

REPORT

Heritage Oakville Advisory Committee

Meeting Date: August 24, 2021

FROM: Planning Services Department

DATE: August 17, 2021

SUBJECT: Heritage permit application HP035/21-42.20P 105 Paliser Court – New detached garage

LOCATION: 105 Paliser Court

WARD: Ward 2

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RECOMMENDATION:

1. That Heritage Permit Application HP035/21-42.20P for the construction of a new detached garage at 105 Paliser Court, as attached in Appendix B to the report dated August 17, 2021 from Planning Services, be approved subject to the following:
 - a. That final details on paint colours, doors, trim and cladding be submitted to Heritage Planning staff for final approval; and
2. That this heritage permit expire two years from the date of final approval by Council.

KEY FACTS:

The following are key points for consideration with respect to this report:

- This property is designated individually under Part IV of the *Ontario Heritage Act* by By-law 2010-016.
- The heritage permit application is for the construction of a new detached garage.
- Staff has reviewed this application and recommends that it be approved subject to the above condition.

BACKGROUND:

A heritage permit application has been submitted by the owners of 105 Paliser Court to undertake the following alterations on the property:

1. Construct a new detached garage.

The property at 105 Paliser Court is located on the northeast corner of Paliser Court and Lakeshore Road West, west of downtown Oakville. The property contains the Reverend George Washington House, a two-storey brick Regency cottage built in 1853. The house previously faced south onto Lakeshore Road and in 2008 was relocated within the site to face west onto Paliser Court, a new street created to accommodate 12 new houses. The A location map for the property is attached as Appendix A. Designation By-law 2010-016 is attached as Appendix C.

The complete application was submitted on August 3, 2021. See Appendix B for the application form, photos and drawings of the proposed work. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to deal with the application is October 1, 2021.

COMMENT/OPTIONS:

The owners are proposing to construct a one-storey two-car detached garage to the north of the existing house on the rear portion of the existing driveway, set back from the front of the heritage house. The proposed garage is a simple frame building with hip roof, to be clad in horizontal wood siding to match the wood siding on the existing rear house addition. It would be painted in a light cream colour to match the existing rear addition and trimwork on the historic house. Two garage doors are proposed on the front with one personal door on the rear.

The proposed garage meets the town's Zoning By-law and does not require any minor variances. When the house was relocated in 2008, the house was situated on the new property to allow for sufficient space around the heritage building to provide appropriate landscaping and setbacks from the adjacent new homes. At the time, staff were not supportive of an attached garage, so instead space was provided for a future detached garage, which the current owners would like to now build.

Heritage Planning staff have reviewed the heritage permit application and consider the proposed garage to be an appropriate and compatible new structure on the site. The garage is detached and set back from the front of the heritage house, and has been designed with a low height and simple design to allow the heritage house to remain the prominent building on the property. The materials and colours have been chosen to complement the existing house while remaining distinguishable from it.

Staff recommend that this heritage permit application be approved subject to the conditions in the recommendation. The works proposed may be subject to other applicable Town regulations and requirements, such as site alteration permits and building permits. It is the applicant's responsibility to review these matters with applicable staff.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- enhance our cultural environment
- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The approval of the subject heritage permit does not impact the town's climate initiatives.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage permit application

Appendix C – Designation By-law 2010-016

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Heritage Planner

Recommended by:

Diane Childs, MCIP, RPP
Manager, Policy Planning

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning Services