

HERITAGE IMPACT ASSESSMENT

TOWN OF OAKVILLE

2480 – 2496 Old Bronte Road , OAKVILLE



PREPARED FOR: MINTO TRAFALGAR DEVELOPMENT INC.

PREPARED BY: MARTINDALE PLANNING SERVICES
URBAN PLANNING, HERITAGE AND DEVELOPMENT CONSULTANTS
WITH THE ASSISTANCE OF
GORDON ZIMMERMAN, RETIRED ARCHITECT

JUNE 2013



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1.0 Purpose of Report

The purpose of this Heritage Impact Assessment is to determine the impact of the proposed mixed-use, high density development of 2480 – 2496 Old Bronte Road on the cultural heritage value of the property and to recommend an overall approach to the conservation of the existing heritage resource.

As stated in policy 5.3.4 of the Livable Oakville Plan, “the Town may require a heritage impact assessment where the development or redevelopment of property is proposed:

c) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.”

Our methodology included a site inspection, researching the significance and heritage attributes of the listed property (no. 2480) on the site, reviewing the applicable heritage policies of the Livable Oakville Plan, identifying the impact that the proposed development will have on the resource, considering various mitigation options and formulating an appropriate conservation strategy in order to conserve the resource within the context of the new development.

2.0 Introduction to Development Site

The subject property is a recently-acquired consolidation of three separate parcels (nos. 2480, 2488 & 2496 Old Bronte Rd.) located in the old village of Palermo within the Town of Oakville. It is situated between Bronte Rd./Regional Road 25 and Old Bronte Rd. with frontage on the latter, approximately 140 m south of Dundas St. The site is legally described as part of lot 31, Con. 1, S.D.S., geographic township of Trafalgar, now in the Town of Oakville.

The site has 37.66 m frontage on Old Bronte Rd., a depth of 30.48 m and a lot area of 1.12 ha. A survey of the subject property is attached as Appendix E.

The subject property presently contains two residences and a large garage, which was formerly used as a barn and blacksmith’s shop. Within the past year a smaller garage, a shed and a greenhouse have been removed from the property. The site is generally flat with several large deciduous trees along the frontage and the driveway to the barn, along with a mature pine tree just southeast of the heritage dwelling. The other dwelling on the site (no. 2496 Old Bronte Rd.) appears to be a “Victory house” built in the 1940’s or 1950’s. We understand that no. 2488, a c.1822 Georgian dwelling, was demolished in 2008.

3.0 Description of Heritage Attributes

The property identified as 2480 Old Bronte Rd. was listed on the Town's Heritage Register on July 6, 2009 because "the property has potential cultural heritage value in its association with the development of the village of Palermo and in its historic Craftsman-inspired architecture". It is part of a group of ten remaining buildings on Old Bronte Rd., each of which are located on generous-sized lots, reflecting their semi-rural origins and the functional need at that time to accommodate private wells, septic systems and out-buildings on the property. All of the houses on this block date from the late 19th to early 20th centuries. While the heritage attributes are more fully described in the section entitled "Statement of Significance", they can be summarized as:

(a) Dwelling:

- » a good example of a post-Victorian Ontario house with subsequent upgrades;
- » the clay masonry and wood construction and trim, which are of high quality and in good condition;
- » the uncommon use of hollow terra cotta tile, likely obtained from a local brick and tile manufacturer, from grade up to the ground floor joist sills;
- » the interior layout, consisting of a centre hall plan with four main rooms on each floor and a full basement;
- » the wood casement windows;
- » the natural finish six-panel doors with mortised latch sets and reeded and rosette trim;
- » front entrance;
- » the unusual treatment of the gables and dormers, in terms of materials and colours being differentiated from the ground floor elevations;
- » the original button-type wall switches.

(b) Barn:

- » the two-storey rectangular barn, originally used as a blacksmith shop and stable, which still houses a brick forge, workbench and implements, and stall with hayloft overhead;
- » the barn's foundation which is constructed of hollow terra cotta tile;
- » the superstructure of heavy timber mortise and tenon construction, beams, columns, diagonal bracing and vertical plank sheathing;
- » the roof, constructed of wood joists (including some round, peeled logs), spanning from the heavy timber sill to a king post at the

3.0 Heritage Attributes

peak but without cross ties, and roof cladding – wood planks spaced apart and having only the top and bottom faces dressed.

4.0 Research and Analysis

4.1 History of Property

This L-shaped Victorian-era house was built around 1890 by a retired farmer. The most recent owner, Jean Watson, resided there since the early 1940's and was interviewed during our site inspection. From a cursory search of title we noticed that it was sold by Henry C. Brechon et al to John Lee on May 6, 1921 for the price of \$3,300 and on Apr. 3, 1941 it was conveyed from John B. Wettlanger et al to Allan V. Dickinson et al (father of Jean Watson) for nominal consideration.

The southerly portion of the barn on the property was used as a blacksmith shop by Ms. Watson's husband until 1982 after it was moved to the property from a 100 acre farm in the area.

4.2 History of Palermo

The once-thriving village that developed at the intersection of Bronte Road and Dundas Street was originally called Hagersville or Hagerstown, after an early Pennsylvanian settler (Lawrence Hagar, 1784 - 1870) but was changed to Palermo in 1835, possibly to avoid confusion with the settlement near the mouth of the Grand River having the same name. Palermo was the name of a property given to Lord Nelson after his successes in the Napoleonic Wars and was likely named after an Italian town in Sicily.

Dundas Road was carved through the wilderness prior to the War of 1812 but settlement along the road was delayed since so much of the adjacent land was held by the Crown for Clergy Reserves. Bronte Road was originally known as Second Line. Nevertheless, Palermo is the oldest remaining settlement in the present-day town of Oakville, tracing its origins to 1806, due to the fact that settlement along the Dundas Road from Toronto to Dundas was opened 20 years prior to the settlements at the ports of Oakville and Bronte. The road was a major east-west transportation route in the 19th century and Palermo prospered, both as a stop for travellers and as the centre of the surrounding agricultural area. It was also strategically located midway along the north-south road between Bronte and Milton.

Palermo's first Postmaster was Robert Webster, who established the post office in 1836. The Trafalgar Chapel, established by Rev. George Warr in 1842, was the first chapel in Trafalgar Township.

4.0 Research

4.0 Research

In 1842 the Lawrence Foundry and Agricultural Works was started at the south-east corner of Dundas Road and Bronte Road by Jacob Lawrence. This was the principal manufacturing business in Palermo for many years; it produced reaping machines, separators and other farm implements.

Plank sidewalks were laid out in 1844, five years before Oakville could boast such amenities. Also in 1844, a two-room grammar school (only the second in Upper Canada) was established, led by headmaster Andrew Hall; however, it only lasted six years before moving to Galt.

One of the most prominent figures in Palermo's history was Dr. Anson Buck (1833 – 1919), a very progressive doctor for his time. As soon as the railway went through, he had a special telephone line installed from the station to his house on the east side of Bronte Road (no. 2495) – the first in the area. Over the years he became a Reeve, a Justice of the Peace and a Magistrate.

At its peak around 1920, Palermo boasted a population of around 400 with approximately 30 houses, a community hall, a school, two churches, a park, a Temperance Hall, two general stores, a hotel, wagon shop, blacksmith shop, harness shop, implements factory, creamery, and a sawmill.

During the Second World War, the growth in automobile traffic necessitated the widening of roads and the construction of turning lanes. The widening of Highways 5 and 25 resulted in the demolition or relocation of a number of community buildings, including the original general store. Not long after, the historic Foundry – Palermo's most significant landmark - was destroyed by fire in 1958. As explained in "Palermo Village: A Heritage Resources Review and Strategy" (Heritage Planning Division, Town of Oakville, Nov. 2008) "Unfortunately, the location of the community along two provincial highways which instigated its prosperity in the 19th century ushered in its demise beginning in the mid-20th century".

Palermo remained stable from the 1950's through the late 1990's, even though the quality of life was diminished and the sense of an intact historic village was compromised by increasing traffic congestion. Between 2000 and 2010, Dundas St. was widened, which divided the community in half, and the Bronte Rd. by-pass was constructed just west of Bronte Rd. Although the construction of the by-pass had the effect of returning a quiet rural atmosphere to Old Bronte Rd., it resulted in the demolition and depreciation of a number of historic buildings. It also eliminated the physical connection between Old Bronte Rd. north and south of Dundas St. due to the median barrier on Dundas St.

By 2008, only 17 historic buildings remained in the vicinity of the village core, arranged in 3 clusters: 7 buildings on Old Bronte Rd., south of Dundas St.

(including the subject property); 5 buildings at the intersection of Old Bronte Rd. and Dundas St.; and 5 buildings on the north side of Dundas St. east of Old Bronte Rd.

4.3 Evaluation of the Cultural Heritage Significance of the Site

As stated in the Register, the site is significant both as an integral part of the historical village of Palermo and as an example of Craftsman-inspired architecture.

Palermo is the oldest urban centre and the last remaining inland settlement within the boundaries of the Town of Oakville. While the village has changed dramatically, the remaining elements of Palermo are important in understanding the history of the Town of Oakville and the Region of Halton. As stated in the above-noted report, “the village remains the most intact and most significant inland heritage community in modern day Oakville.”

The subject dwelling is one of only 3 heritage homes remaining on the west side of Old Bronte Rd. in Palermo and its continued presence on the streetscape is important in retaining the few remaining heritage resources of the village.

Its unique architectural style, featuring a prominent dormer and gable, makes it appear that the second floor and roof were designed by a different person or at a different time from the ground floor and basement. This sets it apart from the other remaining dwellings in the settlement.

4.0 Research

5.0 Statement of Significance

This single detached home built in the 1890's is one of three remaining dwellings on the west side of Old Bronte Rd. in Palermo. There are four remaining on the east side of the street. Each is on generous-sized lots, reflecting their semi-rural origins and the functional need at that time to accommodate water wells and waste disposal systems, along with outbuildings, on the property. All of these houses date from the late nineteenth to the early or mid-twentieth centuries.

The house is a late-to post-Victorian dwelling with subsequent upgrades. It is a good example of a small, self-contained village blacksmith's premises – house, forge, shop, stable, loft, orchard, vegetable garden and garden shed.

The house is a two-storey, L-shaped, red brick and wood-trimmed single detached residence. The clay masonry and wood construction and trim are of good quality and good condition. An unusual feature is the foundation construction – concrete from 1.2 m below grade up to grade, and then hollow terra cotta tile from grade up to ground floor joist sills. The use of hollow tile in this way would result in a warmer basement than with other more common materials. Its use undoubtedly reflects the fact that Palermo was near Cooksville Brick and Tile, Milton Brick and Grimsby Brick and Tile. One of these was probably the source manufacturer.

Later interventions such as asbestos-cement cladding and wood clapboard and exterior steps have not kept their appearance as well.

The interior layout of the house is a modified centre hall plan with four main rooms on each floor and a full basement. The result is a typical, modest two-storey residence of the late nineteenth or early twentieth century changed little since the mid-nineties. The result is a mixture of elements, for example, natural finish six-panel doors with mortised latch sets and reeded and rosette trim; wood casement windows and aluminum double-hung sash.

A distinctive feature of the house is the verandah wrapping around the south-east corner and protecting the front entrance. It lends an urbane touch to the house.

Another distinctive aspect of the house is the treatment of the gable and dormers; it appears that the second floor and roof was designed by a different person or at a different time from the ground floor and basement. It is safe to assume that the gable's cladding would have been different from the cement-asbestos shingles presently there.

5.0 Statement

6.0 Assessment of Existing Condition of Building

6.1 Dwelling

A strictly visual survey of the exterior of the house reveals no signs of distress. Routine maintenance such as painting the wood trim and repairing eavestroughs and downspouts should not be neglected.

Similarly, a visual survey of the basement reveals no signs of structural failure, although some of the changes made through the years would be structurally indeterminate. There is a sump pit and pump to prevent any buildup of water. Without a more thorough survey it would be impossible to tell whether the knob and tube wiring is still operative.

In keeping with common practice in earlier years in Ontario, it is obvious that some of the heavy timber structural members used in the basement came from other buildings.

The oil-fired furnace and hot air heating system appears recent relative to the age of the house. A curiosity is the insulated chimney rising through the upstairs hallway in the centre of the house.

6.2 Shop and Stable (Barn)

To the southwest of the house and on the same property lies the former blacksmith shop and stable – a two-storey, rectangular structure built in the shape of a barn. Within this structure one finds the brick forge, workbench, implements, and stall with hayloft overhead. There are many fascinating aspects to this building:

The foundation, similar to the house, is of hollow terra cotta tile, but it is not evident how deep below finished grade the foundations extend. This building may have been moved to the site at the same time as the foundation for the house was laid.

The superstructure is of heavy timber mortise and tenon construction, beams, columns, diagonal bracing and with vertical plank sheathing.

The roof is of wood joists (some round, peeled logs) spanning from the heavy

6.0 Assessment

timber sill to a king post at the peak but without cross ties. The roof cladding is of wood planks spaced apart and having only the top and bottom faces dressed. The roofing material is galvanized sheet steel, as is the wall cladding.

A single-storey garage of no special architectural significance has been added to the north end of the shop.

7.0 Description of Proposed Development

The proposed development comprises two 8-storey buildings oriented north-south: Building no. 1 facing Old Bronte Rd. and Building no. 2 facing Regional Rd. 25, in addition to the retention of the relocated heritage building at the south-east corner of the site. Building 1 will have 172 residential units and 6 commercial units at grade, while building 2 will have 208 residential units. The overall total of 380 units results in a very high density of 333 units per hectare for the site. A wide mix of suite types will be provided, including studio, 1-bedroom, 2-bedroom and lofts. The site plan incorporates 563 parking spaces – 87 surface spaces between the building and 476 on two underground levels. Access is provided from Old Bronte Rd. by way of a two-storey drive-through opening in Building 1 leading to a turn-around and surface parking. Landscaped open space comprises 32.65% of the site.

The relocated dwelling would occupy the southeast corner of the site with a setback of 1.9 m from Old Bronte Rd. and 1.21 m to the south property line. It would have a separation of 8.13 m from the west face of Building no. 1, approximately equal to the width of the heritage dwelling.

The architectural design of the project is contemporary, with pronounced Second Empire design influences in the roofline and cornices. Because of the sheer bulk of the buildings, there is no opportunity to mimic the scale or design of the adjacent heritage building.

Please refer to Figures 2 (Site Plan) and 3 (Elevations) for more detailed information on the proposal.

7.0 Project

8.0 Impact of Proposed Development on Heritage Attributes

The proposed mixed-use project respects the requirement of the Provincial Policy Statement (PPS) to “conserve significant built heritage resources and significant cultural heritage landscapes” by retaining the listed dwelling on the site, although the former blacksmith’s shop and stable is not being preserved. It also complies with the intent of policy 5.3.1 in the Livable Oakville Plan which states that “The Town shall encourage the preservation and continued use of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.”

We understand that the dwelling is intended to be used for commercial purposes, which would complement the proposed commercial units on the ground floor of Building no. 1.

In the case of the barn, it is tempting to recommend this historic building as a candidate for moving to a museum (as has been recommended by the Trafalgar Township Historical Society), but it is questionable whether its structural design and condition would allow for access by the public. To establish this aspect of public safety would require a comprehensive structural assessment.

We note that the vacant property to the south has recently been on the market and therefore suggest that consideration be given to relocating the heritage dwelling to this site, in order to provide much greater separation from the new mid-rise buildings and enable the intended commercial use in the dwelling to have its own parking spaces rather than having to share parking with the other buildings. In this regard, Appendix G, the Old Bronte elevation drawing, illustrates rather vividly the contrast between the scale of the easterly apartment and the heritage resource – the latter being dwarfed in comparison. We would suggest that moving the dwelling to the vacant lot would significantly reduce this dramatic contrast in perception.

While the significant differential in height between the dwelling and the new buildings will no doubt create a negative visual impact in comparison to the present situation, it is recognized that Palermo is intended to develop at higher densities as set out in the Official Plan and it has not been designated as a heritage conservation district. In this respect, the aforementioned report on Palermo notes the lack of interest in designation by the existing property owners in the area, several of which have applied for delisting: “It is very difficult to achieve a heritage conservation district without the cooperation of property owners.”

8.0 Heritage Impact

The report also recognizes that heritage and development can work together; “There are numerous examples across Canada and around the world of higher density developments and heritage resources co-existing. Indeed, the marriage of heritage and development typically leads to more interesting new developments”. In this case, we are satisfied that the developer has attempted to integrate the old with the new in a manner that will enhance the project by retaining a visible symbol of Palermo’s rich architectural heritage.

Shadow impacts will be minimal, in view of the heritage resource being located south of the closest apartment buildings, and in any event are not normally considered a constraint for a commercial use. The dwelling will of course lose its current prominence in the streetscape, but will still be quite visible from Old Bronte Rd., being slightly closer to the street than the new buildings.

9.0 Considered Mitigation and Conservation Strategies

Since the heritage resource is being preserved, there is no loss that requires mitigation; however, the visual impact of the new buildings could be reduced significantly by relocating the heritage dwelling to the vacant lot next door, or – if such an initiative is not feasible - by inserting a row or cluster of trees along the north side of the dwelling as a buffer, in addition to the trees already proposed on the west side. As an alternative, the existing cedar hedge in front of the dwelling could be re-located to serve the same purpose.

Insofar as the barn is concerned, it is recommended that additional photographs be taken and measured drawings be prepared in order to properly document the history of the blacksmith’s shop. In addition, any artifacts of historical interest remaining in the building could be offered to a nearby museum.

10.0 Conclusion

The proposed mixed-use development represents a milestone in the history of Palermo, since it is the first major redevelopment proposed for this cultural heritage landscape. Although the listed building at 2480 Old Bronte Rd. is not designated, its cultural heritage value has been recognized through its inclusion in the Oakville Heritage Registry and the conclusions of the 2008 report entitled “Heritage Resources Review and Strategy for Palermo Village”.

After reviewing the historical context associated with this property and scrutinizing the site plan and elevations for the site, we are satisfied that the development of the two apartment buildings in close proximity to the c. 1890 dwelling will not compromise the heritage integrity of the cultural heritage resource. In our view, however, the compatibility between them can be improved with greater separation or screening between old and new.

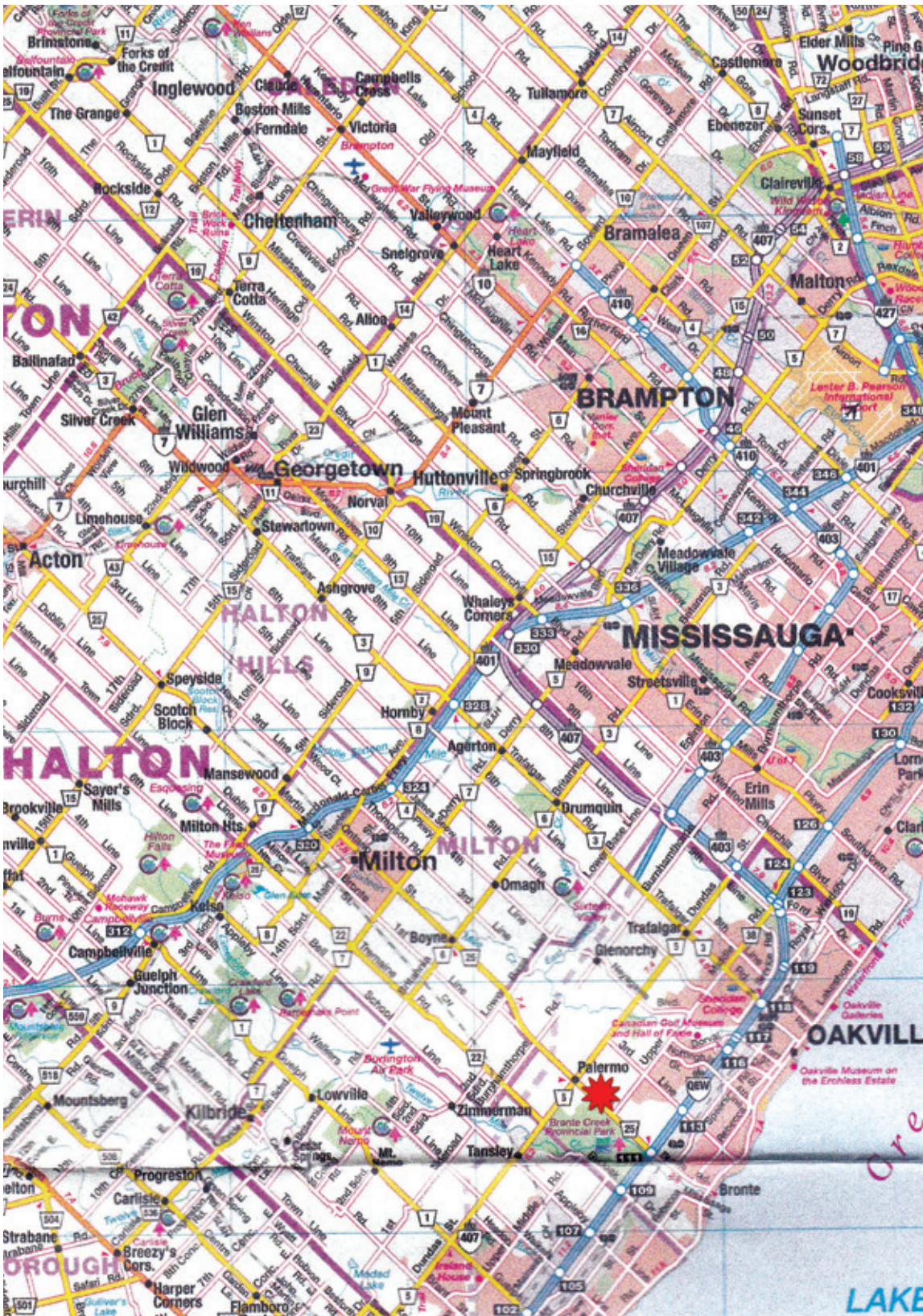
Respectfully submitted,



Robert A. Martindale, MCIP, RPP, CAHP
June 4, 2013

10.0 Conclusion

Appendix A – Location Map



GOOGLE MAP

[illegible]

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JUNE 2013



EXTERIOR VIEWS

Appendix C – Photographs of Subject Property



EXTERIOR VIEWS



EXTERIOR VIEWS

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EXTERIOR VIEWS

Appendix C – Photographs of Subject Property



INTERIOR VIEWS

Appendix C – Photographs of Subject Property





INTERIOR VIEWS

Appendix C – Photographs of Subject Property

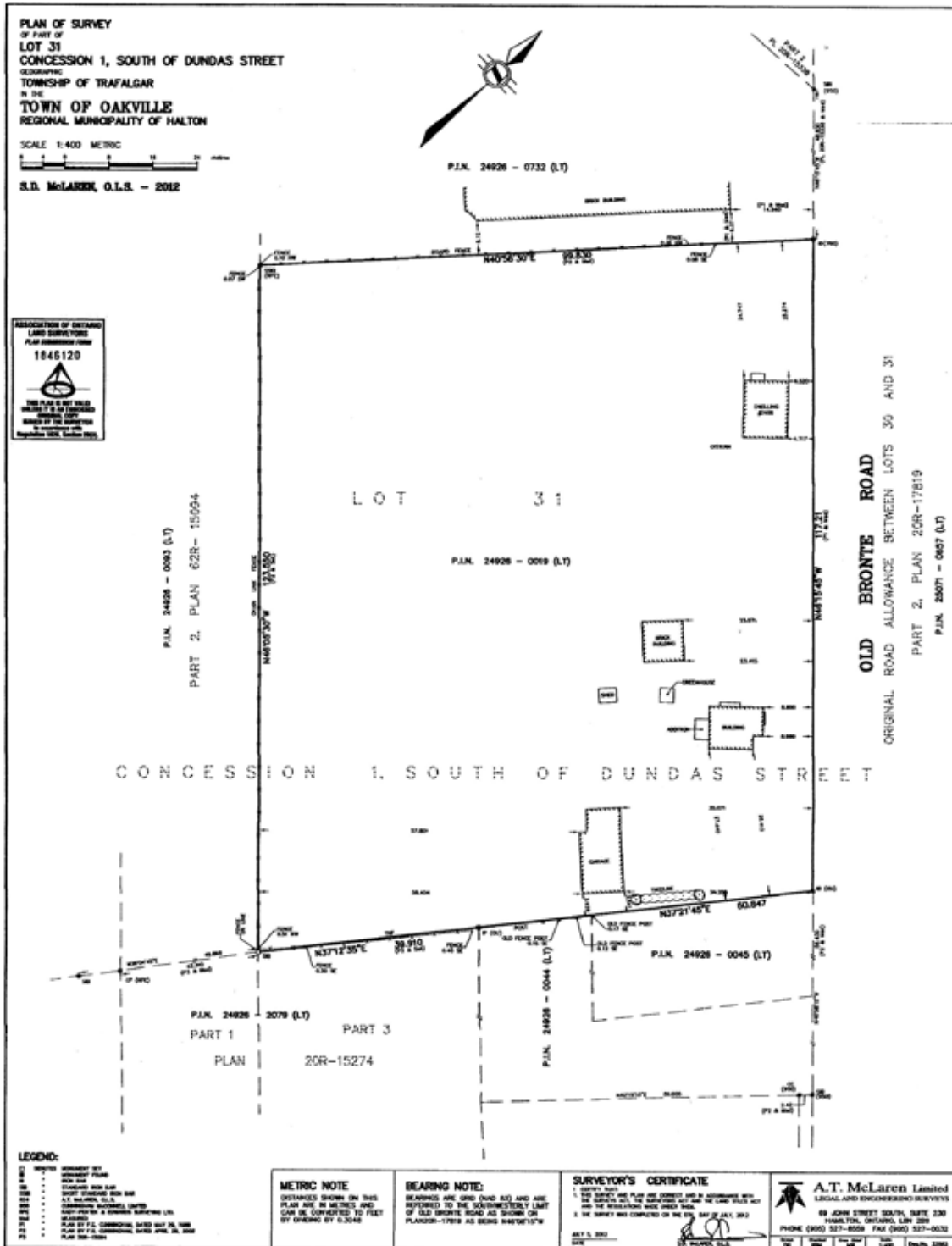


INTERIOR VIEWS

PALERMO INVENTORY OF HERITAGE RESOURCES	
S I T E	<p>ADDRESS: 2480 Bronte Road</p> <p>LEGAL DESCRIPTION: PT LT 31, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 105435, 491647 (SECONDLY & THIRDLY DESCRIBED) ; S/T DEBTS,</p>
S T A T U S	<p>PRESENT USE: Residence ORIGINAL USE: Residence</p> <p>HERITAGE DESIGNATION: Not Designated Not Listed</p> <p>OFFICIAL PLAN: Mixed Use 1 ZONING: A - Agricultural (Res .Density:100-185 u.p.s.h) Palermo Village Centre-</p>
P H O T O G R A P H	
K E Y M A P	

EXTRACTS OF PALERMO VILLAGE: A HERITAGE RESOURCES REVIEW AND STRATEGY

Appendix E – Survey



SURVEY

Appendix F – Site Plan



Appendix G – Elevations



ELEVATIONS

LIST OF SOURCES

Livable Oakville Plan, Town of Oakville, approved by Ontario Municipal Board May 10, 2011

North Oakville: A Heritage Resources Review and Strategy, Heritage Planning Division, Town of Oakville, August 2009

Palermo Village: A Heritage Resources Review and Strategy, Heritage Planning Division, Town of Oakville, November 2008

Illustrated Historical Atlas of the County of Halton, J.H. Pope - Walker & Miles, 1877

Halton's Pages of the Past, Gwen Clarke – Dills Printing & Publishing, 1955

Oakville and the Sixteen: The History of an Ontario Port, Hazel C. Matheis – U. of T. Press, 1953

Halton's Heritage: William Halton and Halton County, John McDonald – Halton Sketches Publishing, 2011

Remembering Trafalgar Township, Ruth Blair (unpublished)

Website of the Oakville Historical Society

Website of the Trafalgar Township Historical Society

SUMMARY OF AUTHOR'S QUALIFICATIONS

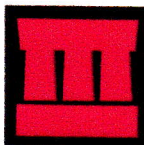
Robert A. Martindale, MCIP, RPP, CAHP is a registered professional planner who specializes in land use and heritage planning. He has a degree from York University in Political Science with a minor in Urban Studies. Mr. Martindale has 16 years experience as a municipal planner, including 11 years as Planning Director of the Town of Ajax. In 1989 he switched to the private sector and since 1994 has been the sole proprietor of his own firm, Martindale Planning Services.

In the past 10 years Mr. Martindale has undertaken numerous heritage planning assignments, including the preparation of two Heritage Conservation District plans, several Cultural Heritage Impact Assessments and a number of heritage designation reports for both public and private sector clients. He has been a full member of the Canadian Association of Heritage Professionals (CAHP) since 2005.

As a volunteer, Mr. Martindale served on the Heritage Ajax Advisory Committee for 10 years and was Chair from 2000 – 2006. He has been on the Board of Directors of Community Heritage Ontario (CHO) since 2005 and has served on the Education, Conference and Policy & Liaison Committees of that organization. Recently he was a CHO-appointed member of the Provincial Working Group that established Guidelines for the Conservation of Historic Places of Worship which were subsequently incorporated into the Heritage Tool Kit.

Gordon Zimmerman, B. Arch., is a retired architect who completed a 45 year career in urban planning, construction and architecture in 1997, having been employed for most of that period with Public Works Canada where he was responsible for the design and construction supervision of buildings across Ontario. In 2009 he was awarded the Lieutenant-Governor's Ontario Heritage Award for lifetime achievement and the following year he was given the Award of Distinction by the City of Pickering for the conservation and preservation of local heritage.

Mr. Zimmerman has conducted architectural evaluations for 8 dwellings on the federal airport lands in Pickering and has collaborated with Mr. Martindale in preparing heritage impact assessments for properties in Hamilton and Burlington. He also served on the Heritage Ajax Advisory Committee and Heritage Pickering for a number of years during which time he prepared a number of heritage evaluation reports as part of the designation process under Part IV of the Ontario Heritage Act.



January 7, 2014

Caroline Baker
Senior Planner, GSP Group Inc.
201 – 72 Victoria St. S.
Kitchener, Ont. N2G 4Y9

Dear Caroline:

**Re: Proposed Mixed-Use Project (“Mint”)
Old Bronte Rd., Oakville
Response to Heritage Staff’s Concerns**

Further to our meeting of Dec. 19/13 with staff and your request for a response to their comments on this project, I would offer the following observations.

A. Comments on the Heritage Impact Assessment

Susan Schappert noted that “there is very little analysis of the impact of the proposed new building on the relocated heritage building. Staff find the suggestion that landscaping alone should be utilized to minimize the impact of the new building on the heritage building to be insufficient.”

She also stated that “the report does not address or examine any of the guidance provided by the Old Bronte Road/Khalsa Gate Streetscape Plan that was adopted by Council in 2012. The Urban Design Brief specifically states that the Heritage Impact Assessment will provide further detail on how the heritage guidelines of the Streetscape Plan will be addressed.”

Response:

1. It is very difficult to mitigate the impact of an 8-storey, 168-unit apartment building on an adjacent 1 ½ storey Edwardian dwelling due to the substantial difference in scale between the two structures. The only practical methods of mitigation in a situation like this are to ensure the building materials and colours are compatible. Stepping down the south end of the building nearest the heritage resource would only make the larger building look unbalanced and unnatural. Stepbacks are more appropriate in a highly urban context, where the predominant building forms are vertical rather than horizontal.

2. When we prepared the Heritage Impact Assessment we were not aware of the Old Bronte Rd./Khalsa Gate Streetscape Plan and therefore looked primarily to the document entitled "Palermo Village: A Heritage Resources Review and Strategy". Having subsequently reviewed the Streetscape Plan, we would suggest that the proposed treatment of the heritage resource does in fact comply with the recommendations of the Plan, in the following respects:

- the structure is being retained and adaptively re-used as an office (page 7);
- the colours and building materials of the new apartment building will be in harmony with the area's character and existing buildings including the heritage house, as shown on the latest architectural rendering looking towards the northwest (page 7);
- the heritage building will be relocated closer to the road, ensuring that it will remain clearly visible and prominent along Old Bronte Road and maintaining its original orientation (page 39);
- the new building will feature predominantly masonry construction on the lower levels, in keeping with the adjacent building (page 39);
- the new development does not imitate, but is sensitive to the adjacent historic design and is not overly elaborate (page 39).
- the heritage house, including its front porch, is being preserved (page 47).

B. Comments on the proposed site design and elevations

Ms. Schappert lists the recommendations from the Old Bronte Rd./Khalsa Gate Streetscape Plan that apply to new developments adjacent to heritage resources. With only one exception, the proposed development does in fact satisfy these criteria, as explained above.

The only recommendation not followed through in the design of the "Mint" project is the one which states that the development "must step down towards the heritage structure to prevent it from being overwhelmed in the streetscape". As explained earlier in this letter, my professional opinion as a heritage planner is that such a step-back would do nothing to reduce the impact of the new building in view of the differential in bulk between the two structures, and would in fact detract from its appearance. It is an appropriate and widely-used technique in downtown Toronto, but I would question its suitability in this context.

Ms. Schappert also states that "the design of the proposed building has made no attempt to work with the character of the heritage building" and takes issue with its contemporary Second Empire design. She would like to see "more consideration being given to the locally used architectural styles rather than introducing a completely foreign style to the area".

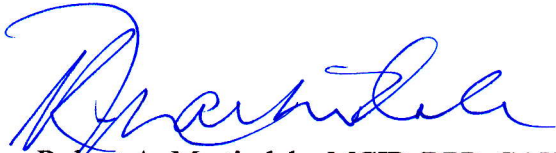
This is a purist view which in theory I can appreciate, but is perhaps unfairly applied in this context. In my view, the Second Empire influence only applies to the roofline and would be hardly visible to the casual observer walking or driving by. It does not define the building and will not invite comparisons to the heritage building. While I am not an architect, I cannot imagine how a mixed-use building of this size could be designed in a "local architectural style" that would be more in keeping with a single-detached dwelling. This recommendation really appears to be a case of comparing apples and oranges.

In conclusion, it remains my professional opinion that the proposal complies with the spirit and intent of the Oakville Official Plan and the Old Bronte Rd./Khalsa Gate Streetscape Plan, as well as more widely-used guidelines such as those produced by Parks Canada and the provincial Ministry of Culture.

I hope these comments will be useful.

Yours very truly,

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Robert A. Martindale, MCIP, RPP, CAHP
Principal