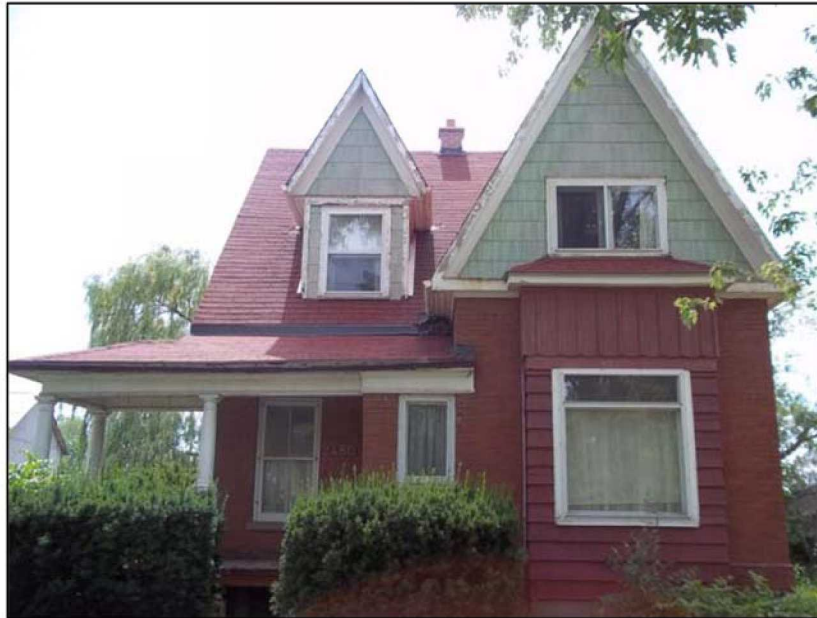


OUTLINE CONSERVATION PLAN

**2480 OLD BRONTE ROAD,
Town of Oakville, Ontario**



Prepared for:
NEW HORIZON DEVELOPMENT GROUP (MINT) INC.

APRIL 2014

Prepared by:
KARP NAMISNIAK YAMAMOTO ARCHITECTS INC.
3190 Harvester Road, Suite 202, Burlington, Ontario



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2480 Old Bronte Road, Town of Oakville, Ontario**

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Outline Conservation Plan for 2480 Old Bronte Road, Town of Oakville, Ontario

1.0 INTRODUCTION

Karp Namisniak Yamamoto Architects Inc. (KNY) has been retained by New Horizon Development Group (Mint) Inc. to prepare a Conservation Plan for the property known as 2480 Old Bronte Road in the Town of Oakville, Ontario.

The structure located at this address, is an unoccupied, single family, detached house. Although this property is not designated under Part IV of the Ontario Heritage Act, it is listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest, due in part, to its vernacular brick house, but more specifically, for its association with the development of the village of Palermo.

It is the intention of the developer to incorporate this heritage structure into a new mixed-use, high density development plan, to be adaptively reused for a retail use.

To facilitate this adaptive re-use, the existing heritage structure does need to be relocated on the site, to a location, that is not in conflict with the proposed new construction and better suited for its future use as a retail location; closer in proximity to Old Bronte Road.

In advance of new construction on-site, the house must be moved, off-site to a temporary location where it will remain for approximately 16-24 months, (subject to the timing of permits and weather conditions) during which time, site grading and new foundations can be completed. The Conservation Plan will be implemented in multiple phases in order to best manage and conserve the cultural heritage resource.

As stated in the Town of Oakville's, Livable Oakville Plan, Part C, Section 5, Item 5.3.5;

“The Town may impose, as a condition of any *development* approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected *cultural heritage resources*”.

This document is intended to provide an outline Conservation Plan, as required by the Town of Oakville's Heritage Planning Staff as well as the Heritage Oakville Committee as part of the development approvals process.

In preparation of this report, KNY has visited the site to complete an inspection of the existing structure and has documented the existing heritage resource through measured architectural floor plans and photographs. Applicable Town of Oakville Heritage Planning Policies and other historical research

OUTLINE CONSERVATION PLAN

2480 Old Bronte Road, Town of Oakville, Ontario

compiled for this particular property have been reviewed to provide context. Specifically, the following document has been referenced:

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 Development Consultants

With the assistance of
Gordon Zimmerman, Retired Architect

Date: June 2013

This Conservation Plan has been compiled using general guidelines and best practices, as suggested by the Ontario Heritage Trust in their *Conservation Plans for Heritage Properties* document (Reference No.HIS-011); as a “method of identifying the cultural and historical significance of a site and to set out a policy and strategy for the management and conservation of the heritage values, attributes and integrity of that site”.

Supplementary documentation, demonstrating the existing condition of 2480 Old Bronte Road, can be found at the end of this Conservation Plan, including site plan, floor plans, and photographs. Please refer to Appendices” A” to “I”; as attached.

For complete historical references, this document should be read in coordination with the Heritage Impact Assessment previously prepare by Martindale Planning Services; dated June 2013 and as Appended.

2.0 DESCRIPTION AND ANALYSIS

2.1 Description of the Resource

The heritage structure to be conserved is located on a 1.12 ha property in the Town of Oakville at 2480 Old Bronte Road, just south of Dundas Street and is situated between Bronte Road/Regional Road 25 and Old Bronte Road.

The official Plan of Survey legally describes this property as part of Lot 31, Concession 1, South of Dundas Street in the geographic Township of Trafalgar in the Town of Oakville, Regional Municipality of Halton. (Refer to Appendix “A”) This survey indicates the property to have a width of 117.21m along Old Bronte Road and a depth of 30.48m.

The overall new mixed-use development will be constructed on a consolidated property consisting of three separate parcels of land acquired by the development company, including property addresses 2480, 2488 and 2496 Old Bronte Road.

The heritage structure located at 2480 was constructed in the late to post-Victorian Era; around 1890 and architecturally, this structure can be described as:

- Two-storey, single detached house with gabled dormers and wood trim;
- L-shaped interior floor plan with centre hall design;
- Exterior finishes include original red brick masonry construction. Later renovations using asbestos-cement cladding and wood clapboard are visually apparent;
- Includes a veranda which wraps around the south-east corner of the house with column supports;
- Windows are wood casement with aluminum double-hung sash, and include stone sills and lintels;
- Foundations are constructed of a combination of concrete and hollow terra cotta tile (as described in the Heritage Impact Assessment; dated June 2013).

Refer to Appendix “E” for complete floor plans and elevations documenting the existing building conditions of 2480 Old Bronte Road.

2.2 Significance

The Village of Palermo was originally founded as Hagartown in 1812 by Lawrence Hagar, formerly of Pennsylvania. Lawrence Hagar is considered to be the first Euro-Canadian settler in Trafalgar Township. It was in 1836, upon the opening of the post office, that the Village of Hagartown was renamed Palermo in honour of Lord Nelson, Duke of Palermo.

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2480 Old Bronte Road, Town of Oakville, Ontario

With the opening of the Lawrence Foundry and Agricultural Works in 1842, Palermo prospered and quickly became a stagecoach stop between Bronte and Milton. By the early 1870's the population increased to nearly 300 residents with a village complement of many shops, public buildings and businesses including a wagon shop, a blacksmith, harness shop and telegraph company office.

The Village of Palermo continued to see moderate growth through the Second World War, but quickly found itself falling into decline when the principal industry, Lawrence Foundry and Agricultural Works, was destroyed by fire in 1958, and the growth of the surrounding area forced changes to roadways around the Village. In 1962, the Village of Palermo, along with the neighbouring villages of Bronte, Sheridan and Trafalgar Township were amalgamated to form the Town of Oakville.

With the widening of Dundas St. and the construction of a Bronte Road by-pass early in the 2000's, the community found itself split and many of the historic homes, demolished or left depreciated in value.

The heritage structure found at 2480 Old Bronte Road forms part of a remaining cluster of 7 heritage homes found south of Dundas St.. The subject property is just one of only three heritage homes remaining on the west side of Old Bronte Road in the Village of Palermo; described by Martindale Planning in the Heritage Impact Assessment as "the oldest urban centre and the last remaining inland settlement within the boundaries of the Town of Oakville". It is extremely important to preserve what remains of this historic community.

2.3 New Site and Orientation

The proposed new location for the heritage structure is on the north-east corner of the existing property known as 2480 – 2496 Old Bronte Road. The structure will maintain its current orientation which means the front of the structure will face Old Bronte Road and the rear of the structure will face new parking being provided under the development plan. The new development will be located just south-west of the heritage structure.

Taking into consideration future road-widening requirements along Old Bronte Road, the heritage structure will be relocated within approximately 1.46m (5'-0") of the northern property line, giving it a greater prominence along the Old Bronte Road streetscape.

Refer to Appendix "B" to reference related Project Development Site plans; including the proposed landscape plan for the adaptive re-use plan, as designed by GSP Group.

2.4 Planning Policy Framework

The subject property is not designated under Part IV of the Ontario Heritage Act.

The subject property is, listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest, in accordance with the Ontario Heritage Act, R.S.O. 1990 c.O.18.

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2480 Old Bronte Road, Town of Oakville, Ontario

Under Section 27 (1) of the *Ontario Heritage Act*, Municipalities are required to keep a register of all properties designated under Part IV of the Act. In 2005, provincial amendments to the Act, allowed properties that have not been formally designated, but have been recognized by a Council to be “of cultural heritage value or interest” to also be placed on the register.

In 2007, Oakville Town Council officially established the Oakville Heritage Register, adopting their list of properties “of cultural heritage value or interest” (last updated in 1992).

As noted in the Town of Oakville’s brochure entitled “Oakville Heritage Register”,

“Listed properties that are included on the Oakville Heritage Register, but are not designated under Part IV (individually) or Part V (within a heritage conservation district) of the Ontario Heritage Act will not be greatly affected by the listing. Heritage permits are not required for work on the property, and there are no legal restrictions registered on title. The only restriction for a listed property is a 60 day waiting period for a demolition permit. During that time, Council may consider whether or not the property should be designated under the Ontario Heritage Act or demolished. If the property is to be demolished, the town may request the ability to document the building for posterity or salvage historic materials in advance of demolition”.

In review of the Town of Oakville’s, Livable Oakville Plan (2009 Town of Oakville Official Plan), Part C, Section 5;

“Oakville’s cultural heritage resources shall be identified and conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life”.

2.5 Review

Understanding the significance of this structure, not only as an example of a specific architectural vernacular, but for its greater importance as part of the historic Village of Palermo, it is the intent of the proposed development to retain this heritage structure and bring new life to the site through its adaptive re-use.

Although the structure will be relocated from its original foundations to make way for new development, the structure will return within approximately 25m (82’-0”) of its original location and will continue to be an integral part of the heritage streetscape along the west side of Old Bronte Road; with greater prominence and visibility.

3.0 ASSESSMENT

3.1 Condition of Resource

Based on a visual inspection, generally speaking, the heritage structure is in relatively good condition. Refer to Appendices “F” and “G” for photographic evidence.

Through the Heritage Impact Assessment completed by Martindale Planning in June 2013, it was noted that;

- The house reveals no signs of distress;
- Routine maintenance such as painting and repairs should not be neglected
- There were no signs of structural failure in the basement; and
- A sump pump was present in the basement to prevent a build-up of water.

Infrastructure within the heritage structure should be assumed, antiquated, and would therefore require complete removal and replacement for systems such as plumbing, electrical and HVAC in order to create a safe, healthy and energy efficient indoor environment for an adaptive re-use project. For example, knob and tube wiring is evident within the structure. An Electrician should assess whether or not this is still an operable system before any works should commence.

Other architectural components such as doors and existing wood casement windows with aluminum double-hung sash may require replacement because of damage or to improve overall energy efficiency and security for the adaptive re-use project.

Exterior finishes on cement and wood clapboard cladding are showing visible signs of deterioration. There is also concern that these materials may contain toxic substances such as asbestos or lead.

4.0 MANAGEMENT

4.1 Aims and Goals

Exterior

To conserve this cultural heritage resource in a manner that fulfills the Town of Oakville’s general planning policy and that is best suited to allow this project to “be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life”.

Interior

To create safe, healthy and efficient interior spaces to support the adaptive re-use of this heritage structure for a retail purpose that complements the adjacent residential development.

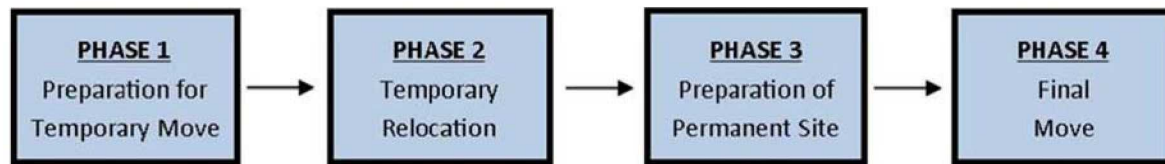
OUTLINE CONSERVATION PLAN

2480 Old Bronte Road, Town of Oakville, Ontario

5.0 IMPLEMENTATION

5.1 Program of Action - Outline Conservation Plan

The following Program of Action is intended to be used and will be facilitated in 4 Phases as outlined below:



PHASE 1 – Preparation for Temporary Move

1. Existing structure to be inspected by an Owner's representative prior to being moved. The house has been measured, photographed and documented by KNY Architects.
2. Existing structure to be stripped of all existing exterior finishes.
 - Painted cement board and wood clapboard will be disposed of in an appropriate manner. Materials containing asbestos will be disposed according to standard health and environmental protection practices
3. Roofing materials (existing shingles and underlayments) will remain intact to provide weatherproofing.
4. The rear, more contemporary, addition is to be removed. This addition consists of a small single storey, red brick structure with sloped roof clad in red asphalt shingle and also includes a small wood deck, stair and railing. The opening created should be structurally supported (with framing as required) and temporarily in-filled to enclose the interior space. All brick from this addition is to be salvaged for re-use; where other masonry units may be found to be damaged.
5. Complete exterior structure to be wrapped in Tyvek building material to provide weatherproofing while temporarily stored. Owner to maintain the integrity of this weatherproofing until the structure is permanently relocated and final finishes are to be installed.
6. Existing structure to be stripped of all existing interior finishes and antiquated infrastructure such as plumbing and electrical. Only framing to remain.
7. Temporary footings / support structure will be constructed on this adjacent property in preparation for the move. A complete plan should be provided to the project team by the professional moving company in advance of any work.

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2480 Old Bronte Road, Town of Oakville, Ontario

PHASE 2 – Temporary Relocation (12-16 months duration)

8. In order to reduce the overall disturbance to the structure and to provide maintenance and security, the Developer has been able to secure a temporary storage location on an adjacent piece of property, immediately east of the structure's current location. (Refer to Appendix A) The existing structure will be moved approximately 45.6m to the East (150 ft.) and 28m (92 ft.) South to its temporary site.
9. Structure to be professionally moved from its current location, to this temporary site and secured in place. It is expected that the house mover will be an experienced professional with sufficient engineering expertise and that the structure will be moved using a method that will mitigate potential damage to the structure. In the temporary location provision is to be made to prevent damage due to shifting ground conditions.
10. There are 3 objectives for this Phase:
 - a. Safety,
 - b. Stabilization of the heritage resource and minimize damage during the move, and
 - c. Protection of the heritage resource during the storage period
11. It is recommended that a representative of the Owner visit and inspect the structure. During the storage period, the existing structure will be frequently monitored by the Owner's representatives to prevent, damage and/or vandalism.
12. To increase security, the following items should be addressed:
 - a. Ensure window and door openings are secure and unlikely to be easily removed.
 - b. Ensure that access to the interior cannot be made from below.
 - c. Provide secure fencing around the structure being temporarily stored.
13. To reduce damage, the following items should be addressed:
 - a. Ensure existing roofing materials have not been damaged during the move;
 - b. Maintain roof overhangs, eaves troughs and downspouts;
 - c. Prevent animals from entering the structure;
 - d. Ensure continuous ventilation by providing sufficient window vents or mechanical ventilation.

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2480 Old Bronte Road, Town of Oakville, Ontario

PHASE 3 – Preparation of Permanent Site

14. As part of the new construction, new, poured concrete perimeter footings and foundations (min. depth of 4'-0") will be built to permanently support the relocated structure once it is returned to the site. This new footing will be constructed in coordination with a new storm water management storage tank, creating a crawl space beneath the structure; not a full basement.
15. General Contractor to carefully site measure the existing structure in preparation for these new footings. Every effort should be made to verify that as-built conditions are correct and accurately prepared prior to the Final move to avoid unnecessary and costly delays.

PHASE 4 – Final Move





16. When the time is appropriate and all footings and foundations have been prepared, the structure will be professionally moved from the temporary site to its permanent new location.
17. Once secured, all roofing materials (shingles and underlayments) will be stripped and replaced with new roofing materials and all other proposed alteration works will begin.
18. Owner to complete all necessary building infrastructure works, including plumbing, HVAC and electrical as well as interior finish work required to facilitate the adaptive re-use of this heritage structure for a sustainable retail use.

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2480 Old Bronte Road, Town of Oakville, Ontario


5.2 Intended Alterations at Permanent Location

A computer generated rendering has been prepared to depict the proposed alterations for this adaptive re-use project. Refer to Appendix "C".

| | INTENDED ALTERATION | EXISTING CONDITION |
|----|---|--|
| 1. | Installation of a new roof, i.e. replacing existing red asphalt shingles with new black asphalt shingles. |  |
| 2. | Installation of new cream-coloured "Maibec" scalloped shingles on front and side gables to replace existing green wood siding. |  |
| 3. | Replacement of all windows to improve security, safety and energy efficiency of the cultural heritage resource. |  |
| 4. | Removal of front wooden-clad protrusion under main gable and exposing brick cladding to match other exterior finishes; installing new round-headed window in place of oversized window. |  |

OUTLINE CONSERVATION PLAN

2480 Old Bronte Road, Town of Oakville, Ontario

| | | |
|----|---|---|
| 5. | Replacement of existing front porch with more compatible porch, including new railings at front and beside steps. |  |
|----|---|---|

5.3 Architectural Features to be Re-used will include the following:

| | | |
|----|--|---|
| 1. | <p>Cleaning of brick as required.</p> <p>Existing brick to remain (If structurally stable and in good condition). Damaged masonry units will be reviewed and replaced as required.</p> |  |
| 2. | <p>Original porch columns to be restored and reused.</p> |  |
| 3. | <p>Installation of new fascia and trim where required.</p> <p>Existing material that is in good condition will be restored.</p> |  |

OUTLINE CONSERVATION PLAN

2480 Old Bronte Road, Town of Oakville, Ontario

5.4 Project Time-Line

It is anticipated that work will commence on May 1st, 2014.

The existing structure will be temporarily stored on the adjacent property for 16-24 months until construction of the new development has advanced enough that the heritage structure can be returned and secured on its new footings and foundations.

This projected time line is subject to the acquisition of all necessary Permits and subject to weather conditions.

5.5 Preliminary Cost Estimates

As part of a preliminary cost estimate, the following values are being budgeted:

| | | |
|-----|---|--------------|
| 1.0 | Relocation of the heritage structure as outlined in the Conservation Plan | \$ 75,000.00 |
| 2.0 | Restoration works to be completed on the heritage structure; as outlined in the Conservation Plan | \$200,000.00 |

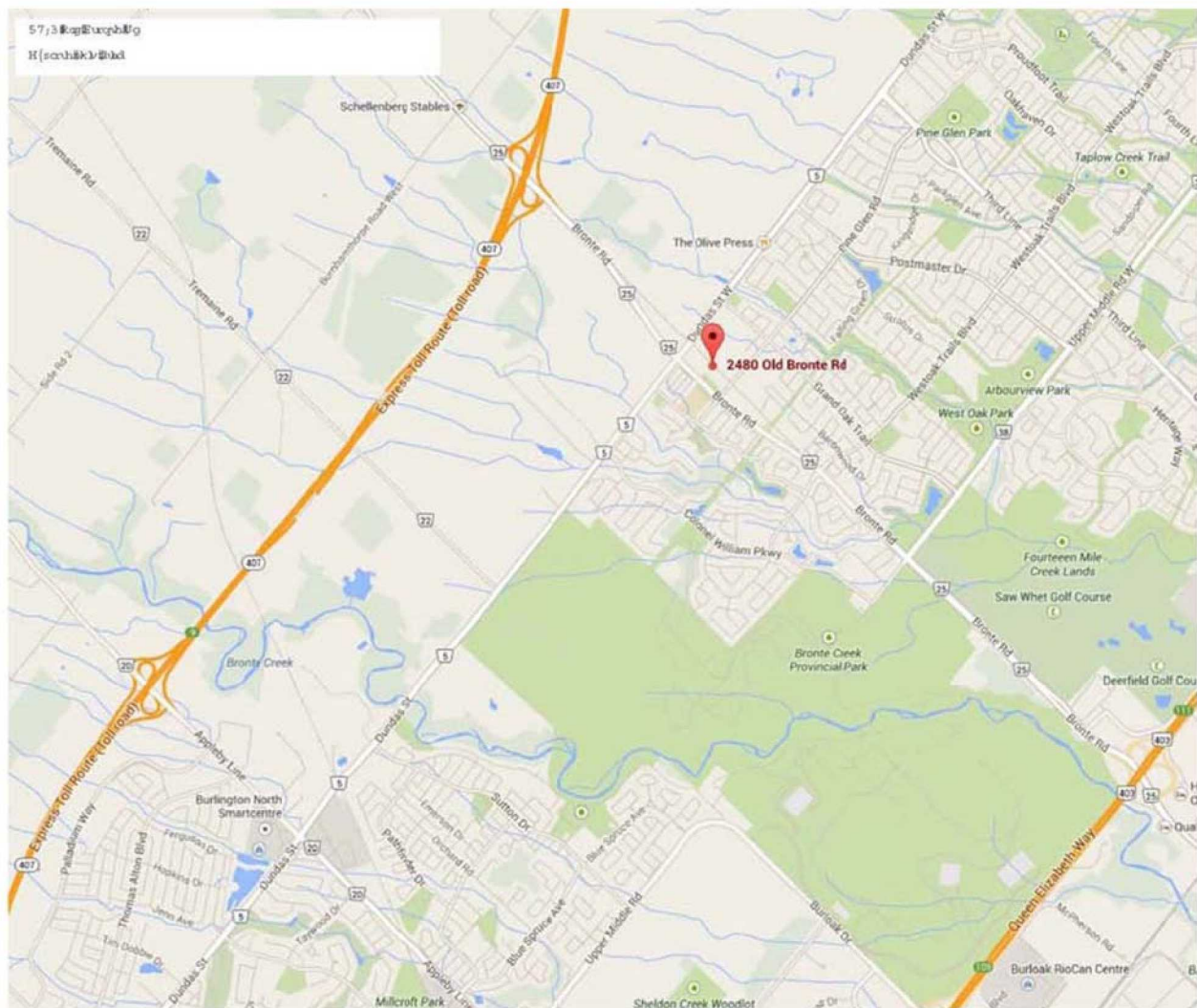
OUTLINE CONSERVATION PLAN

2480 Old Bronte Road, Town of Oakville, Ontario

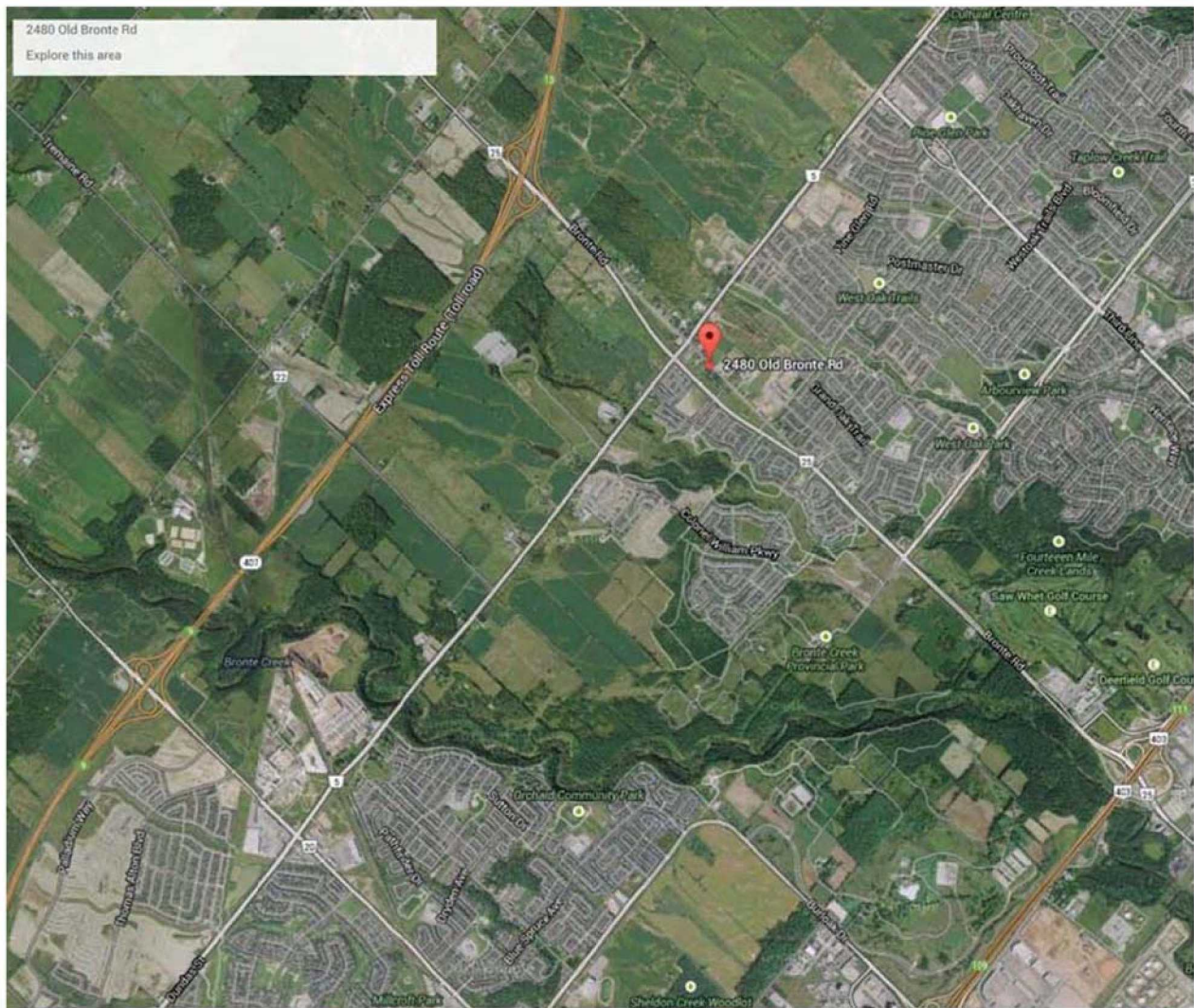
6.0 SUPPLEMENTARY INFORMATION (APPENDICES)

| | |
|---------------------|--|
| APPENDIX "A" | Site Mapping |
| APPENDIX "B" | Conservation Site Plans |
| APPENDIX "C" | Intended Alterations |
| APPENDIX "D" | Marketing Plans – Proposed Final Floor Plans |
| APPENDIX "E" | Existing Floor Plans and Elevations – 2480 Old Bronte Road |
| APPENDIX "F" | Photos (Exterior) |
| APPENDIX "G" | Photos (Interior) |
| APPENDIX "H" | List of Sources |
| APPENDIX "I" | Heritage Impact Assessment: 2480-2496 Old Bronte Road, Oakville, On |

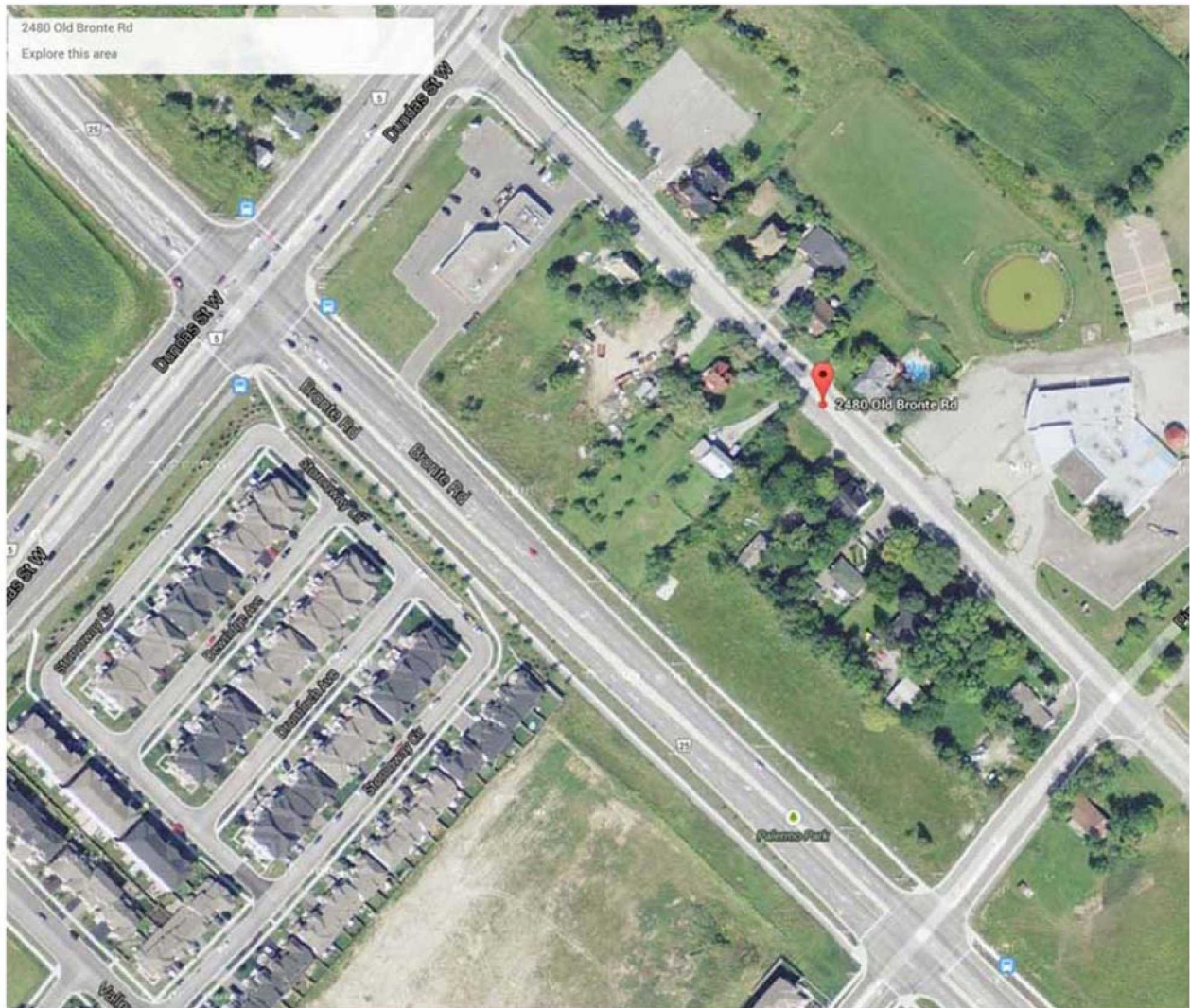
APPENDIX “A “
Site Mapping



Google Map – 2480 Old Bronte Road, Oakville Ontario



Google Map – Satellite View – 2480 Old Bronte Road, Oakville, Ontario



Google Map – Satellite View – 2480 Old Bronte Road, Oakville, Ontario

APPENDIX “B”
Conservation Site Plans



| | | |
|-----------------------------------|----|-----------------------------------|
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| DRAWING BY: 1849 | | DRAWING BY: 1849 |
| PLOT DATE: April 25, 2014 | | PLOT DATE: April 25, 2014 |



LEGEND

| | |
|------------|----|
| drawn by | ST |
| checked by | RT |
| printed | |

| | |
|-------|-------------|
| scale | N.T.S. |
| date | April 17/14 |
| file | 12053 |

HERITAGE HOUSE
LANDSCAPE
MULTI-UNIT RESIDENTIAL
OLD BRONTE ROAD, OAKVILLE

drawing title:

HERITAGE SKETCH

| | |
|--|-----------------------------------|
|  GSP group Landscape Architecture 2100 Bronte Road, Unit 10 Oakville, ON L6L 1B5 Tel: 905.881.1111 www.gspgroup.ca | drawing no. L-SK #1 |
|--|-----------------------------------|

LANDSCAPE SKETCH #1

APPENDIX "C"
Intended Alterations

PROPOSED HOUSE



NEW ASPHALT SHINGLE ROOF (TYP.)

NEW 'MAIBEC' SCALLOPED SHAKES
(TYP.) (NOT VINYL SIDING)

NEW WINDOWS (TYP.)

NEW FASCIA/TRIM (TYP.)

EXISTING BRICK TO REMAIN (TYP.)

EXISTING HOUSE

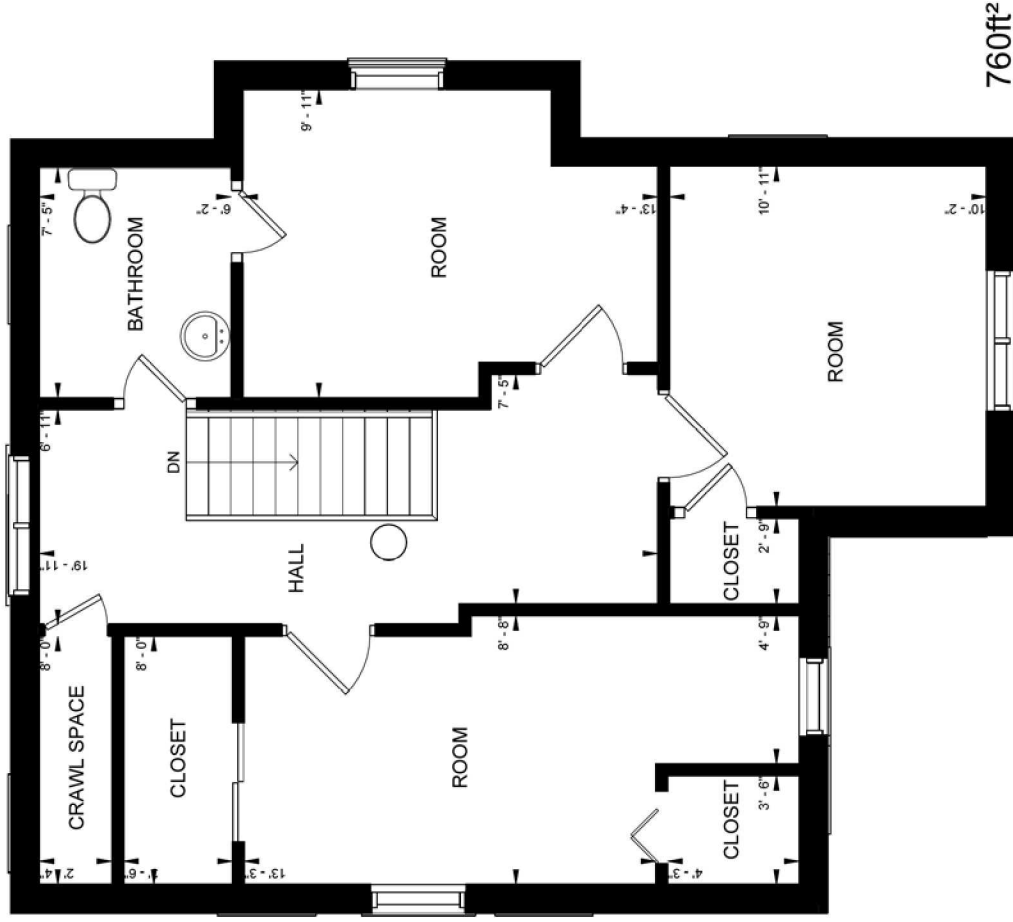


**2480 OLD BRONTE ROAD -
EXISTING HOUSE**
Oakville, Ontario

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**APPENDIX “D “
Marketing Plans
for Final Design**



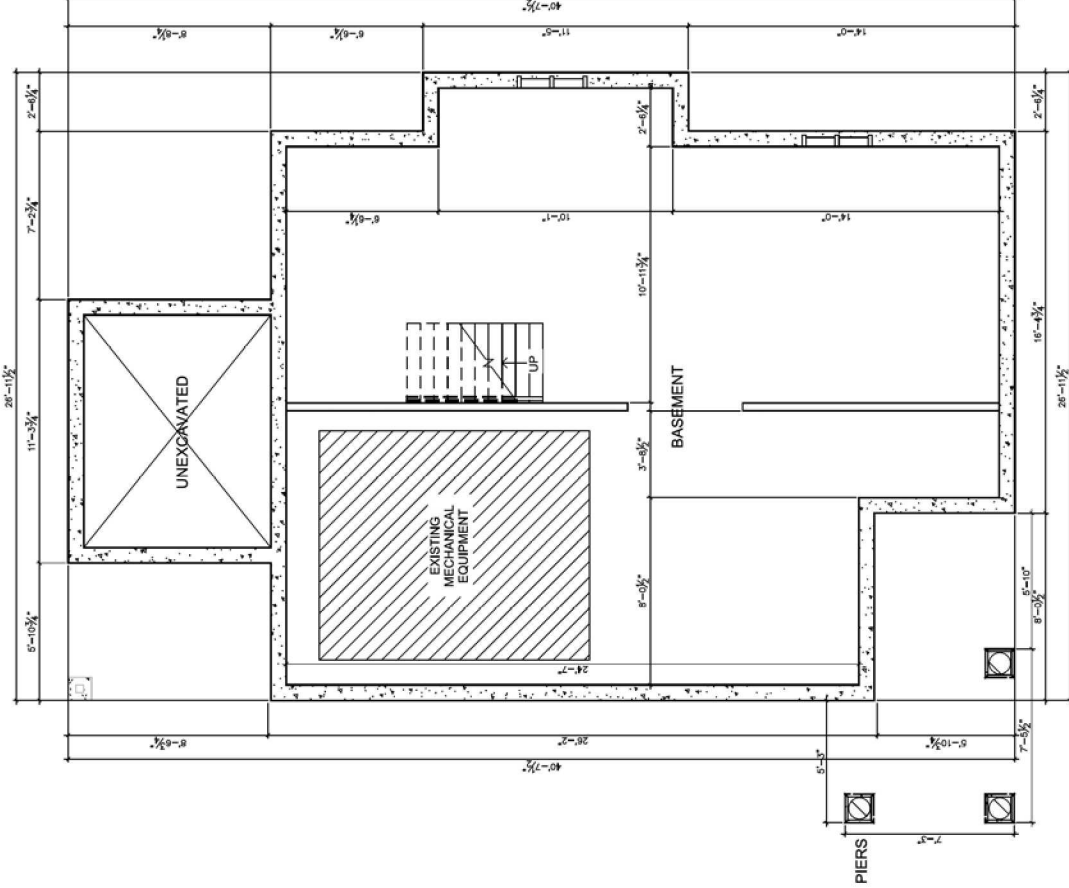
Proposed Final Footprint BRONTE HOUSE

All illustrations are artist's concept. Materials, specifications, floor plans, terms and conditions are subject to change without notice. All room sizes are approximate dimensions. Actual square footage and usable floor space may vary slightly from those stated. Ceilings and walls may be modified to accommodate the mechanical and electrical systems. The unit shown may be the reverse of the unit built. E & D.E.

APPENDIX "E"

Existing Floor Plans and Elevations

2480 Old Bronte Rd.



INCHES

DATE: 28/04/2014



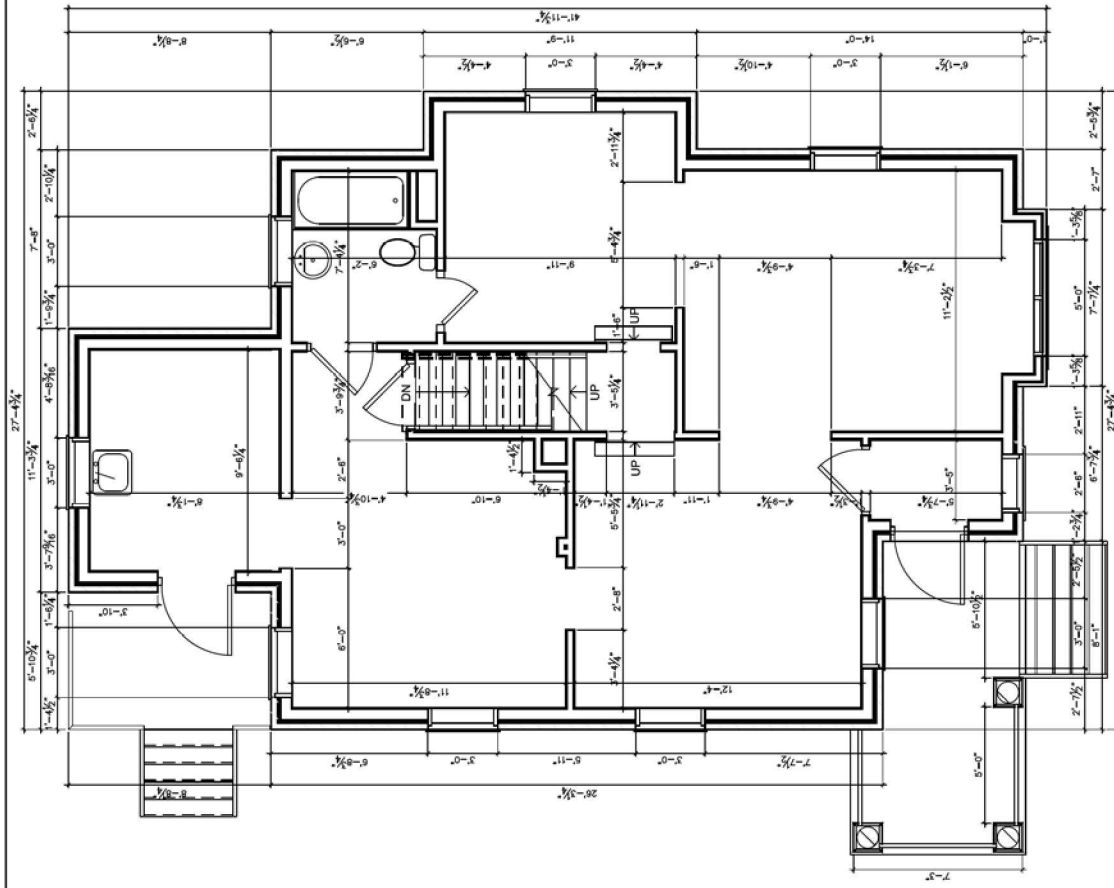
BASEMENT PLAN

EXISTING BRONTE HOUSE

SCALE: 3/16"=1'-0"

KNY PROJECT #: 12300

THIS ILLUSTRATION IS TO REPRESENT THE EXISTING BUILDING AND CONDITIONS. DRAWING IS FOR REFERENCE PURPOSES ONLY.



GROUND FLOOR PLAN

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|--------------------|----------------------|
| SCALE: 3/16"=1'-0" | KNY PROJECT #: 12300 |
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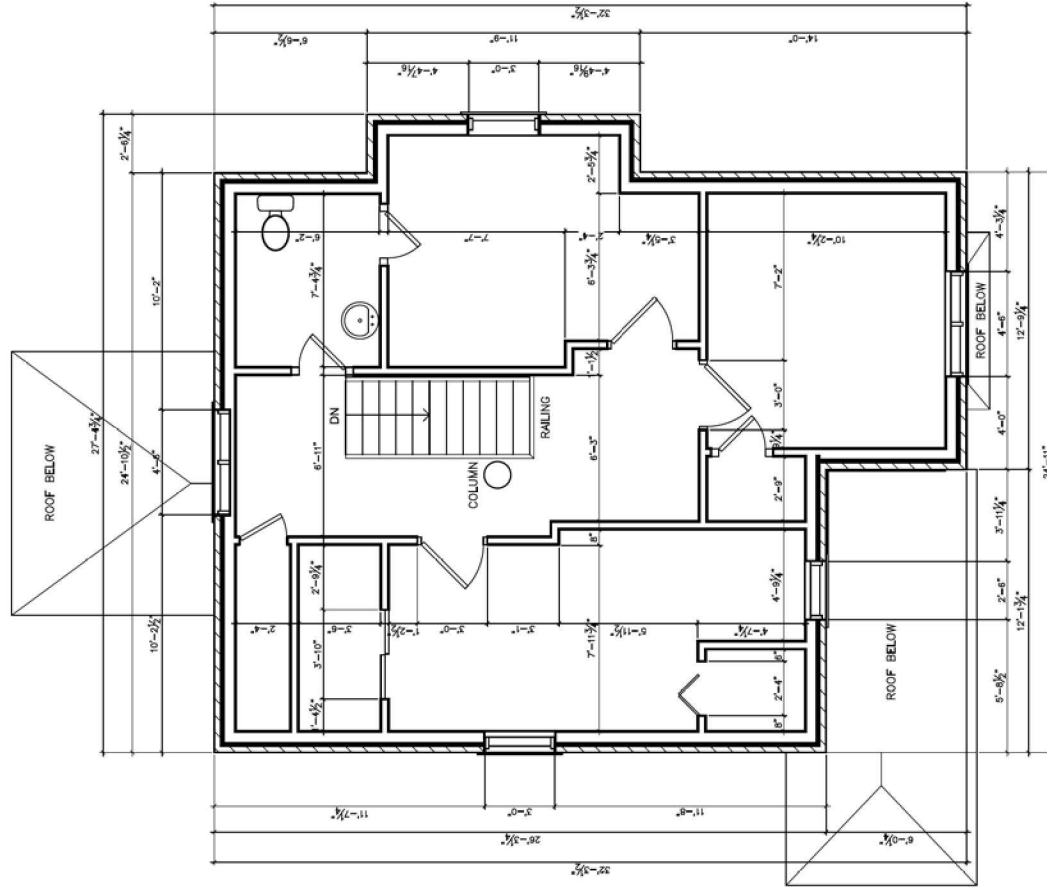
EXISTING BRONTE HOUSE

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DATE: 28/04/2014

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KNY
architects inc.



INCHES

DATE: 28/04/2014

SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

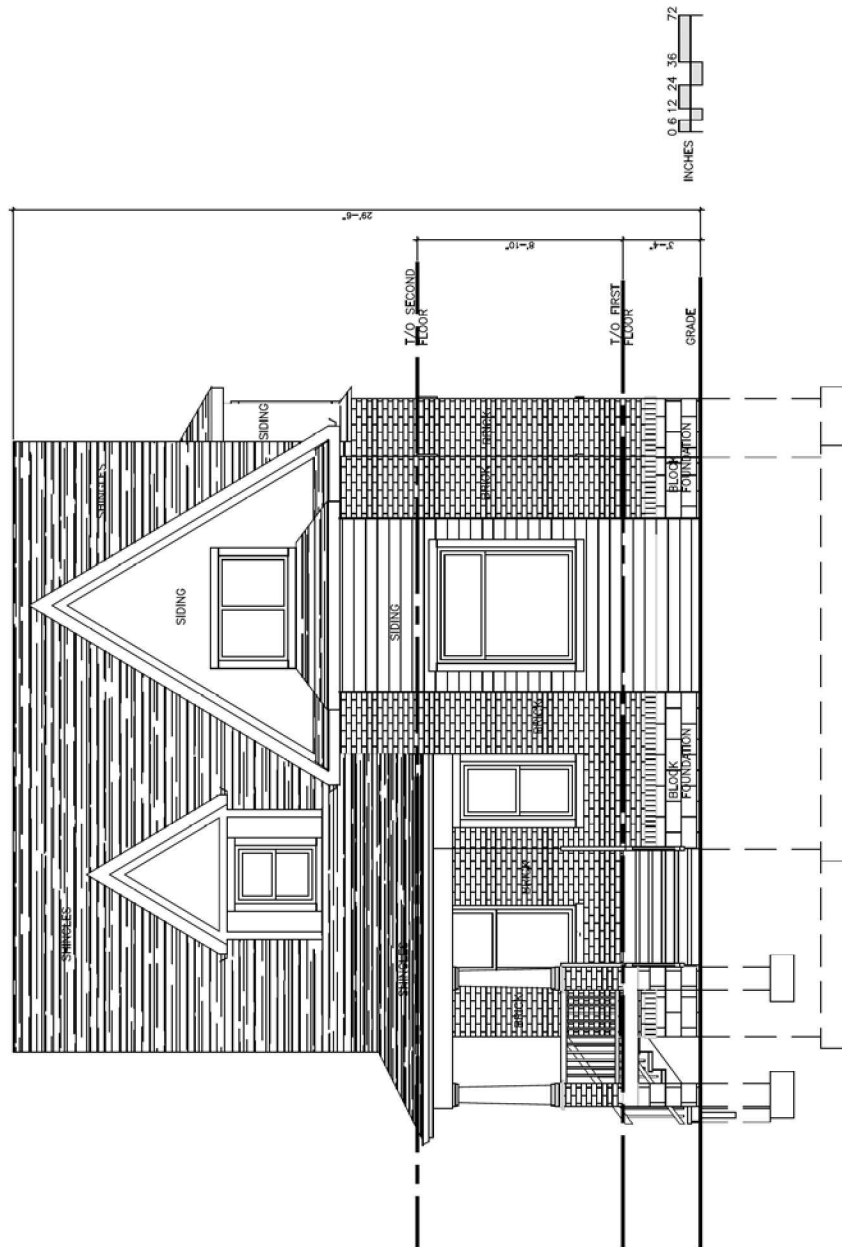
KNY PROJECT #: 12300



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EXISTING BRONTE HOUSE

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DATE: 28/04/2014

NORTH ELEVATION

SCALE: 3/16"=1'-0"

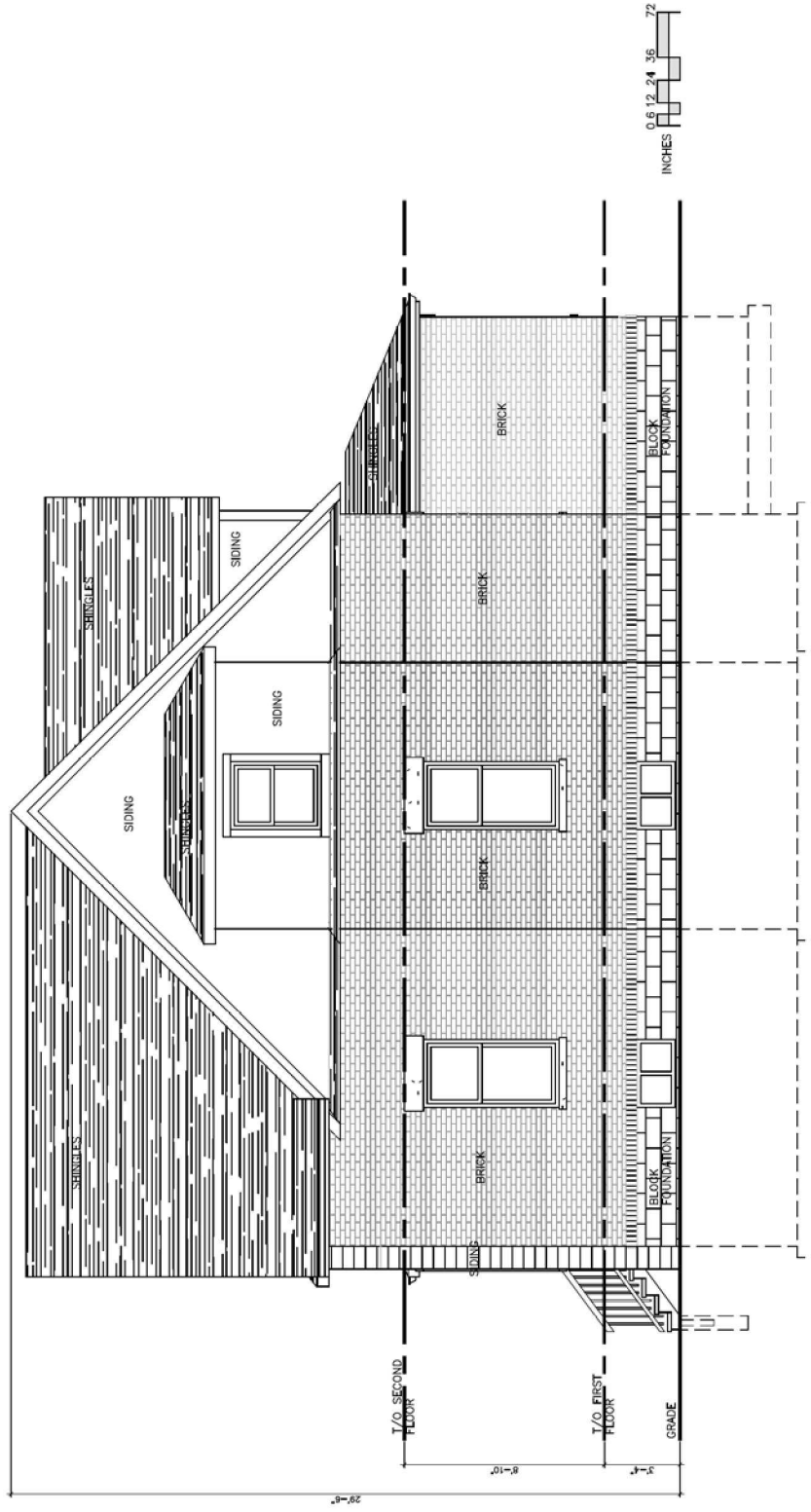
KNY PROJECT #: 12300



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EXISTING BRONTE HOUSE

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EAST ELEVATION

SCALE: 3/16"=1'-0"

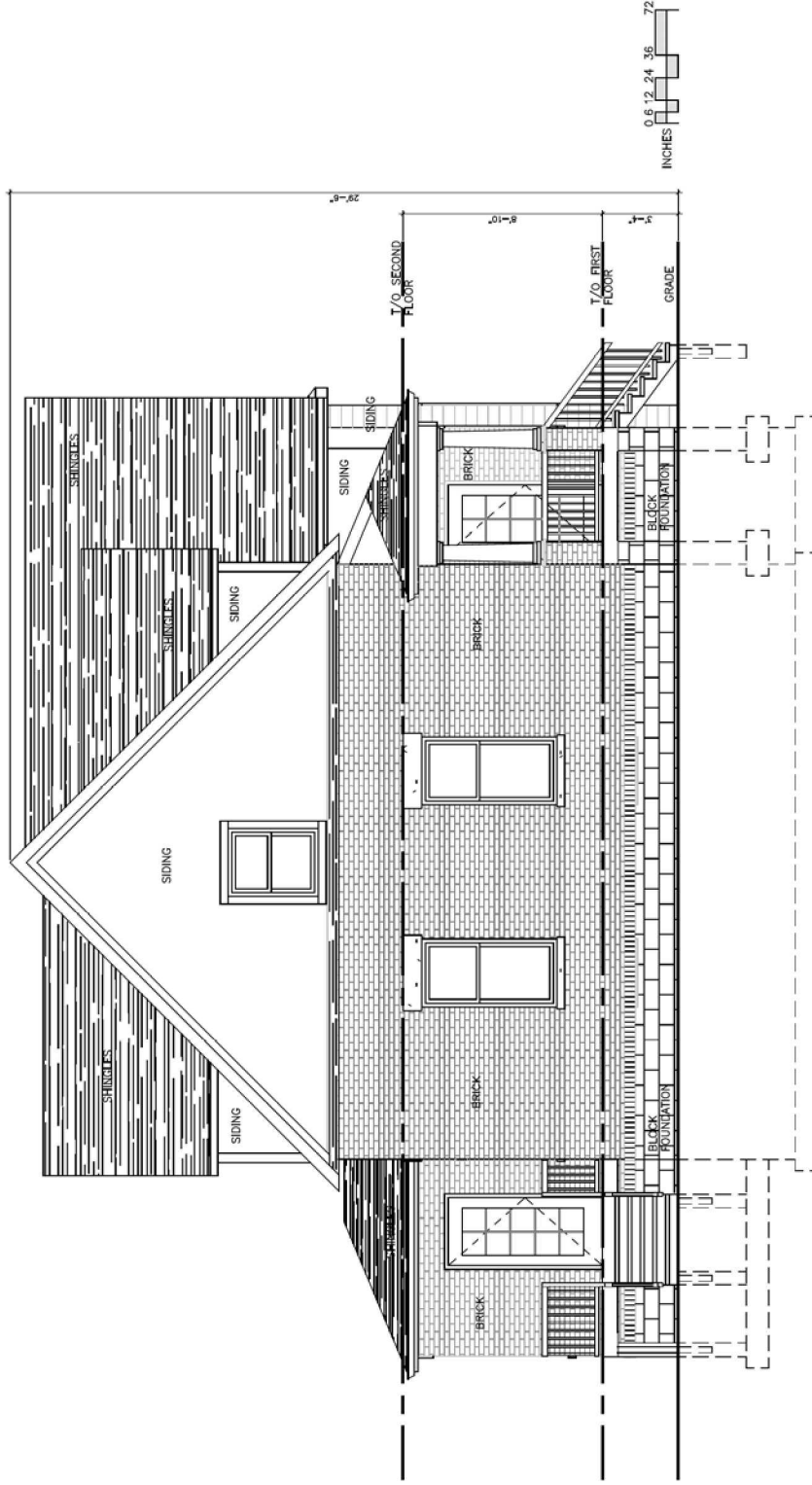
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EXISTING BRONTE HOUSE

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DATE: 28/04/2014

SOUTH ELEVATION

SCALE: 3/16"=1'-0"

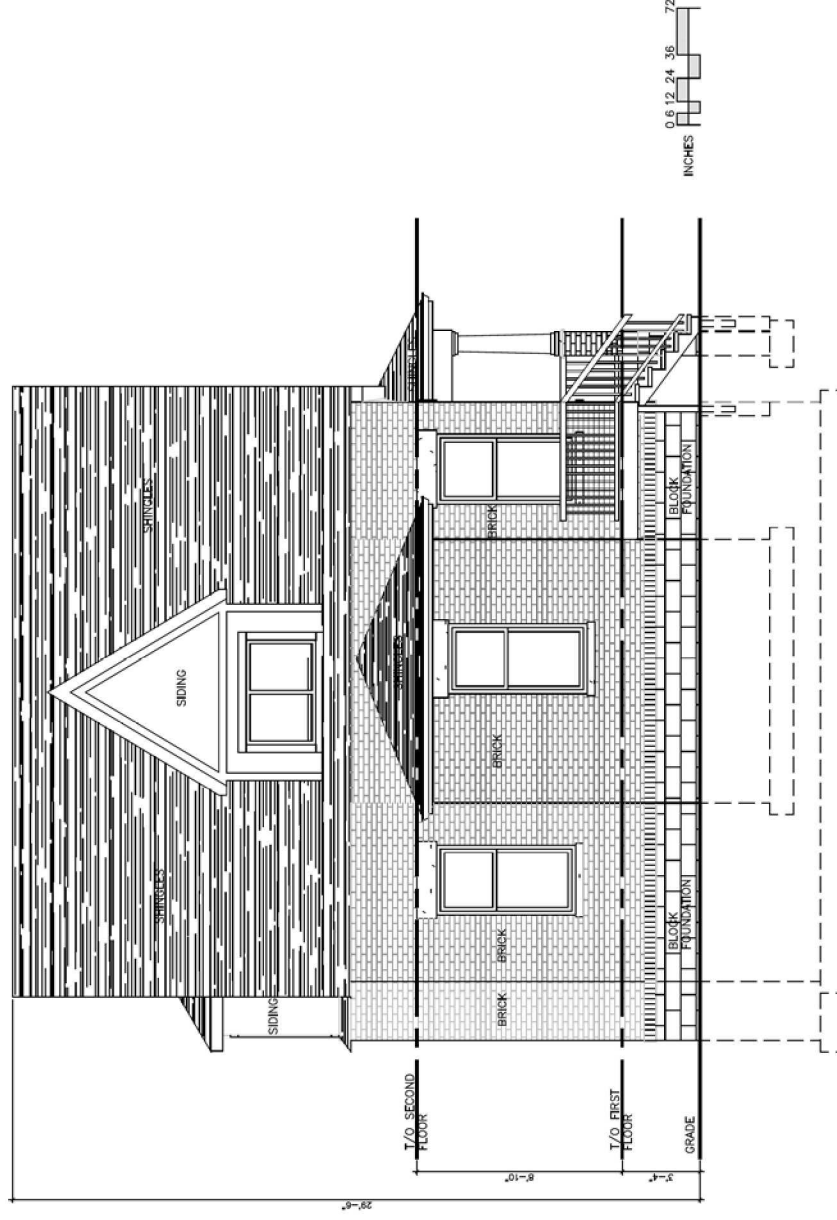
KNY PROJECT #: 14300



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EXISTING BRONTE HOUSE

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DATE: 28/04/2014

WEST ELEVATION

SCALE: 3/16"=1'-0"

KNY PROJECT #: 14300

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EXISTING BRONTE HOUSE

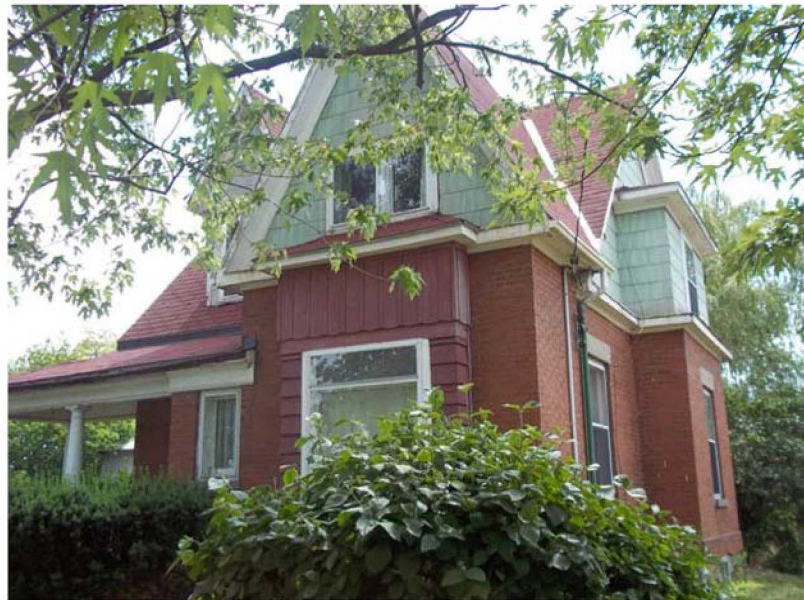
THIS ILLUSTRATION IS TO REPRESENT EXISTING BUILDING AND CONDITIONS. DRAWING IS FOR REFERENCE PURPOSES ONLY.

KNY
 architects, inc.

**APPENDIX “F”
Photos (Exterior)**



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100_2256.JPG
25/07/2012



100_2257.JPG
25/07/2012



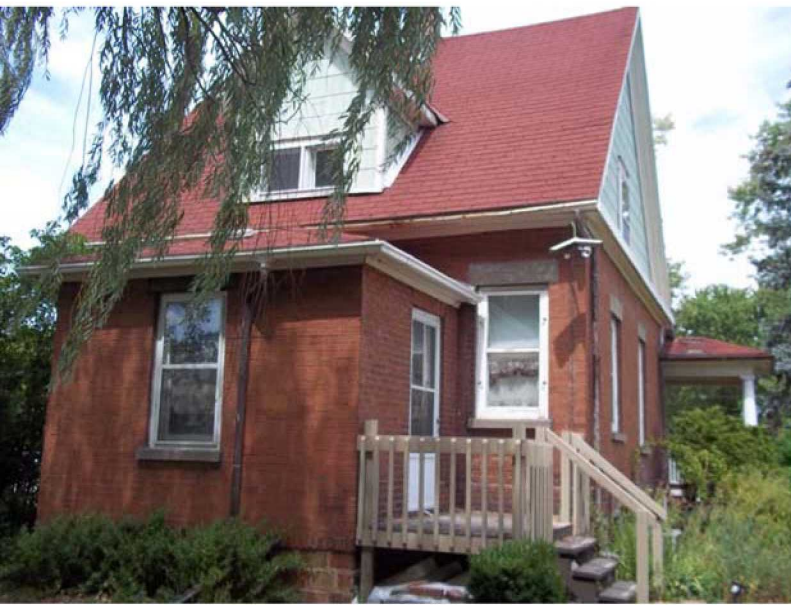
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100_2263.JPG
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100_2264.JPG
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APPENDIX “G”
Photos (Interior)



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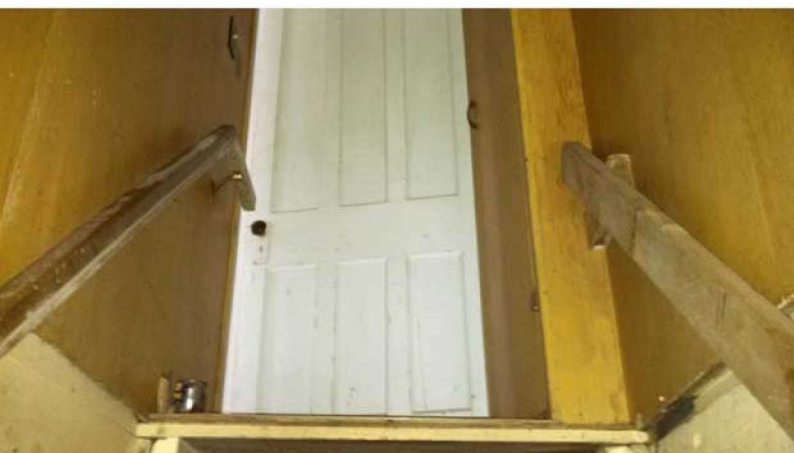
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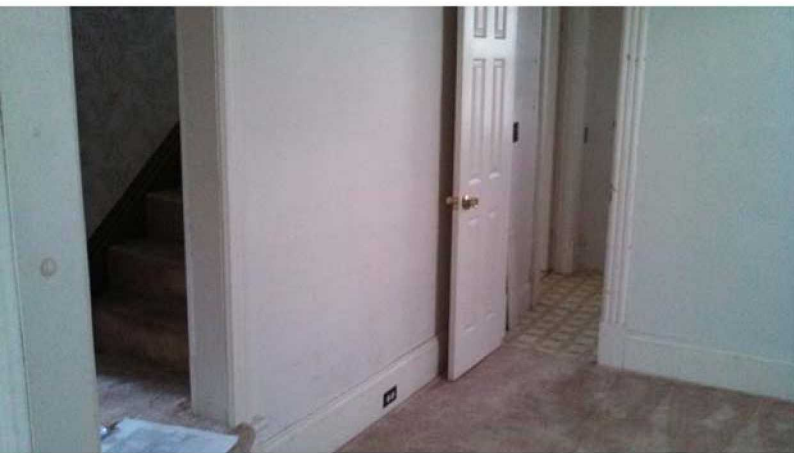
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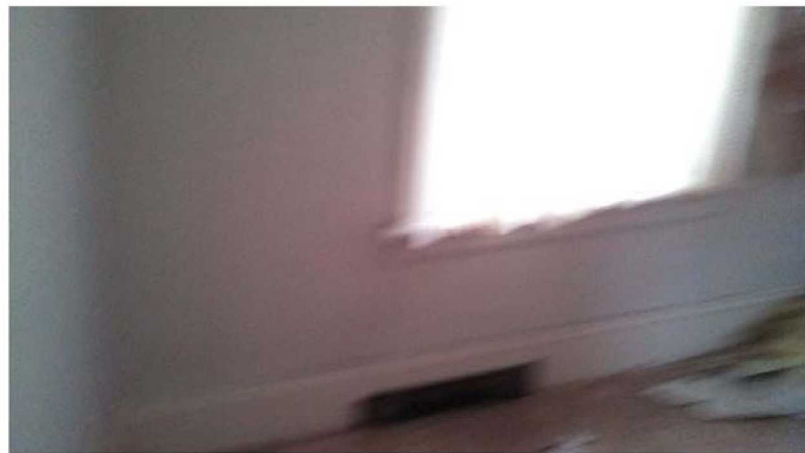
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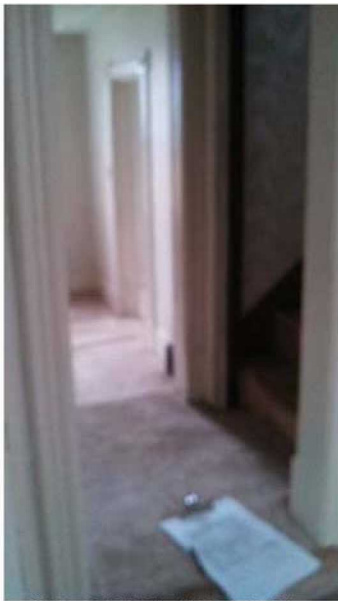
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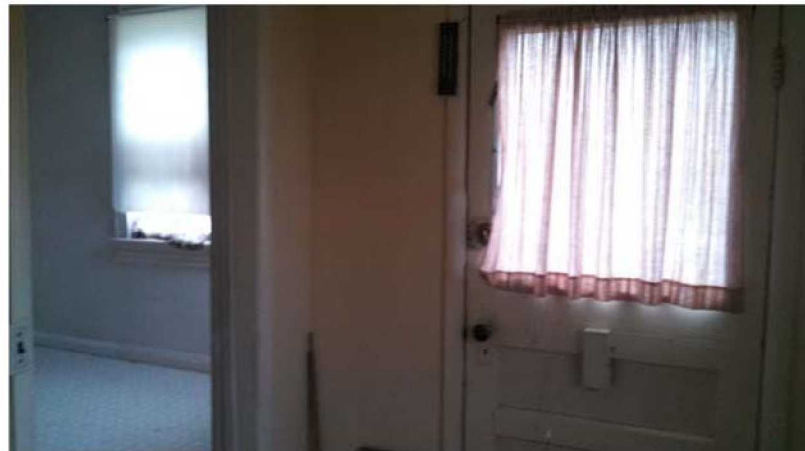
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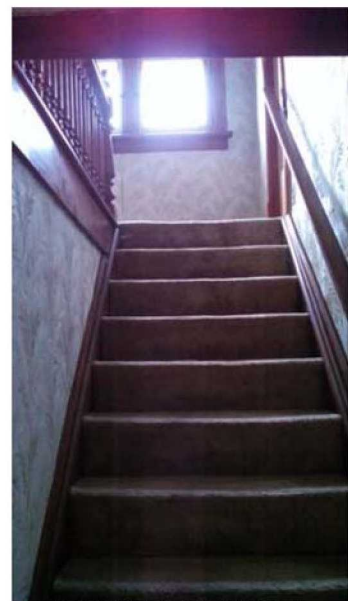
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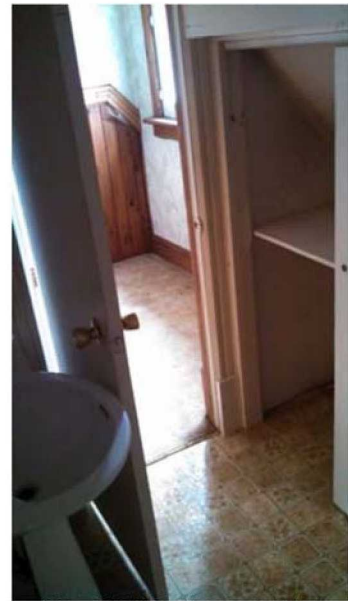
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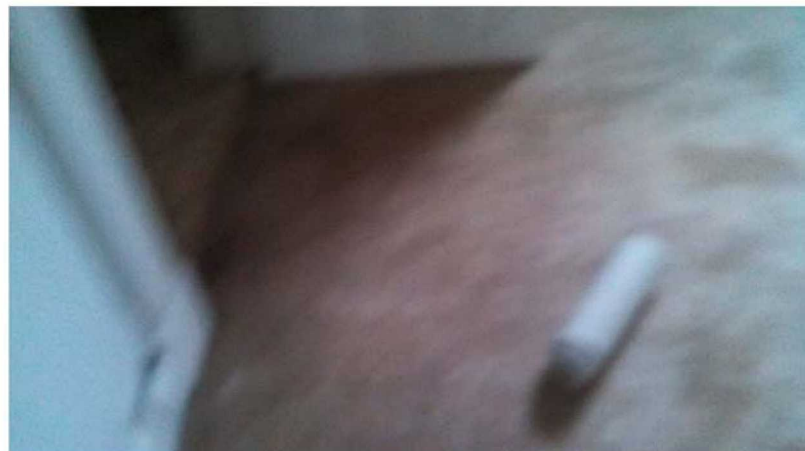
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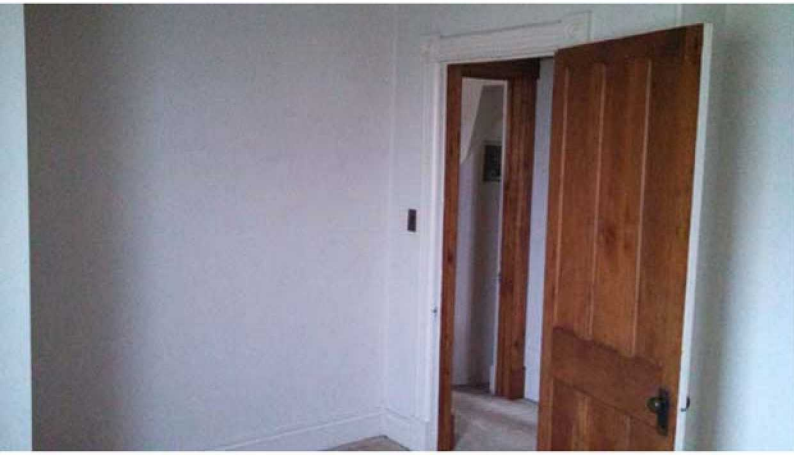
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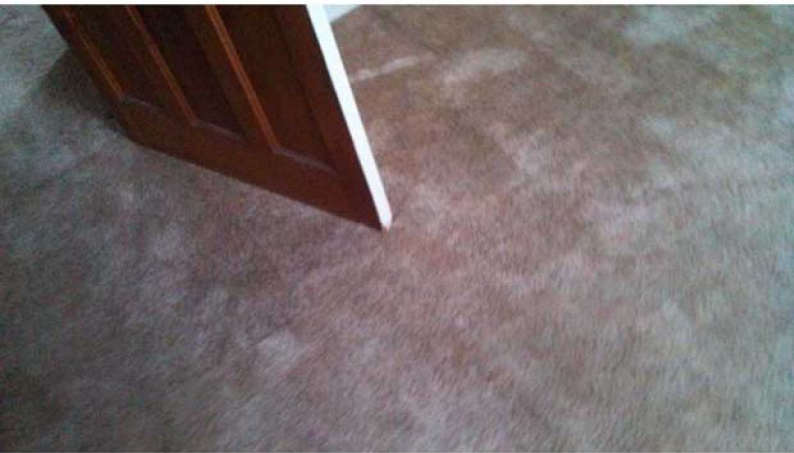
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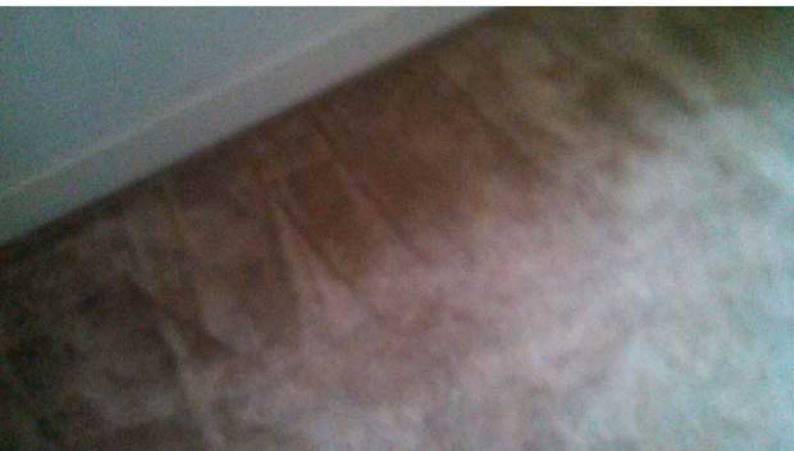
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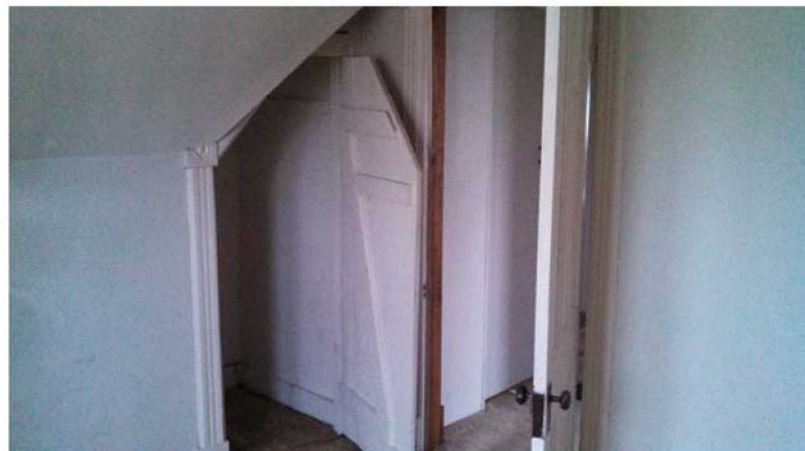
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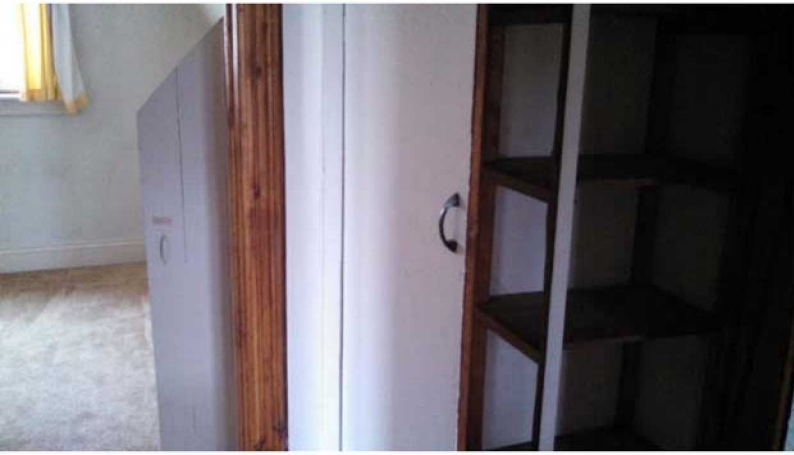
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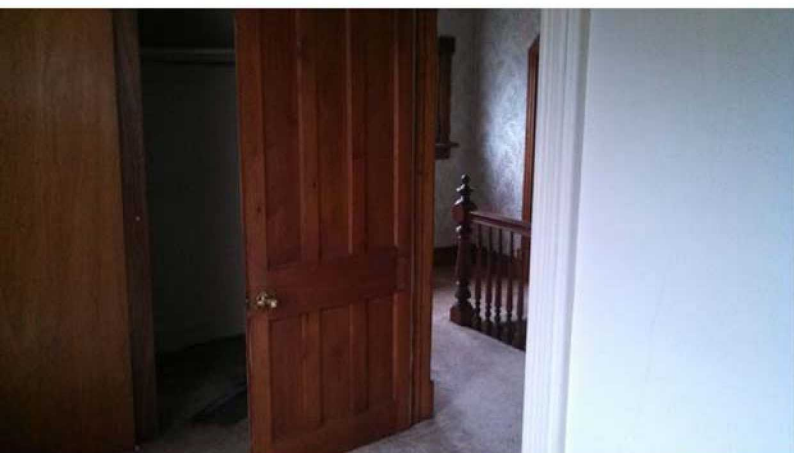
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IMG_20131121_113926_895.jpg
21/11/2013



IMG_20131121_113937_427.jpg
21/11/2013

APPENDIX “H”

List of Sources

List of Sources

1. 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 Development Consultants
With the assistance of
Gordon Zimmerman, Retired Architect

Date: June 2013

2. **Town of Oakville's, Livable Oakville Plan (2009 Town of Oakville Official Plan),** Part C, Section 5;
3. **Town of Oakville, Register of Properties of Cultural Heritage Value or Interest (NOT Designated);** Section F
4. **New North Oakville Transportation Corridor and Crossing of Sixteen Mile Creek,** Appendix F: Cultural Heritage Assessment Report; Built Heritage & Cultural Heritage Landscapes; April 2008 (Revised March 2010); Prepared for AECOM ; Prepared by Unterman McPhail Associates.
5. **Town of Oakville – Intension to Designate 2495 Bronte Road, Oakville, Ontario** – Ministry of Tourism, Culture and Recreation, November 23, 1994 (4 pages)
6. **Oakville Heritage Register** (brochure); Town of Oakville

April 25, 2014

MARTINDALE PLANNING SERVICES • URBAN PLANNING & DEVELOPMENT CONSULTANTS

Susan Schappert
Heritage Planner, District West/East
Town of Oakville
1225 Trafalgar Rd.
Oakville, Ont. L6H 0H3

Dear Ms Schappert:

**Re: Heritage Permit Application - Proposed Mixed Use Project
Pt. Lot 31, Concession. 1 SDS - 2480 Old Bronte Rd.**

On behalf of New Horizon Development Group (Mint) Inc., owners of the above-noted listed property, we are submitting the attached heritage permit application to allow for the relocation and renovations to the Gothic Revival dwelling on the subject property. Although a heritage permit is not actually required at this stage since the property is not yet designated, the owners have agreed to the designation of this part of the property following Site Plan Approval and the relocation and improvements to the building as an expression of good faith.

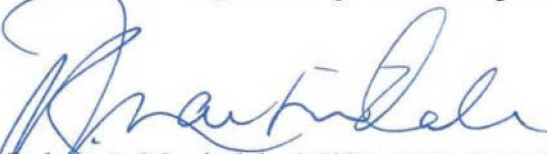
As you are aware, the site was recently rezoned in order to permit the construction of an 8-storey mixed-use building to the north. A Conservation Plan as required by Heritage Oakville is now being prepared and will be submitted on Monday, April 28.

Many of the drawings and photographs that would normally be included in this application form part of the related Conservation Plan and site plan application that is being filed concurrently. As well, our office prepared a Heritage Impact Assessment in June 2013 which contains detailed information on the heritage attributes of the building.

We trust you will find this application to be sufficient for your purposes. Should you require any further information, please do not hesitate to call.

Yours very truly,

MARTINDALE PLANNING SERVICES
Urban Planning, Heritage & Development Consultants



Robert A. Martindale, MCIP, RPP, CAHP
Principal

HERITAGE PERMIT APPLICATION FORM

To be submitted to Heritage Planning staff.

Please use ink.

The accuracy and completeness of this application is the responsibility of the applicant.

A – Property and Applicant Information

Property Address: 2480 OLD BRONTE RD.

Owner Contact Information:

Name: NEW HORIZON DEVELOPMENT GROUP (MINT) INC.

Address & Postal Code: 69 JOHN ST. S., STE. 304, HAMILTON L8N 2B9

Daytime Phone No.: (205) 777-0000 E-mail Address: joe@newhorizonhomes.ca

Agent Contact Information (if applicable):

Name: BOB MARTINDALE, MARTINDALE PLANNING SERVICES

Address & Postal Code: 23 ELIZABETH ST., AJAX L1T 2X1

Daytime Phone No.: 905-427-7574 E-mail Address: martplan@sympatico.ca

B – Heritage Permit Application Summary

☒ Alterations to Building

☐ New Construction

☐ Landscaping

☐ Demolition

Clearly describe the changes you are undertaking to alter the property (attach additional page(s) if needed):

1. SEE ATTACHED LIST.

2. _____

3. _____

4. _____

5. _____

6. _____

LIST OF ALTERATIONS TO HERITAGE BUILDING

1. Relocating the building to the south and east to increase its presence on the street.
2. Installing new roof, i.e. replacing existing red asphalt shingles with new black asphalt shingles.
3. Installing new cream-coloured "Maibec" scalloped shingles on front and side gables to replace existing green wood siding.
4. Replacing all windows with wood/vinyl windows.
5. Installing new fascia and trim (Maibec, cream coloured).
6. Removing front wooden-clad protrusion under main gable and inserting brick cladding to match rest of exterior, installing new round-headed window in place of existing picture window.
7. Removing rear extension and structurally supporting resulting opening.
8. Installing new poured concrete foundation.
9. Replacing existing front porch with more compatible porch, including new railings at front and beside steps.
10. Cleaning brick as required.

C – Review of Heritage Guidelines

Explain the reasons for undertaking the alterations and describe how the proposal is consistent with the Part IV individual designating by-law or the Part V district guidelines:

ALTERATIONS ARE BEING UNDERTAKEN TO IMPROVE THE
APPEARANCE OF THE DWELLING, TO MAKE IT MORE VISUALLY
COMPATIBLE WITH A NEW MIXED-USE BUILDING ADJACENT
TO THE STRUCTURE AND TO REMOVE AN UNSYMPATHETIC BAY
WINDOW AT THE FRONT.
PROPERTY IS CURRENTLY LISTED, NOT DESIGNATED.

D – Other Required Approvals

Please state if the proposal in this heritage permit application will also require approvals for the following:

| | | |
|-----------------|---|--|
| Building Permit | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Minor Variance | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Site Plan | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Site Alteration | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Sign Permit | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Tree Removals | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

If Yes, please describe the application for all required approvals listed above:

SITE PLAN APPLICATION TO BE SUBMITTED ON APR. 28/14.
BUILDING PERMIT APPLICATION TO FOLLOW.

E – Product and Manufacturer Details (fill in all applicable information)

| Item(s) to be changed | Indicate if work is new or restoration | Indicate type of material | Indicate colour | Other product details |
|--|--|---------------------------|------------------------|-----------------------|
| Cladding (Siding, brick, stucco, etc) | RESTORE BRICK IF POSSIBLE NEW SIDING | MAIBEC WOOD SIDING | CREAM | |
| Roof | NEW SHINGLES | ASPHALT | BLACK | |
| Foundation Walls | NEW | CONCRETE | GREY | |
| Trim | NEW | MAIBEC TRIM | CREAM | |
| Doors | NEW | METAL/GLASS | CREAM | |
| Windows | NEW | VINYL/GLASS | CREAM | |
| Porch / Verandah | NEW | WOOD | CREAM/ NATURAL WOOD | |
| Fencing | / | | | |
| Landscaping | NEW | SEE LANDSCAPE PLAN | | |
| Other | | | | |