

REPORT

Heritage Oakville Advisory Committee

Meeting Date: July 26, 2022

FROM: Planning Services Department

DATE: July 19, 2022

SUBJECT: Heritage Permit Application HP030/22-42.20K 262 King Street – Side addition for elevator

LOCATION: 262 King Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP030/22-42.20K for a side addition to accommodate an elevator shaft at 262 King Street, as attached in Appendix B to the report dated July 19, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the 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 Old Oakville Heritage Conservation District (HCD).
- The owners are proposing to construct an addition to the east side elevation to accommodate an elevator shaft for disabled access to the second story.
- Staff are recommending that the application be approved.

BACKGROUND:

The property at 262 King Street is located on the south side of King Street between Dunn Street and Trafalgar Road. See Appendix A for the Location Map. The property is designated under Part V of the *Ontario Heritage Act* as part of the Old Oakville Heritage Conservation District. The residence on the property is a renovated coach house/stable constructed circa 1888 for the Marlatt House at 43

Dunn Street. It was converted to a residence in the 1940s by Amice Calverley and significant renovations were approved in 2010. In 2017, the rear half of the property was severed to create 260 King Street and a new residence was constructed on that lot in 2018.

The subject heritage permit application is for the construction of a new two-storey elevator shaft on the east side elevation. The application form, photos and drawings of the proposed work are attached as Appendix B.

The complete heritage permit application was submitted on June 3, 2022. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on this application is September 1, 2022.

COMMENT/OPTIONS:

Construction of New Elevator Shaft Addition

The proposal is for a two storey stucco and half-timber addition with a cedar shingle clad roof. The addition is approximately 6'x6' and is set back from the front elevation of the house, tucked behind the existing brick chimney. The purpose of the addition is to create space for an elevator shaft to provide accessible access to the second storey of the residence. The addition will require the removal of a set of windows on the first storey at the rear of the residence. Finishes for the stucco, half-timbering and colour will all match the existing building. Details for the addition can be found in Appendix B.

Heritage Assessment

When evaluating the changes to the subject property, the District Plan for the Old Oakville HCD is the primary policy document to use. 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 Old Oakville Heritage Conservation District Plan provides the following guidelines on alterations to buildings and construction of new additions within the district:

- *Scale in height and mass be compatible with surrounding buildings to ensure visual connectedness and existing sense of scale*
- *Construction materials should be visually sympathetic with existing buildings and streetscape yet appropriate given the design of the new structure*

- *The distinguishing original qualities or character of a structure or environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible*
- *Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building structure, shall be treated with sensitivity*
- *Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the replaced material in composition, design, colour, texture and other visual qualities. New windows should closely match the historic windows in size, number of panes, frame, colour and reflective qualities of the glass*
- *Design, style, materials and colour for new construction to be considered on an individual basis on the premise that contemporary styles can be more appropriate in certain cases than emulating turn of the century designs*

The proposed scale of the addition is in keeping with the residence – it is relatively small in its floorplan and the height comes in under the peak of the existing roof. The construction materials are proposed to match the existing residence, which is appropriate for the small scale of the addition. While two windows will be removed to accommodate the addition, it is likely they were added in the 1940s when the coach house was converted to a residence and their removal will not significantly impact the heritage character of the residence or the surrounding heritage conservation district. The overall design of the addition is traditional and matches the stucco and half-timbering of the existing coach house.

In the Old Oakville Heritage District Plan, the Block Analysis for Block 13, attached as Appendix C, notes that there are two distinct characters in this block – the first is grand and spacious in the west section of the block and the second is the graduation of the smaller and more intimate properties towards the east. The property at 262 King Street, is located around the mid-point of the block, within the smaller and more intimate scale of Block 13, with “character based largely on the colours and materials which blend into the abundant vegetation”. The Block Analysis further notes that the two distinct characters should be maintained and the vegetation in the eastern section should be maintained to preserve the gradual change in the street edge.

The proposed addition, with its location set back from the front elevation and height under the peak of the existing roof, will not be a significant intrusion into the streetscape. The visibility lines indicated in the Block Analysis will not be impacted. The design of the addition fits with the character of the existing materials and colours, and the scale and massing of the addition maintains the smaller and more intimate character of the properties towards the east of Block 13. No vegetation is proposed to be removed to accommodate the addition.

Town staff has received concern feedback about the proposed addition and its potential negative impact on the overall District streetscape and spacing between buildings and have taken this concern into consideration in this evaluation. Town staff notes that the proposed addition will require a minor variance (see discussion below) for the side yard setback. The spacing between the subject property and its immediate neighbor to the east is relatively tight, as the eastern neighbor is constructed right on the lot line. However, due to the location of the proposed addition at the rear of the property behind the existing chimney, the impact on the heritage district streetscape should be negligible, especially with the vegetation in the front yards of both properties, as seen in the Google Earth images included in Appendix B. The proposed addition does not include any windows and will not create an overlook into the private rear yard of the neighbouring property.

Minor variance

One minor variance was required to enable the work currently proposed and was approved by the Committee of Adjustment on July 19, 2022. It was as follows:

1. A side yard setback of 1.65m, whereas the zoning by-law requires a minimum of 2.4m

The variance was supported because the proposed change was considered minor in nature and would not have a significant impact on the overall character of the heritage conservation district.

Conclusion

The proposed addition is considered to be compatible with the existing heritage house and with the streetscape of the heritage conservation district. The elevator addition is located to the side of the coach house and back from the front plane of the building. The addition is modest in size and height and the overall design and materials of the proposed additions are in keeping with the heritage character of the district. Traditional materials are proposed, including the stucco cladding and false half timber details and cedar shingle clad roof.

The subject proposal is therefore considered to be compatible with, and complementary to, the heritage conservation district. Staff recommends 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 262 King Street and the Old Oakville Heritage Conservation District.

APPENDICES:

- Appendix A – Location map
- Appendix B – Heritage permit application
- Appendix C – Block 13 Analysis

Prepared by:

Susan Schappert, MCIP, RPP, CAHP
Heritage Planner

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning Service