

**1)A/011/2025 (deferred Feb.5/25)**

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 - 6**

**Letters of Support – 2**

From: Henry Jelinek [REDACTED]  
Sent: Saturday, May 10, 2025 8:46 PM  
To: coarequests <[coarequests@oakville.ca](mailto:coarequests@oakville.ca)>  
Subject: [EXTERNAL] Re:181 Front Street

To: Secretary-Treasurer, Town of Oakville May 10, 2025  
From: Henry and Cathy Jelinek  
Subject: Committee of Adjustment Application A/011/2025 re: 181 Front Street

This is a follow-up and in addition to our submission of May 5, 2025 which you have kindly acknowledged. As mentioned in our earlier submission, our home is located at [REDACTED] Thomas Street and we are one of the neighbouring properties to 181 Front Street. We would prefer to make our submission in person but unfortunately are out of town at the time of the hearing.

We would like to make sure the Committee of Adjustment is well aware that the Town of Oakville recently approved updates to the Old Oakville Heritage Conservation District Plan and Guidelines and that those will be seriously considered and followed. We would like to point out a number of those Town guidelines and how they relate to 181 Front Street.

- > Greater emphasis on conserving landscape and views - the proposed variances would clearly block views from some of the adjacent properties.
- > A stronger focus on appropriate scale, massing and design for new buildings - both the proposed size and increased coverage do not conform to this guideline.
- > Non-historic properties (and 181 Front was historic) should be considered examples of "Good Neighbours" fitting well with Ontario Heritage Act designations.

As the Committee of Adjustment knows, on March 17, 2025 Council approved the Old Oakville Heritage Conservation District Plan and Guidelines and provided an appeal period to April 17, 2025. No appeals were received. As stated by Mayor Rob Burton, "The updated guidelines reaffirm the town's commitment to preserving the old Oakville Heritage Conservation District's unique history and architectural character. The updates reflect public input and align with the best practices and the town's Official Plan".

We respectfully trust the committee will consider the town's desires.

Henry and Cathy Jelinek  
[REDACTED] Thomas Street,  
Oakville, ON L6J 2Z9

Phone: [REDACTED]

From: Caroline <[REDACTED]>

Sent: Monday, May 12, 2025 10:54 AM

To: coarequests <[coarequests@oakville.ca](mailto:coarequests@oakville.ca)>

Cc: Lary <[REDACTED]>

Subject: [EXTERNAL] Letter of Opposition Minor Variance application proposed for 181 Front Street (A-011-2025)

Minor Variance application proposed for 181 Front Street (A-011-2025)

A/011/2025

181 Front Street

PLAN 1 BLK 22 PT LOTS E,D

We are Lary and Caroline Kreutzwiser and reside at [REDACTED] Trafalgar Rd, Oakville.

We are writing to express our opposition to the Variance application for the residence at 181 Front St. in Oakville.

As residents within the Oakville Heritage Community, we object to any alterations which negatively impact our neighbourhood.

We personally have been the victim of a huge heritage property extension by one of our direct neighbours, completed without any consultation or prior notification from anyone. Our personal privacy has been destroyed in several ways and we don't want to see the same thing happen to anyone else in our community.

We believe thorough diligence is required on any variance to determine both positive and negative impact to existing surrounding residences and to the neighbourhood.

The Variance in question is oversized and incongruous in the Heritage District and should be investigated further to determine its impact to neighbours and neighbourhood and align to the Historic feel of Old Oakville before proceeding with the build.

Regards,

Lary and Caroline Kreutzwiser

[REDACTED] Trafalgar Rd.

Oakville, ON

From: Lida Lisney <[REDACTED]>  
Sent: Monday, May 12, 2025 11:08 AM  
To: coarequests <coarequests@oakville.ca>  
Subject: [EXTERNAL] 181 FRONT ST Oakville

Hello,

I wrote a letter in regards to 181 Front St., in downtown Oakville a few months ago and understand that my letter hasn't been considered.

I also understand that the property is up for review by the Committee of Adjustments soon.

This email is to include my previous email letter to you stating that this house project is not conducive to that historic area of Front St. As an Oakville resident that enjoys the quiet and historic feel of Dingle Park and downtown Oakville, I oppose the proposed plans.

Can you please acknowledge that email has been received and will be added to the review?

Thank you for your time,

Lida Lisney  
[REDACTED] Church St

From: Lida Lisney [REDACTED]  
Sent: February 4, 2025 11:35 AM  
To: coarequests <coarequests@oakville.ca>  
Subject: [EXTERNAL] 181 Front Street - Concerned Oakville Resident

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]

From: Patricia McTavish [REDACTED]  
Sent: Monday, May 12, 2025 1:02 PM  
To: coarequests <coarequests@oakville.ca>  
Subject: [EXTERNAL] Re: 181 Front St., Oakville

ATTENTION: Secretary Treasurer

I have reviewed the documents that were resubmitted to the Committee of Adjustments for a Variance Request and I continue to have great concerns because there are no major changes from the last submission that was withdrawn.

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.

## Opposition to 181 Front St. Variance Application (File A/011/2925)

Dear Members of the Committee of Adjustment,

I am writing to express my opposition to the proposed redevelopment at 181 Front Street. This application is fundamentally incompatible with the heritage character of Old Oakville.

### 1. Excessive Overbuilding

The existing home already exceeds allowable lot coverage (37% vs. 30%) and floor area (26.52% vs. 25%). The applicant is now seeking further increases, pushing well beyond what is reasonable.

### 2. Out-of-Scale Massing

The proposed structure overwhelms both the lot and the Front Street streetscape, undermining the visual harmony and human scale that define the Heritage District.

### 3. Impact on Community

The building's height and bulk—on a sloped lot—will obstruct lake views, block natural breezes, and diminish the experience for neighbours and pedestrians alike.

Approving this proposal would set a dangerous precedent for overbuilt, insensitive developments in one of Oakville's most historic and cherished neighbourhoods. I respectfully urge the Committee to deny these variances and uphold the principles of responsible, context-sensitive development.

Thank you for your time and consideration.

Sincerely,

Hazel Cole

William Street

From: Jouni Koponen [REDACTED]  
Sent: Monday, May 12, 2025 4:05 PM  
To: coarequests <coarequests@oakville.ca>  
Cc: Pat Guiry [REDACTED]  
Subject: [EXTERNAL] 181 Front St Variance

Attention :  
Secretary Treasurer  
Committee of Adjustment  
Town of Oakville

Re:181 Front Street

The proposed house appears to be incongruous with the heritage neighbourhood.  
The building is massive and diverges in style from heritage homes in the area.  
The determination of compliance with heritage area principals and zoning is not evidenced.  
The renderings do not appear to recognize the slope of the site. It suggests significant lot levelling, retaining walls but this not clear.

I would object to the proposal until such time that these basic issues are addressed in an acceptable manner.

Yours

Jouni Koponen and Pat Guiry  
[REDACTED] Thomas St

Oakville

TOWN OF OAKVILLE

MAY 11<sup>TH</sup>, 2025

COMMITTEE OF ADJUSTMENT

RE FILES # A011/2025

181 FRONT STREET

WE ARE THE OWNERS OF [REDACTED] KING STREET

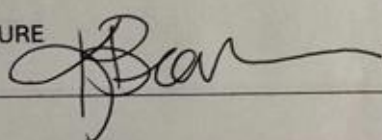
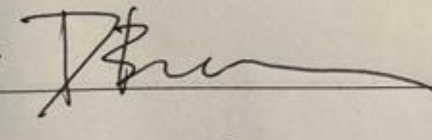
WE HAVE REVIEWED THE PLANS FROM MR HICKS AND WE IN GENERAL HAVE NO CONCERNS WITH THE VARIANCES REQUESTED.

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.



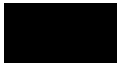
TOWN OF OAKVILLE

MAY 11<sup>TH</sup>, 2025

COMMITTEE OF ADJUSTMENT

RE FILES # A011/2025

181 FRONT STREET

WE ARE THE OWNERS OF  William St. Oakville

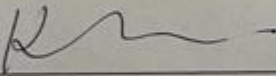
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WE LOOK FORWARD TO WELCOMING THE HITCHMANS WHO HAVE LIVED THERE FOR A NUMBER OF YEARS AS THEIR FAMILY CONTINUES TO GROW.

Yours truly

SIGNATURE

  
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NAME Katie Gilgan

ADDRESS  William St. Oakville