

**To:** SPECIAL COUNCIL

**Meeting Date:** 9/13/2022

**Subject:** 22-108-CD Request to Alter a Part IV Designated Property – 38 Lansdowne Road North

**Submitted By:** Lisa Prime, Chief Planner

**Prepared By:** Laura Waldie, Senior Planner-Heritage

**Report No.:** 22-108-CD

**File No.:** R01.01.112

**Wards Affected:** Ward 5

### **RECOMMENDATION(S):**

THAT Report 22-108-CD Request to Alter a Part IV Designated Property – 38 Lansdowne Road North be received;

AND THAT Council approve the request to alter the property by construction of a one-storey accessory building (pool house) as outlined in Report 22-108-CD.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

The property owner is seeking to construct an accessory building (pool house) in the rear yard of 38 Lansdowne Road North. The property is designated under Part IV of the Ontario Heritage Act and alterations require Council approval.

#### **Key Findings**

- 38 Lansdowne Road North was designated under Part IV of the Ontario Heritage Act in 2008 by Bylaw No. 34-08.
- Council approval is required for alteration of properties designated under Part IV or Part V of the Ontario Heritage Act.
- The proposed one-storey accessory building will be located in the rear yard, significantly setback from the road and largely shielded from public view by mature trees and foliage.

## Financial Implications

The property owners are responsible for any financial impacts and costs of the project if approved by Council.

## STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
- ☒ Core Service

**Objective(s):** PLACEMAKING - Promote and create a wide range of destinations and activities that capitalize on the beauty of the rivers and heritage buildings

**Strategic Action:** Enhance opportunities to enjoy built and natural heritage

**Program:** Land Use Planning

**Core Service:** Heritage Conservation

## BACKGROUND:



Figure 1: 38 Lansdowne Road North, Cambridge

The subject property located at 38 Lansdowne Road North is located on the west side of Lansdowne Road North between Blenheim Road and Wentworth Avenue (Figure 1). The property consists of a two-and-a-half storey red-brick dwelling. It is an excellent example of Queen Anne Revival style as evidenced by the wrap-around porch with decorative woodwork, bay windows, steeply pitched roof of irregular shape and woodwork in the gable ends. It was designed by well-known local architect, Frederick Mellish.

The property is associated with John Cherry, who along with his brother Samuel operated the “Dover” flourmills on the Speed River, a major employer in the Village of Preston in the nineteenth century.

The subject property is designated under Part IV of the Ontario Heritage Act by Bylaw No. 34-08 (Appendix A).

## **ANALYSIS:**

### **Proposed Accessory Building**

The property owner is seeking to construct a one-storey accessory building, labeled as the pool house in the northwest (rear) corner of the subject property (Appendix B). The one-storey building will have a hipped roof with wood shingles and will be clad in stucco on the west, north and east elevations and stone veneer on the south elevation. The main elevation is the south elevation which is symmetrically arranged with three arched French doors flanked by rectangular divided-lite windows. There will be two plain doors on the north elevation and no window or door openings on the west and east elevations.

The accessory building will be setback approximately 35 m from Lansdowne Road North and will be largely shielded from view along the streetscape by the mature deciduous and coniferous trees.

The simple design of the accessory building, its placement in the back yard of the property where it will be largely shielded from view, as well as the use of historically appropriate materials (stucco and wood shingles), ensure that the proposed building will not negatively impact heritage attributes identified in the designation by-law.

## **EXISTING POLICY / BY-LAW(S):**

### **Ontario Heritage Act**

Section 33 of the Ontario Heritage Act identifies the process for altering a Part IV designated property. It states:

**33 (1)** No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's

heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

### **City of Cambridge Official Plan (2018)**

Section 4.6 of the City of Cambridge Official Plan states that:

The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3.

### **38 Lansdowne Road North Designation Bylaw (Bylaw No. 34-08)**

Bylaw No. 34-08 contains the reasons for designation that outline the physical features of the property that display the cultural heritage value or interest of the property and therefore require Council approval for alteration (Appendix A).

### **FINANCIAL IMPACT:**

The property owners are responsible for any financial impacts and costs of the project if approved by Council.

### **PUBLIC VALUE:**

#### **Sustainability:**

Not applicable

#### **Leadership:**

Not applicable

#### **Collaboration:**

Not applicable

#### **Transparency:**

To ensure transparency, Report 22-108-CD is available on the City of Cambridge Council and Committee Calendars website found here:

<https://calendar.cambridge.ca/Council>

### **Engagement**

Not applicable

#### **ADVISORY COMMITTEE INPUT:**

The Municipal Heritage Advisory Committee reviewed the request to alter 38 Lansdowne Road North at their meeting on July 21, 2022 and recommended that Council approve the request.

#### **PUBLIC INPUT:**

Posted publicly as part of the report process. Meetings of the Municipal Heritage Advisory Committee are open to the public.

#### **INTERNAL / EXTERNAL CONSULTATION:**

The Senior Planner-Heritage liaised with the property owner regarding the proposed accessory building.

#### **CONCLUSION:**

Given the placement and sympathetic design of the proposed accessory building, planning staff recommends that Council approve the construction of the pool house as outlined in Report 22-108-CD.

#### **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

#### **APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

## **City Manager**

### **ATTACHMENTS:**

1. 22-108-CD Appendix A – 38 Lansdowne Road North Designation By-law (Bylaw No. 18-83)
2. 22-108-CD Appendix B – Construction Plans and Elevations