

## Heritage Vaughan Committee Report

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**DATE:** Monday, November 30, 2020

**WARD(S):** 2

**TITLE: RENOVATION AND ADDITION – SINGLE DETACHED  
DWELLING REAR AND SIDE ADDITION WITH GARAGE  
LOCATED AT 8227 KIPLING AVENUE, WOODBRIDGE  
HERITAGE CONSERVATION DISTRICT**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee support and recommend to the Committee of the Whole approval to renovate the existing dwelling to include the attached garage and build a proposed rear two-storey addition located at 8227 Kipling Avenue as shown on Attachments 3 to 5. This property is located in the Woodbridge 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 renovate the existing dwelling to include the attached garage and build a rear two-storey addition
- The existing dwelling is identified as a contributing property in the Woodbridge Heritage Conservation District Plan ('WHCD Plan')
- The proposal is consistent with the relevant policies of the WHCD Plan
- Heritage Vaughan Committee 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 WHCD Plan

## **Recommendations**

1. THAT Heritage Vaughan Committee recommend Council approve the proposal to renovate the existing dwelling with attached garage and build a rear two-storey addition located at 8227 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, to 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;
  - c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

## **Background**

The residential property at 8227 Kipling Avenue is Designated under Part V of the *Ontario Heritage Act*, as part of the Woodbridge Heritage Conservation District (2009). The subject property includes a detached one and a half storey dwelling with an attached garage structure. According to the WHCD Plan Inventory the house dates to 1949 and it is identified as a contributing building.

The dwelling is set-back from the street with front yard and has a paved driveway on the north side of the property, leading to the proposed garage wall (presently used as livable space).

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

***All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan***

The following is an analysis of the proposed development in consideration of the policies in the WHCD Plan.

The Owner of the property at 8227 Kipling Avenue is proposing to renovate the existing dwelling into a true two-storey structure and construct an adjoining two-storey rear addition. The existing family room will be converted back to a usable garage as originally intended.

The WHCD Plan includes the following policies:

## 5.1 OBJECTIVES

*The purpose of the Woodbridge Heritage Conservation District is to:*

- 1. Identify, document, maintain and restore the unique heritage village character of Woodbridge.*
- 2. Conserve contributing buildings, landscapes, monuments and streetscapes.*
- 3. Ensure new designs contribute to the Woodbridge heritage character.*
- 4. Manage any development or redevelopment proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District.*
- 5. Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.*
- 6. Maintain Woodbridge as both a local neighbourhood and a destination for residents of Vaughan and beyond.*
- 7. Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.*
- 8. Involve area residents, property and business owners, and interested individuals in the ongoing evolution of the HCD.*

The proposed alterations to the existing contributing dwelling at 8227 Kipling Avenue are respectful of the WHCD Plan guidelines. The alterations conserve the architectural qualities of the existing building and complement it with a considerate rear addition visually and architecturally subordinate to the main building. The existing to its original garage purpose.

## 6.2.8 APPROPRIATE MATERIALS

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

**Exterior Detail:** *Cut stone or reconstituted stone for trim in brick buildings.*

**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. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the 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.*

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

The existing dwelling's roof line and front elevation components are fully maintained, connecting to the rear addition behind the ridge of the existing roof, making the addition subordinate and visually compatible with the existing framing. The proposed horizontal composite clapboard cladding material used for the addition provides a distinctive character and helps to maintain its personality without overwhelming or negatively impacting the masonry façade on the existing building or the renovated garage components.

## **6.5 TRANSITIONS OF NEW BUILDINGS IN RELATION TO HERITAGE RESOURCES**

*Key to the WHCD is, first, conserving the structures and landscapes that contribute to the HCD's heritage character, and second, managing the introduction of new structures and landscapes in such a way that they harmonize with contributing buildings and contribute to the district's heritage character. The guidelines, as established in the WHCD Study, shall be used to assist in the process of achieving the proper transition of building scales, heights and presence in order to create a harmonious relationship between new structures and landscapes with contributing properties within the Heritage District.*

The proposed renovation and addition protect and conserve the attributes of the original construction as a Heritage Resource within the WHCD, as noted by the Cultural Heritage Impact Assessment ('CHIA') (shown on Attachment 2 and submitted in support of this application. The proposed building alterations are sympathetic to the characteristics of the original building, maintaining its qualities of a contributing property within the WHCD. The proposed height of the rear addition is subordinate to the existing building, respecting the height guidelines 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.

### **Conclusion**

The Development Planning Department is satisfied the proposed alterations to the existing dwelling as discussed in this report conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, staff recommend the Heritage Vaughan Committee approve a recommendation for Council approval of the proposed alterations to the existing dwelling including the incorporated garage and the construction of a rear two-storey addition on the property at 8227 Kipling Avenue under the *Ontario Heritage Act*.

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

### **Attachments**

1. Attachment 1 – 8227Kipling – Location Map
2. Attachment 2 – 8227Kipling – Cultural Heritage Impact Assessment
3. Attachment 3 – 8227Kipling – Site Plan
4. Attachment 4 – 8227Kipling – Floor Plans
5. Attachment 5 – 8227Kipling – Elevations
6. Attachment 6 – 8227Kipling – Materials Palette

### **Prepared by**

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