



Vincent J. Santamaura, Architect Inc.

May 12th 2023

Roseville Properties Inc.

via email: JLaronga@RosehavenHomes.com

Att'n: Mr. Joe Laronga

145 Reynolds Street, Suite 300

Oakville, ON. L6J 0A7

Tel.: (905) 849-1166

Re: Roseville Properties Inc.

Zoning By-law Amendment to permit 10 townhouses

106-114 Robinson Street and 71 Water Street

Zoning By-Law Re-submission – Response Letter – Heritage

Dear Sir

Vincent J. Santamaura, Architect Inc. (VJSAI) has been retained to provide Heritage consulting services for the above Zoning By-Law Amendment application. A “Heritage Impact Assessment – Adjacency to a Heritage Conservation District and Designated Buildings” report dated May 3rd, 2022 was filed with the first Zoning By-Law Amendment application submission. Municipal review comments were received for the first submission review dated July 27th, 2022 and revised September 13th, 2022, prepared by Planning Services, Heritage Planner.

In response to the comments, discussions were undertaken with the Heritage Planner; a site visit was held on December 20th, 2022 with the Heritage Planner and a couple of the members of the Heritage Oakville Advisory Committee; comments on the proposal were received from the Heritage Oakville Advisory Committee at its hearing on January 31st, 2023.

In response to the Heritage Planning comments, the design of the project has been revised and the Heritage Impact Assessment revised accordingly.

With respect to the to the Heritage Planning comments specifically, we note as follows:

Setback and Views:

Comment:

- *The proposed development is set too close to Navy Street and becomes, by default, the entrance to the Old Oakville HCD as it protrudes and blocks the smaller residences located just south on Navy Street.*

Response:

- The setback of the corner unit provides for diagonal views down Navy Street; The setback of the block of townhouses from the Navy Street property provides for spatial separation from the homes. The relationship is a typical rear/yard side yard situation. The design has been revised so that the projection of the rear yard amenity space on the end unit into the front yard has been pulled back to be inline with the unit's wall, thereby increasing visibility to the home on Navy Street. The design has also been revised to lower the basement parking garage roof slab so that it is below the level of the front lawn and can be sodded.

The block is located close to Robinson St. to continue the streetscape of Robinson Street and to be in line with the Designated building (the Murray House Hotel) across the street to the east. The proximity of the buildings to the street promotes a pedestrian scale.

Comment:

- *Traffic heading south on Navy Street will only be able to see the very large proposed development as it enters the Old Oakville HCD. In order to minimize this impact, the proposed development should be set further back on Navy Street, allowing the smaller residences along Navy Street to be visible.*

Response:

- Robinson is identified as a collector road in the HCD, and, as such, a slightly stronger built form is appropriate. As mentioned above, the setback of the end unit will permit angular views into Old Oakville. Paired with the Murray Building across Navy Street, a gateway is formed which defines the edge of Old Oakville and allows it to be unveiled upon entering.

Comment:

- *Traffic heading north on Navy Street will be treated to the view of the protruding elevator shafts, roof decks and false walls of the mansard roof looming above the smaller residential properties of the Old Oakville HCD.*

Response:

- Given the spatial separation of the new townhouse block, the Navy St home will screen the majority of the views to the elevator shafts and roof terraces. The building design has been revised to provide planters of the roof terrace to further screen the elevator shaft and screen overlook from the roof terrace onto the adjoining property.

Comment:

- *The 'generous setback' from the property line of the Old Oakville is non-existent. The built in terraces set onto the cement slab that protrudes from the ground run back almost to the property line;*

Response:

- As mentioned above, the rear yard ground patio has been pulled back to be inline with the end unit wall and the basement garage roof slab has been lowered to permit sod in the front yard. The grade elevation of the rear yard/terrace is approximately 0.45m above finished grade which is a typical condition and neighbouring relationship.

Scale and Massing:

Comment:

- *The height of the proposed development towers over the residential buildings of the Old Oakville Heritage Conservation District, which in this area are generally one and a half storeys. Either the building should be set back from the residences on Navy Street or the building should utilize a step down in height from the corner of Robinson and Navy to the rear of the building on Navy Street to provide a smoother visual transition.*

Response:

- The proposed block of townhouses is sufficiently setback from the existing homes in the HCD to respect a 45° angular plan in plan and elevation, as is a common design strategy for respecting Heritage resources. The proposed block of townhouses steps down Robinson to Six Mile Creek. The 3 storey building height aids in continuing the Robinson streetscape while screening the HCD from the high-rise complex on the north side of Robinson St.

The townhouse block is also well setback from the Granary on Water Street in plan and respects the 45° angular plane.

Comment:

- *While attempts have been made to break up the long façade down the Robinson Street hill, the proposed building still reads as a very long and tall block in comparison to the neighbouring properties.*

Response:

- There are a variety of vertical and three-dimensional elements which provide interest and articulation to the proposed townhouse block. The stratification of different exterior cladding material breaks down the vertical massing of the block. As a result of the stepping of the units, the resulting roofline will be very visually interesting.

Design and Materials:

Comment:

- *While the proposed development does use 'classical' elements, those element do not exist in the Old Oakville Heritage Conservation District, nor on any Part IV*

properties within this area. The mansard roof is a hallmark of the French Second Empire historic architectural style and that particular style does not exist in the Old Oakville Heritage Conservation District and is completely out of place. Using historic design references would be appropriate if those designs exist within the context of the area.

Response:

- The site is not in the Old Oakville HCD. As such, its design style can be quite contemporary if wished. The design proposes an upscale Heritage inspired design to be respectful of the existing historicist character of the HCD but give the project a different sense of time. The Second Empire style helps visually breakdown the height of the block.

However, design approaches of small punched windows, typical window to wall opening ratios have been employed. The design of the elevations has been revised to replace rectangular porch columns with round ones to echo an Old Oakville HCD design element.

Comment:

- *Likewise, the elaborate dormers with segmented arches and the long casement windows do not belong to the historic design context of this area and are inappropriate.*

Response:

- The detailing is proposed to provide a visually rich and interesting façade.

Comment:

- *If a traditional design is used, it should reflect the character of this area. Design cues could be taken from the Murray House and datum lines could line up with the residential design of 68-70 Navy Street.*

Response:

- The design does pick up on compositional techniques from the established neighbourhood and the Murray House, as mentioned above, and in the HIA.

Comment:

- The HIA notes that 'stucco' is an appropriate material within the historic context of the area. Heritage Planning staff would only agree if the stucco used for this building is a traditional 3-coat stucco application and not EIFS. The modern EIFS is not appropriate within a historic context and staff would not support its use.

Response:

- As the townhouses do not sit within the HCD, some flexibility can be allowed, as the areas are largely out of site from the public realm, The goal is to provide a hierarchy of materials as one

progresses up the building. The newer stucco systems while giving the look of stucco, perform better thermally and in longevity.

In closing, we trust the efforts to receive comments from a variety of sources and adjust the design in response to them proposes a balanced design solution for the project which is sensitive and respectful of the Old Oakville HCD. The HIA has been updated to show the revised design.

Yours truly,

VINCENT J. SANTAMAURA, ARCHITECT INC.

A handwritten signature in black ink that reads "Vincent Santamaura". The signature is written in a cursive, slightly slanted style.

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

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

**Proposed Townhouse Development,
106 - 114 Robinson Street & 71 Water Street,
Oakville, Ontario**



Prepared for:

Roseville Properties Inc.

Prepared By:

Vincent J. Santamaura, Architect Inc., CAHP
Version 03 May 2022 – Revised 12 May 2023
Project No. 2021-28



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Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

1.0 Executive Summary

- 1.1 The lots along the south side of Robinson Street between Navy and Water streets are located adjacent to the limits of the Old Oakville Heritage Conservation District and across the street from Designated buildings – “The Granary, C.1856” and “The Murray House Hotel, (1857). An infill Townhouse Development is proposed to be constructed on the lots. Being adjacent to a Heritage Conservation District and Designated buildings, 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 and the Designated buildings.

Roseville Properties 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 and Designated buildings, 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 Old Oakville Heritage Conservation District or Designated buildings.

With respect to the proposed construction of a Townhouse Development along the south side of Robinson Street from Navy to Water streets, it is recommended that:

- 1) The design of the new block of Townhouses implements Heritage design strategies to make its design sympathetic to the adjacent Heritage Conservation District and adjacent Designated buildings;
- 2) The design of the new block of Townhouses employs Heritage design strategies to minimize its impact on the Heritage value of the adjacent Heritage Conservation District and adjacent Designated buildings;
- 3) The design of the new block of Townhouses is in keeping with general good Heritage design practices and does not negatively impact the Heritage value of the Old Oakville Heritage Conservation District or the Designated buildings;

And

- 4) The design and construction of the new block of Townhouses be approved;

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

2.0 Introduction

2.1 Overview

Roseville Properties Inc. has purchased the lots along the south of Robinson Street between Navy and Water streets, 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 Townhouse Development. The property is located on the south side of Robinson Street, between Navy Street to the east and Water Street to the west. It has an area of approximately 0.1632 HA. (0.40 acre.). It's northerly frontage along the south side of Robinson Street is 73.46m (241'-0"). It has a frontage of approximately 23.29m (76'-5") along the west side of Navy Street (east property line) and 17.44m (57'-2") along the easterly side of Water Street (west property line).

The property on Robinson Street sits adjacent to the limits of the Old Oakville Heritage Conservation District. It also is located across Robinson St. from a Designated building – “The Granary, c.1856”, Designated 1983, and across Navy St. from “The Murray House Hotel, (1857)”, Designated 1983. While the lot is not within the confines of the Old Oakville HCD, 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, and similarly to the adjacent Designated buildings.

Roseville Properties Inc. has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed work's impact on the Heritage value of the adjacent Old Oakville Heritage Conservation District, “The Granary”, and “The Murray Hotel”, 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 Old Oakville Heritage Conservation District Plan
- The Ontario Building Code 2012.

3.0 Present Owner Contact Information:

Roseville Properties Inc.
145 Reynold Street, Suite 300,
Oakville, ON.
L6J 0A7

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

4.0 Site Documentation

4.1 Site Inventory

4.1.1 Site Location – 106 – 114 Robinson Street & 71 Water Street

The property is located on the south side of Robinson Street, between Navy Street to the east and Water Street to the west, Oakville.

It has an area of approximately 0.1632 HA. (0.40 acre.). It's northerly frontage along the south side of Robinson Street is 73.46m (241'-0"). It has a frontage of approximately 23.29m (76'-5") along the west side of Navy Street (east property line) and 17.44m (57'-2") along the easterly side of Water Street (west property line). The lot has a short frontage along Navy Street and slopes down Robinson Street until it reaches Water Street. The difference in elevation is approximately 6.5m (21'-0"). The lot is currently vacant.

The property adjoining to the south of the site on Navy Street (Nos. 68-70) has a 2 storey, semi-detached dwelling on it which is currently undergoing an extensive renovation. It is located within the Old Oakville Heritage Conservation District.

On the east side of Navy Street, at the corner of Robinson and Navy Streets is the Murray House Hotel (1857), a 4 storey former hotel - now commercial building - which was Designated under Part IV of the Ontario Heritage Act in 1983. It is not located within the Old Oakville Heritage Conservation District.

The property along the north side of Robinson Street, known as 100 Lakeshore Road East, contains an 11 storey apartment complex with underground parking along the entire frontage. At the northeast corner of Water and Robinson streets sits "The Granary (c.1856) – a rare surviving example of a stone warehouse from the mid-19th century. It was Designated under Part IV of the Ontario Heritage Act in 1983. These properties are not located within the Old Oakville Heritage Conservation District.

On the west side of Water St. is the edge of Sixteen Mile Creek with parking lots and boat slips, and the facilities of the Oakville Club. To the immediate south of the property on the Water St frontage is a parking lot for the Oakville Club. The Parking Lot and No. 68 Navy Street share a common rear property line with the site. The parking lot is not located within the Old Oakville Heritage Conservation District and provides a buffer to the residential lots that front onto William St.

On the west side of Water St. is the edge of Sixteen Mile Creek with parking lots and boat slips, and the facilities of the Oakville Club.

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings Proposed Townhouse Development, Robinson Street, Oakville Ontario



4.1.1.A - Aerial Photograph – Context



4.1.1.B - Aerial Photograph – Property

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario

4.1.2 Site Identification:

The parcel of land is defined as:

Lot A, and Part of Lots 1,3 and 4, Block 51,
Registered Plan 1,
Town of Oakville,
Regional Municipality of Halton, Ontario.

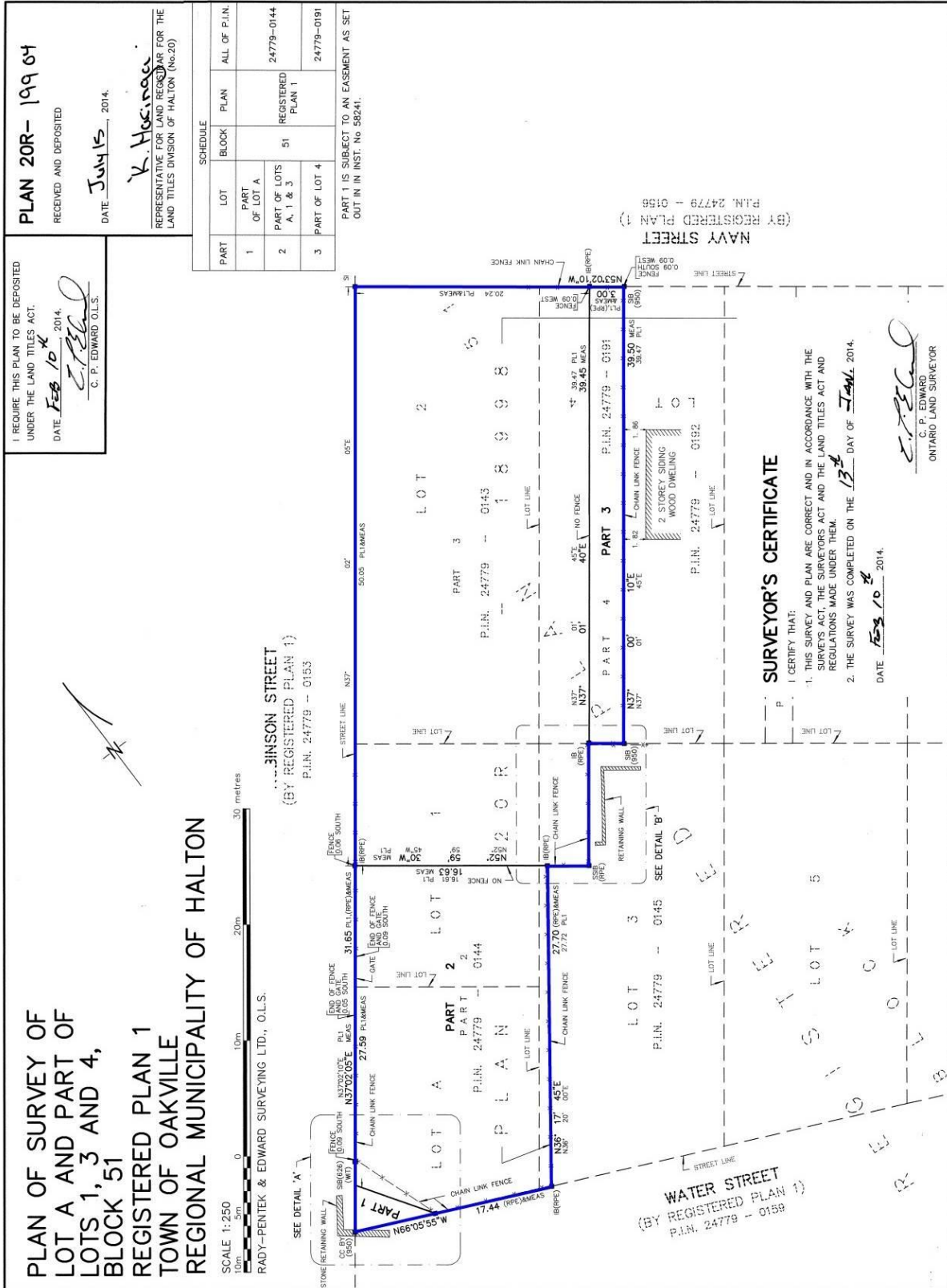
The lot is addressed as:

106 & 114 Robinson Street,
71 Water Street (west frontage)

Tax Roll Numbers:

106 - 114 Robinson Street: 2401-030-030-00110-0000
71 Water Street: 2401-030-030-10000-0000

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings Proposed Townhouse Development, Robinson Street, Oakville Ontario



4.1.2.A - Survey

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson 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:

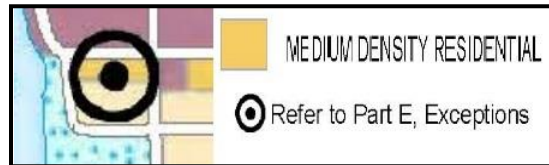
4.1.3.1 Halton Region Official Plan 2021:

- Urban Area



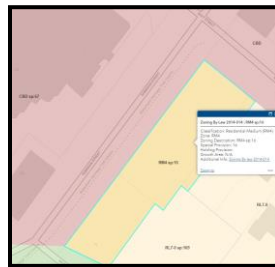
4.1.3.2 Livable Oakville Plan

- Medium Density Residential



4.1.3.3 Town of Oakville Zoning By-Law 2014-014

- Residential Medium RM4 sp:16



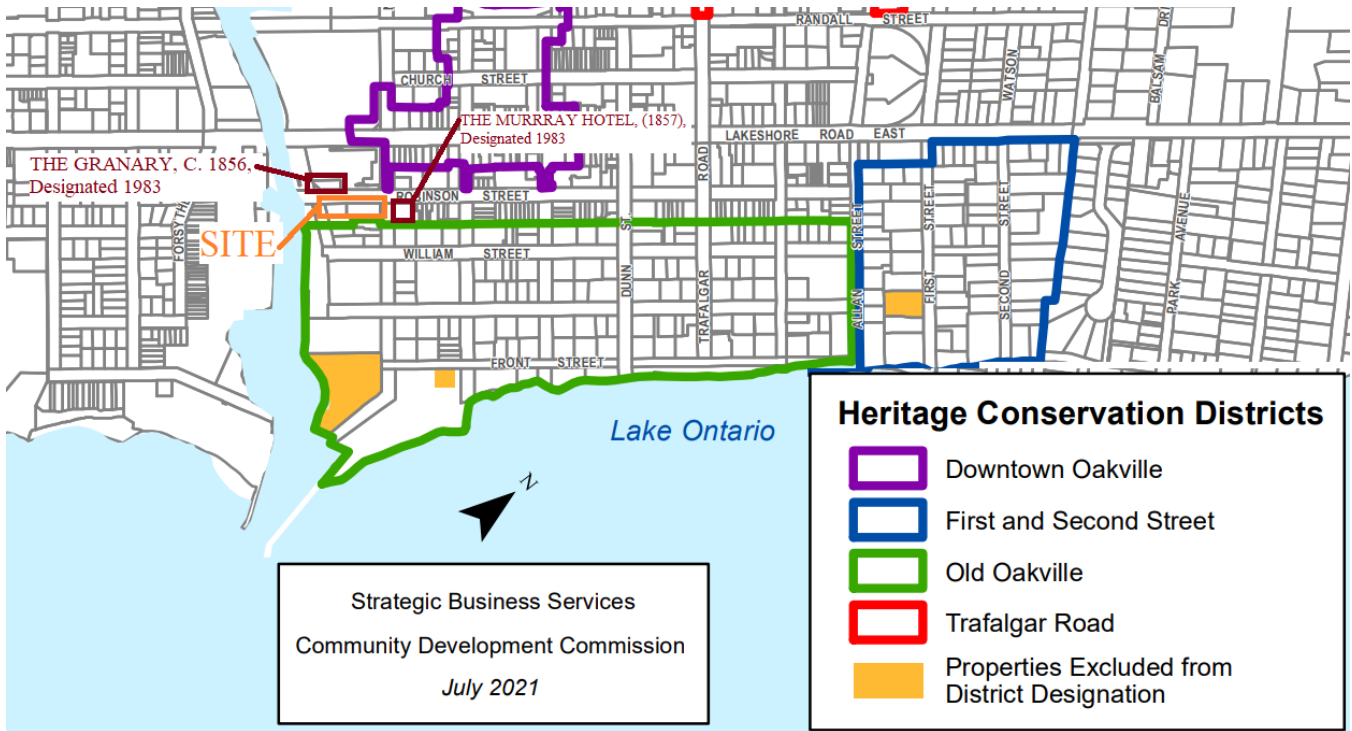
Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario

4.1.3.4 Heritage Designations:

4.1.3.4.A Town of Oakville Heritage Register:

106 - 114 Robinson St. & 71 Water St.– Not Listed

4.1.3.4.B. Adjacent Heritage Conservation District & Designated buildings:



Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

4.1.4 Site Access

The property is accessed from the main thoroughfare of Lakeshore Road East south one block via Navy Street. Robinson St. joins Navy St. to Water St. along the north property line. Water St. runs along Sixteen Mile Creek under the Lakeshore Boulevard bridge north into Downtown Oakville, and south to the Oakville Club. The property has three street frontages.



4.1.4.A – Access from Navy St.



4.1.4.B – Frontage along Robinson St. – looking west

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



4.1.4.C – Frontage along Robinson St. looking eastward



4.1.4.D. – Access along Water St.

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

4.1.5 Existing Neighbourhood Character

The property sits on the fringe of Old Oakville, and is separate from the Oakville Downtown. While the larger context of the neighbourhood is heritage scaled, the immediate surroundings are much different:



4.1.5.A - Existing Semi-Detached home to south (68-70 Navy St.)



4.1.5.B. Existing Office Building (formerly the Murray House Hotel) to the east (75 Navy St.)



4.1.5.C. Existing Apartment complex to the north

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario



4.1.5.D. Existing Designated Building to the north – “The Granary, c.1856”



4.1.5.E. Existing Parking Lot to south



4.1.5.F. The Oakville Club Facilities

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

5.0 Development Proposal

5.1 Proposal Description:

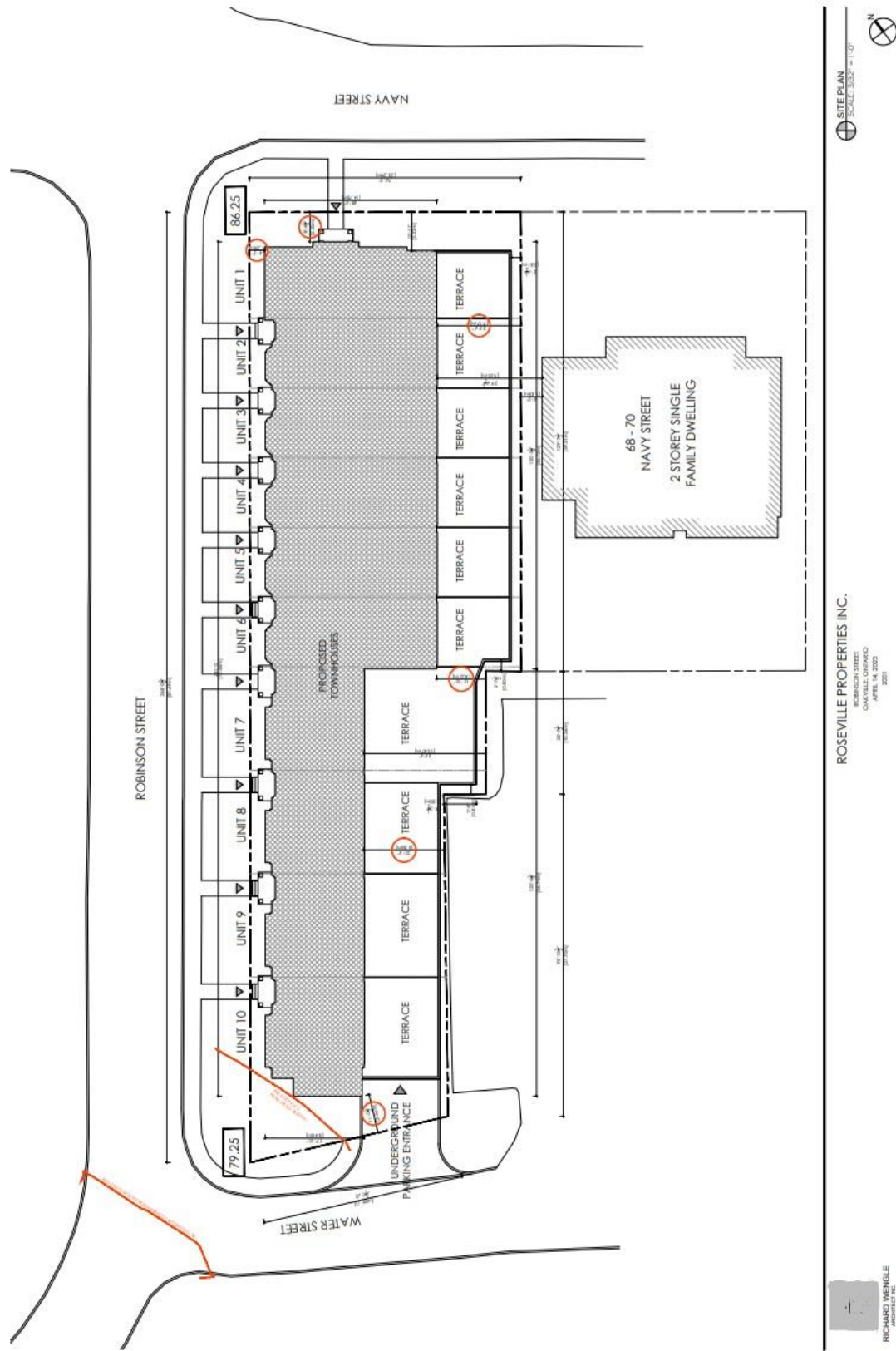
A block of 10 Rear Lane Townhouses is proposed to be constructed along the south side of the Robinson St. frontage from Navy St., stepping down to Water St. A driveway is proposed to be located off of Water St. along the western property line. The driveway will be at the basement level and access 2 car garages. It will be covered by terraces off of the ground floors. The Townhomes are proposed to be 3 storeys with 3 to 4 Bedrooms, 3 to 4 bathrooms, integral lifts and private roof terraces.

The block of townhomes will be sited some 1.29m from the Robinson St. frontage with steps leading up to front porches. The rear wall of the townhomes will be 7.16m from the rear (south) property line. They follow the contours of the sloping street and step down from east to west. The exterior design of the townhomes is a classically heritage inspired architecture with a strong horizontal definition of each storey using stone, brick, stucco, mansard roofs and exposed party walls. The unit facing Navy St. will have a front door onto that street.

The townhomes are proposed to be clad in a variety of materials:

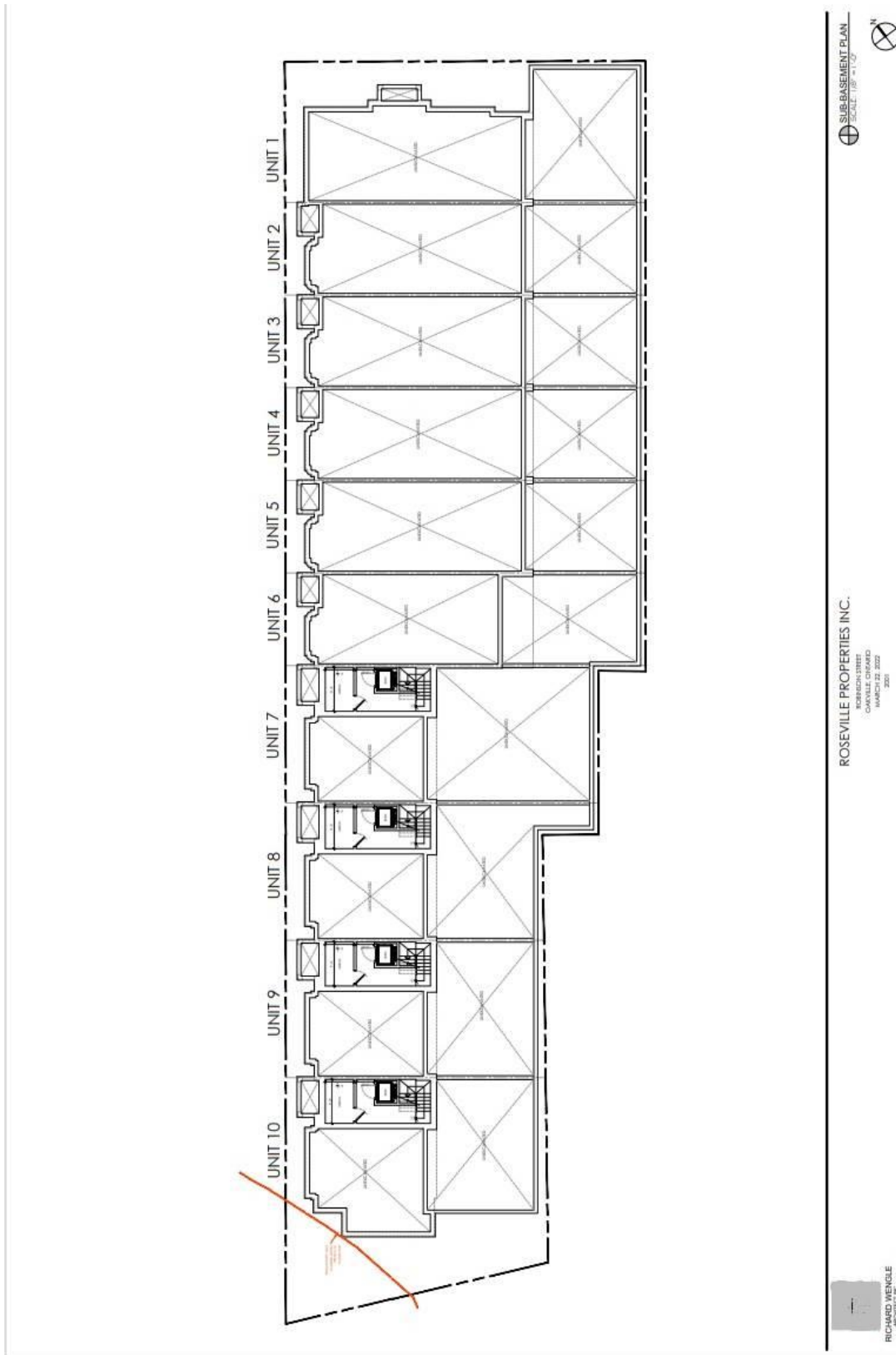
- Light stone
- Dark masonry
- Stone window and door surrounds
- Light stucco
- Stone porch columns
- Pre-finished Aluminum clad eaves, frieze and fascia
- Patterned shingles.

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings Proposed Townhouse Development, Robinson Street, Oakville Ontario



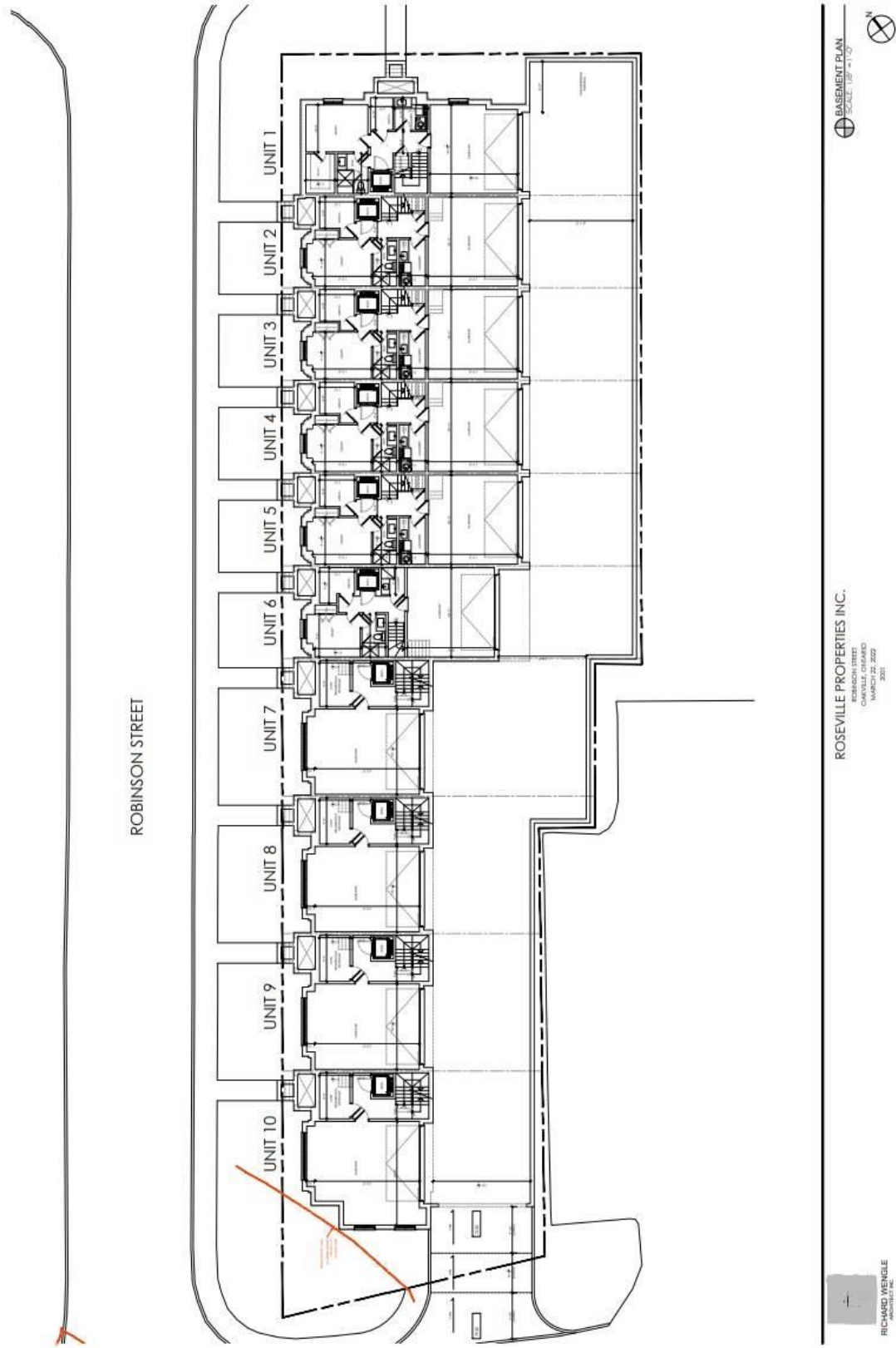
5.1.A. – Proposed Site Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



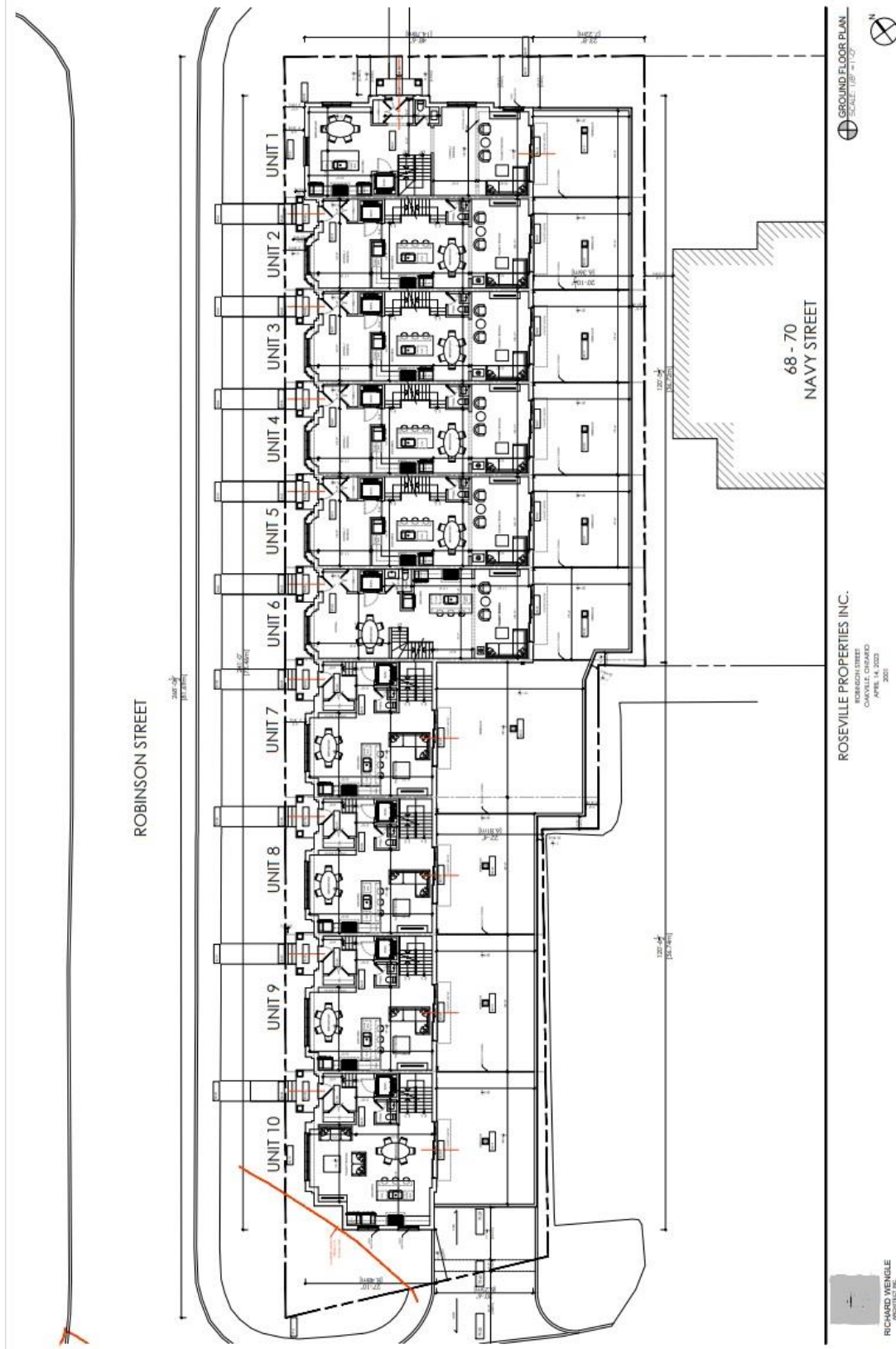
5.1.B. – Proposed Sub-Basement Floor Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



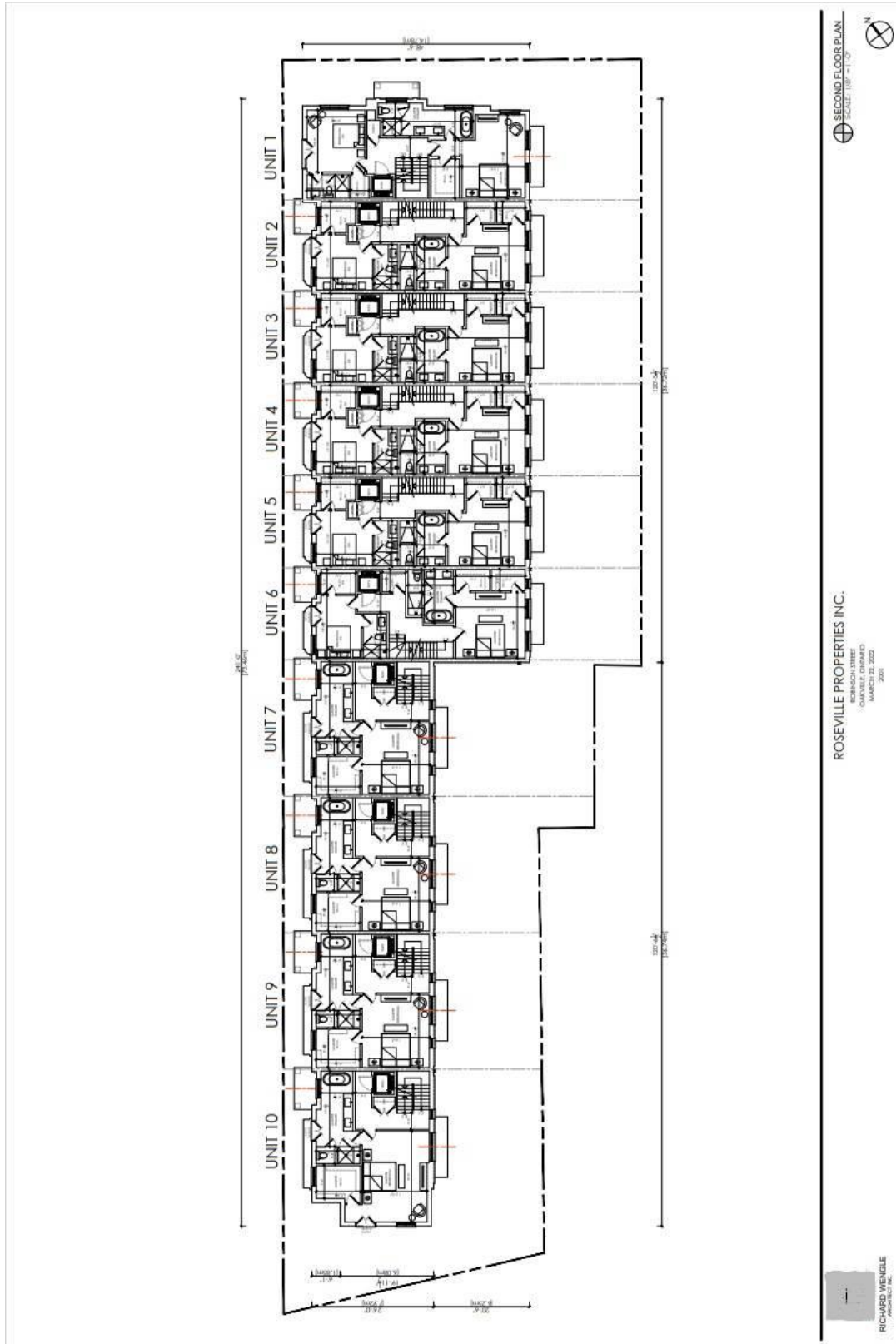
5.1.C. – Proposed Basement Floor Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



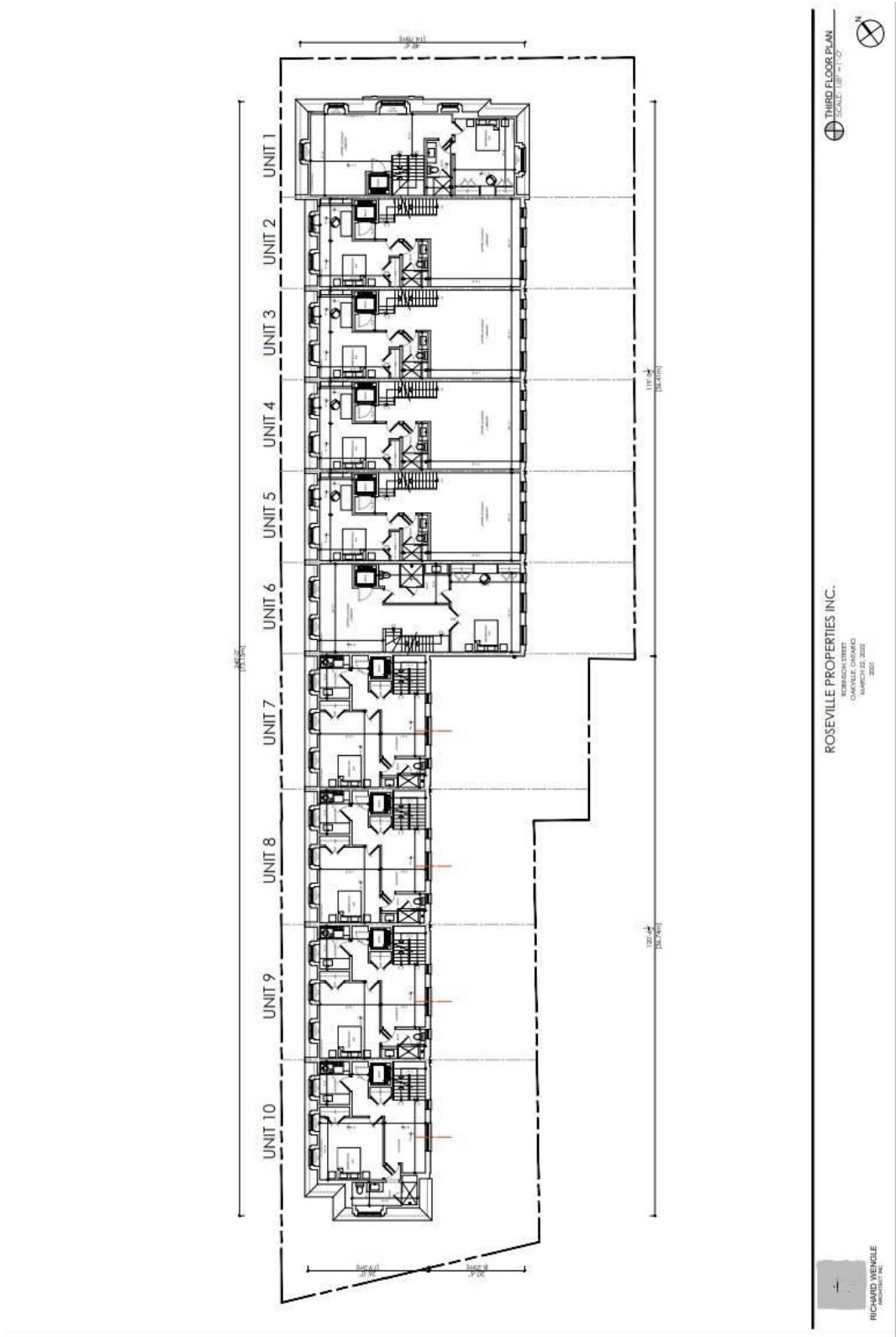
5.1.D. – Proposed Ground Floor Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



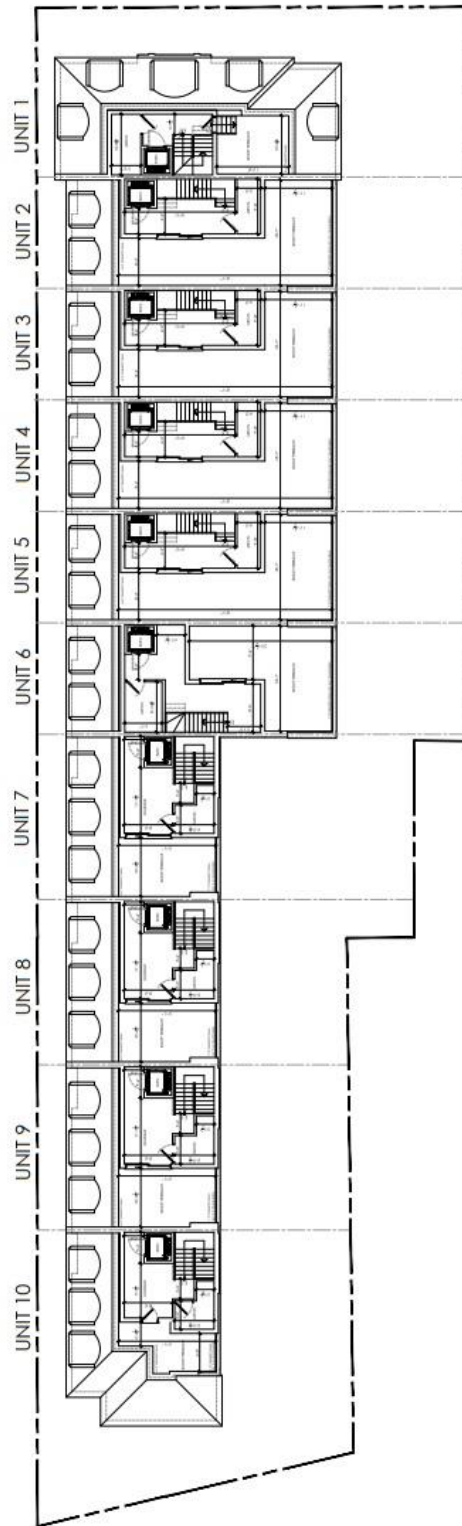
5.1.E. – Proposed Second Floor Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings Proposed Townhouse Development, Robinson Street, Oakville Ontario



5.1.F. – Proposed Third Floor Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



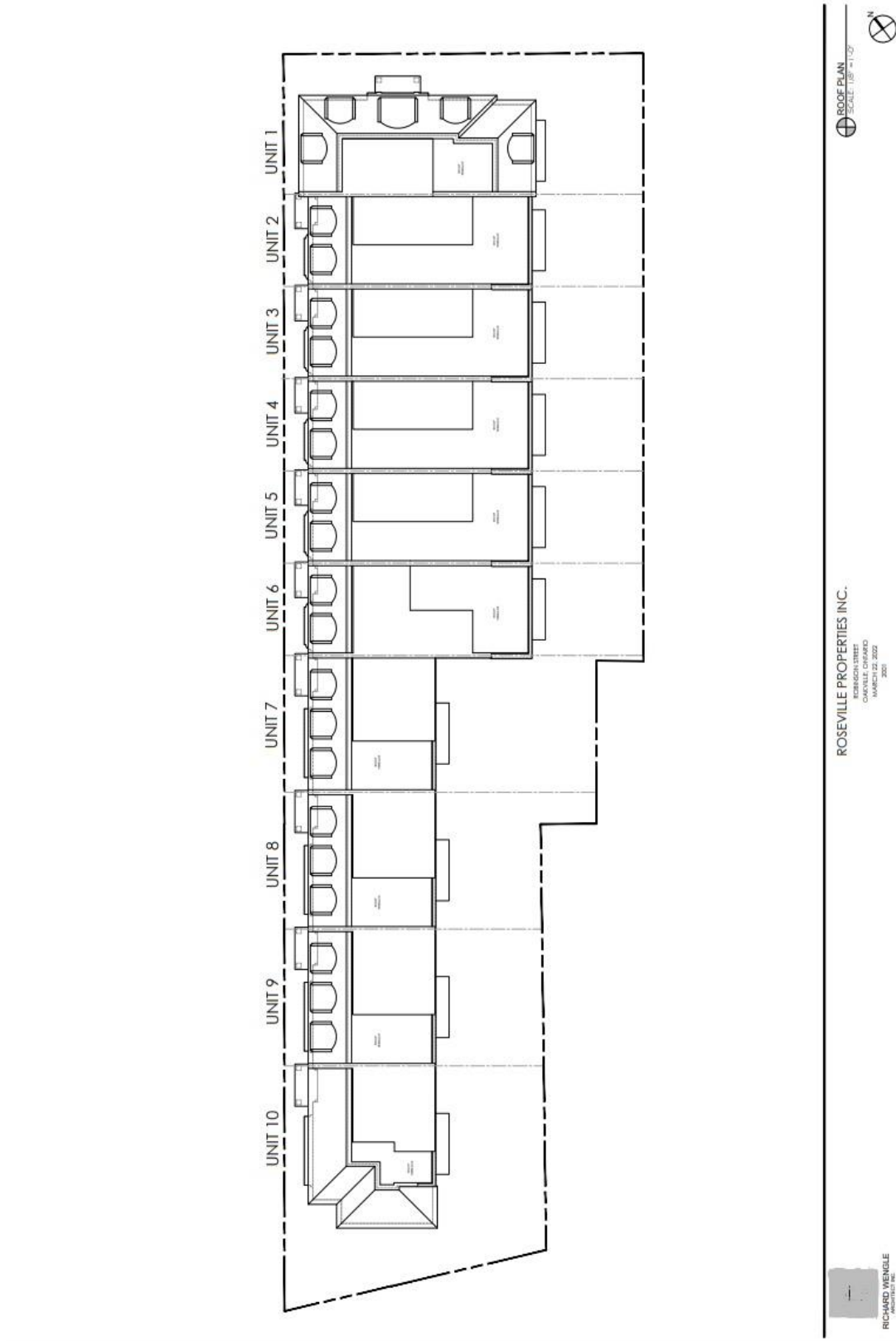
ROOF TERRACE PLAN
 SCALE: 1/8" = 1'-0"

ROSEVILLE PROPERTIES INC.
 OAKVILLE CHAIRMAN
 MARCH 22, 2022

RICHARD WENIGLE
 ARCHITECTURE

5.1.G. – Proposed Roof Terrace Plan

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



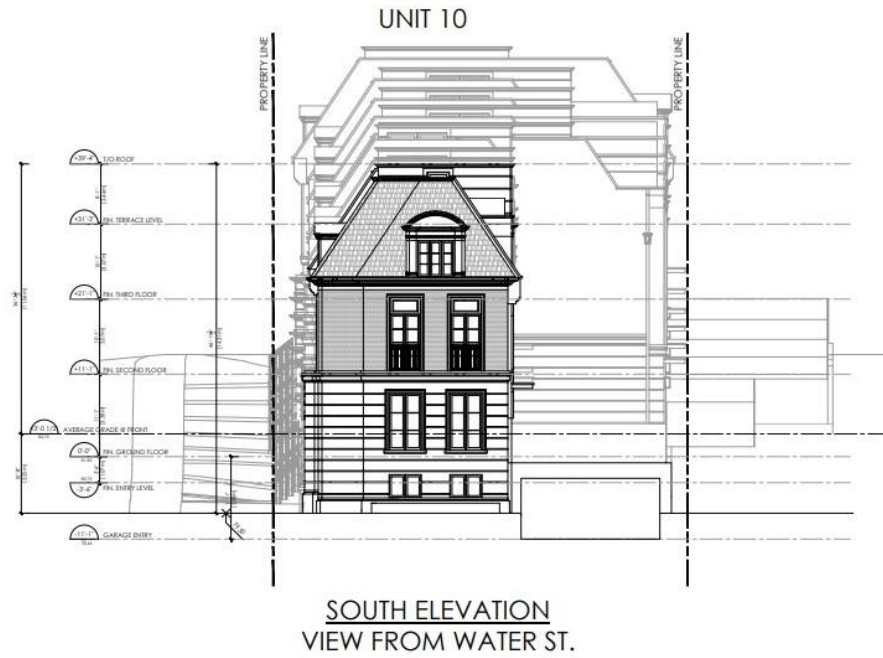
5.1.H. – Proposed Roof Plan


Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



5.1.I. – Proposed Front (North) Elevation

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



 RICHARD WENGLE ARCHITECT INC.
ROSEVILLE PROPERTIES INC.
ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 22, 2022
2001
 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



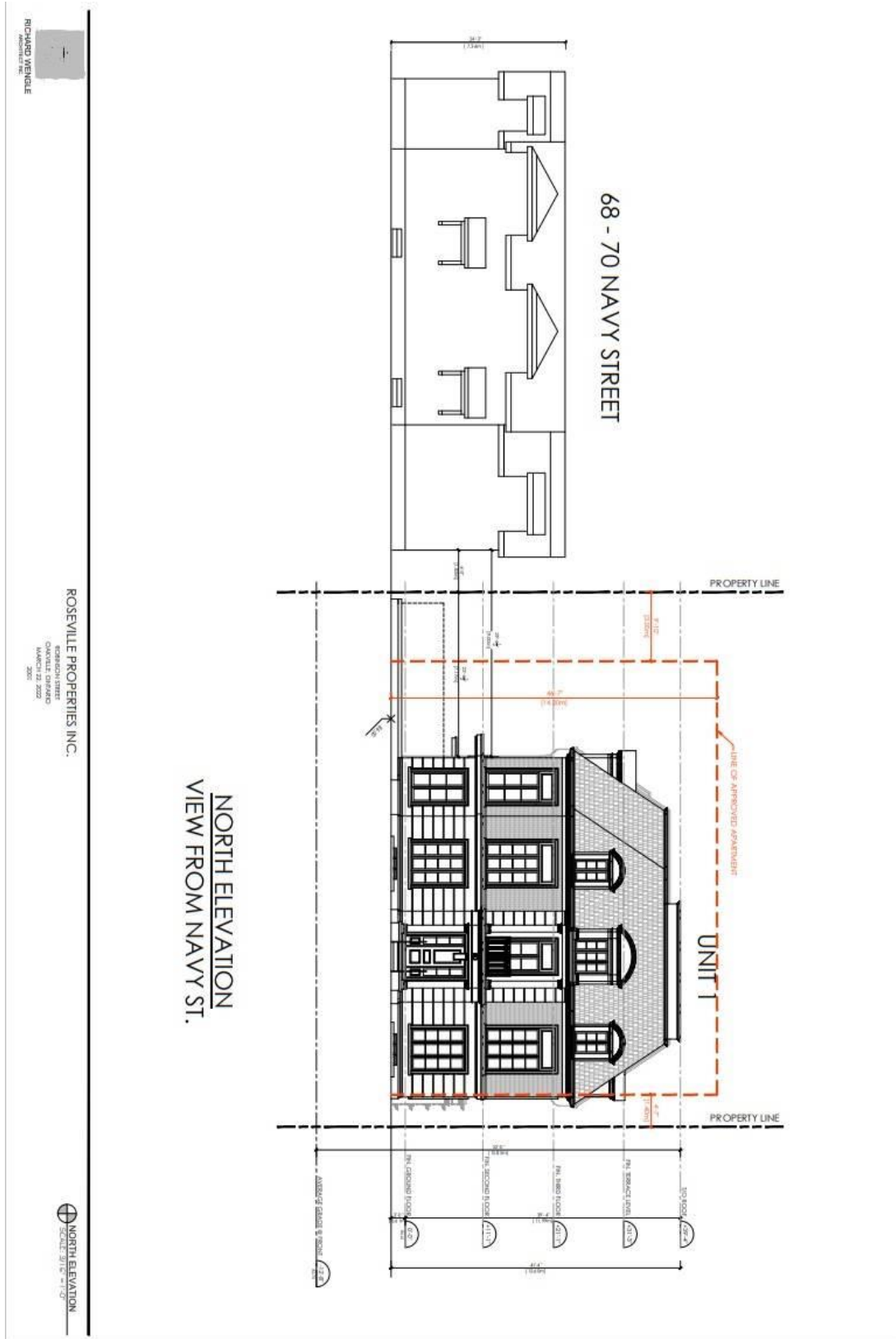
5.1.J. – Proposed Right (West) Elevation

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



5.1.K. – Rear (South) Elevation

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings Proposed Townhouse Development, Robinson Street, Oakville Ontario



5.1.L. – Proposed Left (North) Elevation

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings
Proposed Townhouse Development, Robinson Street, Oakville Ontario



5.1.M – Model – Streetview Navy St. south from Robinson St.



5.1.N – Model – Streetview Navy St. north to Robinson St.



5.1.O – Model – Streetview Robinson St west from Navy St.



5.1.M – Model – Streetview Robinson ST. west from Water St.

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

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 Old Oakville 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.

Heritage Impact Assessment – Adjacency to an HCD/Designated Buildings

Proposed Townhouse Development, Robinson Street, Oakville Ontario

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.

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 Heritage Conservation District Plan guidelines.

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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.

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.

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- 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 resource if it is in keeping with the greater local built context.

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 block of Townhouses at 106 - 114 Robinson St. & 71 Water St. has been reviewed using the above design strategies to determine its compatibility with the adjacent Old Oakville Heritage Conservation District, and impact on its Heritage value.

- 1) Site Plan: The proposed townhouse block is located as close to Robinson Street as permitted by the Zoning By-Law, and as far away as possible from the rear (southern) lot line. The driveway access is from Water St., away from any structure in the HCD and The Granary. Due to the grade differential along Robinson St. the block steps down the street following the grade. The setback to the common property line with 70 Navy St. is 7.22m (23’-8”) providing ample building setback. The south part of the site is a parking lot without built structures.
- 2) Views: The proposed townhouse block is set as close as possible to Robinson St. so as to retain views to 70 Navy St. The Townhouse block is set close to Robinson St. to mimic the setback of The Granary across the street. The Navy St. building frontage is set back from the Murray House Hotel.
- 3) Screening: While the north plane of the Townhouse Block projects beyond the front elevation of 70 Navy St., the rear yard setback provides views to the

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home from Navy St. The south block building elevation is set behind the front façade of The Granary preserving views to it from Water St. The Navy St. frontage does not screen the Murray House Hotel.

- 4) **Setbacks:** The proposed building is situated so as to be as removed as possible from the existing Heritage resources. A generous setback is provided to the common property south lot line to the HCD. Navy and Robinson streets provide ample setback to the Designated buildings.
- 5) **Scale:** The proposed three storey building mass is broken down by one storey elements and the sloping mansard roof which diminish the visual impact of the three storey building mass where the building faces the existing Heritage resource. Articulation along the rear elevation further breaks down the mass. The stepping of the block accentuated by projecting party walls breaks down the verticality of the three storey mass in relation to the existing resources' massing.
- 6) **Building Height:** The proposed building height is 3 storeys. This height is visually reduced with a one storey mansard roof and a continuous stepping of eaves at the third storey level and roofline. The building is set well away from the common property south line so as not encroach on a 45 degree angular plane from the roof of the Heritage resources. The east elevation is set to match grade with the grade of 70 Navy St. so as to lower the appearance of the block in relation to 70 Navy St. The proposed building height is much less than that of The Murray House Hotel. The West elevation is in keeping in scale and proportion with The Granary.
- 7) **Landscaped Open Space Separation:** The building setback of 7.22m (23'-8") provides for a generous rear yard building separation.
- 8) **Angular Plane:** The proposed townhouse block respects a vertical 45-degree angular plane from the adjacent existing Heritage resource properties to the south and the north, which aids in the reduction of the visual impact of the building mass on the adjoining properties.
- 9) **Design Elements:** The proposed building uses design elements similar in scale and proportion to the existing Heritage resource:
 - a. heavy horizontal stepping frieze board at the second storey level to visually continue the roofline,
 - b. a mansard stepping roof,
 - c. different materials in different storeys of the elevations,
 - d. vertically proportional windows to be sympathetic to the existing windows on the Heritage resources,
 - e. one storey elements with flat roof (Front Porch).
 - f. matching building modules emphasized by projecting party walls.

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- 10) Materials – The material palette proposes materials similar to the existing Heritage resources:
- a. Stone,
 - b. Masonry,
 - c. Stucco,
 - d. Stone surrounds,
 - e. Aluminum,
 - f. Light and dark material colours.



6.2.A. Illustrative Site Plan

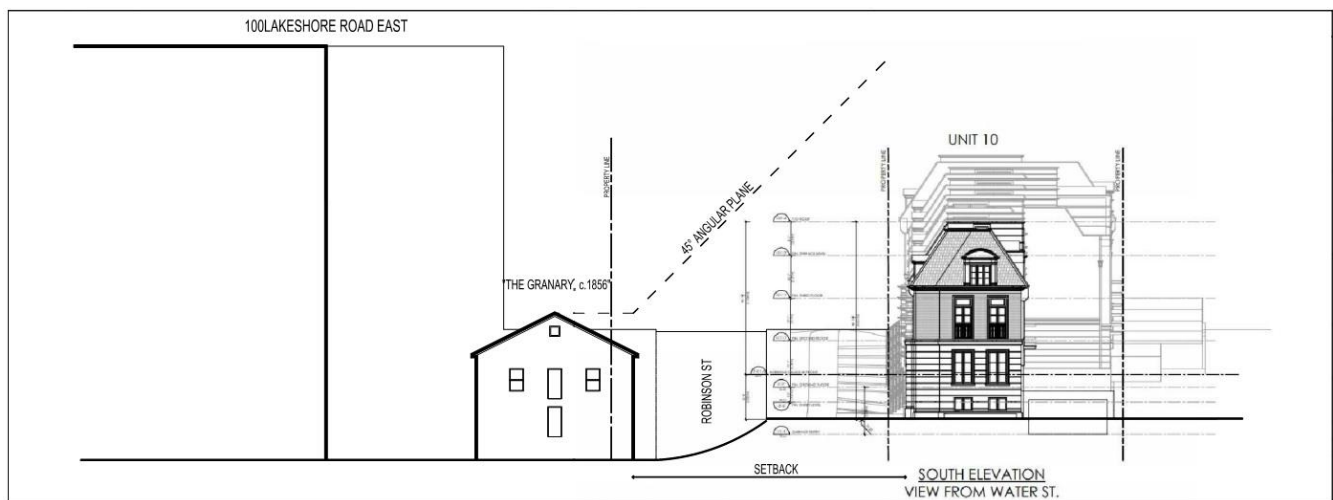
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6.2.B. – Illustrative Streetscape (Navy Street)



6.2.C. – Illustrative Streetscape (Robinson Street - part)



6.2.D. – Illustrative Streetscape (Water Street)

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7.0 Summary Statements and Recommendations

7.1 New Block of Townhouses at 106 - 114 Robinson Street & 71 Water Street – Adjacent to a Heritage Conservation District & adjacent Designated Buildings:

The proposed block of Townhouses at 106 - 114 Robinson St. & 71 Water St. has applied the following design strategies to illustrate sensitivity to the adjacent Heritage Conservation District in the following manner. The proposed new block of Townhouses:

- 1) is setback from the adjacent existing Heritage resources;
- 2) is set so as to not impede views into the neighbourhood, and respects a 45 degree visual view corridor into the adjacent sites;
- 3) does not impede its view to and from the street to principal facades;
- 4) does not screen any principal facades of the existing HCD buildings;
- 5) provides screening and therefore privacy to the rear of the existing HCD;
- 6) provides a generous setback to the common property line of the HCD;
- 7) visually breaks down the three storey building mass by one storey elements, differing horizontal materials per storey and stepping the units within the block which diminish the visual impact of the three storey building mass where the building faces the existing Heritage resources;
- 8) respects a 45-degree vertical angular plane from the adjacent existing HCD properties to the south, aids in the transition in Height from the HCD resource to the neighbourhood to the north and is below the angular of the Heritage resource to the east;
- 9) uses design elements similar in scale and proportion to the existing HCD buildings and Designated buildings:
 - 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 (on the north elevation) 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) uses materials and colours similar to the existing HCD buildings and Designated buildings;

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- 11) has employed a series of strategies to create a design solution that is sympathetic to the existing HCD and to minimize any potential impact on the its Heritage value.

In summary, the above design approach and elements of the proposed design solution illustrate the attention to making the construction of a new block of Townhouses adjacent to an existing HCD and the adjacent Designated buildings sensitive and complementary to the existing Heritage value and thereby reducing any impact on its Heritage value.

8.0 Mandatory Recommendation:

8.1 Mandatory Recommendation regarding the construction of a new block of Townhouses at 106 - 114 Robinson Street & 71 Water Street on the Heritage value of the adjacent existing Old Oakville Heritage Conservation District & adjacent Designated Buildings:

With respect to the proposed construction of a new block of Townhouses at 106 - 114 Robinson St. & 71 Water St., it is recommended that:

- 1) The design of the new block of Townhouses implements Heritage design strategies to make its design sympathetic to the adjacent Heritage Conservation District and adjacent Designated buildings;
- 2) The design of the new block of Townhouses employs Heritage design strategies to minimize its impact on the Heritage value of the adjacent HCD and adjacent Designated buildings;
- 3) The design of the new block of Townhouses is in keeping with general good Heritage design practices and does not negatively impact the Heritage value of the adjoining HCD or the adjacent Designated buildings; and
- 4) The design and construction of the proposed new block of Townhouses be approved.

9.0 Authorship

Report Prepared By:
VINCENT J. SANTAMAURA, ARCHITECT INC.

Date: Revised 12 May 2023



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

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Appendix 1: Biography of Author:

SELECTED PROFESSIONAL RESUME

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

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 – 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

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 townhouses proposed around it in the City of Toronto.

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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 townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

2017 Vaughan Urban Design Award winner.

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).

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 townhouse 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 townhouse 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. (on-going)

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.

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).

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.

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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.

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.

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