

APPENDIX D

4.3.3 NEW DEVELOPMENT

4.3.3.1 Impact on Heritage Character of the District

- 4.3.3.1.1 *New development* on a Non-Contributing Property may be permitted, providing it does not negatively impact the *heritage character* of the District.

4.3.3.2 Location, Scale and Massing

- 4.3.3.2.1 *New development* shall be compatible with the existing streetscape, in terms of the rhythm, alignment, spacing, setbacks, massing, and orientation of buildings in the streetscape. (See *Section 4.3.1 - General Policies for Non-Contributing Properties for more detailed guidelines regarding spaces around buildings, setbacks and streetscape rhythm*)
- 4.3.3.2.2 The siting and design of *new development* shall respond to the unique conditions of particular property locations, such as corner lots, lots created by severance or lots adjacent to the Lake Ontario shoreline.
- 4.3.3.2.3 *New development* shall protect and maintain the *heritage character* of the District by displaying a clear simplicity of massing, proportions, and roof forms.
- 4.3.3.2.4 The massing and proportions of new construction should conform to any applicable regulations of the Town of Oakville Zoning By-law in effect subject to amendments and variances that may be approved.

4.3.3.3 Height

- 4.3.3.3.1 Protect and maintain the historic low-rise scale of the District.
- a. The maximum height for *new development* shall be the maximum height permitted for the District under the Town of Oakville's Zoning By-law in effect subject to amendments and variances that may be approved.

4.3.3.4 Style

- 4.3.3.4.1 The architectural style of *new development* shall be compatible with *heritage character* of the District.
- a. *Non-traditional styles* may be permitted providing their application respects the scale, massing, set-backs and materials of the *heritage buildings*, and does not negatively impact the *heritage character* of the District.
 - b. The design of *new development* shall maintain a consistent approach to the application of the chosen architectural style for all building elements.

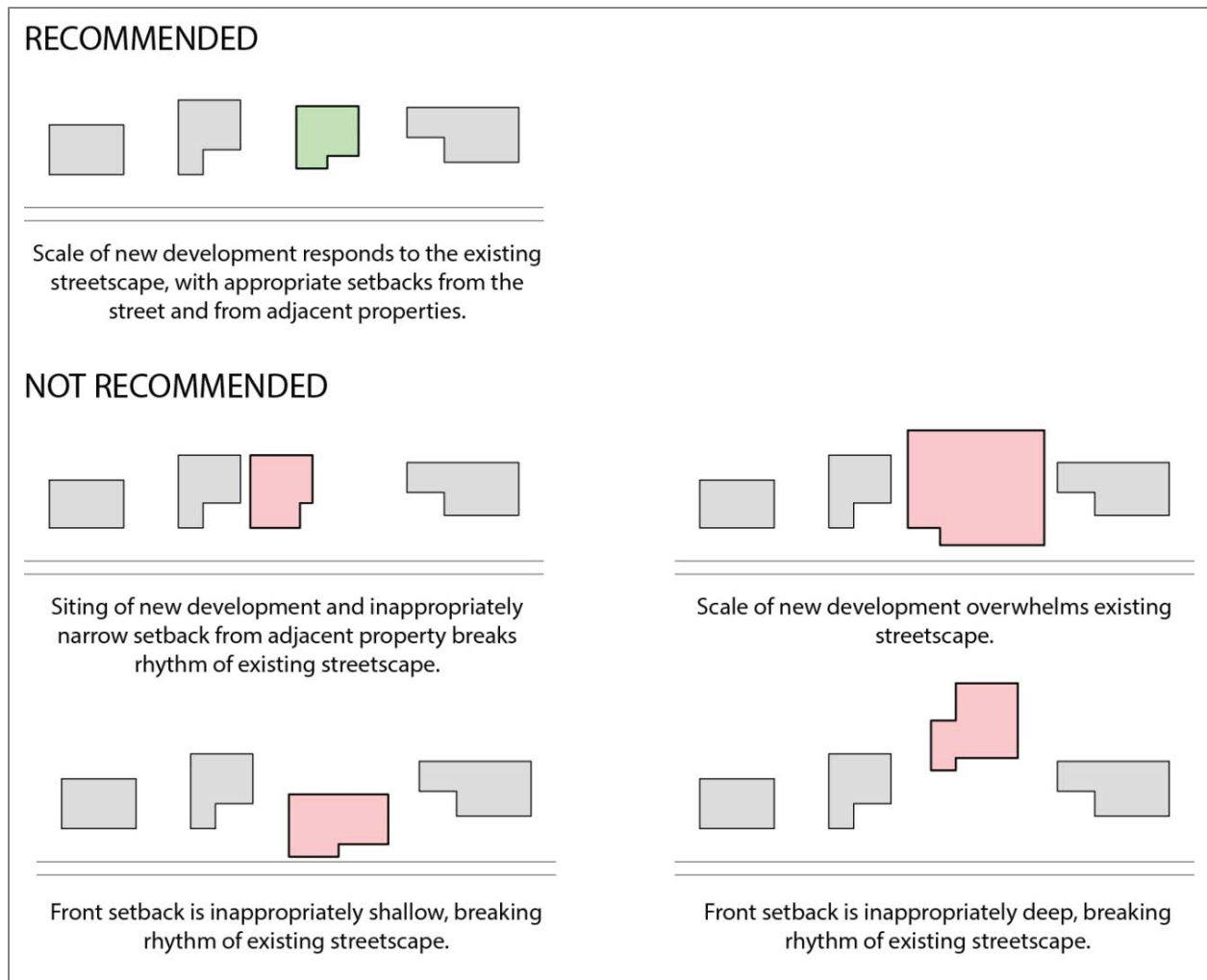


Figure 20: Guidelines for siting new development within the existing streetscape.

4.3.3.5 Roofs

- 4.3.3.5.1 Roof forms shall not negatively impact the *heritage character* of the District.
- Gable roofs and hipped roofs are the most appropriate roof forms for the District.
 - Mansard roofs and gambrel roofs are not appropriate for the District.
 - While not appropriate for entire structures or large *additions*, flat roofs and shed roofs may be permitted for small wings of buildings, where compatible with the form and architectural style of the main building and its roof.
- 4.3.3.5.2 Roofing materials shall not negatively impact the *heritage character* of the District.
- Asphalt shingles, cedar shingles and cedar shakes are appropriate roofing materials for the District. The use of alternative materials that mimic the appearance of asphalt or cedar will be considered on a case-by-case basis. Metal roofing materials will be considered on a case-by-case basis. Membranes will only be considered on flat roofs.
 - Aluminum or PVC soffits and fascia will not be permitted.

- 4.3.3.5.3 Rooftop equipment and drainage elements shall be discreetly integrated and shall not negatively impact the *heritage character* of the District.
- a. Roof ventilation equipment, satellite dishes, plumbing vents and other stacks may be permitted on *new development*, providing they are located on secondary or rear elevations and are not visible from *public realm*.
 - b. Skylights should be located on rear or secondary elevations. Skylights located on main elevation shall be flat.
 - c. Eavestroughs and downspouts shall be appropriately designed to manage water properly and direct drainage away from building foundations.
 - d. The form, materials and colours of eavestroughs and downspouts shall not distract or detract from the architectural style of the building.
 - e. Flashing should be coloured to match the wall against which it is located.

4.3.3.6 Dormers

- 4.3.3.6.1 Dormers may be permitted, providing they are compatible with the architectural style and form of the building and do not negatively impact the *heritage character* of the District.
- a. Scale new dormers to complement the design and scale of the roof and windows of the building.

Best Practices – Dormers

Single dormer windows should be square or vertically proportioned, and should have the same proportions or be slightly smaller than the uppermost windows in the elevation below.

Dormer body proportions should be driven by the dormer window proportions.

4.3.3.7 Windows

- 4.3.3.7.1 Windows in *new development* shall not negatively impact the *heritage character* of the District.
- a. Consider the historic solid to void ratios and the rhythm of windows and bays.
 - b. Where casement, double-hung, and other traditionally-operable window styles are used on *additions*, they shall be operable.
 - c. Blank windowless walls shall not be permitted.
 - d. Consider the historic solid-to-void ratios and the rhythm of windows and bays. In the District, this void ratio has ranged from 15% to 35%, with the exception of sun rooms or conservatories.
 - e. Windows shall be wood or aluminum-clad wood.
 - f. Vinyl, fiberglass and metal windows shall not be permitted. They are not compatible with the *heritage character* of the District. They do not adequately replicate wood windows in their detailing, finishes, profiles and colour; their sashes, frames and mouldings are often much flatter in appearance.

- g. Glue-on or snap-on muntins (ie. window grilles) shall not be permitted. Muntins shall be true divided lights or simulated divided lights with dark spacers at every muntin. Simulated divided lights should be integral to the window sash. Aluminum muntins may be used where stronger muntins are required to support sealed window units while maintaining the original thinner muntin profiles. These muntins shall be made integral to the sash frame.

See Figure 15 on page 35 for a reference diagram of muntin types.

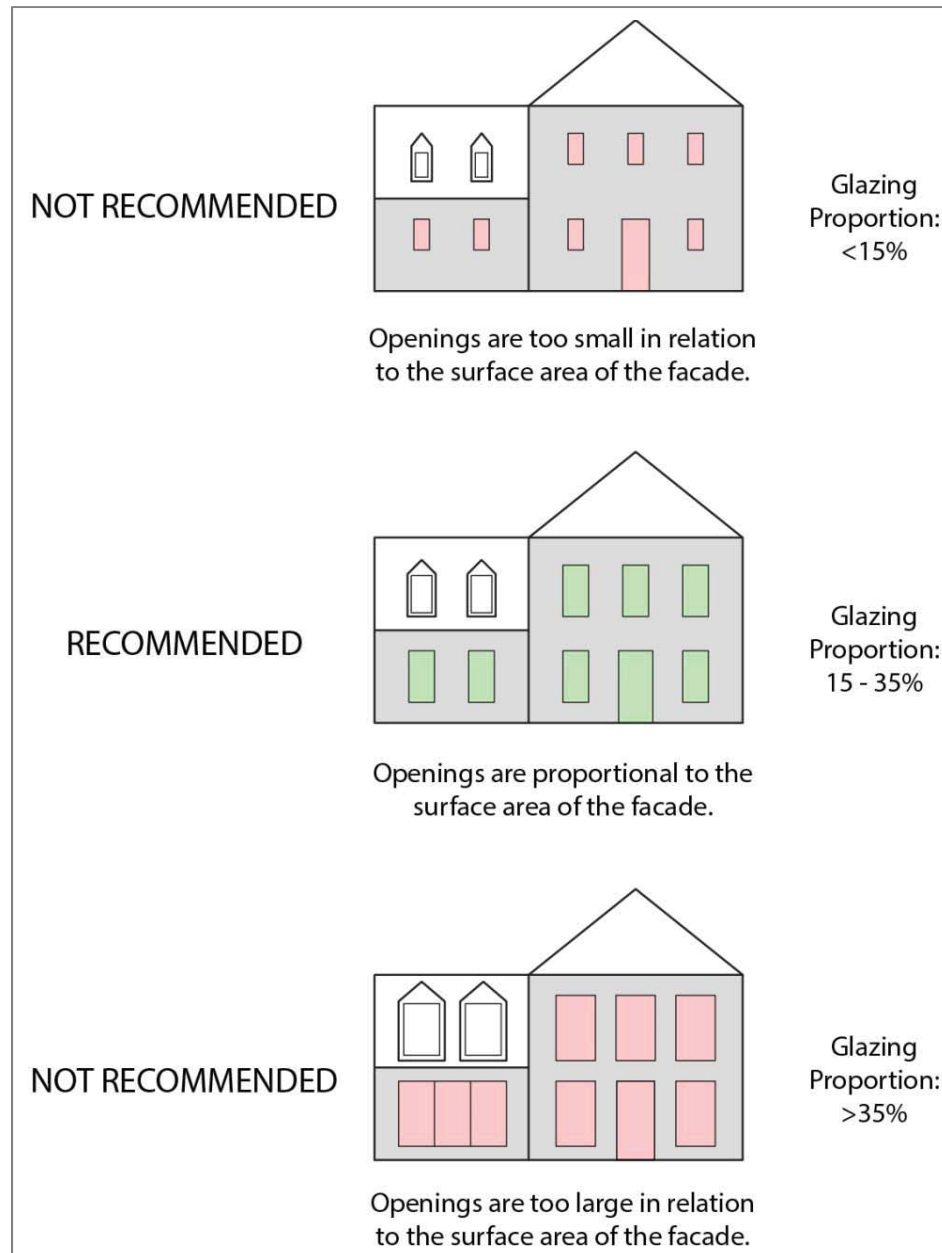


Figure 21: Guidelines for the solid-to-void ratio of new development.

4.3.3.8 Entrances

4.3.3.8.1 Entrances in *new development* shall not negatively impact the *heritage character* of the District.

4.3.3.8.2 Main entrances shall be oriented towards the *public realm*.

4.3.3.9 Porches and Porticos

4.3.3.9.1 Porches and porticos may be permitted, providing they are appropriate for the architectural style of the building and do not negatively impact the *heritage character* of the District.



Figure 22: Entrance portico on 59 Allan St. (left); porch on 37 First St. (right).

Best Practices – Porches and Porticos

When classical architectural elements, including columns and entablatures, are used on new porches or porticos, they should conform to classical proportions.

On new porches and porticos, use materials for columns that facilitate proper column design, such as wood, with brick or stone for column bases.

4.3.3.10 Garages

In addition to the policies listed below, all policies under Section 4.3.1 – General Guidelines and Section 4.3.3 – New Development apply to new garages, as do all applicable requirements under the Town of Oakville’s Zoning By-Law in effect subject to amendments and variances that may be approved.

4.3.3.10.1 *Attached, integral and detached* garage forms may be permitted on Non-Contributing Properties, providing they respond respectfully and appropriately to the shape of the lot and the architectural style and form of the main building. *Detached garages* are preferable.

4.3.3.10.2 New garages shall be located and massed so as to minimize their visibility from the *public realm*

- a. Garages shall be lower in profile than the main building, and be complementary in design, materials and colour.
- b. Use landscaping treatments to shield garages from view. (See Section 4.4.1 – *Guidelines for Landscape Conservation and Design – Private Property*)
- c. Locate *attached* and *integral garages* on rear or secondary elevations of the main building. When located on side elevations, *attached garages* should be set back from the main elevation.
- d. Locate *detached garages* to the rear or side of the main building, set back substantially from the main elevation.
- e. Garage doors and windows shall reflect the style of those on the main building
- f. Garage door openings should be single car width, with separated overhead doors in the case of a double vehicle garage.

4.3.3.11 Utility and Service Equipment

4.3.3.11.1 Utility and service equipment shall not negatively impact the *heritage character* of the District, and shall be located so as to minimize their visibility from the *public realm*.

- a. Service hardware (such as utility meters, cable TV and telephone connections), commercial mechanical elements (such as dryer vents, heat reclamation vents, furnace and water heater exhausts, gas fireplace exhausts and kitchen exhausts), and ground mounted electrical and mechanical hardware (such as heat pumps, transformers and air conditioning units) shall not be located on main elevations, and should not be visible from the *public realm*. If visible from the *public realm*, screen appropriately using landscaping features. (See Section 4.4.1 – *Guidelines for Landscape Conservation and Design – Private Property*, for guidance on screening)

4.3.3.12 Exterior Walls

4.3.3.12.1 The cladding materials of *new development* shall be compatible the District and shall not negatively impact its *heritage character*.

- a. Red brick, stucco, wood clapboard and wood shingles are appropriate cladding materials for the District.
- b. Contemporary and other non-traditional materials, such as metal panelling and glass (curtain walls), stone and artificial stone may be permitted for accent, but not as the principal cladding.
- c. Metal, vinyl and plastic composite siding shall not be permitted.
- d. Exterior Insulation and Finish Systems (EIFS) shall not be permitted. In addition to being aesthetically incompatible with the *heritage character* of the District, this material can promote mould growth and retain moisture in building fabrics that were intended to breath.
- e. For painted surfaces, select colours that are compatible with the architectural style, cladding materials, and colour of the building and the District.