

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, March 4, 2024  
Subject **32 Martin Avenue: Heritage Permit Application HP24-0002**

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## Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to heritage permit application HP24-0002 for 32 Martin Avenue:

The proposed alterations to 32 Martin Avenue abide by the guidelines for the Brooklyn and College Hill Heritage Conservation District.

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## Executive Summary

### Purpose of Report

This report provides information and a staff recommendation of support for the property owner's proposal to construct a small, 2-storey addition in the rear of the existing dwelling at 32 Martin Avenue, as proposed in the elevation drawings of heritage permit application HP24-0002 (dated February 13, 2024).

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## Report

### Location

The subject property is located on the north corner of Martin Avenue and James Street West and is semi-detached with 47 James Street West. The civic address is 32 Martin Avenue and the legal address is 47 James Street West. The legal description is Part Lot 7, Plan 37, Registered Plan 61R4820, Parts 2, 3, and 4, City of Guelph.

### Background

32 Martin Avenue is a brick building built between 1929 and 1946 as a semi-detached dwelling that was attached to the stone dwelling at 47 James Street West.

The property is designated under Part V of the Ontario Heritage Act and is protected by By-law 2014-19812 as it is within the Brooklyn and College Hill Heritage Conservation District (HCD).

A complete heritage permit application was received on February 22, 2024, for the construction of an addition at the rear of the brick residence at 32 Martin Avenue.

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 the proposed addition on the subject property requires a heritage permit application (as per Section 4.4 of the HCD Plan and Guidelines) and approval by the General Manager of Planning and Building Services through delegation of authority.

The proposal would remove the existing single-storey rear entrance and replace it with a 2-storey entrance. The house currently has extremely steep stairs to the second floor due to small footprint of house. The addition would enable the owner to decrease the pitch of the stair and solve the interior layout issue. The street view from both Martin Avenue and James Street West will not change.

Following discussion with Heritage Planning staff the applicant modified their initial design to bring the proposed addition into compliance with the HCD Plan and Guidelines. The proposed design of the addition would be clad in Maibec siding and changes only the northeast rear slope of the hip roof and requires no change to the existing appearance of the house from the corner of Martin Avenue and James Street West.

### **Staff Recommendation**

Heritage Planning staff have reviewed the heritage permit application and have determined that the proposed rear addition would not negatively impact the heritage attributes of the subject building or the historic streetscape of the Brooklyn and College Hill Heritage Conservation District.

The proposed addition aligns with the [\*Standards and Guidelines for the Conservation of Historic Places in Canada\*](#), specifically Standard 11, which instructs that new additions should “conserve the heritage value and character-defining elements when creating any new additions” and that new additions should be “physically and visually compatible with, subordinate to, and distinguishable from the historic place.”

The proposed addition is located at the rear of the property where it will be minimally visible from the street and have no impact on the façade.

Staff recommend approval of the heritage permit application.

### **Attachments**

Attachment-1 Property Location and Current Photos

Attachment-2 Images from Fire Insurance Plans

Attachment-3 Proposed Elevation Drawings

### **Departmental Approval**

Melissa Aldunate MCIP, RPP, Manager, Policy Planning

### **Report Author**

Stephen Robinson, Senior Heritage Planner, Policy Planning