

CITY OF VAUGHAN
REPORT NO. 2 OF THE
HERITAGE VAUGHAN COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 3, 2012*

The Heritage Vaughan Committee met at 7:00 p.m., on February 15, 2012.

Present: John Mifsud, Chair
Robert Stitt, Vice-Chair
Lucy Di Pietro
Rosario Fava
Richard Hahn
Councillor Marilyn Iafrate
Gianni Mignardi
Nick Pacione
Fadia Pahlawan
Christine Radewych
Regional Councillor Deb Schulte
Rajbir Singh
Claudio Traverso

Also Present: Lauren Archer, Cultural Heritage Co-ordinator
Cecilia Nin Hernandez, Cultural Heritage Co-ordinator
Angela Palermo, Manager of Cultural Services
Gloria Hardyckuk, Recording Secretary

The following items were dealt with:

1 695 NASHVILLE ROAD, HERITAGE REVIEW APPLICATION FOR A REVISED HERITAGE PERMIT FOR PROPERTY WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

Heritage Vaughan advises:

WHEREAS the owner of 695 Nashville Road located in the Kleinburg-Nashville Heritage Conservation District, having shown a disregard for the permit requirements for construction in the City of Vaughan, built an addition not in accordance with the drawings approved and reviewed by Heritage Vaughan; and

WHEREAS the Heritage Vaughan Committee at that time did not approve the revised drawings for the subject addition, in particular the arched window shape which was already built and which the owner considered a minor issue; and

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WHEREAS legally too much time has passed for a fine or charges to be brought forward to a prosecutor for consideration of the matter; and

WHEREAS a proposed heritage fines by-law is currently being proposed for future enactment for similar infractions by property owners;

IT IS THEREFORE RESOLVED That while Heritage Vaughan will regretfully give approval so that the property owner of 695 Nashville Road can apply for an amended Building Permit for the as-built construction of the house on the property, Heritage Vaughan through this motion, goes on public record that the approval of 695 Nashville Road does not in any way condone the disregard of City policies and by-laws that ensures a fair and equitable process for all that do business in the City of Vaughan and takes into account the public and the community's interest.

Recommendation

1. That the Heritage Vaughan Committee receive the below report and reconsider the matter at the request of the owner.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

None

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To review the matter once again at the request of the owner.

Background - Analysis and Options

The owner has requested this matter be reconsidered once again in order to allow the applicant to amend his Building Permit application to show the as built design of the façade.

Background

The subject property is located within the Kleinburg-Nashville Heritage Conservation District and is, therefore, designated under Part V of the Ontario Heritage Act.

All proposed changes to the property (including exterior alterations, additions or demolition) require, in addition to all other City approvals, the approval of a

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Heritage Permit application in accordance with the Kleinburg-Nashville Heritage Conservation District Plan.

The subject building was constructed in the 1960s in the Ranch Bungalow architectural style, which is considered a Non-heritage architectural style in the Kleinburg-Nashville Heritage Conservation District Guidelines.

The Heritage Vaughan Committee first reviewed the plans and elevation drawings for a Heritage Permit Application for the proposed addition and renovation of the subject property at their August 21, 2006 meeting, and approved the drawings presented at that time.

The property owner did not build as per the drawings approved, instead, the applicant built an arched window in the front gable of the second storey addition, in addition to other discrepancies.

These discrepancies were documented by Cultural Services staff, and in May 16, 2007 the Heritage Vaughan Committee re-reviewed the application and made the following recommendation:

Heritage Vaughan recommends:

That, Heritage Vaughan not approve the owner's proposal to approve a revision to Heritage Permit 2006-018 that would allow an arched front window on the house at 695 Nashville Road, and;

That, Heritage Vaughan direct the owner to devise a plan to return the front façade and window design to a state that is in keeping with the Kleinburg-Nashville Heritage Conservation District Design Guidelines which then may be approved by Cultural Services staff as a revised version of Heritage Permit 2006-018.

The property owner did not revise the window, or make any attempt to revise the front elevation to be more in keeping with the Kleinburg-Nashville HCD Guidelines as recommended. As such, the window remains as built, without a Heritage Permit.

Analysis

At the November 16th meeting of Heritage Vaughan the committee reviewed the as-built condition of the subject second storey addition to the existing building at 695 Nashville Rd. and considered an amended Heritage Permit to reflect changes made to the design during the construction of the addition by the property owner.

The Heritage Vaughan Committee did not approve the alterations, and instead made the following recommendation:

“Heritage Vaughan advises:

- 1) That this matter was reconsidered;
- 2) That this matter was deferred to Legal Services for an opinion on this offence under the Ontario Heritage Act;

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- 3) That the report of Cultural Services, dated November 16, 2011, be received; and
- 4) That the deputation of Mr. Andrew DiLorenzo, 68 Millwick Drive, Suite 16, Toronto, M9L 1Y3, be received.”

Based on the previous discussion of the Heritage Vaughan committee, and the record of decisions regarding the subject building, it is unlikely that the committee will approve the as-built condition of 695 Nashville Road, and as such, no Heritage Permit may be issued for the subject changes, most notably, the arched window.

Legal Services has advised that the subject offence would not be worthwhile pursuing under the Ontario Heritage Act as substantial time has passed.

The Building Permit application is considered open, and has not been closed by the Building Standards department due to the lack of a Heritage Permit for the revised window.

The Building Standards department has expressed no further concern with the as-built structure, beyond the requirement of a Heritage Permit.

At the January meeting of Heritage Vaughan, the committee requested further information, specifically with regards to the status of the Building Permit, without an approved Heritage Permit.

Cultural Services staff is awaiting follow up information from the Building Standards department, and will provide this information at the February 15th 2012 meeting of Heritage Vaughan.

Relationship to Vaughan Vision 2020/Strategic Plan

Reference specific initiative report relates to:

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

None

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Conclusion

The subject applicant has already requested an amendment to the subject application, which was reviewed with the proposed addition, was still under construction, and the applicant was informed that the window was not appropriate on several occasions. Considering the history of the subject application, it is apparent that the applicant has chosen to disregard the recommendations made by Cultural Services staff and by the Heritage Vaughan Committee.

No Heritage Permit may be issued if the applicant does not make the requested changes to the front elevation of the subject structure, and as such, the Building Permit application cannot be closed.

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

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**10056 AND 10068 KEELE STREET
PROPOSED NEW CONSTRUCTION FOR A CONDOMINIUM**

Heritage Vaughan advises:

- 1) Heritage Vaughan has no objection to the revised drawings provided at the Heritage Vaughan meeting of February 15, 2012, subject to the following:
 - i. That Heritage Vaughan approve the proposed development for a new construction for condominium as reflected in the revised drawings included in the agenda, subject to the following conditions of final approval:
 - ii. That the signage locations provided are acceptable with the following provisions:
 - a) Board signage locations are acceptable except that the design is to be a simple rectangle and the border feature is acceptable;
 - b) Decals are to be limited to stand alone lettering only, black in colour and not exceeding 6 inches in height, not exceeding 0.5 sq metres in total per dwelling/commercial unit and provided that Building Standards review the proposed signage and related detail information and that they have no objection; and
 - c) Any signage lighting must be exterior;
 - iii. That the applicant continue to work with Cultural Services staff in the selection of exterior material samples, including details and material samples regarding decal and board signage, which will be required to be submitted for review and approval by Cultural Services staff;
 - iv. That all exterior lighting must be indicated, including wall lighting;
 - v. That all windows are required to feature exterior muntin bars. The review of the

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windows and its materials will be required as part of the exterior material samples to be reviewed by Cultural Services. Please refer to point iii above;

- vi. That the window style of the windows on Block A, north elevation, ground floor are to be revised to reflect a consistent style with the rest of the development;
 - vii. That no blind windows will be permitted on any elevation, including the Killian Street facades, except for the quarter circular windows at the gable ends on the attic, provided that the muntin bars are of the exterior type; and
 - viii. That the south-west walls have detail included to create architectural interest such simulated window surrounds in masonry;
 - viii. That where grade change and narrow circulation paths are currently shown in proposal along Keele Street be revised and consideration be taken to allow enough space for the circulation of multiple pedestrians.;
 - viii. The applicant be advised that if design changes as a result of addressing issues from other departments occur, a new submittal for review by staff or Heritage Vaughan may be required.
- 2) That the presentation by Mr. Vincent Santamaura (Architect) on behalf of the applicant, 1559586 Ontario Inc. (Oskar Group) and presentation material, be received.

Recommendation

Cultural Services staff provide the following recommendation for Heritage Vaughan's review:

1. That Heritage Vaughan consider the proposed development for new construction for condominium as reflected in the drawings included in the agenda, together with the analysis portion of the agenda, and;
 - a) That the owner provide the following information and make the indicated revisions:
 - i. A minimal setback was provided in order to distinguish four major sections in massing. The applicant is required to confirm the length of each section and the dimension of the setbacks provided. It is recommended that the setback be increased to reflect the intention of "an area of pedestrian refuge" as described in the Maple Heritage Conservation District guidelines, which is closer to at minimum of 1 to 3 metres (refer to 9.5.3.5 Site Plan, MHCDG).
 - ii. Applicant is required to provide calculation on proposed commercial glazing area.
 - iii. 4.5 metres ground floor height is a requirement of the Maple Heritage Conservation District Guidelines which was not addressed, and it is technically pending. However, staff recognizes that the provided heights are in concert with other heritage buildings of that section of Keele Street, such as the Maple Villa and other residential properties such as the home across Killian to the North, of the Edwardian style;
 - iv. Revision Required: Signage locations provided are acceptable with the following provisions:

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- a. Board signage locations are acceptable except that the design is to be a simple rectangle and the border feature is acceptable.
 - b. Decals are to be limited to stand alone lettering only, black in color and not exceeding 6 inches in height, not exceeding 0.5 sq metres in total per dwelling/commercial unit and provided that Building Standards review the proposed signage and related detail information and that they have no objection.
 - c. Any signage lighting must be exterior.
- v. Revision required: Block A: The proposed stone cladding in the front elevation is shown in a different pattern than in the back and side elevations. There is no precedent in Vaughan or Ontario for cut stone cladding band on the first floor of a building, known to Cultural Services. The applicant is required to provide such precedent or otherwise the stone is to be limited to the foundation only;
- vi. The applicant is required to continue to work with Cultural Services staff in the selection of exterior material samples, including details and material samples regarding decal and board signage, which will be required to be submitted for review and approval by Cultural Services staff;
- vii. All exterior lighting must be indicated, including wall lighting.
- viii. All windows are required to feature exterior muntin bars. The review of the windows and its materials will be required as part of the exterior material samples to be reviewed by Cultural Services. Please refer to point vi above;
- ix. The window style of the windows on Block A, north elevation, ground floor are to be revised to reflect a consistent style with the rest of the development;
- x. No blind windows will be permitted on any elevation, including the Killian Street facades, except for the quarter circular windows at the gable ends on the attic, provided that the muntin bars are exterior.
2. The applicant is to be advised that if the design changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

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Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To receive the information included in the Analysis portion of this report.

Background and Analysis

1.0 Background

This is the second circulation by the Development Department of this application. The first circulation was in September 2011 and staff provided comments to the applicant at which time issues enumerated in the analysis section of this report were identified. ‘

The current proposal received December 22, 2011, is analyzed in the analysis portion of this report. The points discussed, follow up on the issues identified in the first comments provided to the applicant and indicate their current status as reflected on the current drawings submitted.

2.0 Analysis

Summary of Outstanding Issues

Please also refer to the recommendation section of this report:

- A minimal setback was provided in order to distinguish four major sections in massing. The applicant is required to confirm the length of each section and the dimension of the setbacks provided. It is recommended that the setback be increased to reflect the intention of “an area of pedestrian refuge” as described in the Maple Heritage Conservation District guidelines, which is closer to at minimum of 1 to 3 metres (refer to 9.5.3.5 Site Plan, MHCDG).
- Applicant is required to provide calculation on proposed commercial glazing area.
- 4.5 metres ground floor height is a requirement of the Maple Heritage Conservation District Guidelines was not addressed, and it is technically pending. However, staff recognizes that the provided heights are in concert with other heritage buildings of that section of Keele Street, such as the Maple Villa and other residential properties such as the home across Killian to the North, of the Edwardian style.
- Revision Required: Signage locations provided are acceptable with the exception of the following points:
 - Board signage locations are acceptable except that the design is to be a simple rectangle and the border feature is acceptable.
 - Decals are not preferred.
 - Any signage lighting must be exterior.
- Revision required: Block A: The proposed stone cladding in the front elevation is shown in a different pattern than in the back and side elevations. There is no precedent in Vaughan or Ontario for cut stone cladding band on the first floor of a building, known to Cultural Services. The applicant is required to provide such precedent or otherwise the stone is to be limited to the foundation only.

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- Exterior material samples will be required to be submitted for review and approval.
- All exterior lighting must be indicated, including wall lighting.
- All windows are required to feature exterior muntin bars. The review of the windows and its materials will be required as part of the exterior material samples to be reviewed by Cultural Services. Please refer to point 8 above.
- No blind windows will be permitted on any elevation, including the Killian Street facades. This is also applicable for the quarter circular windows at the gable ends.
- The window style of the windows on Block A, north elevation, ground floor should be revised to reflect a consistent style with the rest of the development;
- The applicant is to be advised that if the design changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required.

Full Analysis of Current Proposal

The lands are located within an area of the heritage conservation district identified as part of the Commercial core areas shown in section 9.5.3.1 of the Heritage Conservation District Guidelines.

The following is a list of the issues identified in the current review:

1. Follow guidelines in sections 9.5.3.5 and 9.5.3.7. Revise Keele Street massing to introduce a setback for every third or fourth bay, to create “a set back zone of enhanced pedestrian comfort.” Frontages are to be broken into elements of no more than 20 metres in width.

Pending Requirement: Partially addressed. A minimal setback was provided in order to distinguish four major sections in massing. The applicant is required to confirm the length of each section and the dimension of the setbacks provided. It is recommended that the setback be increased to reflect the intention of “an area of pedestrian refuge” as described in the Maple Heritage Conservation District guidelines, which is closer to at minimum of 1 to 3 metres (refer to 9.5.3.5 Site Plan, MHCDG).

2. **Pending Requirement:** Applicant to provide calculation on proposed commercial glazing area.
3. The ground floor height is required to be a minimum of 4.5 metres, and the window and door articulation on the commercial ground floor is to respond to this feature.

Pending Requirement: 4.5 metres ground floor height is a requirement of the Maple Heritage Conservation District Guidelines was not addressed, and it is technically pending. However, staff recognizes that the provided heights are in concert with other heritage buildings of that section of Keele Street, such as the Maple Villa and other residential properties such as the home across Killian to the North, of the Edwardian style.

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4. The applicant is to confirm design for signage. All signs will require the approval of a heritage permit to confirm adherence to the guidelines on signage as well as the Sign-by law.

Pending Requirement: Revision Required: Signage locations provided are acceptable with the exception of the following points:

- Board signage locations are acceptable except that the design is to be a simple rectangle and the border feature is acceptable.
 - Decals are to be limited to stand alone lettering only, black in color and not exceeding 6 inches in height, not exceeding 0.5 sq metres in total per dwelling/commercial unit and provided that Building Standards review the proposed signage and related detail information and that they have no objection.
 - Any signage lighting must be exterior.
5. **Still Applicable:** No blind windows will be permitted on any elevation, including the Killian Street facades, except for the quarter circular windows at the gable ends on the attic, provided that the muntin bars are exterior.
6. **Pending Requirement** The applicant is required to continue to work with Cultural Services and provide exterior material samples including details and material samples regarding decal and board signage, which will be required to be submitted for review and approval by Cultural Services staff;
7. **Addressed.** The applicant has communicated that the location of the planting beds necessitates a small curb due heavy traffic and salt impact in the winter. It is within the guidelines to allow this as an exemption. The landscape architect provided Cultural Services with an image of limestone blocks for the planter curbs, however the renderings show brick which is more in keeping with the Heritage District material palette and therefore the brick is supported.
8. **Revision required:** The proposed stone cladding in the front elevation is shown in a different pattern than in the back and side elevations. There is no precedent in Vaughan or Ontario for cut stone cladding band on the first floor of a building, known to Cultural Services. The applicant is required to provide such precedent or otherwise the stone is to be limited to the foundation only.
9. Block A is noted at 11.55 metres in height. This is within the permitted height limit of 11.8 metres for Block B has been increased in height from the last submission to be 11.768 metres at their front facade, facing the back and the houses on Killian Road, which is within the height limit for the commercial core as set in the Heritage Conservation District Guidelines (limit is 11.8 metres). Due to the proposed grading, the buildings on Block B and C will be approximately 1.7 metres taller than the Block A building. This height difference will be most perceived from the North facades facing Killian Road. Nevertheless, zoning is to advise as to whether the height for all the proposed buildings comply with the zoning by-law.
10. **Revision/Information Required:** All exterior lighting must be indicated, including wall lighting.
11. **Information Required:** All windows are required to feature exterior muntin bars. The review of the windows and its materials will be required as part of the exterior material samples to be reviewed by Cultural Services. Please refer to point 6 above.

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12. The window style of the windows on Block A, north elevation, ground floor should be revised to reflect a consistent style with the rest of the development;
13. The applicant is to be advised that if the design changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required.

Review of January 30, 2012 Revised Elevations and Material Samples

On January 30, 2012, the applicant submitted new rendered elevations (see attached) as well as the following material samples:

Stone: Arriscraft stone
Brick: Hanson North Collection- Old Janeston
Shutters: Vinyl Black shutters
Vinyl Siding: Vytec-Nantucket Smokestone
Roof: EcoStar Majestic Slate-Midnight Grey

After reviewing the material Cultural Services recommends:

- That the elevations reflect stone at the bottom of block A and this is not recommended as noted above,
- That the stone material submitted be revised as the proposed does not follow historic precedent in texture or cut
- That the brick submitted be revised in size to be closer to an Ontario size and proportions; in texture tumbled look is not appropriate as historic brick was molded; in color as historic brick from the area was more uniform in color , the mixture of colors provided for one type is not appropriate;
- That the vinyl shutters are not supported and they should be of a painted wood substitute such as maibec or hardiboard, and the dimensions are to be ½ the width of the window so as to look operable
- That the vinyl siding is not supported nor has a precedent in the Heritage Conservation District and therefore it is recommended that either maibec or hardiboard be used instead;
- That the roofing material is considered suitable
- That the applicant continue to work with Cultural Services Staff in the selection of exterior materials, and that the applicant provide samples for the remaining materials (windows, trims, etc).

Background

Cultural Services previously provided comments to a previous submission on a memorandum dated September 23, 2011 and January 10, 2012. The applicant has been working with staff to address any outstanding issues. These are outlines in the analysis portion of the report.

Heritage Status of Property

- Designated Part V under the Ontario Heritage Act as it is located within the Maple Heritage Conservation District and therefore governed by the Maple Heritage Conservation District Plan and design guidelines.
- All new construction, additions, demolitions and changes to the exterior of buildings within the subject properties will require approval of a Heritage Permit

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application in addition to other City permits such as Building Permits or Planning Application approvals as required under the District Plan.

- Proposed changes to properties designated within heritage conservation districts must be in keeping with the heritage character of the building, the historical streetscape and must be in conformance with the Woodbridge heritage district plan and design guidelines.

Approval Process

This Site Plan application will require the approval of a Heritage Permit with Heritage Vaughan Committee review and approval.

The applicant is encouraged to contact Cultural Services staff in order to obtain any guidance necessary in order to address the issues listed in this report. Once the pending issues are addressed, the application may be forwarded to the Heritage Vaughan Committee for consideration.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Please refer to recommendation section of this report

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

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Woodbridge.

Cultural Services staff sent out By-Law enforcement to the applicant, and it was determined that the applicant installed the signage without a Heritage Permit or Sign Permit.

The applicant is required to apply for both a Sign Variance and a Heritage Permit application for the subject signage.

Analysis

The proposed signage far exceeds the maximum size allowed within Special Sign districts.

Max height for a ground sign in any commercial area in Vaughan is 7.5 m. The maximum area for any ground sign in any commercial area in Vaughan is 5.0 sq. m.

In Special Sign Districts, such as the Woodbridge Heritage Conservation District, the maximum area for a ground sign is 2.0 sq.m

The proposed sign is 44.6 sq.m. The sign is 2230% too big, or 22.3 times larger than what is permitted.

Additionally, the proposed sign is:

Of a high gloss vinyl material, not a historically appropriate material.

Potentially internally lit (lighting is not specified), and

Not in keeping with the heritage character of Woodbridge Heritage Conservation District.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

The proposed signage is not in keeping with the Woodbridge Heritage Conservation District Plan and Guidelines and negatively impacts the heritage character of the

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Woodbridge Ave Character Area streetscape due to the sign's size and materials. As such, Cultural Services recommends that the application for signage be refused, and that the applicant amend the current design to address the issues outlined in the above report.

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

4 NEW BUSINESS - HERITAGE DISTRICT SIGNS

Heritage Vaughan advises:

- 1) That the following short term and long term solutions be recommended to appropriate City staff as it relates to the Heritage District signs:

Short Term - the repainting of the florescent green posts; and
Long Term - relocation or removal of signs as required;

- 2) That any costs related to these projects be funded through a future budget process and be reviewed by Council;
- 3) That Heritage Vaughan be consulted for any action on these matters;
- 4) That any further work in relation to the Heritage Guidelines be provided to the Heritage Vaughan Committee for consideration;
- 5) That the PowerPoint presentation by Mr. Claudio Traverso, be received, with thanks; and
- 6) That the following written submissions, be received:
 1. Mr. Ken Schwenger, President, Kleinburg and Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated November 28, 2011; and
 2. Mr. Rob Bayley, Manager of Urban Design, City of Vaughan, dated January 10, 2012.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

John Mifsud, Chair

Report Prepared by: John Britto, Assistant City Clerk