

**To:** COUNCIL

**Meeting Date:** 8/29/2023

**Subject:** 23-293-CD Request to Alter a Part V Designated Property in the Main Street Heritage Conservation District - 33 Main Street

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

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

**Report No.:** 23-293-CD

**File No.:** R02.01

**Wards Affected:** Ward 4

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

THAT Report 23-293-CD Request to Alter a Part V Designated Property in the Main Street Heritage Conservation District - 33 Main Street be received;

AND THAT Council approve the proposed alteration to the storefront at 33 Main Street for the reasons outlined in Report 23-293(CD).

### **EXECUTIVE SUMMARY:**

#### **Purpose**

This report has been prepared to permit the property owner to alter 33 Main Street, a Part V Designated property in the Main Street Heritage Conservation District. The property owner has requested the following alterations:

- Reconfigure a storefront frame and kickplates with a redesigned appearance using similar materials;
- Enlarge the window area on the storefront with new aluminum framed windows;
- Replace the existing front door with a new powered metal door to allow for barrier free access into the new business;

#### **Key Findings**

- The proposed alterations conform to the Main Street Heritage Conservation District Plan.
- The proposed alterations reflect a number of other buildings along Main Street according to the Main Street Urban Design Guidelines.

## Financial Implications

The owner is responsible for the cost of any approved alterations. The current application is not eligible for a Designated Heritage Property Grant because the application is requesting to make alterations to the exterior of the building. The intent of the heritage grants program is to assist with the costs of conservation of the existing heritage attributes and not for alterations.

## STRATEGIC ALIGNMENT:

☐ Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**OR**

☒ Core Service

**Program:** Land Use Planning

**Core Service:** Heritage Conservation

## BACKGROUND:

33 Main Street is designated under Part V of the Ontario Heritage Act by by-law 028-85 passed on February 11, 1985.

The property owner contacted heritage planning staff May 9, 2023 via email to inform that he would be relocating his business, Liberty Tax, to 33 Main Street. Heritage planning staff replied explaining that drawings needed to be submitted for review by staff. Drawings were submitted on July 9, 2023 and were presented to the Municipal Heritage Advisory Committee for review on July 20, 2023

## ANALYSIS:

The owner is proposing to alter the storefront façade of 33 Main Street (**Figure 1**). The proposal includes removing the existing wood frame and kickplates and reconfiguring the design to include larger glazed windows that will be surrounded by new wood framing and kickplates.



Figure 1: 33 Main Street, Cambridge (Google Streetview)

The front door will also be replaced with a steel door that will be automatic to provide barrier free access and bring it up to code under the Ontario Building Code. There are minimal interior renovations proposed. The interior renovations proposed do not require review by Council and are, therefore, exempt from this report.

The following is an analysis of the proposed alterations to the front storefront façade.

### **Storefront Alterations**



Figure 2: Existing and Proposed Front Elevation Drawings, 33 Main Street

**Figure 2** is from the drawings submitted to satisfy the issuance of both a heritage permit and a building permit for the proposed alterations.

The articulation, or the sum of a building's parts, fits into the whole design of a building's façade and plays a significant role in the pedestrian experience along a street. Remaining consistent with the existing articulation found within the heritage buildings along Main Street will help to promote the area's heritage character by maintaining a rhythm of openings, recesses, projections, and vertical and horizontal demarcations. Such patterns of façade articulation are encouraged to be implemented where possible. Many of the addresses along the Main Street HCD maintain narrow bay widths in order to reinforce the rhythm of the historic fabric.

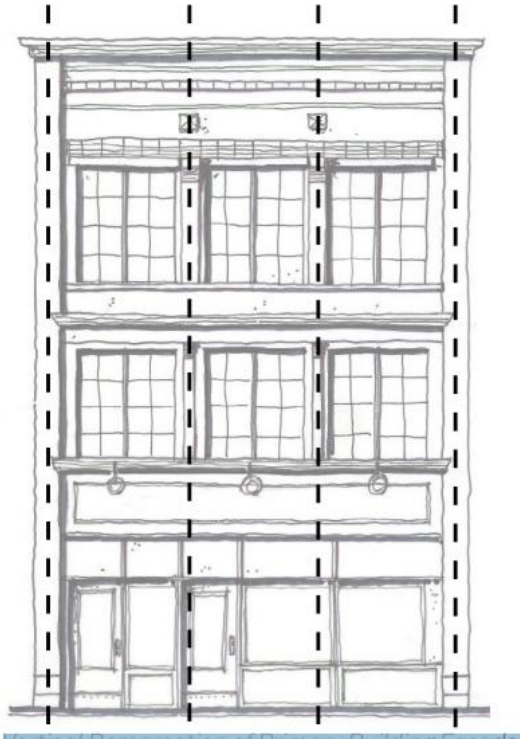


Figure 3: An Example of Vertical Articulation of Bays in a Building from the Main Street Urban Design Guidelines

**Figure 3** is an example of how vertical articulation follows the vertical lines of the bays of a building. The proposed alterations to 33 Main Street would align the vertical articulation for window design and configuration as recommended in the Main Street Urban Design Guidelines. The proposed design for 33 Main Street's storefront is considered to be complementary to the streetscape and provides enhanced heritage attributes for the building's design.

The existing storefront is proposed to be removed and reconfigured using the existing materials. The current materials are aluminum framed windows that are surrounded with wood framing plates and kick plates. The store front will be made flush to the exterior wall and a larger aluminum framed window will be placed on the east side of the storefront. The front door will be relocated to the west side of the storefront, making the door follow the vertical articulation of the third bay window above. Kickplates will be included with the reconfiguration and will be constructed of wood.

Heritage Planning staff do not have any concerns with the request to alter the property and are of the opinion that the changes reflect the materials that have been present on many of the storefronts along Main Street since the 1950s. The proposed reconfiguration does not contradict the intent of the Main Street HCD Plan and would still maintain its heritage attributes to the cultural significance of the HCD.

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

### **Ontario Heritage Act**

42 (1) of the Ontario Heritage Act requires that property owners receive Council approval for alterations to a property designated under Part V of the Ontario Heritage Act

Section 42 (1) states, no owner of property situated in a heritage conservation district that has been designated by a municipality under this Part [V of the Act] shall do any of the following, unless the owner obtains a permit from the municipality to do so:

Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.

2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

(2.1) The owner of property situated in a designated heritage conservation district may apply to the municipality for a permit to alter any part of the property other than the interior of a building or structure on the property or to erect, demolish or remove a building or structure on the property. 2005, c. 6, s. 32 (1).

### **City of Cambridge Official Plan**

Section 4.1 of the Official Plan includes Objective a) to “support the conservation restoration and prominence of the City’s built heritage as a key identifying feature of the community.”

Section 4.2 of the Official Plan discusses the priorities for cultural heritage resources in the City. Section 4.2.1 states:

1. When development is proposed, the City will encourage the conservation of cultural heritage resources in the following order of preference:

- incorporation of cultural heritage resources and their surrounding context into development applications in a manner which does not conflict with the cultural heritage resource;
- promotion of the use of scale and design which blends harmoniously with existing cultural heritage resources when development occurs; and
- preservation and adaptive re-use of buildings of cultural heritage significance for compatible residential intensification and/or for other appropriate and compatible uses is encouraged.

## **Main Street Heritage Conservation District Plan**

The Main Street Heritage Conservation District Plan outlines policies for the conservation of heritage resources within the area governed by the Plan and outlines guidelines for new development to ensure compatibility with existing heritage resources.

The Plan sets out the following broad objectives:

- To conserve and restore a selection of existing structures within the district which contribute to the historic and architectural style of Cambridge (Galt) and to redevelop a selection of properties in a compatible manner.
- To maintain the business core area of the city as a progressive, viable, and profitable commercial entity.
- To upgrade upper floors for residential and office use.
- To maintain a local atmosphere. To foster and preserve a sense of human scale, place, history, and personal contact in the district.

## **Main Street Urban Design Guideline**

The City of Cambridge adopted Main Street Urban Design Guidelines provide recommendations regarding the conservation of heritage resources, including the subject property:

### **4.2.4 Windows and Doors**

Original windows should be repaired if possible. Original wood windows, even single glazed, can, with appropriate restoration, perform as well as modern replacement windows. Proper caulking, installation of astragals and weather stripping can allow existing windows to perform well thermally. If it is necessary to replace a window, the replacement should be wood and replicate existing window configurations. Aluminum or vinyl window replacements are not acceptable.

## **FINANCIAL IMPACT:**

The owner is responsible for the cost of any approved alterations. The property owner has applied to the City for a Commercial Property Improvement Grant. The current application is not eligible for a Designated Heritage Property Grant because the application is requesting to make alterations to the exterior of the building.

## **PUBLIC VALUE:**

### **Transparency:**

To ensure transparency, Council meeting agendas are posted on the City's website

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

A staff presentation outlining the request to alter the property was delivered at the July 20, 2023, Municipal Heritage Advisory Committee meeting. As a result, the following recommendations were adopted by the MHAC:

**THAT** Report 23-293-CD Request to Alter a Part V Designated Property in the Main Street Heritage Conservation District - 33 Main Street be received;

**AND THAT** the Municipal Heritage Advisory Committee recommends that Council approve the proposed alteration to the storefront at 33 Main Street for the reasons outlined in Report 23-020(MHAC);

**AND THAT** the MHAC approve the request for a new sign to fit within the existing sign fascia and that the letters not be illuminated internally;

**AND THAT** the MHAC approves a variance to the Sign Bylaw to permit a sign measuring greater than 1.25 square meters within the existing sign fascia;

**AND FURTHER THAT** the MHAC not approve the request for a grant from the Designated Heritage Property Grant Program for the reasons outlined in Report 23-020(MHAC).

#### **PUBLIC INPUT:**

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

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

Heritage Planning staff collaborated with Building staff on the drawings required for review by the MHAC and Council for the proposed alteration to the storefront at 33 Main Street.

#### **CONCLUSION:**

For the reasons outlined in report 23-293-CD, heritage planning staff and the Municipal Heritage Advisory Committee recommend that Council approve the owner's request to alter the storefront at 33 Main Street as the proposed changes are in keeping with the policies of the Main Street Heritage Conservation District Plan and the Main Street Urban Design Guidelines for storefronts on Main Street.



**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:**

None