

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, May 18, 2022

**WARD(S):** 1

**TITLE: INTERIOR RENOVATION AND 2-STOREY REAR ADDITION TO EXISTING HOUSE AT 8251 KIPLING AVENUE, IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek a recommendation from the Heritage Vaughan Committee for the proposed interior renovation and construction of a rear addition to the existing non-contributing house located at 8251 Kipling Avenue in the Woodbridge Heritage Conservation District (as shown on Attachment 1) designated under Part V of the *Ontario Heritage Act*.

**Report Highlights**

- The proposed rear addition is not visible from the street
- The existing building is considered 'non-contributing'
- The proposed construction is in keeping with the Objectives, Policies and Guidelines of the Woodbridge Heritage Conservation District Plan

**Recommendations**

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;

- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

## **Background**

This property contains an existing 20th century residence. The present structure is a two-storey single family residence within a row of single family residences along Kipling Avenue which back onto the fairground to the east. There is an existing two car garage at the ground level, facing Kipling Avenue and a paved driveway with an adjacent landscape strip leading to the sidewalk along Kipling Avenue. The owner of the property is planning to add a rear addition to the residence, at the corner to “complete a square floor plan”.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

***All new development must conform to the policies, objectives and supporting guidelines within the Woodbridge Heritage Conservation District Plan.***

The following is an analysis of the proposed interior renovations and rear 2-storey addition to the existing building located at 8251 Kipling Avenue according to the Woodbridge Heritage Conservation District Plan (‘WHCD’) guidelines.

### **6.1.2 KIPLING AVENUE NORTH AND SOUTH**

#### ***Heritage Attributes:***

1. *Kipling Avenue has a unique character that has established its identity within Vaughan, over the years. This character emerges from:*
  - a) *a significant tree canopy;*
  - b) *buildings that front directly onto Kipling with active at-grade uses and are setback, offering a landscaped front yard;*
  - c) *the weaving together of a wide range of building types and uses, within a strong green streetscape that enhances the public realm and creates walkable streets;*
  - d) *safe and well-connected boulevards and pathways;*
  - e) *a variety of intimately scaled open spaces and gathering spaces;*
  - f) *appropriately scaled buildings (average 2-3 floors) that frame public spaces and*
2. *Includes a variety of building types, and building styles.*

3. *Uses of existing buildings have evolved from mostly residential to include commercial activities and live-work units.*
4. *Is considered throughout history as one of the major points of entry and gateway to Woodbridge.*
5. *The north part of Kipling Avenue has changed drastically in the last few years, given several large development sites. Any new development in this area should be thoroughly considered in terms of sensitivity to conservation of the existing contributing buildings and landscapes in order to preserve the village character of the street.*

### **Guidelines**

1. *Kipling Avenue should regain and retain its heritage character.*
2. *New and renovated buildings and landscapes must:*
  - a) *conserve and enhance the tree canopy;*
  - b) *front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;*
  - c) *contribute to the quality and connectivity of the pedestrian environment;*
  - d) *serve to enhance the overall system of trails, pathways and pedestrian walkways;*
  - e) *maintain the intimate scale of the street, through the building mass, the length of façades, and the detailing of architecture and landscape architecture;*
  - f) *be no taller than 3 floors (11 m); and*
  - g) *conserve and enhance views to the valleys east and west, as identified on Schedule 19, page 94.*
  - h) *provide a design that is sympathetic with the character of adjacent properties.*
3. *New buildings must have a residential character and should be conducive to a mix of uses, including small-scaled commercial uses.*
4. *All interventions within Kipling Avenue should contribute through structures and /or landscape to the design of significant points of entry and gateways.*
5. *Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.*
6. *Refer to Section 6.4.1.3 for further details on setback guidelines.*

The proposed rear 2-storey addition is not visible from the street and does not impose any noticeable visual effect onto the existing structure. However, its design aims to complete the interior floor plan layout in a more functional way and can be seen almost as a necessary architectural intervention. The rest of the proposed interior renovations are invisible and non-altering in nature to the rest of the existing building's exterior.

### 6.2.5 APPROACH TO NON-CONTRIBUTING BUILDINGS

*Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued. Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.*

*The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be impacted by any new construction.*

The applicant is proposing to retain the existing non-contributing building, and only construct a rear 2-storey addition (as shown in Attachment 4 and 5) to accommodate a more functional interior floor plan on all levels. The existing structure is complemented with materials and form that contribute to the architecture of the building and are well suited for the WHCD neighbourhood.

### 6.2.8 APPROPRIATE MATERIALS

**Exterior Finish:** *Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.*

**Exterior Detail:** *Cut stone or reconstituted stone for trim in brick buildings.*

**Roofs:** *Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.*

**Doors:** *Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.*

**Windows:** *Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high-quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.*

**Flashings:** *Visible step flashings should be painted the colour of the wall.*

The proposed rear addition uses matching (similar) brick at ground floor, and Hardie panels at the upper floor to complete the architectural composition of the house and make the rear addition seamless. The rest of the interior renovations are not affecting the exterior. The proposed new windows maintain the WHCD Plan intent and vision by employing a double-hung window style appearance. The front door, although contemporary in look, is a well-balanced replacement for the existing door.

### **6.4.1.3 KIPLING AVENUE NORTH AND SOUTH (CA)**

#### ***Heritage Attributes***

1. *Existing contributing buildings respond to the character of a heritage village avenue, built with mostly detached residential homes, setback from the street, as described in section 6.1.2.*

#### ***Guidelines***

1. *New development should be set back a minimum of three metres from the property line and a maximum of 4.5 metres to maintain the deep setback character of contributing buildings, and allow for landscaped front yards.*
2. *Where heritage contributing buildings are located on either side of a new development site, and are set further back from the 3.0m minimum building setback line; the setback for development site will be the average of the front yard setbacks of the two properties on either side. (See Diagram A).*
3. *Where heritage contributing buildings are set further back from the recommended 3.0m minimum building setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.*

Overall, the proposed rear addition and interior renovations renew and maintain the heritage attributes of this otherwise non-contributing building. The replacement of the existing windows with a more contemporary and cleaner look of double-hung frames strengthens this building's composition and style, making it more in-keeping with the WHCD Plan's vision and intent.

#### **Financial Impact**

There are no Financial Impacts associated with this report.

#### **Broader Regional Impacts/Considerations**

There are no Regional impacts or considerations for this application.

#### **Conclusion**

The Development Planning Department is satisfied the proposed interior renovations and rear 2-storey addition conform to the policies and guidelines within the WHCD Plan. Accordingly, staff can support Council approval of the proposed development located at 8251 Kipling Avenue under the *Ontario Heritage Act*.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

## **Attachments**

- Attachment 1 – 8251Kipling – Location Map
- Attachment 2 – 8251Kipling – Cultural Heritage Impact Assessment
- Attachment 3 – 8251Kipling – Site Plan
- Attachment 4 – 8251Kipling – Floor Plans & Elevations
- Attachment 5 – 8251Kipling – 3D rendering
- Attachment 6 – 8251Kipling – Materials Board
- Attachment 7 – 8251Kipling – Windows order
- Attachment 8 – 8251Kipling – Door specifications

## **Prepared by**

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