

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	68 Albert Street – Heritage Permit HP20-0005

Recommendation

1. That heritage permit application HP20-0005 be approved to allow the construction of a new detached rear yard garage at 68 Albert Street.
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Executive Summary

Purpose of Report

To recommend the approval of a heritage permit to allow the construction of a new detached rear yard garage at 68 Albert Street as proposed in plans prepared by the property owner.

Key Findings

Proposed design for the new garage (Attachment 3) satisfies the requirements of the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines. Heritage Guelph has reviewed the permit application and provided their support.

Financial Implications

None

Report

As the subject property (68 Albert Street) is located within the Brooklyn and College Hill Heritage Conservation District, it is designated under Part V of the Ontario Heritage Act through By-law (2014)-19812.

The property owner has proposed a design for the construction of a new detached garage in the rear (southwest) corner of the lot.

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.

During pre-consultation, the Senior Heritage Planner encouraged the owner to clad the detached garage in wood board and batten (or a cementitious material like HardiBoard or Maibec) rather than the proposed vinyl siding. The plan and

elevation drawings attached have been accepted as part of building permit application 2020-003622 RR. (Attachment 3).

Staff is of the opinion that heritage permit HP20-0005 for the construction of the proposed new detached garage in the rear yard of the lot at 68 Albert Street is in keeping with proper heritage conservation practice and satisfies Brooklyn and College Hill HCD Plan Guideline 4.1 - Alterations 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.

The design as presented does not pose a negative impact to the heritage attributes protected by the heritage district designation by-law. Heritage permit application HP20-0005 is now recommended for approval under section 42 of Part V of the Ontario Heritage Act.

Financial Implications

None

Consultations

At their meeting of September 9, 2020 Heritage Guelph carried a motion that indicated their support for the proposed design of the detached rear yard garage at 68 Albert Street and that any required changes to the design that are minor in nature may be authorized 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 image of subject property

Attachment-3 Proposed site plan and design for new detached rear yard garage

Report Author

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Departmental Approval

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