



OAKVILLE

REPORT

Heritage Oakville Advisory Committee

Meeting Date: October 18, 2022

FROM: Planning Services Department

DATE: October 11, 2022

SUBJECT: Heritage permit application HP045/22-42.20T 415 Trafalgar Road
– Replacement of rear addition and detached garage

LOCATION: 415 Trafalgar Road

WARD: Ward 3

Page 1

RECOMMENDATION:

1. That Heritage Permit Application HP045/22-42.20T for the replacement of the rear addition and detached garage and alterations to the existing house at 415 Trafalgar Road, as attached in Appendix B to the report dated October 11, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the cladding, windows and doors 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 Trafalgar Road Heritage Conservation District.
- The property is not considered to be of significant cultural heritage value.
- The proposal is to replace the existing rear addition on the house and the existing detached garage and to make alterations to the existing house.
- Staff has reviewed this application and recommends that it be approved subject to the conditions in the recommendation.

BACKGROUND:

A heritage permit application has been submitted for 415 Trafalgar Road to complete the following works:

1. Demolish the existing one-storey rear wing on the house;

2. Demolish the existing detached rear yard garage;
3. Construct a new one-storey rear wing on the house;
4. Construct a new one-storey detached garage in the rear yard; and
5. Make alterations to the exterior of the existing house.

The property at 415 Trafalgar Road is located on the east side of Trafalgar Road north of Spruce Street. See Appendix A for the Location Map. The property contains a post-war vernacular stucco and stone-clad concrete block bungalow that includes a rear frame wing constructed in 2000. The property also contains a wood frame detached garage at the northeast corner of the lot, estimated to have been constructed in the mid-to-late 20th century. The property is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District (HCD) but the property is not considered to be a contributing property of cultural heritage value.

The complete heritage permit application was submitted on September 26, 2022. See Appendix B for the application form, photos of the existing conditions 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 December 26, 2022.

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

A previous heritage permit was approved for this property in April 2022 for the demolition of the existing house and the detached garage and the construction of a new two-storey house with integral garage. The owners have revised their plans and are now proposing to retain the original one-storey house and replace the rear wing and the detached garage instead.

COMMENT/OPTIONS:

Demolition of existing structures

The subject heritage permit application proposes the demolition of the rear addition of the existing house, built in 2000, and the detached garage, built in the last half of the 20th century. While the District Plan does not distinguish between properties that contribute to the heritage value of the HCD and those that are non-contributing, Heritage Planning staff have assessed the property and determined that it does not have significant cultural heritage value and are supportive of the demolition of the rear addition and the detached garage.

Construction of new addition and garage

The owners are proposing to construct a new rear wing directly behind the original house. The new addition is one storey but is proposed to be slightly higher than the

existing house in order to gain additional height inside. This extra height will be visible in the new gable roof of the addition, which will be slightly higher than the hip roof of the existing house. The two roof sections will be linked by a new section of hip roof.

The new addition has a simple cottage-style design and is proposed to have horizontal wood siding, wood trim, asphalt roof shingles and aluminum-clad windows. Large windows and a single door are to be installed on the rear wall to allow access and light from the rear yard. A small wood porch and stairs is proposed in this location.

The new detached garage is to be a frame structure with a simple gable roof and horizontal wood cladding to match the new addition. A new garage door is proposed on the south elevation and a personal door on the east elevation. The garage is to be built in the same location as the existing garage.

Alterations to the existing house

The existing one-storey house is currently clad in stucco with manufactured stone cladding at the base of the walls. The owners are proposing to replace this cladding with new horizontal wood cladding with wood trim to match the new addition and garage. The existing wood shutters are to be removed.

Most of the existing vinyl windows are to be retained but there are some changes to the fenestration on the sides of the house to accommodate changes to the interior layout. On the south elevation, one of the windows is proposed to be filled in and a new window is proposed in the centre of the wall for a new bathroom. Two existing single windows from the north elevation are proposed to be relocated to the south elevation and doubled up to replace an existing single window. On the north elevation, in addition to the two relocated windows, a third is to be removed and one new single window is to be installed.

Landscaping

The owners intend on updating the landscaping on the property but have not yet finalized these details. These will be finalized through a subsequent minor heritage permit.

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.*
- *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 property is not considered to be of significant cultural heritage value, so there is no direct impact on any heritage attributes. The proposed alterations to the existing house are considered to be an improvement and allow the house to better reflect the heritage character of the district. The addition is simple, to the rear of the existing house, and has materials that are in keeping with the requirements of the District Plan.

While typically new additions are to be slightly lower than the existing house, in this case the existing house is only one storey with a low height. The proposed new addition is slightly higher, but is still complementary to the existing house and allows for a clear distinction between the existing house and the new addition.

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:

This report addresses the corporate strategic goals to:

- enhance our cultural environment; and,
- 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 support's the town's climate initiatives through the retention and rehabilitation of the existing home on the property.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage permit application

Appendix C – Excerpts from the District Plan

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