

REPORT

Heritage Oakville Advisory Committee

Meeting Date: December 13, 2022

FROM: Planning Services Department

DATE: December 6, 2022

SUBJECT: Heritage permit application HP057/22-42.20T 407 Trafalgar Road
– Demolition of existing garage and construction of new
addition

LOCATION: 407 Trafalgar Road

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP057/22-42.20T for the demolition of the existing detached garage and the construction of a new addition to the existing house at 407 Trafalgar Road, 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 V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District.
- The proposal is to demolish the existing one-storey detached garage and construct a new addition with integral garage and living space.
- 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 407 Trafalgar Road to complete the following works:

1. Demolish the existing one-storey detached garage; and
2. Construct a new one-storey addition with integral garage and living space.

The property at 407 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 c.1855 2-storey Tudor Revival style house originally built for the Chisholm family. The property also contains a wood frame detached garage at the northeast corner of the lot, estimated to have been constructed in the mid 20th century.

The complete heritage permit application was submitted on November 28, 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.

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.

COMMENT/OPTIONS:

The subject heritage permit application proposes the demolition of the existing detached one-storey single-car detached garage. While there is no confirmed date of construction for the garage, it appears to have been built in the mid-20th century in the Tudor Revival style of the heritage house. Staff have recommended that materials from this structure be made available by the owner for salvage.

The owners are proposing to construct a new one-storey rear addition with integral single-car garage and living space. The addition is to be located in the northeast corner of the property in the same general location as the existing garage. The garage at the front of the new addition will line up with the rear elevation of the heritage house, with a small mudroom connecting the garage to the back of the existing house. To the rear of the garage space will be additional living space.

The new addition is to be clad in wood shingles to match the shingles on the existing rear wing of the heritage house. Due to the proximity of the structure to the north and east lot lines, no windows or doors are to be installed on these elevations. On the west elevation facing the street will be a traditional coach house style garage door. On the south elevation facing the interior of the rear yard, the owners are proposing a single door accessing the garage and a set of French doors accessing the living space, flanked by two double sets of windows. All windows and doors are

to be aluminum-clad, with the exception of a leaded-glass window on the south elevation, designed to match those on the historic house.

The only direct change to the heritage house is the removal of an existing single door on the rear elevation of the house. This is to be filled in with wood shingles to match the rest of the cladding on this elevation.

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 meet the guidelines of the District Plan. The new addition is located to the rear of the property, with very minimal impact on the streetscape of the heritage district. The addition is only one-storey and has been designed with minimal impact on the heritage house. The overall design and proposed materials meet the requirements of the District Plan.

Two minor variances are required for the subject proposal and were approved by the Committee of Adjustment on November 1, 2022. The two variances were to:

- 1) Permit a minimum northerly interior side yard of 0.613m whereas 1.2m is required; and
- 2) Permit a minimum rear yard of 0.763m whereas 7.5m is required.

These variances were both considered to be minor in nature and retained some of the existing conditions on the site without having any additional negative impact on the property or neighbouring properties.

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 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 – Excerpts from the District Plan

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