

REPORT

Heritage Oakville Advisory Committee

Meeting Date: September 27, 2022

FROM: Planning Services Department

DATE: September 20, 2022

SUBJECT: Review of development application – Brantwood School at 221 Allan Street

LOCATION: 221 Allan Street

WARD: Ward 3

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RECOMMENDATION:

That the report “Review of development application – Brantwood School at 221 Allan Street”, dated September 20, 2022 from Planning Services, be received.

KEY FACTS:

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

- The property at 221 Allan Street is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District (HCD).
- The property has cultural heritage value for its early 20th century former school building formerly known as Brantwood School.
- The Town took ownership of the school in 2021, undertook Official Plan and Zoning By-law Amendments to facilitate redevelopment for residential uses, and sold the school property in 2021.
- The owners are proposing to rehabilitate the historic building into a new residential development by restoring the existing structure and constructing a new rear addition to facilitate nine (9) residential units.
- The purpose of this report is to present the site plan application to the Heritage Oakville Advisory Committee for consideration and comments.

BACKGROUND:

The property at 221 Allan Street is located on the east side of Allan Street north of Palmer Avenue. A location map for the property is attached as Appendix A. The applicants are proposing to rehabilitate the historic building into a new residential development with nine units by restoring and altering the existing structure and

constructing a new rear addition. Drawings of the proposed development are attached as Appendix B.

A Heritage Impact Assessment (HIA) has been completed by a heritage consultant and submitted by the applicants to provide an assessment of the impact of the proposed development on the former school building and the Trafalgar Road Heritage Conservation District. The HIA is attached as Appendix C. Relevant guidelines from the Trafalgar Road HCD Plan and Guidelines have been attached as Appendix D.

In 2012, the former school property was purchased by the town after being declared surplus and Council approved a concept plan for the site which included: seven new detached residential lots fronting onto Douglas Avenue; relocation of the school playground to a new park at the corner of Douglas and Palmer avenues; and the retention of the historic portion of Brantwood School for potential residential conversion.

In 2017, a town-initiated Official Plan Amendment and Zoning By-law Amendment was approved for the whole of the former school property in order to redevelop the larger site into:

- One lot with RM4 zoning with a special provision containing the rehabilitated historic Brantwood School facing Allan Street, to be converted into four to nine residential units;
- Seven new residential lots with RL3-0 zoning with a special provision facing Douglas Avenue; and
- A parkette containing an existing play structure on the southeast corner of the block.

These nine lots have since been created through the approvals of these applications. The historic Brantwood School building remains on a new and smaller lot, which retains its original address of 221 Allan Street. All properties have been sold conditionally by the town to new owners who have submitted a site plan application which is the subject of this report. A future site plan application will be required for the seven detached lots as well. Heritage approval was given for the demolition of the rear non-historic gymnasium wing and this section has been demolished.

As a condition of the purchase and sale agreement, and in accordance with the Town's Site Plan Control By-law, site plan approval is required for the conversion of the historic school building into a medium-density residential building.

COMMENT/OPTIONS:

The current Livable Oakville official plan designation for the property is Medium Density Residential with an exception that permits a maximum of nine (9) dwelling units. The property is zoned Residential Medium, RM4 in Zoning By-law 2014-014, providing for medium density residential development. An additional Special Provision 382 requires a maximum of nine residential units and permits a reduction in the landscaping requirements to permit the existing driveway.

The applicants are proposing to rehabilitate the building by restoring elements of the historic structure and making alterations to both the building and the landscaping to accommodate the new units. The applicants are also proposing to construct a two-storey rear addition with elevated outdoor amenity areas and underground parking. Drawings and details of the proposed changes are included in Appendices B and C. A general overview of the proposed work has been provided below.

Restoration of the existing building includes:

- Removal of the paint on the brick to reveal the historic red brick
- Restoration of historic stucco and stone cladding
- Replacement of front doors with new wood doors to match
- Replacement of windows with more appropriate windows

Alterations to the existing building include:

- Front (west) elevation:
 - Addition of second storey bay above the existing one-storey bay on the north end of the elevation
 - Addition of a two-storey bay on the south end of the elevation
 - Construction of a new canopy on each of the existing two entrances
- Rear (east) elevation
 - Replacement of and alterations to rear wall to accommodate new addition
- North elevation
 - Alterations to fenestration
- South elevation
 - Addition of second storey above existing one-storey projection
 - Alterations to fenestration

Alterations to the existing landscaping include:

- Introduction of new parking spaces to the rear of the building and at the northwest corner of the property
- Improvement of the existing driveway with retaining wall and soft landscaping
- Introduction of hardscaped amenity area at the front of the building
- Removal of two larger trees to accommodate parking and removal of several smaller trees to improve landscaping around the existing building and prevent water maintenance issues

The addition to the existing heritage building includes:

- A flat-roofed two-storey addition at the rear of the building, filling in the existing L-shaped structure
- New first-storey and second-storey terraces at the rear of the new addition
- Underground parking below the new two-storey addition and terraces
- Finishes to match the existing historic building, including stucco walls, stone banding and new windows

When evaluating the changes to the subject property, the district plan for the Trafalgar Road HCD is the primary policy document to use. Heritage Planning staff also review 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. See Appendix D for relevant excerpts from the District Plan and Guidelines for the HCD.

The applicants have submitted a Heritage Impact Assessment by heritage consultant Megan Hobson. In the document, the subject proposal is assessed for its impact on the property's cultural heritage value. The HIA bases the assessment on a statement of significance previously prepared by ERA Architects Inc. in an assessment of the property's cultural heritage value in 2013. See Appendix C for more details.

Staff is looking for the Heritage Oakville Advisory Committee's comments on the proposal specifically as it relates to its impact on the cultural heritage value of the property, as outlined in the HIA, and its impact on the surrounding Trafalgar Road Heritage Conservation District, as outlined in the District Plan and Guidelines

The site plan application for the property will continue to be processed by Planning Services staff, with consideration of comments related to heritage matters from both Heritage Oakville and Heritage Planning staff. If a site plan application is supported by the town, the applicants would then require approval of the minor variances and approval of a heritage permit. The heritage permit application would be circulated to Heritage Oakville for comment, with a final decision being made by Council.

Staff recommend that this report be received by the Heritage Oakville Advisory Committee.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Comments from Heritage Oakville members on this item will be considered as part of the overall review and assessment of the development application.

(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 through the conservation and adaptive re-use of the historic Brantwood School.

APPENDICES:

Appendix A – Location map

Appendix B – Drawings of proposed development

Appendix C – Heritage Impact Assessment

Appendix D – Excerpts from District Plan and Guidelines

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