

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 19, 2018

Item 29, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 19, 2018.

#### **29     NEW CONSTRUCTION – DETACHED DWELLING 10 BELL COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 5, 2018:**

#### **Recommendations**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of May 16, 2018 (Item 4, Report No. 2) for Council's consideration:

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

Item:



## Committee of the Whole Report

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**DATE:** Tuesday, June 05, 2018

**WARD(S):** 1

**TITLE: NEW CONSTRUCTION – DETACHED DWELLING  
10 BELL COURT, KLEINBURG-NASHVILLE HERITAGE  
CONSERVATION DISTRICT**

**FROM:**

Todd Coles, City Clerk

**ACTION:** DECISION

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**Purpose**

To forward 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**

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

### ***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”*

- 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.

*“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.

## 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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