

Heritage Vaughan Committee Report

DATE: Wednesday, January 25, 2023

WARD(S): 1

TITLE: PROPOSED RENOVATION OF HERITAGE BUILDING AND CONSTRUCTION OF FIVE NEW SEMI-DETACHED BUILDINGS ON THE AMALGAMATED PROPERTY OF 9675, 9687, AND 9697 KEELE STREET, IN THE MAPLE HERITAGE CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed renovation of the existing heritage building at 9697 Keele Street and the proposed new construction of five semi-detached buildings on the amalgamated property of 9675-9697 Keele Street, located in the Maple Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* (as shown on Attachment 1).

Report Highlights

- The development proposes renovation and adaptive reuse of the existing heritage house at 9697 Keele Street
- The development proposes the amalgamation of three lots into one, and the construction of an additional five semi-detached buildings with parking
- The development proposes the removal of 23 trees, and restitution for 32 trees

Recommendations

THAT Heritage Vaughan recommend Council approve 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.
- d) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official

Background

With the exception of recent multiple unit developments at Keele Street north of Barrhill Road and at Merino Road, this area predominantly has single family homes (some housing multiple tenancies) of 1-1/2 storey and 2-storey buildings of varying styles and vintages, constructed from the 1870s through 2000s lining the street. The majority are ranch style dwellings of 1950's decade vintage; however, some have been replaced by larger, modern two-storey homes.

The houses at 9675 and 9687 were constructed circa 1953-54 and 1959 respectively; 9697 Keele Street was constructed circa 1890s as a typical 1-1/2 storey vernacular Ontario gable-roofed farmhouse. There was likely a centre front gable with window on the upper storey and a single storey summer kitchen tail at the rear. The foundation of the original portion is rubble field stone. The house has been drastically altered with major additions on the front and rear; synthetic siding has been applied.

Previous Reports/Authority

Not applicable.

Analysis and Options

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

The following is an analysis of the proposed renovations to the existing building located at 9675-9697 Keele Street according to the Maple Heritage Conservation District Plan ('MHCD') guidelines.

2.4.5 Objectives for New Development

To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

The proposed development, consisting of five distinct semi-detached buildings in line with the existing heritage resource on site (see Attachment 5), is respectful in architectural style and massing to the principles and guidelines of the MHCD Plan. The five buildings are of differing styles but are tastefully positioned so as not to appear out of place but rather to enhance and enrich the residential character of the District through spatial cadence in relation to the existing heritage house retained on the property.

4.4 New Residential Buildings

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of the 19th century and early 20th century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

4.4.1 Design Approach

- a) The design of new buildings will be products of their own time but should reflect one of the historic architectural styles traditionally found in the District.*
- b) New residential buildings will complement the immediate physical context and streetscape by being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.*
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.*
- d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.*
- e) Historically appropriate façade heights for residential buildings has been 1 -1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.*

New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

The chosen architectural styles for the five proposed semi-detached buildings are of their own time but are designed respectfully in-keeping with the heritage resource retained on the property. The forms are sympathetic to each building's immediate presence, as they

are also reflective of the surrounding architecture and material language. Well-developed landscaping completes the siting of the new buildings, further defining their placement as part of the development of their time yet positioned in a cadence pattern with the heritage resource to proportionally occupy the amalgamated lots.

4.2.1 Conservation of Heritage Buildings

- a) *Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.*
- b) *Replace using like material any extensively deteriorated or missing parts of heritage attributes.*
- c) *Correct inappropriate interventions to heritage attributes.*
- d) *Undertake any work required to preserve heritage attributes physically and visually compatible with the heritage resource.*
- e) *Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.*

9.3 Existing Heritage Buildings

9.3.6 Renovations

When a renovation on a heritage building is undertaken, later work that conceals the original design or is unsympathetic to it should be removed.

Guidelines:

- *Incorporate restoration of original work in exterior renovation projects.*
- *Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.*
- *Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.*
- *Remove items, such as metal fascia and soffits that conceal original architectural detail.*

Staff find that the submitted CHIA and the supporting Conformity Report (see Attachment 2) address the requirements outlined in the MHCD Plan for restoration, renovation, and adaptive reuse of existing heritage resources. Through use of current architectural construction materials and techniques, the renovation of the existing building is aimed at modernizing its interior character and function without affecting the exterior vernacular and heritage properties of the building.

9.5.2 Residential Area

9.5.2.2. Architectural Style

New buildings in the residential areas should reflect the historic built form of their historic neighbours.

Guidelines:

Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1.

- *Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.*
- *Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.*
- *Research the chosen Architectural Style.*
- *Use appropriate materials. See Section 9.8.*

9.5.2.3 Scale and Massing

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7 that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.

Guidelines:

- *New buildings should be designed to preserve the scale and pattern of the historic District.*
- *New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.*
- *As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.*
- *Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages.*

The project maintains the heritage resource on site – and the five proposed new buildings are retaining a visual similarity in massing as well as form. All 6 buildings that are part of this project are complementary to each other in overall dimensions, thus all equally share the site proper without visual, material, or architectural confrontation for prominence or importance. Staff finds the overall site composition to be pleasing from the streetscape as well as from within the site itself.

4.5.2 Trees and Shrubs

- a) *Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by a professional arborist. Lost trees should be replaced.*
- b) *New trees and shrubs should be hardy, urban tolerant in recognition of harsher environmental conditions, but that express form, canopy, leaf and colour characteristics of native, indigenous trees, where possible. Large, urban-tolerant and long-living character trees are to form the framework of street tree plantings in the area and become a defining characteristic of the area. Where sufficient*

space does not exist for large trees, smaller ornamentals are preferred to induce a pedestrian scale while providing seasonal interest and colour.

- c) Planting should not obscure heritage buildings, but can frame important features. Planting should screen less attractive sites and prospects in the District.*

9.7.1 Planting

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this Section can help maintain and enhance the natural heritage of the Maple and its valley.

Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem:

- *plants contribute to stormwater and groundwater management*
- *erosion control*
- *provide habitat and nutrition for wild fauna*

Suitable indigenous species:

- *Sugar Maple, Red Oak, Basswood, Silver Maple, Bitternut, Butternut, White Pine, Hemlock, American Elm, Red Maple, Bur Oak, White Spruce.*

It is recognized that because of the urban environment and site conditions the use of non indigenous species may be suitable for road side planting. These include:

- *Acer platanoides ‘Columnare’*
- *Tilia cordata*
- *Aesculus glabra*
- *Quercus alba*
- *Gymnocladus dioicus*
- *Syringa reticulata*
- *Pyrus calleryana*

Unsuitable species:

- *Manitoba Maple*
- *Hawthorn*
- *Black Locust*
- *Buckthorn*
- *Invasive, non native ornamental species, particularly Norway Maple cultivars.*

Street tree planting on arterial roads should conform with Region of York guidelines. Please refer to ‘Tree Planting Design Criteria’ within the Region’s Road Design Guidelines handbook. In general, street trees should be hardy, salt-tolerant 60 mm caliper balled and burlapped specimens, spaced at 8-12 metres on centre, planted 3 metres from any curb or utility pole and offset 1 metre from any sidewalk and 3 metres from any driveway

Staff finds that the submitted Tree Inventory and Preservation Plan Report (see Attachment 7) and the supporting Landscape Drawings (see Attachment 8) are respectful of the guidelines of the MHCD Plan, and in keeping with the soft landscape material list suggested. Of the 40 trees existing on the amalgamated properties, the proposed development requires the removal of 23 mature trees – some of which are

shared with neighbouring properties and will require permission. The reports provide adequate justification for the proposed tree removals and suggest compensation for 32 trees as a result.

9.8.1 Heritage Buildings Appropriate Materials

All construction visible from the exterior requires a Heritage Permit. Visible materials should conform to the following standards:

- *Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding.*
- *Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.*
- *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. 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. 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.*

9.8.2 Non-Heritage Buildings Appropriate Materials

Exterior Finish: Use materials compatible with the original design.

Roofs: Slopes and layouts compatible with the original design.

Doors: Use materials and designs compatible with the original design.

Windows: Use windows compatible with the original design.

Staff finds that the submitted Materials and Specification boards (see Attachment 6) are in keeping with the guidelines and requirements of the MHCD Plan, as above noted.

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 renovation of the heritage building at 9697 Keele Street and the proposed amalgamation of lots 9675, 9687, and 9697 into one lot with 5 new semi-detached buildings and private driveway and parking conform to the policies and guidelines within the MHCD Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed development located at 9675-9697 Keele Street under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 9675-9697Keele_Context and Location Map
- Attachment 2 – 9675-9697Keele_CHIA and HCDCR
- Attachment 3 – 9675-9697Keele_Site Plan
- Attachment 4 – 9675-9697Keele_Architectural Drawings
- Attachment 5 – 9675-9697Keele_3D Renderings
- Attachment 6 – 9675-9697Keele_Sample Boards
- Attachment 7 – 9675-9697Keele_Tree Inventory and Preservation Plan
- Attachment 8 – 9675-9697Keele_Landscape Plans

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