

Item: 1



## HERITAGE VAUGHAN REPORT

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**DATE:** Wednesday, June 19, 2019

**WARD(S):** 5

**TITLE: ADDITION TO EXISTING HOUSE - 22 JOHN STREET,  
KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT**

**FROM:**

Nick Borcescu, Senior Heritage Planner, Development Planning Department

**ACTION:** DECISION

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**Purpose**

To seek an approval from the Heritage Vaughan Committee regarding the proposed new addition at 22 John Street, 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 construct a 2 storey addition at 22 John Street
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD Plan").
- The proposed works are in accordance with the Heritage Vaughan delegation by-law 193-2015 as amended by by-law 109-2016
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

## **Recommendations**

1. THAT the Heritage Vaughan Committee approve the proposed new addition at 22 John Street, 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 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.

## **Background**

The subject property is municipally known as 22 John Street and is located on the east side of Islington Avenue, north of Nashville Road, as shown in Attachment #1.

The subject property currently contains a single detached dwelling. It was initially built as a single storey bungalow sometime before 1954 as shown in Attachment #2. However, a series of alterations in the 1960's and the second storey addition in 1990 have resulted in its current form.

The property is not identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan. The KNHCD Inventory, while confirming its non-contributing status does state that in size and detail, it is appropriate to the District. (Attachment #3)

The current photos of the house as shown in Attachment #4 and streetscape indicate that the house has not changed materially from the Inventory and is in good condition. The owner wishes to further add to the dwelling and intends to match the existing condition.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

The owner is proposing to build a new side and rear addition with garage and mudroom on the ground level and master bedroom with closet and ensuite on the 2<sup>nd</sup> level with a partial rear walkout balcony. Further work proposes the creation of a new deck at the rear of the property and an expanded driveway. The proposal will require the removal of the existing rear sunroom.

The property is located within the Village Residential area of the District and is subject to the following policies and guidelines outlined in Section 9.4 of the KNHCD Plan. There are two ways of approaching alterations to non-heritage properties in the District. One is that of historic conversion, the second is to maintain the existing architectural style and to introduce alterations that are sympathetic to the existing style.

***The proposed new construction is consistent with the KNHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.***

### **Architectural Style**

The current structure represents a history of alterations that were contemporary to their time, and the choices of the 1960's and 1990's. The existing elevations, proportions and site plan are documented in Attachment #5.

#### **9.4.1.1 Contemporary Alteration Approach**

*Ordinarily, a modern building should be altered in a way that respects and complements its original design. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century. (KNHCD Plan)*

- Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.

The proposed addition continues this history of sympathetic alterations and the result is an extension of the existing architecture and materials. The proposed garage 2 storey addition is wrapped around the side and the rear of the existing attached garage.

While the District Plan prefers that garages be built as separate rear buildings, the house has an existing side garage built prior to 2003 and attached to the main building. Building only to the rear of the property is not currently possible due to the presence of an inground pool in the rear yard.

The proposed addition shown in Attachment #6, is slightly set back from the existing garage entry, and the additional single car garage door entry will have a minimal impact on the streetscape.

The second storey of the proposed addition, while giving extra living space to the family, is notably shorter than the main body of the house, which further minimizes the impact on the streetscape, while respecting the existing architecture.

The proposed new deck at the rear will not have any impact on the streetscape of John Street.

Lastly, the proposed addition does not require a site plan application nor any minor variances in lot coverage, setbacks, or driveway entrances; it will only require a building permit, once heritage approval is obtained.

## **Landscaping**

### **4.5.1 Landscape Treatment**

*Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. (KNHCD Plan)*

The proposed addition will not impact any mature trees, although two smaller trees are proposed to be removed.

## **Timeline**

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on June 6, 2019, and must be deliberated upon by September 5, 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 to permit an addition and associated works on the property municipally known as 22 John Street and is satisfied that the proposed addition is consistent with the KNHCD Plan.

Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department supports 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. Aerial photo of property 1954 & 1970
3. KNHCD Inventory Extract
4. Current photos
5. Current elevations and Site Plan
6. Proposed Elevations
7. Proposed Site Plan

**Prepared by**

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