

REPORT

Heritage Oakville Advisory Committee

Meeting Date: September 27, 2022

FROM: Planning Services Department

DATE: September 20, 2022

SUBJECT: Heritage permit application HP041/22-42.20T 408 Trafalgar Road
– Construction of new addition

LOCATION: 408 Trafalgar Road

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP041/22-42.20T for the construction of a new addition at 408 Trafalgar Road, as attached in Appendix B to the report dated September 20, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors and cladding material 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 under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District.
- The heritage permit application is for the construction of a new addition onto the existing house.
- Staff has reviewed this application and recommends that it be approved subject to the condition contained in the recommendation.

BACKGROUND:

The property at 408 Trafalgar Road is located on the west side of Trafalgar Road just north of Spruce Street. See Appendix A for the Location Map. The property contains a Colonial Revival style frame house constructed in 1948. The property is designated as part of the Trafalgar Road Heritage Conservation District under Part V of the *Ontario Heritage Act*.

The subject heritage permit application is for the construction of a new addition onto the existing house, including both a one-storey portion and a second storey portion onto an existing one-storey wing. The application form, photos and drawings of the proposed work are attached as Appendix B. Excerpts from the Trafalgar Road Heritage Conservation District Plan have been included as Appendix C.

The complete application was submitted on August 18, 2022. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is November 16, 2022.

COMMENT/OPTIONS:

Proposed alterations

The subject property includes the original 1948 house that is comprised of a central 1 ½ storey section, a one-storey wing to the north, and a second one-storey wing to the northeast, which was originally an attached garage.

In 1996, the original garage was converted to living space and the owners constructed a detached garage to the south of the house, which remains today. In 2007, an addition was constructed to attach the garage to the house. Other changes at that time included a one-storey rear addition and second floor dormers added to the 1 ½ storey portion of the house.

The subject application is to construct a new addition onto the north one-storey wing. The applicants are proposing to construct a one-storey portion on the east side of this wing, between the 1 ½ storey house and the original garage (in the current location of the stone wall). They are also proposing to construct a second-storey above the one-storey wing so that the roof lines up with the existing roof of the 1 ½ storey portion of the house. The second storey addition will continue both the steeper sloped roofline at the front of the house, and the truncated, low-sloped roofline at the rear of the house, effectively creating a 'saltbox' design when viewing the property from the north and south. Two new roof dormers are proposed for the front of the house, to match those on the existing house.

The new addition is to be clad in cedar shingles to match the rest of the house. The one-storey wing is to have two sets of multipaned wood French doors facing the front of the property. The second storey portion of the addition will include new multipaned wood windows on the north and west elevations. The existing first storey below the new two-storey addition will remain the same on the north and west elevations.

While typically new additions are constructed to the rear or side of an existing house, the subject property is located along the Sixteen Mile Creek and Conservation Halton requirements do not permit the expansion of the building's footprint at the rear of the house. The owners are therefore proposing to gain additional living space by building up with the second storey addition onto the existing house, and building out towards the front with the small one-storey wing.

Heritage assessment

When evaluating the changes to the subject property, the District Plan for the Trafalgar Road HCD is the primary policy document to use. Relevant guidelines from the Trafalgar Road HCD Plan have been attached as Appendix C. These guidelines include the following which relate specifically to the design of new additions to existing houses:

- *New additions are best designed in a manner that distinguishes between old and new; and that avoids duplicating the exact style of the existing heritage building or imitating a particular historical style or period of architecture.*
- *New additions should be designed in such a manner that the essential form and integrity of the existing building would be unimpaired if the addition were removed in the future.*
- *Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties. Keep the height and bulk of the new addition smaller than the existing building.*
- *Multi-storey exterior additions are best set back as deeply as possible from the existing front wall plan in order to be as unobtrusive as possible in the streetscape.*
- *Additions are encouraged to not add to the height or roof of an existing historical building as changes to the roofline alter the character of a building significantly.*
- *Pay close attention to the junction of the old and new ensuring a sound visual as well as functional connection.*

The proposed changes to the house are considered to be in keeping with the guidelines of the District Plan. The existing historic house is to be retained and restored where needed. The proposed materials of cedar shingle cladding, wood trim and multipaned wood windows are compatible with the existing house and the character of the heritage conservation district.

While typically new additions are to be slightly lower than the existing house, in this case the existing house has a rather low roof height. Rather than going higher than the existing house to differentiate the new from the old, the applicants are proposing to maintain the existing roof height to continue the architectural language of the

house. The proposed French doors on the new one-storey wing will help to provide a break in the rhythm of the front façade and differentiate the new addition from the original 1 ½ storey portion of the house.

Given the restraints of the property being located on the creek, staff are supportive of the approach proposed by the applicants. The evolution of the house will still remain legible and the overall character of the house will be maintained.

No minor variances are required for the proposed work.

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 408 Trafalgar Road.

APPENDICES:

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

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