

Heritage Vaughan Committee Report

DATE: Wednesday, January 20, 2021

WARD(S): 1

**TITLE: RELOCATION AND INTEGRATION OF BUILT HERITAGE
RESOURCE ON SITE AND NEW TOWNHOMES
CONSTRUCTION LOCATED AT 9773 KEELE STREET, MAPLE
HERITAGE CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommend to Committee of the Whole approval to relocate a built heritage on the subject property and integrate it with the proposed construction of townhouses located at 9773 Keele Street as shown on Attachments 4 to 6. This property is located in the Maple Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner seeks a recommendation for approval to relocate the existing built heritage resource to another location within the subject property and to integrate it with the construction of 11 townhouse units at 9773 Keele Street
- The existing main dwelling is identified as a contributing property in the Maple Heritage Conservation District Plan ('MHCD Plan')
- The proposal is consistent with the relevant policies of the MHCD 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 MHCD Plan

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposal to relocate the existing built heritage resource on the subject property and integrate it with a proposal to construct 2 townhouse blocks with a total of 11 townhouse units at 9773 Keele Street 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.
- c) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The subject property at 9773 Keele Street is located in the Maple Heritage Conservation District ('MHCD') on the east side of Keele Street, south of Barhill Road as shown on Attachment 1.

The subject property is identified as a contributing property within the MHCD and contains the "George Keffer House". A full history of the property is available in Sections 5.4 & 5.5 of the Cultural Heritage Impact Assessment ('CHIA') report, included as Attachment 2 in this report.

Previous Reports/Authority

Not applicable.

Analysis and Options

Currently, the built heritage asset on the subject property is comprised of the main residence brick building and a number of additions including a garage as shown in Attachment 3. The applicant proposes to relocate and integrate the main structure (identified in the CHIA as "the main house") closer to Keele Street and to facilitate the development of 11 townhouse units. (Related Site Development, Draft Plan of

Subdivision, Official Plan and Zoning by-law Amendment Files DA.18.073,19T-17V001, Z.17.002 & OP.17.001)

The applicant seeks to retain the existing heritage structure measuring 7.3m x 11m (“the main house”) and demolish the rear kitchen wing and frame garage/storage room. The applicant also proposes to remediate damage to the George Keffer House by removing unsympathetic elements such as the rear frame addition and cement porch and repair damage to exterior and interior finishes (as outlined in Section 6 of the CHIA). This process aims to retain the core heritage attributes identified in the MHCD Plan Inventory, and to create a greater visual presence for the “main house” from the public realm and provide greater prominence on the site.

All new development must conform to the policies and guidelines within the Maple Heritage Conservation District Plan. The following is an analysis of the proposed development according to the MHCD Plan

9.3.5 Repair and Restoration

Repair and restoration should be based on proper heritage research and be undertaken using proper heritage materials and methods.

Cultural Heritage staff supports the restoration and renovation of the existing heritage structure to be relocated and retained on the property and integrated into the proposed development. The applicant seeks to retain the existing heritage structure measuring 7.3m x 11m identified in the CHIA as “the main house” and demolish the rear kitchen wing and frame garage/storage room.

9.3.7 New Additions to Heritage Buildings Scale

New additions to heritage buildings should respect the scale of the original building.

Guidelines:

- *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 site design follows heritage precedent with the townhouse “additions” of lesser scale than the original house and set back from the main front wall. The original George Keffer House is planned to be relocated closer to Keele Street for enhanced

prominence and visibility. There are no proposed alterations to the “main house” affecting its current massing, height, or proportions.

The proposed 11 townhouses (Blocks “B” and “C”) are located to the rear of the George Keefer House as shown on Attachment 4 and with the existing heritage resource on the subject property. Access to the site will be maintained from the existing driveway on Keele Street. This driveway also provides access for the neighbouring property directly to the north of the subject property.

9.5.1 New Development Overview

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping. 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. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Guidelines:

- *New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament*
- *It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District*

The proposed site development, incorporating the adaptive reuse of the George Keffer House as a heritage asset, complemented by an additional two blocks of connected townhouses, is in keeping with the spirit and intent of the MHCD Plan. The existing heritage asset is highlighted on the property, whilst the new construction is set back and is subordinate in massing and layout to the “main house”. The proposed landscape plan blends with the existing site topography. The proposed site plan addresses the public/private realm separation for the subject property and the shared access to the neighbouring property to the north in a well-coordinated plan.

9.5.2 Residential Area Overview

The residential village has a variety of lot sizes, frontages, and setbacks. Houses are mostly of a modest scale, leaving generous yards on all sides. In the historic area front yards tend to be shallow compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:

- *Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development*
- *A variety of front-yard setbacks*
- *The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards*

Staff supports the orientation of the new construction, designed to minimize impact on the heritage resource and the village character of the street. Although similar in height to the George Keffer House, Block “B” is will be positioned 2.8 m behind the George Keffer House in order to retain visual prominence of the heritage resource. It includes 5 units approximately 5.75 m wide and 12 m deep.

The Block “C” includes 6 townhouse units located to the east end (or rear) of the property and are setback 54.55 m from the front lot line. The Block “C” units are proposed to be approximately 6 m wide and 10 m deep and are oriented towards Keele Street.

9.5.2.2. Residential Area Architectural Style

New buildings in the residential areas should reflect the historic built form of their historic neighbours.

Guidelines:

Design houses to reflect one of the local heritage Architectural Styles:

- *Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate*
- *Use authentic detail, consistent with the Architectural Style*
- *Research the chosen Architectural Style*

The design of the townhouses is modern but refers to Victorian vernacular design elements including high peaked front gables, brick cladding, transom windows and sidelites at main entrances, shingled roofs, and buff brick crosses and band-courses. Cultural Heritage staff is satisfied the new construction is in keeping with the requirements of the MHCD Plan.

9.5.2.3 Residential Area: Scale and Massing

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7 that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.

Guidelines:

- *New buildings should be designed to preserve the scale and pattern of the historic District*
- *New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block*
- *As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape*
- *Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages*

Townhouse Blocks “B” and “C” measure 28.75 m by 12 m and 36 m by 12 m. The massing of Blocks “B” and “C” are articulated by design elements, such as gable peaks and porches to enhance their appearance. The building elevations for Blocks “B” and “C” are shown in Attachment 5.

9.7.1 Planting

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this Section can help maintain and enhance the natural heritage of the Maple and its valley. Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem:

- *plants contribute to stormwater and groundwater management*
- *erosion control*
- *provide habitat and nutrition for wild fauna.*

Guidelines:

- *Maintain health of mature indigenous tree by pruning and fertilizing*
- *Over time, remove unhealthy, invasive and non-indigenous species*
- *Site buildings and additions to preserve suitable mature trees*
- *Protect and preserve mature trees during construction*

Suitable indigenous species:

- *Sugar Maple, Red Oak, Basswood, Silver Maple, Bitternut, Butternut, White Pine, Hemlock, American Elm, Red Maple, Bur Oak, White Spruce*

Street tree planting on arterial roads should conform with Region of York guidelines.

The Arborist Report (Attachment 7) identifies 56 trees inventoried on the subject property, including 9 City owned trees. Three City owned trees are in conflict with, or are encroached upon by proposed construction, and are recommended to be removed. An additional 39 of the 56 trees inventoried on the subject property are in conflict with proposed construction or are dead and are identified to be removed. Prior to the final approval of the development, the Arborist Report including the Tree Preservation / Compensation Plan will be submitted to the satisfaction of the City.

9.8.1 Heritage Buildings Inappropriate Materials

All construction visible from the exterior requires a Heritage Permit. Visible materials should conform to the following standards:

Exterior Finish

- *Concrete block; calcite or concrete brick*
- *Textured, clinker, or wire cut brick, except where their use is consistent with existing conditions*
- *Precast concrete panels or cast-in-place concrete*
- *Prefabricated metal or plastic siding*
- *Stone or ceramic tile facing*
- *“Rustic” clapboard or “rustic” board and batten siding; wood shake siding*

Exterior Detail

- *Prefinished metal fascias and soffits*
- *“Stock” suburban pre-manufactured shutters, railings, and trims*
- *Unfinished pressure-treated wood decks, porches, railings, and trim*

Roofs

- *Slopes or layouts not suitable to the architectural style*
- *Non-traditional metal roofing such as pre-finished or corrugated metal*
- *Modern skylights, when facing the street*

Doors

- “Stock” suburban door assemblies
- Flush doors
- Sidelites on one side only
- Aluminum storm and screen doors
- Sliding patio doors
- Double-bay, slab, or metal garage doors
- Generic or Stock stained glass window assemblies for door lites and sidelites

Windows

- Large “picture” windows.
- Curtain wall systems.
- Metal, plastic, or fibreglass frames
- Metal or plastic cladding
- Awning, hopper, casement or sliding openers. Casement windows may be appropriate on California Bungalow styled buildings
- “Snap-in” or tape simulated glazing bars

Flashings: Pre-finished metal in inappropriate colour.

9.8.2 Non-Heritage Buildings

Note: If using the Historical Conversion approach, described in Section 9.4.1.1, follow the Heritage Building Checklist described in Section 9.8.1 above.

Appropriate Materials

Exterior Finish: Use materials compatible with the original design

Roofs: Slopes and layouts compatible with the original design

Doors: Use materials and designs compatible with the original design

Windows: Use windows compatible with the original design

Staff supports the proposed restoration and renovation of the George Keffer House “main house” as it is in keeping with good restoration practices as set out by the Ontario Heritage Trust guidelines and the *Ontario Heritage Act*. The proposed construction (non-heritage buildings using a Historical Conversion approach) presents an appearance that is complementary to the heritage resource, and the proposed material palette including brick, shingles, wood and metal components is in keeping with the Acceptable Materials list of the MHCD Plan guidelines.

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 restoration/renovation limited demolition of the heritage assets on the subject property, and the relocation and integration of the George Keffer House and new construction of townhouses conforms to the policies and guidelines within the MHCD Plan. Accordingly, staff can support a Heritage Vaughan recommendation and Council approval for the proposal to relocate the existing built heritage on the subject property and its integration into the proposal to construct 11 townhouse units at 9773 Keele Street under the *Ontario Heritage Act*.

For more information, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Attachments

1. Attachment 1 – 9773Keele_Location Map
2. Attachment 2 – 9773Keele_Cultural Heritage Impact Assessment
3. Attachment 3 – 9773Keele_Survey
4. Attachment 4 – 9773Keele_Site Plan
5. Attachment 5 – 9773Keele_Elevations
6. Attachment 6 – 9773Keele_Materials
7. Attachment 7 – 9773Keele_Arborist Report
8. Attachment 8 – 9773Keele_Landscape Plan
9. Attachment 9 – 9773Keele_Tree Protection Plan
10. Attachment 10 – 9773Keele_CH Response Letter

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