

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/011/2025 (Deferred Feb.5/25)

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday May 14, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
A. PETRIE G. HITCHMAN	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON L5H 2Y3	PLAN 1 BLK 22 PT LOTS E,D 181 Front St Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
WARD: 3

ZONING: RL3 sp: 11
DISTRICT: East

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<i>Table 15.11.1 c)</i> The maximum lot coverage for all buildings shall be 25%.	To increase the maximum lot coverage for all buildings to 29.72%.
2	<i>Table 15.11.1 h)</i> Maximum residential floor area for a dwelling having two or more storeys shall be 30% of the lot area.	To increase residential floor area for a dwelling having two or more storeys to 42% of the lot area.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

A/011/2025 - 181 Front Street (deferred February 5, 2025) (East District) (OP Designation: Low Density Residential)

The applicant proposes to replace the existing two-storey dwelling with detached garage with a new two-storey dwelling with an attached garage subject to the variances listed above.

This application was previously presented to the Committee of Adjustment at their meeting on February 5, 2025. The applicant requested a deferral of the application to address concerns from the

Committee and area residents. The applicant has since prepared a landscape plan submitted with the application to respond to these concerns. The applicant has made no changes to their application, and the variances remain the same. Since the previous submission for this property, the new and updated Old Oakville Heritage Conservation District Plan has been adopted and is in place as of April 17, 2025. The comments on this proposal have therefore been updated to reflect the new guidelines. Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to authorize minor variances from provisions of the Zoning By-law provided the requirements set out under 45(1) in the *Planning Act* are met. Staff's comments concerning the application of the four tests to this minor variance request are as follows:

Site Area and Context

The subject lands are designated under Part V of the *Ontario Heritage Act* as part of the Old Oakville Heritage Conservation District. The site is a non-contributing property and the existing building can be replaced. A major heritage permit will be required for the new house.



Figure 1 – Site Plan

The site plan diagram shown in Figure 1 above illustrates the existing dwelling footprint and the proposed new dwelling.

Staff note that the existing dwelling already exceeds the maximum floor area ratio at 37% (30% is the maximum permitted), and the maximum lot coverage at 26.52% (25% is the maximum permitted). The new dwelling includes large front and rear porches which is a characteristic of the Old Oakville Heritage Conservation District.

A streetscape plan is provided in Figure 2 below that demonstrates the scale of the proposed dwelling in comparison to the dwellings to the east and west.



Figure 2 – Streetscape Plan

The property is also subject to Bill 97 and requires a Minor Site Plan approval which will also evaluate driveway width at the property line and impacts on trees both on and off-site, most notably the municipal tree in the right-of-way that would be impacted by the proposed driveway. Alterations to the driveway design will be reviewed through the Minor Site Plan process. The proposed landscape plan highlights certain concerns with respect to the available space to accommodate the required stormwater management controls. It is staff's opinion that should the Committee grant approval of this application, to not include the landscape plan within the conditions, as it may require significant changes to address the Minor Site Plan requirements.

Staff note that a new dwelling has been constructed at 187 Front Street to the immediate east of the subject lands.

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

The subject property is designated Low Density Residential by Livable Oakville. Development is required to be evaluated using the criteria established in Section 11.1.9 to maintain and protect the existing neighbourhood character. Additionally, the property is designated under Part V of the *Ontario Heritage Act*, and Section 5 of the Livable Oakville Official Plan also applies. It is staff's opinion that the proposed dwelling is generally compatible with the new District Plan. The house has been set back farther than the existing house to minimize its visual impact on the streetscape. The height of the house is in keeping with the scale of homes in the area and is lower than the two adjacent homes. The overall scale and massing of the house is compatible with the surrounding heritage district. The house has a traditional architectural style with gable roofs, wood trim and wood shingle cladding; the style and materials meet the requirements of the District Plan.

While the footprint of the total structure is over the 25% permitted, the dwelling and garage, without the rear and front porches, add up to approximately 25%. Porches are an important element in the heritage conservation district. Since the porches are open with no walls, their impact on the massing of a house is not as significant as a closed-in structure. However, staff has identified two design elements that do not meet the new District Plan: 1) metal roofing is not permitted for full roof systems;

and 2) attached garages shall be lower in profile than the primary structure. Changes will need to be made to the design and materials of the structure to meet heritage requirements. However, these changes will not likely impact the two minor variances requested as part of the subject application. It is staff's opinion that the dwelling both maintains the integrity of the Old Oakville Heritage Conservation District, and also maintains and protects the character of the neighbourhood. On this basis, the proposal maintains the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 – Maximum Lot Coverage (No Objection) – Increased from 25% to 29.72%

Variance #2 – Maximum Residential Floor Area Ratio (No Objection) – Increased from 30% to 42%
The applicant proposes an increase in lot coverage from 25% to 29.72%, and an increase in residential floor area ratio from 30% to 42%. The intent of the Zoning By-law 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 above, the existing dwelling has a lot coverage of 26.52% and a residential floor area ratio of 37%.

It is staff's opinion that the proposed architectural elements have been incorporated into the dwelling in a manner which preserve the surrounding heritage district attributes. The proposed dwelling has mitigated the impacts of massing and scale by pushing back the main wall and further recessing the garage. An open-air front porch also breaks up the massing of the front façade and is a feature that reflects the surrounding heritage character.

Lastly, the height of the dwelling is proposed at 9.02 m whereas 10.50 m is the maximum permitted, maintaining the character of the heights found in the neighbourhood and reducing the visual prominence of the dwelling on the streetscape. On this basis, it is staff's opinion that the requested variances maintain the general intent and purpose of the Zoning By-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposal represents appropriate development of the subject property. The proposed development will require a minor site plan approval where grading and drainage will be more closely evaluated. The variances are minor in nature and will not create any undue adverse impacts to adjoining properties or the existing neighbourhood character.

Recommendation:

Staff do not object to the proposed variance. Should this minor variance request be approved by the Committee, the following conditions are recommended:

1. The dwelling be constructed in general accordance with the final approved heritage permit;
and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Fire: No concerns for fire.

Transit : No comments received.

Finance: No comments received.

Halton Region:

A/011/2025 – deferred from February 5, 2025 – G. Hitchman and A. Petrie, 181 Front Street, Oakville

- It is understood that this application was deferred from February 5, 2025. Regional comments provided on January 31, 2025, still apply.
- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase to the maximum lot coverage for all buildings to 29.72% and an increase to the residential floor area to 42% of the lot area, under the requirements of the Town of Oakville Zoning By-law for the purpose of permitting the construction of a two-storey detached dwelling on the Subject Property.

Conservation Halton:

May 8, 2025

CH has no further comments on 181 Front St property, attached (Feb.5/2025) is our previous comments and it still applies. As the property is regulated by CH a permit application would be required.

Shayan Madani Ghahfarokhi, Planning & Regulations Analyst

February 5, 2025

Conservation Halton (CH) staff has reviewed the materials for 181 Front St Minor Variance application, as per our regulatory responsibilities under the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., acting on behalf of the province to ensure decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.1-5.2.8] and/or provincial plans).

Variance Request: To permit the construction of a two-storey detached dwelling on the subject property, variances are requested to increase the maximum lot coverage for all buildings to 29.72% and to increase residential floor area for a dwelling having two or more storeys to 42% of the lot area.

CH Regulatory Comments: Under Part VI of the CA Act and Ontario Regulation 41/24, CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline and hazardous lands as well as lands adjacent to these features. The subject property, 181 Front St, Oakville, is adjacent to the shoreline of Lake Ontario. Through the review of plans for development activities along the shoreline, CH seeks to ensure that waterfront development activity will generally be directed to areas outside of hazardous lands. Hazardous lands are those lands adjacent to the shoreline of the Great Lakes - St. Lawrence River System, which are impacted by flooding, erosion, and/or dynamic beach hazards, as well as applicable regulated allowances. The combination of these hazardous lands delineates the extent of the development setback and is determined on-site specific conditions. Permits are required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act*, Ontario Regulation 41/24 and CH's Regulatory Policies and Guidelines (<https://conservationhalton.ca/policies-and-guidelines>).

While the property is considered to be partially within the erosion hazard of Lake Ontario based on CH's Approximate Regulation Limit (ARL) mapping, staff is of the opinion that the proposed development activities are appropriately set back from the shoreline to meet CH policies. A CH Permit (Private Landowner – Minor) is required for the proposed development activities prior to initiating works, should the variances be approved.

Ontario Regulation 686/21 - Provincial Planning Statement (Sections 5.1.1-5.2.8)

CH staff is of the opinion that the proposed development is appropriately set back from the shoreline, consistent with Policy 5.2 of the PPS, which generally directs development to areas outside hazardous lands adjacent to the shorelines of the Great Lakes.

Recommendation

Based on the above, CH staff has no objection to the approval of the requested variances. Please circulate CH on any revisions to identify any further comments or requirements. Note that a CH Permit is required for the proposed development activities prior to the initiation of works.

Best,

Shayan Madani Ghahfarokhi, Planning & Regulations Analyst

Bell Canada: No comments received.

Union Gas: No comments received.

Letter(s) in support – 0

Letter(s) in opposition – 6

Letter to the Committee of Adjustment

Dear Members of the Committee of Adjustment,

Subject: Opposition to Zoning Variance Request

I am writing to express my concerns and opposition regarding the zoning variance request for the proposed project at 181 Front Street Oakville. While I recognize the importance of development and growth, I believe that this particular proposal raises significant issues that could negatively impact the community.

Concerns Regarding the Proposed Project

Over the past ten years, it appears that the bylaws within our area have been increasingly manipulated, culminating in the construction of buildings that often fail to respect the original intent and character of the neighborhood. That same level of thoughtful consideration that once defined our community's planning is now being eroded by developments that manipulate bylaws to permit oversized structures, disrupting the area's heritage and undermining its identity.

The proposed project, as outlined, involves tearing down an existing (once historical) structure to replace it with a considerably larger, view inhibiting building.

This trend, if left unchecked, threatens to redefine the very essence of our neighborhood, creating a precedent that could encourage similar proposals in the future. It is imperative that we carefully evaluate the potential ramifications of approving such requests for the enduring character and integrity of the community.

While the intention may be to enhance the area, there are several aspects that warrant further scrutiny:

- Community Impact: Overcrowding or overdevelopment could lead to diminished quality of life for residents.
- Compatibility with Existing Zoning: Zoning regulations are in place to ensure balanced development and protect the character of the community. Granting this variance may set a precedent that undermines these principles.

Alternative Suggestions

Rather than approving the zoning variance as requested, I urge the Committee to consider alternatives that align more closely with current zoning laws and community needs. These might include:

- Reducing the scale of the project to minimize its impact on the existing Neighbours.
- Incorporating additional safeguards to ensure the project adheres to sustainability practices.

- Engaging in dialogue with residents to address their concerns and gain broader support.

Conclusion

In conclusion, while development can bring benefits, it is vital to approach such decisions with caution and prioritize the long-term well-being of the community. I respectfully request that the Committee of Adjustment deny the zoning variance request for this project or require significant revisions that address the outlined concerns, including the troubling trend of bylaw manipulation over the past decade and the erosion of the heritage nature caused by oversized structures. **WE CAN DO BETTER, AND WE SHOULD BE DOING BETTER!!**

Thank you for considering my position. Please do not hesitate to contact me if further discussion or clarification is needed.

Sincerely,
Julie Thompson

Good morning,

I am writing in regard to the permit request at 181 Front Street.

I, like most of my neighbours, have lived in the community for several years and not happy with some of the larger structures going in.

This new home will block light and views from a fellow neighbour living behind on King St., Richard Parrott. Mr. Parrott has been there for years and enjoys a lake view which will now be blocked by the new proposed home.

I don't believe that it follows current bylaws, with the building being too high and wide for the lot. This will ultimately set a precedent for future homes, destroying the look of our heritage neighbourhood.

Please take this into consideration when reviewing this proposal.

Regards,
Nancy McGuigan

To: Secretary-Treasurer, Town of Oakville
From: Henry and Cathy Jelinek
Subject: Committee of Adjustment Application A/011/2025 re: 181 Front Street

Our property is at [redacted] Thomas Street and part of it borders on 181 Front Street. We are astonished to learn that the subject property is again applying for variances to the property. Just as a brief reminder, a number of years ago the house, considered historical, was torn down without the Town's consent. At the time the Town correctly ruled and oversaw that the house was rebuilt to the same specifications as it had been prior to the unauthorized demolition. It is therefore confusing to us now that the Town would even consider breaking its own previous rulings.

The proposed new structure is not in keeping with other neighbouring heritage properties, both in size and lot coverage. As we wrote in our submission concerns of February 1, 2025, 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 at 181 Front are approved. 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 all neighbouring properties. If passed this would create a "wall" appearance and would border even closer to neighbouring homes creating a "squeezed" appearance certainly

not in keeping with other surrounding properties and making it incompatible to the overall heritage neighbourhood.

The proposed variance for the floor area is a sizable increase from the 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. This is especially true with the existing home at 181 Front which the Town itself had made certain was rebuilt as it stands today.

We trust the Committee will carefully consider our concerns.

Sincerely,

Henry and Cathy Jelinek
[REDACTED]

Oakville Lakeside Residents Association
February 3, 2025
Contact information
Anita Mackey
Director, Board of Directors
[REDACTED]

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

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 decisionmaking 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 Hawkriqq


Richard Parrott


May 7th, 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] in Olde Oakville. After reviewing the most recent proposal for 181 Front Street it seems that there are no appreciable changes to the initial proposal if any. Neither the applicants nor their representative has reached out to discuss this. Therefore my opposition to the application for variances remains 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.

STREETSCAPE

King Street outlined
in red behind proposed
structure



181 Front St, Oakville, ON L6J 1A3
2025/01/09

TAOS
Architecture
Visualization

Also worth noting is 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?



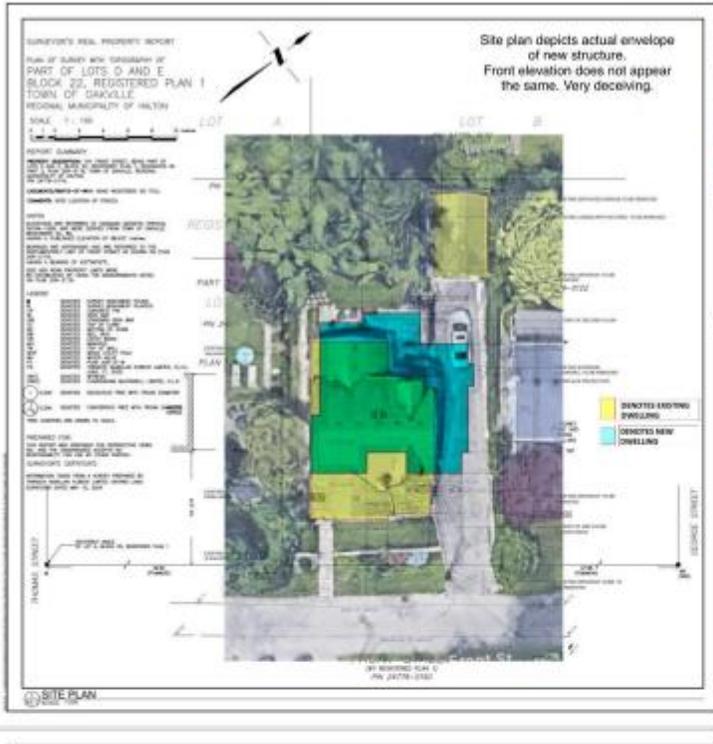
181 Front Street showing the reconstructed historical home.



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

the separation or side yard setbacks between the proposed subject property and 187 Front Street to the east has changed much. Since the representative for this property is quite experienced, I'd suspect this is accurate however it does seem to give the illusion that it is wider than it actually is.



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

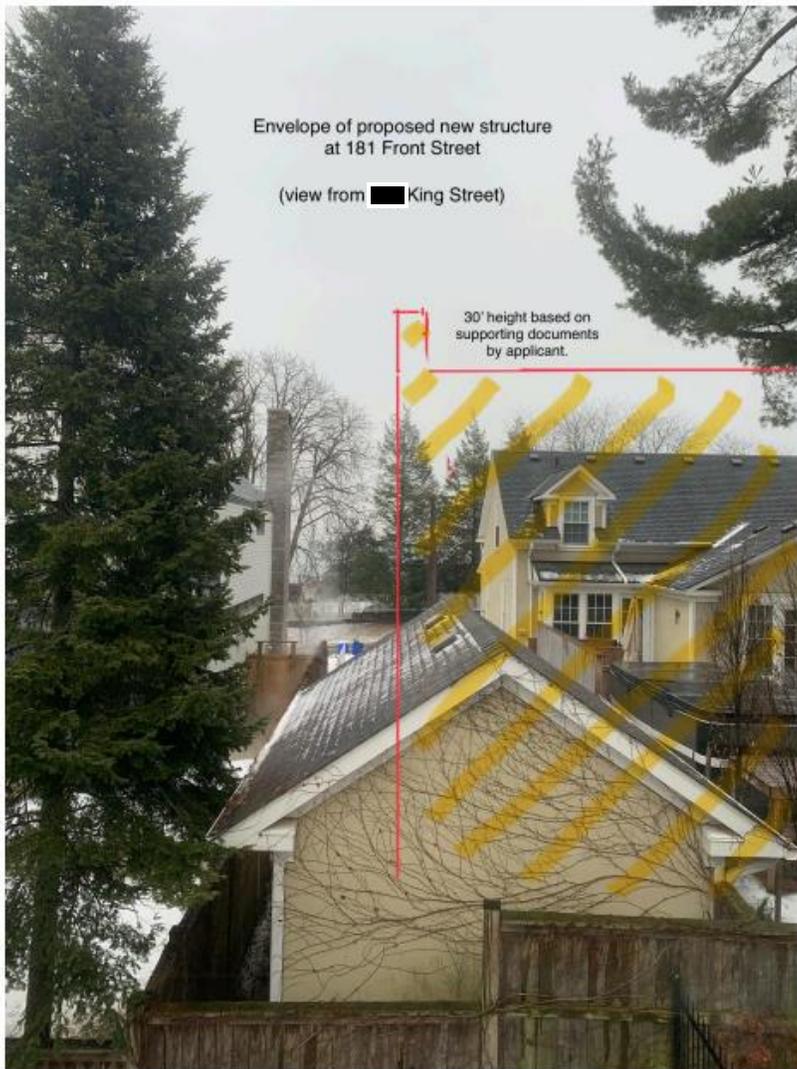
Included are images of the proposed structure as provided in the supporting documents by the applicant's representative. In an effort to illustrate the impact that the proposed project will have, the first rendering is a street view from Front Street looking north. A red outline has been added that shows 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.



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

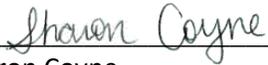


Note: The following standard comments apply to all applications. Any additional application specific comments are as shown below.

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments/authorities (e.g. Engineering and Construction, Building, Conservation Halton etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.
- Unless otherwise states, the Planning basis for the conditions referenced herein are as follows:
 - Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
 - A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Requested conditions from circulated agencies:

1. The dwelling be constructed in general accordance with the final approved heritage permit;
and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.



Sharon Coyne
Asst. Secretary Treasurer
Committee of Adjustment