

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



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| Report to: | Cobourg Heritage Advisory Committee | 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: | September 14, 2022 | | |
| Report No.: | HP-2022-047 48 Park St | | |
| Submit comments to Council | | | |

Subject/Title: HP-2022-047– 48 Park Street – Coach House (Andrew Smith Building Design for Bylsma)

RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed new coach house building at 48 Park Street and has concluded that the alterations would be compatible to the heritage structure and George Street Heritage District Plan; and, FURTHER THAT Heritage Permit No. HP-2022-047 pertaining to the new 720 sq. ft. coach house (30'x24') accessory dwelling at 48 Park Street as submitted by Andrew Smith Building Design be approved, subject to the finalization of details by heritage planning 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 regarding Heritage Permit Application HP-2022-047 for the new accessory dwelling being a 30'x24' coach house 48 Park Street in the George Street Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on August 26, 2022 from Andrew Smith of Andrew Smith Building Design on behalf of Jean and Wybe Bylsma to undertake the new construction a 30'x24' coach house at 48 Park Street.

The subject property is located in the George Street Heritage Conservation District and is designated under Part V of the Ontario Heritage Act, and by By-law #7-2003 and By-law 042-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for the Municipality to deal with the application is October 3, 2022.

Proposed Scope of Work (Please see attached **Appendix 1** for Plans and **Appendix 2** for Pictures of the site)

1. New 720 sq. ft. (30'x24') Coach House
 - a. 1 ½ storey coach house (roof to be composite shingles)
 - b. Hardie Board, board and batten style siding in HC-101 (Hampshire Gray)
 - c. Aluminum clad, solid wood doors (Anderson Straightline 179).
 - d. Aluminum clad, solid wood windows (Anderson E-Series, double hung)
 - e. Trim in Hardietrim OC-144 (Lancaster White)

5. BACKGROUND

The subject site is located at 48 Park Street and is designated under the George Street Heritage Conservation District.

Geographic Context



Above: Subject site is outlined in red within the context of the George Street Heritage Conservation District in yellow.

Historical and Architectural Context

(Please see attached Appendix 2 Pictures)

The house at 48-50 Park Street is described in mid-1980's Town records as: *Originally a single dwelling in an Ontario vernacular style, this house has been divided into two separate living units. Some distinctive features including a rose window exhibited in the central gable and a pair of rounded windows located above what was the main door. Although there have been major alterations and a side addition, the house retains its character and style.*

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 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 George Street Heritage Conservation District Plan that are relevant to the evaluation of the proposed scope of work.

5.6 Outbuildings

Policies

- a) Outbuildings on residential property may be permitted but shall be located behind the wall plane of the front façade of the residential building.
- b) The construction of small-scale outbuildings in the rear yard (garden sheds, green houses, etc.) shall be permitted.
- c) Outbuildings shall not be taller than the existing residential structure on the property.

Guidelines

- d) New outbuildings should be distinct from heritage building fabric with regard to materials and detailing. Replicas of historic outbuilding are not required.

Note: that accessory structures are to be subordinate to the main structure and that green space still be retained.

Discussion

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.

Heritage Planning staff has met and corresponded with the project consultants through the recent Minor Variance process looking at the size of the building and several times with the owner to understand this project. The structure could not be located behind the heritage residence due to its deep-set location on the lot and the required parking for the existing unit at the rear. The size of the unit and comparison of size to the existing dwelling was deemed favourable by the Committee of Adjustment.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no anticipated financial implications on the Municipality as a result of the approval of this Heritage Permit application.

8. CONCLUSION

This infill coach house dwelling appears to meet the test of being of its own time and fills the space to the west of the half semi-detached unit at 48 Park Street. It requires review and a formal Motion of the CHC and Council approval will be required.

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 26th, 2022

This application will be considered by Council: October 3rd, 2022

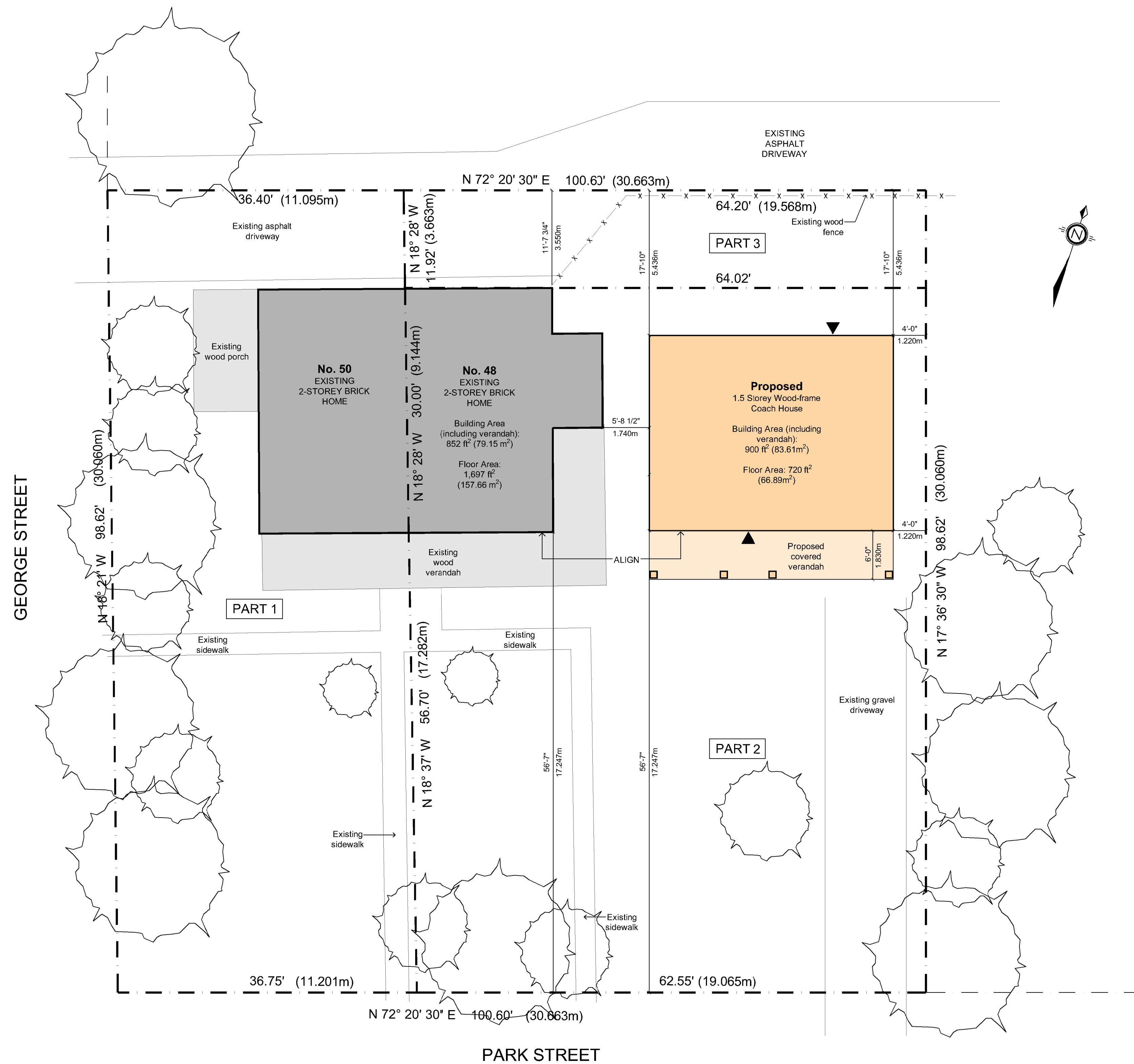
Note: Should this application be refused, or approved with conditions, the applicant can appeal the decision to the Ontario Land Tribunal within 30 days of Council's Decision. Final date to appeal the decision: November 2nd, 2022

48 Park Street HP-2022-047

Scope of Work and Project Justification

1. New 720sf detached 1.5-storey coach house secondary dwelling. The structure will be approximately 30'x24'. The new accessory dwelling will be used by the property owners as their
 2. principal residence. Designed with board-and-batten siding, corner trim boards, window and door
 3. trims, frieze board and barge board accents the design incorporates very traditional elements and
 4. features. Double-hung 6 over 6 metal-clad wood windows will be used. The mansard roof is fitting with the style and will be clad in dark charcoal composite shingles. Wood posts at the verandah will be finished wood.
-

This new coach house conforms to the policies of the Part V Heritage Conservation District Plan by using materials and colours consistent with the Heritage guidelines. The exterior board-and batten siding is a timeless style that is perfectly suited for a building that is secondary to the principal brick residence. The colour is complimentary to the principal residence and well as the neighbouring buildings. The inclusion of window trim, door trim, barge board trim, frieze boards and other miscellaneous trim in durable-maintenance-free Hardie board will complete the timeless look of the exterior using a contrasting, lighter colour. Windows and doors will be aluminum-clad wood, painted black. The six-over-six double-hung windows are perfectly suited to the style. The porch will be constructed of pressure-treated structural wood clad in cedar finish boards, stained walnut. The dark shingles, fascia, soffit and eavestrough are consistent with the overall design and the district.



Site Plan
1/8" = 1'-0"

SITE PLAN LEGEND

| | |
|-----|--|
| --- | PROPERTY LINE |
| --- | LINE OF SETBACK |
| ○ | EXISTING SPOT ELEVATION |
| □ | NEW SPOT ELEVATION |
| ■ | EXISTING CONSTRUCTION |
| ■ | NEW CONSTRUCTION |
| ○ | POLE |
| ○ | C=CABLE H=HYDRO LS=LIGHT STANDARD T=TELEPHONE |
| --- | OVERHEAD SERVICE |
| ○ | E-ELECTRICAL T-TELEPHONE VHF=CABLE |
| ○ | EXISTING TREE TO REMAIN |

SITE INFORMATION SOURCE

SURVEY INFORMATION ON THIS DRAWING WAS TAKEN FROM:
 PLAN OF SURVEY OF LOT 4, BLOCK 1 TOWN OF COBURG COUNTY OF NORTHUMBERLAND
 SURVEY PREPARED BY: KEITH F. LASHLEY, ONTARIO LAND SURVEYOR
 DATED: 1986

ZONING & SITE DATA

| | EXISTING | PROPOSED | COMPLIES |
|---|----------------------|---------------------|--|
| CURRENT ZONING DESIGNATION: | R3 | NO CHANGE | |
| SITE AREA: | 581.02m ² | - | |
| FOOTPRINT OF EXISTING DWELLING: | 56.67m ² | - | |
| FOOTPRINT OF EXISTING VERANDAH: | 22.48m ² | - | |
| FOOTPRINT OF PROPOSED COACH HOUSE: | - | 66.89m ² | |
| FOOTPRINT OF PROPOSED VERANDAH: | - | 16.72m ² | |
| TOTAL: | 79.15m ² | 83.61m ² | |
| % OF SITE COVERED: | 13.6% | 14.4% | YES 9.1.6 NO 9.1.16.vii (8% required) YES 9.1.16.vii |
| TOTAL: | | 28.0% | |
| FLOOR AREA OF EXISTING BUILDING: | 157.66m ² | - | |
| FLOOR AREA OF PROPOSED COACH HOUSE: | - | 66.89m ² | YES 013-2017 - 5.28.2.(b) |
| COACH HOUSE AREA AS A PERCENTAGE OF THE PRINCIPAL DWELLING: | - | 42.4% | NO 013-2017 - 5.28.2.(a) (40% required) YES 9.1.16.vi |
| BUILDING HEIGHT: | - | 4.50m | |
| COACH HOUSE SETBACKS: | | | |
| FRONT YARD, SOUTH SIDE: | - | 17.247m | YES 9.1.16.ii |
| SIDE YARD, EAST SIDE: | - | 1.220m | YES 9.1.16.v |
| REAR YARD, NORTH SIDE: | - | 5.346m | YES 013-2017 - 5.28.2.(a) 9.1.16.v |
| SIDE YARD, WEST SIDE: | - | N/A | 013-2017 - 5.28.2.(a) |
| COACH HOUSE DISTANCE FROM PRINCIPAL BUILDING: | - | 1.740m | YES 9.1.16.viii |
| LOT FRONTAGE: | 19.065m | NO CHG. | YES 013-2017 - 5.28.2.(f) |

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Do not scale drawings.

Examine the drawings carefully before commencing the Work. Report discrepancies, if any, to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless this drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by the Designer with BCN numbers affixed.

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

QUALIFICATION INFORMATION
 Required unless design is exempt under Div. C-3.2.5.1 of the building code

ANDREW SMITH *Andrew Smith* 28072
 NAME SIGNATURE BCN

REGISTRATION INFORMATION
 Required unless design is exempt under Div. C-3.2.4.1 of the building code

ANDREW SMITH BUILDING DESIGN 120005
 FIRM NAME BCN

REVISION SCHEDULE

| NO. | DATE | REMARKS | BY |
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ISSUE SCHEDULE

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PROJECT

Bylsma Coach House
 Single Family Detached Secondary Suite
 48 Park Street, Cobourg, ON

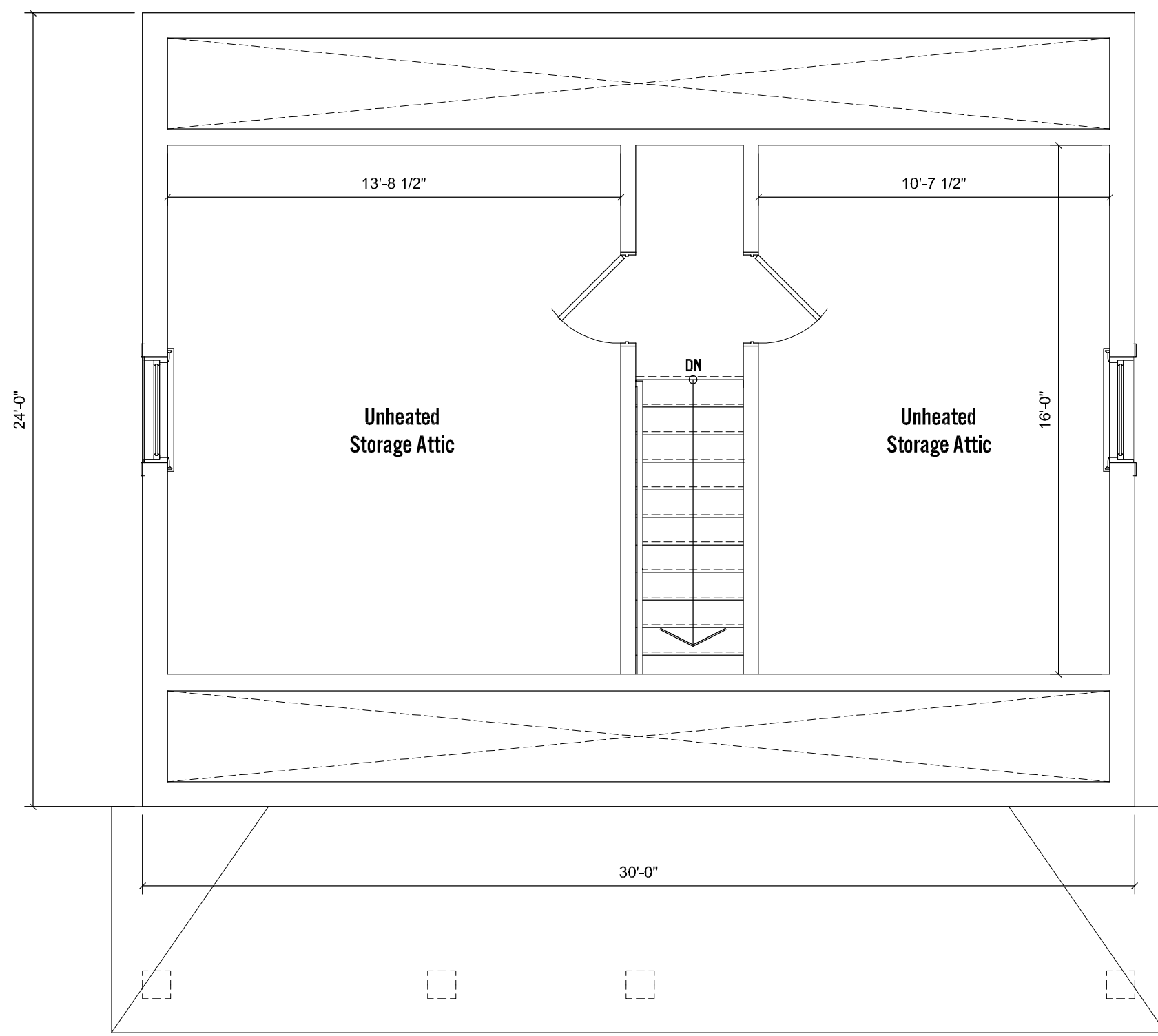
DRAWING

Site Plan

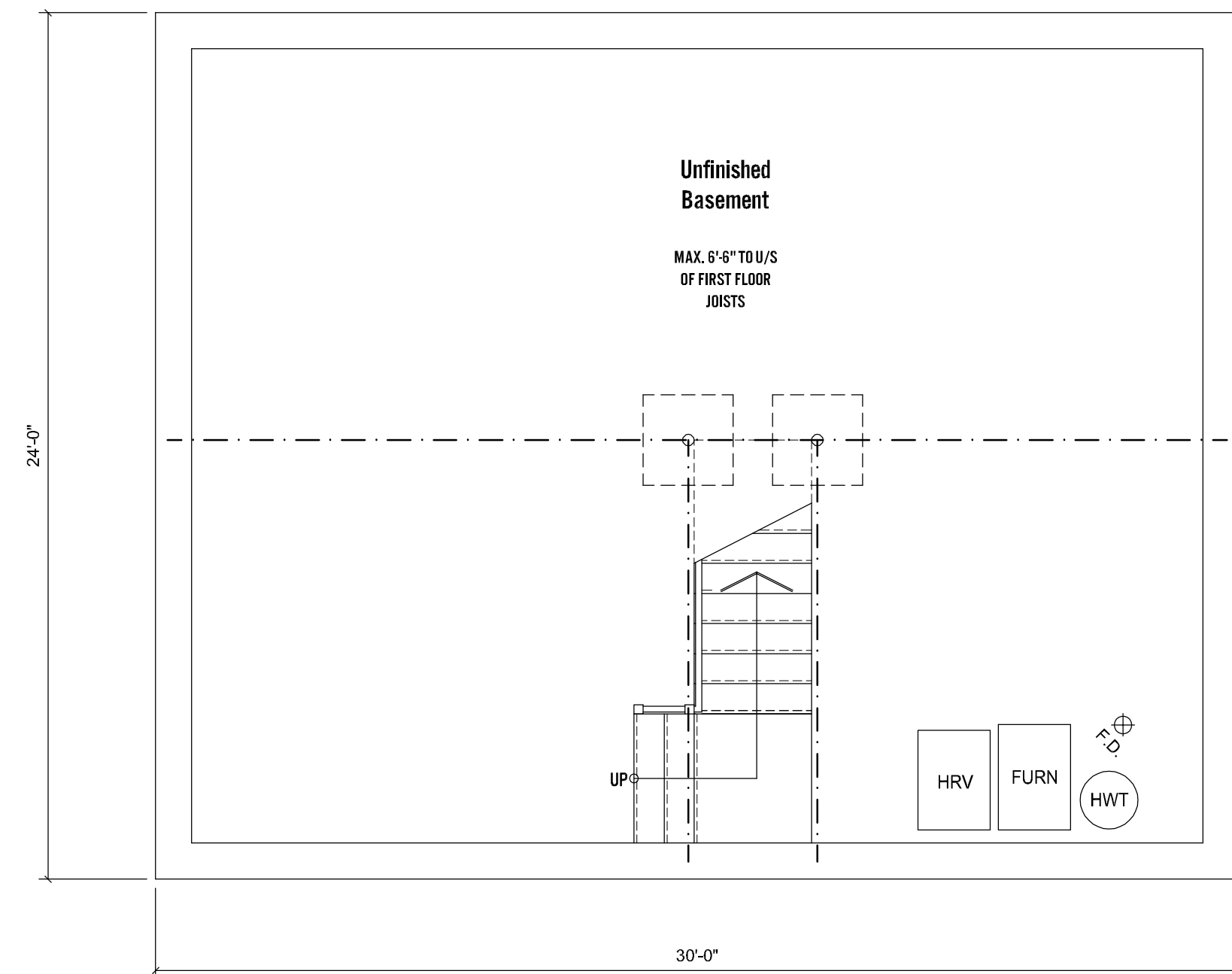
andrewsmith
 buildingdesign inc.

T 289.252.2332 www.aksimthdesign.com
 200A division street, cobourg, on k9a 3p7

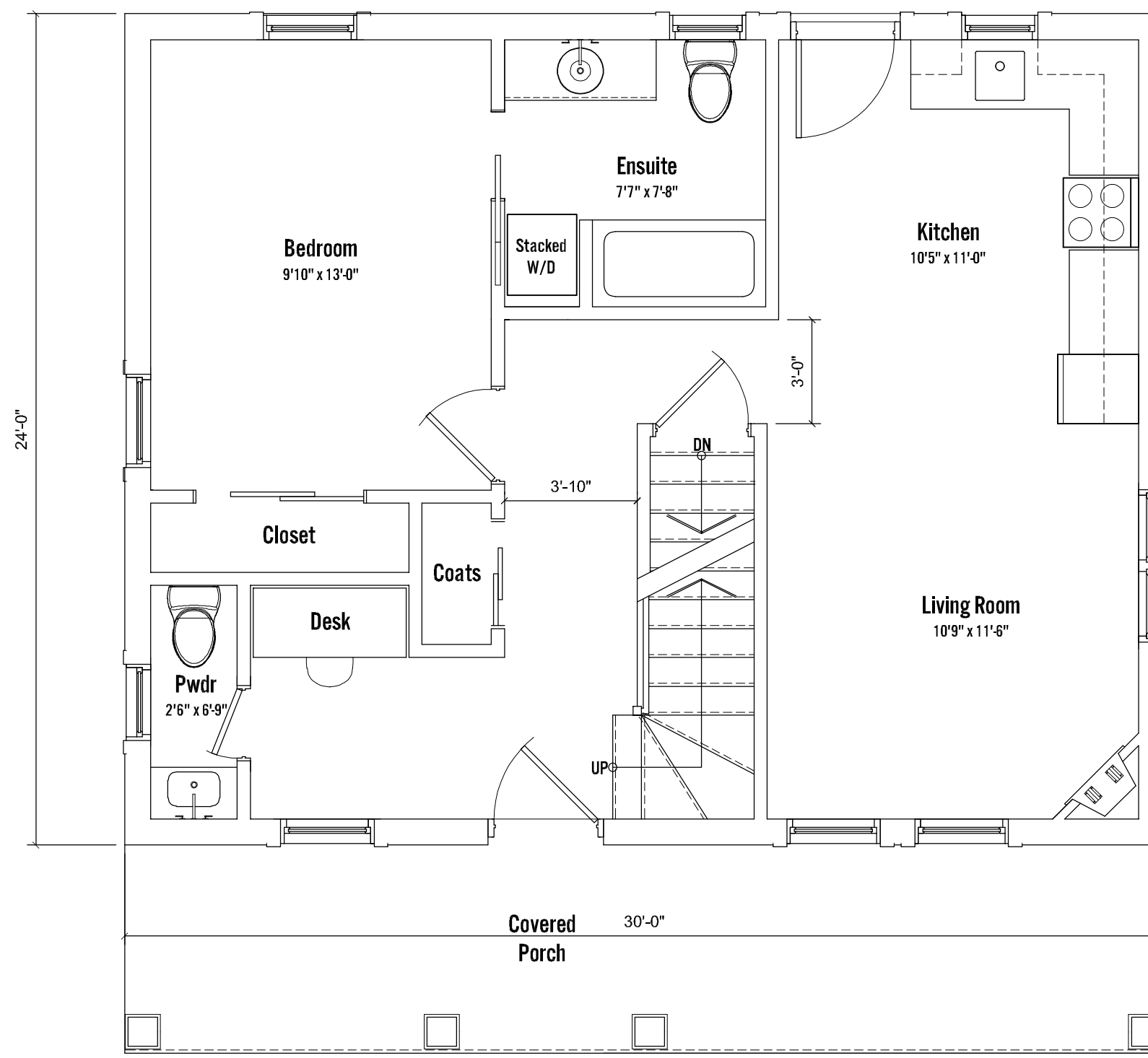
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|--------|------------|-------------|----------|
| DESIGN | AKS | PROJECT No. | 2021-182 |
| DRAWN | AW | CHK | AKS |
| DATE | March 2022 | SHEET No. | A100 |
| SCALE | 1/8"=1'-0" | | |



Storage Loft Plan
1/4" = 1'-0"



Basement Floor Plan
1/4" = 1'-0"



Main Floor Plan
1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW WALL OR PARTITION SYMBOL. FOR DESCRIPTION, SEE INTERIOR WALL SCHEDULE
- NEW WALL OR PARTITION
- FOR WALLS, FLOORS, OR LOAD-BEARING ELEMENTS REQUIRING A FIRE RESISTANCE RATING, SEE INTERIOR WALL SCHEDULE & CONSTRUCTION ASSEMBLY NOTES.
- ROOM NAME & NUMBER. SEE ROOM FINISH SCHEDULE
- DOOR NUMBER. SEE DOOR SCHEDULE
- FUTURE WORK

LINTEL SCHEDULE

| KEY | NO. | SIZE | mm | OR | IMP. ACTUAL | (MP. NOM) |
|------------------------------|-----|--------|-------|--------------|-------------|-----------|
| WOOD BUILT-UP LINTELS | | | | | | |
| L1 | 2 | 38x89 | OR | 1-1/2x3-1/2 | (2x4) | |
| L2 | 2 | 38x140 | OR | 1-1/2x5-1/2 | (2x6) | |
| L3 | 2 | 38x184 | OR | 1-1/2x7-1/4 | (2x8) | |
| L4 | 2 | 38x235 | OR | 1-1/2x9-1/4 | (2x10) | |
| L5 | 2 | 38x286 | OR | 1-1/2x11-1/4 | (2x12) | |
| STEEL ANGLE LINTELS | | | | | | |
| L7 | 1 | 3-1/2 | VERT. | x3-1/2 | x1/4" | THICK |
| L8 | 1 | 4 | VERT. | x3-1/2 | x1/4" | THICK |
| L9 | 1 | 4-7/8 | VERT. | x3-1/2 | x3/8" | THICK |
| L10 | 1 | 7-1/8 | VERT. | x4 | x1/2" | THICK |

ENGINEERED LINTELS

| | | |
|----|---|--|
| L6 | - | ENGINEERED LINTEL AS PER MANUFACTURER'S SPECIFICATIONS |
|----|---|--|

LINTEL NOTES

1. INSTALL WOOD LINTELS WITH EVEN, LEVEL & SOLID BEARING AT END SUPPORTS. BEARING SHALL NOT BE LESS THAN 38mm OR 1 1/2" MIN. AT EACH SUPPORT.
2. INSTALL STEEL LINTELS WITH EVEN, LEVEL & SOLID BEARING AT END SUPPORTS. BEARING SHALL NOT BE LESS THAN 150mm OR 6" MIN. AT EACH SUPPORT.
3. PRIME PAINT STEEL ANGLE LINTELS TO PREVENT CORROSION.
4. INSTALL CONCRETE BLOCK LINTELS WITH 203mm OR 8" BEARING AT EACH SUPPORT.

NOTE: ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING MEMBERS, UNLESS OTHERWISE NOTED

FLOOR JOIST NOTE:
 - 40PSF LIVE LOAD &
 - 10 PSF DEAD LOAD
 - 3/4" SUBFLOOR GLUED & SCREWED
 - DIRECTLY APPLIED CEILING

NOTE: WINDOW STYLES, SIZES AND LOCATIONS SHOWN ARE SUGGESTIVE ONLY FOR THE PURPOSE OF DRAWING ILLUSTRATION

SMOKE & CARBON MONOXIDE ALARM OF THE SINGLE STATION ALARM TYPE EQUIPPED WITH A VISUAL INDICATION LIGHT AND STROBE LIGHT WITH NO INTERCONNECT SWITCH BETWEEN THE ALARM & CIRCUIT BREAKER. DETECTORS TO BE HARD-WIRED WITH BATTERY BACKUP AS PER 9.10.19.3(1)

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 ANDREW SMITH 28072
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION
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 ANDREW SMITH BUILDING DESIGN 120005
 FIRM NAME BCIN

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| | | Issued for Construction | |
| | | Issued for Building Permit | |
| 4 | 8.26.2022 | Issued for Heritage Permit | AKS |
| 3 | 6.14.2022 | Issued for Minor Variance | AKS |
| 2 | 6.03.2022 | Issued for Client Approval | AKS |
| 1 | 3.02.2022 | Issued for Preliminary Review | AKS |
| NO. | DATE | ISSUED | BY |

PROJECT
Bylsma Coach House
 Single Family Detached Secondary Suite
 48 Park Street, Cobourg, ON

DRAWING
Floor Plans

andrewsmith
 buildingdesign inc.
 1 289 252 2332 www.aksimthdesign.com
 200A division street, cobourg, on k9a 3p7

| | | | |
|--------|------------|-------------|----------|
| DESIGN | AKS | PROJECT No. | 2021-182 |
| DRAWN | AW | CHK | AKS |
| DATE | March 2022 | SHEET No. | A200 |
| SCALE | 1/4"=1'-0" | | |

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ANDREW SMITH 28072
NAME SIGNATURE BCN

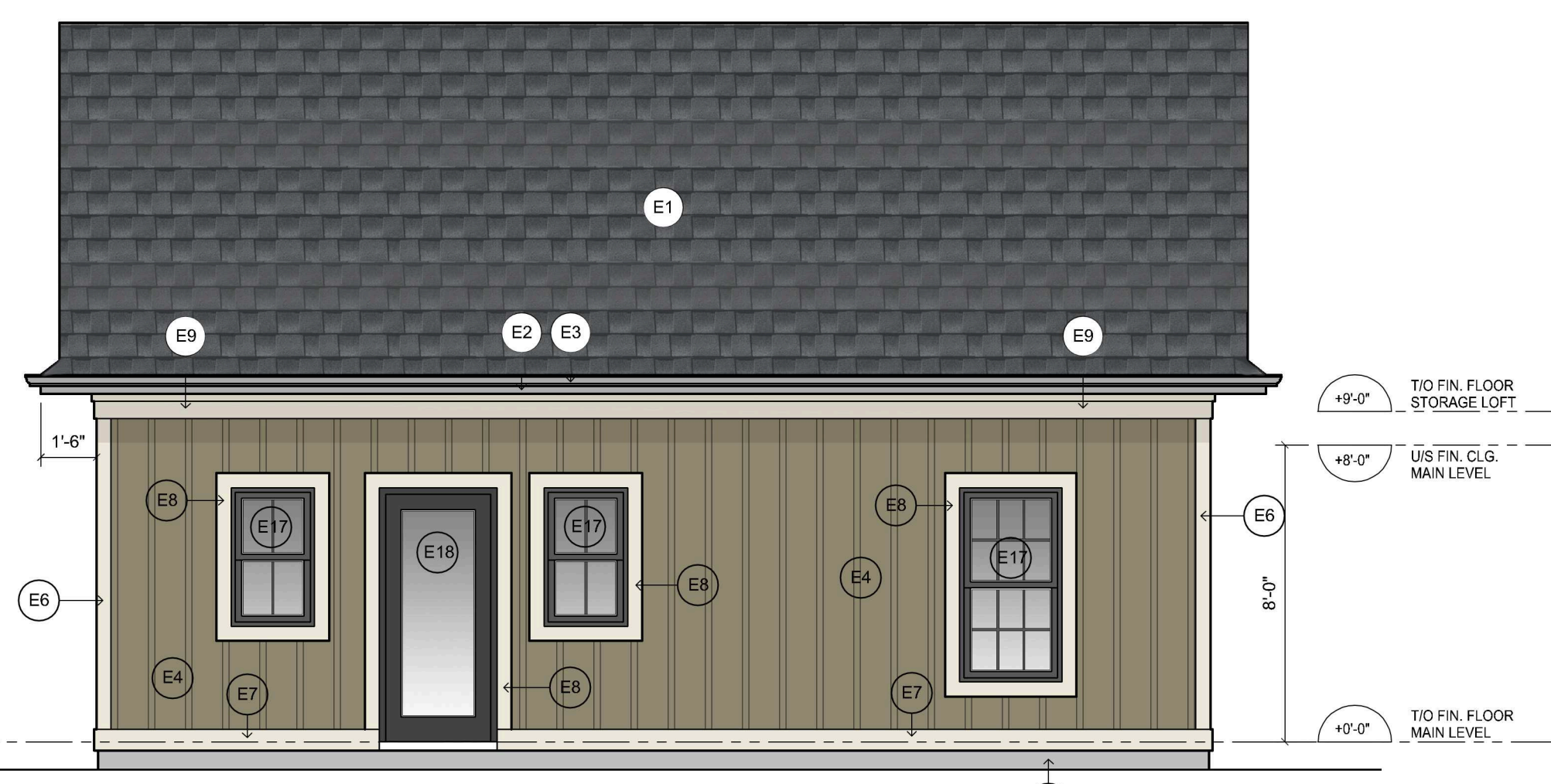
REGISTRATION INFORMATION
Required unless design is exempt under Div. C-3.2.5.1 of the building code

ANDREW SMITH BUILDING DESIGN 12005
FIRM NAME BCN

| EXTERIOR COLOURS | | |
|------------------|---|-----------------------|
| | BENJAMIN MOORE HERITAGE COLLECTION HC-101 "HAMPSHIRE GRAY" | (E4) |
| | BENJAMIN MOORE HERITAGE COLLECTION OC-144 "LANCASTER WHITE" | (E6, E9, E7, E10, E8) |
| | GAF SHINGLES TIMBERLINE "CHARCOAL" | (E1) |
| | ANDERSEN E-SERIES, DOUBLE-HUNG "WHITE" | (E17) |
| | ANDERSEN PANEL-STYLE ENTRY DOOR "BLACK" | (E18) |
| | WOOD COLUMN, 8x8 WOOD-CLAD COLUMN, "WALNUT" | (E12) |

| EXTERIOR FINISH SCHEDULE | |
|--|---|
| E1 ASPHALT SHINGLES | E11 SOLID WOOD TRIM |
| E2 ALUMINUM CLAD FASCIA BOARD | E12 PREFINISHED WOOD-CLAD COLUMN/POST |
| E3 ALUMINUM EAVESTROUGH | E13 FOUNDATION BEYOND |
| E4 PREFINISHED HARDIE-PLANK BOARD AND BATTEN SIDING | E14 6" MINIMUM CONCRETE CLEAR |
| E5 PREFINISHED HARDIE-SHINGLE SHINGLE SIDING | E15 36" HIGH PREFINISHED WOOD GUARD RAILING |
| E6 PREFINISHED HARDIE-TRIM CORNER TRIM BOARDS (SEE DETAIL) | E16 42" HIGH PREFINISHED WOOD GUARD RAILING |
| E7 PREFINISHED HARDIE-TRIM BARGE BOARD (SEE DETAIL) | E17 DOUBLE GLAZED WINDOWS |
| E8 PREFINISHED HARDIE-TRIM WINDOW TRIM (SEE DETAIL) | E18 INSULATED METAL & GLASS DOOR |
| E9 PREFINISHED HARDIE-TRIM FRIEZE BOARD (SEE DETAIL) | E19 INSULATED METAL DOOR |
| E10 PREFINISHED HARDIE-TRIM | E20 INSULATED OH DOOR |
| | E21 CONTINUOUS RIDGE VENT |
| | E22 EXTERIOR LIGHT FIXTURE |

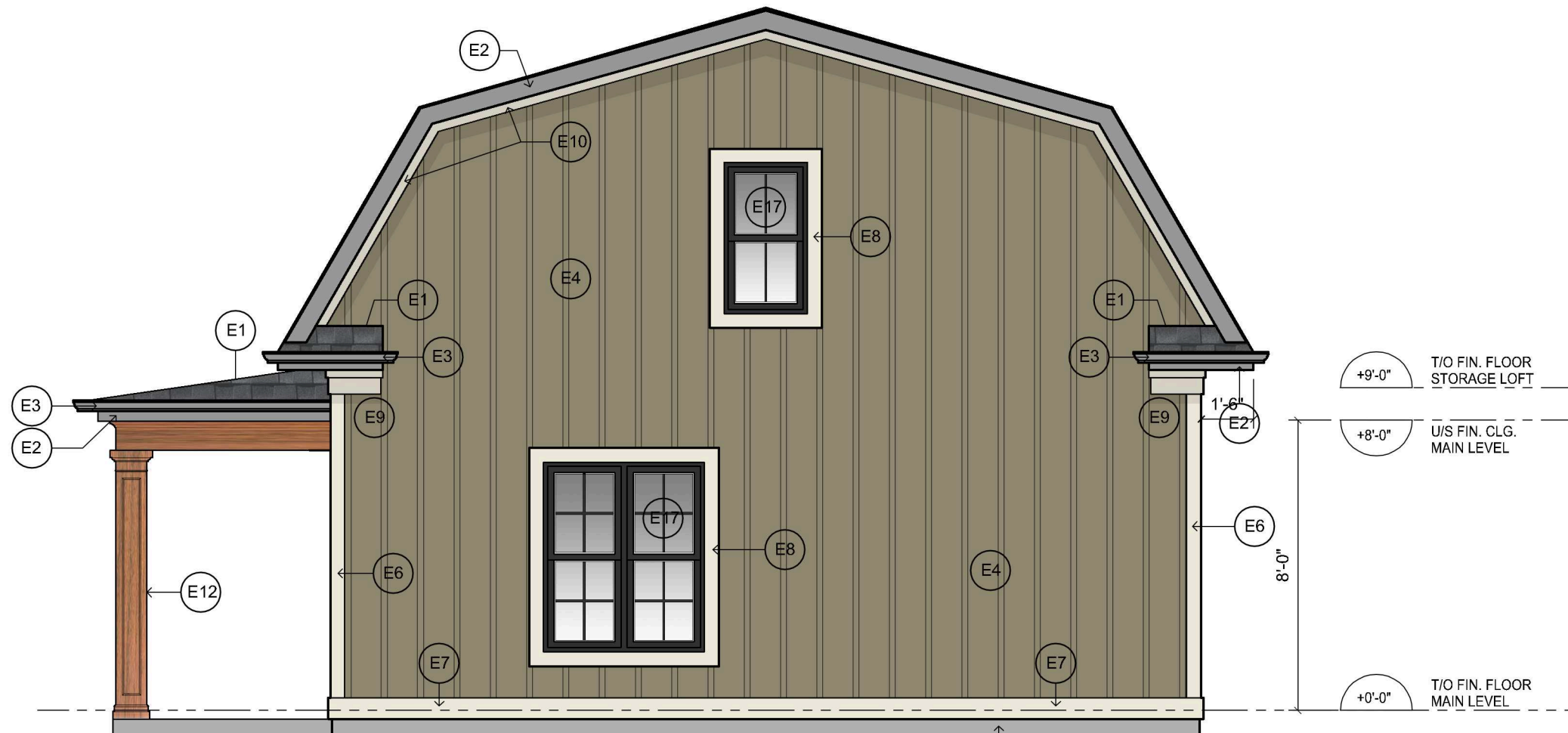
- EXTERIOR FINISH NOTES**
- PROVIDE ALL REQUIRED WOOD BLOCKING, GROUNDS, FURRING AND STRAPPING, WHETHER SHOWN ON DRAWINGS OR NOT, FOR SATISFACTORY INSTALLATION OF EXTERIOR FINISHES, FIXTURES AND EQUIPMENT. USE FIRE-RETARDANT TREATED WOOD CONFORMING TO CAN/CSA-080-M, WITH A FLAME SPREAD RATING OF NOT MORE THAN 25.
 - APPLY EXTERIOR FINISHES, FIXTURES AND EQUIPMENT IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.



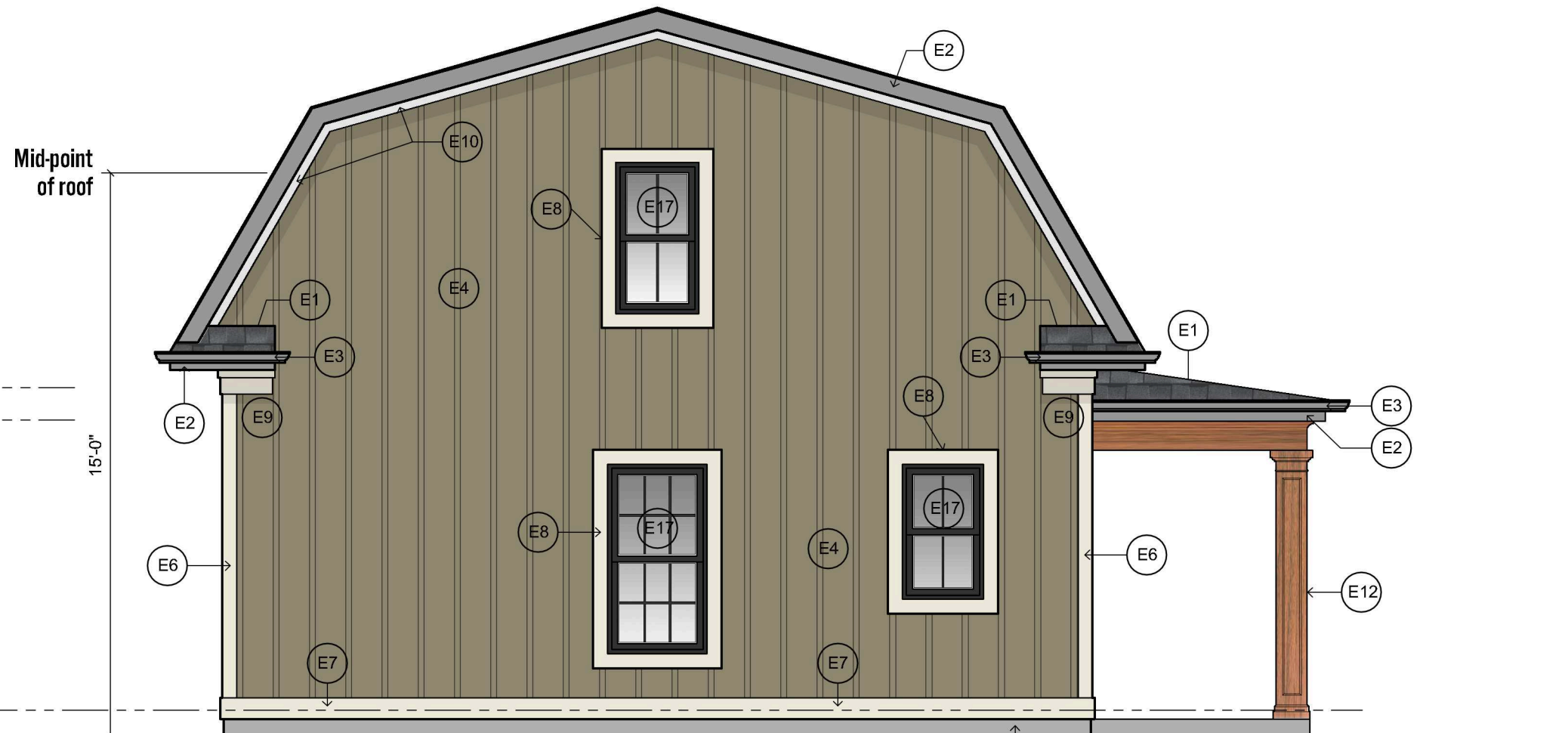
North Elevation
1/4" = 1'-0"



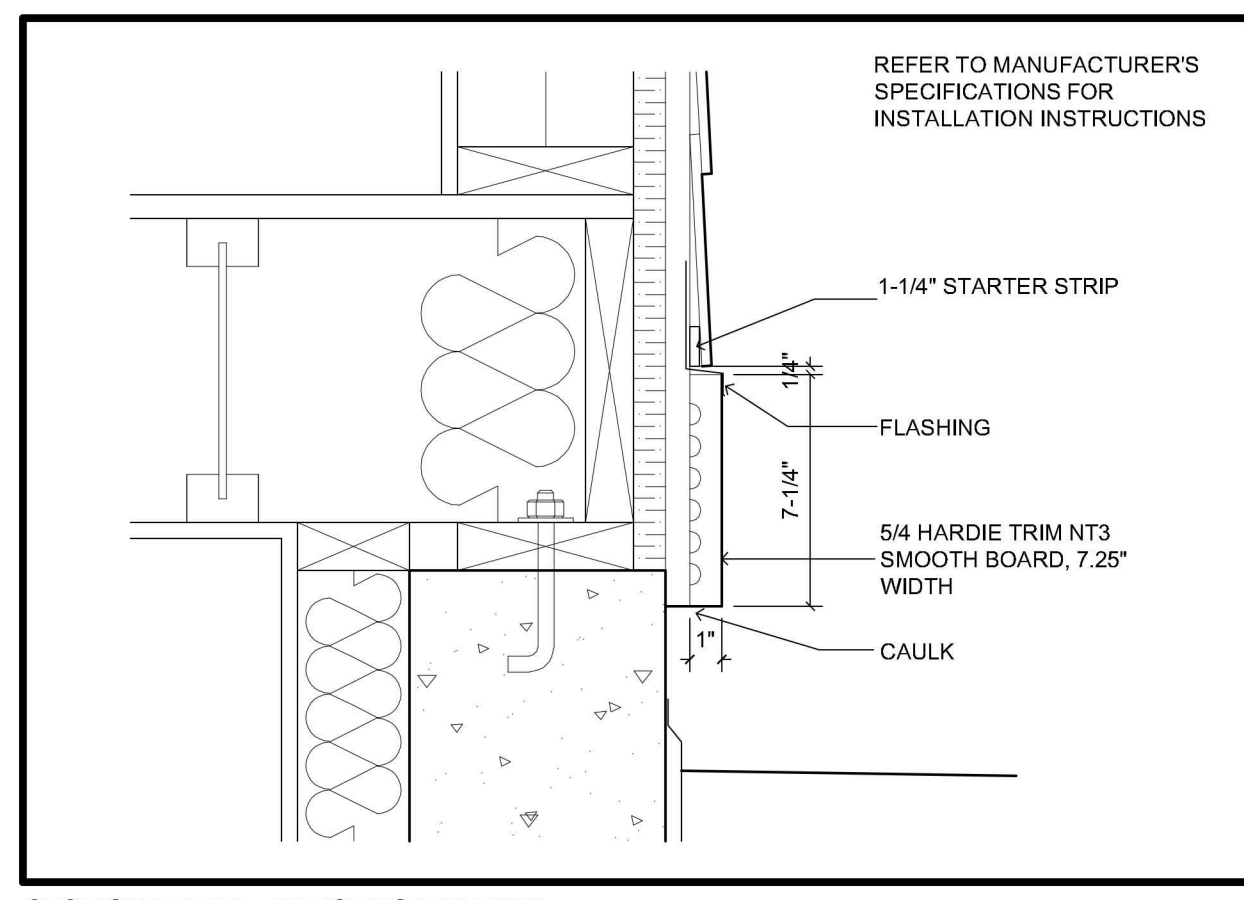
South Elevation
1/4" = 1'-0"



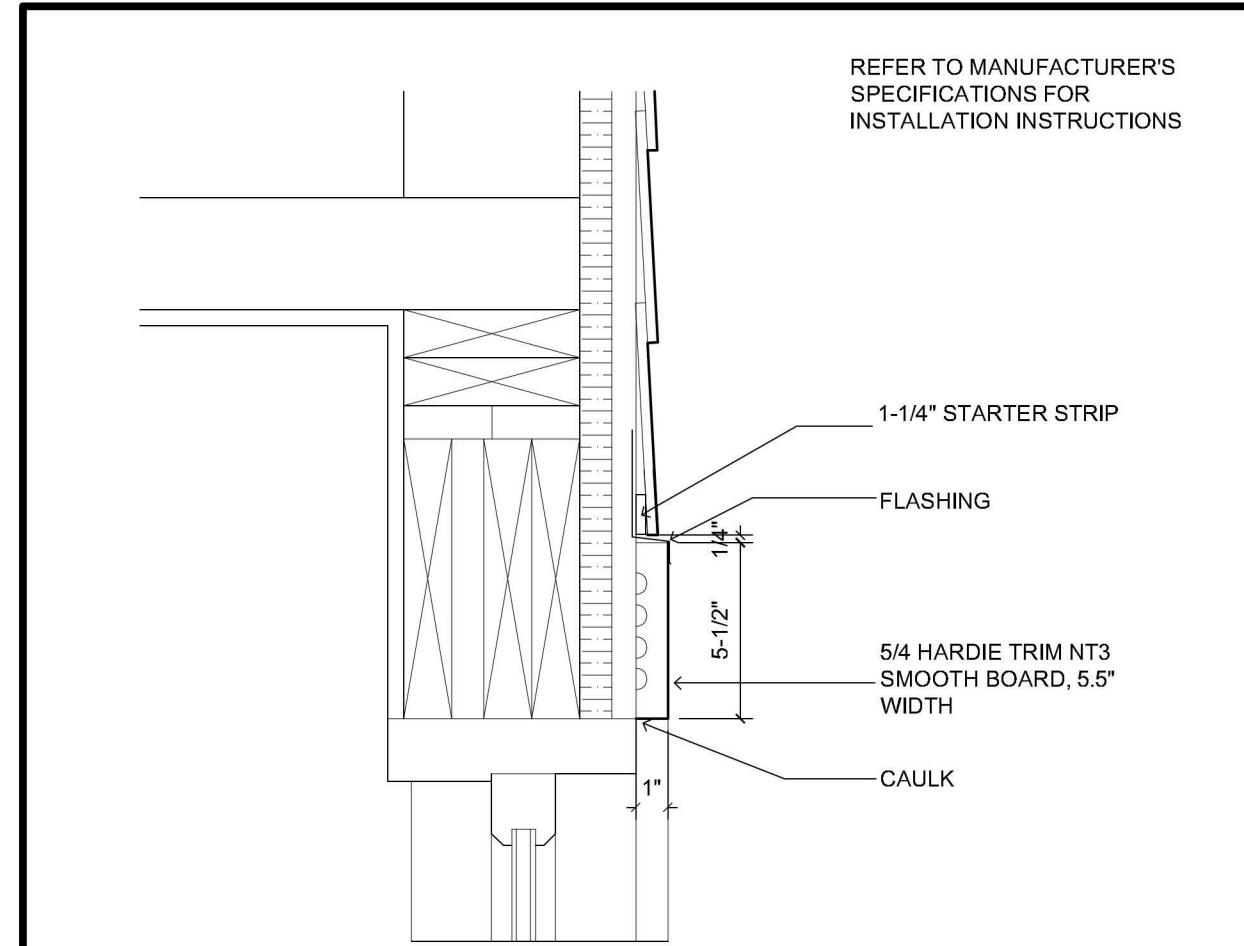
East Elevation
1/4" = 1'-0"



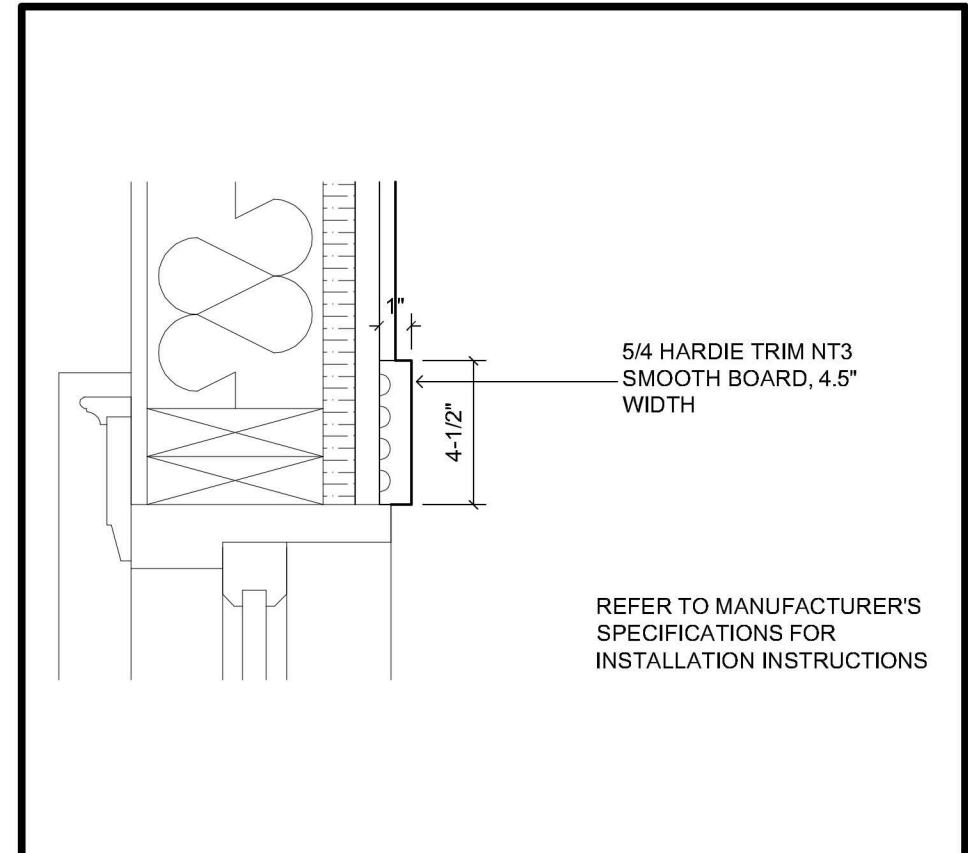
West Elevation
1/4" = 1'-0"



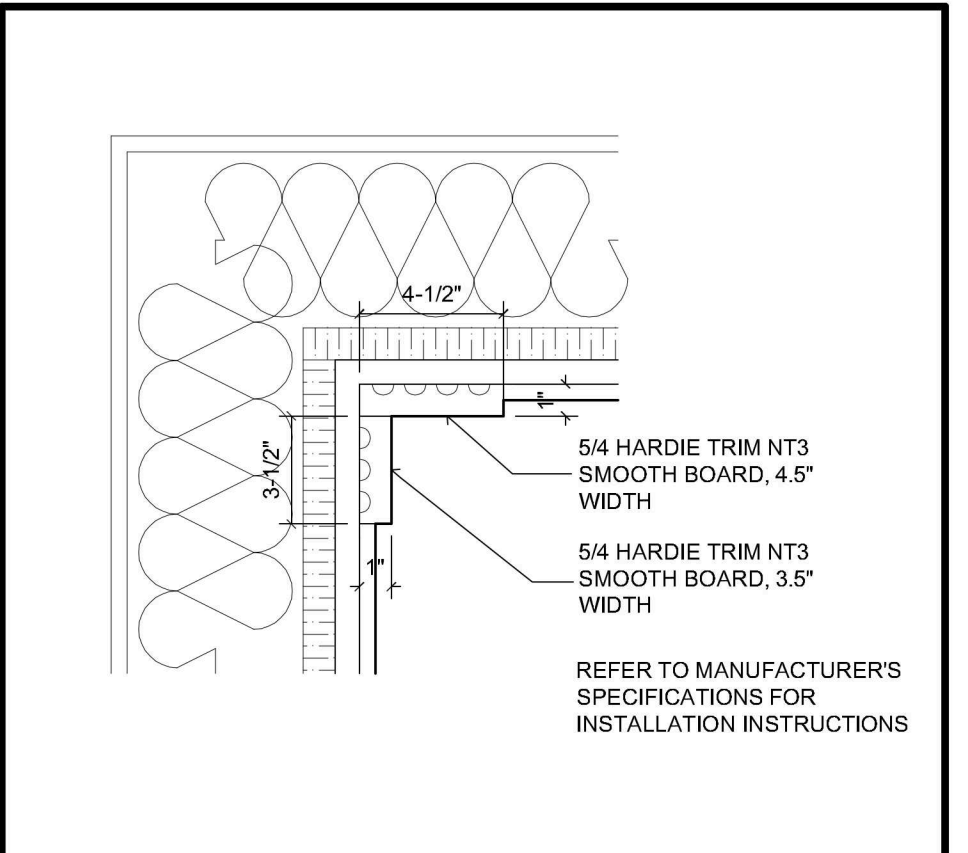
SECTION DETAIL - BARGE BOARD TRIM
SCALE: 2" = 1'-0"



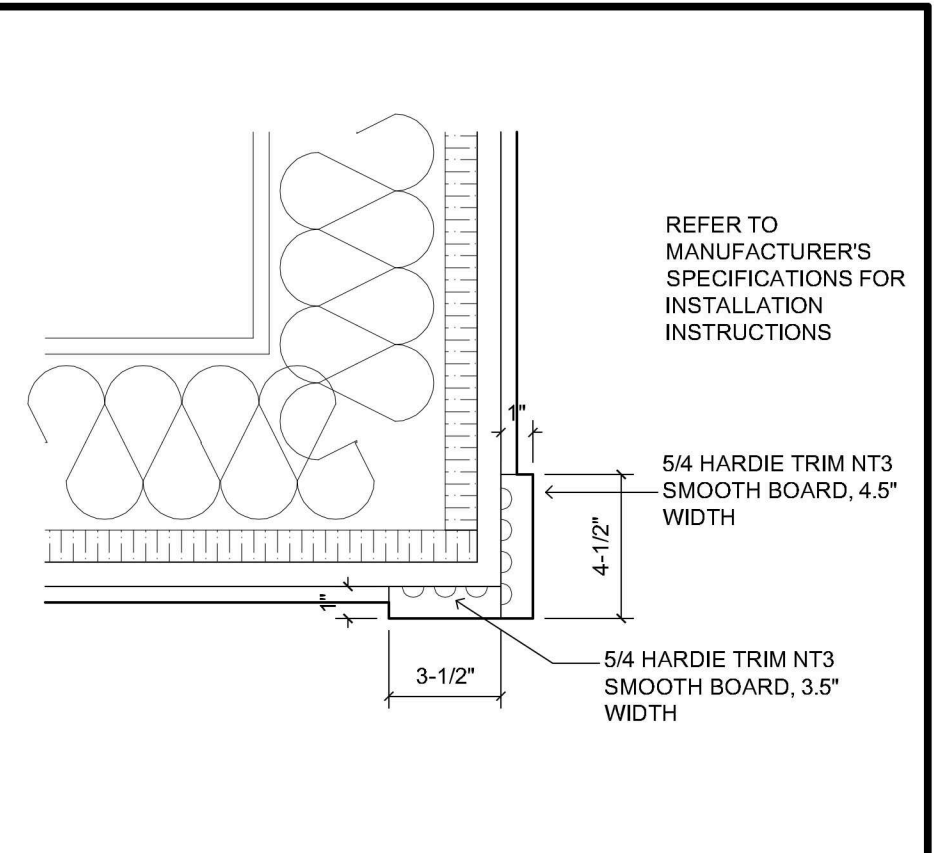
SECTION DETAIL - WINDOW HEAD & SILL TRIM
SCALE: 2" = 1'-0"



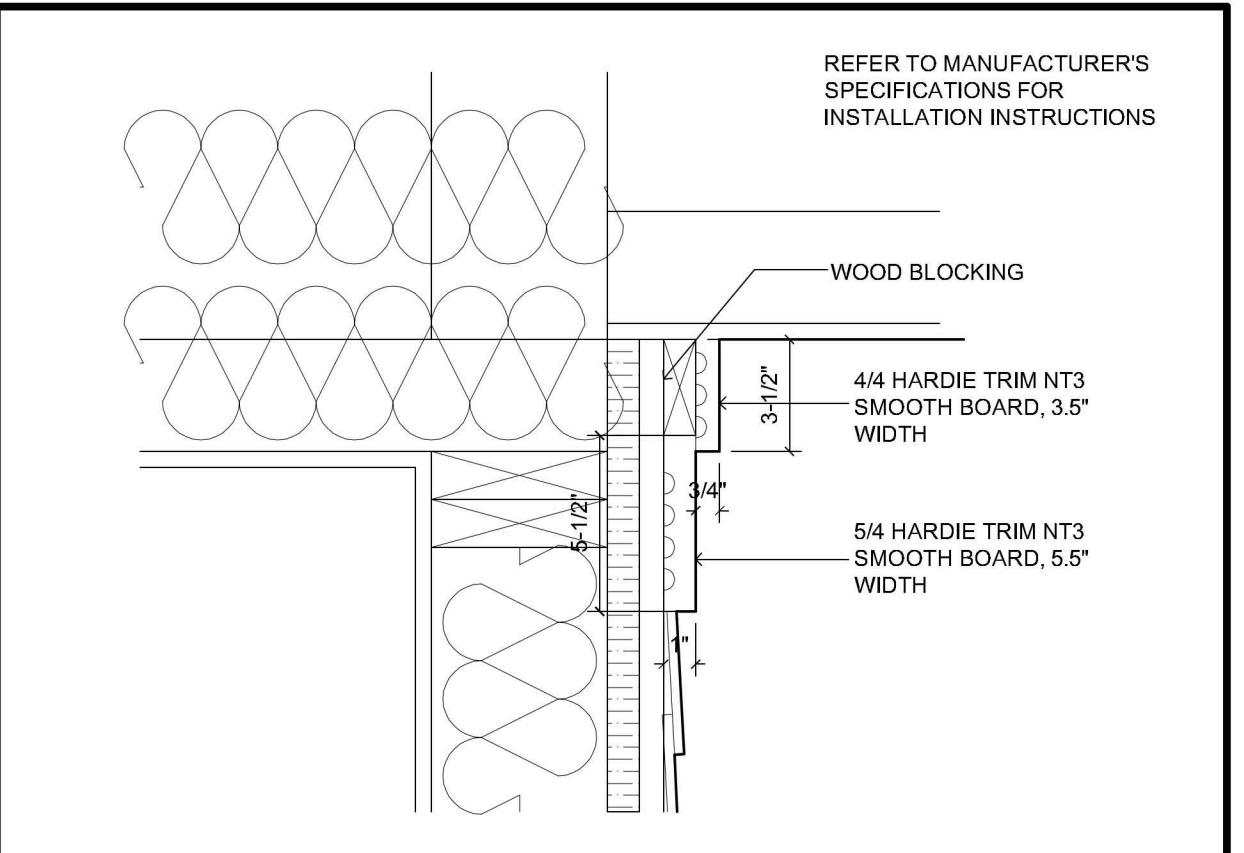
PLAN DETAIL - WINDOW/DOOR JAMB EXTERIOR TRIM
SCALE: 2" = 1'-0"



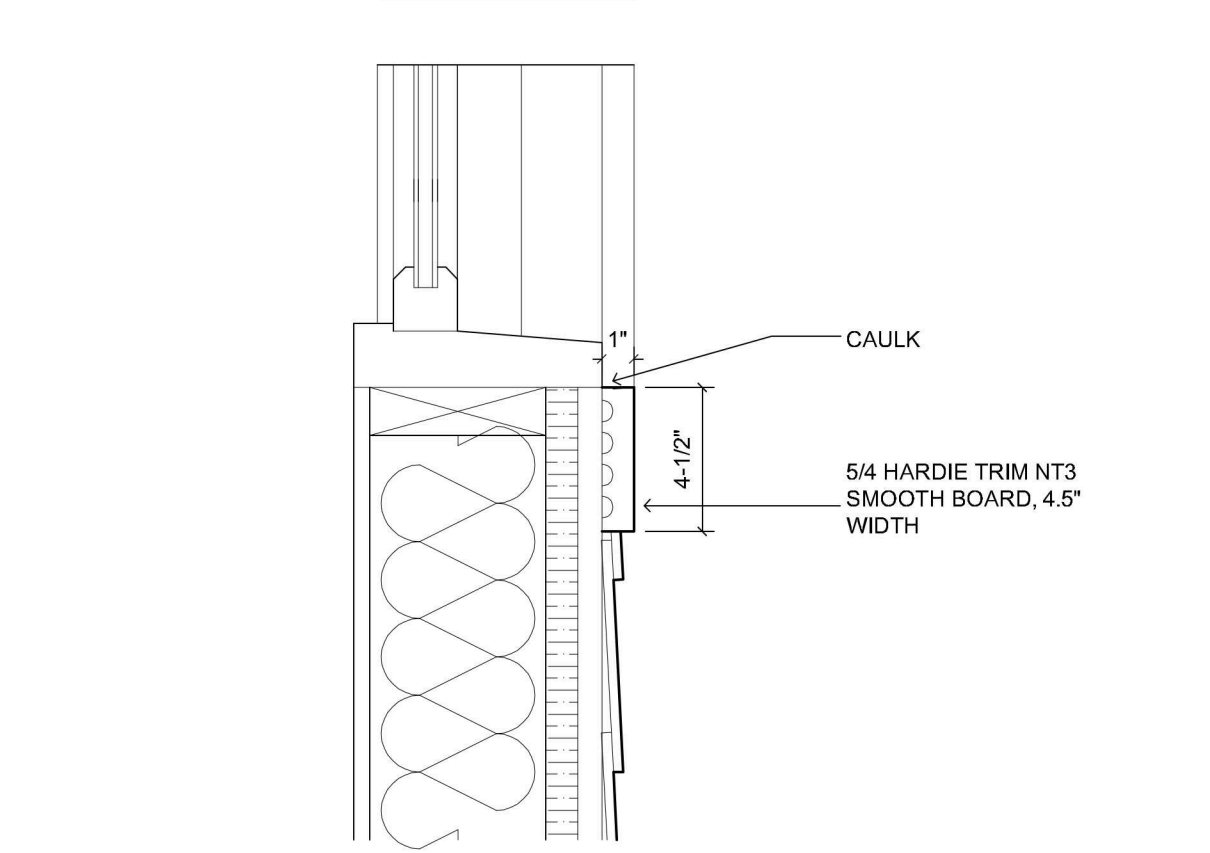
PLAN DETAIL - INSIDE CORNER EXTERIOR TRIM
SCALE: 2" = 1'-0"



PLAN DETAIL - OUTSIDE CORNER EXTERIOR TRIM
SCALE: 2" = 1'-0"



SECTION DETAIL - FRIEZE BOARD TRIM
SCALE: 2" = 1'-0"



SECTION DETAIL - WINDOW HEAD & SILL TRIM
SCALE: 2" = 1'-0"

| REVISION SCHEDULE | | | |
|-------------------|------|---------|----|
| NO. | DATE | REMARKS | BY |
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| ISSUE SCHEDULE | | | |
|----------------|-----------|-------------------------------|-----|
| NO. | DATE | ISSUED | BY |
| | | Issued for Construction | |
| | | Issued for Building Permit | |
| 4 | 8.26.2022 | Issued for Heritage Permit | AKS |
| 3 | 6.14.2022 | Issued for Minor Variance | AKS |
| 2 | 6.03.2022 | Issued for Client Approval | AKS |
| 1 | 3.02.2022 | Issued for Preliminary Review | AKS |
| | | | |
| | | | |

PROJECT

Bylsma Coach House
Single Family Detached Secondary Suite
48 Park Street, Cobourg, ON

DRAWING

Exterior Elevations and Details

andrewsmith buildingdesign inc.

T 289.252.2332 www.aksimthdesign.com
200A division street, cobourg, on k9a 3p7

| | | | |
|--------|------------|-------------|----------|
| DESIGN | AKS | PROJECT No. | 2021-182 |
| DRAWN | AW | CHK | AKS |
| DATE | March 2022 | SHEET No. | A300 |
| SCALE | 1/4"=1'-0" | | |

