



OAKVILLE

## REPORT

### Heritage Oakville Advisory Committee

Meeting Date: March 26, 2024

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**FROM:** Planning Services Department

**DATE:** March 12, 2024

**SUBJECT:** Heritage permit application HP008/24-42.20K 262 King Street – construction of a two storey addition

**LOCATION:** 262 King Street

**WARD:** Ward 3

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#### RECOMMENDATION:

1. That Heritage Permit Application HP008/24-42.20K for the construction of a new two storey addition at 262 King Street, as attached in Appendix B to the report dated March 12, 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 two storey addition on the west side of the existing residence.
- Staff is recommending that the application be approved.

#### BACKGROUND:

The property at 262 King Street is located on the south side of King Street between Dunn Street and Trafalgar Road. A location map is attached as Appendix A. The property contains a circa 1892 coach house constructed for the Marlatt House across the street. The original structure is a frame two storey barn with Arts and

Crafts details. The coach house was converted to residential use circa 1920. 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 a two storey addition to the west (side) elevation of the building. The application form, photos, and drawings of the proposed work are attached as Appendix B. Letters of support from the community submitted by the applicant are attached as Appendix C.

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 inventory report from the recently approved Old Oakville Heritage Conservation District Study is attached as Appendix C.

The complete heritage permit application was deemed complete on February 20, 2024. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is May 20, 2024.

#### **COMMENT/OPTIONS:**

##### New addition

The applicants are proposing to construct a new addition to the west elevation of the house. The addition is intended to create a wheelchair accessible interior space for the current owner on the second floor and an apartment space on the ground level for medical support staff.

The aesthetic of the new addition is intended to blend with the existing character of the house by using the same design cues and cladding materials. The addition is set back from the front plane of the residence, being the garage doors (originally barn doors). The eaves of the addition line up with the eaves along the front plane to continue the horizontal line across the addition. The low sloping roof pitch matches the east side of the house but is slightly lower and is broken by a gabled dormer. The pitch of the gabled dormer matches the pitch of the front plane roof and is distinctive from the shed dormer on the east side of the house. The side of the addition has a clipped gable roof, again, matching the pitch of the historic house, but with the clipped top to differentiate between the new and the old.

The addition is to be clad in stucco and false half timbering to match the rest of the house. New multipaned double-hung wood windows are proposed, in styles similar to those on the historic house. A single man door is proposed on the west elevation with a simple gabled porch roof over top. This provides entry into the side rooms of the house which may be used for live-in medical support.

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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 bases 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 13 notes the following:

- *The west section of this block is built on a grand and spacious scale. Its character is derived from spatial arrangements and the balance of the massing of two large houses*
- *The east section of this block is built on a much smaller and more intimate scale. Its character is based largely on colours and materials which blend with the abundant vegetation*
- *The street closes in and becomes more intimate as one travel from west to east along King Street and conversely it opens out and becomes more grand as one travels from east to west*

The Block Analysis for Block 13 recommends that:

- *The two distinct characters exhibited in this block should be maintained as it is this sort of mixture which helps to produce the unique character of the entire district.*
- *Preserve or replace the existing vegetation in the eastern section of this block to maintain the changes in the perceived street edge.*

In the revised Old Oakville Heritage Conservation District Study (the Study), approved by Town Council on February 5, 2024, the property is part of the 'Mixed Residential Development Pattern' Character Area (Area #4). The Study provides key guideline considerations for Area #4 in the future updated Plan to include:

*Allow architectural styles and settlement patterns across multiple development periods, with unifying architectural features and material (e.g. stucco and horizontal frame cladding); Allow varied front yard setbacks and building heights and massing by block, reflecting varied streetscape character established through the organic evolution of Oakville as a small town.*

Heritage Planning staff is of the opinion that the proposed additions and renovations meet the guidelines of the District Plan and have appropriately considered the new guidance of the recently adopted Study. This property is located in the middle of Block 13 and is the centre of the transition from small and intimate to larger and grander. The proposed addition does not significantly impact the transition, maintaining the same sense of relative modesty as the historic residence.

The scale, massing and height of the proposed addition is compatible with the historic residence, being pushed back from the front plane and with a slightly lower roofline. Details such as the dormer window and the side gable roof are slightly different than the historic house, but very much in keeping with the Arts and Crafts aesthetic of the historic house.

While the proposed addition does require the removal of some of the historic features of the existing residence on the west elevation to accommodate the new addition, the aesthetic of the new addition and the materials are compatible and unifying with the existing house. 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 proposed addition does not negatively impact the varied streetscape character of this section of King Street by maintaining the materials and aesthetics of the historic house.

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

Appendix C – Letters of support

Appendix D – Inventory report

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