

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 14, 2021
Subject	62 Mary Street: Heritage Permit for New Construction (HP21-0006)

Recommendation

1. That the Heritage Permit Application (HP21-0006) for construction of a detached accessory structure at property municipally known as 62 Mary Street be approved.
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Executive Summary

Purpose of Report

This report provides the staff recommendation to approve a heritage permit application for the construction of a rear yard accessory structure at 62 Mary Street which is located within the Brooklyn and College Hill Heritage Conservation District.

Key Findings

The proposed construction is subject to the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines

The heritage permit was deemed to be a major permit application that requires review by the Heritage Guelph committee and approval by City Council. Heritage Guelph reviewed the application at their meeting of May 10, 2021 and provided support.

The proposed design of the rear yard accessory structure satisfies the plan and guidelines for the Brooklyn and College Hill Heritage Conservation District and staff recommend approval.

Financial Implications

The accessory building once completed will be assessed by the Municipal Property Assessment Corporation and appropriately taxed by the City.

Report

The subject property is located on the east side of Mary Street (attachment 1) within the Brooklyn and College Hill Heritage Conservation District, as such, it is designated under Part V of the Ontario Heritage Act through By-law (2014)-19812.

According to Section 42 of the Ontario Heritage Act, any proposed new construction, alteration, demolition or removal that would affect the heritage

character of the property or the district is required to obtain approval through the heritage permit process. The construction of a new building on the subject property requires a heritage permit application (as per Section 4.4 of the HCD Plan and Guidelines) and Council Approval.

The property owner has proposed to construct a detached accessory structure in the rear yard behind the existing original red brick garage and house. Current photos of the subject property and the proposed accessory building design are shown in attachments 2 and 3.

Planning staff are of the opinion that the rear yard accessory building proposed for 62 Mary Street has been designed in such a way that it is a product of its own time and is seen as a contemporary interpretation of historic form and style. The visual relationships between an infill building, neighbouring buildings and the streetscape should be reviewed carefully and used as the basis for new construction. The size and placement of this simple gable roof form would not stand out when the property is seen from the street and is compatible with the 2-storey, red brick foursquare house and its original red brick detached garage. The weathered wood exterior cladding will blend well with the mature back yard trees on lots in this block.

Staff is of the opinion that heritage permit HP21-0006 for the construction of the proposed detached accessory structure in the rear yard of the lot at 62 Mary Street is in keeping with proper heritage conservation practice and satisfies the following guidelines from the Brooklyn and College Hill HCD Plan:

4.1 Guidelines for Additions to Heritage Buildings

viii) New design of alterations may be permitted where they:

- do not harm, damage or remove valued heritage property, features and other distinguishing historical, architectural, streetscape or cultural features, and
- are of size, location and material that is compatible with the character of the property, building, landscape or streetscape
- are compatible with, distinguishable from, and subordinate to the original.

ix) Construction comprising new freestanding building masses within the heritage conservation district should fit with the prevailing character of adjacent properties, landscaping and existing grades and be compatible in design, size, location, height, setback, orientation to the street, materials, roof type, and fenestration; and

4.2.2 Location of additions

Exterior 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 buildings and neighbouring properties. Multi-storey exterior additions are best set back as deeply as possible from the existing front wall plane in order to be unobtrusive in the streetscape and to differentiate the addition from the older structure.

The design as presented satisfies the requirements of the heritage district designation plan and guidelines. Heritage permit application HP21-0006 is recommended for approval under section 42 of Part V of the Ontario Heritage Act.

Financial Implications

The accessory building once completed will be assessed by the Municipal Property Assessment Corporation and appropriately taxed by the City.

Consultations

Heritage Guelph reviewed the application at their meeting of May 10, 2021 and passed the following motion:

1. That Heritage Guelph supports the property owner's proposal to construct a detached, single-storey accessory building in the rear yard of 62 Mary Street, as proposed in the elevation drawings of heritage permit application HP21-0006 presented at the May 10, 2021 meeting of Heritage Guelph; and,
2. That any modifications necessary to complete the design that are minor in nature may be dealt with by the Senior Heritage Planner.

Strategic Plan Alignment

Priority

Building our future

Direction

Continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here

Alignment

The conservation of cultural heritage resources is aligned with building and maintaining vibrant and resilient communities

Attachments

Attachment-1 Location of Subject Property

Attachment-2 Current Photos of Property

Attachment-3 Design of Proposed Accessory Building

Departmental Approval

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This report was approved by:

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This report was recommended by:

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