

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, April 19, 2023

**WARD:** 1

**TITLE:** CONSTRUCTION OF A REAR YARD CABANA WITH CONNECTED SERVICES, AT 10680 ISLINGTON AVENUE, A PROPERTY WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed construction of a cabana with connected services at 10680 Islington Avenue, located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* (as shown on Attachment 1).

**Report Highlights**

- The project proposes the construction of a one-level rear yard cabana with connected services.
- The proposal does not connect to the existing dwelling on the property.
- The proposal requires the removal of one already-damaged tree and the replacement with 2 new trees.

**Recommendations**

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) that 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) that 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; and
- 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 the Chief Building Official.

## **Background**

The subject property is located between Islington Avenue and Highway 27 – from which, the rear yard is visible. The property contains a non-contributing two-storey single family dwelling, constructed in 2016-2018, which is not being affected or altered by the proposed cabana construction. There is also a proposed new pool, which is not subject to heritage policies.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. The following is an analysis of the proposed development according the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD').

### **4.3.1.2 CONTEMPORARY ADDITION**

*The use of colours complementary to the character of the contemporary style of architecture or from a heritage palette available from most paint companies is considered appropriate.*

### **4.4.4 APPROPRIATE MATERIALS**

*The Standards and Guidelines for the Conservation of Historic Places in Canada provide guidelines when creating any new additions to an historic place or any related new construction. The following guidelines in Standard 11 SGCHPC provide direction on the application of materials in a new construction.*

*Selecting new materials that are compatible with those used in the setting, and with the site's heritage value. Construction of new elements shall match the forms, materials and detailing of sound versions of the same elements.*

The proposed cabana is clad in artificial stone at the base with a tumbled stone sill and wood siding above the stone sill; the corners are wood columns. All wood material is painted black, which is in keeping with the “character of the contemporary style” of the cabana – and is an adequate complementary composition to the non-contributing new building on the property. Staff are satisfied that the proposed materials meet the requirements of the KNHCD and complement the existing dwelling’s architectural language.

#### **4.5.6.1 PRIVATE TREES**

*The preservation of mature vegetation and heritage trees is a major objective of the HCD especially since mature trees and vegetation help contribute to the overall character of the HCD. The City has governance over trees and vegetation within the public right-of-way, however it is still important for private trees to be protected. This is done through tree protection guidelines. Analysis of trees on private property shall be done early in the planning process to ensure that trees worth retaining are identified and protected.*

The proposal identifies the removal of only one tree, already damaged – and the replacement of this tree with two new trees (see Attachment 4). Staff are satisfied that this meets the requirements of the KNHCD plan.

#### **4.2.4.3 OUTBUILDINGS**

*Traditionally garages, stables, barns and other ancillary buildings were built as separate structure or ‘outbuildings’ to the rear or in some cases side of the existing heritage property.*

*Other outbuildings, such as garden and storage sheds, shall be of traditional wood construction when visible from the street. Prefabricated metal sheds, if used, shall be located to be out of view from the street.*

Staff are satisfied that the proposal meets the overall goal of the KNHCD as the impact of the proposal on the District character is negligible because:

- the existing building is considered non-contributing;
- there are no additions or extensions to the building envelope;
- the cabana is not readily visible from the public realm.

### **Financial Impact**

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

## **Operational Impact**

There are no Operational impacts or considerations.

## **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

## **Conclusion**

The Development Planning Department is satisfied the proposed construction of a rear yard cabana with connected services at 10680 Islington Avenue conforms to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed cabana at 10680 Islington Avenue under the *Ontario Heritage Act*.

**For more information**, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, Development Planning, ext. 8813.

## **Attachments**

Attachment 1 – 10680Islington\_Location Map

Attachment 2 – 10680Islington\_Heritage Conservation District Conformity Report

Attachment 3 – 10680Islington\_cabana proposal

Attachment 4 – 10680Islington\_Tree Inventory Protection Plan

## **Prepared by**

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