

REPORT

Heritage Oakville Advisory Committee

Meeting Date: June 28, 2022

FROM: Planning Services Department

DATE: June 21, 2022

SUBJECT: Heritage Permit Application HP025/22-42.20A 87 Allan Street – Demolition of existing sunroom and construction of new sunroom addition and new garage addition

LOCATION: 87 Allan Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP025/22-42.20A for the demolition of the existing sunroom and the construction of a new sunroom addition and a new garage addition at 87 Allan Street, as attached in Appendix B to the report dated June 21, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors and cladding materials 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:

- The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District (HCD).
- The owners are proposing to demolish the existing one-storey sunroom, construct a new two-storey sunroom addition, and construct a new two-storey addition with integral garage.
- Staff are recommending that the application be approved.

BACKGROUND:

The property at 87 Allan Street is located on the east side of Allan Street just south of Lakeshore Road East. See Appendix A for the Location Map. The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District and contains a two-storey stucco house constructed c.1900.

The subject heritage permit application is for the demolition of the existing one-storey sunroom, the construction of a new two-storey sunroom addition in the same location, and the construction of a new two-storey addition with integral garage at the rear of the property. The application form, photos and drawings of the proposed work are attached as Appendix B.

As the property is located within the First and Second Street HCD, the First and Second Street Heritage Conservation District Plan ('District Plan') guidelines for this district apply. Relevant excerpts from the District Plan have been attached as Appendix C.

The complete heritage permit application was submitted on May 30, 2022. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on this application is August 29, 2022.

COMMENT/OPTIONS:

Construction of New Sunroom Addition

The subject house has a one-storey stucco-clad sunroom on the south side of the house that was constructed sometime between 1913 and 1924. The owners are proposing to demolish and reconstruct the sunroom with a slightly larger footprint and add a second storey level above. The entire addition is to be clad in a cream-coloured stucco with wood cornices to match the heritage house.

The new first-storey sunroom is to extend farther to the south than the existing sunroom, with approximately 64 square feet added to the footprint. The existing historic wood windows are proposed to be salvaged and re-used in the new sunroom. On the rear elevation, new sliding doors are proposed. The proposed second storey is to have a smaller footprint with a flat roof, tucked in below the existing gable of the heritage house. New wood windows are proposed to match the historic ones on the first floor.

Construction of New Garage Addition

At the rear of the property, the owners are proposing to construct a two-storey addition with a two-car integral garage. The existing laneway will be used to access the new garage, which has been designed in a traditional coach house style. The addition has a side gable roof with a gabled dormer in the front to match the one on the front of the historic house. The addition is to be clad in dark grey horizontal wood siding. Two coach house style garage doors are proposed on the front, and a set of sliding entry doors accompanied by wood barn style exterior doors are proposed on the rear. Multipaned wood windows are proposed throughout the addition to compliment those on the house.

The garage addition is to be connected to the heritage house by a new two-storey section that has been designed in the style of the new sunroom addition. This two-storey section is proposed to have a flat roof and be clad in a cream-coloured stucco, with multipaned wood windows to match those on the rest of the new additions. A new entry door on the west elevation of this section will provide access to the house from the driveway.

The proposed changes require relief from Zoning By-law 2014-014 for the lot coverage. A minor variance was approved for the property at the Committee of Adjustment on April 5, 2022. This approved minor variance permits a maximum lot coverage of 26.93% whereas the zoning by-law only permits a maximum of 25%. Heritage Planning staff supported the minor variance as the new additions are limited in size and are considered appropriate relative to the scale of the existing dwelling.

The details for landscaping have not yet been submitted and will need to be processed through a future minor heritage permit application.

Heritage Assessment

When evaluating the changes to the subject property, the District Plan for the First and Second Street HCD is the primary policy document to use (attached as Appendix C). Additionally, Heritage Planning staff reviewed the proposed application with consideration of the town's Livable Oakville Plan and its cultural heritage policies, which support the conservation and enhancement of the town's heritage conservation districts.

The proposed additions are considered to be compatible with the existing heritage house and with the streetscape of the heritage conservation district. The sunroom addition has been reconstructed with a similar footprint, and the second storey is modest in size and has been designed to tuck in below the eaves of the heritage house. The proposed two-storey garage addition is well set back from the heritage

house and has a lower height than the existing home. The gable roof with front gable dormer reflect the form of the historic home, allowing for a continuity in the architecture.

The overall design and materials of the proposed additions are in keeping with the heritage character of the district. Traditional materials are proposed, such as wood cladding, stucco cladding, wood trim, wood doors and multipaned wood windows. The historic windows on the sunroom are to be salvaged and re-used on the reconstructed sunroom, helping to retain the existing heritage attributes of the house. There are no changes proposed to the existing heritage house.

The subject proposal is therefore considered to be compatible with, and complementary to, the heritage conservation district. Staff recommend that this heritage permit application be approved subject to the condition 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 greenhouse gas emissions. This report supports the town's climate action by conserving the cultural heritage resource at 87 Allan Street.

APPENDICES:

- Appendix A – Location map
- Appendix B – Heritage permit application
- Appendix C – Excerpts from the District Plan

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