

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD: 1

**TITLE: DEMOLITION AND NEW CONSTRUCTION – SINGLE
DETACHED DWELLING AND DETACHED GARAGE LOCATED
AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT
(REFERRED)**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of the existing dwelling and detached garage, and new construction of a two-storey dwelling with a detached garage located at 705 Nashville Road a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks approval for the demolition of the existing dwelling and detached garage and proposed construction of a detached two-storey dwelling, and detached garage located at 705 Nashville Road.
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the proposal as it conforms with the policies of the KNHCD Plan.

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 1, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020, be approved;
- 2) That the report of the Deputy City Manager Planning and Growth Management, dated May 25, 2020, be received; and
- 3) That Communication C1 from the Deputy City Manager Planning and Growth Management, dated March 25, 2020, be received.

Recommendation of the Deputy City Manager Planning and Growth Management, dated May 25, 2020

Heritage Vaughan, at its meeting February 19, 2020, recommended adopted the following (Item 2, Report No. 2):

- 1) That consideration of this matter be deferred to the Heritage Vaughan meeting of March 25, 2020, to allow staff and the applicant to review the architectural expression of the proposed building and report back; and
- 2) That the deputation of Mr. Mario Sanci, Mapes Avenue, Woodbridge, applicant, was received.

Report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 705 Nashville Road 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 Deputy City Manager, Planning & Growth Management;
- 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 Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The subject property is located on the south side of Nashville Road, east of Huntington Road and the railway, and west of Stevenson Avenue. It is one of several similarly sized lots on this stretch of Nashville Road and is identified as Lot 3 of Registered Plan 4258. Lots on the north side of the street which back onto the river valley are larger and deeper.

The existing dwelling is centrally located on the lot with an open lawn fronting onto the road. Vehicular access is via an existing long driveway on the west side of the lot. The driveway leads to a small detached garage located behind the house.

The existing dwelling dates from the c.1950. Buildings of this age and design, constructed shortly after World War II, are referenced as Victory houses. It is not a particularly good example of the Victory house and has been impacted by several unsympathetic alterations over time. It has no contextual or architectural value within the context of the KNHCD as outlined in the Cultural Heritage Impact Assessment included as Attachment 3.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the KNHCD.

The following is an analysis of the proposed development according to the KNHCD guidelines.

The Owner of the property at 705 Nashville Road is proposing to replace the existing dwelling and detached garage with a two-storey brick-clad house located in approximately the same position as the existing main structure, and a 3-car detached garage as shown on Attachments 4 and 5.

9.5.1 NEW DEVELOPMENT OVERVIEW states:

“New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style.”

Cultural Heritage staff support the design of the replacement building as its proposed scale and massing proportions and architectural style are suitable to the area and will enhance the cultural heritage landscape of Nashville Road between the village of Kleinburg and the hamlet of Nashville in accordance with KNHCD and Vaughan Official Plan 2010 policies.

9.5.3.2 ARCHITECTURAL STYLE states:

“Design houses to reflect one of the local heritage Architectural Styles.”

The proposed Edwardian style design includes a concrete foundation beneath a red brick façade that plays with symmetrical and classical proportions. A small covered front entry portico with solid wood panelled main door and sidelights enhances the entry to enforce the proposed architectural style. The divided light windows with transoms are in keeping with Edwardian style. The Owner has provided a satisfactory architectural drawing set that delineates a house which will contribute positively to the overall character of the KNHCD Plan.

9.5.3.2 – Residential Villages – Scale & Massing states:

“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 one-storey and two-storey dwellings. The proposed dwelling and detached garage will be situated in the same area as the existing dwelling and garage. The Owner has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the KNHCD Plan, as shown on Attachment 7.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

“Smooth red clay face brick, with smooth buff clay face brick as accent” or “stucco”.

The proposed plans include a satisfactory Materials Palette as shown on Attachment 9. The proposal comprises a suitable integration of red brick, charcoal roofing, garage doors, front door and window detailing. Stucco is also noted as acceptable within the KNHCD.

9.3.8 Outbuildings for Heritage Buildings states:

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

The plan includes a detached triple car garage located in the rear yard behind the main dwelling. The proposed single-bay garage doors align with historical designs like those found in Section 9.3.8 of the KNHCD showcasing a panelling division of 1/3 over 2/3. The Owner has provided a satisfactory design that will contribute to the overall character of the district.

9.9.1 THE VILLAGE FORESTS – OVERVIEW

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

An inventory and general health assessment was performed for all trees located on and within six (6) metres of the property line. The application includes a satisfactory Tree Inventory and Protection Plan which details the preservation of twenty trees and removal of five (5) trees on the property. Staff are satisfied that the proposed tree

removal and subsequent replacement with six (6) trees adheres to the guidelines and the City of Vaughan's Council endorsed By-law 052-2018 and Tree Protection Protocol. The Arborist Report is included as Attachment 8.

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 Development Planning Department is satisfied the proposed works conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition of the existing single storey dwelling and detached garage and construction of a two-storey dwelling and 3-car detached garage on the lot at 705 Nashville Road under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 705Nashville_Location Plan
- Attachment 2 – 705Nashville_Aerial Plan
- Attachment 3 – 705Nashville_CHIA
- Attachment 4 – 705Nashville_Site Plan
- Attachment 5 – 705Nashville_Colour Rendering
- Attachment 6 – 705Nashville_Floor Plans
- Attachment 7 – 705Nashville_Building Elevation
- Attachment 8 – 705Nashville_Arborist Report
- Attachment 9 – 705Nashville_Architectural Materials

Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813
Nick Borcescu, Senior Heritage Planner, ext. 8191
Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
Mauro Peverini, Director of Development Planning, ext. 8407