

REPORT

Heritage Oakville Advisory Committee

Meeting Date: December 13, 2022

FROM: Planning Services Department

DATE: December 6, 2022

SUBJECT: Heritage permit application HP58/22-42.20A 78 Allan Street – Replacement of rear wing, construction of new detached garage and minor alterations to existing house

LOCATION: 78 Allan Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP058/22-42.20A for the replacement of the rear wing, construction of a new detached garage and minor alterations to the existing heritage house, as attached in Appendix B to the report dated December 6, 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;
 - b. That materials to be removed as part of this proposal be made available for salvage by the owner; 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 IV of the *Ontario Heritage Act* by By-law 2021-072.
- The proposal is to replace an existing rear wing, construct a new detached garage and make minor alterations to the existing heritage 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 78 Allan Street to complete the following works:

1. Demolish an existing non-historic one-storey rear wing of the house;
2. Construct a new 1 ½ storey rear addition;
3. Construct a new one-storey detached garage at the rear of the property;
4. Replace the front porch of the house; and
5. Paint the existing heritage house.

The property at 78 Allan Street is located on the southwest corner of Robinson Street and Allan Street. See Appendix A for the Location Map. The property contains a 1 ½ storey wood frame house constructed in the late 19th century with Classical Revival style influences.

The complete heritage permit application was submitted on November 29, 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 February 27, 2023.

The property is designated individually under Part IV of the *Ontario Heritage Act* by By-law 2021-072. This By-law is attached as Appendix C. Staff have assessed the subject heritage permit application using the standards in the Standards and Guidelines for the Conservation of Historic Places in Canada ('Standards and Guidelines'). These standards have been attached as Appendix D.

COMMENT/OPTIONS:

The subject heritage permit application proposes the demolition of the gable-roofed one-storey rear wing on the northwest corner of the heritage house. This wing was constructed in 1990 and is not considered to be of heritage value. Next to this rear wing is a shed-roofed one-storey wing; this portion is to remain.

The applicants are proposing to construct a new 1 ½ storey addition in the same location as the 1990 wing to be removed. The new addition has been designed with a traditional gable roof, but with contemporary aesthetics to differentiate it from the heritage house. The addition will extend slightly beyond the north elevation of the heritage house but be lower in height than the house. Cedar shingles are proposed as the cladding, except for a small area on the north elevation which is proposed to be clad in traditional stucco. Both materials are to be painted in a warm brown/bronze colour. New aluminum-clad windows are proposed on the north, west and south elevations, including a dormer window on the west elevation. A set of aluminum-clad sliding doors is proposed on the west elevation facing the rear yard.

On the rear one-storey wing to be retained, a set of wood French doors is to be installed on the west elevation to provide access to the rear yard. A skylight is proposed to be installed into the existing roof. This wing is to be painted in a warm white colour.

At the rear of the property, the applicants are proposing to construct a one-storey single-car detached garage. The structure is to include a wood garage door on the north elevation facing Robinson Street and a set of aluminum-clad sliding doors on the east elevation facing the house. The structure is to be clad in cedar shingles to match the new addition, with a standing seam metal roof.

At the front of the house, the applicants are proposing to construct a new stone porch with steps and a stone planter. The existing wood porch and steps are in poor condition and are not historic. The applicants are also proposing to repaint the entire heritage house in an off-white colour.

The applicants are also proposing to update the landscaping on the property, including a new fence. These details have not been included in this application and will be dealt with separately through a future heritage permit.

Heritage assessment

When evaluating the changes to the subject property, staff are guided by Designation By-law 2021-072 as well as the Standards and Guidelines, attached as Appendix B and C, respectively. The First and Second Street Heritage Conservation District is located directly across the street from 78 Allan Street, and therefore staff have also considered any potential impact on the cultural heritage value of this district.

The proposed changes to the house allow for the protected heritage house to be conserved. The designated heritage attributes outlined in the designation by-law are to be retained and restored where necessary, with the exception of one historic 6/6 window on the rear elevation that is to be removed to accommodate the new addition. This window is one of the less prominent windows on the heritage house and its removal is not considered to have a significant impact on the cultural heritage value of the property. Staff has recommended that materials like this window be made available for salvage.

In reviewing the Standards and Guidelines, the subject proposal is considered to follow these standards. The cultural heritage resource is to be conserved and the new addition is compatible with, subordinate to and distinguishable from the heritage house. The new addition is located to the rear of the house and uses a traditional roofline and materials with a contemporary aesthetic that distinguishes it from the original house. With both the new addition and the garage being at the rear of the

property, their impact on the heritage conservation district along Allan Street is minimal.

Five minor variances are required for the subject proposal and were approved by the Committee of Adjustment on November 29, 2022. These variances were to:

- 1) Permit an encroachment of 4.82m into the minimum front yard for the front stoop, whereas a maximum of 1.5m is permitted.
- 2) Permit the private garage to be set back 2.6m from the flankage lot line, whereas a minimum of 5.7m is required.
- 3) Permit the existing dwelling to remain with a minimum flankage yard of 1.86m and permit the proposed addition with a minimum flankage yard of 1.5m whereas a minimum of 3.0m is required.
- 4) Permit a maximum height for the accessory building to be 4.2m whereas a maximum of 2.5m is permitted.
- 5) Permit the maximum residential floor area ratio for the dwelling to be 54.18% whereas a maximum of 30% is permitted.

These variances were considered to be minor in nature and retained many of the existing conditions on the site without having any negative impact on the property or neighbouring properties. All of the new massing introduced is to the rear of the property next to the higher density, mixed use streetscape of Downtown Oakville. This additional built form is still lower and more compact than the massing of adjacent and nearby mixed-use properties along Robinson Street. The small-scale residential character along Allan Street will remain the same.

Staff therefore have no concerns with the proposed application as it conserves the heritage attributes identified in the designation by-law, follows the standards in the Standards and Guidelines and has no significant impact on the adjacent heritage conservation district. Staff recommend that this heritage permit application be approved subject to the conditions 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; 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 supports the town's climate initiatives through the retention and rehabilitation of the existing heritage house on the property.

APPENDICES:

Appendix A – Location map

Appendix B – Heritage permit application

Appendix C – Designation By-law 2021-072

Appendix D – Excerpt from the 'Standards and Guidelines'

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