

Heritage Vaughan Committee Report

DATE: Wednesday, October 16, 2019

WARD(S): 2

**TITLE: REMOVAL OF ADDITION FROM SINGLE FAMILY DWELLING
LOCATED AT 8109 KIPLING AVENUE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of a 3-storey apartment addition attached to a single-family dwelling located at 8109 Kipling Avenue; a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachment 4.

Report Highlights

- The Owner is proposing the demolition of a 3-storey apartment addition attached to a single-family dwelling at 8109 Kipling Avenue.
- The existing main dwelling is identified as a contributing property in the Woodbridge Heritage Conservation District Plan ("Woodbridge HCD Plan").
- The proposal is consistent with the relevant policies of the Woodbridge HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge HCD Plan.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed removal of a 3-storey apartment addition from a single-family dwelling at 8109 Kipling Avenue under Section 42 of *Ontario Heritage Act*, subject to the 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;
- c) That the Owner 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

8109 Kipling is a rectangular parcel of land presently containing a 19th century single-family Gothic Revival residence with a 1950's apartment block attached to the rear of the house. 8109 Kipling Avenue is designated under Part V of the Ontario Heritage Act as part of the Woodbridge Heritage District.

The property fronts onto Kipling Avenue at the southwest corner of the intersection with Porter Avenue. The existing residence is a 1½ storey brick and wood framed house with a small front porch facing Kipling Avenue. The three-storey concrete block addition is attached at the existing east side brick party wall of the 19th Century residence (Attachment 4). Existing surface parking spaces are located at the rear of the property.

Previous Reports/Authority

NOT APPLICABLE

Analysis and Options

The Owner is proposing to demolish the 3-storey apartment addition at 8109 Kipling Avenue. The building has been functioning as a rental income property with the apartment ceasing to be in use in 2014. The house is planned to be restored for use as single-family dwelling leased for residential use, with maintenance restoration of the building exterior. Existing surface parking spaces adjacent to the apartment block are proposed to be returned to lawn area, and new surface parking to service the heritage house is planned to be located near the rear entry to the house.

All redevelopment that impact heritage attributes of designated buildings must conform to the policies and guidelines within the Woodbridge HCD Plan and the

Vaughan Official Plan 2010 ('VOP 2010'). The following is an analysis of the request according the notices of VOP 2010' and the Woodbridge HCD Plan.

Woodbridge HCD Plan 6.2.6 ACTIVITIES THAT ARE SUBJECT TO REVIEW

- *The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure are subject to review*

Vaughan Official Plan 2010 – Section 6.2.2.5

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.*

The proposed plan is consistent with the Woodbridge HCD Plan and the VOP 2010 as the Owner has provided a complete Cultural Heritage Impact Assessment (Attachment 1), that supports staff's analysis and comments.

Woodbridge HCD Plan 6.2.1 STANDARDS AND GUIDELINES FOR CONSERVATION

The Woodbridge HCD states:

“As a starting point, this HCD Plan adopts the Federal “Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines). These Standards and Guidelines provide a foundation for the conservation of archaeological sites, landscapes and buildings.

The Standards and Guidelines should be applied in tandem with the Woodbridge HCD Plan. Where a discrepancy may occur between these two documents, the Woodbridge HCD Plan will prevail.

It is the intent of this HCD Plan to conserve and restore the heritage resources within the District and prevent their demolition or relocation. The retention of the existing heritage resources is essential to maintaining the village character of Woodbridge.”

Conservation

The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

- **Preservation**

The action or process of protecting, maintain, and/or stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.

- **Rehabilitation**

The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.

- **Restoration**

The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

The proposed plan aligns with the Woodbridge HCD Plan, Standards and Guidelines for Conservation extracts above. By safely removing the addition at 8109 Kipling the 19th Century residence will be fully revealed. These guidelines are met by a satisfactory engineering report outlining the removal process (Attachment 5). Maintenance restoration of the building exterior will occur after the removal of the addition as identified in the Cultural Heritage Impact Assessment (Attachment 1).

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 Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition of a 3-storey apartment addition on the subject property conforming to the policies and guidelines within the Woodbridge HCD Plan and VOP 2010. Accordingly, staff can support Council approval of the proposed demolition of the addition at 8109 Kipling Avenue under the *Ontario Heritage Act*.

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

Attachments

1. Cultural Heritage Impact Assessment
2. General Site Location
3. Site Plan and Survey
4. Photos of building
5. Engineering Plan

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Reviewed by

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