

Committee of the Whole Report

DATE: Tuesday, May 07, 2019

WARD(S): 1

**TITLE: NEW CONSTRUCTION AND DEMOLITION - SINGLE
DETACHED DWELLING, 40 KLEIN'S CRESCENT
KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Corporate Services

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling and the proposed construction of a detached dwelling located at 40 Klein's Crescent, a property located in the Kleinburg-Nashville Heritage Conservation District Plan and designated under Part V of the Ontario Heritage Act.

Report Highlights

- The Owner is proposing to demolish the existing dwelling and to construct a new detached dwelling.
- 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 42 (1) of the Ontario Heritage Act ("OHA").
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of March 20, 2019 (Item 3, Report No. 1), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 20, 2019, be approved.

Background

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated March 20, 2019:

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed demolition of the existing detached dwelling at 40 Klein's Crescent.
2. THAT Heritage Vaughan Committee recommend approval to Council for the proposed new construction (detached dwelling) at 40 Klein's Crescent under Section 42 of *Ontario Heritage Act*, subject to 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 currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - c) 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.

The subject property is municipally known as 40 Klein's Crescent and is located on the north side of Nashville Road, west of Stevenson Avenue (Attachment 1).

The Cultural Heritage Impact Assessment submitted in support of the application concludes that the existing bungalow does not have any cultural heritage value as identified in the Kleinburg-Nashville Heritage Conservation District or Regulation 9/06 of the Ontario Heritage Act.

The subject property currently contains a non-contributing 1970's bungalow that is proposed for demolition. The applicant has submitted a Cultural Heritage Impact Assessment ("CHIA") that determined that the building does not contain any cultural heritage value or interest. Cultural Heritage staff concurs with this assessment.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing to demolish the existing dwelling and build a one-storey dwelling.

The proposed dwelling will be one-storey in height with a rear-walkout basement condition that contains a secondary suite. The proposed dwelling has been designed in the Regency Cottage style, with buff stone materials and slate roofing materials with some metal roof accents.

A Minor Variance application will not be required for the proposed dwelling.

The proposed demolition and new construction is consistent with the following relevant sections of the KNHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.

Objectives for Heritage Buildings

Section 5.2.2 District Goals and Objectives – Future Development

“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.

Section 5.2.2 District Goals and Objectives – Future Development

“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 overall proposed design is compatible with the character of the District in terms of architectural style, height, setbacks and massing.

New Development

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 dwelling is one-storey in height and will be set in a similar location as the current dwelling.

- The variations in the set back and footprint between the existing dwelling and the proposed new construction were determined in part by TRCA regulations.

Section 9.5.3.1 – Residential Villages – Site Planning

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

- The proposed dwelling is sited generally in the same location of the existing house but set closer to the street on the west corner of the site. Cultural Heritage staff are satisfied that the siting of the proposed dwelling reinforces the variety of setbacks characteristic of the village setting.

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 represents the Regency Cottage style found in Section 9.2.1

Section 9.5.3.2 – Residential Villages – Architectural Style

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

- The proposed dwelling has a low slope hipped roof and is one-storey in height, which is consistent with the style details described in Section 9.2.
- The proposed dwelling includes two bays, with the main entrance bay having a centre hall plan, a symmetrical façade and a verandah along this main entrance bay. These details are consistent with the style details described in Section 9.2.
- The tall French windows and central entrance with sidelights and transom are also typical of the Regency Cottage style.
- The proposed dwelling will use a limestone material. This type of material is not listed in the style details described in Section 9.2. However, staff is satisfied that this material is consistent with the Regency style in other areas of Ontario and where limestone was more readily available. Other Vaughan examples of the Regency style are known to use stone materials.

Section 9.5.3.2 – Residential Villages – Scale & Massing

“New residential construction in the Residential Villages should respect local heritage precedents in scale and massing”.

- The proposed one-storey dwelling is in keeping with existing local heritage precedents in terms of scale and massing. In particular the proposed height and massing is in keeping with Regency Cottage styles found in Kleinburg and Vaughan.

Section 9.5.3.2 – Residential Villages – Scale & Massing

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

- The proposed dwelling is consistent with the surrounding area, which is made up of predominantly one-storey bungalows with larger building frontages. It should be noted that the proposed dwelling will be sited generally in the same area as the existing house, with a similar building footprint.

Section 9.3.8 Outbuildings for Heritage Buildings

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

- The proposed garage is internal to the proposed dwelling but has access along the west elevation. Cultural Heritage staff are satisfied that the placement of the garage mitigates the fact that the garage is not a separate rear outbuilding as it will not be entirely visible from the street frontage.

Section 9.3.8 Outbuildings for Heritage Buildings

“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”.

- As described above, the proposed garage is connected to the main dwelling, but the vehicle access is along the west elevation. The placement of this garage disguises this function from the main front façade.

Section 9.3.8 Outbuildings for Heritage Buildings

“Use single-bay garage doors, compatible with traditional designs”.

- The proposed garage doors reflect a historical design similar to those found in Section 9.3.8.

Materials

Section 9.10.1 Heritage Buildings – Appropriate Materials

“Smooth red clay face brick, with smooth buff clay face brick as accent” or “smooth, painted, wood board and batten siding.”

- The proposed limestone material is not listed as a material in the appropriate or non-appropriate sections. However, stone material is quite common in Regency Cottage styles found in Ontario, and it has a historical precedence in Vaughan. The Regency cottages at 2057 Major Mackenzie Drive and 12330 Highway 27 are constructed with fieldstone, and other Regency cottages found in Vaughan utilize wood, brick or stucco finishing. Limestone is seen in Regency Cottages across

Ontario, where that material was more readily available. Cultural Heritage staff are satisfied that the proposed limestone material is appropriate for the selected style of building.

Section 9.10.1 Heritage Buildings – Appropriate Materials

“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.”

- The proposed hipped roof is appropriate to the Regency style. The slate material for the main roof is appropriate, as is the standing seam metal roofing for the porch details. The proposed cupola is an appropriate and accurate design feature for Regency cottages.

Landscaping

Section 9.5 – The Village Forests

“Site buildings and additions to preserve suitable mature trees”.

- The proposed trees to be replanted are either listed as appropriate species in Section 9.9, or not listed as inappropriate species. Therefore, Cultural Heritage staff are satisfied that the proposed tree removals will be sufficiently replanted with appropriate species.

Timeline

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on February 27, 2019, and must be deliberated upon by May 28, 2019, 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 Application for demolition and construction of a single-detached dwelling on the property municipally known as 40 Klein’s Crescent and is satisfied that the proposal is consistent with 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*, subject to the recommendations in this report.

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

Attachments

1. Location Map
2. Subject Property
3. Streetview of 40 Klein's Crescent
4. Cultural Heritage Impact Assessment (CHIA)
5. Current Survey
6. Proposed Site Plan
7. Elevation Drawings
 - a. Front and Side Elevations
 - b. Rear Elevation Drawing
8. Material Samples and Colours
9. Historic stone regency houses in Vaughan
10. Landscape Plans
 - a. Planting Plan
 - b. Replant Site Plan

Prepared by

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Shahrzad Davoudi-Strike, Senior Urban Designer, ext. 8653

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254