Advisory Committee of Council Staff Report



To Heritage Guelph

Date Thursday, February 6, 2025

Subject 33-35 James Street West: Heritage Permit

Application for New Construction

Recommendation

1. That Heritage Guelph supports the staff recommendation that Council approve the heritage permit application for new construction at 33-35 James Street West

Executive Summary

Purpose of Report

The City of Guelph has received a complete application of intention to demolish 33 James St W. This proposed new construction of a building located in the Brooklyn and College Hill Heritage Conservation District will be considered by Council in accordance with the requirements of the Ontario Heritage Act.

Key Findings

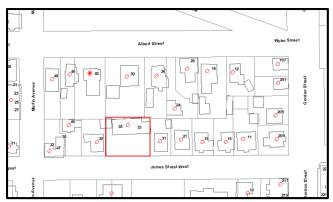
It is the recommendation of Heritage Planning staff that the proposed new construction aligns with the guidelines for new construction in the <u>Brooklyn and College Hill Heritage Conservation District Plan and Guidelines</u>.

Report

Location

The subject property is located on the north side of James St W between Martin Avenue and Gordon Street. The Legal description is PT Lot 6, Plan 37.

Figure 1: Subject property location from City of Guelph GIS



Background

33-35 James Street West is designated under Part V of the Ontario Heritage Act and located in the Brooklyn and College Hill Heritage Conservation District. At the <u>September 18, 2023 meeting of Heritage Guelph</u>, the committee supported staff's recommendation that demolition be approved. City Council approved the demolition at the October 17, 2023 Council Planning meeting. The property owner submitted a complete heritage permit application for construction of a new semi-detached residential dwelling at 33-35 James Street West on January 21, 2025.

Staff Recommendation

The Brooklyn and College Hill Heritage Conservation District Plan and Guidelines requires new freestanding construction to be compatible with the character of adjacent properties and the streetscape (Section 4.4.2, page 4-12). In developing a design for this application, the property owner drew inspiration from the neighbouring properties at 39, 31, 21, 19, 15, and 11 James Street West, all of which were constructed in the 1930s as housing for employees of the Toronto Suburban railway.

Heritage Planning staff are of the opinion that the proposed design aligns with the majority of guidelines for new construction in the District Plan and Guidelines (Section 4.4.2). Specifically, the proposed design aligns with the guidelines for height, setback, proportion and massing, roofs, materials, windows, and entrances. The property owner worked with Heritage Planning staff to align the height of the proposed structure with that of neighbouring properties. The proposed height is 30.5 feet, and the average height of other buildings on the street is 28-29 feet. The proposed structure will have an equivalent setback to the adjacent properties at 39 and 31 James Street West, at 3.5 meters. The proportion and massing is compatible with adjacent properties, and the hipped and gabled roof forms aligns with common roof forms found in the district. The building will be clad in Hardie board or Maibec.

The proposed new construction does not align with the guidelines for garages. However, while the plan encourages that garages "are best located away from the main facades of buildings," the 1930s detached residential dwellings on James Street West were all constructed with garage doors located on the building facades. Additionally, the structure is designed so that the garages will be set back from the portion of the façade that contains the main entryway. The inclusion of single-width

garage doors on the façade of this proposed structure will be compatible with the streetscape.

The proposed new construction does not align with the guidelines for width, which states that "new dwellings should be designed in a manner that provides living space in a building mass that extends rearwards in depth on the lot rather than horizontal width across the lot." Again, the adjacent 1930s dwellings on James Street West were not constructed with large side yards, so the side yard setback will not be incompatible with the streetscape. Additionally, the smaller side yard setbacks permits this new construction to be a semi-detached residential dwelling, which aligns with City of Guelph Strategic Plan 6.1, to meet our housing pledge.

In summary, it is the opinion of Heritage Planning Staff that this heritage permit application for new construction in the Brooklyn and College Hill Heritage Conservation District is compatible with the character of the surrounding streetscape and meets the intent of the district plan. Staff recommend that this permit application be approved by City Council.

Consultations

At the <u>September, 2023 meeting of Heritage Guelph</u>, the committee passed the following motion:

THAT Heritage Guelph advises City Council that they do not object to the demolition of the detached dwelling located at 33-35 James Street West.

Heritage Planning staff were consulted by the property owner at various stages through the design of the proposed new construction. Changes made to the design included adjustments to height, massing, rooflines, cladding, and window design.

Attachments

Attachment 1 Current Photographs
Attachment 2 Elevations and Site Plan

Departmental Approval

Krista Walkey, General Manager, Planning and Building Services

Report Author

Jack Mallon, Heritage Planner

This report was approved by:

Krista Walkey, MCIP, RPP General Manager, Planning and Building Services Infrastructure, Development and Environment 519-822-1260 extension 2395 krista.walkey@guelph.ca