

HERITAGE VAUGHAN COMMITTEE – MAY 25, 2020**COMMUNICATIONS****Distributed May 19, 2020**

	<u>Item</u>
C1. Memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated March 25, 2020.	1

Distributed May 22, 2020

C2. Memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated March 25, 2020.	2
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Please note there may be further Communications.

C1

Communication

Heritage Vaughan - May 25, 2020Item # 1**DATE:** March 25, 2020**TO:** Heritage Vaughan Committee**FROM:** Bill Kiru, Acting Deputy City Manager, Planning and Growth Management**RE:** **Heritage Vaughan Meeting - March 25, 2020****Purpose**

To seek 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 of the February 19, 2020 report.

Recommendations

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 public road. Vehicular access to the property is provided 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 back circa 1950. Buildings of this age and design, constructed shortly after World War II, are referenced as Victory houses. Currently the existing building does not reflect a particularly good example of the Victory house and has been impacted by several unsympathetic alterations over time. As a result, 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 of the February 19, 2020 report.

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 of the February 19, 2020 report.

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. 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 the attached drawings.

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 of the February 19, 2020 report. 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 three 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 (20) 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 of the February 19, 2020 report.

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 new 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

Respectfully submitted,



Bill Kiru
Acting Deputy City Manager, Planning & Growth Management

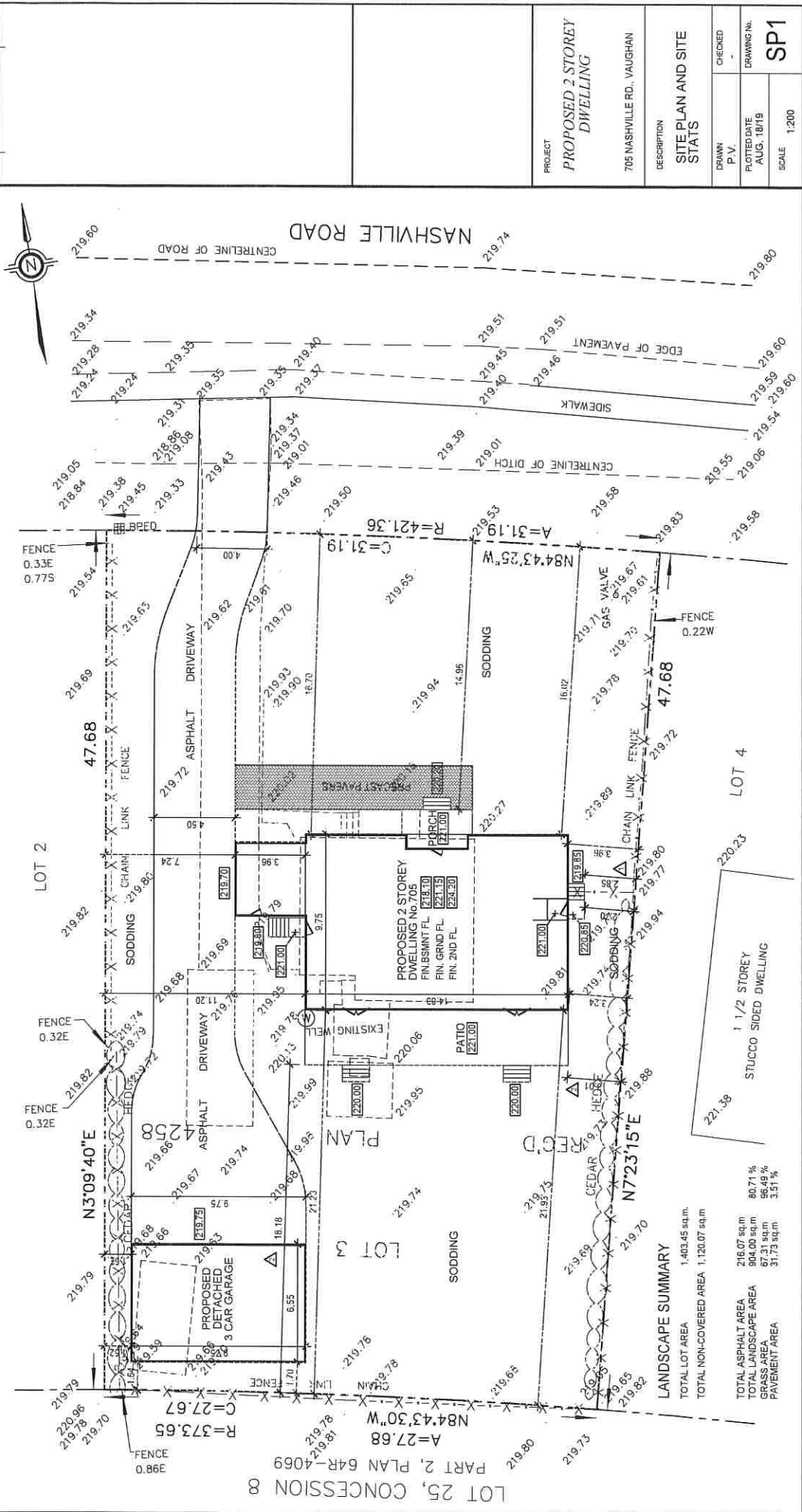
Attachments

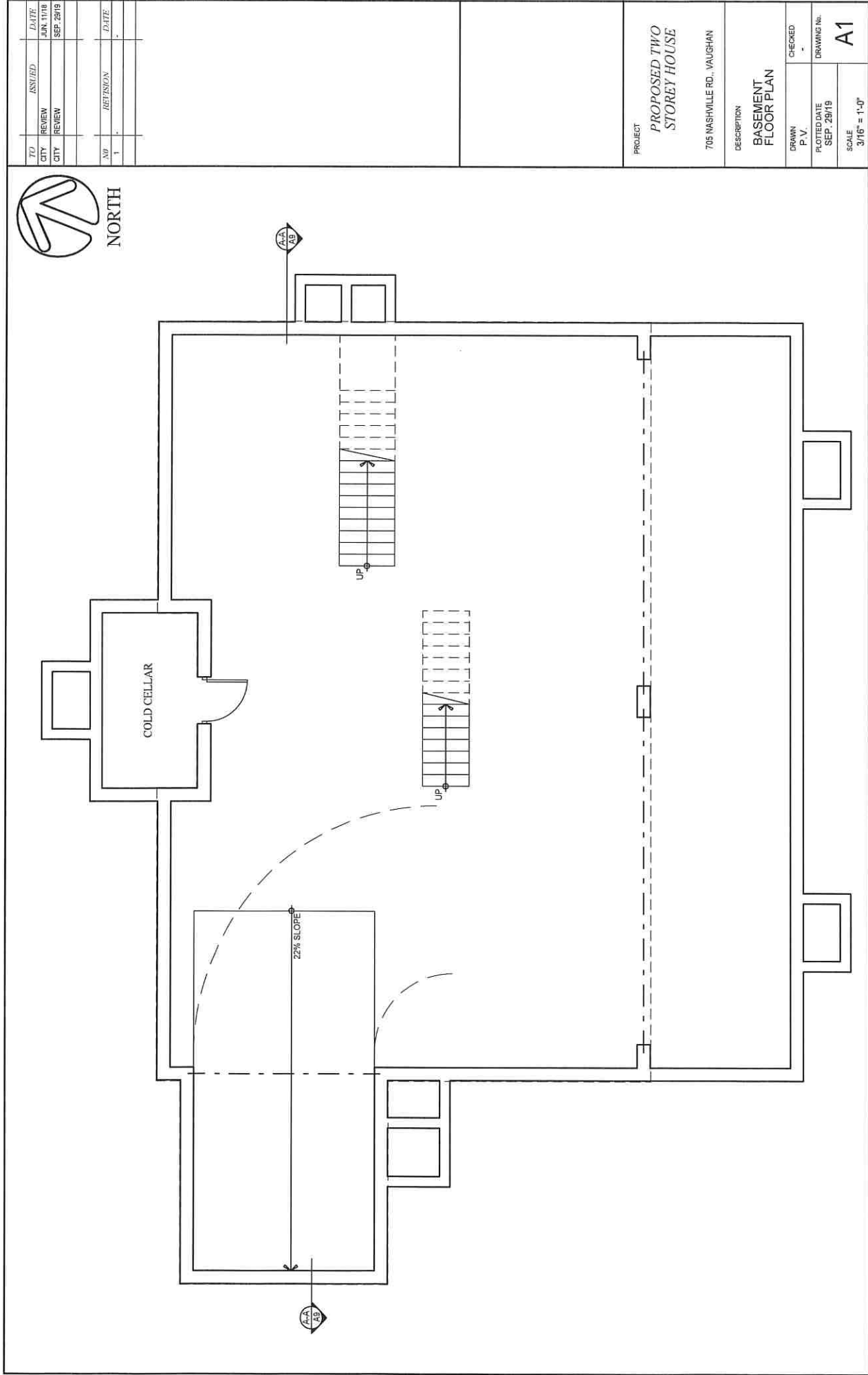
- Attachment 1 – 705Nashville_Location Plan
- Attachment 2 – 705Nashville_Aerial Plan
- Attachment 3 – 705Nashville_CHIA
- Attachment 4 – 705Nashville_Site Plan
- Attachment 5 – 705Nashville_Colour Rendering
- Attachment 6 – 705Nashville_Floor Plans **UPDATED**
- Attachment 7 – 705Nashville_Building Elevation **UPDATED**
- 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

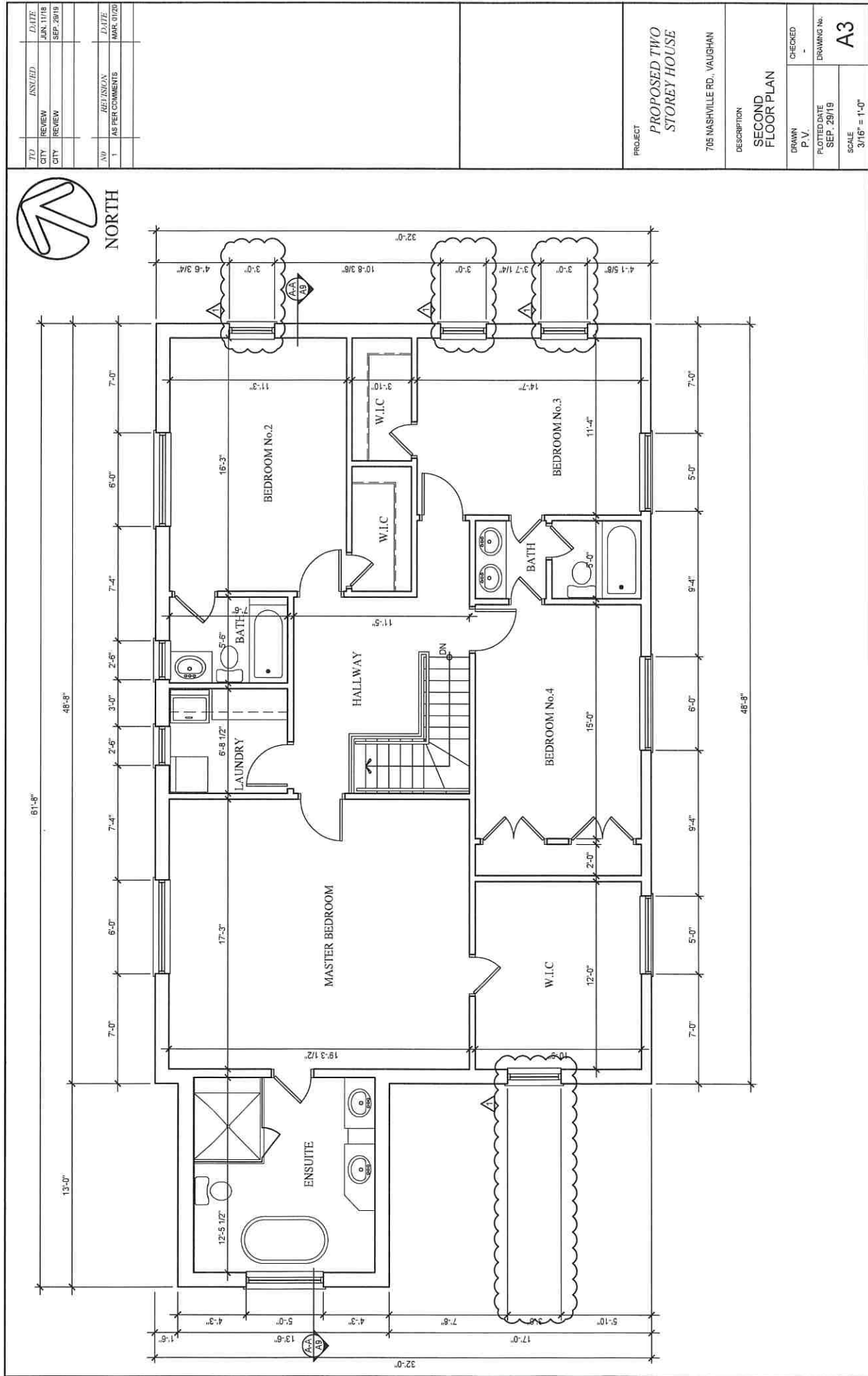
SURVEYOR: SURVEY INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM SURVEY DRAWING PREPARED BY: DINO ASTRI SURVEYING LTD. ONTARIO LAND SURVEYORS 1-861 WELHAM ROAD BARRIE, ONTARIO PHONE: 705-792-6780 WEB: www.astrisurveying.com										SKETCH SHOWING TOPOGRAPHIC DETAIL OF LOT 3 REGISTERED PLAN 4258 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK										FLOOR AREAS						SITE SUMMARY						LOCATION PLAN					
FLOOR NO.										EXISTING		NEW		TOTAL		BY-LAW No.		1-88		T.O.		DATE															
										sq.ft.		sq.m.		sq.ft.		sq.m.		LOT AREA		CITY		REVIEW															
GROUND FLOOR AREA										0.00		0		1525.04		141.68		PROVIDED		CITY		REVIEW															
SECOND FLOOR AREA										0.00		0.00		1732.79		160.98		LOT COVERAGE																			
TOTAL FLOOR AREAS										0.00		0.00		3257.83		302.66		MAX FLOOR AREA		NO.		REVISION															
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																				1		DEC 20/19															
																				2		JAN. 04/20															





TOWN	ASSIGNED	DATE
CITY	REVIEW	JUN 11/18
CITY	REVIEW	SEP 29/19
NO	REVISION	DATE
1	-	-

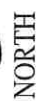
PROJECT	PROPOSED TWO STOREY HOUSE	
	705 NASHVILLE RD., VAUGHAN	
	DESCRIPTION BASEMENT FLOOR PLAN	
	DRAWN P.V.	CHECKED -
	PLOTTED DATE SEP. 29/19	DRAWING No. A1
	SCALE 3/16" = 1'-0"	



NO.	REVISED	DATE
1	REVIEW	JUN. 11/18
2	REVIEW	SEP. 29/19

NO.	REVISION	DATE
1	AS PER COMMENTS	MAR. 01/20

PROJECT	PROPOSED TWO STOREY HOUSE
DESCRIPTION	705 NASHVILLE RD., VAUGHAN
DRAWN	P.V.
CHECKED	-
PLOTTED DATE	SEP. 29/19
DRAWING No.	A3
SCALE	3/16" = 1'-0"



TO	REVIEW	ISSUED	DATE
QTY			SEP. 2019

NO	REVISION	DATE
1		

PROJECT

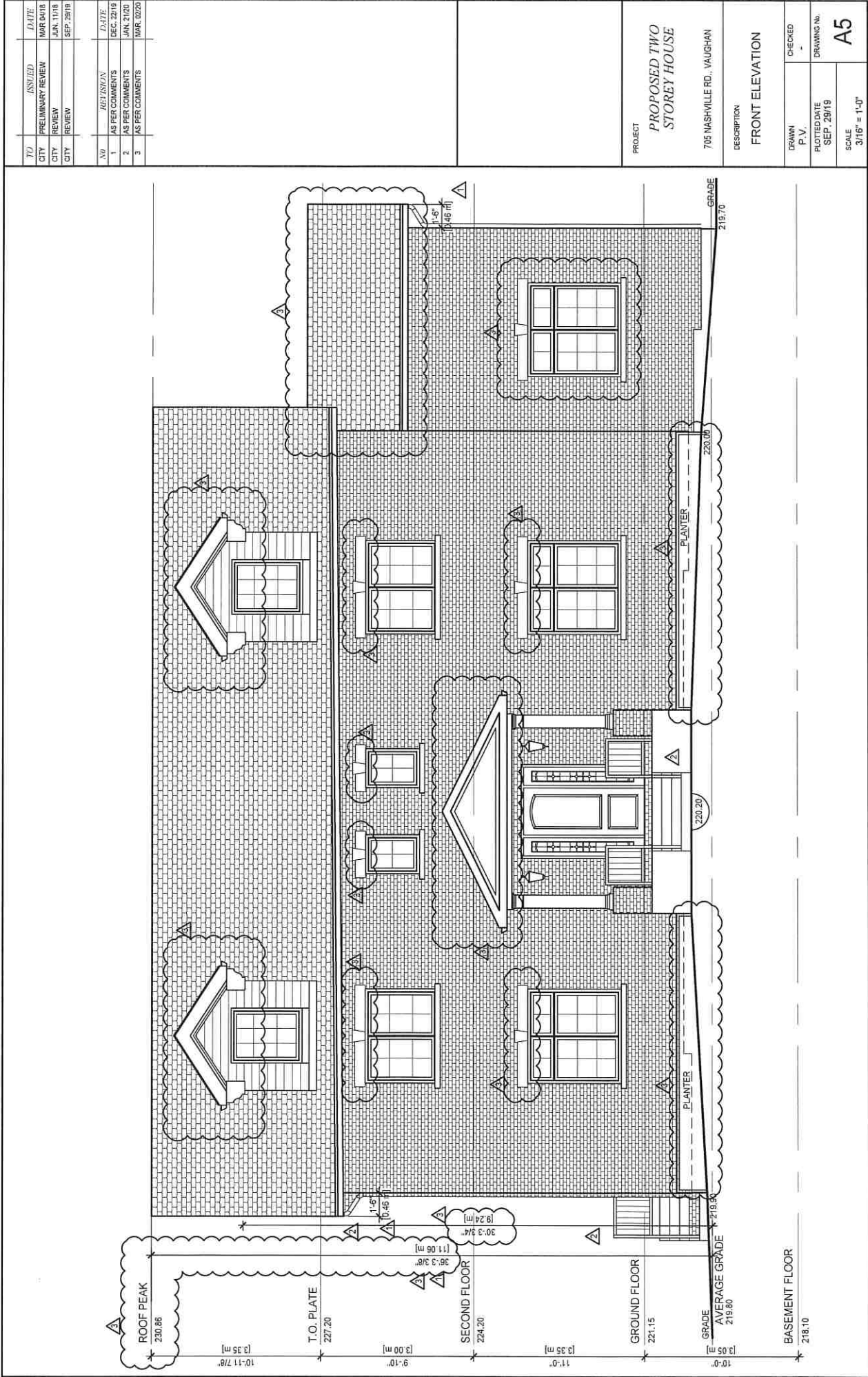
PROPOSED TWO
STOREY HOUSE

705 NASHVILLE RD., VAUGHAN

DESCRIPTION

ROOF PLAN

DRAWN P.V.	CHECKED -
PLOTTED DATE SEP. 29/19	DRAWING No.
SCALE 3/16" = 1'-0"	A4



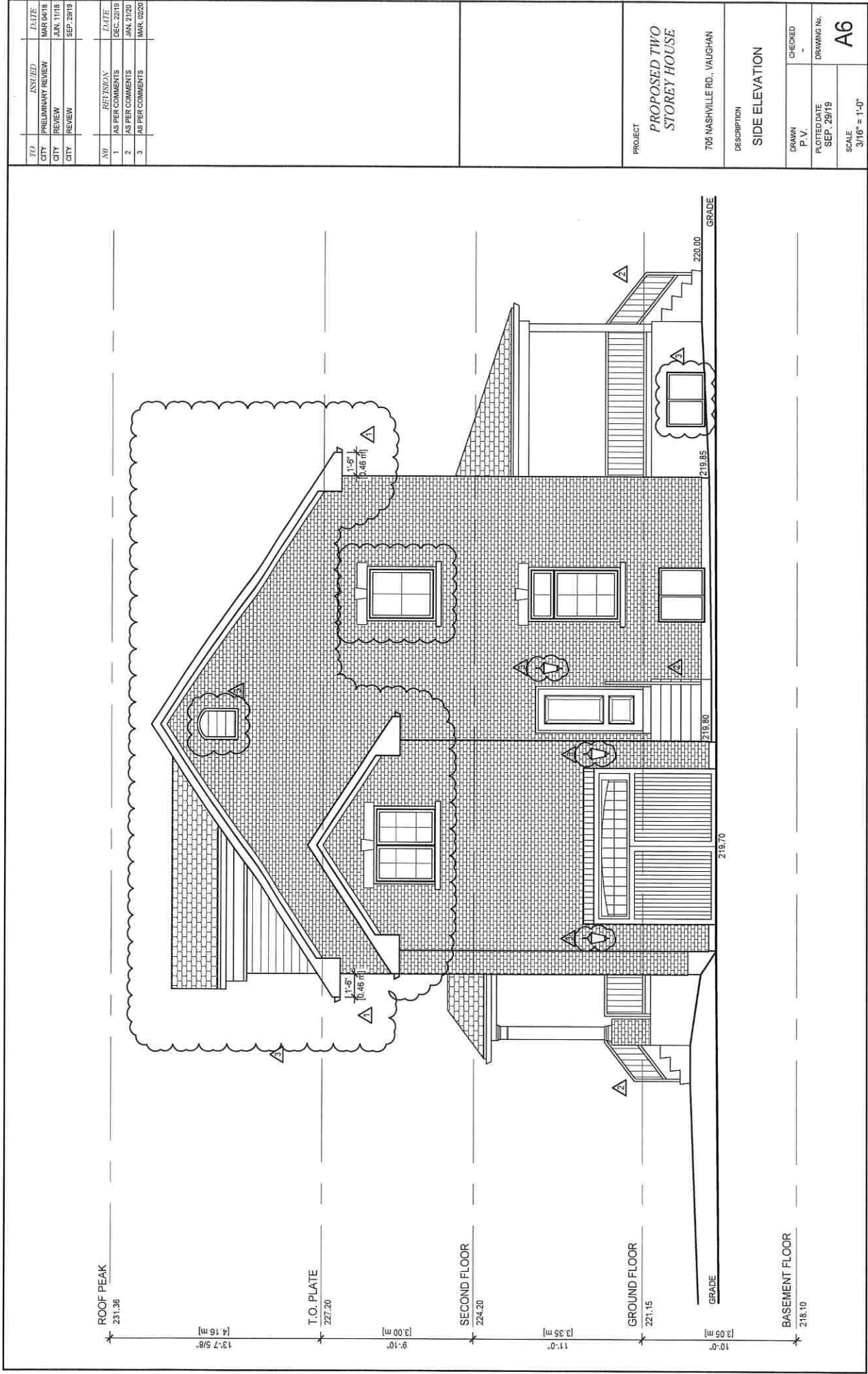
T/O	ANSWED	DATE
CITY	PRELIMINARY REVIEW	MAR. 04/18
CITY	REVIEW	JAN. 11/18
CITY	REVIEW	SEP. 29/19

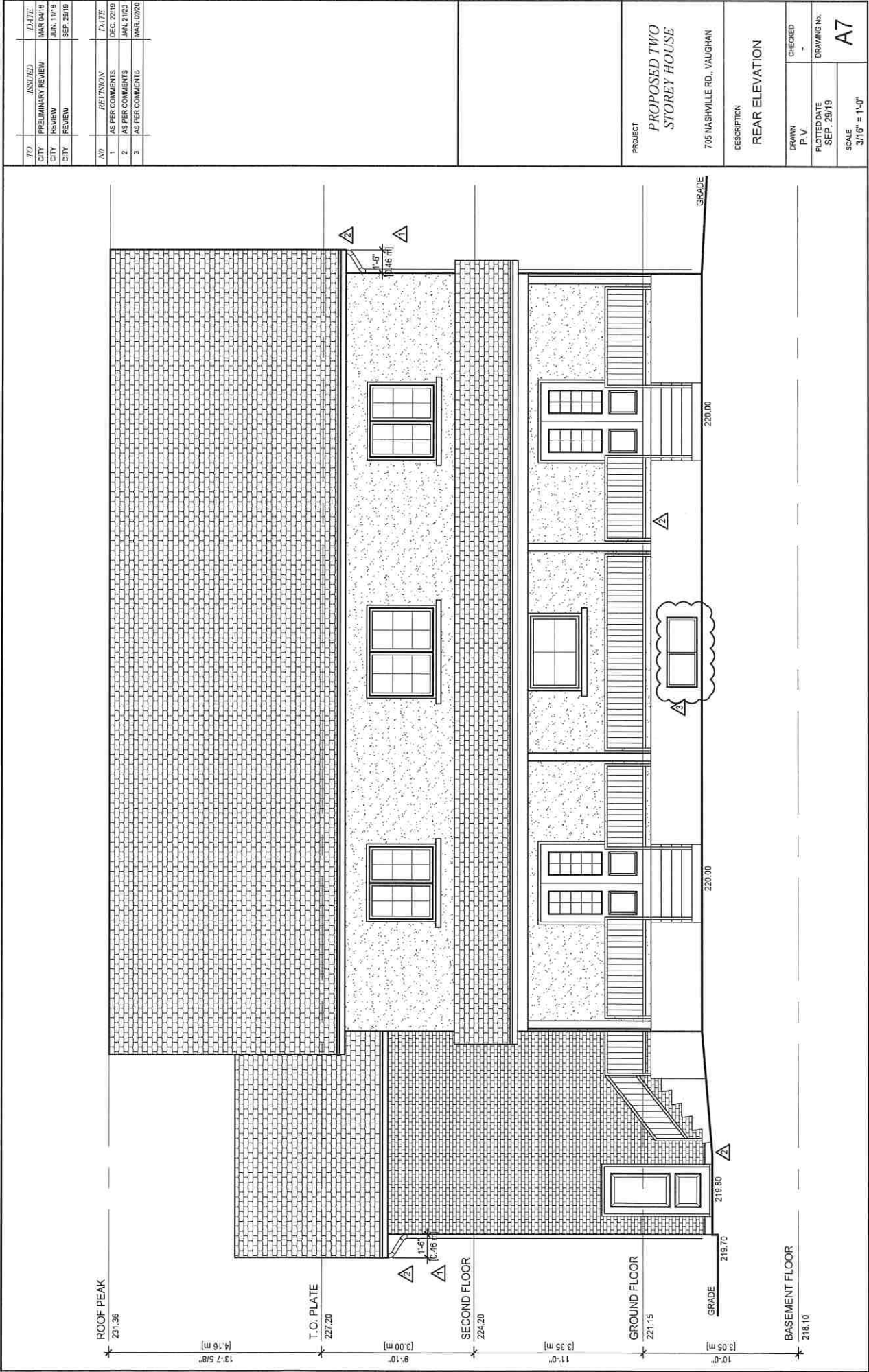
N/O	REVISION	DATE
1	AS PER COMMENTS	DEC. 22/19
2	AS PER COMMENTS	JAN. 21/20
3	AS PER COMMENTS	MAR. 02/20

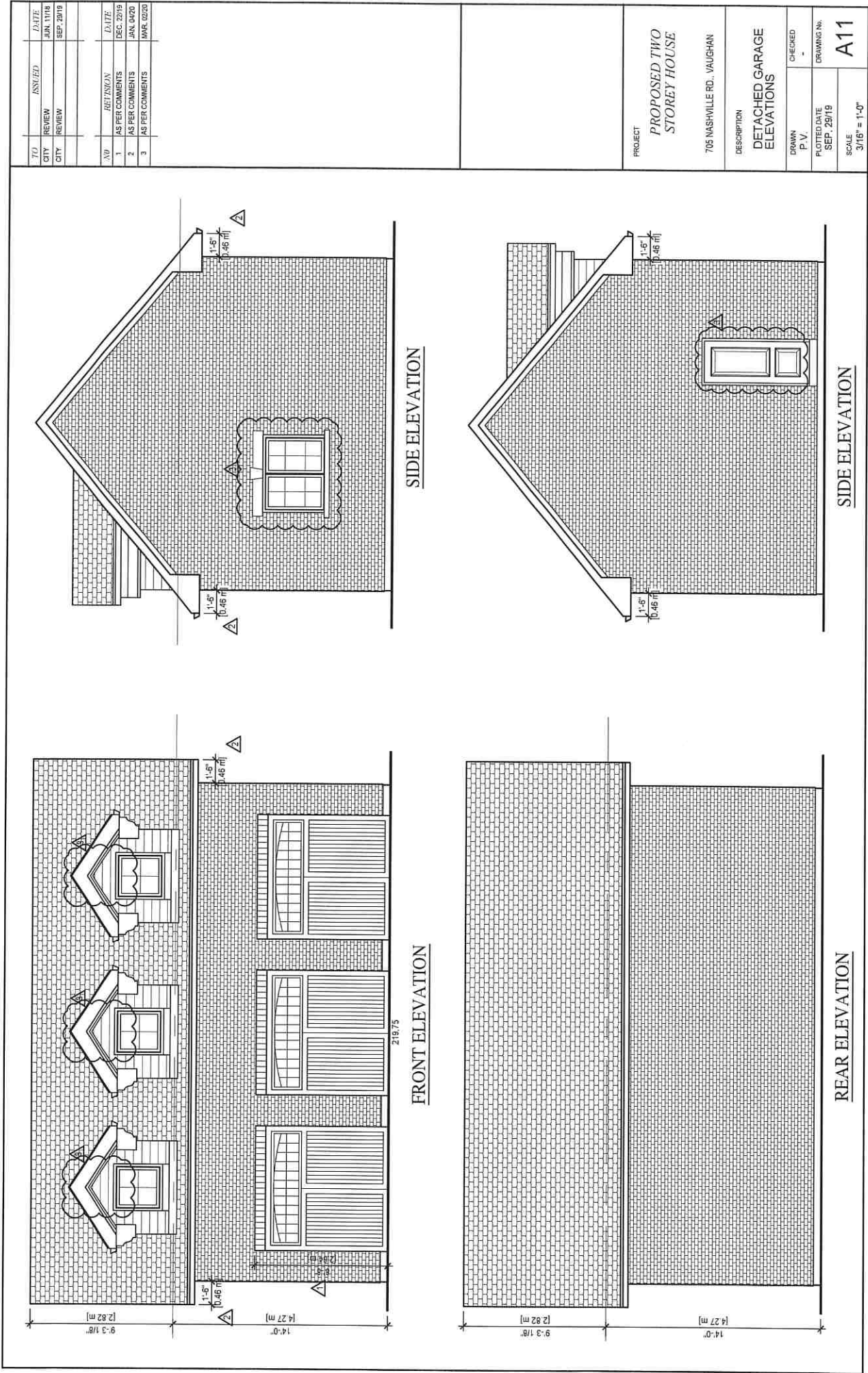
PROJECT
**PROPOSED TWO
STOREY HOUSE**
705 NASHVILLE RD., VAUGHAN

DESCRIPTION
FRONT ELEVATION

DRAWN P.V.	CHECKED -
PLOTTED DATE SEP. 29/19	DRAWING No.
SCALE 3/16" = 1'-0"	A5















TO: HERITAGE VAUGHAN COMMITTEE

**FROM: BILL KIRU, ACTING DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT**

DATE: May 20, 2020

**RE: COMMUNICATION
ITEM NO. 2, HERITAGE VAUGHAN COMMITTEE, MAY 25, 2020**

**DEMOLITION AND NEW CONSTRUCTION – SINGLE
DETACHED DWELLING AND DETACHED GARAGE LOCATED
AT 645 NASHVILLE ROAD, KLIENBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT**

Recommendation

The Acting Deputy City Manager, Planning and Growth Management recommends:

1. THAT the following recommendation be added to the staff report dated May 25, 2020:
 - “d) Council’s approval of new construction shall be contingent upon the approval of Site Development File DA.19.067 (Jason Polsinelli) and any required minor variances to be approved by the Committee of Adjustment”.

Background

The application seeks to demolish an existing one-storey detached dwelling with a detached garage and redevelop the site with a two-storey detached dwelling for the lands municipally known as 645 Nashville Road.

A related Site Development File DA.19.067 (Jason Polsinelli) was filed on September 25, 2019 and is currently under review by City Staff. The review of the application has identified zoning deficiencies for the proposed new dwelling, including increased lot coverage and reduced building setbacks. A Minor Variance application to address the zoning deficiencies has not been submitted to-date.

Notwithstanding the proposal has demonstrated conformance with the Kleinburg-Nashville Heritage Conservation District Plan; review and analysis of the proposed zoning deficiencies is required by the Development Planning Department, through the

site plan approval and subsequent Minor Variance application processes, and prior to approval of the Vaughan Committee of Adjustment. Said applications will be subject to a more fulsome review of the neighbouring area, Vaughan Official Plan 2010 and Zoning By-law 1-88. Accordingly, this may result in revisions to the proposal, and, it is recommended that any Heritage Vaughan approval be contingent upon the approval of the required Site Development File DA.19.067 and any required Minor Variances as identified in the Recommendation of this Communication.

Attachments

None.

Prepared By

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Nick Borcescu, Senior Heritage Planner, ext. 8191

Respectfully submitted,



BILL KIRU
Acting Deputy City Manager
Planning and Growth Management

Copy: Todd Coles, City Clerk
Mary Reali, Acting City Manager
Mauro Peverini, Director of Development Planning