

Heritage Impact Assessment: Adjacency to a Heritage Conservation District, Designated & Listed Buildings

**Proposed Single Detached Homes Development,
304-318 Spruce Street
Oakville, Ontario**



Prepared for:
Spruce Rose Inc.

Prepared By:

Vincent J. Santamaura, Architect Inc., CAHP

28 March 2024

Project No. 2023-39



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Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

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1.0 Executive Summary

- 1.1 Spruce Rose Inc. has purchased the properties at 304-318 Spruce Street in Oakville, being Part of Block A, Registered Plan 121 in the Town of Oakville, Regional Municipality of Halton. A Draft Plan of Subdivision has been filed which proposes an infill single detached home development to realize the vision and policies of the Town of Oakville’s Official Plan. The lots along the south side of 304-318 Spruce Street at Reynolds Street are located adjacent to the limits of the Trafalgar Road Heritage Conservation District; diagonally across the street from a building designated under Part IV of the Ontario Heritage Act, and adjacent to 4 properties listed on the Oakville Heritage Register. Being adjacent to a Heritage Conservation District and in proximity to a Designated building and listed properties, a Heritage Impact Assessment (HIA) is required to be performed to ascertain the impact, if any, of the proposed development on the Heritage value of the Heritage Conservation District, the Designated building and/or listed properties.

Spruce Rose Inc. has retained Vincent J. Santamaura, Architect Inc., CAHP to perform a scoped HIA on the proposed development to assess its impact on the existing Heritage value of the adjacent Heritage Conservation District, the Designated building and listed properties, and to recommend any mitigating measures, as required.

Having performed a scoped HIA Vincent J. Santamaura, Architect Inc., has determined that the design strategies employed in the development are in keeping with general good Heritage design practices and do not negatively impact the Heritage value of the Trafalgar Road Heritage Conservation District, the Designated building and/or listed properties.

With respect to the proposed construction of a Single Detached Homes Development along the south side of 304-318 Spruce Street at Reynolds Street, it is recommended that:

- 1) The designs of the proposed Single Detached Homes implement Heritage design strategies to make their design sympathetic to the adjacent Trafalgar Road Heritage Conservation District, a nearby Designated building and adjacent listed properties;
- 2) The designs of the proposed Single Detached Homes employ Heritage design strategies to minimize their impact on the Heritage

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value of the adjacent Trafalgar Road Heritage Conservation District, a nearby Designated building and adjacent listed properties;

- 3) The designs of the proposed Single Detached Homes are in keeping with general good Heritage design practices and do not negatively impact the Heritage value of the adjoining Trafalgar Road Heritage Conservation District, a nearby Designated building or adjacent listed properties;

And

- 4) The design of the proposed new Single Detached Homes development be approved;

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2.0 Introduction

2.1 Overview

Spruce Rose Inc. has purchased the lots along the north of 304-318 Spruce Street between at Reynolds, Lot A, and Part of Lots 1,3 and 4, Block 51 Reg'd Plan 1, Town of Oakville, Regional Municipality of Halton, Ontario for the purposes of constructing an infill Single Detached Homes Development. The property is located on the south side of Spruce Street, at Reynolds Street. It has an area of approximately 0.1632 HA. (0.40 acre.). Seven new single detached dwelling lots and homes are proposed.

The property on 304-318 Spruce Street sits adjacent to the limits of the Trafalgar Road Heritage Conservation District. It also is located diagonally across Reynolds Street from a Designated building – “The Campbell House”, 293 MacDonald St. There are also nearby properties listed on the Town’s Heritage Register. While the property is not within the confines of the Trafalgar Road HCD, or listed on the Heritage Register, as an adjacent property, a Heritage Impact Assessment (HIA) is required to be performed to assess the impact of the new construction on the Heritage value of the HCD, the nearby Designated building and adjacent listed properties.

Spruce Rose Inc. has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed project’s impact on the Heritage value of the adjacent Trafalgar Road Heritage Conservation District, “The MacDonald House”, and adjacent listed properties, and propose any mitigating recommendations, as required.

2.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statements,
- *The Ontario Heritage Act, R.S.). 1990, c. 0.18,*
- The Halton Region Official Plan, 2021,
- The Livable Oakville Plan, 2009, updated 2021,
- Town of Oakville Zoning By-law 2014-014, as amended,
- The Trafalgar Road Heritage Conservation District Plan, 1994,

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- Town of Oakville, Heritage Impact Assessments Terms of Reference, 2017,
- The Ontario Building Code 2012,
- Comments by The Town of Oakville Heritage Department from a pre-consultation meeting dated July 19th, 2023.

As there are no guidelines for assessment of projects adjacent to Heritage Conservation Districts, scoped Terms of Reference for municipality's HIA's, design strategies proposed in the Trafalgar Road HCD plan and general accepted industry practices will be followed.

3.0 Present Owner Contact Information:

Spruce Rose Inc.
145 Reynold Street, Suite 300,
Oakville, ON.
L6J 0A7

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4.0 Site Documentation

4.1 Site Inventory

4.1.1 Site Location –304-318 Spruce Street

The property is located on the south side of 304-318 Spruce Street, on the northeast corner with Reynolds Street, Oakville. It's within a well-established residential neighbourhood consisting of predominantly one and two storey single detached dwellings with integral, detached and no garages. Though largely stable, the neighbourhood build form is being renovated or replaced by similar residential built forms.

It's northerly frontage along the south side of 304-318 Spruce Street is 95.72m (314'-0"). It has a frontage of approximately 44.26m (145'-2") along the east side of Reynold Street (west property line) and an easterly depth of 90.89m (298'-0"). It has a southerly depth from Spruce St of approximately 44.29m (145'-4"). The lot has an area of approximately 0.412 HA. (1.02 acre.). The site has a gentle slope to the south. The lot currently has the one and a half storey Grace Lutheran Church and a detached, one storey single family home with a detached garage on it.



4.1.1.A - Aerial Photograph – Context

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4.1.1.B - Aerial Photograph – Property

4.1.2 Site Identification:

The parcel of land is defined as:

Part of Block A,
Registered Plan 121,
Town of Oakville,
Regional Municipality of Halton, Ontario.

The lot is addressed as:

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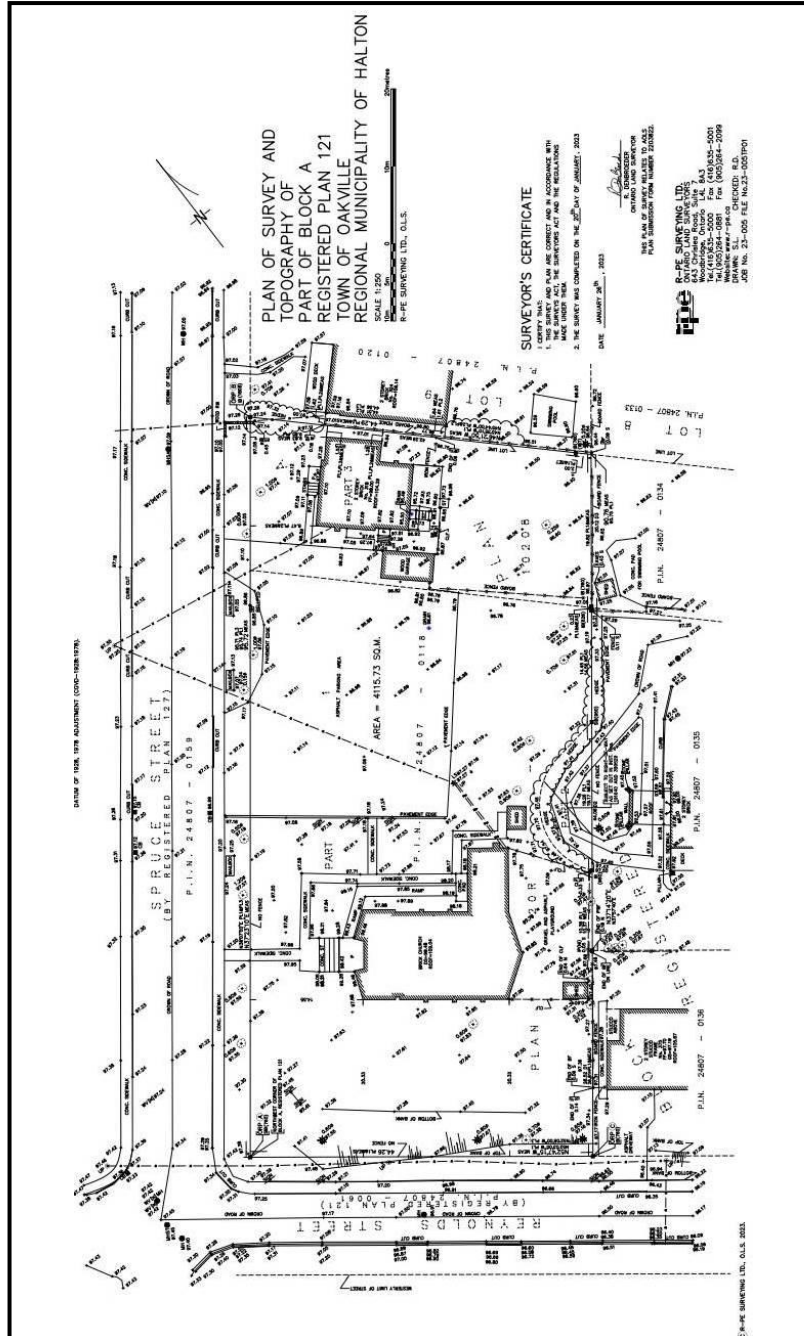
Proposed Single Detached Homes Development, 304-318 Spruce Street, Oakville Ontario

304 Spruce Street & 318 Spruce Street,

Tax Roll Numbers:

304 Spruce Street: 2401 040 060 14500 0000

318 Spruce Street: 2401 040 060 14700 0000



4.1.2.A – Survey

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

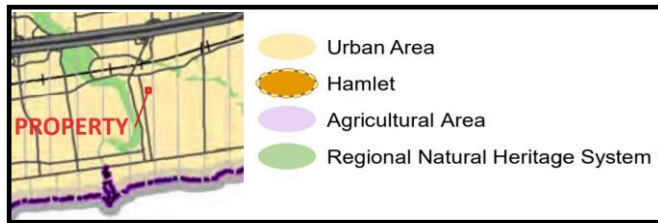
Proposed Single Detached Homes Development, 304-318 Spruce Street, Oakville Ontario

4.1.3 Current Applicable Designations:

The Legislation and Authorities having jurisdiction below may override Heritage concerns and recommendations included in this Heritage Impact Assessment. The lot is currently designated as follows:

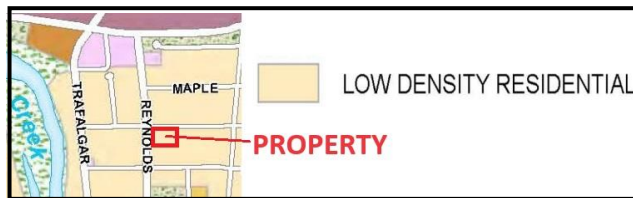
4.1.3.1 Halton Region Official Plan 2021:

- Urban Area



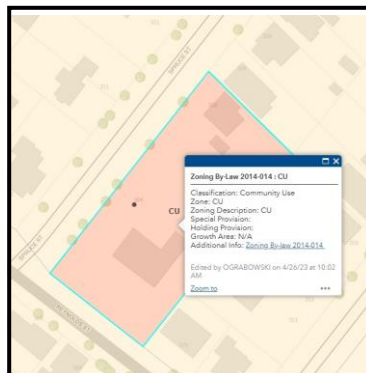
4.1.3.2 Livable Oakville Plan

- Low Density Residential



4.1.3.3 Town of Oakville Zoning By-Law 2014-014

- CU - Community Use



Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

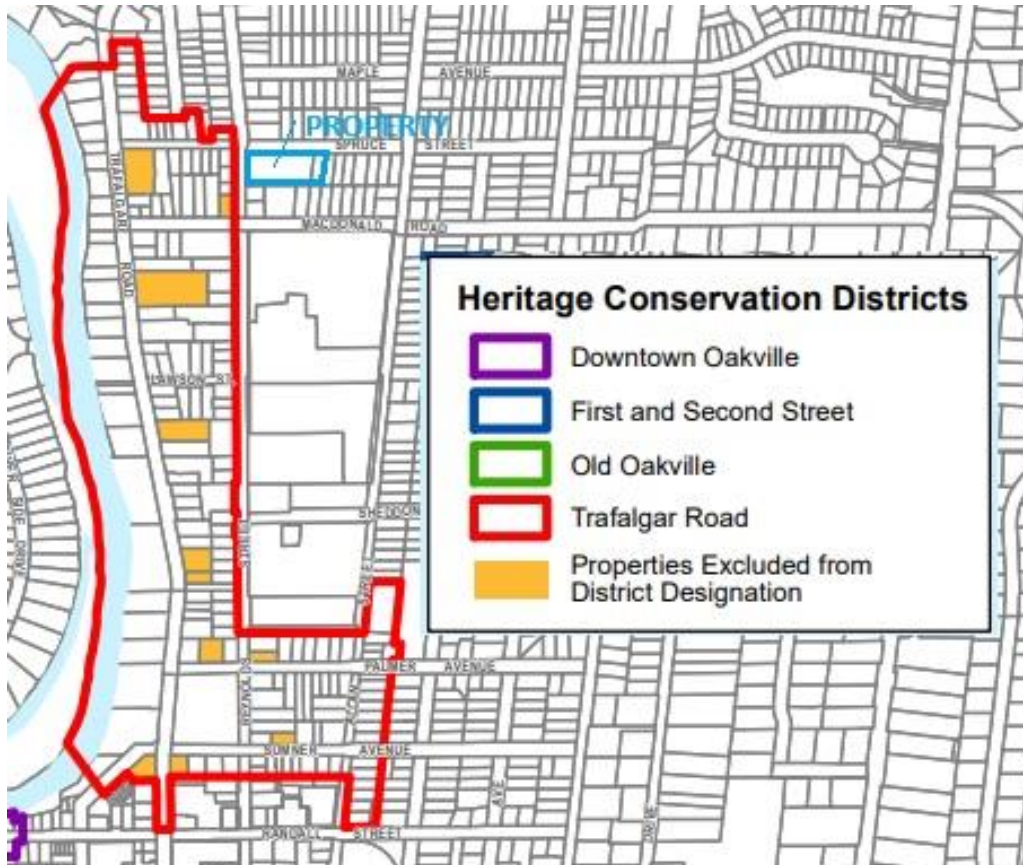
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4.1.3.4 Heritage Designations:

4.1.3.4.A Town of Oakville Heritage Register:

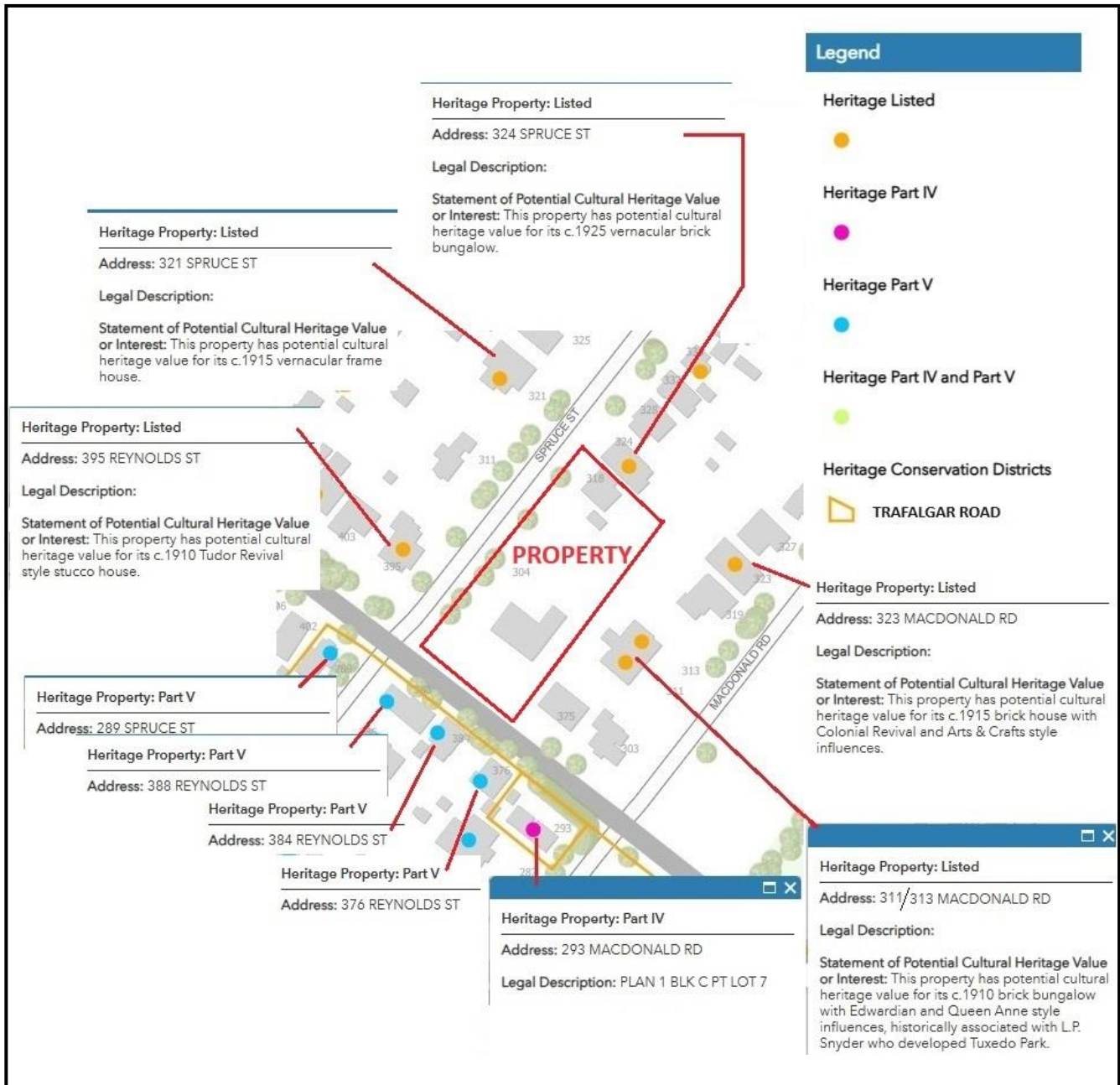
304-318 Spruce St.– Not Listed

4.1.3.4.B. Adjacent Heritage Conservation District, Designated or listed buildings:



4.1.3.4.D – Adjacent Heritage Conservation District

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4.1.3.4.D – Adjacent Designated and Listed Properties

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Proposed Single Detached Homes Development, 304-318 Spruce Street, Oakville Ontario

4.1.4 Site Access

The property is accessed from the north and south via Reynolds St.; from the west and east via Spruce St. The property has two street frontages.



4.1.4.A – Access from south up Reynolds St;



4.1.4.B – Frontage along 304-318 Spruce St. – looking north

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4.1.4.C – Frontage along 304-318 Spruce St. looking eastward



4.1.4.D. – Access from east along Spruce St.



4.1.4.E. – Access from east along Spruce St.

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4.1.4.F. – Property from Spruce St.



4.1.4.G. – Property at corner of Spruce St. and Reynolds St.

4.1.5 Existing Neighbourhood Character

The property sits on the fringe of Trafalgar Road corridor, and is separate from the Oakville Downtown. The neighbourhood is a stable, one to two and a half storeys, detached dwelling residential neighbourhood, but which is undergoing steady renewal and intensification.

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4.1.5.A - Existing neighbourhood character – Reynolds St.



4.1.5.B. Existing neighbourhood character – Reynolds St.



4.1.5.C. Existing neighbourhood character – Reynolds St.

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4.1.5.D. Existing neighbourhood character – Spruce St.

The existing neighbourhood fabric - including that of the adjoining Heritage Conservation District - consists of:

- 12.00m to 18.50m wide lots, predominantly 15.00m wide,
- 20.00m x 45.00m deep lots, predominantly 45.0m deep
- front yard setback varying from 5.0 to 9.0m, largely 7.0m,
- side yard setbacks ranging from 1.50m to 3.00m.



4.1.5.E. Existing built fabric

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The Architectural character of the neighbourhood – including the adjoining Heritage Conservation District - consists of a variety of historical styles and more modern historicist inspired styles including:

- 19th century - Second Empire, Gothic Revival and Italianate,
- 20th century – Four Square, Tudor Revival, Period Revival, Arts & Crafts, Victory Housing and Bungalow.

Architectural elements include;

- Roofs: shed, hipped and gambrel,
- Bay windows – first floor only,
- Porches
- Awnings
- Garages: Detached, integral and parking pads
- Windows – wood and vinyl, predominantly casement with vertical proportions, solitary punched and ganged assemblies,
- Facades – largely flat with occasional first floor bay windows or porches projecting.

Materials include:

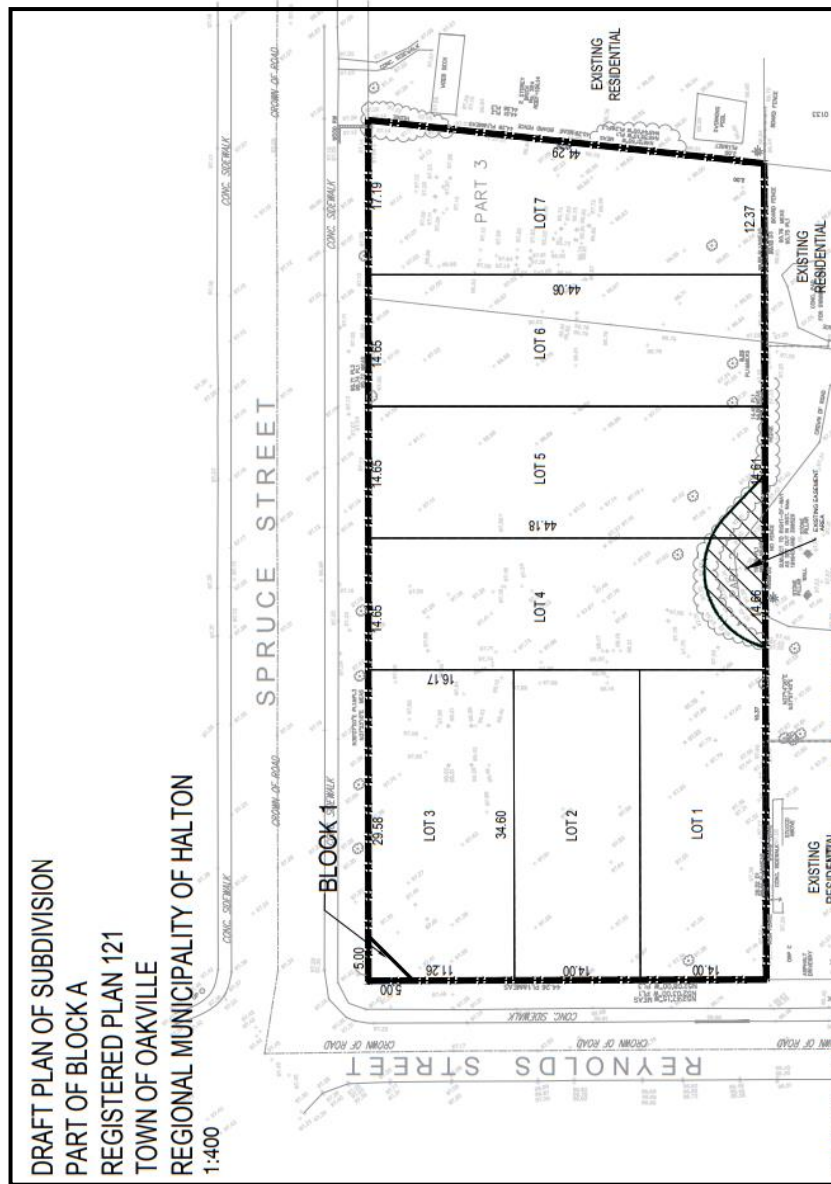
- Roofing: asphalt shingles,
- Eavestroughs, Soffits: aluminum and pre-finished metal,
- Exterior cladding: siding (wood, vinyl and aluminum), masonry
- Trim: stone, pre-cast concrete, wood, vinyl, stucco, aluminum, pre-finished metal
- Finishes - paint

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings Proposed Single Detached Homes Development, 304-318 Spruce Street, Oakville Ontario

5.0 Development Proposal

5.1 Proposal Description:

Spruce Rose Inc is proposing to subdivide the assembled properties into 7 single detached lots under a Plan of Subdivision. 3 lots will front onto Reynolds St. and 4 will front onto Spruce St. The lot frontages will range from 14.00m in width for the lots along Reynolds St. and 14.65m to 17.19m in width for the lots fronting onto Spruce St. Lot depths vary from 34.60 to 44.29m.

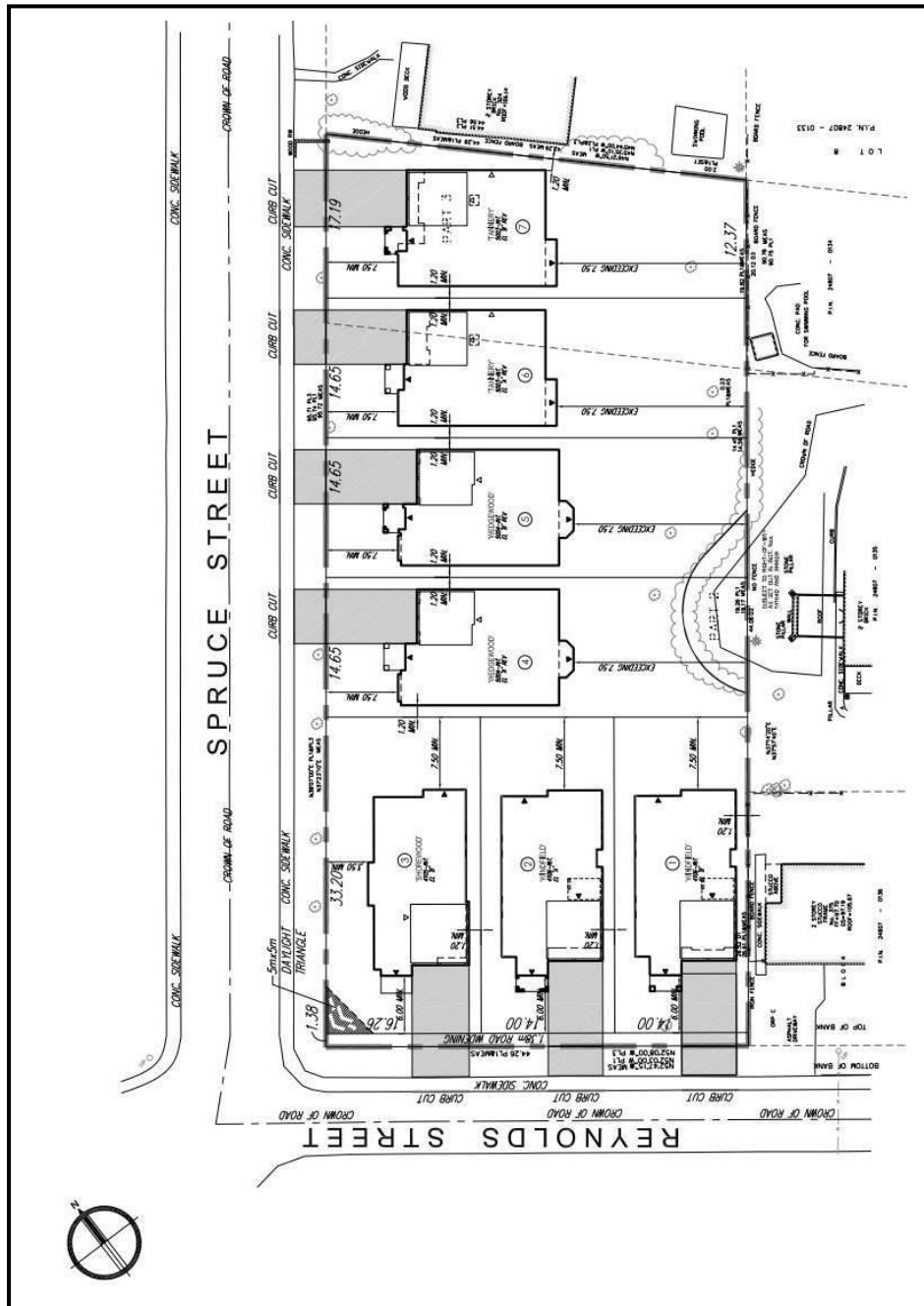


5.1.A. Draft Plan of Subdivision (Part)

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Front yard setbacks are proposed at 6.00m to the building face and 7.10m to the garage face along Spruce St and 7.50m to the building face and 8.60m to the garage face along Spruce St. Side yard setbacks are proposed at 1.20m with an exterior flankage set at 3.50m. Rear yards are a minimum 7.50m for the lots along Reynolds St and approximately 17.00m for those fronting onto Spruce St.



5.1.A. Site Plan

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The design program proposes floor plans designed to meets today's family's needs:

- Ground floor living spaces: Living, Dining, Family, Kitchen with Breakfast room,
- 4 bedrooms with ensuite washrooms,
- Ample closet spaces and second floor laundry rooms,
- 2 car garage with direct access to the home,
- Garage set back from the home front wall,
- Porticoes and porches,
- 10' ground floor ceiling height, 9'0 ceiling height.

The homes' elevations are proposed to be executed with rich detailing and fine exterior craftsmanship in keeping with today's aesthetic tastes including:

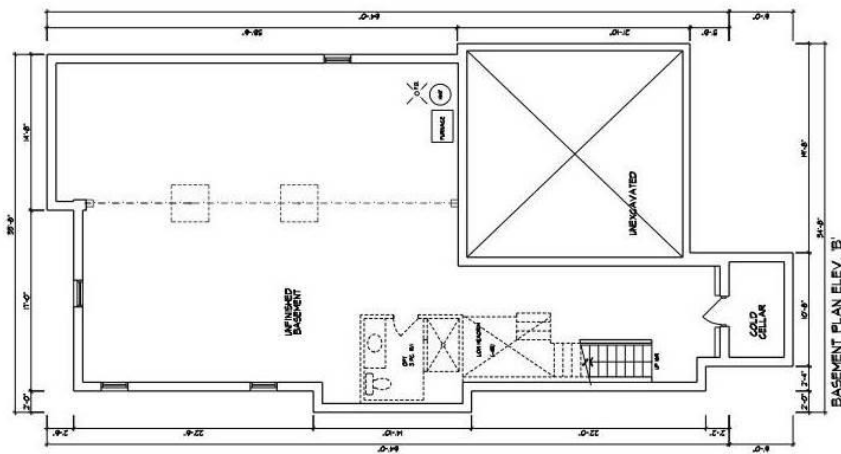
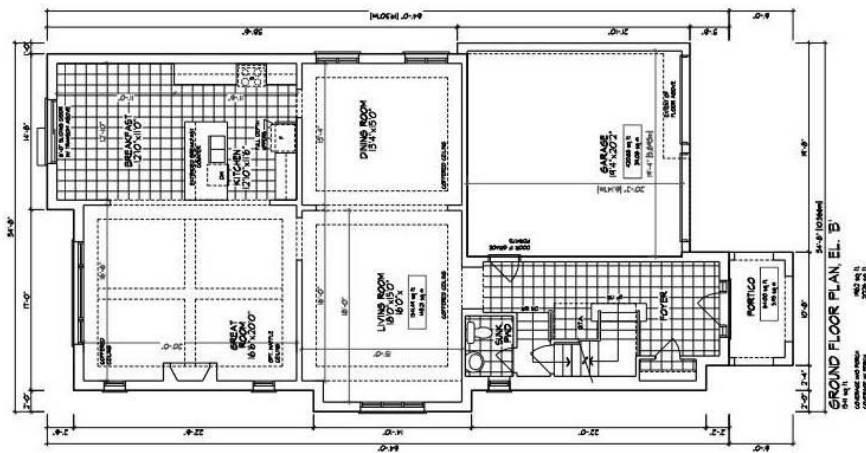
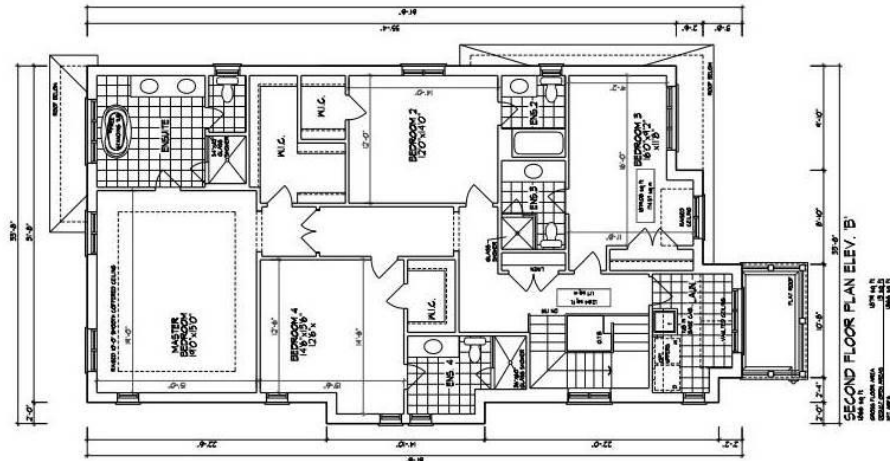
- stone/pre-cast headers, window surrounds, sills and coping,
- brick soldier course headers and window surrounds,
- masonry and stone cladding,
- divided lite casement windows,
- crafted friezes and cornices,
- decorative vents,
- heritage designed single sized garage doors for each garage car space,

and are proposed to be clad in a variety of materials:

- stone,
- masonry,
- stucco,
- wood,
- Pre-finished Aluminum clad eaves, frieze and fascia
- Metal roofing,
- Patterned shingles.

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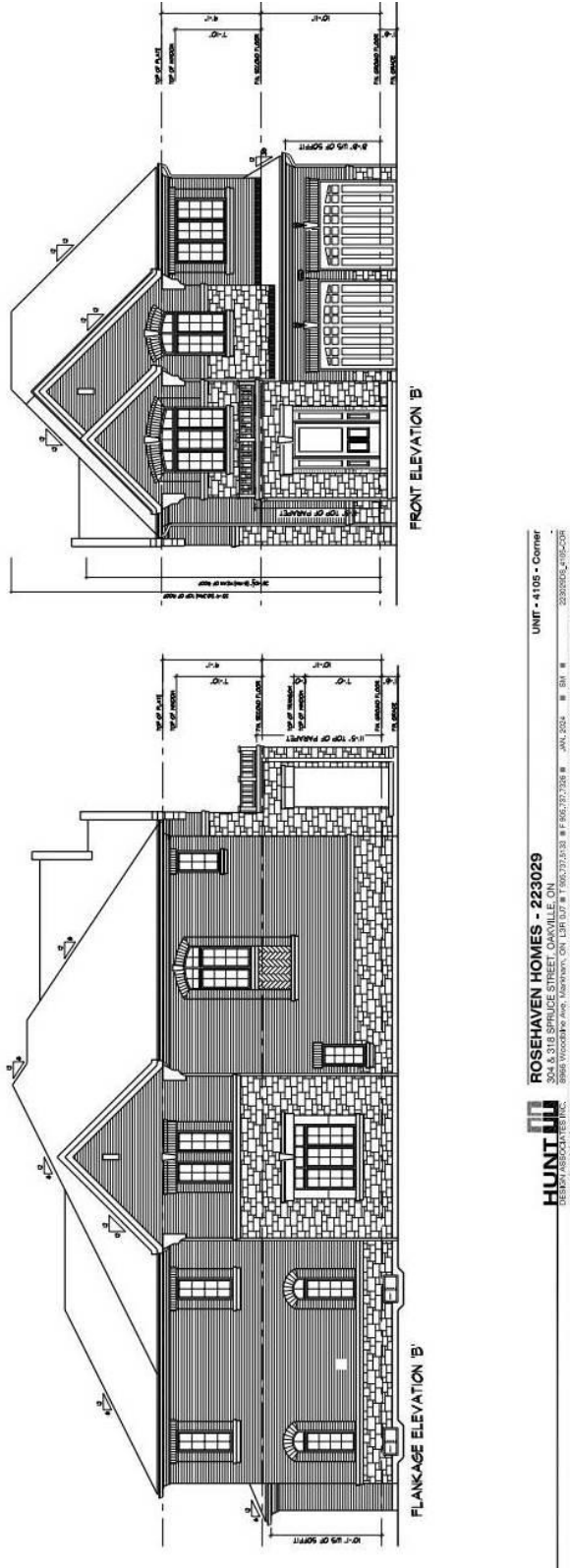
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HUNT DESIGN ASSOCIATES INC.
 ROSEHAVEN HOMES - 223029
 304 & 318 SPRUCE STREET, OAKVILLE, ON
 5966 Woodbine Ave., Markham, ON L3R 0J7 | T 605.737.5193 | F 605.737.7526 | JAN. 2024 | 5M1 | 223029D05_4105-COR

5.1.B. – Proposed Typical Reynolds St. Floor Plans – Corner Model

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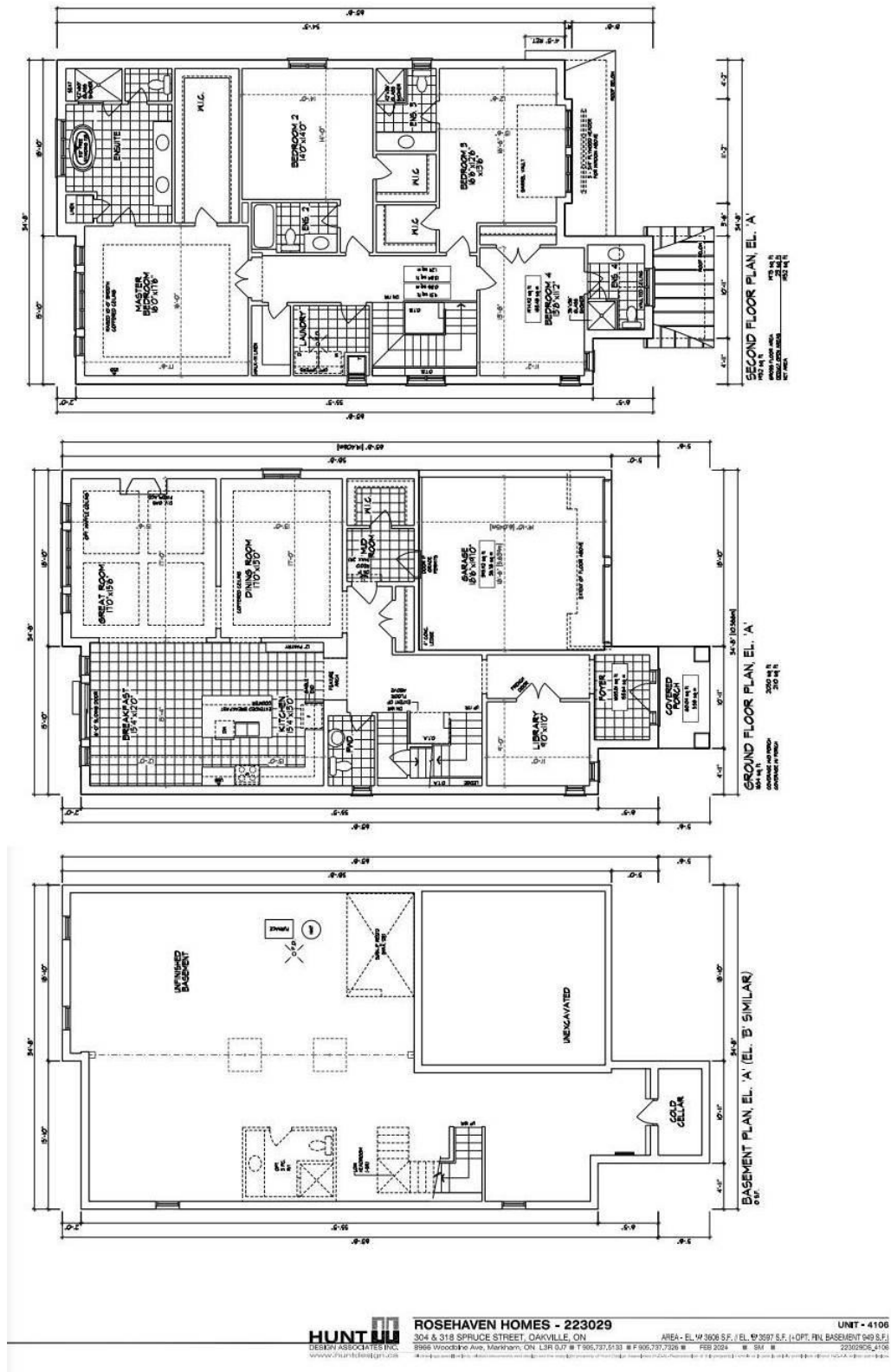


5.1.C. – Proposed Reynolds St. Elevations – Corner Model



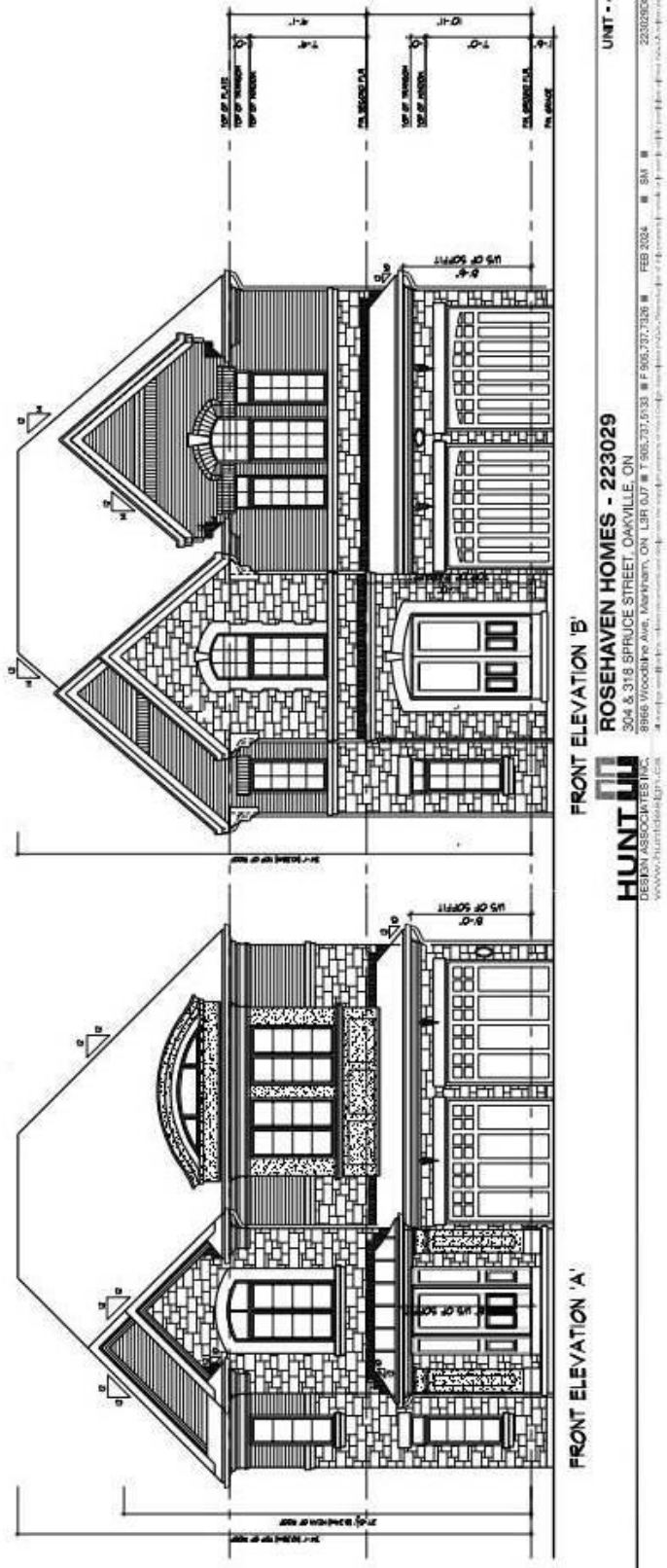
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5.1.D. – Proposed Typical Reynolds St. Floor Plans

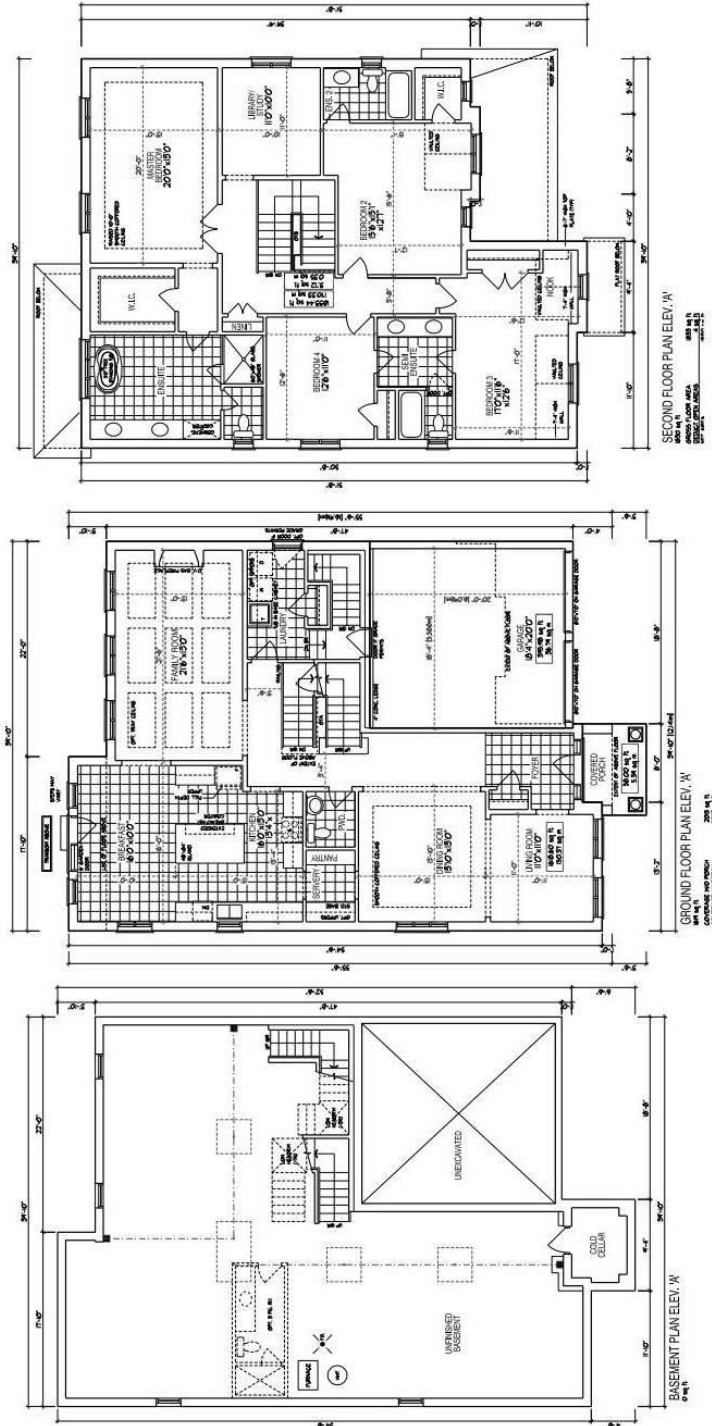
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5.1.E. – Proposed Reynolds St. Elevations

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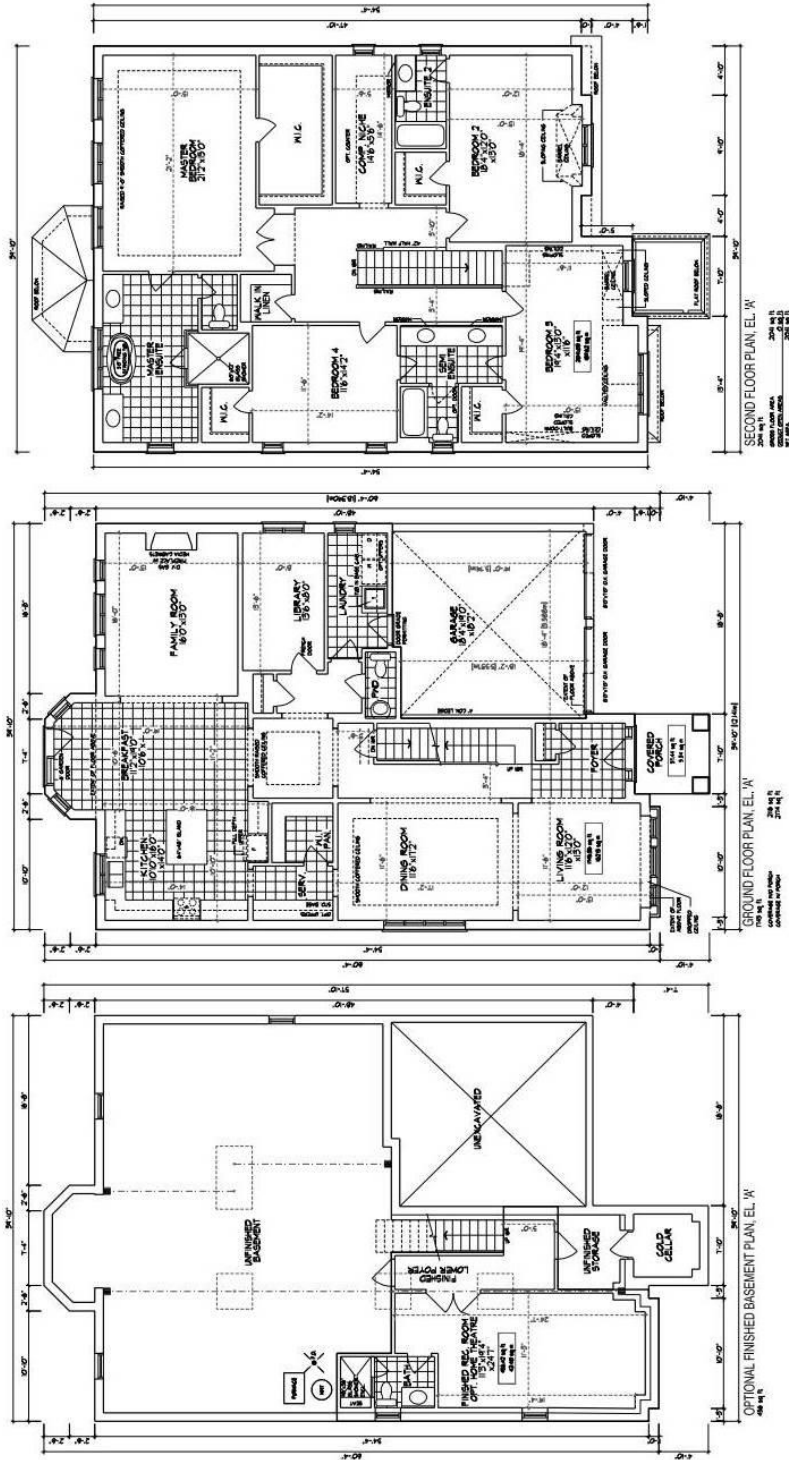


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 304 & 318 SPRUCE STREET, OAKVILLE, ON AREA - 3449 S.F., I-OPT, FIN. BASEMENT 642 S.F.
 8958 Woodbine Ave., Markham, ON L3R 6J7 ■ T 905.737.5133 ■ F 905.737.7528 ■ FEB 2024 ■ S41 ■ 230229_003

5.1.F. – Proposed Typical Spruce St. Floor Plans

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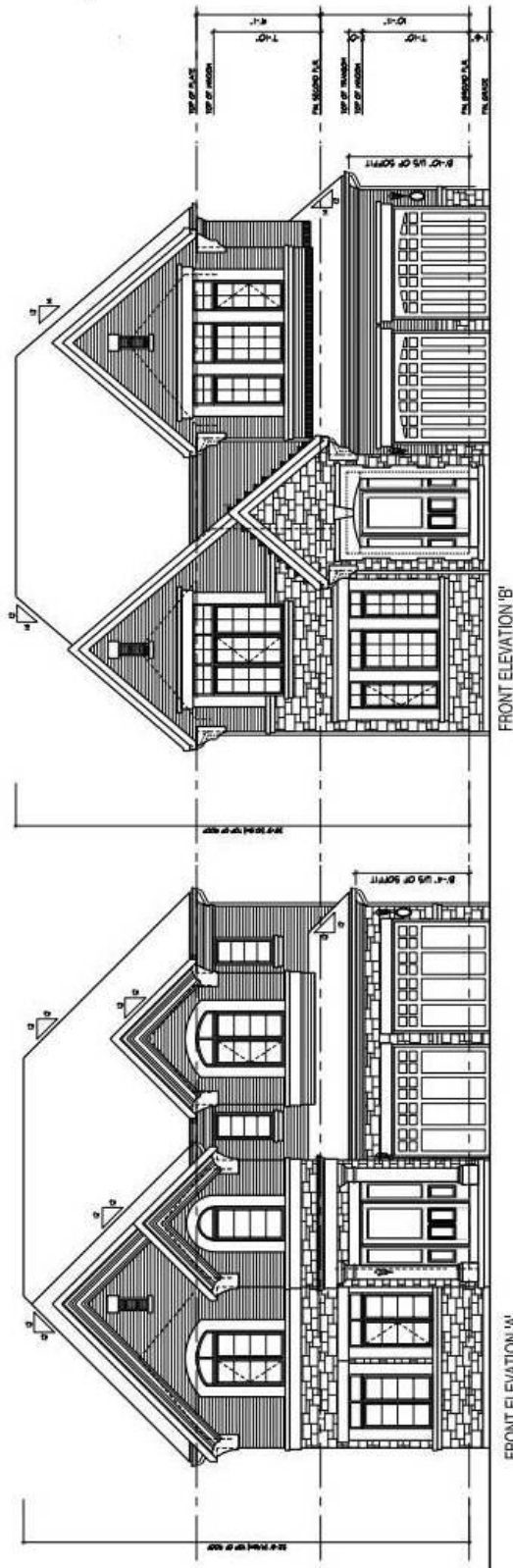
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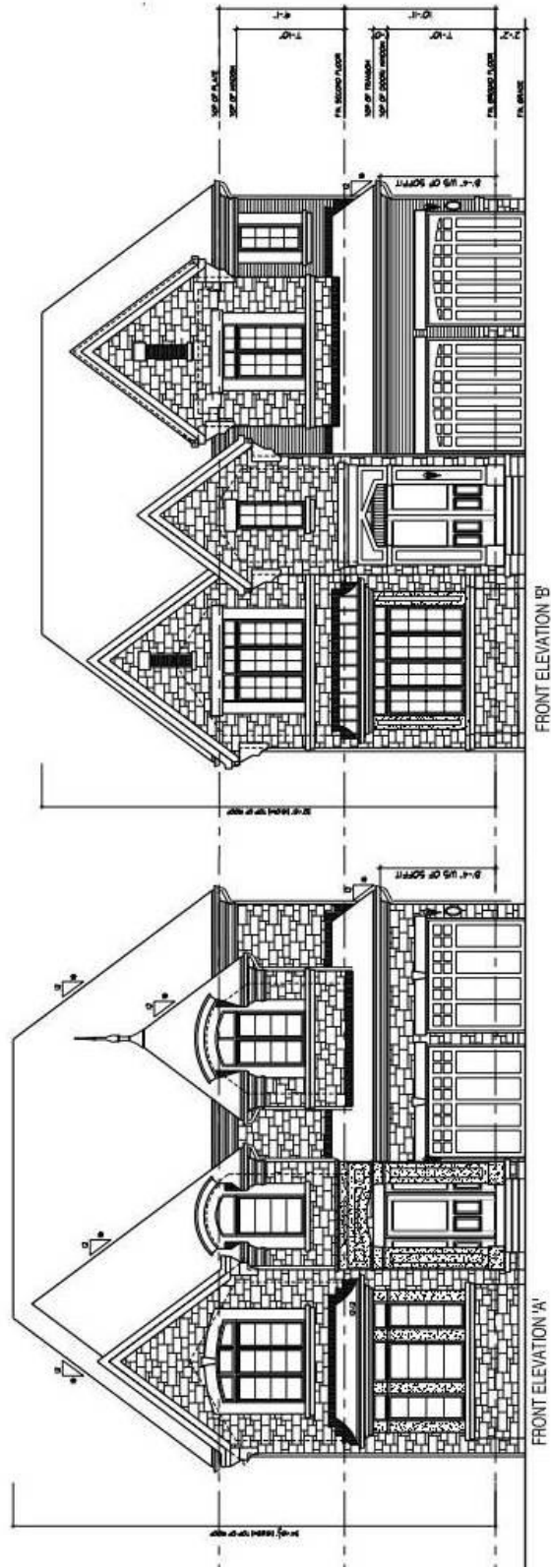
5.1.G. – Proposed Typical Spruce St. Floor Plans

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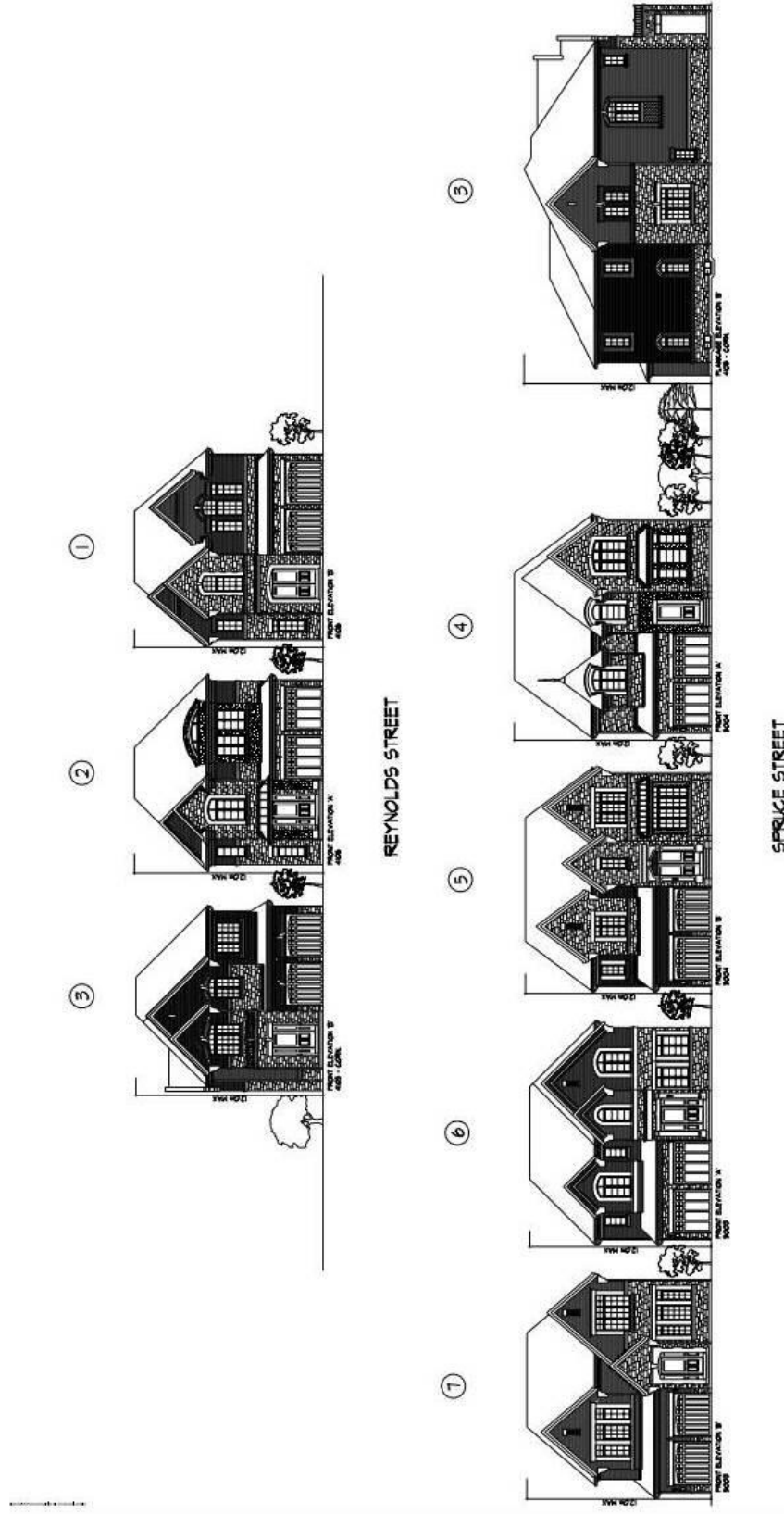
5.1.H. – Proposed Spruce St. Elevations

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5.1.1. – Proposed Spruce St. Elevations

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5.1.J. – Proposed Reynold and Spruce St. Streetscapes

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COLOUR RENDERINGS 304 & 318 SPRUCE STREET, OAKVILLE, ONT.



Lot 1

Lot 2

Lot 3

REYNOLDS STREET



Lot 4

Lot 5

Lot 6

Lot 7

SPRUCE STREET

5.1.K. – Proposed Colour packages

For full-sized drawings of the development proposal, refer to those included with the Zoning By-law Amendment Application submission package.

6.0 Heritage Impact Assessment

6.1 Applicable Heritage Policies and Guidelines

6.1.1 Town of Oakville Official Plan

The property is not part of the Trafalgar Road Heritage Conservation District (1982). As such applicable policies with respect to a community's Heritage character are mentioned in the Town of Oakville's Official Plan. While the Official Plan encourages the preservation of as much of the Heritage value of the community as possible, it recognizes that communities are constantly growing and evolving. Foreseeing this activity, the Official Plan has policies and guidelines to guide proposed development with respect to Heritage:

3. URBAN STRUCTURE

3.10 Cultural Heritage Resources

The Town has a long tradition of identifying and conserving cultural heritage resources, and is required to do so under Provincial Policy.

Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure and are shown on Schedule A1, Urban Structure.

Other cultural heritage resources are important features of the Town but due to their size are not identifiable at the scale of the urban structure.

As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure.

5. CULTURAL HERITAGE

Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Oakville's cultural heritage resources shall be 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.

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5.1 General

5.1.1 Objectives

The general objectives for cultural heritage are:

- a) to conserve cultural heritage resources through available powers and tools and ensure that all new development and any site alteration conserve cultural heritage resources; and,*
- b) to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community.*

5.3.6 The Town should require a heritage impact assessment where development or redevelopment is proposed:

- a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;*
- b) within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District;*
- c) within, adjacent to, or in the immediate vicinity of, a cultural heritage landscape; or,*
- d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.*

5.3.7 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development.

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Single Detached Homes Development, 304-318 Spruce Street, Oakville Ontario

6.1.2 Heritage Design Strategies

The Town of Oakville Official Plan is silent on development/urban design guidelines for developments adjacent to Listed properties and Heritage Conservation Districts. However, there are accepted Heritage Design strategies to assist the design of such developments to ensure the new construction is sensitive to the Heritage of the adjacent resource. Some of these strategies may also appear in Trafalgar Heritage Conservation District Plan guidelines for new construction.

Current professional thought is that the intention in creating designs for new buildings in or near a heritage context should not be to create a false or fake historic building. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this context while at the same time representing current design philosophy.

These Design strategies for consideration and implementation are as follows:

- Siting;
- Views,
- Screening,
- Setbacks,
- Density,
- Scale,
- Height,
- Coverage,
- Landscape Open Space,
- Angular Plane,
- Shadowing,
- Design Elements, and
- Materials

6.1.2.1 Siting: locate a new building to be sensitive to existing setbacks.

6.1.2.2 Views: permit views into the site of the existing Heritage resource. Allow a 45 degree view into the site from the public realm where possible and as appropriate.

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- 6.1.2.3 Screening: situate the new building so as to not screen views to the Heritage resource from the public realm. Respect a 45 degree view corridor to the existing resource from the public realm.
- 6.1.2.4 Setbacks: New buildings should be sympathetic to the setbacks of adjacent heritage buildings; provide adequate building setbacks to the existing Heritage resource;
- 6.1.2.5 Scale: provide massing whose scale and articulation does not overpower the existing resource. Visually break down building mass to be in scale and rhythm of the existing resource. Solid versus Transparency: the relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered with respect to older ones.
- 6.1.2.6 Height: provide a building height which does not overpower the existing Heritage resource. Set the massing back from the Heritage resource as the new building gets taller.
- 6.1.2.7 Landscape Open Space Separation: provide a Landscaped Open Space separation, as appropriate, or in keeping to the existing resource's siting.
- 6.1.2.8 Angular Plane: Set the new building's massing back from the Heritage resource as the new building gets taller. Respect a 45 degree angular plane from the ridge or roof top of the existing Heritage resource. New buildings should be sympathetic to, and transition from, the height of adjacent buildings to the existing Heritage resource, with a minimum 45-degree angular plane.
- 6.1.2.9 Design Elements: Employ design elements which reference the existing design elements of the Heritage resource such as horizontal banding, building massing, window proportions, material etc. which may acknowledge or re-interpret the Heritage design philosophy or scale.
- 6.1.2.10 Materials: if appropriate, use similar materials as the existing Heritage resources if it is in keeping with the greater local built context.

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The above strategies may overlap in implementation as they work together in the composition of a building. The objective must be to create a sensitive well-designed new structure “of its time” that is compatible with the character of an existing Heritage resource and its immediate context.

6.2 Heritage Impact Assessment – “Adjacency”

The design proposal for the new Single Detached Homes at 304-318 Spruce St. has been reviewed using the above design strategies to determine its compatibility with the adjacent Trafalgar Road Heritage Conservation District, a nearby Designated property and adjoining listed properties, and the impact on their Heritage value.

- 1) Site Plan: The proposed Single Detached homes are of consistent width and depth as the local neighbourhood lots and propose conventional relationships to the streets as their neighbours. Driveways are located as consistent with their neighbours.
- 2) Views: The proposed Single Detached homes are set generally in line with adjoining properties to preserve views to the HCD and Designated and listed properties.
- 3) Screening: The homes on Spruce St. (lots 4 to 7) are sited generally in line with the adjoining listed resource to the east so as to not block views of it from Reynolds St.
- 4) Setbacks: The proposed homes are sited with front yard setbacks to match those of dwellings on adjoining lots. The main wall of the Home projects in front of the garage to screen and minimize its visual presence. Generous setbacks to the south property line keep the dwellings away from a listed (now undergoing Designation) property at 311/313 MacDonald. Side yard setbacks are typical for the neighbourhood.
- 5) Scale: The proposed two storey building mass is in keeping with the local building heights; hipped roofs match the style of the neighbourhood. The mass is further broken down via recessed garage walls located behind the main front wall of the homes, and a further

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second floor setback and roofs over the garages. Projecting porticoes further breakdown the building scale.

- 6) Building Height: The proposed building height is 2 storeys. This height is visually in keeping with the neighbourhood. The extra building height is in response to today's resident tastes, but is visually reduced with a hipped roof design.
- 7) Landscaped Open Space Separation: The building setback of 6.0m & 7.10m coupled with the lot width provides for a generous front yard building separation. The rear yard setbacks for Lots 4 to 7 gives them a superb setback to the adjoining Listed property to the south.
- 8) Angular Plane: Coupled with the street width, the proposed Single Detached homes respect a vertical 45-degree angular plane from the adjacent existing Heritage resource properties to the west, south and north, which aids in the reduction of the visual impact of the building mass on the adjoining properties. The setback to the existing listed Heritage resource to the east is mitigated by the hipped roof design.
- 9) Design Elements: The proposed buildings use design elements similar in scale and proportion to the existing HCD, Designated and listed resources:
 - a. Generally flat front main walls,
 - b. Projecting porches,
 - c. vertically proportional windows to be sympathetic to the existing windows on the Heritage resources,
 - d. one storey elements with flat roof (Front Porch/porticoes).
 - e. matching building modules emphasized by projecting party walls.
- 10) Materials – The material palette proposes materials similar to the existing HCD, Designated and listed properties:
 - a. Stone,
 - b. Masonry,
 - c. Stucco,
 - d. Masonry & Stone surrounds,
 - e. Aluminum,
 - f. Light and dark material colours.

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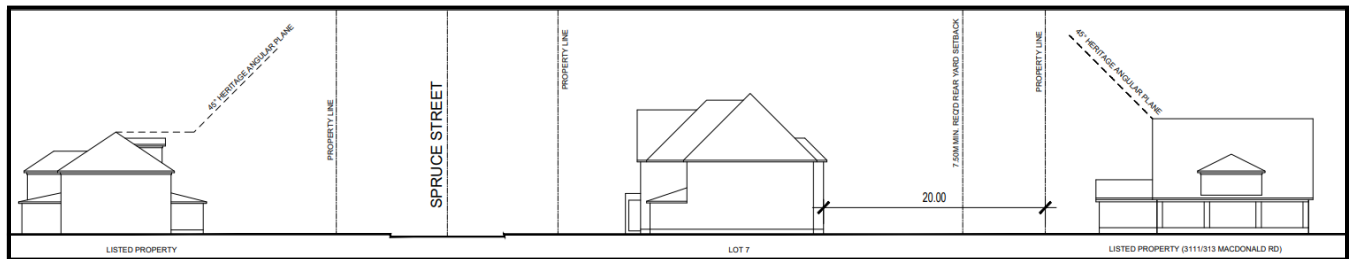
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6.2.A. Illustrative Streetscape (Reynolds Street)



6.2.B. – Illustrative Streetscape (Spruce Street)



6.2.C. – Illustrative Site Section

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7.0 Summary Statements and Recommendations

7.1 New Single Detached Homes at 304-318 Spruce Street – Adjacent to a Heritage Conservation District, a nearby Designated building and Listed Properties:

The proposed Single Detached Homes at 304-318 Spruce St. applied the following design strategies to illustrate sensitivity to the adjacent Heritage Conservation District, a nearby Designated building and Listed properties in the following manner. The proposed new Single Detached Homes:

- 1) are setback in line with neighbouring buildings ;
- 2) are set so as to not impede views into the neighbourhood, and respects a 45 degree visual view corridor into the adjacent sites;
- 3) do not impede its view to and from the street to any adjoining principal facades;
- 4) do not screen any principal facades of the existing HCD, Designated building or listed properties;
- 5) provide a generous setback to the boundary line of the HCD;
- 6) provide a generous rear yard setback to the adjoining listed (now undergoing Designation) property to the rear of the site at 311/313 MacDonald St.
- 7) match the predominate 2 storey massing of the neighbourhood, and reduce any apparently tall building mass by one storey elements, differing horizontal materials per storey and stepping the units within the façade, and hipped roofs; which diminish the visual impact of the two storey building mass where the building faces any existing Heritage resource;
- 8) respect a 45-degree vertical angular plane from the adjacent existing HCD properties to the west, listed properties to the north and the angular of the listed resource to the east;

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- 9) use design elements similar in scale and proportion to the existing HCD buildings, Designated building and listed properties:
 - a. heavy horizontal frieze board at the one storey level to visually continue the roofline;
 - b. different materials in different areas of the elevations;
 - c. vertically proportional windows to be sympathetic to the existing windows on the Heritage resources
 - d. one storey elements with flat roof (Front Porch) which sympathetic in proportion to the existing porch elements;
 - e. low ratio of windows to solid walls;
- 10) use materials and colours similar to the existing HCD buildings and Designated building and listed properties;
- 11) have employed a series of strategies to create a design solution that is sympathetic to the existing HCD, a nearby Designated building and adjoining listed properties and to minimize any potential impact on their Heritage value.

In summary, the above design approach and elements of the proposed design solution illustrate the attention to making the construction of new Single Detached Homes adjacent to an existing HCD and a nearby Designated building and adjacent listed properties sensitive and complementary to the existing Heritage value and thereby reducing any impact on their Heritage value.

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8.0 Mandatory Recommendation:

8.1 Mandatory Recommendation regarding the construction of new Single Detached Homes at 304-318 Spruce Street and Reynolds Street on the Heritage value of the adjacent Trafalgar Road Heritage Conservation District, a nearby Designated building and adjoining listed properties:

With respect to the proposed construction of new Single Detached Homes at 304-318 Spruce St. & Reynolds St., it is recommended that:

- 1) The designs of the proposed Single Detached Homes implement Heritage design strategies to make their design sympathetic to the adjacent Trafalgar Road Heritage Conservation District, a nearby Designated building and adjacent listed properties;
- 2) The designs of the proposed Single Detached Homes employ Heritage design strategies to minimize their impact on the Heritage value of the adjacent Trafalgar Road Heritage Conservation District, a nearby Designated building and adjacent listed properties;
- 3) The designs of the proposed Single Detached Homes are in keeping with general good Heritage design practices and do not negatively impact the Heritage value of the adjoining Trafalgar Road Heritage Conservation District, a nearby Designated building or adjacent listed properties; and
- 4) The design of the proposed new Single Detached Homes development be approved.

9.0 Authorship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.

Date: 28 March 2023



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP
Principal Architect

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Appendix 1: Bibliography

- 1.1 Historic Places Canada, “Standards and Guidelines for the Conservation of Historic Places In Canada”, Second Addition, , Government of Canada, 2010.
- 1.2 Ontario Ministry of Tourism, Culture and Sport, “Ontario Heritage Toolkit”, Queen’s Printer for Ontario, 2006.
- 1.3 Ontario Ministry of Tourism, Culture and Sport, “Eight Guiding Principles in the Conservation of Built Heritage Properties” , Ministry of Tourism, Culture and Sport, Queen’s Printer for Ontario, 2007.
- 1.4 Halton Region, “The Halton Region Official Plan” , 2021.
- 1.5 Oakville, Town of, “The Livable Oakville Plan”, 2009, updated 2021.
- 1.6 Oakville, Town of, Zoning By-law 2014-014, as amended.
- 1.7 Oakville, Town of, “The Trafalgar Road Heritage Conservation District Plan”, 1994.
- 1.8 Oakville, Town of, Heritage Impact Assessments Terms of Reference, 2017.
- 1.9 Site Visit – October 23rd, 2023.
- 1.10 <http://google.com/maps>

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Appendix 2: Biography of Author:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC, CAHP

Overview:

Vincent has contributed close to 40 years of Architectural experience to the Construction Industry as Vincent J. Santamaura, Architect Inc. and as a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto in 1983. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and runs his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new energy efficient building techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He is a member of the Canadian Association of Heritage Professionals as a Building Specialist. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He has also sat on the Heritage Whitby LACAC. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Education:

- 2001 to present – OAA Professional Development Continuing Education Course Certificates
- 1986 to 1989 – AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
- 1985 – Construction Specifications Course, CSC, Toronto
- 1983 – Bachelor of Architecture, University of Toronto

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Professional Memberships:

2012 to 2017 - Member, Alberta Association of Architects
2010 to present - Member, Building Specialist, Canadian Association of Heritage Professionals
2006 to present - Member, Canada Green Building Council
1981 to present - Member, Ontario Association of Architects, Registered 1989
1983 to present - Member, Royal Architectural Institute of Canada

Community Memberships:

2015 to 2018 - Member, Heritage Whitby/LACAC, Town of Whitby
2009 to 2012 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville
- involved the running of the heritage railway between Stouffville and Uxbridge
1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Architecture/Site Planning/Urban Design: Ontario Municipal Board -
Recognized as an Expert in Architecture, Site Planning and Urban Design by the Ontario Municipal Board for Testimony during Heathwood Homes Appeal of the City of Toronto By-Law no. 2017-62.

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board

Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -

Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

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Heritage Impact Statements/Reports:



Heritage Impact Assessment/Preservation Plan - 68 Daisy Street, City of Toronto (Etobicoke):

Heritage Architect who analyzed and authored a Heritage Impact Assessment and prepared a Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of Townhomes proposed around it in the City of Toronto.



Cultural Heritage Impact Review Assessment/ Preservation Plan - 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked Single Detached Homes project in the Woodbridge Heritage Conservation District, in the City of Vaughan.
2017 Vaughan Urban Design Award winner.

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Heritage Architect who analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and Single Detached Homes development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Statement – 10056 & 10068 Keele Street, City of Vaughan:

Heritage Architect who analyzed and authored a Cultural Heritage Impact Assessment for and designed a proposed Single Detached Homes project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Preservation Plan - Stiver Tenant House

9721 Kennedy Road, City of Markham

Heritage Architect who analyzed and authored a Cultural Heritage Impact Assessment/Preservation Plan for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham.



Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Watson House

8934 Huntington Road, City of Vaughan:

Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

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Heritage Impact Assessment/Preservation Plan – 6 & 12 Durham Street , Town of Whitby:

Heritage Architect who Analyzed and authored a Heritage Impact Assessment and prepared a Preservation plan for the re-location, renovation, and addition of two homes of Heritage value as part of “Olde Whitby-The Mews” redevelopment project in the Town of Whitby (Brooklin).

Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Heritage Architect who analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

Restoration:

St. Francis Xavier (1856), Parish of St. James – Tottenham

Architect for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.



The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

Adaptive Re-Use:



11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:



Old Brooklin-The Mews, Brooklin:

Architect for the infill and extension of downtown Brooklin’s Heritage District’s main street with a mixed-use project using traditional living above retail programming and local Heritage architectural styles.

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Institutional:



Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Commercial:



10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple’s Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Urban Design/Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

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End of Report