

Heritage Vaughan Committee Report

DATE: Wednesday, November 24, 2021

WARD(S): 1

TITLE: REPLACEMENT OF WINDOWS AT 10503 ISLINGTON AVENUE,
KLEINBURG-NASHVILLE HERITAGE CONSERVATION
DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide information to the Heritage Vaughan Committee regarding the proposed replacement of all windows at 10503 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District (shown on Attachment 1); and to seek support from the Heritage Vaughan Committee for the Recommendation in this report.

Report Highlights

- The Owner is proposing to replace all windows of the building located at 10503 Islington Avenue
- the proposed windows replace non-conforming older windows, with new windows respecting the heritage quality of the building
- Heritage Vaughan Committee consideration is required under the *Ontario Heritage Act*; City Council approval **is not** required

Recommendations

THAT the presentation from Cultural Heritage staff on the proposed replacement of all windows of the building located at 10503 Islington Avenue BE RECEIVED.

Background

The building was constructed circa 1870 in the Georgian architectural style with board and batten construction and an added central dormer. The addition on the south (right) elevation is in keeping with the architectural style but the east (rear) addition sunroom is not in keeping with the architectural style in detailing.

In February 2021, the applicant submitted documentation and received a Heritage Clearance for maintenance work, that did not include replacement of the windows (see Attachment 2). Subsequent to the Clearance issuance, the applicant found the existing windows to have failed and requiring replacement. Staff found that the existing windows did not conform to the KNHCD Plan, and were not in keeping with the architectural style of the building – and requested the applicant to replace the windows with models that better address the building’s style.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

The requirement for a Heritage Review of the proposed “maintenance” alterations require the submission of a number of documents including materials and specifications, and architectural drawings showing existing and proposed extent of alterations. These two documents must work together to describe the vision of the proposal, and to document the intent to preserve the heritage resource. The proposed exterior alterations include window replacements to replicate existing heritage style windows. These alterations require the consideration of the Heritage Vaughan Committee, as outlined under the *Ontario Heritage Act*.

The proposed window replacement is in keeping with the heritage window style of the building and therefore will be visually seamless and a functional improvement. Staff finds the window pattern (as shown on Attachment 3) to be acceptable and note the window muntin pattern does replicate and respect the heritage pattern of the building style, as per the KNHCD 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 specifications for the replacement windows conform to the policies and guidelines within the KNHCD Plan.

Accordingly, staff support and accept the technical specifications of the proposed windows at 10503 Islington Avenue and to be installed as “maintenance” under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 10503Islington – Location Map

Attachment 2 – 10503Islington – Heritage Clearance

Attachment 3 – 10503Islington – Proposed Windows

Prepared by

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