

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY MARCH 9, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION: A. LAIL, 29-31 ARGYLE STREET

RECOMMENDATION

Consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), the erection of a new building on the heritage designated property located at 29-31 Argyle Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** by the City Planner with the following terms and conditions:

- a. All exposed wood (e.g. porch railing, columns, and steps) be painted;
- b. Clapboard style cement board be used as the exterior cladding material for the building;
- c. Enlarge the window in the upper north corner of the façade to match the length and width of the adjacent windows;
- d. Efforts should be made to have a consistent rhythm of windows across the façade above the garage doors;
- e. The transom above the entry door adjacent to the garage doors be enlarged to match the height of the garage doors;
- f. The window adjacent to the front entry be enlarged to match the height of the door's transom;
- g. No "snap in" or faux grills between glazing should be used in the windows;
- h. The window specifications be provided to the Heritage Planner for approval prior to installation;
- i. An awning, matching the slope and finish of the porch roof, be added to break up the massing between the top of the garage doors and the second storey windows; and,
- j. Display of a Heritage Alteration Permit in a location visible from the street until the work is completed.

As illustrated in Appendix F (illustration of terms and conditions).

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit the erection of a new building on a property located within the Blackfriars/Petersville Heritage Conservation District (B/P HCD), in accordance with Section 42 (2.1) of the *Ontario Heritage Act* and the Delegated Authority By-law (By-law No. C.P.-1502-129).

BACKGROUND

29-31 Argyle Street is located within the B/P HCD, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P.-3437-179). The property is located on the east side of Argyle Street between Empress Avenue and St. Patrick Street (Appendix A).

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

At the time of the designation of B/P HCD in 2015, the property was vacant (Appendix B). Therefore, it was not identified as contributing or non-contributing by the *B/P HCD Plan & Guidelines*. The building formerly located at 29 Argyle Street was demolished between April 2007 and June 2008.

The City Planner is required to consult with the LACH in situations where a Heritage Alteration Permit application satisfies one or more of the Conditions for Referral defined in the Delegated Authority By-law. Conditions for Referral include a complex, sensitive, or contentious application which is considered to include the erection of a new building within an HCD. This application was therefore referred to the LACH for consultation. The LACH may make a recommendation regarding a Heritage Alteration Permit to the City Planner, after which the City Planner will make a decision per the Delegated Authority By-law.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted on February 10, 2016. The applicant has applied for a Heritage Alteration Permit to (see drawings dated December 3, 2015, Appendices C-D):

- Erect a new residential dwelling with the following details and finishes:
 - L-plan, two storey building with dimensions of 16m (52'6") by 13.25m (43'6") (less recessed portion);
 - 4.65m (15'3") setback from the property line to the building façade (to match adjacent building setback at 27 Argyle Street);
 - Garage recessed 5.15m (16'11") from primary building façade;
 - Hipped roof, clad in asphalt shingles;
 - Clapboard-style cement board horizontal siding;
 - Aluminium soffits and fascia, troughs and downspouts;
 - Vinyl casement-style windows;
 - Concrete base porch with columns set on plinths supporting a hipped roof, with wooden steps and wooden hand railing (top and bottom wooden rail with 5cm (2") square wood spindles set in between); and,
 - Solid door with sidelights and transom.

A sample of the proposed finishes can be found in Appendix E.

ANALYSIS

The conservation of existing contributing resources within the B/P HCD is encouraged. Where non-contributing resources have been identified, or where vacant lots may exist, there may be opportunities for new development that complies with the *B/P HCD Plan & Guidelines*. As a vacant lot, 29-31 Argyle Street represents that opportunity for contextual and compatible infill.

Section 7.7 of the *B/P HCD Plan & Guidelines* identifies policies for the residential area. These policies are intended to ensure the conservation of the cultural heritage value or interest of the B/P HCD. The following policies were used in the analysis of the proposed development at 29-31 Argyle Street:

Section 7.7.1 Residential Areas	
Policies	Analysis
a) The predominant form of development within the residential area should continue to be single detached dwellings of 1 – 1 ½ storeys	As a single detached dwelling, the proposed new building is compatible with the predominant form within the residential area. See Section 10.3.2 analysis (below) regarding height.

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

b) Proposed development or site alteration that is not sympathetic to the heritage attributes and cultural heritage value of B/P HCD, and which may have a negative impact on the residential area, shall be discouraged	Common building characteristics (form, massing, roof pitch, and setback) and modest detailing are heritage attributes of the B/P HCD. The proposed new building is sympathetic to these heritage attributes and references these within its design.
c) Where incompatible land use and/or built form already exists, their replacement with land uses and built form that contribute to the cultural heritage value of B/P HCD should be encouraged	No land use change. Built form of the new building is compatible with the <i>B/P HCD Plan & Guidelines</i> .
d) The creation of new lots or enlarging existing lots within B/P HCD should be discouraged, unless resulting in lot(s) are of compatible depth, width, and overall size and configuration as surrounding and/or adjacent lots	No new lots created. No lots enlarged. Lot frontages along this block of Argyle Street vary between about 7.5m (24'6") to 20m (65'6"). There is no particular rhythm to the lot fabric, contributing to an understanding of the historic development of B/P HCD. The existing lot at 29-31 Argyle Street, 20m (64'8") by 27m (88'4"), is compatible with the predominant lot fabric patterns of the area.
e) Continued or adaptive reuse of a contributing resource is encouraged rather than demolition and development	Not applicable.
f) Gaps in the streetscape are discouraged	The proposed new building will fill an existing gap in the streetscape.
g) The conservation of front porches, gardens and other front yard features is encouraged to support a friendly atmosphere and interactions among neighbours	A front porch is proposed as part of the design of the new building, complimenting this heritage attribute of B/P HCD.
h) Replacement of buildings lost due to circumstances such as severe structural instability, fire, flood or other reasons shall be sympathetic, respectful, and contextual to the heritage attributes and cultural heritage value of B/P HCD	The proposed new building is compatible with the B/P HCD. See Section 10.3.2 analysis (below).
i) New development shall conserve the continuity of the street edge by implementing setbacks, form, scale, and massing similar to adjacent protected resources along the streetscape	The proposed new building matches the setback of the adjacent dwelling at 27 Argyle Street with a setback of 4.65m (15'3"). While the scale of the proposed new building is larger than those immediately adjacent, when considering the broader context the proposed new building is compatible. The projecting front portion and recessed garage portion of the building helps to maintain the massing rhythm on the south side of Argyle Street. The recommended awning above the garage doors will help to break up the massing between the top of the garage doors and the second storey windows.
j) Additions should be generally located in the rear or side yards to maintain the consistent street edge, front yard landscaping, front porches, and front façade of protected heritage resources	Not applicable.
k) Parking should be located in the	The garage of the proposed new building is

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

<p>driveways at the side of the dwelling or in a garage at the rear of the main building, wherever possible. New garages shall not be permitted at the front of the building. Front yard parking shall be discouraged</p>	<p>recessed from the main façade by 5.15m (16'11"). The garage features two separate overhead doors with an access door, which breaks up the façade. The driveway for the property is located to the side of the main projecting façade. No front yard parking is proposed.</p> <p>Per Section 12.3, the use of large, monotonous expanses of hardscape (e.g. asphalt or concrete driveway) is discouraged. Two single track driveway system with turf between and/or permeable paving should be considered.</p>
<p>l) Ongoing maintenance of protected heritage resources should be promoted to build a sense of community pride. Property standards shall be enforced within the B/P HCD</p>	<p>Noted.</p>
<p>m) The conservation of landscaped areas and mature vegetation should be encouraged</p>	<p>Landscaping is encouraged.</p>
<p>n) The planting of new trees where gaps exist to contribute to the urban forest should be encouraged</p>	<p>Landscaping is encouraged.</p>
<p>o) Along major entrances, particularly along Wharncliffe Road North, Oxford Street West, Blackfriars Street, Riverside Drive/Queens Avenue, development should generally reflect the character of the area and instill a sense of arrival</p>	<p>Argyle Street is not noted as a major entrance route. Not applicable.</p>

Design guidelines are included within Section 10 of the *B/P HCD Plan & Guidelines*. The following guidelines, outlined in Section 10.3.2 (New Buildings – Residential) were used in the analysis of the proposed development at 29-31 Argyle Street:

Section 10.3.2.1 New Buildings – Residential	
Guideline	Analysis
<p>Match setback, footprint, size and massing patterns of the area, particularly to the immediate adjacent neighbours. Match façade patterns of street or of “street wall” for solids and voids, particularly to ensure the continuity of the street wall where on exists</p>	<p>The proposed new building matches the setback of the adjacent dwelling at 27 Argyle Street with a setback of 4.65m (15'3"). While the scale of the proposed new building is larger than those immediately adjacent, when considering the broader context the proposed new building is compatible. The projecting front portion and recessed garage portion of the building helps to maintain the massing rhythm on the south side of Argyle Street. The recommended awning above the garage doors will help to break up the massing between the top of the garage doors and the second storey windows.</p>
<p>Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street</p>	<p>The 4.65m (15'3") setback of the proposed new building is consistent along the south side of Argyle Street.</p>

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

<p>New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district</p>	<p>The proposed new building and its entrance are oriented towards Argyle Street. The porch, sidelights and transom of the main entry door add architectural interest to the proposed new building.</p>
<p>Respond to unique conditions or locations, such as corner properties, by providing architectural interest and details on both street façade facades</p>	<p>There are no unique conditions of the property at 29-31 Argyle Street.</p>
<p>Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns</p>	<p>Hip and gable roofs are found within the immediate area, as well as one, one-and-a-half, and two-storey dwellings. The proposed building is a two-storey dwelling with a hipped roof and is therefore compatible.</p>
<p>Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors</p>	<p>The proposed new building maintains continuous horizontal patterns, articulated through the elevated basement, with 5-6 steps to the porch of adjacent buildings at 27 Argyle Street as well as 25 Argyle Street. The roof above the porch will maintain consistent rhythm with the hipped roof of adjacent buildings; the recommended awning roof above the garage doors will further emphasizes this consistent rhythm in the massing of the proposed new building.</p>
<p>Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area</p>	<p>The proposed windows reference a theme of pairing and tripling windows within the immediate area. The windows in the upper north corner of the façade should be enlarged in length to match the adjacent windows. The height of the window adjacent to the front entry should be enlarged to match the height of the door transom. The transom above the entry door adjacent to the garage doors (recessed portion of the proposed new building) should be enlarged in height to match the height of the garage doors.</p> <p>Efforts should be made to have a consistent rhythm of windows across the façade above the garage doors, on the recessed portion of the building. Interior arrangement of rooms may limit this portion, however window fenestration may be manipulated to achieve this effect.</p> <p>Vinyl windows are proposed. No “snap in” or faux grills between glazing should be installed; only unarticulated, simulated, or true divided lights should be installed. All windows should have sills and be appropriately trimmed.</p> <p>The proposed front door features sidelights and transoms, which maintains consistent architectural details of the B/P HCD.</p>
<p>Use materials and colours that represent the texture and palette of the B/P area</p>	<p>Horizontal (wood) siding and brick are the predominant cladding materials in B/P HCD, with some notable exceptions (e.g. the pebble and dash cladding at 27 Argyle Street, adjacent).</p> <p>The exterior cladding of the building will not be</p>

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

	stucco, as noted in Drawing A104 (Appendix C), but clapboard style cement board cladding (e.g. “Hardie Board”) (Appendix E). The proposed cement board horizontal cladding is considered compatible within the B/P HCD.
Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principle facades of properties in the B/P area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate the plain and flat surfaces, add character that complement the original appearance of the neighbourhood and can add value to the individual property	The proposed new building incorporates many of the standard elements identified within the B/P HCD: transoms and sidelights at doors, covered entrance porch with architectural interest.
New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block	There are several other two-storey buildings on this block of Argyle Street. The proposed building at 29-31 Argyle Street is no taller than the tallest building and no shorter than the shortest building on this block. The proposed height 5.6m (18’5”) is considered compatible.

Overall, the proposed new building at 29-31 Argyle Street is compliant with the *B/P HCD Plan & Guidelines*. Recommended terms and conditions for the proposed new building have been illustrated in Appendix F.

The windows in the upper north corner of the façade should be enlarged in length to match the adjacent windows. The height of the window adjacent to the front entry should be enlarged to match the height of the transom. The transom above the entry door adjacent to the garage doors should be enlarged to match the height of the garage doors. Efforts should be made to have a consistent rhythm of windows across the façade above the garage doors, on the recessed portion of the building. Interior arrangement of rooms may limit this portion, however window fenestration may be manipulated to achieve this effect. Vinyl windows are proposed. No “snap in” or faux grills between glazing should be installed; only unarticulated, simulated, or true divided lights should be installed.

An awning should be installed to break up the massing between the top of the garage doors and the second storey windows. The slope of the roof of this awning and its finish should match that of the porch roof. This awning will help to establish a break in the massing between the ground storey and second storey of the proposed new building.

Landscaping of the property is encouraged. The use of large, monotonous expanses of hardscape is discouraged. Two single track driveway system with turf between and/or permeable paving should be considered.

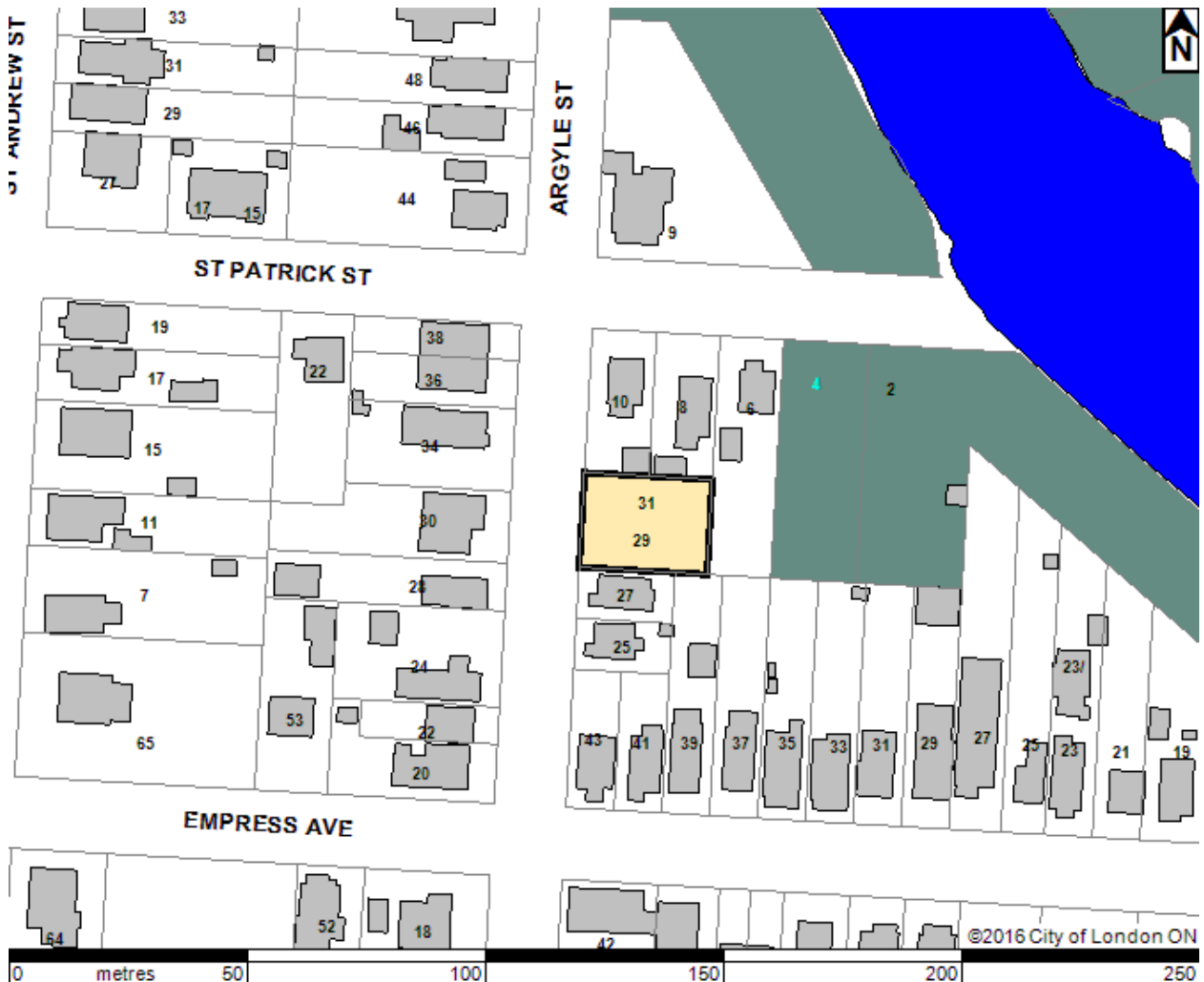
CONCLUSION

The proposed new building at 29-31 Argyle Street is compliant with the *B/P HCD Plan & Guidelines* and should be permitted under the Delegated Authority By-law, with terms and conditions, if supported by the LACH.

--	--

HAP: 29-31 Argyle Street
K. Gonyou

APPENDIX A: Location Map



29-31 Argyle Street, between Empress Avenue and St. Patrick Street, within the Blackfriars/Petersville Heritage Conservation District.

--	--

**HAP: 29-31 Argyle Street
K. Gonyou**

APPENDIX B: Property Photographs



Image 1: 29-31 Argyle Street (February 5, 2016).

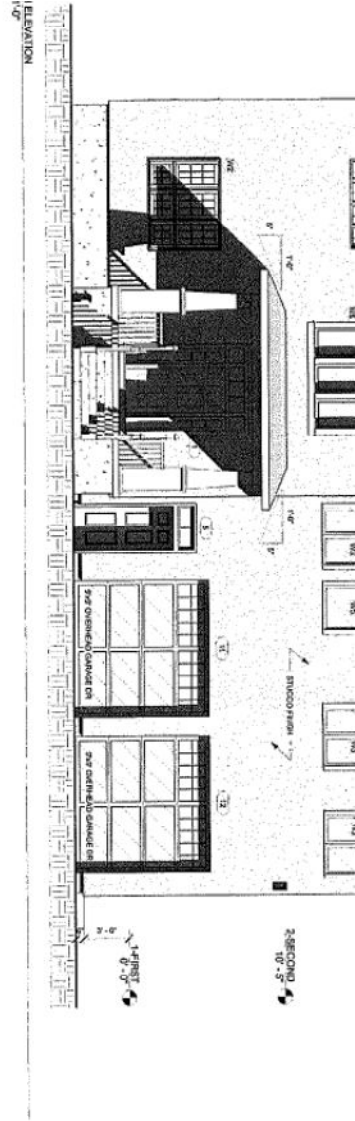
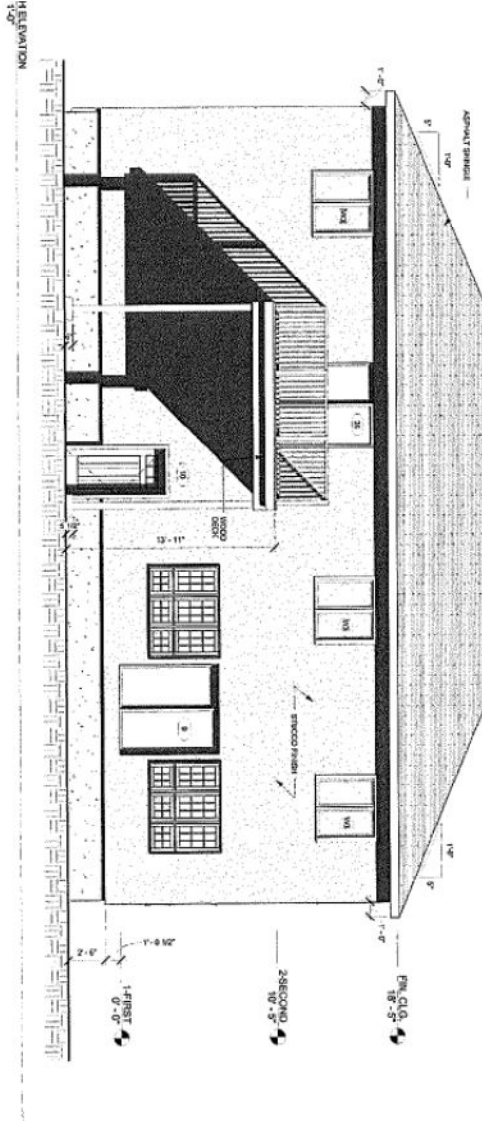


Image 2: Streetscape on the south side of Argyle Street, looking northwards (February 5, 2016).

--	--

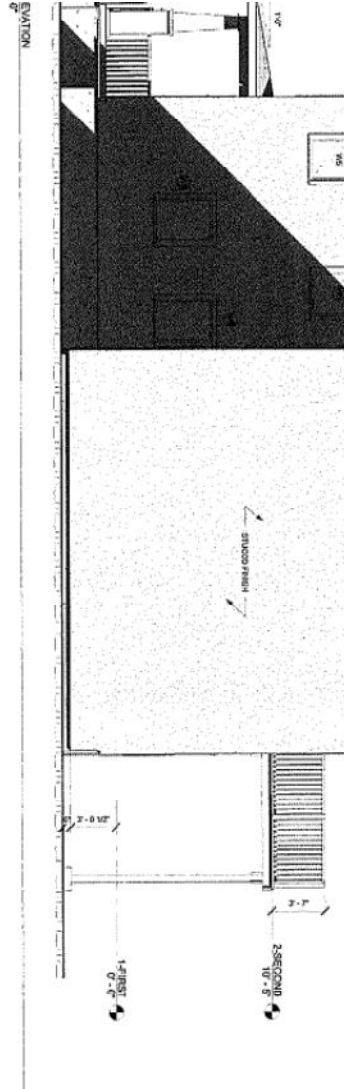
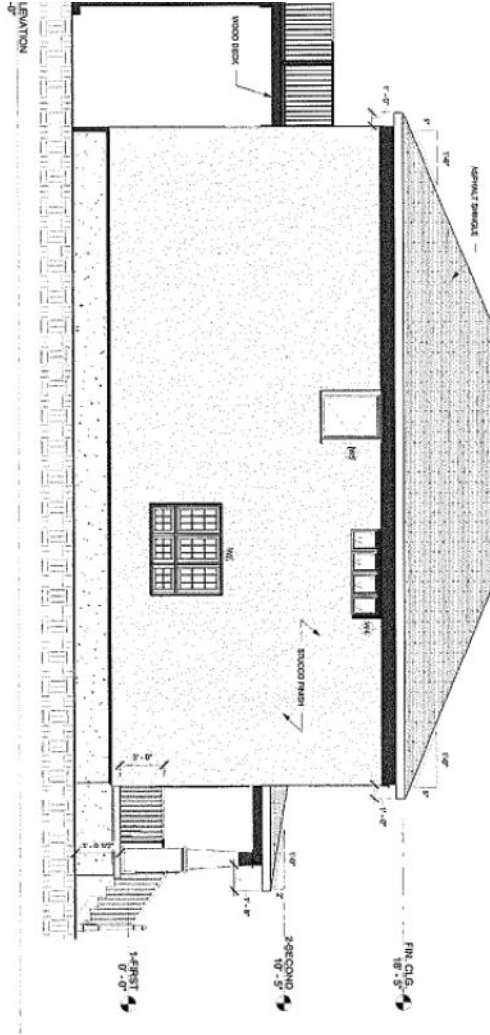
HAP: 29-31 Argyle Street
K. Gonyou

APPENDIX C: Proposed Elevations



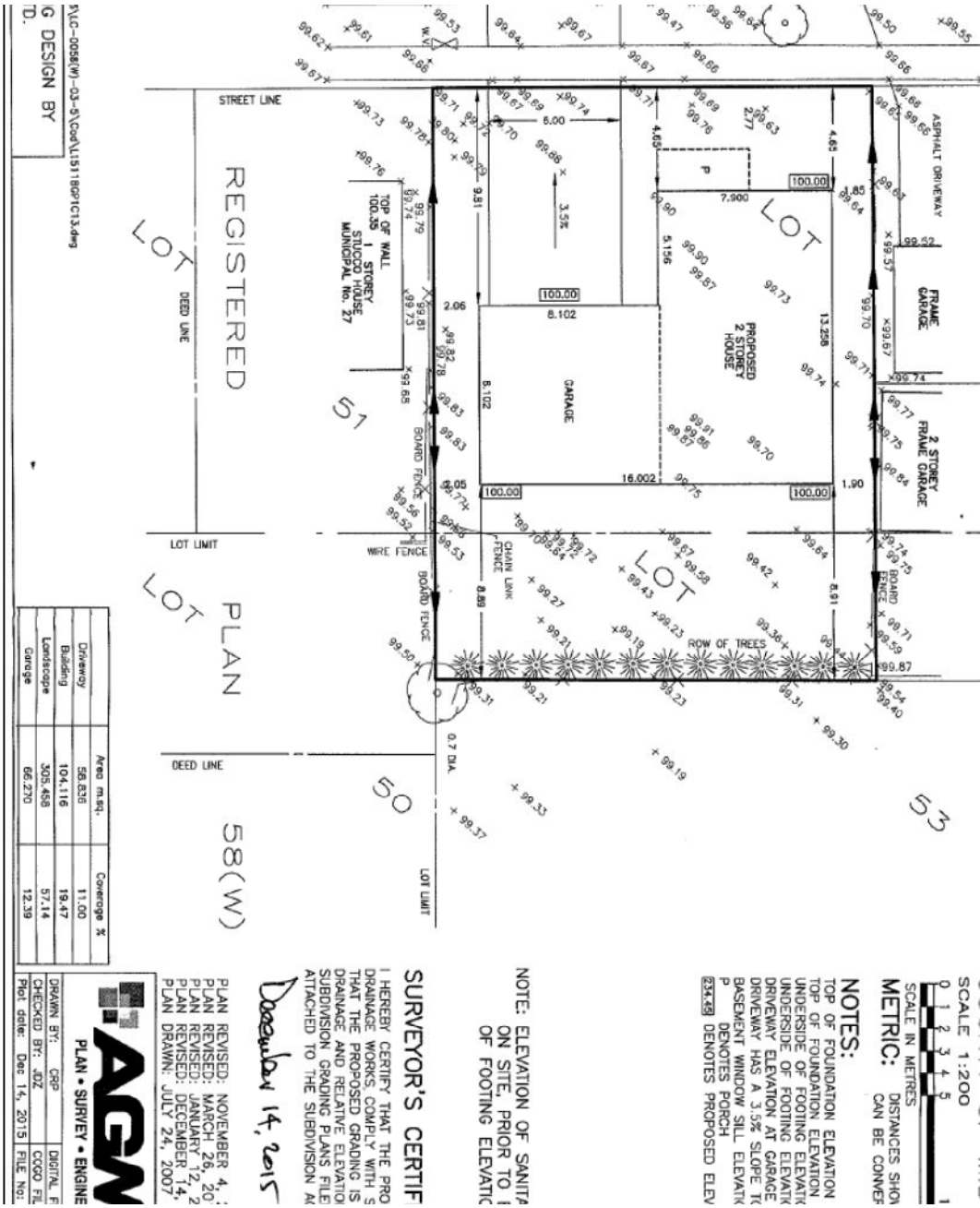
--	--

**HAP: 29-31 Argyle Street
K. Gonyou**



APPENDIX D: Survey

**HAP: 29-31 Argyle Street
K. Gonyou**



V:\C-0058(W)-03-5\Cad\11911807\13.dwg
G DESIGN BY
D.

	Area m ²	Coverage %
Driveway	56.826	11.00
Building	104.116	19.47
Landscape	305.468	57.14
Garage	66.270	12.39

PLAN • SURVEY • ENGINE
DRAWN BY: CSP
CHECKED BY: DJZ
FILE No: Dec 14, 2015

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PROPOSED WORKS, COMPLY WITH THE PROPOSED GRADING, DRAINAGE AND RELATIVE ELEVATION SUBDIVISION GRADING PLANS FILE ATTACHED TO THE SUBDIVISION APPLICATION.
December 14, 2015

NOTE: ELEVATION OF SANITARY MANHOLE, PRIOR TO PROPOSED WORKS, SHALL BE SHOWN ON SITE, PRIOR TO COMMENCEMENT OF FOOTING ELEVATION.

NOTES:
TOP OF FOUNDATION ELEVATION
TOP OF FOOTING ELEVATION
UNDER SIDE OF FOOTING ELEVATION
UNDER SIDE OF FOUNDATION ELEVATION
UNDER SIDE OF DRIVEWAY ELEVATION AT GARAGE DRIVEWAY HAS A 3.5% SLOPE TO BASEMENT WINDOW SILL ELEVATION
P DENOTES PROPOSED PORCH
P DENOTES PROPOSED ELEVATION

SCALE 1:200
SCALE IN METRES
DISTANCES SHOWN CAN BE CORRECTED

APPENDIX E: Sample of Proposed Finishes

--	--

HAP: 29-31 Argyle Street
K. Gonyou



FRONT PORCH
ROOF DESIGN
& DOOR DETAIL



EXTERIOR SIDING
DETAIL OF
HOME



FRONT RAILING
& POST DETAIL

