

2)  
**A/011/2025**  
181 Front Street  
PLAN 1 BLK 22 PT LOTS E,D

*Proposed*

**Under Section 45(1) of the *Planning Act***

**Zoning By-law 2014-014 requirements – RL3 sp:11, Residential**

1. To increase the maximum lot coverage for all buildings to 29.72%.
2. To increase residential floor area for a dwelling having two or more storeys to 42% of the lot area.

**Comments from:**

**Letters of Objection – 10**

**Letters of Support – 3**

## Letter of Objection #1

coarequests

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**From:** brucehmacdougall [REDACTED]  
**Sent:** February 1, 2025 6:48 AM  
**To:** coarequests  
**Cc:** Bruce MacDougall  
**Subject:** [EXTERNAL] Variance Request 181 Front Street, Oakville - Comments

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

File # A/011/2025 - Review Date Feb 5, 2025

To the attention of the Secretary Treasurer:

Our residence is within the vicinity of the above Variance submission and we wish to state the following:

We have been residents within the Oakville Heritage community since Oct 2013 and continue to be surprised at the apparent flexibility, for approving Variances that disregard the designation "Heritage" and the protection of the past, with which the term was first intended. There have been some truly exceptional homes that have been built or renovated in the recent years that are excellent examples of our community's historical design, assimilating to the area and most importantly, being respectful of the adjoining properties. Thank you to the Heritage and Oakville Approval committees for those projects, however, that is not the example in the cases of 187 and now, 181 Front Street.

The classification, "Minor Variance" should be replaced by "Major Variance" in this latest request. It stacks upon prior size variances that already exceed the City guideline for maximum percentage coverage of the property. This new home, even though better styled to reflect the history of the area vs the recently built, modern designed monolith next door at 187 is still going to be a 30 ft high structure, with an overbearing impact on the street view, and even more significant negative impact on the neighbours that back on to, and side the property - all of whom we know well, and who spare no expense to do everything possible to their homes and properties to truly maintain the best of the past and all that makes it special. They deserve better treatment than to lose their lake views and privacy.

Visit German Village in Columbus, Ohio, where my family was fortunate to live for several years, and you'll see a shining example of what a world class Heritage Area truly means.

My wife and I also speak from our personal Oakville experience when a new home was allowed to be built that was significantly oversized at 186 William Street, approximately 7 years ago, and when finished, completely towered over our property. As a note, the person who owned the property along with a second home in the area, also promised that they would be moving in when complete. It never happened, and the home was on the market for sale within days of completion. Our only solution to regain some of our privacy, which was a key reason for initially purchasing our home, was to invest \$35,000 in greenery, that we continue to invest in today.

Our request is simple, at minimum, delay the project. I'm sure that those submitting the Variance can manage to live in their current residence a little longer. Take more time to review the scope of the

project, make the necessary reductions in size, and really consider the significant impact it will have, if left as is, on those neighbours that truly reflect the selflessness needed to protect our very special Oakville community.

Thank you for your consideration,

Sincerely,  
Bruce and Mary MacDougall  
[REDACTED] King Street  
Oakville  
L6J 1B1

## Letter of Objection #2

### coarequests

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**From:** Patricia McTavish [REDACTED]  
**Sent:** February 2, 2025 6:51 PM  
**To:** coarequests  
**Subject:** [EXTERNAL] RE: File # A/011/2025, 181 Front St., Oakville

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ATTENTION: Secretary Treasurer

I have reviewed the documents that were submitted to the Committee of Adjustments for this Variance Request and I have some concerns:

1. The existing house on the site already exceeds the allowable lot coverage at 37% (30% is the maximum permitted) and floor area at 26.52% (25% is the maximum permitted) for this site - yet the applicant is requesting that the Committee of Adjustments allows further increases in both the lot coverage and floor area.
2. The massing of the proposed house looks too large for the lot.
3. The massing of the proposed house looks too large for the Front St streetscape.
4. This lot has a significant slope - was the height measured from street level?
5. The proposed house will block views for both neighbours and pedestrians on King St.
6. I found it difficult to truly understand the massing and the impact on the streetscape of the proposed house from the computer generated drawings in the application.

For these reasons, I request that this application not be approved.

Sincerely,  
Patricia McTavish  
[REDACTED] Navy Street.

## Letter of Objection #3

February 1, 2025

To: Town of Oakville, Committee of Adjustment

From: Henry & Cathy Jelinek  
Thomas St  
Oakville, ON L6J 2Z9

Subject: A/011/2025 - 181 Front Street

We are respectfully providing our comments and concerns as they relate to the variance requests to the existing home at 181 Front Street. Our home, a heritage property circa 1839, is located at Thomas Street and part of our backyard abuts to 181 Front Street. The abutting portion of our property is a quiet, private pergola which has been there for years and will be severely affected if the proposed variances to 181 Front are approved. Additionally the privacy that our home has had since it was built will be severely mitigated.

We remind the Committee that this is within the heritage area, and to recognize that the proposed variances, if passed, would create adverse effects not only on neighbouring properties but on the community as a whole. The lot size at 181 Front is not large enough to comfortably accommodate the proposed increased lot coverage. In fact, even the existing lot coverage is already tight and adding nearly 5% additional coverage would further encroach on neighbouring properties. If passed this would create a "wall" appearance and would border even closer to neighbouring properties creating a "squeezed" appearance not in keeping with other surrounding properties and making it incompatible to the neighbourhood. The requested lot coverage variance simply does not support proper land use.

The proposed variance for the floor area is an increase from the current 30% of the lot area to 42% of the lot area. The Zoning By-Laws were made with the intent and purpose of protecting neighbourhoods and ensuring those neighbourhoods kept their charm and beauty, and new builds and renovations remained compatible with the neighbourhood. This is especially true in this heritage part of Olde Oakville. Expanding the floor area of an existing home by 12% and allowing it to tower over surrounding homes does not align with the goals of the zoning regulations.

We trust the Committee will carefully consider our concerns.

Sincerely,

Henry and Cathy Jelinek

## Letter of Objection #4

### coarequests

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**From:** Kate [REDACTED]  
**Sent:** February 3, 2025 1:39 PM  
**To:** coarequests  
**Subject:** [EXTERNAL] File # A/011/2025, 181 Front St., Oakville

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

ATTENTION: Secretary Treasurer

I have concerns regarding this application to increase lot coverage and floor area.

A) the existing house already exceeds the allowable maximums of lot and floor coverage, increasing it further sets a precedent for future builds.

B) the proposed new build is simply too much house for the lot and for the streetscape of Front St.

I don't agree with this application, it should not be approved.

Regards,  
Kate McManus  
[REDACTED] William Street.

Sent from my iPad

## Letter of Objection #5

### coarequests

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**From:** Curt Cumming [REDACTED]  
**Sent:** February 3, 2025 1:42 PM  
**To:** coarequests  
**Subject:** [EXTERNAL] Variance Request: 181 Front Street, Oakville (File: A/011/2025)

To the attention of the Secretary-Treasurer:

I am writing to formally let you know about our concerns regarding the Variance submission for 181 Front Street as a homeowner at [REDACTED] King Street.

As long-time residents of Oakville's Heritage District for more than twenty years, we are deeply invested in preserving the character and integrity of our community. The increasing frequency of Variance approvals that permit oversized and out-of-place developments threatens the very essence of

what makes this area unique. While some projects successfully blend into the historical landscape, others starkly contrast, diminishing the heritage appeal and imposing on neighbouring properties.

The proposed development at 181 Front Street is another example of an excessive request that exceeds the Town's zoning guidelines. Despite some attempts to align with the area's architectural style, the planned structure remains significantly large, reaching 30 feet in height and encroaching upon the privacy, views, and overall ambiance of adjacent properties. Those of us who have worked diligently to maintain the character of our homes should not be burdened with the negative impacts of developments that disregard community values.

We have personally faced numerous hurdles with changing the colour of our front door, yet significant changes like this proposal seem to be approved with far less scrutiny. Furthermore, we have paid a premium in renovation costs to ensure that our home remains true to the neighbourhood's heritage look and feel, an effort that is undermined when oversized developments that fail to respect this aesthetic are granted Variances.

The pattern of approving oversized homes that push the limits of Variance regulations has led to numerous issues in the past. Homeowners have had to resort to costly landscaping solutions to mitigate privacy concerns caused by neighbouring constructions. Moreover, history has shown that many newly built homes are quickly listed for sale rather than serving as long-term residences, raising concerns about the true intent behind such developments.

We would like the Town to delay approval of this project and conduct a more thorough review to ensure its scale aligns with the established community standards. Thoughtful revisions should be made to minimize its impact on neighbouring properties and uphold the integrity of Oakville's Heritage District. Preservation should take precedence over unchecked expansion. Thank you for your time and consideration.

Sincerely,

Curt and Sarah Cumming  
[REDACTED] King Street  
Oakville, ON

## **Letter of Objection #6**

**Richard Parrott [REDACTED] King Street Oakville, Ontario L6J 1B4**

February 3, 2025

Attention:  
Committee of Adjustment Town of Oakville  
Letter of Opposition  
re: File A/011/2925 181 Front Street

My name is Richard Parrott. I am the owner and resident of [REDACTED] King Street in Olde Oakville. I'm opposing the application for variances as it will negatively impact the quiet and peaceful enjoyment of our home. After restoring my home, I have resided there for the past 15 years. This is a house that was built in 1928. Previous to myself the Kent family called the house a home for nearly 50 years.

The prior owners also called this home for approximately 40 years having purchased it shortly after it was built. This home has been loved, enjoyed and admired in this location due to its proximity to the lake and all that comes with it. Morning sun, lakeside breezes and the calm and peaceful atmosphere of living in a lakeside community. A community that for generations residents, members of the town and admirers from all over have had a general respect to preserve its history and unique charm that residents and admirers have long sought to preserve. Having lived in Oakville as a child there are fond memories of school trips to the local Lakeside Park to visit the two mid 1800 historical buildings. Since that time it was always a dream to live in this neighbourhood.

In recent years something has changed in this community and it is sad to see. While restoring [redacted] King Street, Ms. Susan Schappert from the Town of Oakville contacted me. It was to address a concern for a stone walkway that was being reconstructed. The layout of that walk was being slightly changed. As with the entire home, I listened and respected the comments and complied knowing full well that the neighbourhood and its history deserved that respect. That same level of consideration is now being eroded by developments that manipulate bylaws to permit oversized structures that disrupt the area's heritage. The proposed project at 181 Front Street exemplifies this problem.

In my opinion living here and restoring an historical property like [redacted] King Street comes with a responsibility and stewardship. I'd suggest that we all share in that stewardship when it comes to this special area. In the past ten years the bylaws seem to have been manipulated, culminating in the construction of buildings that quite honestly often do not respect the original intent of the area. Century homes that were created, loved and protected for generations. The proposed plan for the project located at 181 Front Street was only presented to me less than two weeks ago. This despite the architect claiming there have been numerous discussions with the Town of Oakville for some time.

As someone with extensive experience restoring and renovating century homes, my track record speaks for itself. It has always been my practice to make the first stop at the neighbouring homes and in an effort to make sure their concerns were understood, respected and any plans could be dovetailed with their own. The process that happened with this project is perhaps one of the worst examples of that not happening. At first glance there seems to be a total lack of respect to the neighbours, not to mention the lineage and unwritten promise to protect the historic nature of the area. The variances that are being requested, coupled with the height, that for some reason are now allowable, will create what will in essence a huge wall. If approved it will block any remaining southern light and breezes from the lake and detrimentally negatively impact views. It will cast a shadow over the lovely and stately historical home located at [redacted] King Street. It will undoubtedly have a similar effect with neighbouring homes.

Quite honestly it's beyond me why this is having to be defended? Particularly when in 1999 an historic home located at 181 Front Street was demolished on a weekend without permit? The consequences of that action were that the owners were then required to reconstruct the home that is currently on the site. The home was to be based on the heritage home that was demolished. Now in a relatively short period of time the same home is to be taken down and replaced with something that does not reflect or represent the area? Basically erasing and neglecting the work and efforts of the leaders of the community and Town in 1999. Two wrongs do not make a right. When restoring or renovating a number of properties myself there was always a dream or vision for each. My comment made to others that showed concern was to not worry. Those are not just words and have been proven numerous times. It is based on a credo that, "Any dream or plan cannot come at a cost to another's dreams or goals". I urge you to uphold that standard and reject this application.

As committee members you have an admirable yet challenging job and duty reviewing these requests. Many requests are reasonable and make sense being "minor" in nature. Often they enhance a project without an adverse effect on neighbouring properties or the general intent of the community they are in. Respectfully this is by no means an example of that. As much as I understand your committee's mandate does not directly pertain to the historical nature of the area, it is undeniable that it is a

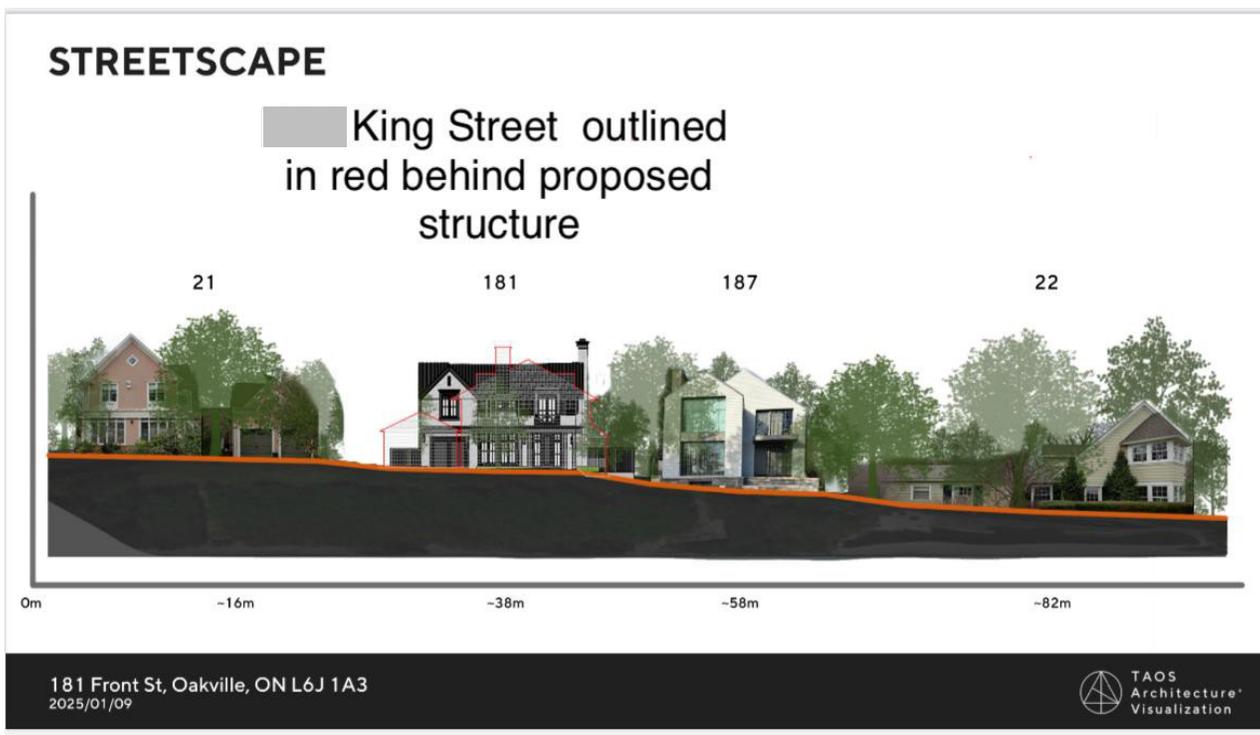
significant part of any application in this area. The project being proposed does not suit the historic charm of this neighbourhood or the homes located here. In addition and perhaps most applicable for your purposes, the project proposed for 181 Front Street does not respect the neighbouring properties right to quiet enjoyment. That includes my home as it will significantly and negatively impact the property that has stood the test of time for nearly 100 years. Appreciate your time and patience as I endeavour to explain and illustrate.

In summary once again, thank you Committee Members for taking the time to review this information. Hopefully given the short time to respond, the information that is provided will assist you to make a sound decision and one with less indecision. It is my sincere opinion that if this were to be approved the consequences will be irreparable for years to come.

Sincerely; Richard Parrott

In the following pages I'd like to highlight a number of areas that will show the long term and permanent effects and damage that this project will have if approved.

While reviewing the supporting documents a number of things were noticed. As is the practice with many architects, including an accomplished and respected architect like Mr. Hicks, lovely foliage and trees are a part of most renderings. No different with the streetscapes provided in supporting documents. What is sadly missing and in my opinion deceptive, are images of properties located next door or abutting any proposed projects, unless of course they suit the application to not include them. In the streetscape provided by Mr. Hicks it is fairly safe to say that neighbouring properties included in the rendering were done so in an effort to minimize the image of the impact of this project. The slope of the street has also been used in an effort to minimize the true height and size in relation to typical homes that have been here for years. In this rendering if you look closely you will see a red outline behind the subject property. This red outline represents the home located at [redacted] King Street. It clearly shows that our home will now be blocked forever if this is approved. Curiously there were no light or shadows studies completed? To complete that study a more detailed process of rendering would be required. Safe to say anyone reviewing this would know what the results would be.



Also worth noting refers to the slope of the lot and street. The revised heritage conservation district plan refers to this particular location as “the gully”. The intention of the revised plan is that architecture considers and defer to the sloping nature of the streetscape. This proposal attempts to eliminate the west-to-east slope of the lot. Comments from community members have been that the renderings show it as flat. The height of the proposed structure on the eastern side is questionable. Are they adding a large retaining wall on the east side of the lot?



181 Front Street showing the reconstructed historical home.



Image of 181 Front Street, front street elevation looking north. Curiously is the height of the roofline measured from the westerly point on the property and structure or the easterly toward 187 Front Street? Would certainly make a significant difference.

Another observation that was noticed is also with respect to perceptions and the streetscape images. Specifically with reference to the correlation between the site plan provided and the streetscape images. It is confusing to myself and others including architectural professionals. The site plan shows the proposed footprint of the new structure. In the streetscape rendering however it does not look like



Front elevation streetscape appears to give the illusion that the side yard set back to the east has not changed much.



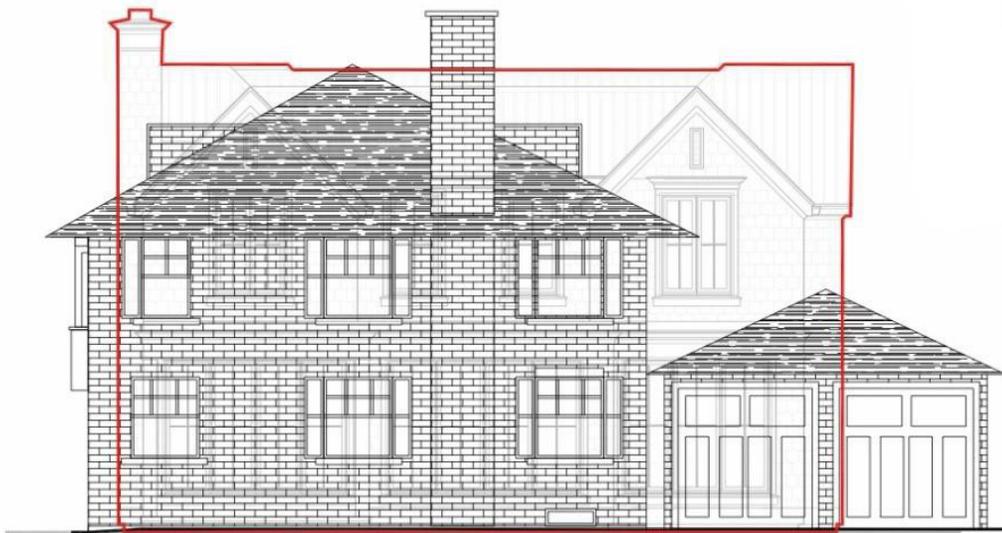
*The future is not what it used to be as quoted by the late ,Yogi Berra*

Included are images of the proposed structure as provided in the supporting documents by the applicant's representative. In an effort to illustrate the impact that the proposed project will have, the first rendering is a street view from Front Street looking north. A red outline has been added that shows my home located at [redacted] King Street behind the proposed structure. Despite the renderings suggesting otherwise, it clearly shows the property at [redacted] King Street will be obstructed nearly 100%. In the second image as a point of reference, a King Street view/rendering of my home looking south has been provided. This shows the proposed project highlighted in red.



Proposed structure Front  
Street view  
(■ King Street outline in red)

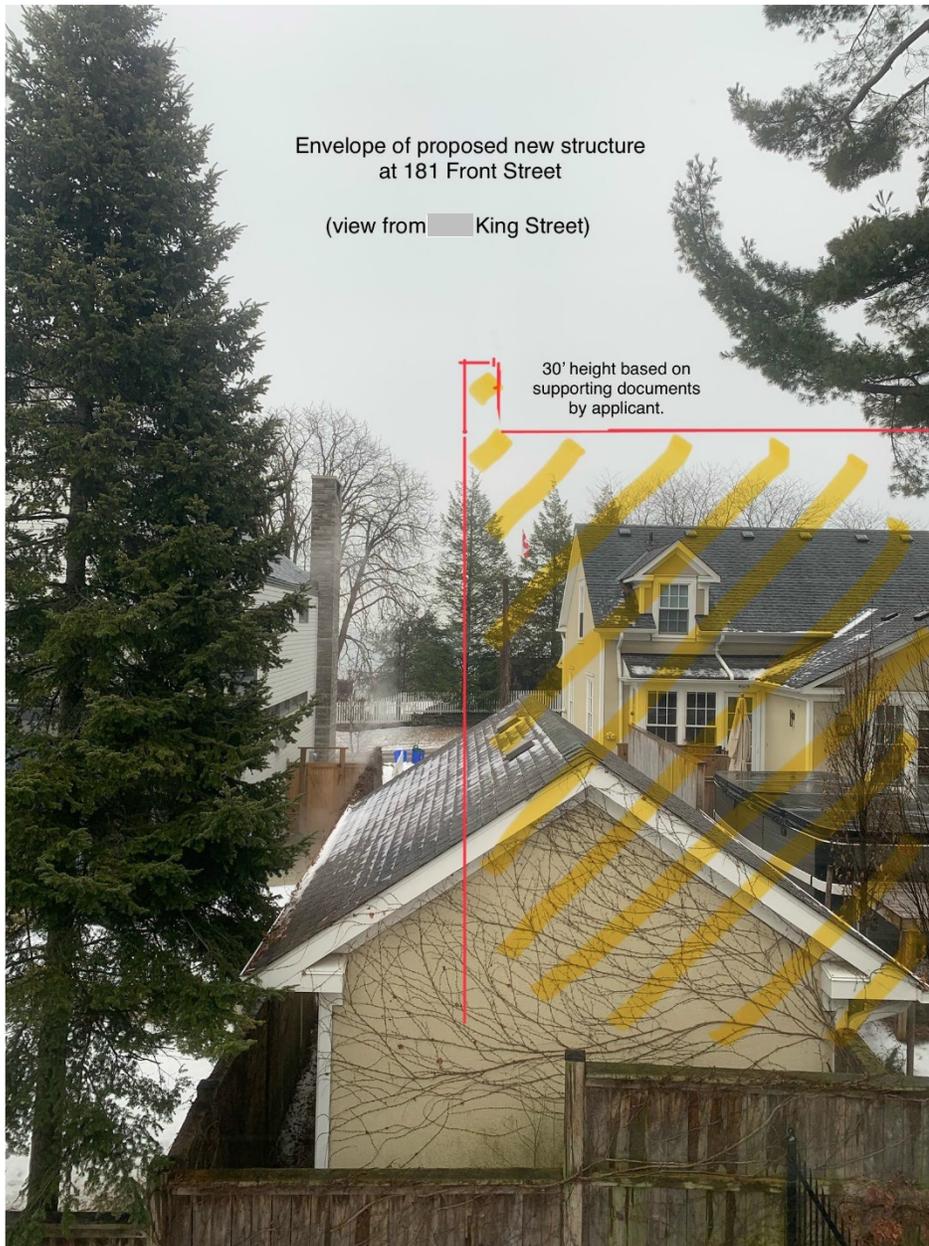
■ King Street  
(proposed structure outlined in red)



*A picture is worth a thousand words...*

This is an actual photo of the existing view looking south from the second floor windows where the primary bedroom is located at ■ King Street. The impact of this development extends beyond aesthetics. For nearly a century, my home has stood without air conditioning, relying on natural ventilation from the lake. The proposed structure will eliminate this benefit, fundamentally altering my living conditions. The pleasure of falling asleep at night with the windows open and a full view of the night sky will be permanently eliminated. Similarly waking up to the sun filling this room in the morning has been a privilege and significant reason for living here and will be negatively impacted forever.

The envelope of the proposed new structure is highlighted in red and based on the supporting documents provided by the applicant's representative. Worth noting is the dramatic difference from the original home. Imagine standing on the ground and the effect this will have.



*All the world's a stage...or at least in two instances in my back yard...*

In an effort to discuss this with the applicant Mr. Greg Hitchman was messaged in an email. The response was swift and dismissive with a response that remarked, "I think it suits the neighborhood, particularly next to Julian's home" Committee members respectfully I completely disagree with that statement. Julian's home is located at 187 Front Street to the east of the subject site. This house was approved and built a short while ago. In an effort to be "neighbourly" trust was afforded by myself for this project. Regrettably this ended up culminating in another example of a property that has impacted my home. Included is an image of the view looking south from the yard of [redacted] King Street. This photo was taken while planting a mature tree in an effort to regain some privacy in the yard. In this image you can see the height of the main floor and the rear porch or verandah that is highlighted in red. That verandah is at an elevation that is higher than the 6' fence separating our properties. As a result it looks down into the yard of [redacted] King Street compromising the quiet enjoyment and privacy of that space. In the application for 181 Front Street they are proposing that the foot print for the new property to be

closer than it already is? To put that in perspective it is much closer to the actual home at [redacted] King Street. The height of the main floor of the new structure will arguably be even higher than that of 187 Front Street and less than 50' away. Consequently the proposal for 181 Front Street intends to repeat and even worsen this intrusion. The verandah for the proposed structure will be higher than the 6' high fence separating the two properties. Similarly it will allow people to look down into the western yard of my home, the only remaining private outdoor area that we can enjoy. Both resemble a stage which begs the question why as an owner would you want that?



Morning sunrise view from [redacted] King Street



## Letter of Objection #7

Oakville Lakeside Residents Association  
February 3, 2025

Contact information  
Anita Mackey  
Director, Board of Directors  
Mackeya4@gmail.com

**To**  
Secretary-Treasurer  
Committee of Adjustment  
Town of Oakville

RE: 181 Front Street, Oakville; Committee of Adjustment Item A/011/2025

I am writing on behalf of the Oakville Lakeside Resident's Association (OLRA). I am a board member and a resident in the Old Oakville Heritage District. I am writing in connection with the above noted application for variances which we do not support. I do want to recognize that the architect for the applicant did reach out to me to show a very high level and somewhat different version of the project, and while they have made efforts to change some of the design features which we found problematic, there are still significant other problems with the design, the scale, massing, height, and the impact to the District, the streetscape, and the adjacent properties to the front, sides and rear of the property. We had asked for detailed renderings that were in scale and 3D that would show these impacts and how the building sat on the sloped terrain. What has been submitted does not achieve this and is perhaps misleading.

There is a complicated history to this property as many years ago, in the 1990's, a heritage house was demolished by previous owners without a required demolition permit. The then- owners were required to build a replica of the one-story cottage at the front of the property where it originally was situated. A separate coach house garage was added at the back in keeping with heritage guidelines for detached garages. The balance of the house was a low two-story dwelling that exists today. Sadly, this all had the effect of changing the house from a contributing property to a non- contributing property under the Heritage Act.

What the current drawings do seem to show is a large house built almost completely across the property east to west. Given the height and massing of the roof structure, this creates a large wall from the back, and another large structure from the front that dominates and is accentuated by the slope of the terrain on

which the house will sit. No effort has been made to step the structure down the slope.

Further to this last point about the slope of the land on which the property sits, it appears, based on the drawings which show a large flat roofline, that the large change in grade in the existing property where the driveway sits now would have to be filled in and a large retaining wall built along the east side. None of this seems properly reflected in the drawings or renderings. This extension of and filling in of the grade will greatly accentuate the height and massing of the building and will negatively affect the adjacent properties to the north and east. In addition, it will negatively affect the streetscape of this important street in the Heritage District contrary to the guidelines.

While the applicant has provided for only a single car garage, it is integrated, and it does not appear from the drawings to be recessed as stated in the application. Attached integrated garages are discouraged in the District under the Heritage Guidelines.

We ask that this matter be turned down as presented, or deferred until the following information is provided and can be properly assessed before this matter comes again before the Committee:

1. As mentioned previously, we had asked for renderings and drawings that clearly showed the impact of the house on the streetscape, the adjacent properties at the front, side and back. In addition, as mentioned above, proper drawings and renderings showing the impact of the height and massing of the house from the change in grade on the east side need to be provided.
2. The current renderings do not accurately show how much of the property is taken up on the east side, and do not seem to be consistent with the site plans drawings that show much more of the property being taken up. Accurate renderings to scale with adjacent properties need to be provided.
3. We ask that impact studies on views and shadowing be done and provided.

Any increase in lot- coverage or other requested variances should not be approved at this time until these issues can be properly assessed. This would also allow more time to consult with stakeholders.

We will also have more heritage impact comments that we will present at any upcoming Heritage Advisory meeting.

Sincerely,  
**Anita Mackey**  
Board of Directors  
OLRA  
Feb 3, 2025

## Letter of Objection #8

**To:** Jennifer Ulcar  
Secretary-Treasurer, Committee of Adjustment  
Email: coarequests@oakville.ca

**From:** Jane Hawkrigg, ■ Navy Street

**RE:** 181 Front Street, Oakville; Committee of Adjustment Item A/011/2025

**DATE:** February 4, 2025

It is my understanding that an application for 181 Front Street is coming forward to the February 5th Committee of Adjustment which proposes to demolish the current dwelling with detached garage and replace it with a two-storey dwelling that incorporates an attached garage on the front façade of the building facing Front Street. The variances requested as a result of this application are as follows:  
Lot Coverage: To increase the maximum lot coverage for all buildings to 29.72%. The current zoning for this property suggests a maximum lot coverage of 25%  
Residential Floor Area: To increase the residential floor area for a dwelling having two or more storeys to 42% of the lot area. The current zoning for this property suggests a maximum residential floor area of 30%

As noted in the minor variance report, 181 Front Street is designated Low Density Residential and lies within the boundaries of the Old Oakville Heritage Conservation District. As part of the District, this property is subject to Special Provision zoning which was specifically established to recognize and support the unique heritage characteristics of the area and ensure that the overall massing and scale of development is appropriate within that context. Because of its visibility and location on the well travelled pedestrian scale Front Street, I would suggest that the heritage characteristics that need to be considered in applying the four tests goes beyond the house to the east and the house to the west. It needs to consider the impact of the proposed massing and scale on the gully landscape; the pedestrian scale of Front Street, the vistas and views between properties as well as nearby contributing heritage properties. In other words, any redevelopment of this property requesting variances from the Special Provision zoning requires an ability to demonstrate that the proposal contributes to the character of the area and does not detract from it. **From my perspective, the application before you does not consider or identify these factors and as such, I believe that the Committee is missing valuable information to support its decision-making process associated with this application.**

I would request that the Committee consider this context and this request in advance of applying the four tests associated with the minor variance application. **It is my contention that the impact of the mass and scale of the proposed redevelopment of the property at 181 Front Street does not meet all of the four tests and as such, should be denied.**

**Unfortunately, due to family health matters, I am not in a position to delegate at this meeting. However, I hope that the Committee is able to consider this submission as it deliberates on this application.**

#### **Four Tests**

##### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The report highlights that the proposed development is subject to the criteria established in Section 11.1.9 - "to maintain and protect the existing neighbourhood character"; that it is designated under Part V of the Ontario Heritage Act and is also subject to Section 5 of the Livable Oakville Plan. While some aspects of the design may be viewed as "new traditional" from a heritage context, I would argue that the overall scale and massing of the proposed two storey dwelling is not consistent with the surrounding area. With the exception of 187 Front Street to the east, it is my understanding that the other surrounding properties comply with lot coverage and residential floor area zoning. As a result, I would contend that this proposal (which seeks further variances from what presently exists) does not protect the character of the neighbourhood; does not maintain the integrity of the Old Oakville Heritage District and as a result, does not maintain the general intent and purpose of the Official Plan.

##### **Does the proposal maintain the general intent and purpose of the Zoning Bylaw?**

The report highlights that the intent of the Zoning Bylaw provision for lot coverage and residential floor area is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. As noted in the first test, the "surrounding" neighbourhood is more than the house to the east and the west. My contention is that the massing impact of what is proposed will result in a visual prominence which is not appropriate and distracts from the surrounding contributing properties and the intimate streetscape of Front Street. It is also somewhat disturbing to me that an application is being made to further increase the zoning variances that the Special Provision zoning for the Heritage District is trying to limit. I can appreciate that the current variances (maximum lot coverage is currently 26.52% vs 25% zoning; floor area ratio is currently 37% vs 30%) may have established an "as of right". However, I would contend that when an application for demolition is made, that this should be the limit. Otherwise, we risk the "creep" of increasing variances "just because". The restrictions for zoning within the Heritage District are well established and as such, I would argue that buyers should be aware of this and if they need "bigger" there are many places just to the east and the west that allow for this.

The request for variance increases in lot coverage and residential floor area represent a 12% increase from what currently stands. And if you compare what is

proposed to the Special Provision Zoning for the Heritage District, the proposed development is considerably larger than what is envisioned for the District – 20% more lot coverage and 40% more residential floor area.

I strongly disagree with the staff contention that “architectural elements” have the effect of minimizing the massing impact. In addition, the shift in orientation of the building from north/south to east/west increases that massing and scale impact at the street and pedestrian level. What is proposed is bigger than the general intent and purpose of the Zoning Bylaw and will have a negative impact on the surrounding area and the Heritage District.

**Is the proposal desirable for the appropriate development of the subject lands?**

The report notes that staff are of the opinion that the proposal represents appropriate development of the subject property. The proposed development continues to be residential in nature and as such is supported.

**Is the proposal minor in nature?**

The report notes that the proposed development will require a minor site plan approval where grading and drainage will be more closely evaluated. It was my understanding that the “minor” test needs to consider a variety of factors including the impact on immediate neighbours (views, shade, etc.), and the potential risks associated with grading and landscape (there may be other ‘minor’ items for consideration that I am not aware of).

I don’t believe that the application as presented to the Committee provides adequate information for a decision on this test. This property sits in the gully that runs west/east on Front Street and drops significantly on the actual property. I don’t believe that the application as presented accurately depicts this drop; or how the design of the dwelling will incorporate this and the impact on the property to the east. It also does not provide information on the impact on the important contributing heritage property to the south or surrounding contributing heritage properties on Thomas Street and King Street.

I don’t believe that the Committee has been presented with adequate information to assess whether the proposal is minor in nature.

**Based on my analysis of the application and the minor variance report as presented, it is my conclusion that the impact of the mass and scale of the proposed redevelopment of the property at 181 Front Street does not meet all of the four tests and as such, should be denied.**

Respectfully submitted.

Jane Hawkrigg  
[REDACTED] Navy Street

## Letter of Objection #9

### coarequests

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**From:** Karen Widman [REDACTED]  
**Sent:** February 4, 2025 10:33 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] Variance Request: 181 Front Street, Oakville (File: A/011/2025)  
**Categories:** JEN

You don't often get email from [REDACTED] [Learn why this is important](#)

To the attention of the Secretary-Treasurer:

I am writing to formally express concerns regarding the Variance submission for 181 Front Street as a homeowner at [REDACTED] King Street.

We feel the proposed plan is too large for the property, reaching 30 feet in height and encroaching upon the privacy, views, and overall ambiance of adjacent properties.

Karen and David Widman

## Letter of Objection #10

## coarequests

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**From:** Lida Lisney [REDACTED]  
**Sent:** February 4, 2025 11:35 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] 181 Front Street - Concerned Oakville Resident

You don't often get email from [REDACTED] [Learn why this is important](#)

To Whom This May Concern:

I have been brought to the attention of a proposal that the Town is considering at 181 Front Street. Firstly, I walk almost every day from Allan St to the pier as a morning routine. When I saw what was going up beside this address that took forever to complete, I was shocked that the Town would have allowed it to be built. It's not at all in standing with the historic community of the area by the lake.

Now, the property that is currently up for approval is going to be even more obstructive. I would like it to be known and recorded that I am in complete opposition of the plans for 181 Front Street. It's encumbering on the residents of King Street and unfair to them.

I hope you do take into consideration the opposition of the residents of downtown Oakville seriously.

Thank you,

Lida Lisney  
[REDACTED] Church St.  
[REDACTED]

**Letter of Support #1**

TOWN OF OAKVILLE

JANUARY 31<sup>TH</sup>, 2025

COMMITTEE OF ADJUSTMENT

RE FILES # A011/2025

181 FRONT STREET

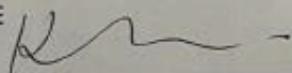
WE ARE THE OWNERS OF \_\_\_\_\_ William St. Oakville

WE HAVE REVIEWED THE PLANS FROM MR HICKS AND WE IN GENERAL HAVE NO CONCERNS WITH THE VARIANCES REQUESTED.

WE HAVE DISCUSSED THE APPLICATION WITH THE WONER AND OTHER NEIGHBOURS AND WE THINK THE VARIANCES ARE REASONABLE AND THE RESULTING DESIGN IS WELL THOUGHT OUT.

WE LOOK FORWARD TO WELCOMING THE HITCHMANS WHO HAVE LIVED THERE FOR A NUMBER OF YEARS AS THEIR FAMILY CONTINUES TO GROW.

Yours truly

SIGNATURE  \_\_\_\_\_

NAME Katie Gilgan \_\_\_\_\_

ADDRESS \_\_\_\_\_ William St. Oakville \_\_\_\_\_

## Letter of Support #2

Town of Oakville

February 3, 2025

Committee of Adjustment

Re Files# A011/2025

181 Front Street

I am the owner of [REDACTED] Front Street. I do not object to the requested variances for 181 Front Street.

I have discussed the application with other neighbours and think the variance sought are reasonable

We look forward to having the Hitchmans continue as neighbours, as the family continues to grow in their new house.

Yours truly,



June Cockwell

**Letter of Support #3**

TOWN OF OAKVILLE

JANUARY 31<sup>TH</sup>, 2025

COMMITTEE OF ADJUSTMENT

RE FILES # A011/2025

181 FRONT STREET

WE ARE THE OWNERS OF [REDACTED] KING STREET

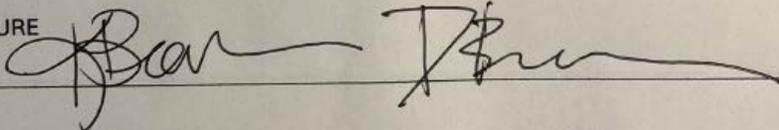
WE HAVE REVIEWED THE PLANS FROM MR HICKS AND WE IN GENERAL HAVE NO CONCERNS WITH THE VARIANCES REQUESTED.

WE HAVE DISCUSSED THE APPLICATION WITH THE WONER AND OTHER NEIGHBOURS AND WE THINK THE VARIANCES ARE REASONABLE AND THE RESULTING DESIGN IS WELL THOUGHT OUT.

WE LOOK FORWARD TO WELCOMING THE HITCHMANS WHO HAVE LIVED THERE FOR A NUMBER OF YEARS AS THEIR FAMILY CONTINUES TO GROW.

Yours truly

SIGNATURE



NAME Katie Brown + Dustin Brown

ADDRESS [REDACTED] King Street, Oakville.