

Item:



Committee of the Whole Report

DATE: Wednesday, December 05, 2018

WARD(S): 2

**TITLE: NEW CONSTRUCTION – SINGLE DETACHED DWELLING, 77
CLARENCE STREET, WOODBRIDGE HERITAGE
CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Corporate Services

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan meeting of November 21, 2018, regarding the proposed construction of a detached dwelling located at 77 Clarence Street, a property located in the Woodbridge Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a new detached dwelling to be located at 77 Clarence Street.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan ("WHCD Plan").
- Heritage Vaughan review and Council approval is required under the Ontario Heritage Act ("OHA").
- Staff are recommending approval of the proposal as it conforms with the WHCD Plan.

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of November 21, 2018 (Item 1, Report No. 7), for Council's consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 21, 2018, be approved.

Background

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated November 21, 2018:

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed demolition of the detached dwelling at 77 Clarence Street.
2. THAT Heritage Vaughan Committee recommend approval to Council, subject to final approval of the Site Development File DA.17.057 under the Planning Act, for the proposed new construction (detached dwelling) at 77 Clarence Street under Section 42 of Ontario Heritage Act, subject to 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 Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - 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 applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

The subject property is municipally known as 77 Clarence Street and is located on the north-east corner of Clarence Street and Park Drive, as shown in Attachment #1.

The submitted Cultural Heritage Impact Assessment has determined the existing 1925 workman's cottage has lost its contributing status

The subject property currently contains a contributing 1925 workman's small cottage (Attachment #3) that is proposed for demolition. The applicant has submitted a Cultural Heritage Impact Assessment ("CHIA") that determined that the building has been altered over time. The front porch was enclosed and amalgamated into the house, new larger windows were installed, and numerous rear additions were added. As an original workman's cottage, it once contributed to the context of the area. The CHIA concluded

that the effect of the extensive unsympathetic modifications means that it is no longer representative of the time and style it was built, and therefore no longer fulfills this contributing role in the Woodbridge Heritage Conservation District. The CHIA also concludes that reverting the heavily modified building back to its original form is not feasible since there is not enough of the original building left to restore.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing to demolish the existing dwelling and build a new two-storey brick dwelling.

The applicant is proposing to demolish the existing detached house on the subject property and construct a new detached dwelling with the proposed dwelling will be two-storeys in height (9.15 m) and include the main entry from Clarence Street with a secondary entry from Park Drive. The site plan also includes a three-car garage accessed from the driveway at the east end of the subject property from Park Drive. The proposed dwelling is inspired by the Georgian style through the inclusion of symmetrical elevations, hipped roof, brick material and stone trim details.

A Minor Variance is required for the proposal to conform to the WHCD Plan

The applicant has submitted a Minor Variance application (A180/18) for the proposed garage. The Building Standards Department has confirmed that the following minor variance is required to Zoning By-law 1-88:

1. To permit a front yard setback of 0.95m from Clarence Street, whereas the minimum front yard setback requirement is 4.5m.

Cultural Heritage staff can support the above variance, as this requirement was requested by Cultural Heritage staff to conform to Section 64.1.6 of the WHCD Plan which requires a 0 – 2 m front yard setback for the east side of Clarence Street.

The proposed new construction is consistent with the following relevant sections of the WHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.

Height, Massing & Scale

Section 6.1.5.4 – Clarence Street and Park Drive – Guidelines

“4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m)”.

The proposed building height as shown on the submitted elevations (Attachment #4) is 9.15 m from the average finished grade to the top of the flat roof. The proposed building height is under the maximum of 11 m and will be two storeys. This height is supportive of the character of Clarence Street and Park Drive, which contains a range in building heights from 1.5 - 2 storeys. The proposed building height is satisfactory to Cultural Heritage staff. This method of measurement for the building height is consistent with Guideline #3 of Section 6.4.2.1 of the WHCD Plan.

Materials

Section 6.2.8 – Appropriate Materials – Guidelines

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.

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.

The proposed building materials (Attachment #9) utilizing red brick, natural stone foundation, wood railings and asphalt shingles are appropriate and consistent with the above WHCD Plan policies. The windows and doors will be a vinyl material to replicate the look of wood.

Architectural Style

Section 6.3.3 Architectural Guidelines – Proportions of Parts

“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit”.

- Cultural Heritage staff are satisfied that the proportions of the proposed design fit within the immediate context of 1.5 - 2 storey dwellings. The

massing of the building is consistent with adjacent dwellings, as depicted in the submitted streetscape renderings (Attachment #5).

“For new buildings in the Woodbridge Heritage Conservation District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”

- The proposed building is contemporary in style with traditional detailing that references traditional building attributes such as the arched window, window pane configuration and wood paneled doors with sidelights.

Street wall Setbacks

Section 6.4.1.1. – Woodbridge HCD Plan (General) – Guidelines

“4. Except where noted, new buildings must follow the City of Vaughan Zoning By-law in regard to side yards, back yards, interior yards and exterior yards”.

The Building Standards Department has confirmed that the proposal follows the City of Vaughan Zoning By-law 1-88 in regard to side yards, back yards, interior yards and exterior yards.

Street Wall Height and Scale

Section 6.4.2.1 – Woodbridge HCD Plan (General) – Guidelines

“1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m)”.

- As previously stated above, the proposed building height is below the required maximum height and is therefore satisfactory to Cultural Heritage staff.

Landscaping

Section 6.6.3 – Tree Canopy and Vegetation – Guidelines

“3. Trees on public and private property, having a tree diameter of twenty (20) centimeters or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”

An Arborist Report and Tree Protection Plan (Attachments #6 and #7) were submitted in support of the proposal. The proposal will remove 4 trees for the development and will replant 5 trees.

Timeline

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on November 5, 2018, and must be deliberated upon by February 3, 2019, to meet the 90-day timeline.

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 Urban Design and Cultural Heritage Division has reviewed the Application to permit a detached dwelling on the property municipally known as 77 Clarence Street and is satisfied that the proposed detached dwelling is consistent with the WHCD Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

For more information, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Architectural Drawings, Noor and Associates, September 8, 2018
5. Streetscape Rendering, Noor and Associates
6. Arborist Report, Tree Doctor's Inc., July 5, 2017
7. Tree Protection Plan, Noor and Associates, March 8, 2017
8. Cultural Heritage Impact Assessment, Joan Burt Architect, June 2018
9. Proposed Material Details, Noor and Associates

Prepared by

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