

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
Submitted by:	Dave Johnson Planner II – Heritage Planning and Development Planning djohnson@cobourg.ca	Meeting Type:	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
Meeting Date:	November 3, 2021		
Report No.:	HP-2021-034		
Submit comments to Council			

Subject/Title: Alterations to a 259 Division St rear building fronting Covert Street– King/William Investment Holdings Inc.

RECOMMENDATION:

THAT Planning and Heritage staff has reviewed the proposed alterations at 259 Division Street and has determined that the proposal would constitute a compatible, incremental alteration to the existing facade of this 1980’s-era building and would conform to the provisions of the Commercial Core Heritage Conservation District

FURTHER THAT, Heritage Permit Application HP-2021-034 as submitted by Genedco Property Management on behalf of King William Investment Holdings Inc. to permit various alterations to the existing residential building at 259 Division Street be approved, subject to the finalization of details with Planning and Heritage Staff.

1. STRATEGIC PLAN

Places: The Town protects, preserves and promotes its natural assets, heritage, arts, culture and tourism.

2. PUBLIC ENGAGEMENT

The Cobourg Heritage Advisory Committee (CHC) operates in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg.

In general, the CHC is comprised of seven (7) members: one (1) member of Council and six (6) citizen members which reflect the diverse interests of the community.

The agenda for a CHC meeting is prepared and distributed to all committee members and is posted on the Municipal Website at least forty-eight (48) hours in advance of the scheduled meeting date, in an electronic format where possible.

Existing heritage legislation does not prescribe public notification or meetings for approval of alterations to designated properties, however the Cobourg Heritage Master Plan and implementing Heritage Conservation District Plans and associated regulations/guidelines underwent extensive public consultation and engagement prior to their approval. Review and approval of Heritage Permits by the Town are undertaken within the context of these documents.

The CHC also receives public delegations and communications/ correspondence from citizens in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg.

3. PURPOSE

To review and approve Heritage Permit Application HP-2021-034 for various alterations on a modern building at 259 Division Street-rear building fronting Covert Street in the Commercial Core Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on October 18, 2021 from Genedco Property Management to undertake various alterations at 259 Division Street.

The subject property is located in the Commercial Core Heritage Conservation District designated under Part V of the Ontario Heritage Act, and by By-law #27-90 as amended by By-law #118-91 and by By-law # 042-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for Council to deal with the application is January 16, 2021.

Scope of Work

Various Alterations – see Appendix 1 – Plans

1. Remove all brown aluminum cladding/siding/flashing along mid and upper sections. Replace with E.I.F.S to match the existing E.I.F.S already on the building on the north and south building elevation. Colour to match grey off the heritage colour palette.
2. Remove aluminum and vinyl siding of entrance/foyer/stairwell entrance on west building elevation. Replace with E.I.F.S. Colour to match grey off the heritage colour palette.
3. Remove all aluminum white/cream soffits and replace with tongue and groove pine strips in the walkways. To be stained lighter to match the accent E.I.F.S in grey off the heritage colour palette.
4. Replace all catwalk lighting with flush mount LED potlights



Figure 1: 259 Division north building elevation – residential portion showing existing conditions. Image courtesy: Google



Figure 2: 259 Division west elevation – residential structure showing existing conditions. Image courtesy: Google

5. BACKGROUND

The subject property is located at 259 Division Street on the west side of Division Street, is visible from Covert St. and is designated under the Commercial Core HCD.



Above: The subject property is shown outlined in red within the context of the Commercial Core Heritage Conservation District (indicated in blue) and the building in question is indicated by the blue arrow. The properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.

Historical and Architectural Context

Staff would normally present the architectural and historical significance; however, one is not available.

6. ANALYSIS

The Town of Cobourg's Heritage Master Plan was adopted by Council in 2016 to direct conservation and management of the Town's heritage resources. As part of this project, the existing Heritage Conservation District guidelines for all of the Town's Heritage Conservation Districts designated under Part V of the Ontario Heritage Act were reviewed, and Heritage Conservation District Plans were prepared. The Commercial Core Heritage Conservation District Plan was adopted by By-law 042-2016 on May 24th, 2016.

The Plan contains policies and guidelines for conservation and the management of growth and change in the Commercial Core Heritage Conservation District. Policies are requirements that must be followed when undertaking alterations to buildings or changes to properties. Guidelines are best-practice suggestions to be considered when undertaking alterations to buildings or changes to properties.

The following section of this report provides excerpts from the East Heritage Conservation District Plan that are relevant to the evaluation of the proposed scope of work.

6.8 Exterior cladding

Policies

- a) The principal cladding for buildings within the District has traditionally been brick, stone, wood siding, or traditional stucco plaster. These materials shall continue to be used.
- b) The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building facades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case-by-case basis.

Discussion

Prior to Council's adoption of the Commercial Core Heritage Conservation District (HCD) Plan in 2016, Heritage Permit applications were primarily evaluated against the Town of Cobourg's Heritage Conservation District Guidelines and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. The Commercial Core Heritage Conservation District Plan provides the same level of heritage conservation using best practices as expressed in the Standards and Guidelines for the Conservation of Historic Places in Canada, while continuing with a similar management of future change and potential new development within the Commercial Core Heritage Conservation District Plan as the previous Heritage Conservation District guidelines. The Commercial Core Conservation District Plan is also consistent with the 2005 changes to the Ontario Heritage Act, the 2020 Provincial Policy Statement and the Ontario Heritage Toolkit.

Street facing alterations

The proponent intends to improve the residential portion of 259 Division St. by removing the existing aluminum cladding/siding/flashing along upper and mid sections of the building to be replaced with E.I.F.S stucco in a grey colour of the heritage palette and to match the existing E.I.F.S on the lower portion of the building at ground level on the north facing building elevation. Additionally the proponent intends to remove aluminum and vinyl siding on the entrance/foyer/stairwell and to replace with E.I.F.S on the west facing building elevation. All aluminum white/cream soffits will be removed and replaced with tongue and groove pine strips on the ceiling of the catwalks on the north and south building elevations. Finally, flush mounted LED potlights will be added to the catwalks.

According to my research and observations, the subject building is not considered a heritage building (front or rear portions), but nonetheless it is located within the Commercial Core Heritage Conservation District. The intent of the HCD policies and guidelines is not to replicate heritage on non-heritage buildings, but rather to provide for alterations and improvements which complement the architectural style or era of the existing building and are compatible with adjacent buildings. The proposed alterations to the existing multi-unit residential structure represent an incremental, sympathetic improvement to an older façade.

Based on my evaluation of the proposed improvements relative to the current state of the façade of the residential building and the approved policy context, it is my opinion that the proposal is a sympathetic upgrade to the existing building and will not detract from the heritage attributes of adjacent heritage buildings. In addition, the proposed façade design will continue to distinguish itself from existing heritage buildings in the vicinity.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

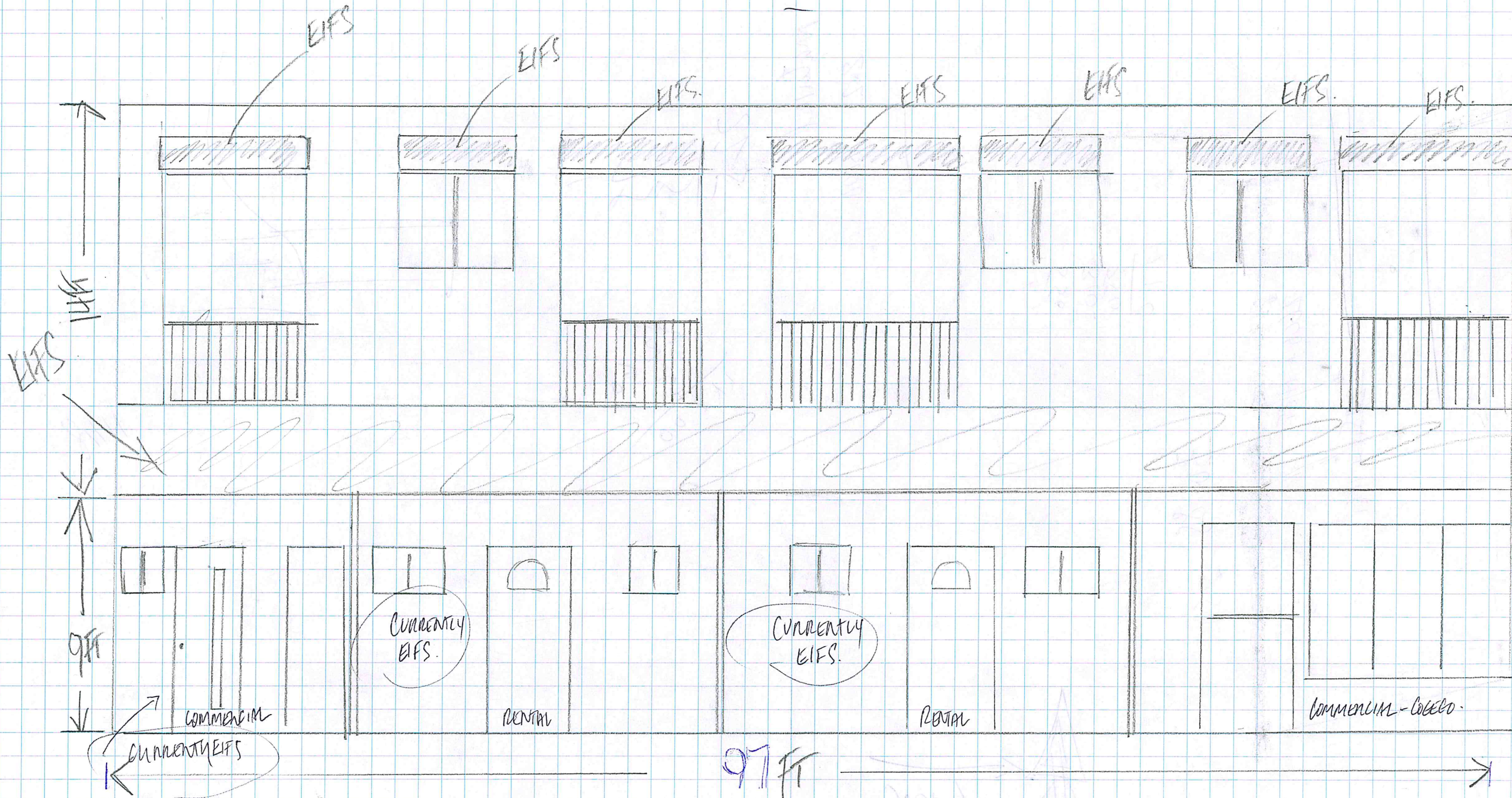
N/A

8. CONCLUSION

The applicant's proposal for incremental alterations to the current multi-residential structure (new cladding and lighting) conforms to the Commercial Core Heritage Conservation District Plan. When considering 259 Division Street, it is evident this is a modern 1980s era building and must be evaluated in this context relative to the Commercial Core Heritage Conservation District Plan policies and guidelines. The incremental improvements/changes that are proposed to the building's façade are positive in that it has the potential to breathe new life into the building. It is noted that EIFS has been installed on several buildings in the downtown area, and that in this context, no heritage fabric will be lost or covered in a modern material. Overall, it is my opinion that the applicant has satisfied the intent of the Commercial Core HCD Plan.

259 DIVISION STREET - KING WILLIAM

PROPOSED



WEST SIDE

