

CITY OF VAUGHAN
REPORT NO. 7 OF THE
HERITAGE VAUGHAN COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on September 4, 2012*

The Heritage Vaughan Committee met at 7:10 p.m., on August 15, 2012.

Present: Robert Stitt, Vice-Chair
Robert M. Brown
Lucy Di Pietro
Richard Hahn
Nick Pacione
Fadia Pahlawan
Christine Radewych
Regional Councillor Deb Schulte
Claudio Traverso

Also Present: Cecilia Nin Hernandez, Cultural Heritage Co-ordinator
Angela Palermo, Manager of Cultural Services
John Britto, Assistant City Clerk

The following items were dealt with:

1 667 NASHVILLE ROAD – HERITAGE REVIEW OF PROPOSED DEMOLITION – WARD 1

Heritage Vaughan recommends to Council:

- 1) That the recommendation contained in the following report of Cultural Services, dated August 15, 2012, be approved.

Recommendation

Cultural Services staff recommend:

1. That Heritage Vaughan consider the demolition of the structure at the subject property and that if it is approved, that the following conditions be included with the approval:
 1. That the demolition clearance be effective from the date of the Building Permit approval, and;
 2. That the owner and applicant work together with Cultural Services in the design of a replacement structure and they return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;

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3. That for any period of time that the structures are vacant or the lot is vacant awaiting new construction , that it is maintained in compliance with the City Property Standards by-law, including that the structure be secured from unwanted entry, and the lot be maintained clean of debris, garbage and grass be cut, and;
 4. That the proposed new construction is in accordance with the Heritage District Guidelines.
2. The applicant is to be advised that if there are any 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 and any previous approval granted may be deemed invalid based on the new information provided.

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

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 consider the background and analysis portions of this report in order to review the request for demolition for the subject property.

Background and Analysis

Background

Heritage Status of the property: Designated Part V, part of Nashville-Kleinburg Heritage Conservation District.

The property contains a mid 20th century, one storey structure of a non-heritage style as identified in section 9 of the Heritage District Guidelines.

The applicant is proposing the demolition of the structure, in order to replace it with the construction of a new single family home.

The applicant has been working with his architect and Cultural Services staff in order to design a Georgian style inspired home. The design is not finalized and it will require a Committee of Adjustment application as well as Site Plan approval application that will be submitted in the short term. Please see attached preliminary concept elevation drawing.

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Analysis

The existing house stands in a lot created in 1952, as part of a plan of subdivision which created a line of 9 lots along Nashville Road. The subject building is a one storey brick house built in 1955 by John Holland. The garage was added in 1959. A sunroom addition in the back was added in 1976. The structure has been modified over the years with stone veneer and updating to vinyl windows. The interior has an updated kitchen, updated hardwood floors and plain trim. The modest original stone fireplace surround and mantle is still present. The fireplace is of a modest modernist style. The structure is made of standard concrete block foundation, standard lumber construction with plywood subfloor and wood plank roof sheathing on the garage addition. There is no known history available for the various owners of the property.

It is encouraged to submit a proposal for replacement construction for consideration accompanying a request for demolition of a structure within a Heritage Conservation District. Approval for demolition in these cases, if granted by the Heritage Vaughan Committee, is usually conditional upon review and approval of a replacement design.

Given the modest existing construction, and that it is of a non-heritage style as per the Heritage Conservation District Guidelines, and the contributing nature of the preliminary design under development by the applicant, Cultural Services has no concern with the proposed demolition of the structure, conditional upon the approval of a new replacement structure at a future Heritage Vaughan meeting. Please refer to recommendation portion of this report.

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, ext. 8115
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, ext. 8139
Recreation and Culture Department

**REPORT NO. 7 OF HERITAGE VAUGHAN COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
OF THE CITY OF VAUGHAN ON SEPTEMBER 4, 2012**

Purpose

To consider the background and analysis portions of this report in order to consider the proposed changes to the elevations.

Background and Analysis

Background

Heritage Status of the property: Designated Part V, part of Village of Maple Heritage Conservation District.

The applicant is proposing changes to previously approved drawings. The latest Heritage Vaughan meeting minutes regarding the subject new building from October 2010 are as follows:

1. *That the revised elevations dated October, 14th, 2010 is received;*
2. *That, the following comments be forwarded to all relevant City departments in response to any request for comments that may be required as part of the City approval processes for Planning and Building Permit applications, such as the unfulfilled requirement of a Site Plan amendment application:*
 - a) *The signage banding material must consist of a historically appropriate material including wood or metal in accordance to precedents of the style and appropriate externally illuminating lighting methods such as goose neck lighting (not interior illuminated wall sign). See appendix III.*
 - b) *The metal panel to compliment the frame be reinstated as per 2009 drawings shown on the largest window on the approved front elevation as approved.*
3. *That should significant changes to the proposed drawings occur during review and approval by other City Departments, the applicant is required to return to Heritage Vaughan for approval of these changes, and the applicant be advised that the review of the proposal by Heritage Vaughan does not qualify as approval or review of the subject proposal by other City Departments;*
4. *That the applicant provide Cultural Services staff with exterior final design details such as window design, material and color, all other exterior materials and colour schemes in the Heritage review process/release by staff. (Samples of the black window frames and mullions as noted in the drawings are to be submitted for review to determine material and color); and*
5. *That Heritage Vaughan delegate the final approval to Cultural Services staff, subject to no further changes to the drawings as presented October 20, 2010.*

Analysis

The design is based on the Romanesque commercial buildings that went up in commercial/industrial towns in Ontario in the end 19th century and turn of the century.

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The following is a list of proposed changes:

- Front façade: large arched window: change brick divider into metal panels within frame. Change in keeping with precedent style, with contemporary materials.
- West (side) elevation: introduction of guard rails on second floor window openings. Change due to extension of second floor plate.
- North (rear) elevation: introduction of guard rails on second floor western bay window openings. Change due to extension of second floor plate.
- East (side)elevation: In the 2nd bay, elimination of glazing in three windows one on each floor. In the third bay, introduction of two windows. Fourth bay, introduction of 7 windows and elimination of one door. Fifth bay, elimination of 8 windows and introduction of one door. Changes due to changes in interior partitions.

The following is a compiled list of pending materials for review:

- railings
- metal panels and metal banding details
- masonry accent details
- doors
- lighting fixtures
- signage panel (see October 2010 recommendation)

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, ext. 8115
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, ext. 8139
Recreation and Culture Department

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**3 26 OLD YONGE STREET – HERITAGE REVIEW OF PROPOSED SEASONAL
 AIR SUPPORTED TENNIS DOME STRUCTURE – WARD 5**

Heritage Vaughan recommends to Council:

- 1) That the recommendation contained in the following report of Cultural Services, dated August 15, 2012, be approved.

Recommendation

Cultural Services staff recommend:

1. That Heritage Vaughan approved the proposed air supported dome structure for seasonal use as reflected in the drawings included in the attachments of this report, and
2. That the approval is to be given for use on a yearly basis, for a period of 7 months of duration, from the months of October to April (inclusive), and;
3. That screening be provided to fence in the equipment to be located on the side of the dome structure and that details and material samples be provided to Cultural Services for final approval when available, and;
4. That the applicant submit material samples for review and approval by Cultural Services staff when these are available, and;
5. The applicant is to be advised that if there are any 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 and any previous approval granted may be deemed invalid based on the new information provided.
6. The applicant is to submit two copies of a complete set of architectural drawings incorporating any outstanding requirements noted in the recommendation of this report and Heritage Vaughan Committee decision, to the satisfaction of Cultural Services, to be submitted for the issuance of a Heritage Permit.

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

Communications Plan

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

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OF THE CITY OF VAUGHAN ON SEPTEMBER 4, 2012**

Purpose

To consider the background and analysis portions of this report in order to review the proposed seasonal tennis court air supported dome.

Background and Analysis

Background

Heritage Status of the property: Designated Part V, part of Thornhill Heritage Conservation District.

The applicant is proposing changes to previously approved drawings. The latest Heritage Vaughan meeting minutes regarding the subject new building from December 2008 read as follows:

*MOVED Joel Michael Sturm
seconded by Christine Radewych*

That Heritage Vaughan approves, in principle, the erection of a seasonal (October to end of April), air supported and opaque, dome in order to allow for year-round use of the tennis courts at the Thornhill Park Tennis Club, and; That the revised recommendation of Cultural Services, dated December 10, 2008, be approved.

CARRIED

Revised Recommendation Of Cultural Services, Dated December 10, 2008

*Recommendation
Cultural Services recommends:*

Heritage Vaughan consider the Analysis and Background information and come to a decision regarding whether to permit the erection of a seasonal (October to end of April), air supported and opaque, dome in order to allow for year-round use of the tennis courts at the Thornhill Park Tennis Club.

That should Heritage Vaughan approve the erection of the Tennis Bubble at the site, it is recommended that the following conditions be applied to the approval of the bubble:

That the approval of the of the Tennis Bubble be in principle only; and

That the Tennis Club obtain all necessary City approvals/permits including but not limited to approval from Council, Committee of Adjustment, Building Permit, and all required City Departments; and

That the structure be a seasonal (October to end of April), air supported and opaque, dome in order to allow for year-round use of the tennis courts at the Thornhill Park Tennis Club.

That the location of the motor and any equipment be placed away from view from any street in the Thornhill Heritage Conservation District-specifically Old Yonge Street and Yonge Street; and,

That the structure not exceed 37 feet in height.

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Analysis

The Heritage Vaughan Committee gave approval in principle with conditions in 2008 as noted above.

The applicant has indicated that they have satisfied those conditions which include:

- building height not to exceed 37 feet in height.
- All variance issues have passed through council and were addressed.
- The equipment will be fenced in and out of view from the outside.
- The bubble material does not allow for light to shine through. The Farley Group have many of these bubbles built throughout the GTA.

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, ext. 8115
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, ext. 8139
Recreation and Culture Department

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**97 WOODBRIDGE AVENUE – HERITAGE REVIEW OF
PROPOSED DEMOLITION – WARD 2**

Heritage Vaughan recommends to Council:

1. That consideration of the demolition of the structure at 97 Woodbridge Avenue be subject to the applicant providing Heritage Vaughan with proposed plans for future development of the site; and

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2. That the owner and applicant work together with Cultural Services in the design of a replacement structure, preferably in the art deco/moderne style, using the existing building on the subject site as a precedent, or the retention and inclusion of character defining elements of the subject existing building and that the applicant returns for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;
3. That for any period of time that the structure is vacant or the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-law, including that the structure be secured from unwanted entry, and the lot be maintained clean of debris and garbage, and the grass be cut, and;
4. That the proposed new construction is in accordance with the Heritage District Guidelines; and
5. The applicant is to be advised that if there are any changes as a result of addressing issues from review by other departments, a new submittal for review by the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided; and
6. That the report of Cultural Services, dated August 15, 2012, be received.

Recommendation

Cultural Services staff recommend:

1. That Heritage Vaughan approve the demolition of the structure at 97 Woodbridge Avenue, as its status is noted on page 145 of the Woodbridge Heritage Conservation District Plan and Guidelines as “Approved for Demolition” and that the following conditions be included with the approval:
 1. That the demolition clearance be effective from the date of the Building Permit approval, and;
 2. That the owner and applicant work together with Cultural Services in the design of a replacement structure and they return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;
 3. That for any period of time that the structures are vacant or the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-law, including that the structure be secured from unwanted entry, and the lot be maintained clean of debris, garbage and grass be cut, and;
 4. That the proposed new construction is in accordance with the Heritage District Guidelines.
2. The applicant is to be advised that if there are any 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 and any previous approval granted may be deemed invalid based on the new information provided.

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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

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 consider the background and analysis portions of this report in order to review the request for demolition for the subject property.

Background and Analysis

Background

Heritage Status of the property: Designated Part V, part of Woodbridge Heritage Conservation District.

The applicant is requesting heritage approval for the demolition of the structure. Approval was actually granted before the enactment of the heritage district, but the demolition has not taken place. In April 2009, the Woodbridge Heritage District came into effect, and the status of the subject property is noted as "Contributing (Approved for Demolition)" within the Woodbridge Heritage District Plan and Guidelines document on page 145 (please see attachment of this report).

Analysis

The subject proposal has been included in the agenda for the Heritage Vaughan Committee's review in accordance with the review process required for properties within Heritage Conservation Districts, since it is currently a Part V designated property under the Ontario Heritage Act. There is no proposed development for the site at this time. Any new proposal will require the adherence to the Heritage District Guidelines for new construction within the 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:
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- 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, ext. 8115
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, ext. 8139
Recreation and Culture Department

5 **942 NASHVILLE ROAD – HERITAGE REVIEW OF ADDITION TO
EXISTING GARAGE – WARD 1**

Heritage Vaughan recommends to Council:

- 1) That the recommendation contained in the following report of Cultural Services, dated August 15, 2012, be approved.

Recommendation

Cultural Services staff recommend:

1. That Heritage Vaughan approve the addition to the existing garage as depicted in the drawings, and;
2. That the applicant submit material samples for review and approval by Cultural Services staff when these are available, and;
3. The applicant is to be advised that if there are any 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 and any previous approval granted may be deemed invalid based on the new information provided, and;
4. The applicant is to submit two copies of a complete set of architectural drawings incorporating any outstanding requirements noted in the recommendation of this report and Heritage Vaughan Committee decision, to the satisfaction of Cultural Services, to be submitted for the issuance of a Heritage Permit.

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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

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 consider the background and analysis portions of this report in order to review the proposed garage addition.

Background and Analysis

Background

Heritage Status of the property: Designated Part V, part of Nashville-Kleinburg Heritage Conservation District.

The property contains a mid 20th century, one storey structure of a non-heritage style as identified in section 9 of the Heritage District Guidelines.

The applicant has received an order to comply from the Buildings Standards Department in order to obtain all required City Permits for the work on the garage addition.

The applicant has indicated that the garage addition was existing when the owner acquired the property a few years ago. The applicant has recently done some repair and updating work to the existing structure.

Analysis

The existing structures on the subject site are of a non-heritage style as stated above. The applicant is seeking approval of the lean-to addition to the gabled garage structure, which was existing to the owner's knowledge and for the new garage doors (shown on the photos) and new cladding which will possibly be stucco. The existing gabled garage has wood clapboard siding as shown in the photos in the attachment section of this report. Cultural Services will be working with the applicant in the selection of exterior materials.

Cultural Services has no objection to the proposed work as it is sympathetic to the existing structure and is not readily visible from Nashville Road and therefore it is in compliance with the Heritage District Guidelines. Please refer to attachment section for photos and recommendation section of this report.

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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, ext. 8115
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, ext. 8139
Recreation and Culture Department

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Robert Stitt, Vice-Chair

Report Prepared by: John Britto, Assistant City Clerk