

**CITY OF VAUGHAN**  
**REPORT NO. 2 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
On June 5, 2018***

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The Heritage Vaughan Committee met at 7:04 p.m., on May 16, 2018.

Present: Tony Marziliano, Chair  
Christine Radewych, Vice - Chair  
Frank Alaimo  
Robert Brown  
Sandra Colica  
Nick Pacione  
Fadia Pahlawan  
Giacomo Parisi  
Pankaj Sandhu  
Claudio Traverso  
Henry Xu

Staff present: Katrina Guy, Cultural Heritage Co-ordinator  
Shelby Blundell, Cultural Heritage Co-ordinator  
Shahrazad Davoudi-Strike, Senior Urban Designer  
Rose Magnifico, Acting Deputy City Clerk

The following items were dealt with:

1           **NEW CONSTRUCTION – DETACHED GARAGE  
50 CLARENCE STREET, WOODBRIDGE HERITAGE  
CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 16, 2018, be approved; and
- 2) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**Purpose**

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached garage located at 50 Clarence Street, a property located in the Woodbridge Heritage Conservation District “WHCD” and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a detached garage to be located at 50 Clarence Street.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan (“WHCD Plan”).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge Heritage Conservation District Plan (“WHCD Plan”).

**Recommendations**

1. THAT Heritage Vaughan recommend approval to Council for the proposed detached garage at 50 Clarence Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
  - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b) 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 Owner as it relates to the subject application.

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**Background**

The subject property is municipally known as 50 Clarence Street and is located on the southwest corner of Rosebury Lane and Clarence Street, as shown on Attachment #1. The subject property is noted as a “Contributing” property within the WHCD Plan. The existing one-storey building is identified as a “1940’s cottage” in the WHCD Plan Inventory, and is further noted as being “*heavily modified, new additions and windows*”.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

**Proposed Alterations**

The proposal is for a new detached garage located in the rear/side yard of 50 Clarence Street. The garage will be accessed from the existing paved driveway off Rosebury Lane. The main elevation of the garage would face Rosebury Lane and be set back 4.64 m from the property line. The garage will be set back 10.3 m from the existing house and is 3.71 m in height with a gable roof and wood paneled garage doors. The exterior finish is brick veneer and pre-cast corner quoins to match the existing dwelling. The roof material is asphalt shingles.

**Minor Variances**

The applicant has confirmed with the Zoning Department that no variances will be required for this proposal.

**Clarence Street and Park Drive Character Area**

The subject property is located within the Clarence Street and Park Drive Character Area of the WHCD. The following is an analysis of the applicable WHCD policies:

*5.3.2.5. Circulation, vehicular access and parking*

*“On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”*

- The proposed garage will be located behind the existing contributing building that fronts onto Clarence Street. The garage will be visible from Rosebury Lane, however this property is located on the border of the

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WHCD boundary, and other properties on Rosebury Lane are not included in the WHCD boundary.

*6.1.5 Clarence Street and Park Drive Heritage Attributes – Guidelines:*

*“1. The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape.”*

- The proposed garage will not impact the existing residential character, as the existing single family detached building type will remain and the detached garage will appear as a separate, secondary outbuilding. The proposed garage will be 3.71m in height, which will not impact the existing dwelling which is approximately 4.5m in height.

*Section 6.2.8 Appropriate Materials*

*“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.”*

- The proposed single-bay insulated steel garage doors will mimic the appearance of wood doors, as shown on the material sample in Attachment #6.

*Section 6.6.3 – Tree Canopy and Vegetation – Guidelines:*

*“3. Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”*

- The applicant has confirmed that the existing trees on the property will not be removed.

Based on the above analysis, the proposed detached garage is in conformity with the policies of the WHCD Plan.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on March 6, 2018, and must be deliberated upon by June 4, 2018, to meet the 90 day timeline.

Financial Impact

There are no requirements for new funding associated with this report.

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Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the application to permit a new garage on the property municipally known as 50 Clarence Street and is satisfied that the proposed garage is consistent with the Woodbridge Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed alteration under Section 42 of the *Ontario Heritage Act*.

**For more information**, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

**Attachments**

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan, RN Design Ltd., March 5, 2018
5. Elevations, RN Design Ltd., March 5, 2018
6. Metal Garage Door Material Sample, provided by RN Design Ltd.

**Prepared by**

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**2      ALTERATION – CABANA, 7994 YONGE STREET, THORNHILL  
HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 16, 2018, was approved.

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**Purpose**

To seek a recommendation from the Heritage Vaughan Committee for alterations to a previously approved cabana structure located at 7994 Street (the “Thornhill Golf and Country Club”), a property located in the Thornhill Heritage Conservation District (“THCD”) and designated under Part V of the *Ontario Heritage Act*.

**Report Highlights**

- The Applicant had previously received approval to erect a cabana within the grounds of the Thornhill Golf and Country Club
- The Applicant wishes to alter the approved size and design of the cabana, and these changes must be reviewed by the Heritage Vaughan Committee
- The proposal is consistent with the relevant policies of the Thornhill Heritage Conservation District Plan.

**Recommendations**

1. THAT Heritage Vaughan recommend approval for the proposed alterations at 7994 Yonge Street under Section 42 of *Ontario Heritage Act*, subject to following conditions:
  - a) Any significant changes to the proposal by the Applicant, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b) 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**

The Thornhill Golf and Country Club is located on the west side of Yonge Street, north of Centre Street, in the Thornhill Heritage Conservation District (“THCD”), as shown on Attachment #1. The subject property extends 1.5 kilometres west of Yonge Street and the cabana is located on the north portion of the site, adjacent to the Holy Trinity Anglican Church and Cemetery.

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**Previous Reports/Authority**

The Heritage Vaughan Committee on February 15, 2017, recommended that Council approve The Thornhill Golf and Country Club's application for a proposed new cabana construction at 7994 Yonge Street under Section 42 of the *Ontario Heritage Act*. Vaughan Council approved the new construction (Item 21, Report No. 10), of the Committee of the Whole. The design and site plan of the approved cabana is shown on Attachment #2.

**Analysis and Options**

**Proposed Alterations**

The Applicant proposes to alter the previously approved cabana design to accommodate the following changes:

- i. Extend the length of the Cabana building from 12.7m to 16.2m, an increase of 21.6%;
- ii. Alter the design of the structure of the cabana to include an open porch and a proposed open kitchen space;
- iii. Reduce the length of the outdoor covered seating area from 7.62m to be 6.7m (92 cm shorter); and
- iv. Reconfigure a retaining wall to allow for walkway.

The overall design of the cabana building is to remain in the ranch style with a flat roof that relates to the modernist main clubhouse that was originally approved. No existing trees will be removed.

Based on the above analysis, the proposed cabana remains in conformity with the policies of the THCD Plan.

**Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on March 20, 2018, and must be deliberated upon by June 18, 2018, to meet the 90 day timeline.

**Financial Impact**

There are no requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

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**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the application to permit changes to a previously approved cabana for The Thornhill Golf and Country Club. Staff is satisfied that the proposed alterations to the previously approved cabana as discussed in the report are consistent with the Thornhill Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed alterations, under Section 42 of the *Ontario Heritage Act*.

**For more information**, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115.

**Attachments**

1. Location Map
2. Proposed Site Plan drawings
3. Proposed Elevation Drawings
4. Previously Approved Site Plan and Elevations

**Prepared by**

Katrina Guy, Cultural Heritage Coordinator, ext. 8813

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**3           NEW CONSTRUCTION – SINGLE DETACHED DWELLING  
              15 PARK DRIVE, WOODBRIDGE HERITAGE  
              CONSERVATION DISTRICT**

The Heritage Vaughan Committee advises Council:

- 1) That consideration of this matter was deferred to the Heritage Vaughan meeting of June 20, 2018, and further information requested with respect to the floor plan, site plan and confirmation of the lot coverage calculations.

**Purpose**

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached dwelling located at 15 Park Drive, a property located in the Woodbridge Heritage Conservation District “WHCD” and designated under Part V of the *Ontario Heritage Act*.



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Report Highlights

- The Owner is proposing a new detached dwelling to be located at 15 Park Drive.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan (“WHCD Plan”).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff are recommending approval of the proposal as it conforms with the WHCD Plan.

**Recommendations**

1. THAT Heritage Vaughan recommend approval to Council, subject to final approval of the Site Development File DA.17.107 under the *Planning Act* and successfully obtaining approval of a Minor Variance application from the Committee of Adjustment, for the proposed new construction (detached dwelling) at 15 Park Drive under Section 42 of *Ontario Heritage Act*, subject to following conditions:
  - a) That a revised Landscape Plan be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit.
  - b) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - 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 Owner as it relates to the subject application.

**Background**

The subject property is municipally known as 15 Park Drive and is located on the south side of Park Drive, east of Clarence Street, as shown in Attachment #1. The subject property was previously part of 69 Clarence Street, which is identified as a Contributing property in the WHCD Plan. It should be noted however, that the contributing building on the property was approved for demolition in 2008 (prior to the enactment of the WHCD Plan By-law). Therefore, the subject property no longer holds its Contributing significance. The property currently contains an existing aluminum clad

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garage.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

Proposed Alterations

The applicant is proposing to demolish the existing detached garage on the subject property and construct a detached dwelling.

Minor Variances

The Site Development File DA.17.107 has been reviewed by the Zoning Department, and it has been confirmed that variances will be required for a bay window projection into the front yard setback, the rear yard setback to the dwelling and for the minimum parking space length.

At the time of the preparation of this report, a Minor Variance Application has not yet been submitted to the Committee of Adjustment. Cultural Heritage staff can support this application, subject to the Owner successfully obtaining Site Plan Approval from Vaughan Council and approval of the Minor Variance application from the Committee of Adjustment.

Clarence Street and Park Drive Character Area

The subject property is located within the Clarence Street and Park Drive Character Area of the WHCD Plan. The following is an analysis of the applicable WHCD Plan policies:

Height, Massing & Scale:

*Section 6.1.5.4 – Clarence Street and Park Drive – Guidelines:*

*“4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m)”.*

The proposed building height as shown on the submitted elevations (Attachment #4) is 9.12m from the average finished grade to the mean height between the eaves and the highest point of the gable roof. This proposed building height is consistent with the above noted policy and satisfactory to Cultural Heritage staff. This method of measurement for the building height is consistent with Guideline #3 of Section 6.4.2.1 of the WHCD Plan.

Materials:

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*Section 6.2.8 – Appropriate Materials – Guidelines:*

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

*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.*

*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.*

The proposed building materials utilizing red brick, buff brick accent, wood windows, wood doors, asphalt shingles, and the metal roof portions are appropriate and consistent with the above WHCD Plan policies.

Architectural Style

Section 6.3.3 Architectural Guidelines – Proportions of Parts:

*“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit”.*

- Cultural Heritage staff are satisfied that the proportions of the proposed design fit within the immediate context of 1 – 2 storey dwellings.

*“For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”*

- The proposed building is contemporary in style with traditional detailing that reference 249 Clarence Street (i.e. brick quoining and bay window design).

Street wall Setbacks

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Section 6.4.1.1. – Woodbridge HCD (General) – Guidelines:

*“4. Except where noted, new buildings must follow the City of Vaughan Zoning By-law in regard to side yards, back yards, interior yards and exterior yards”.*

As previously noted, minor variances will be required and Cultural Heritage staff can support these variances as they do not conflict with the applicable WHCD Plan policies.

Street Wall Height and Scale

Section 6.4.2.1 – Woodbridge HCD (General) – Guidelines:

*“1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m)”.*

- As previously stated above, the proposed building height is consistent with the above noted policy and satisfactory to Cultural Heritage staff.

Relation to Heritage Resources

Section 6.5 – Transitions of New Buildings in Relation to Heritage Resources

a) *“The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of a contributing building”.*

- This Guideline cannot be applied to the subject property. Although there is an adjacent Contributing property, the proposed building and 61 Clarence Street do not share any adjacent building walls in which this policy can be accurately applied. The rear wall the proposed building is adjacent to the open backyard of 61 Clarence Street.

b) *“New buildings must have a sideyard, and backyard setback from contributing buildings a distance equivalent to half the height of the contributing building”.*

- This Guideline cannot be applied to the subject property, please see above comment.

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- c) *“New buildings must transition from the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building”.*
- As shown in Attachment #6, the proposed building height falls within the 45-degree angular plane of the existing height of 61 Clarence Street, an adjacent Contributing building.
- d) *“When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings”.*
- This Guideline cannot be applied to the subject property as 15 Park Drive and 61 Clarence Street do not share the same street frontage.

Landscaping

Section 6.6.3 – Tree Canopy and Vegetation – Guidelines:

*“3. Trees on public and private property, having a tree diameter of twenty (20) centimeters or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”*

An Arborist Report and Landscape Plan were submitted in support of the proposal. Urban Design has requested three replacement trees for the one tree proposed for removal. Approval of a final Heritage Permit will be conditional on a revised Landscape Plan being submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Timeline

This Application is subject to the 90 day review under the *Ontario Heritage Act*. This Application was declared complete on March 19, 2018, and must be deliberated upon by June 17, 2018, to meet the 90 day timeline.

**Financial Impact**

There are no requirements for new funding associated with this report.



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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 16, 2018, be approved; and
- 2) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**Purpose**

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached dwelling located at 10 Bell Court, a property located in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”) and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a new detached dwelling to be located at 10 Bell Court.
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

**Recommendations**

1. THAT Heritage Vaughan recommends approval to Council of the Heritage Permit application to permit a new detached dwelling on the subject lands (10 Bell Court) under Section 42 of *Ontario Heritage Act* subject to the following conditions:
  - i) The Owner shall successfully obtain approval of the related Site Development File DA.17.105 from Vaughan Council;
  - ii) The Owner shall successfully obtain approval of a Minor Variance application from the Committee of Adjustment for the site-specific exceptions to Zoning By-law 1-88 required for the proposed new construction (detached dwelling) at 10 Bell Court;
  - iii) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be

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determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

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

**Background**

The subject property is municipally known as 10 Bell Court and is located on the north side of Bell Court, west of Islington Avenue. There is an existing 1-storey ranch-style house on the property that was built in the 1960's. The subject property is not identified as contributing property within the KNHCD Plan.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

***The Owner is proposing a new dwelling on the subject property***

The Owner is proposing to demolish the existing dwelling on the subject property and construct a new two-storey detached dwelling, as shown on Attachments #4 to #7.

***Minor Variance are required to permit the new dwelling***

A related Site Development Application (File DA.17.105) has been submitted to permit the new dwelling. The application has been reviewed by the Zoning Department, and it has been confirmed that variances to Zoning By-law 1-88 will be required to permit site-specific exceptions to the maximum building height, lot coverage, front, rear and side yard setbacks and pool encroachment provisions of Zoning By-law 1-88.

At the time of the preparation of this report, a Minor Variance Application has not been submitted to the Committee of Adjustment. Cultural Heritage staff can support this Heritage Permit application, subject to the Owner successfully obtaining Site Plan Approval from Vaughan Council and approval of the Minor Variance application from the Committee of Adjustment.



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***The proposed dwelling is consistent with the following relevant sections of the KNHCD Plan***

New Development

*5.2.5. Future Development in The District:*

*“To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings”.*

- The proposed new dwelling is replacement construction on a lot that contains a non-heritage building.

*“To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within”.*

- The Victorian-inspired design of the dwelling is compatible to the character of the District.

Site Planning

*Section 9.5.3.1 – Residential Villages – Site Planning:*

*“Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development.”*

- The proposed massing of the dwelling is consistent with adjacent buildings in terms of height and scale along the street. It is noted that the lot is smaller than the adjacent lots. The proposed lot coverage required to permit the proposal can be supported from a heritage perspective, as the height and scale of the dwelling is in keeping with the context of the KNHCD Plan area.

*“Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristic of the village.”*

- The proposed dwelling is set closer to Bell Court by approximately 2 metres than the adjacent dwelling located at 20 Bell Court, with no other lots located on the east side of the subject property. Therefore, the above policy has been met.

*“Site new houses to preserve existing mature trees. See Section 9.9”*

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- The proposed dwelling will require the removal of five trees. Seven trees are proposed to be replanted that are either listed as appropriate species in Section 9.9 of the KNHCD Plan, or not listed as inappropriate species. Therefore, Cultural Heritage staff are satisfied that the proposed tree removals can be sufficiently replanted.

Architectural Style

*Section 9.5.3.2 – Residential Villages – Architectural Style:*

*“Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.”*

- The proposed design reflects the Victorian style as depicted in Section 9.2.1 of the KNHCD Plan.

*“Use authentic detail, consistent with the Architectural Style. See Section 9.2.1”*

- The high peaked roof, peaked gables, bay windows, and arched windows are all details consistent with the chosen Victorian style as depicted in Section 9.2.1 of the KNHCD Plan.

Height, Massing & Scale

*Section 9.5.3.2 – Residential Villages – Scale & Massing:*

*“A new house should fit in with the scale of its neighbourhood.”*

- As illustrated on the building elevations (Attachment #5), the proposed dwelling is consistent in height and massing to the adjacent dwelling on 20 Bell Court.

Garages and Outbuildings

*Section 9.3.8 Outbuildings for Heritage Buildings:*

*“New garages should respect traditional siting as separate rear outbuildings.”*

- The proposed plan includes two garages separated by an interior courtyard, that are subject to the following applicable policies for connected garages.

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*“Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden.”*

- The first garage, located on the south side of the interior courtyard, is oriented internally towards the rear of the subject property to create an interior court-yard. This rear facing garage is completely concealed from Bell Court and not distinguishable as a garage from the street.
- The second garage, located on the north side of the interior courtyard, is placed at the rear of the building, and the connection between the garage and the building is concealed by the massing of the building.
- The car port further conceals the view of the second garage.

*“Garage doors should follow the example of historic garage and carriage house doors.”*

- The proposed rear garage doors are consistent with historic garage and carriage house doors.

Materials:

*Section 9.10.1 Heritage Buildings – Appropriate Materials:*

*“Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent.”*

- The proposed red brick is an appropriate material.

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

- The proposed stone foundation is an appropriate material.

*“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 style.”*

- The proposed high peaked roof, asphalt shingles and metal roofs along the bay windows are appropriate for the Victorian style.

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Timeline

This Application is subject to the 90 day review under the *Ontario Heritage Act*. This Application was declared complete on April 23, 2018, and must be deliberated upon by July 22, 2018, to meet the 90 day timeline.

**Financial Impact**

There are no requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the Heritage Permit application to permit a detached dwelling on the property municipally known as 10 Bell Court and is satisfied that the proposed detached dwelling is consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*.

**For more information**, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813.

**Attachments**

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan, RN Design, April 19, 2018
5. Elevations, RN Design, April 19, 2018
6. Material Samples, RN Design, April 19, 2018
7. Landscape Plans, Cosbourn Giberson, April 23, 2018
8. Cultural Heritage Impact Assessment, MW Hall Corporation, April 19, 2018

**Prepared by**

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