. The proposed new house retains this existing grading.

The following minor variances for this proposal were approved at the Committee of Adjustment on July 27, 2021. Heritage Planning staff reviewed these minor variances, after consultation with Heritage Oakville, and had no significant concerns with them. They are as follows:

- To permit a minimum front yard of 4.0m whereas the by-law requires a minimum of 6.0m
- To permit a residential floor area for a dwelling having two storeys to be 43% of the lot area whereas the by-law permits a maximum of 30%.

The first variance was requested in order to ensure more uniform setbacks along the street, as the two front planes of the proposed house have been designed to line up with the adjacent houses which have smaller front yard setbacks, typical in this historic neighbourhood. The zoning by-law requires a minimum of 6.0m in order to ensure sufficient space for parking in front of the house, but in this case, the garage

and parking are located towards the rear of the house and so this minimum amount of space is not required. The District Plan supports varied setbacks in order to ensure compatibility with surrounding properties.

The second variance for residential floor area ratio is due primarily to the building's design with the garage being located within the basement of the house. The overall massing of the house remains consistent and compatible with homes in the neighbourhood. There are no variances required for height, side or rear setbacks, or lot coverage.

Heritage Planning staff have reviewed the District Plan as part of the assessment of this heritage permit application and consider the proposed work to be in keeping with the guidelines. The new home has a simple, traditional form with gable rooflines using traditional materials such as wood siding and natural stone. The location, height and massing of the house have been designed and adjusted to ensure that the house sits comfortably in the heritage district setting and does not overwhelm the nearby homes.

Staff recommend that this heritage permit application be approved subject to the conditions in the recommendation. The works proposed may be subject to other applicable Town regulations and requirements, such as site alteration permits and building permits. It is the applicant's responsibility to review these matters with applicable staff.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- enhance our cultural environment
- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon

footprints. The approval of the subject heritage permit does not impact the town's climate initiatives.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage permit application

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Heritage Planner

Recommended by:

Diane Childs, MCIP, RPP
Manager, Policy Planning

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning Services