

REPORT

Heritage Oakville Advisory Committee

Meeting Date: June 27, 2023

FROM: Planning Services Department

DATE: June 13, 2023

SUBJECT: Heritage permit application HP021/23-42.20A 221 Allan Street – Rehabilitation of former Brantwood School

LOCATION: 221 Allan Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP021/23-42.20A for the rehabilitation of the former Brantwood School at 221 Allan Street, as attached in Appendix B to the report dated June 13, 2023 from Planning Services, be approved subject to the following:
 - a. That final details on the window, door, canopy, cladding, signage and plaque materials be submitted to Heritage Planning staff for final approval;
 - b. That final details on the paint removal process 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 at 221 Allan Street is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District.
- The heritage permit application is for the rehabilitation of the former Brantwood School building into a new residential development by restoring the existing structure and constructing a new rear addition to facilitate nine residential units.
- Staff has reviewed this application and recommends that it be approved subject to the conditions contained in the recommendation.

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 former Brantwood School building to accommodate nine condominium units. 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 Heritage Conservation District Plan have been attached as Appendix D.

In 2017, a town-initiated Official Plan Amendment and Zoning By-law Amendment was approved for the whole of the former school property 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 approval of these planning applications. The historic Brantwood School building remains on a new and smaller lot, retaining its original address of 221 Allan Street. The completion of the residential lot developments will occur once the Brantwood School rehabilitation project has been substantially completed.

At its meeting of September 27, 2022, the Heritage Oakville Advisory Committee reviewed the site plan application for this rehabilitation project. Because of changes brought about by Bill 23, site plan approval is no longer needed for this development. However, the Committee did provide comments on the proposal at the September 27 meeting and these have been considered by Heritage Planning staff as part of the subject heritage permit process.

The Committee provided the following comments for consideration:

- signage signifying that the building was Brantwood School should be incorporated into the front of the building or the landscaping;

- the applicants should consider naming the development in a way that commemorates its history (i.e. use Brantwood in the name);
- a historical plaque should be installed to recognize the significance of the property; and
- there was support for replacing the front doors with new ones to match as the existing ones are in poor condition and have been subject to overuse and vandalism

COMMENT/OPTIONS:

This proposed rehabilitation work includes renovations to the school building and restoration of its historic exterior features. The rehabilitation also includes the construction of 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 cladding
- Restoration of historic stucco and stone cladding
- Replacement of front doors with new wood doors to match
- Replacement of windows with new aluminum-clad wood windows with a design that is more historically appropriate

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 and metal railings at both of the existing front entrances
- Rear (east) elevation
 - Replacement of and alterations to rear wall to accommodate new addition
- North elevation
 - Alterations to fenestration
- South elevation
 - Addition of a second storey above the existing one-storey projection
 - Alterations to fenestration

Alterations to the existing landscaping include:

- Grading changes at the rear of the property to accommodate a parking ramp and new below-grade parking spaces
- Introduction of new parking spaces on the northwest and southwest corners 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
- Installation of a heritage plaque and signage on the Allan Street frontage

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

Heritage assessment

When evaluating the changes to the subject property, the District Plan for the Trafalgar Road Heritage Conservation District is the primary policy document to use. Additionally, Heritage Planning staff reviewed the proposed application for conformity with the town's Livable Oakville Plan and its cultural heritage policies, which support the conservation and enhancement of the town's heritage conservation districts. Excerpts from the District Plan are attached as Appendix C.

The applicants have submitted a Heritage Impact Assessment (HIA) by heritage consultant Megan Hobson, attached as Appendix D. In the document, the subject proposal is assessed for its impact on the property's cultural heritage value. The document concludes by recommending that the heritage permit be supported with the following conditions:

1. That further details be provided to staff for the replacement doors and windows;
2. That further details be provided to staff regarding the methodology for removing the paint from the brick foundation;
3. That further details be provided to staff regarding repair/renewal of the exterior stucco; and
4. That further details be provided to staff regarding installation of the canopies on the main elevation.

Heritage Planning staff has reviewed the HIA and the comments made by the Heritage Oakville Advisory Committee at its September 27, 2022 meeting. Staff is of the opinion that the application, with the conditions in the staff recommendation, addresses the comments and recommendations made in the HIA and by the Committee.

Staff considers the proposed rehabilitation of the former Brantwood School to be an appropriate and effective re-use of this important historic building. The proposal meets the guidelines of the District Plan and supports the character of the heritage conservation district. The historic building is to be restored and renovated in a manner that retains its important features while allowing for appropriate functional changes to accommodate new residential units. The new addition is to the rear of the historic structure and its design and materials are compatible with the former school building as well as the surrounding heritage conservation district.

The proposed rehabilitation of the former Brantwood School is therefore considered to be compatible with, and complementary to, the heritage conservation district. Staff recommends 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 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 supports the town's climate initiatives through the conservation and rehabilitation of the former Brantwood School building.

APPENDICES:

- Appendix A – Location map
- Appendix B – Heritage permit application
- Appendix C – Heritage impact assessment
- Appendix D – Excerpts from the District Plan

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