

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:	Rob Franklin, MCIP, RPP Manager of Planning Planning and Development rfranklin@cobourg.ca	Meeting Type:	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
Meeting Date:	August 31, 2022		
Report No.:	HP-2022-028 AMEND		
Submit comments to Council			

Subject/Title: AMENDED 351 George St. – Addition to garage (create an attached garage).

RECOMMENDATION:

THAT Heritage and Planning Staff reviewed an application for a rear garage addition at 351 George Street and has determined that the proposal would constitute a sympathetic addition and conforms to the policies of the George Street Heritage Conservation District Plan; and,

FURTHER THAT Heritage Permit #HP-2022-028 as amended for a garage addition at 351 George St. as submitted by Hank Tarniowy of Target Construction Inc. be approved subject to the finalization of details by 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 provide commentary on amended Heritage Permit Application HP-2022-028 for a new 46.29 sq. m (498.22 sq. ft.) garage addition at 351 George Street in the George Street Heritage Conservation District.

4. ORIGIN AND LEGISLATION

A Heritage Permit application was received on June 15th, 2022 and amended August 8th, 2022 from Hank Tarniowy on behalf of Lynda Casey to undertake a garage addition at 351 George St. This addition will link the existing detached garage to the main house with an additional bay. Photographs of the existing garage are included as Figures 1, 2 and 3 below.

The subject property is located in the George Street Heritage Conservation District designated under Part V of the Ontario Heritage Act, by By-law 7-2003 and by By-law # 045-2016. In accordance with the Ontario Heritage Act, the 90-day deadline for Council to deal with the application is September 13th, 2022.

Proposed Scope of Work:

1. New addition to existing garage – Please see Appendix 1A,B,C
 - a. Shingles to match existing garage (2012 rebuild)
 - b. Garage door to match existing – fiberglass or metal
 - c. Cladding to be brick (if a match can't be found to existing brick, owner will use existing brick from the back of the current garage, and will put a close match on the back of existing garage – to maintain continuity on the front)
 - d. An existing rear window on the house in the basement is proposed to be closed in as per the drawing. In conversations with the contractor, and as shown on the attached plans, the main floor window is not proposed to be filled in, pending meeting Ontario Building Code requirements for fume safety.
 - e. The side porch, stairs and ramp will be modified as shown.



Figure 1: 351 George St. Existing conditions

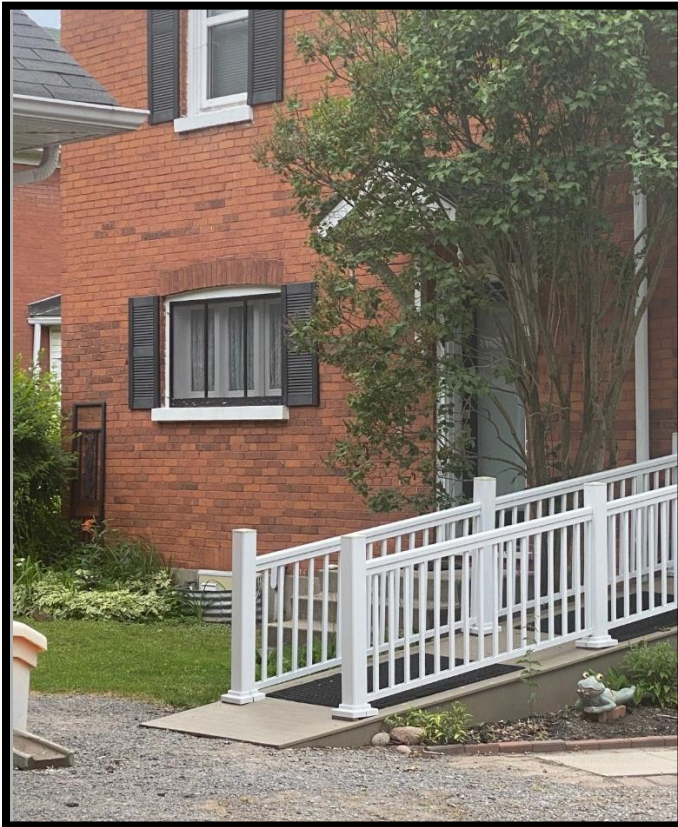


Figure 2: 351 George St. Existing conditions – notice existing window and door.

Please Note:

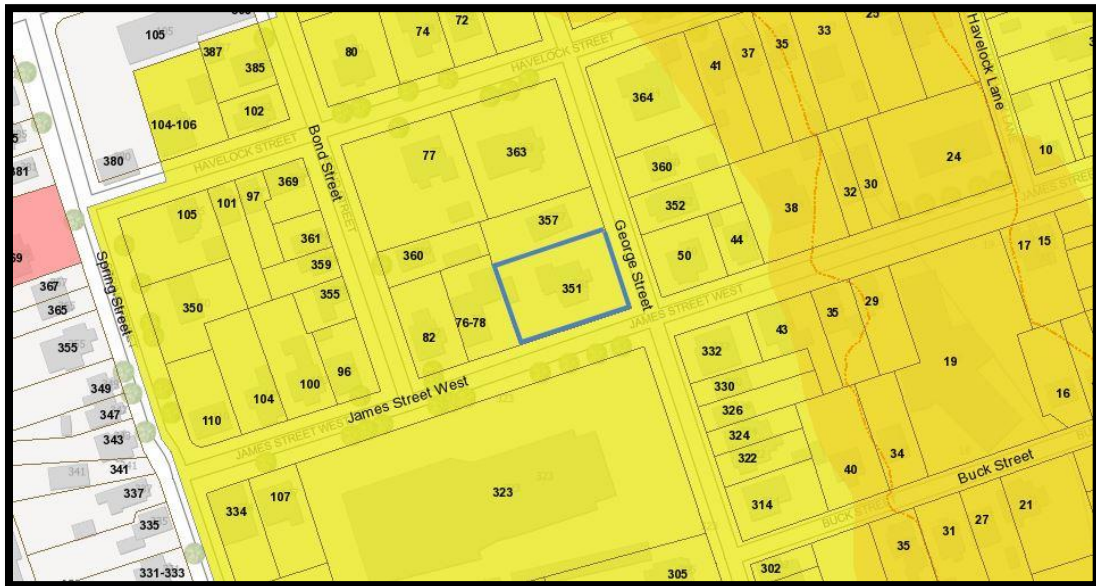
-The massing now reflects a 4:12 roof pitch and no central gable as previous shown (See **Appendix 1C**).

- The garage was not recessed to allow for the parking of a classic car in the new garage and allow for the rear person-door to be opened. As shown on **Appendix 1B** there is only 25"4" of depth inside the garage. It is recessed compared to the main house and from the existing brick garage, just not from the rear addition.
- the request is still for a red brick, although a modern brick rather than a differentiating material or colour.

5. BACKGROUND

The subject property is located at 351 George Street. on the north-west corner of James Street West and George Street.

Below: The subject property is shown outlined in blue. The George Street Heritage Conservation District is indicated in yellow. The properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.



Historical and Architectural Context

A heritage property report is not available in the original District files.

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 George Street Heritage Conservation District Plan was adopted by By-law 045-2016 on May 24th, 2016.

The Plan contains policies and guidelines for conservation and the management of growth and change in the George Street 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 George Street Heritage Conservation District Plan that are relevant to the evaluation of the proposed scope of work.

5.0 Additions to residential buildings

This section outlines guidelines for additions to residential buildings within the Heritage District. Additions are an important aspect of building evolution. The intent of these guidelines is to ensure that additions to residential buildings do not result in the loss of heritage building fabric, are designed in a way that clearly differentiates them from the original building fabric and are compatible with the character of the District. The following guidelines apply to the construction of additions:

5.1 Location, massing and height Policies

- a) Additions are not permitted on the front façade and shall be located at the rear or to the side of the main building.
- b) The height of the roof ridge in new additions shall not exceed the height of the ridge of the original building.
- c) Additions shall be limited in size and scale in order to complement the existing building and neighbouring properties.

Please refer to ‘Section 5 – Additions’ in the George St. Heritage Conservation District Plan for all of the policies.

Prior to Council’s adoption of the George Street 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 George Street 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 George Street Heritage Conservation District Plan as the previous Heritage Conservation District guidelines. The George Street 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.

Attached garage addition

The design of the new attached garage structure appears to be a compatible addition to the subject property. The garage addition will function to provide the owner additional useable garage space with a third garage bay. The new garage is subordinate to the main dwelling and the 2012 garage and is located at the rear of the house. The new structure will be constructed of red brick and the contractor has indicated that if a brick match can't be found that they would use brick from the rear of the existing garage for the front of the new addition. If this is the case, the idea would be to find a close match for the back where the brick was taken from.

-The massing now reflects a 4:12 roof pitch and no central gable as previous shown (See **Appendix 1C**).

-The garage was not recessed to allow for the parking of a classic car in the new garage and allow for the rear person-door to be opened. As shown on **Appendix 1B** there is only 25"4" of depth inside the garage. It is recessed compared to the main house and from the existing brick garage, just not from the rear addition.

-the request is still for a red brick, although a modern brick rather than a differentiating material or colour.

The new garage design does not appear to replicate original heritage and appears to be of its own modern time as is the 2012 garage. The garage addition will use modern materials for the garage doors. Furthermore, the garage roofline is subordinate and lower than the main house roofline as well as the existing garage. It is my opinion that the proposed garage addition will not detract from the heritage of the property nor of the District. It is subordinate to the main house in height and scale, and it is therefore a compatible addition to the heritage property.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

N/A

8. CONCLUSION

The amended proposal for a new garage addition at 351 George St. satisfies the policies set out in the George Street HCD Plan. Therefore, Planning and Heritage Staff are satisfied the proposal will not negatively impact the heritage character, as the new addition is located at the rear of the building and the roofline is subordinate to the main house roof.

9. NEXT STEPS

The outcome of this Committee's decision is not final and binding. The recommendation from this Committee will proceed to be considered by the Committee of the Whole and finally Council.

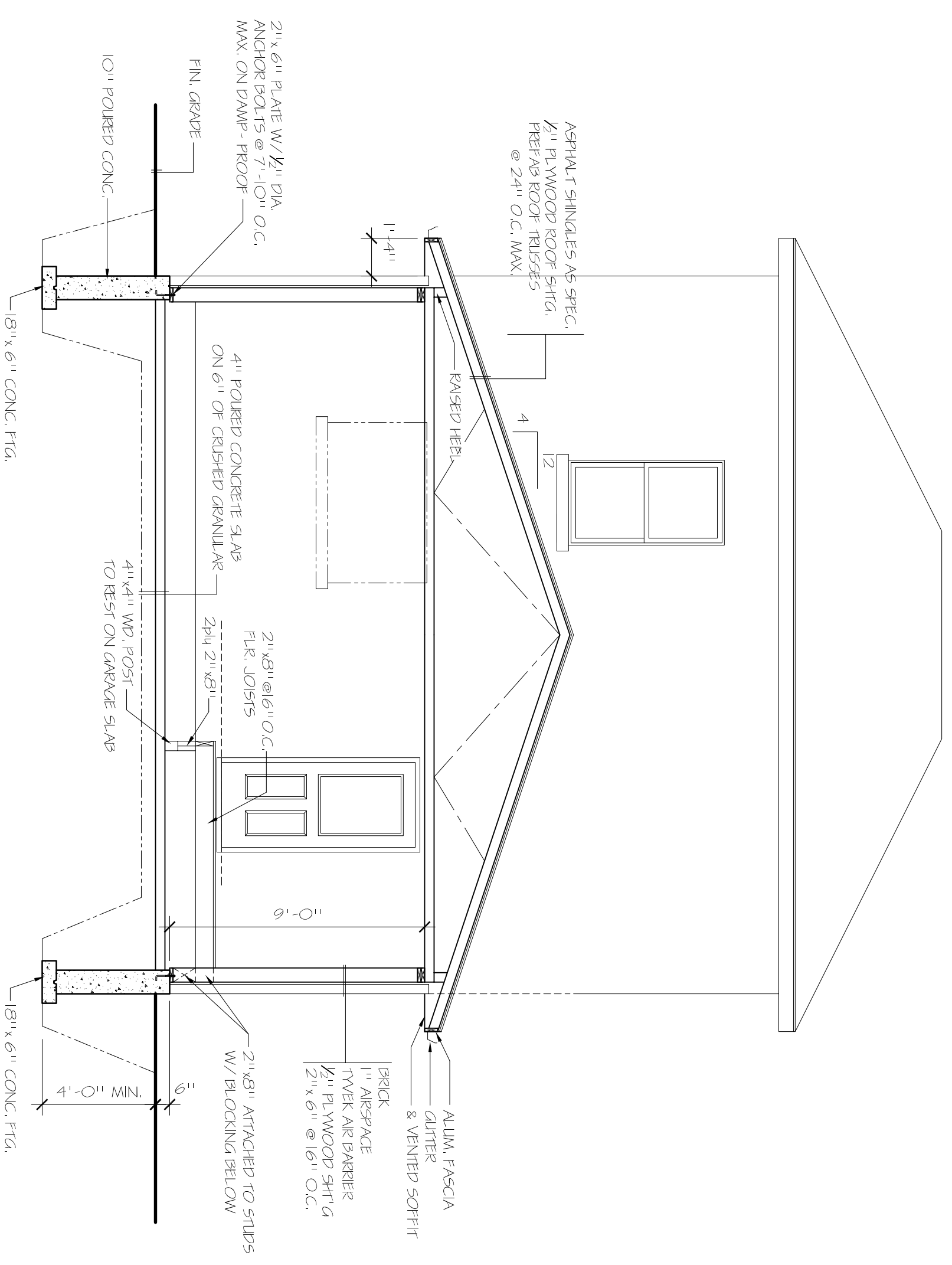
This application will be considered by Committee of the Whole: September 6th, 2022

This application will be considered by Council: September 12th, 2022

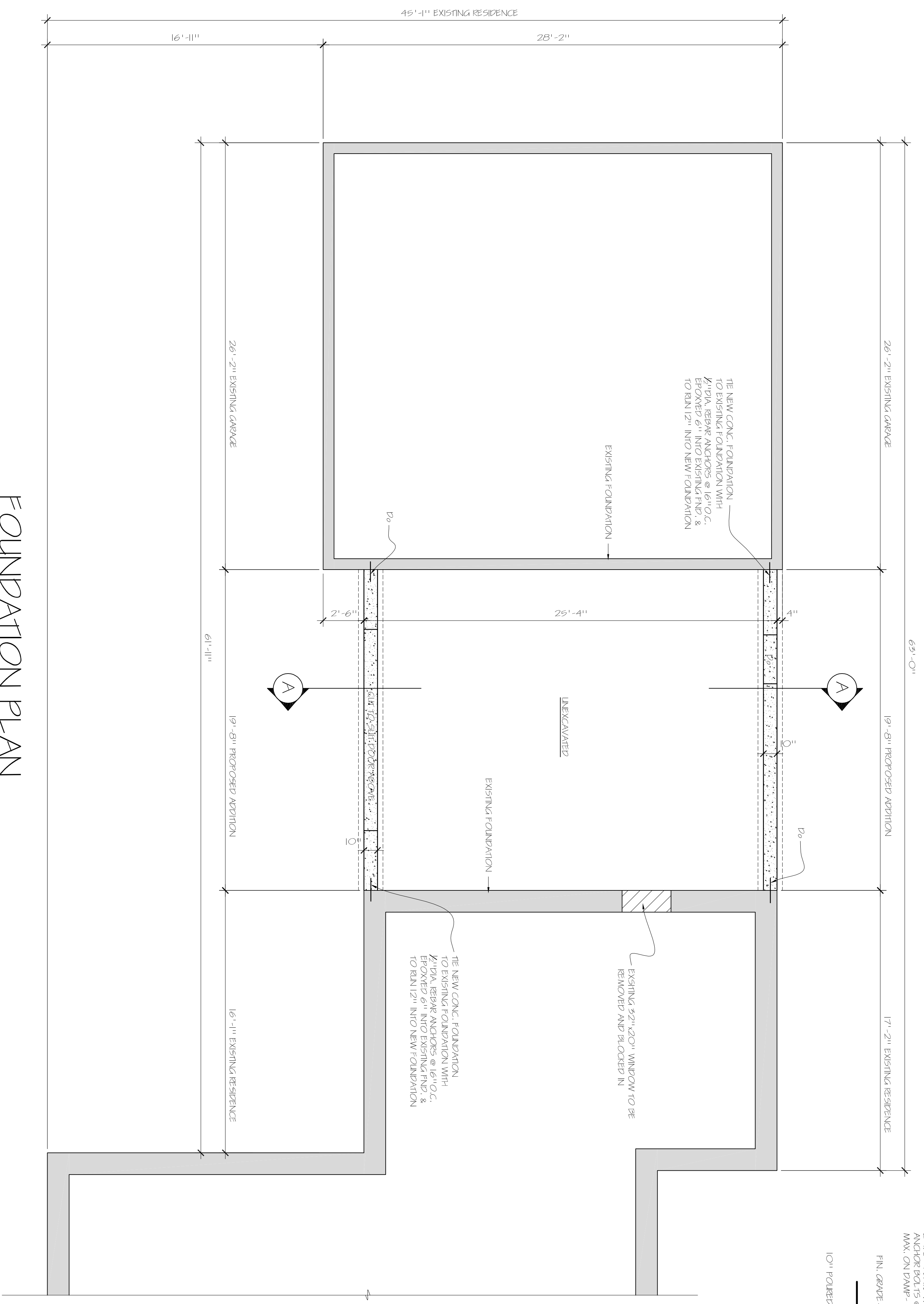
Further, the work that is included in this proposal *is* subject to obtaining a Building Permit from the Town of Cobourg Building Department and must satisfy the requirements of the Ontario Building Code. The applicant has applied for a Building Permit.

Note: Should this application be refused, or approved with conditions, the applicant can appeal the decision to the Ontario Land Tribunal within 30 days of Council's Decision. Final date to appeal the decision: October 12th, 2022

No.	DATE	REVISION	BY
1	JUNE 30, 2022	EXISTING WINDOW TO REMAIN TO BE REMOVED	TRJ
2	AUG 10, 2022	REMOVE FRONT GARAGE	TRJ



SECTION A-A



FOUNDATION PLAN

The undersigned has reviewed and taken responsibility for this design set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Registered under Design Act, R.S.O. 1990, c. 22, s. 1, of the Building Code

Trevor Jones 38808

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Registered under Design Act, R.S.O. 1990, c. 22, s. 1, of the Building Code

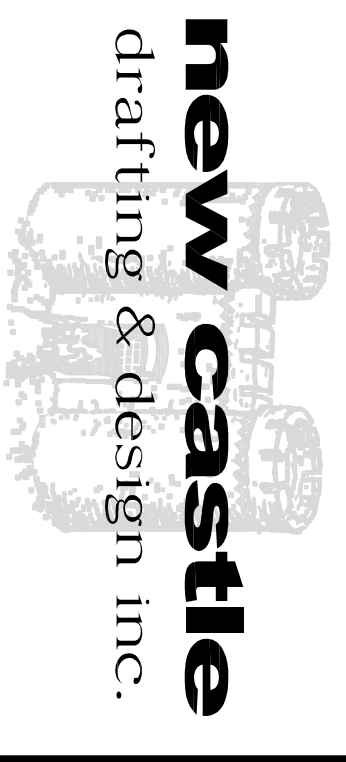
new castle drafting & design inc. 29016

FIRM NAME BCIN

DO NOT SCALE DRAWING

THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY OF THE WORK. ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER.

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION IN WRITING.



76 Baldwin St. Newcastle, Ontario L1B 1H1
 PH. 905-987-5263
 email: info@newcastledrafting.ca
 web site: www.newcastledrafting.ca

PLAN OF PROPOSED ADDITION FOR 351 GEORGE ST.

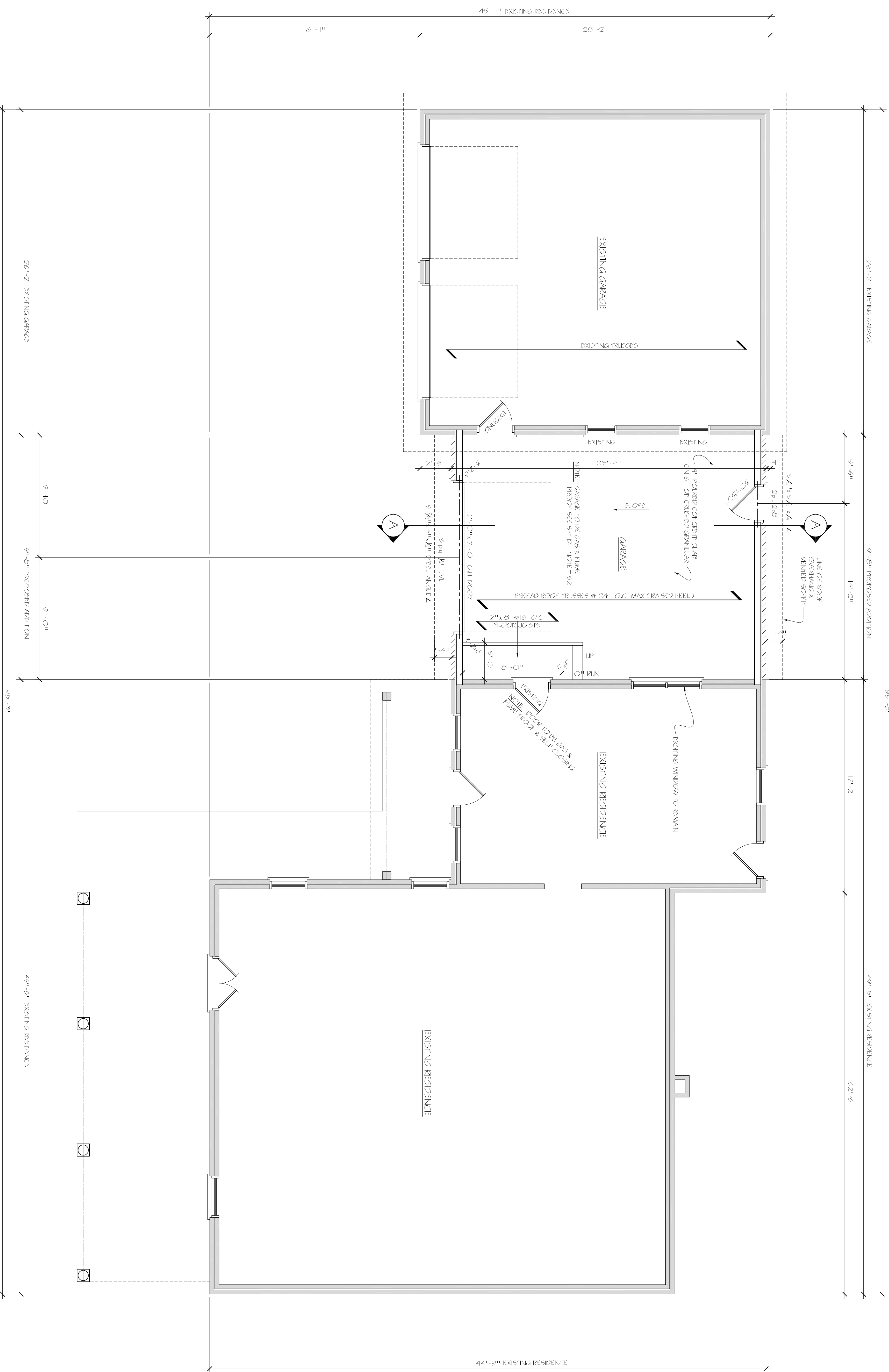
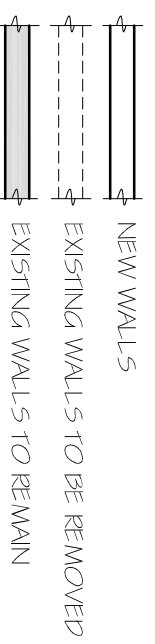
COBOURG ONTARIO

DATE MAY 12 : 2022 PROJECT NO. 6976
 SCALE 1/4"=1'-0" DRAWN TRJ CHECKED TBJ

SHT 1 OF 3
 DRAWING NUMBER 22-05-07

No.	DATE	REVISION	BY

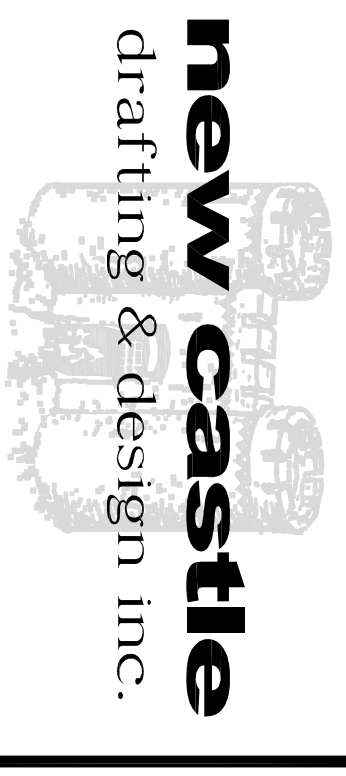
NOTES:
 ALL LUMBER TO BE NO. 2 GRADE S.P.F. OR BETTER
 CONTRACTOR TO VERIFY DIMENSIONS SHOWN BEFORE
 PROCEEDING WITH WORK
 DO NOT SCALE DRAWING



FLOOR PLAN

The undersigned has reviewed and taken responsibility for this design in accordance with the Ontario Building Code as set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
 Required unless design is exempt under Div. C-2.3.1. of the building code
Trevor Jones 38508
 NAME SIGNATURE BCIN
REGISTRATION INFORMATION
 Required unless design is exempt under Div. C-2.3.1. of the building code
new castle drafting & design inc. 29016
 FIRM NAME BCIN

DO NOT SCALE DRAWING
 THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY OF THE WORK. ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER.
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PLAN OF PROPOSED ADDITION
 FOR
351 GEORGE ST.

COBOURG ONTARIO

DATE MAY 12 : 2022 PROJECT NO. 6976
 SCALE 1/4"=1'-0" DRAWN TRJ CHECKED TBJ

SHT 2 OF 3
 DRAWING NUMBER 22-05-07

No.	DATE	REVISION	BY

The undersigned has reviewed and takes responsibility for this design set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under OBC, C.2.2.3.1. of the building code

Trevor Jones
 NAME SIGNATURE BCIN 38808

REGISTRATION INFORMATION
 Required unless design is exempt under OBC, C.2.2.3.1. of the building code
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 FIRM NAME BCIN

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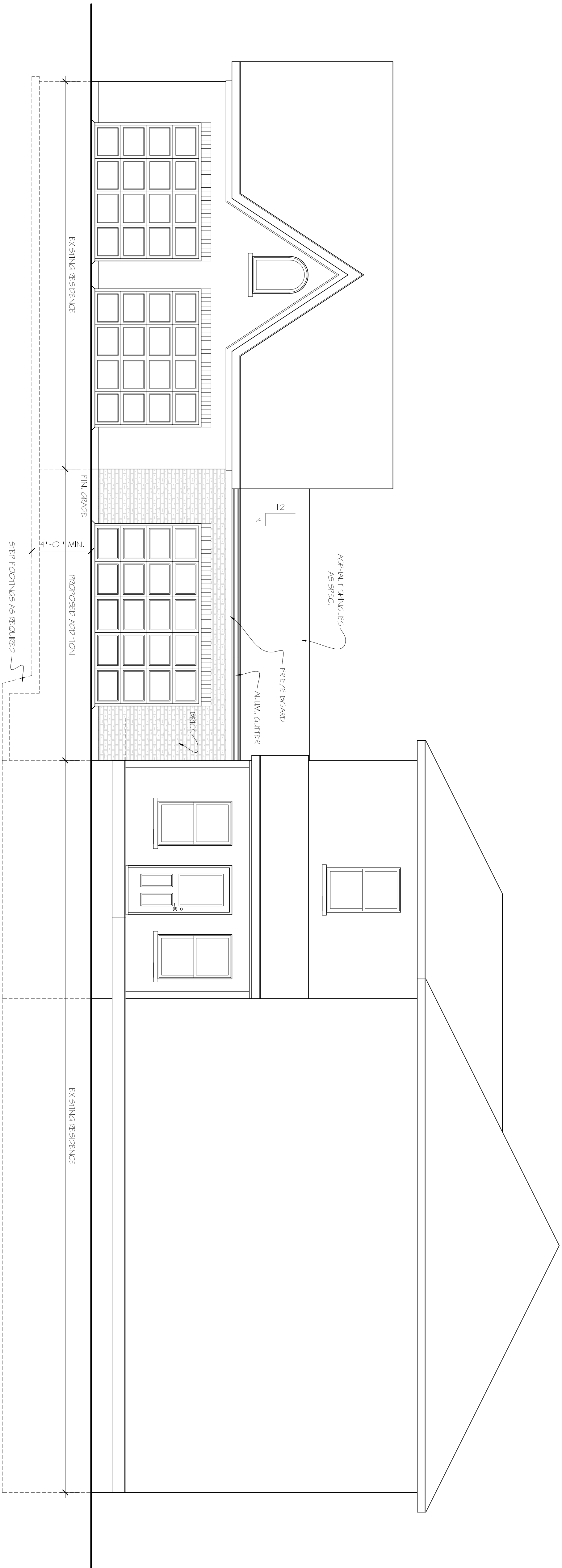
PROJECT

PLAN OF PROPOSED ADDITION FOR 351 GEORGE ST.

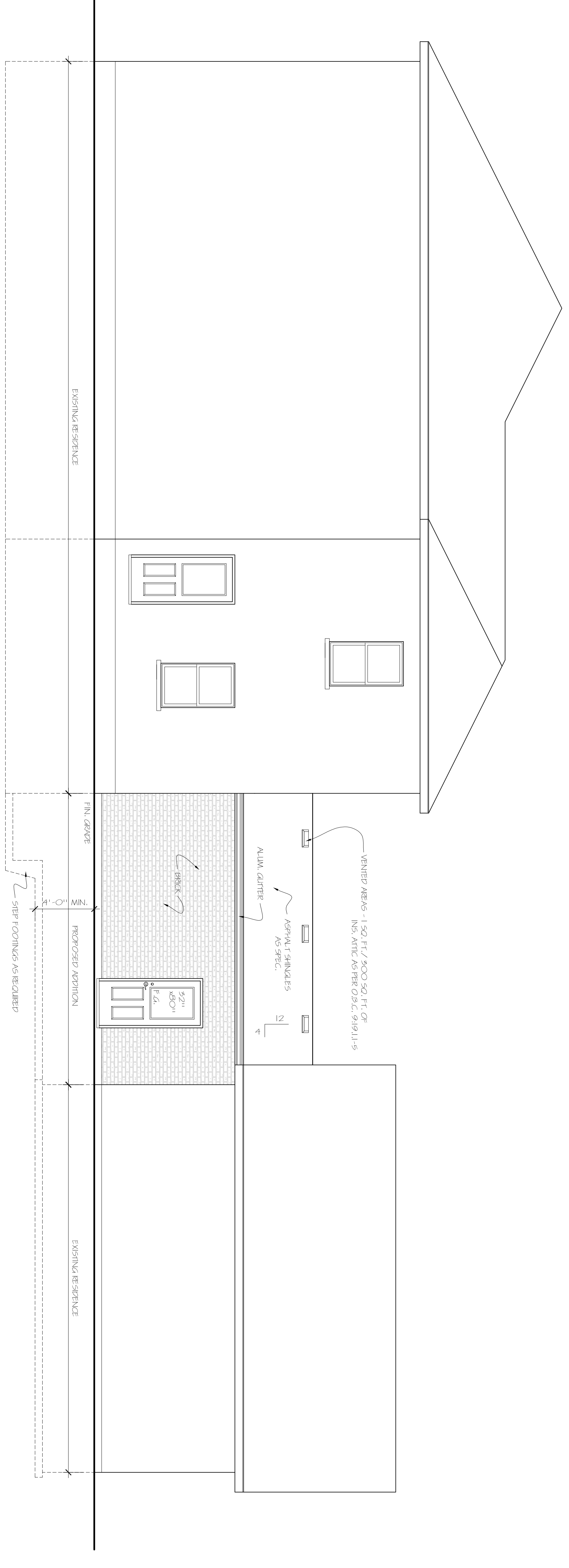
COBOURG ONTARIO

DATE MAY 12 : 2022 PROJECT NO. 69776
 SCALE 1/4"=1'-0" DRAWN TRJ CHECKED TBJ

SHT 3 OF 3
 DRAWING NUMBER 22-05-07



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION