

REPORT

Heritage Oakville Advisory Committee

Meeting Date: October 18, 2022

FROM: Planning Services Department

DATE: October 11, 2022

SUBJECT: Heritage permit application HP043/22-42.20N 68-70 Navy Street – revisions to rear addition

LOCATION: 68-70 Navy Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP043/22-42.20N for revisions to the rear addition at 68-70 Navy Street, 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 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 Old Oakville Heritage Conservation District.
- A heritage permit for similar alterations to both 68 and 70 Navy Street was approved in June 2017 but expired prior to the beginning of construction.
- A new heritage permit for alterations to both units of the semi-detached building, including revisions to the rear addition was approved in June 2020.
- In November 2021, after the beginning of construction, serious and irreparable damage was detected in the stacked plank interior walls of the historic portion of both units and deconstruction down to the foundation was approved through a new heritage permit. The 'historic' portions of the units are to be rebuilt to match the plans approved in June 2020.
- The owners of the property have proposed a change to the design of the rear addition to raise the roofline to create two full storeys. There are no changes

proposed to the reconstruction of the ‘historic’ portions’ of the units and they remain the same as the approved June 2020 heritage permit.

- Staff has reviewed this application and recommends that it be approved subject to the conditions contained in the recommendation.

BACKGROUND:

The properties at 68-70 Navy Street are located on west side of Navy Street between William Street and Robinson Street. See Appendix A for the Location Map. The properties are associated with the 1859 Jeremiah Hagaman House, a one and a half-storey vernacular residence that was later subdivided into two residences. The properties are designated under Part V of the *Ontario Heritage Act* as part of the Old Oakville Heritage Conservation District.

The subject heritage permit application is for revisions to the rear additions of the houses that was the subject of a heritage permit application approved in June 2020. The application form, evaluation of the impact of the changes and drawings of the proposed work are attached as Appendix B.

The complete application was submitted on September 2, 2022. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is December 1, 2022.

COMMENT/OPTIONS:

The heritage permit application only proposes changes to the rear additions of both units. The changes include:

- Raising the roofline of the rear addition to create a full two storey interior space with vaulted ceilings;
- Addition of clerestory windows to the rear addition.

The remainder of the alterations and additions to the houses remain the same as the previously approved heritage permits in 2020 and 2021.

Review of Old Oakville Heritage Conservation District Guidelines

The Old Oakville Heritage Conservation District Plan provides the following applicable guidelines regarding alterations to historic buildings and new structures 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,*

- *Lot line setbacks be permitted to vary with consideration given to neighbouring setbacks and frontages,*
- *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.*

Heritage Planning staff have reviewed the proposed heritage permit application against the guidelines of the District Plan. The majority of these guidelines are not applicable to the subject application, as it does not alter any historic architectural features, does not increase the footprint of the addition and does not change the construction materials from the previous approval.

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. The applicant is proposing to maintain the existing roof height on the 'historic portions' of the houses, but to raise the rear addition roofline to 9m to create vaulted ceilings inside the space. The increase in height is still within the permitted zoning for this area and no minor variances are required for the proposed work. The impact to the surrounding HCD and adjacent heritage properties (the Murray Hotel) should be minimal as the height increase should not be noticeable at pedestrian level on Navy Street. The adjacent property at the corner of Navy Street and Robinson Street has a permitted zoning height maximum of 12.6m and while there is currently no building on this site, the Town has received a development application for this site that is still in the early stages of review.

Staff find the proposed changes to the rear additions to 68 and 70 Navy Street to have a very minimal impact on the character of the Old Oakville Heritage Conservation District and adjacent heritage properties. Therefore, 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 68-70 Navy Street.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage permit application

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