

## REPORT

### Heritage Oakville Advisory Committee

Meeting Date: February 25, 2025

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**FROM:** Planning and Development Department

**DATE:** February 11, 2025

**SUBJECT:** Heritage permit application HP005/25-42.20T – 65 Thomas Street  
– Construction of new rear additions (February 25, 2025)

**LOCATION:** 65 Thomas Street

**WARD:** Ward 3 Page 1

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#### RECOMMENDATION:

1. That Heritage Permit Application HP005/25-42.20T for the construction of new rear additions at 65 Thomas Street, as attached in Appendix B to the report dated February 11, 2025, from Planning and Development, be approved subject to the following:
  - a. That final details on the new cladding, windows and doors be submitted to Heritage Planning staff for final approval; and
2. That this heritage permit expires two years from the date of final approval by Council.

#### KEY FACTS:

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

- The property is designated under Part V of the *Ontario Heritage Act* as part of the Old Oakville Heritage Conservation District.
- The owners are proposing to construct new additions to the rear of the heritage house.
- Staff is recommending that the application be approved in accordance with the conditions in the recommendation.

#### BACKGROUND:

A heritage permit application has been submitted by the owners of 65 Thomas Street to undertake the following alterations:

1. Demolish an existing non-historic one-storey wing of the house;

2. Construct a new two-storey rear addition in the same location;
3. Construct a new second-storey addition over an existing one-storey rear wing; and
4. Install a new entrance on the north elevation of the existing house.

The property at 65 Thomas Street is located on the northeast corner of William Street and Thomas Street. See Appendix A for the Location Map. The property contains a c.1852 two-storey brick house built by John Moore, a master mariner. The property is designated under Part V of the *Ontario Heritage Act* and is a contributing property within the Old Oakville Heritage Conservation District.

The complete application was submitted on January 21, 2025. 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 make a decision on the application is April 21, 2025.

**COMMENT/OPTIONS:**

The owners are proposing to construct a new two-storey rear addition on the southeast corner of the existing house. As part of this proposed change, the one-storey frame section at the rear of the house will be removed. This portion was constructed in 1983 and does not have any heritage value.

The new addition will provide second-storey space over the existing one-storey rear shed-roofed brick wing of the house and will provide a new two-storey space in the location of the rear frame wing to be removed. The addition has an intersecting gable roof, with its ridge extending from the east-west ridge of the heritage house. A new gable on the south side of the addition will mirror the existing gable on that same elevation. A wide shed dormer is proposed on the east elevation of the addition.

A second addition is proposed above the existing one-storey wing at the rear of the house. This second-floor addition is proposed to have a flat roof, to match the flat roof of the existing wing below. While flat roofs are not supported for primary wings of a house in the heritage conservation district, this addition is small and is tucked in behind two other gable roofs at the rear of the house. Additionally, the flat roof design minimizes any negative impact of the new addition on the roofline of the existing house.

Both additions are to be clad in a light-coloured vertical wood siding. Windows are proposed to be aluminum-clad wood windows with a two-over-two pane design. First floor French doors and sliding doors are proposed on the rear elevation of both new additions. Wood trim is to be used throughout. Asphalt roof shingles are proposed to match the rest of the house. A new stone-clad porch with glass railings is proposed at the rear of the two-storey addition.

Finally, there is one alteration proposed to the existing house on the north elevation. The application proposes to replace an existing small window with a new entrance. This portion of the house was constructed in 1992 and does not have heritage value. A new door with panelling and a multi-paned window is proposed, along with a small stone-clad stoop and a wood overhang with decorative brackets.

None of the proposed changes require any minor variance approvals.

The Old Oakville Heritage Conservation District Plan includes the following guidelines as they relate to new construction and retention of heritage buildings:

- *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;*
- *The distinguishing original qualities or character of a structure or environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building structure shall be treated with sensitivity;*
- *Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event that replacement is necessary, the new material should match the replaced material in composition, design, colour, texture and other visual qualities;*
- *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 Old Oakville Heritage Conservation District Plan also makes note of the importance of the orientation of the house which faces both west along Thomas Street and south along William Street. This presence on both streets will be maintained through the proposed works.

Heritage Planning staff has reviewed the District Plan as part of the assessment of this heritage permit. The subject application meets the guidelines of the District Plan because the existing house is to be retained and no historic features are to be removed. Additionally, the new additions have been designed with a complementary yet distinguishing style that allows the addition to remain subordinate to the existing historic house. The proposed materials are complementary to the heritage house and in keeping with the character of the district.

Staff therefore recommends that this heritage permit application be approved subject to the conditions in the recommendation. The works proposed are 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**

There is no public notification required.

**(B) FINANCIAL**

There are no financial considerations.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

There is no impact on other departments and users.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability, and Accountable Government.

**(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 greenhouse gas emissions. The approval of the subject heritage permit supports the town's climate initiatives through the retention and rehabilitation of the existing heritage house on the property.

**APPENDICES:**

Appendix A – Location Map

Appendix B – Heritage Permit Application

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