

CITY OF VAUGHAN
REPORT NO. 3 OF THE
HERITAGE VAUGHAN COMMITTEE

***For consideration by the Committee of the Whole
of the City of Vaughan
On September 5, 2018***

The Heritage Vaughan Committee met at 7:02 p.m., on June 20, 2018.

Present: Tony Marziliano, Chair
 Christine Radewych, Vice - Chair
 Frank Alaimo
 Robert Brown
 Sandra Colica
 Nick Pacione
 Giacomo Parisi
 Claudio Travierso
 Henry Xu

Staff present: Katrina Guy, Cultural Heritage Co-ordinator
 Shelby Blundell, Cultural Heritage Co-ordinator
 Shahrazad Davoudi-Strike, Senior Urban Designer
 Rose Magnifico, Acting Deputy City Clerk

The following items were dealt with:

1 NEW CONSTRUCTION – SINGLE DETACHED DWELLING
15 PARK DRIVE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 20, 2018, be approved; and
- 2) That the following be approved in accordance with communication C1, from the Cultural Heritage Coordinator, dated June 20, 2018:

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1. That attachments 4 and 5 contained in the memorandum, replace Attachments 4 and 5 contained in the report.

The Heritage Vaughan Committee advises Council:

- 1) That the deputation of Mr. Glen Rubinoff, Rubinoff Design Group, representing the applicant, was received.

(This recommendation was reported in the September 2018, Hiatus Report.)

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached dwelling located at 15 Park Drive, a property located in the Woodbridge Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a new detached dwelling to be located at 15 Park Drive.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan (“WHCD Plan”).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff are recommending approval of the proposal as it conforms with the WHCD Plan.

Recommendations

1. THAT Heritage Vaughan recommend approval to Council, subject to final approval of the Site Development File DA.17.107 under the *Planning Act* and successfully obtaining approval of a Minor Variance application from the Committee of Adjustment, for the proposed new construction (detached dwelling) at 15 Park Drive under Section 42 of *Ontario Heritage Act*, subject to following conditions:
 - a) That a revised Landscape Plan be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit;
 - b) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall

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be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

- c) 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
- d) 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 proposed new construction was presented to the Heritage Vaughan Committee at the May 16, 2018 meeting for consideration. The Committee deferred the application to the Heritage Vaughan meeting of June 20, 2018, and further information was requested with respect to the floor plan, site plan, context plan, perspective drawings and confirmation of the lot coverage.

Cultural Heritage staff have attached the proposed floor plans as shown in Attachment #6 for the Committee's review and consideration in terms of how the interior configuration dictates the exterior elevations and site planning of the proposed dwelling.

The applicant will provide a breakdown of the calculations for lot coverage and ground floor area at the Heritage Vaughan Committee meeting.

In addition to the above information and materials, the Committee voiced concern with the proposed size of the dwelling, and requested further information be submitted to better understand the proposed dwelling within the context. The applicant will provide a coloured streetscape rendering to illustrate how the building fits within the surrounding context. The applicant has also provided the material samples (as shown in Attachment #10).

Previous Reports/Authority

The proposal was presented at the Heritage Vaughan Committee meeting on May 16, 2018 and deferred to the June 20, 2018 Heritage Vaughan meeting.

The full report can be found online:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV0516_18_3.pdf

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Analysis and Options

Proposed Alterations

The applicant is proposing to demolish the existing detached garage on the subject property and construct a detached dwelling.

Minor Variances

The Site Development File DA.17.107 has been reviewed by the Zoning Section of the Building Standards Department, and it has been confirmed that variances will be required for a bay window projection into the front yard setback, the rear yard setback to the dwelling and for the minimum parking space length.

At the time of the preparation of this report, a Minor Variance Application has not yet been submitted to the Committee of Adjustment. Cultural Heritage staff can support the Heritage Permit application, subject to the Owner successfully obtaining Site Plan Approval from Vaughan Council and approval of the Minor Variance application from the Committee of Adjustment.

Clarence Street and Park Drive Character Area

The subject property is located within the Clarence Street and Park Drive Character Area of the WHCD Plan. The following is an analysis of the applicable WHCD Plan policies:

Height, Massing & Scale:

Section 6.1.5.4 – Clarence Street and Park Drive – Guidelines:

“4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m)”.

The proposed building height as shown on the submitted elevations (Attachment #4) is 9.12m from the average finished grade to the mean height between the eaves and the highest point of the gable roof. This proposed building height is consistent with the above noted policy and satisfactory to Cultural Heritage staff. This method of measurement for the building height is consistent with Guideline #3 of Section 6.4.2.1 of the WHCD Plan.

Materials:

Section 6.2.8 – Appropriate Materials – Guidelines:

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Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.

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 architectural style.

Doors: Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; 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.

The proposed building materials utilizing red brick, buff brick accent, wood windows, wood doors, asphalt shingles, and the metal roof portions are appropriate and consistent with the above WHCD Plan policies.

Architectural Style

Section 6.3.3 Architectural Guidelines – Proportions of Parts:

“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit”.

- Cultural Heritage staff are satisfied that the proportions of the proposed design fit within the immediate context of 1 – 2 storey dwellings.

“For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”

- The proposed building is contemporary in style with traditional detailing that reference 249 Clarence Street (i.e. brick quoining and bay window design).

Street wall Setbacks

Section 6.4.1.1. – Woodbridge HCD Plan (General) – Guidelines:

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“4. Except where noted, new buildings must follow the City of Vaughan Zoning By-law in regard to side yards, back yards, interior yards and exterior yards”.

As previously noted, minor variances will be required to permit the proposal. Cultural Heritage staff can support the Heritage Permit as the proposal does not conflict with the applicable WHCD Plan policies.

Street Wall Height and Scale

Section 6.4.2.1 – Woodbridge HCD Plan (General) – Guidelines:

“1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m)”.

- As previously stated above, the proposed building height is consistent with the above noted policy and satisfactory to Cultural Heritage staff.

Relation to Heritage Resources

Section 6.5 – Transitions of New Buildings in Relation to Heritage Resources

a) *“The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of a contributing building”.*

- This Guideline cannot be applied to the subject property. Although there is an adjacent Contributing property, the proposed building and 61 Clarence Street do not share any adjacent building walls in which this policy can be accurately applied. The rear wall the proposed building is adjacent to the open backyard of 61 Clarence Street.

b) *“New buildings must have a sideyard, and backyard setback from contributing buildings a distance equivalent to half the height of the contributing building”.*

- This Guideline cannot be applied to the subject property, please see the comment in item a) above.

c) *“New buildings must transition from the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building”.*

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- As shown in Attachment #6, the proposed building height falls within the 45-degree angular plane of the existing height of 61 Clarence Street, an adjacent Contributing building.
- d) *“When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings”.*
- This Guideline cannot be applied to the subject property as 15 Park Drive and 61 Clarence Street do not share the same street frontage.

Landscaping

Section 6.6.3 – Tree Canopy and Vegetation – Guidelines:

“3. Trees on public and private property, having a tree diameter of twenty (20) centimeters or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”

An Arborist Report and Landscape Plan were submitted in support of the proposal. Urban Design has requested three replacement trees for the one tree proposed for removal. Approval of a final Heritage Permit will be conditional on a revised Landscape Plan being submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Timeline

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on March 19, 2018, and must be deliberated upon by June 17, 2018, to meet the 90-day timeline. The applicant has agreed to extend the 90-day timeline to September 13th, as per Section 42(4) of the *Ontario Heritage Act*.

Financial Impact

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

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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 a detached dwelling on the property municipally known as 15 Park Drive and is satisfied that the proposed detached dwelling is consistent with the Woodbridge 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: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan, Rubinoff Design Group, March 8, 2018
5. Floor Plans, dated August 24, 2017
6. Elevations, Rubinoff Design Group, March 16, 2018
7. Angular Plan Diagram, Rubinoff Design Group, March 2, 2018
8. Heritage Impact Assessment, Martindale Planning Services, October 2017
9. Proposed Material Details

Prepared by

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813
Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**2 NEW CONSTRUCTION – DAYCARE CENTRE ADDITION
10110 ISLINGTON AVENUE, KLEINBURG-NASHVILLE HERITAGE
 CONSERVATION DISTRICT**

The Heritage Vaughan Committee advises Council:

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 20, 2018, was approved; and
- 2) That the deputation of Mr. Claude Bellerose, Conseil Scolaire Viamonde, representing the applicant, was received.

Purpose

To seek approval from the Heritage Vaughan Committee regarding the proposed construction of an addition to the existing school located at 10110 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”) and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing an addition to the existing school located at 10110 Islington Avenue.
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- Heritage Vaughan approval is required under the *Ontario Heritage Act*.
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

Recommendations

1. THAT Heritage Vaughan approve the Heritage Permit application, subject to final approval of the Site Development File DA.18.009 under the *Planning Act*, for the proposed addition to the existing school at 10110 Islington 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’s 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

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Development Planning Department, Urban Design and Cultural
Heritage Division.

Background

The subject property is municipally known as 10110 Islington Avenue and is located on the west side of Islington Avenue, north of Major Mackenzie Drive. There is an existing one-storey, flat roof school. The gym is in the middle of the building and rises above the one-storey portion of the school in a window-less structure clad in vertical metal siding. The existing building height is approximately 8 m. This school was constructed in 1970 and is currently used by the École élémentaire La Fontaine. The subject property is not identified as a contributing property within the KNHCD Plan. The Joseph Capner House (10072 Islington Avenue) is directly south of the subject property and is a contributing property within the KNHCD Plan area.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing an addition to the existing school on the subject property

The Owner is proposing a 610.8 m² addition to the existing one-storey elementary school (Ecole Elementaire La Fontaine) along the north facade of the existing building and a parking lot expansion. The existing parking lot will be reconfigured and expanded, as the proposed addition is to be in an area containing existing parking. The addition is for a new Daycare and Literacy Hub, as shown on Attachment #4.

The proposed one-storey addition will be constructed with tilt-up concrete panel cladding in different shades of brown and grey. All facades will include circular accents of the same colour and the north and west elevations will have windows placed at different angles. As stated in the submitted Heritage Impact Assessment (HIA), the intention of these design features is to have a playful look reflecting the use of the addition as a daycare centre.

The proposed parking lot extension to the north of the property will maintain the existing Islington Avenue entrances and will include a total of 44 parking spaces (including 2 accessible parking spaces). The existing bus loop will be re-located to the north end of the proposed addition. The proposed landscape includes grassed areas, concrete with tree plantings along Islington Avenue, and an outdoor playground enclosure for the daycare centre just north of the proposed addition.

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Minor Variances are not required to permit the new addition

A related Site Development Application (File DA.18.009) has been submitted to permit the addition. The application has been reviewed by the Building Standards Department, and the applicant has confirmed that variances to Zoning By-law 1-88 will be not be required.

The proposed addition 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

New Development

Section 6.3 – Policies for New Development

“New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture and general design to the heritage buildings around them”.

- The existing building is a flat roof building with a mix of brick and concrete materials. The proposed addition is also a flat roof building that utilizes concrete paneling with circular accents.
- The materiality and window design along the front façade are sympathetic to the heritage character of the KNHCD Plan and the existing building.
- The remaining facades introduce irregularly oriented windows that are not consistent with the existing building or the heritage character of the District. However, Cultural Heritage staff have determined that these facades will have minimal visibility from the Islington Avenue street frontage. The applicant has noted that these design elements are desired due to the intended use as a daycare centre.
- The siting and scale of the addition is subordinate to the existing building and the scale of the addition is sympathetic to the heritage character of the District.

“New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building”.

- The addition will be located on a vacant portion the property that currently contains a non-contributing building.

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“New development within the District should be consistent with the Guidelines in Section 9.5”.

- See following discussion on Section 9.5 below.

Design

Section 9.4.1.2 Existing Non-Heritage Buildings – Contemporary Alteration

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

- The massing and roofline are consistent with the existing building and the use of concrete is appropriate to match the materials found in the existing building.

“The Guidelines in Section 9.3.4 [9.3.7] for additions to heritage buildings apply, in terms of siting, scale and location of additions”.

- See following discussion on Section 9.3.7.

Section 9.3.7 – New Additions to Heritage Buildings

“Don’t design additions to a greater height or scale than the original building”.

- The proposed addition height is 3.8 metres and the existing building is approximately 8 metres in height.
- As noted in the submitted HIA, the proposed addition is subordinate in scale to the existing building as it is 38.56% of the existing building in size.

“Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building”.

- The proposed addition is located on the north side of the building and is setback approximately 17 metres from the existing building’s front façade.

The Inventory Page from the KNHCD Plan should also be referenced, which states:

“Any new addition to the building should be flat-roofed, but not necessarily in a style similar to the existing structure”.

- The proposed addition is flat-roofed and is contemporary in style to match the existing building, but presents a window orientation along the north and west facades that is not found in the existing building. As these facades will

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not be entirely visible from the Islington Avenue streetscape, Cultural Heritage staff recommend that these design features be permitted.

Landscaping

Section 9.2.3 Heritage Design and Detail – Fencing

“By the Victorian era, plain and decorated metal fencing began to be used around wealthier properties”.

- Based on the above description, the proposed plain metal fencing is appropriate.

Section 9.9.2 The Village Forest – Character

- The applicant is proposing six (6) Streetkeeper Honey Locust Trees along the Islington Avenue streetscape to buffer the proposed parking lot. This tree species is not included as an “inappropriate species” list of Section 9.9.2 of the KNHCD Plan, and the Urban Design Section has confirmed that they are satisfied with the proposed landscape.

Materials

Section 9.10.2 Non-Heritage Buildings – Appropriate Materials

“Exterior Finish: Use materials compatible with the original design.”

- The proposed concrete panels are consistent with the materials used in the existing building, which includes a mix of concrete and brick.

“Roofs: Slopes and layouts compatible with the original design.”

- The proposed flat roof is consistent with the flat roof of the existing building.

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

- The door design along all facades of the proposed addition are consistent with the original design, as the doors on the existing building are metal. The proposed aluminum windows along the east elevation (fronting onto Islington Avenue) are consistent with the window design and materials on the existing building. Final building material information for the new doors and windows is included as a condition of approval.

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- As previously noted, the remaining facades introduce irregularly oriented windows that are not consistent with the existing building. However, Cultural Heritage staff have determined that these facades will have minimal visibility from the Islington Avenue street frontage. The applicant has noted that these design elements are desired to convey the playful nature of the daycare centre.

Timeline

This Application is subject to the 90 day review under the *Ontario Heritage Act*. This Application was declared complete on June 5, 2018 and must be deliberated upon by September 3, 2018 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 Heritage Permit application to permit an addition to the existing school on the property municipally known as 10110 Islington Avenue and is satisfied that the proposed addition is consistent with the requirements of 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 alteration under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

For more information, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813.

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan and Enlarged Site Plan and Site Plan Details, Barry Bryan Associates, dated May 14, 2018
5. Building Elevations, Barry Bryan Associates, dated May 14, 2018
6. Landscape Plans, Barry Bryan Associates, dated May 14, 2018

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7. Heritage Impact Assessment, Martindale Planning Services, December 2017

Prepared by

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

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

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**3 NEW CONSTRUCTION – DETACHED GARAGE
 8006 KIPLING AVENUE, WOODBRIDGE HERITAGE
 CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 20, 2018, be approved; and
- 2) That the deputation of Mr. John Bertacco, applicant, be received.

(This recommendation was reported in the September 2018, Hiatus Report.)

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached garage located at 8006 Kipling Avenue, a property located in the Woodbridge Heritage Conservation District “WHCD” and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a detached garage to be located at 8006 Kipling Avenue.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan (“WHCD 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 Heritage Conservation District Plan (“WHCD Plan”).

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Recommendations

1. THAT Heritage Vaughan recommend approval to Council for the proposed detached garage at 8006 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) The metal doors, frames and the garage doors be black in colour; and
 - d) 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 located on the west side of Kipling Avenue just north of Woodbridge Avenue in the Woodbridge Heritage Conservation District and is Designated Part V as per the *Ontario Heritage Act*. The subject property is also listed on the Register of Property of Cultural Heritage Value as per Section 27 of the *Ontario Heritage Act*. The existing house on the subject property is constructed in the Gothic Revival style (also known as Victorian Vernacular) circa 1880. The inventory for the Woodbridge HCD identifies this building as a “contributing” building.

Previous Reports/Authority

The Heritage Vaughan Committee previously approved alterations and an addition to the existing house

A previous proposal was approved at the Heritage Vaughan Committee meeting of June 17, 2015. This proposal included the restoration of the front verandah, the demolition of an existing addition and its replacement with a new larger addition, and the replacement of a section of the roof that was damaged by a fire. The full

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report is available online at:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV0617_15_2.pdf

Revisions to the approved alterations and addition were subsequently approved at the Heritage Vaughan Committee meeting of February 17, 2016. The full report is available online at:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV0217_16_1.pdf

Analysis and Options

The Owner is proposing a detached garage to be located at the rear of the existing building

The proposal is for a new detached garage 39.95 m² in size to be located in the rear yard of 8006 Kipling Avenue. The garage will be accessed from the existing paved driveway to the south of the existing house. The garage will be set back 4.03 m from the existing house and is 4.42 m in height to the top of the gable roof. The proposed exterior finish is brick veneer to match the brick colour and pattern of the existing house. The roof material is asphalt shingles and the proposed doors and garage doors will be metal.

Minor Variances are not required to permit the new addition

The Owner has confirmed with the Building Department that no variances are required for this proposal.

The proposed detached garage is consistent with the following relevant sections of the WHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety

Kipling Avenue North Character Area

The subject property is located within the Kipling Avenue North Character Area of the WHCD Plan. The following is an analysis of the applicable WHCD Plan policies:

5.3.2.5. Circulation, vehicular access and parking

“On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”

- The proposed garage will be located behind the existing contributing building that fronts onto Kipling Avenue. It will be partially visible from the Kipling Avenue streetscape, but will be set back 4.03 m from the existing building.

6.1.2 Kipling Avenue North and South – Guidelines:

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“1. Kipling Avenue should regain and retain its heritage character.”

- The proposed garage will not impact the existing heritage character, as the existing contributing building will remain and partially obstruct the view of the proposed garage. In addition, the brick design of the proposed garage is in keeping with the architecture and materials of the contributing building, further supporting the heritage character of the streetscape.

Section 6.2.8 Appropriate Materials

“Doors: Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.”

- The proposed garage includes two metal paneled doors with transoms and two insulated metal garage doors. Cultural heritage staff recommend that the entrance doors and the garage doors be black in colour to match the existing doors and window frames of the existing building. Considering that metal is not an appropriate material as per the above policy, the black colour helps mitigate the visual incompatibility of the materials. Non-compliance with this policy should also take into consideration that the proposed garage will be setback 21.66 m from Kipling Avenue and will be partially concealed by the existing house.

Section 6.6.3 – Tree Canopy and Vegetation – Guidelines:

“3. Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”

- The proposal does not contemplate the removal of any existing trees on the subject property.

Based on the above analysis, the proposed detached garage is in conformity with the policies of the WHCD Plan.

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.

**REPORT NO. 3 OF THE HERITAGE VAUGHAN
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
OF THE CITY OF VAUGHAN ON SEPTEMBER 5, 2018**

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the application to permit a new garage on the property municipally known as 8006 Kipling Avenue and is satisfied that the proposed garage is consistent with the Woodbridge 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*.

For more information, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan, The DAKT Group Design, March 14, 2018
5. Proposed Garage Elevation, The DAKT Group Design, March 25, 2018

Prepared by

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

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

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Tony Marziliano, Chair

Report Prepared by: Rose Magnifico, Acting Deputy City Clerk