



JANSEN CONSULTING
design - consulting - management

Re: Heritage Review – 174 Mill St N, Waterdown Severance

Dear Planning Staff,

As per planning staff comments, it is recommended that setbacks from the road should be increased, setback from front facade to garage face be increased, and to reconsider scale of building on lot. All recommendations were made based on neighbourhood characteristics.

We have completed a neighbourhood study to compare our proposal characteristics to surrounding lots and have found our proposal to fit within the neighbourhood. In this letter, you will find references and photos to surrounding lots exemplifying similar lot sizes and built space on the property, as well as homes with little to no setback from front façade to garage face.

We have also discussed house colours with the homeowners and they have chosen:

- Roof Shingles: Black
- Eaves/Soffit/Fascia: Black
- Board and Batten, Horizontal Siding, Shake: Dark Grey
- Windows: Black with black grilles
- Trim & Window Casings: Dark Grey
- Stone: Beige Natural
- Front Door: Black
- Garage Door: Black

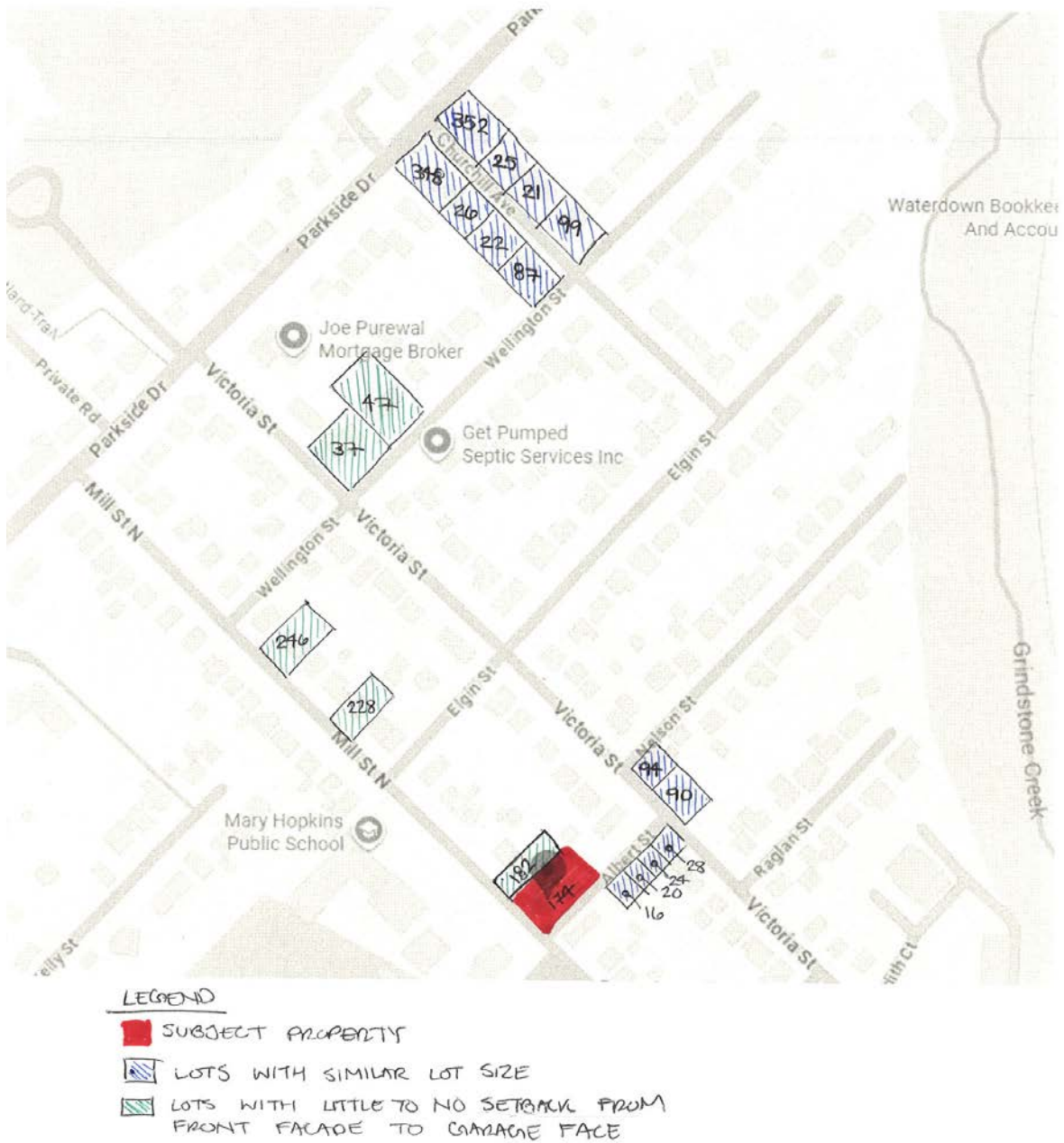


Fig. 1: Overall Neighbourhood Map

Lots Similar in Size

LOT SIZE MAP 1



Fig. 2: Lots on Albert St with similar lot sizes, coverage of lot, and front yard setback - 16, 20, 24, and 28 Albert St. See photos on page 4.

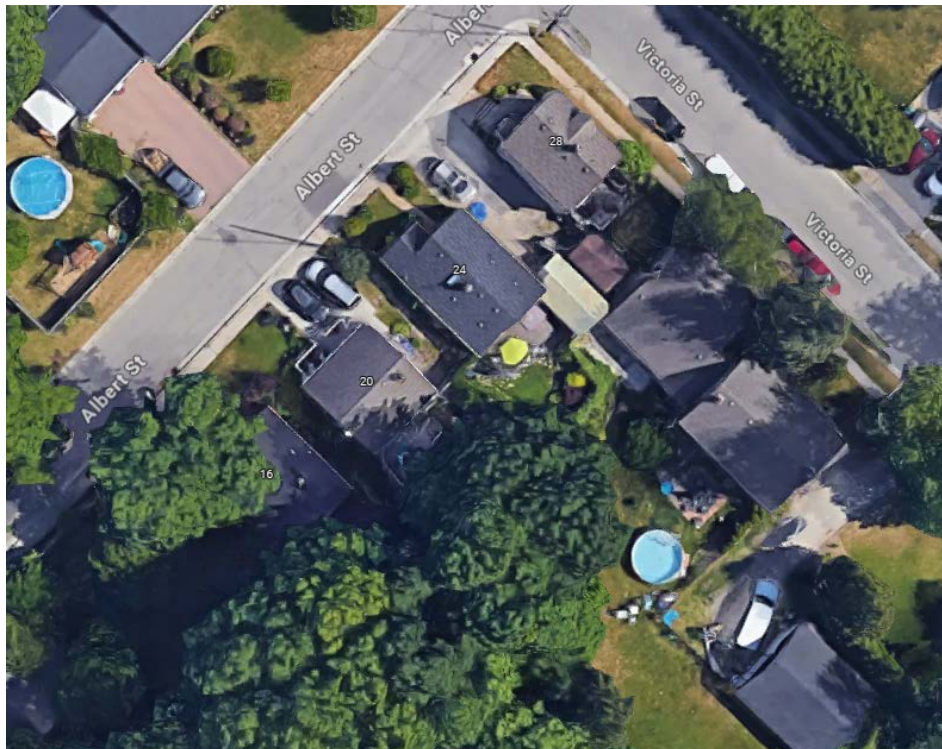


Fig. 3: Colour Map of same properties in Fig. 2.



Fig. 4: Photo of 16 and 20 Albert St



Fig. 5: Photo of 24 and 28 Albert St.



Fig. 6: Photo of 28 Albert St – Exterior Side Yard.

LOT SIZE MAP 2



Fig. 7: Lots on Victoria Street with similar lot size, coverage of lot, and front yard setbacks – 90 and 94 Victoria Street. See photos on page 6 and 7.

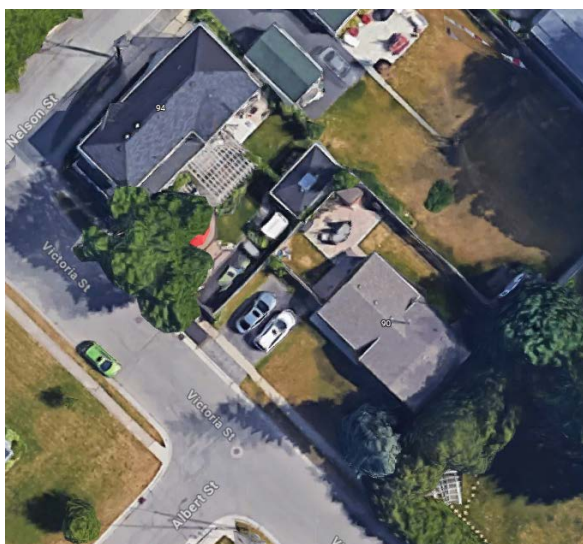


Fig. 8: Colour photo of same properties in Fig. 7.



Fig. 9: Photo of 90 Victoria Street.



Fig. 10: Photo of 94 Victoria Street – Exterior Side Yard.



Fig. 11: Photo of 94 Victoria Street – Front.



Fig. 12: Lots on Churchill Street with similar lot size, coverage of lot, and front yard setbacks – 21, 22, 25, 26 Churchill St. 87 and 99 Wellington Street. 348 and 352 Parkside. See photos on pages 9 and 10.



Fig. 13: Colour photo of properties in Fig. 12.



Fig. 14: Photo of 25 Churchill Street.



Fig. 15: Photo of 21 Churchill Street.

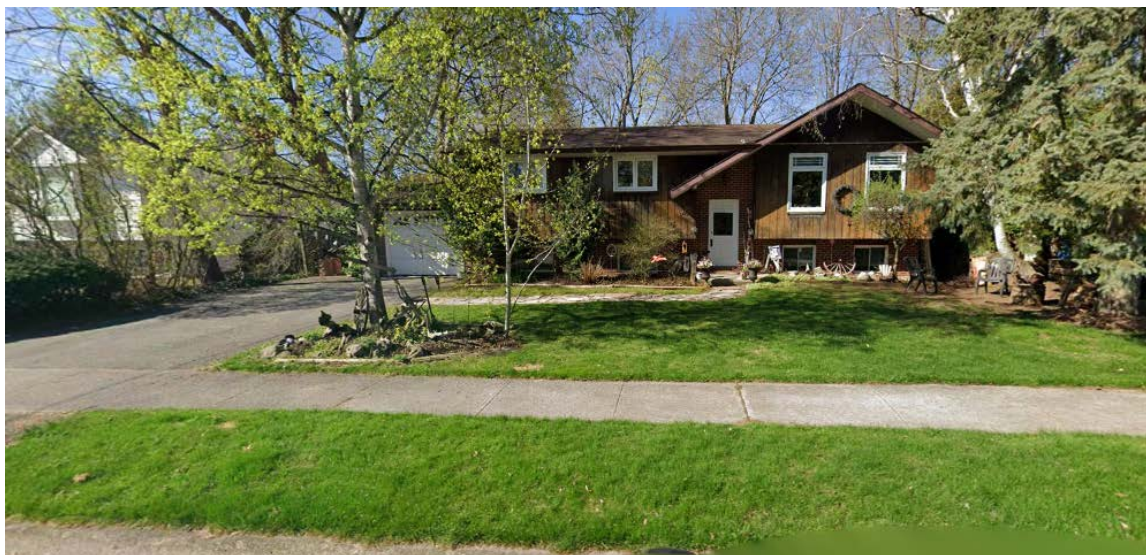


Fig. 16: Photo of 26 Churchill Street.



Fig. 17: Photo of 22 Churchill Street.

Photos of Similar Garage Setback



Fig. 18: Photo of 182 Mill St N.



Fig. 19: Photo of 228 Mill St N.



Fig. 20: Photo of 246 Mill St N.



Fig. 21: Photo of 47 Wellington Street.



Fig. 22: Photo of 37 Wellington Street.

If any additional information is required, please don't hesitate to reach out directly – aschaeffer@jansenconsulting.ca or 905-854-9696.

Sincerely,

Amy Talukder
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