

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Monday, October 7, 2024
Subject **15 Forbes Avenue: Heritage Permit Application HP24-0007**

Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager of Planning and Building Services with respect to heritage permit application HP24-0007 for 15 Forbes Avenue.
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Executive Summary

Purpose of Report

This report provides information and staff comments on a heritage permit application for an addition and alterations to 15 Forbes Avenue, a property designated under Part V of the Ontario Heritage Act within the Brooklyn and College Hill Heritage Conservation District.

Report

Location

The subject property (15 Forbes Avenue) is located on the north side of Forbes Avenue, between Gordon Street and Martin Avenue and is within the Brooklyn and College Hill Heritage Conservation District.

Background

As the residential building at 15 Forbes Avenue is within the Brooklyn and College Hill Heritage Conservation District it is protected by heritage designation by-law (2014)-19812 under section 41, Part V of the Ontario Heritage Act. According to section 42, Part IV of the Ontario Heritage Act, the proposed alteration of property within an HCD requires the approval of a heritage permit. A heritage permit of this nature may be considered for approval by the General Manager of Planning and Building Services under delegated authority.

A complete heritage permit application was received on September 26, 2024 for a proposed second-storey rear yard addition above an existing single-storey addition to the circa 1910 brick dwelling on the property.

The existing Edwardian neo-classical house at 15 Forbes Avenue has an L-shaped footprint, with a hipped roof on the street-facing portion of the house, and a front gabled roof on the protruding bay that faces the driveway towards the rear of the property. A wrap-around porch with Tuscan columns occupies the southeast corner of the structure.

Proposed Alterations

The heritage permit application proposes the following alterations to the house at 15 Forbes Avenue:

- Second-storey addition to an existing single-storey rear yard addition. The addition will be clad in hardie board and will have a gable-front roof clad in metal roofing.

Staff Recommendation

Heritage Planning staff are of the opinion that heritage permit HP24-0007 for the construction of an addition and alterations to 15 Forbes Avenue is in keeping with proper heritage conservation practice and satisfies guideline section 4.2 of the Brooklyn and College Hill HCD Plan. Specifically, the proposed second storey addition will be subordinate to the original structure, it will be clad in compatible material, and the roof ridge will not exceed that of the original hipped roof. The design as presented does not pose a negative impact to the heritage attributes protected by the heritage district designation by-law (2014)-19812.

Report Author

Jack Mallon, Heritage Planner

Figure 1 - Location of subject property. (City of Guelph GIS)

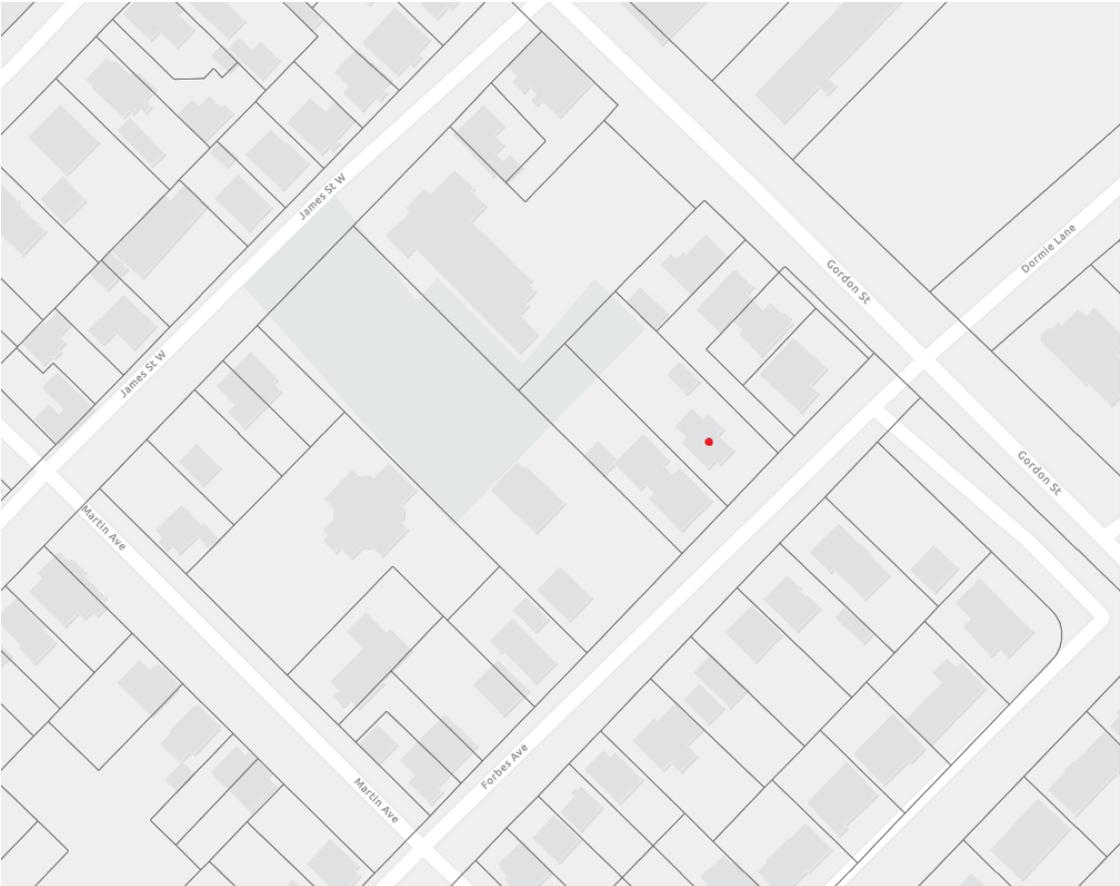


Figure 2 - View of subject property from Forbes Avenue (Heritage Planning Staff, 2022)



Figure 3 - View of subject property from driveway (Heritage Planning Staff, 2022).



Figure 4 - View of existing single-storey addition from driveway (Heritage Planning Staff, 2022).



Figure 5 - View of rear yard elevation (Heritage Planning Staff, 2022).



Figure 7 – West Elevation showing proposed second storey addition

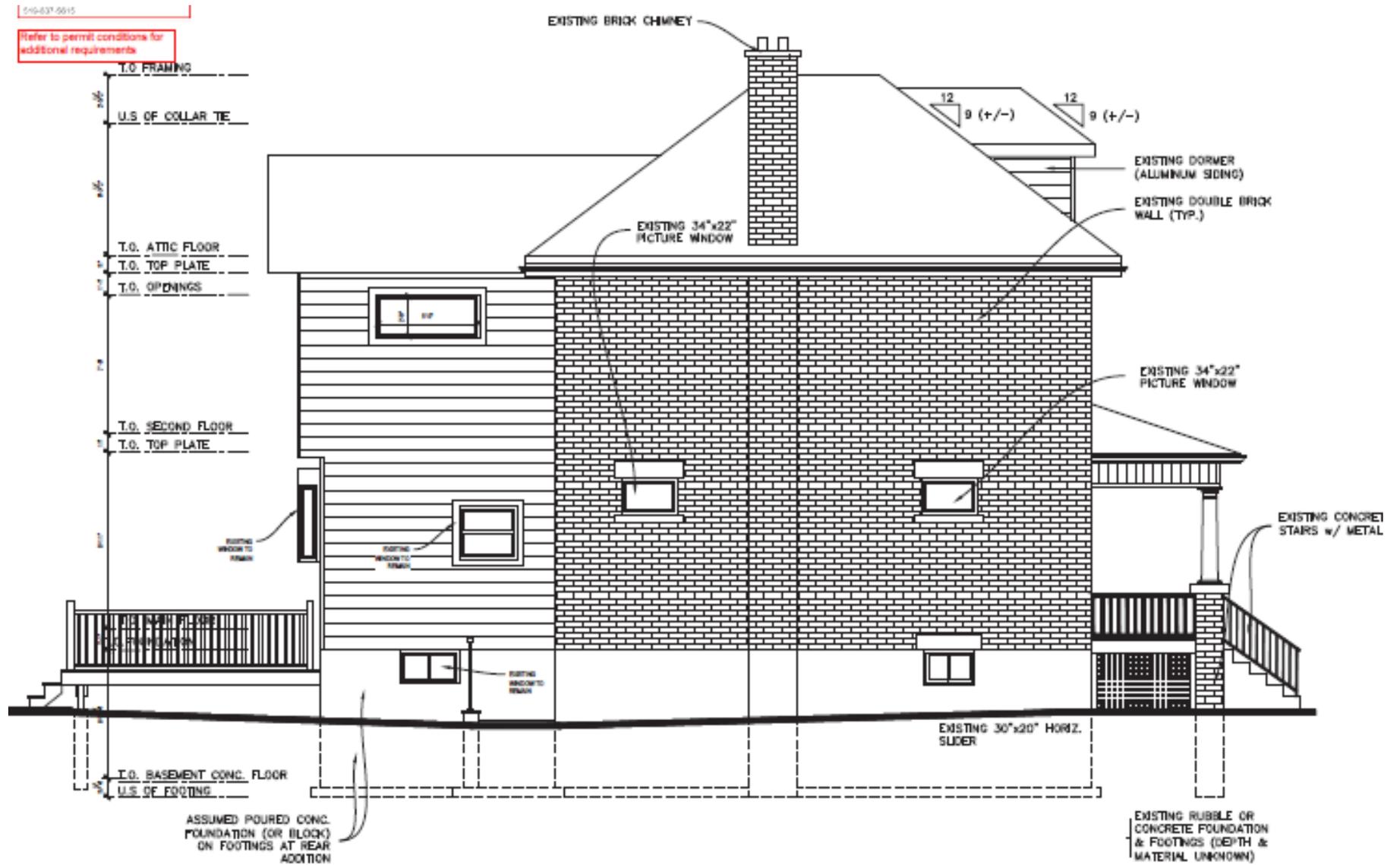


Figure 8 - Proposed rear elevation

