

REPORT

Heritage Oakville Advisory Committee

Meeting Date: February 27, 2024

FROM: Planning Services Department

DATE: February 13, 2024

SUBJECT: Heritage permit application HP005/24-42.20R 27 Reynolds Street – construction of a new second storey rear addition and ground floor staircase

LOCATION: 27 Reynolds Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP005/24-42.20R for the construction of a new second storey rear addition with ground floor staircase at 27 Reynolds Street, as attached in Appendix B to the report dated February 13, 2024 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval;
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 Old Oakville Heritage Conservation District.
- The owners are proposing to construct a new rear addition on the second storey with a new staircase down to the ground floor.
- Staff is recommending that the application be approved.

BACKGROUND:

The property at 27 Reynolds Street is located on the east side of Reynolds Street south of King Street. A location map is attached as Appendix A. The property contains a circa 1943 house built by local architect William Gould Armstrong, who was commissioned to mimic the style of 322 Trafalgar Road by the owners of the property, Dorothy and Lt. Colonel Morris Drury. The original structure is a frame one-and-a-half-storey dwelling clad in cedar shingles. The structure today includes later rear additions and a separate garage from 1989. The property is 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 the addition of a second storey space above an existing one-storey rear wing, as well as a new ground floor addition to accommodate a staircase to the new second floor. The application form, photos, and drawings of the proposed work are attached as Appendix B.

As the property is located within the Old Oakville Heritage Conservation District (HCD), the District Plan for the HCD is applicable. Relevant excerpts from the District Plan are included in this report.

The complete heritage permit application was deemed complete on January 25, 2024. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to deal with this application is April 24, 2024.

COMMENT/OPTIONS:

New addition

The applicants are proposing to construct a new addition to the rear of the house on an existing one-storey wing built in 1989. The additional space will include a second storey living space, where there is currently an open balcony, as well as additional ground floor space to accommodate a new staircase leading to the second floor.

The aesthetic of the new addition is traditional with a hipped roof and a half-hexagonal roof on the south portion. The second storey is proposed to be slightly higher than the 1989 wing that links it to the original house, but lower than the original structure. The roof is to be finished in asphalt shingles to match the existing house, with the exception of a small portion where the new addition meets the existing house and the roof slope is too low to accommodate asphalt shingles. This section is to be finished with standing seam metal material.

The addition is to be clad in wood shingles to match the rest of the house. The existing wood shingle cladding on the remaining first-storey portion will also be replaced to provide a consistent look. New multipaned double-hung wood windows are proposed on the second floor.

No changes are being proposed to the original structure, landscaping, or the garage facing King Street. No trees are proposed to be removed as part of the subject application.

Minor variances

One minor variance required for the proposed house was approved by the Committee of Adjustment on February 7, 2024, as follows:

1. A maximum residential floor area for the dwelling of 34.2% whereas a maximum of 30% is permitted.

The variance was supported because it was considered to be minor in nature and would not create any undue adverse impacts to adjoining properties due to the irregular shape of the lot and the location of the addition at the rear of the property. Planning staff was of the opinion that the updated house would have a massing and scale that is similar to other new and updated dwellings within the neighbourhood and that the character of the area would be maintained.

Heritage assessment

When evaluating the changes to the subject property, the District Plan for the Old Oakville HCD 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.

The Old Oakville Heritage Conservation District Plan provides the following guidelines on alterations to buildings and construction of new additions 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*
- *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*

- *Design, style, materials and colour for new construction to be considered on an individual basis on the premise that contemporary styles can be more appropriate in certain cases than emulating turn of the century designs*

In the District Plan, the Block Analysis for Block 15 notes the following:

- *The predominant feature of this block is the church as it is a landmark for the area*
- *The consistent setbacks of buildings along King and Reynolds Streets results in an orderly and unified appearance*
- *Predominant material used in the area is white or grey stucco*

The Block Analysis for Block 15 also makes note of the wide spacing between houses, which gives Reynolds Street a feeling of grand scale. It also notes the view of the lake south down Reynolds Street, and the quiet and secluded nature of the south portion of the street. The neighbouring structure to the north is defined as a key building to the area.

Heritage Planning staff is of the opinion that the proposed additions and renovations meet the guidelines of the District Plan. The scale and height of the proposed addition is compatible with surrounding buildings and will not have any significant impact on the streetscape along either Reynolds Street or King Street. The additional space is almost all within the existing footprint of the dwelling, located far back from the historic house at the front of the property, and is lower in height than the original structure.

The aesthetic of the new addition is traditional and the materials are compatible with the existing house. The new addition is also differentiated from the historic house in its articulated roofline and raised eaves. The multipaned wood windows have been designed to provide a cohesive look with the rest of the house, without mimicking the unique windows on the original house. The original house will not be changed or affected by the new addition.

The subject proposal is therefore considered to meet the guidelines of the Old Oakville Heritage Conservation District Plan. Staff recommend that this heritage permit application be approved subject to the conditions in the recommendation.

The works proposed are 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

There is no public notification required.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There is no impact on other departments and users.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability, and Accountable Government.

(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. 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

Prepared by:

Kristen McLaughlin, CAHP-Intern
Heritage Planner

Carolyn Van Sligtenhorst, MCIP, RPP, CAHP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning Services