

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD(S): 2

**TITLE: TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE
LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-
NASHVILLE HERITAGE CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court. The subject property is 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 a recommendation for approval to construct a two-storey addition to the existing heritage house
- The existing main dwelling is identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan')
- The addition 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 addition 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 June 10, 2020 (Item 2, Report No. 4), for consideration:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposal to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court 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, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- 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 Chief Building Official.

Background

10 Richard Lovat Court is a corner lot with frontage onto Nashville Road and Charles Cooper Court as shown on Attachment 1. The property is located 2.2km west of the Kleinburg core area. The existing building was constructed circa 1870. The property is now located in the midst of a group of late 20th century large lot residences located on the north side of Nashville Road. There are no other heritage buildings near 10 Richard Lovat Court.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').

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

The Owner of the property at 10 Richard Lovat Court is proposing to construct a two-storey addition to the northwest portion of the existing heritage building as shown on Attachments 3 to 6.

The KNHCD Plan includes the following policies:

3.2 GUIDING PRINCIPLES

The Ministry of Culture's Architectural Conservation (now the Ministry of Heritage, Sport, Tourism and Culture Industries) lists Eight Guiding Principles in the Conservation of Historic Properties. These are quoted in full, below:

- 1. Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2. Respect for Original Location: Do not move buildings unless there is no other means to save them.*
- 3. Respect for Historic Material: Repair/conservate rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.*
- 4. Respect for Original Fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5. Respect for the Building's History: Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.*
- 6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. (e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.)*
- 7. Legibility: New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8. Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*

The proposed addition to the existing contributing dwelling at 10 Richard Lovat Court respects the KNHCD Plan guidelines. The addition conserves and complements the architectural qualities of the existing building and is visually and architecturally subordinate to the main building. In addition, the overall size of the dwelling (existing

dwelling and addition) would not have a negative impact on the existing large lot property, as required by the KNHCD Plan.

9.3.6 RENOVATIONS

When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design or is unsympathetic to it. Research should be undertaken, and the design of new work should restore the principal architectural features of the original building.

Guidelines:

- ☐ *Incorporate restoration of original work in exterior renovation projects.*
- ☐ *Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.*
- ☐ *Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.*
- ☐ *Remove items, such as metal fascia and soffits that conceal original architectural detail.*

The proposed addition is architecturally complimentary to the existing heritage house. The renovations to the existing house, consisting of underpinning the foundation to connect the proposed addition on all floors, are consistent and in-keeping with the conservation, restoration, and alteration practices allowed under the *Ontario Heritage Act* ('OHA').

9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS

New attached additions to heritage buildings should be designed to complement the design of the original building. Additions should be designed so as not to overwhelm the heritage character of the original building.

Guidelines:

- ☐ *Design additions to maintain the original architectural style of the building.*
- ☐ *Use authentic detail.*
- ☐ *Research the architectural style of the original building.*
- ☐ *Don't design additions to a greater height or scale than the original building.*
- ☐ *Don't design additions to predominate over the original building. 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.*
- ☐ *Use appropriate materials.*
- ☐ *Avoid destruction of existing mature trees.*

The proposed interior renovation of the existing building and the proposed addition protect and conserve the attributes of the original construction as a Heritage Resource within the KNHCD, as noted by the Cultural Heritage Impact Assessment ('CHIA')

submitted in support of this application. The proposed work is sympathetic to the characteristics of the original building, maintaining its qualities of a contributing property within the KNHCD. The proposed height of the addition is subordinate to the existing building, respecting the height guidelines of the KNHCD Plan. The architectural details of the addition reflect those of the existing building, further preserving the contributing building characteristics.

9.7.4 PRESERVING THE NATURAL EXPERIENCE

The Official Plan addresses the wide range of issues concerning the valley lands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are called for to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valley lands.

Guidelines:

- ☐ Screen ridgetop buildings from view by suitable planting consistent with existing valley vegetation.
- ☐ Screen modern installations, such as parking lots and fenced playing fields, by suitable planting consistent with existent valley vegetation.
- ☐ If existing vegetation provides such screening, do not remove it.
- ☐ Do not obstruct existing views and vistas with new development.

A qualified professional arborist completed an inventory and general health assessment for all trees located on and within six (6) metres of the property line of the subject property. An Arborist Report (Attachment 8), including a Tree Protection Plan (Attachment 7) was submitted in support of the application. The report and plan identify 71 existing trees on the property, but only three (3) trees are located within the proposed construction area and require removal as a direct impact of the proposal. Eighteen (18) other trees on the property must be removed regardless of the construction because they are hazardous, invasive, or due to their poor condition: of these, nine (9) trees are city-owned and nine (9) and privately owned.

Staff are satisfied the recommendation of the Arborist Report adhere to the guidelines and the City of Vaughan's Council endorsed By-law 052-2018 and Tree Protection Protocol – and support the proposed tree removal on the basis of the fundamental density of mature trees on the property is being maintained without adverse effects on the appearance of the property, and without adverse effects to the natural landscape of the site. The Owner is required to consult with the Forestry Department and make arrangements for tree compensation for the removed trees as part of the application for the Building Permit.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

Exterior Finish:

- ☐ Smooth red clay face brick, with smooth buff clay face brick as accent
- ☐ Wood clapboard, 4" to the weather.
- ☐ Smooth, painted, wood board and batten siding.

Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.

Shopfronts: Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.

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 style.

Doors: Wood frames; 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.

Flashings: Visible step flashings should be painted the colour of the wall.

The proposed construction materials for the dwelling are in keeping with the architectural style and language of the existing building. The proposed building materials are shown on Attachment 9.

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 addition to the existing building conforms to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the addition to the existing heritage dwelling located at 10 Richard Lovat Court under the *Ontario Heritage Act*.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

1. Attachment 1 – 10 Richard Lovat – Location Map
2. Attachment 2 – 10 Richard Lovat – CHIA
3. Attachment 3 – 10 Richard Lovat – Site Plan
4. Attachment 4 – 10 Richard Lovat – Floor Plans
5. Attachment 5 – 10 Richard Lovat – Elevations
6. Attachment 6 – 10 Richard Lovat – Rendering
7. Attachment 7 – 10 Richard Lovat – Tree Protection Plan
8. Attachment 8 – 10 Richard Lovat – Arborist report
9. Attachment 9 – 10 Richard Lovat – Materials Palette

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

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

Mauro Peverini, Director of Development Planning, ext. 8407