



CITY OF VAUGHAN

HERITAGE VAUGHAN COMMITTEE

**AGENDA**

Committee Rooms 244  
2<sup>nd</sup> Floor  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario

February 15, 2012

7:00 p.m.

- 
1. CONFIRMATION OF AGENDA
  2. DISCLOSURE OF INTEREST
  3. ADOPTION OF MINUTES  
Minutes of the Heritage Vaughan meeting of January 18, 2012.
  4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
  5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
  6. PRESENTATIONS AND DEPUTATIONS
  7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
  8. NEW BUSINESS
  9. ADJOURNMENT

It is recommended that members familiarize themselves with the agenda items by reading the agenda package carefully and, when possible, visiting the properties listed on the agenda prior to the meeting. Please note, there may be further Addenda on the day of the meeting.

Members of the committee, please be sure to confirm your attendance or regrets by contacting Cultural Services by Monday, February 13, 2012 at 4:00 pm, Susan Giankoulas at (905) 832-2281 ext. 8850.

[susan.giankoulas@vaughan.ca](mailto:susan.giankoulas@vaughan.ca)

[www.vaughan.ca](http://www.vaughan.ca)



HERITAGE VAUGHAN  
2012 SCHEDULE OF MEETINGS

MEETINGS ARE HELD ON THE THIRD WEDNESDAY OF EACH MONTH  
AT 7:00 P.M.\*

**NEW CITY HALL**  
2<sup>nd</sup> Floor - COMMITTEE ROOM 244  
2141 MAJOR MACKENZIE DRIVE, MAPLE

\*UNLESS OTHERWISE SPECIFIED

QUORUM = 9

2012 MEETING DATES	MEMBERS
January 18	John Mifsud, Chair
February 15	Robert Stitt, Vice-Chair
March 21	Robert M. Brown
April 18	Roger Dickinson
May 16	Lucy Di Pietro
June 20	Rosario Fava
July 18	Richard Hahn
<i>(If Required)</i>	Councillor Marilyn Iafrate
August 17	Tony Marziliano
<i>(If Required)</i>	Gianni Mignardi
September 19	Nick Pacione
October 17	Fadia Pahlawan
November 21	Christine Radewych
December 12	Regional Councillor Deb Schulte
<i>(2<sup>nd</sup> week due to Hanukkah)</i>	Councillor Alan Shefman
<p>Note: These meeting dates may be subject to change if this is the consensus of the majority of the members.</p>	Rajbir Singh
	Claudio Traverso
	<p><b>STAFF</b> Angela Palermo Manager of Cultural Services</p>
	Lauren Archer Cultural Heritage Co-ordinator
	Cecilia Nin Hernandez Cultural Heritage Co-ordinator
	Rose Magnifico Assistant City Clerk

**ITEMS**

1. **695 NASHVILLE ROAD, HERITAGE REVIEW APPLICATION FOR A REVISED HERITAGE PERMIT FOR PROPERTY WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**
  
2. **10056 AND 10068 KEELE STREET  
PROPOSED NEW CONSTRUCTION FOR A CONDOMINIUM**
  
3. **140 WOODBRIDGE AVE, MARKET LANE HOLDINGS, SIGN VARIANCE APPLICATION  
Owner: Rocco Cerone**

## **HERITAGE VAUGHAN COMMITTEE FEBRUARY 15<sup>TH</sup>, 2012**

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

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#### **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 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 16<sup>th</sup> 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;
- 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

### **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.

**Attachments**



Fig. 1 Original 1960's bungalow, 695 Nashville Road prior to addition.



Fig. 4 As built front elevation, 695 Nashville Road.

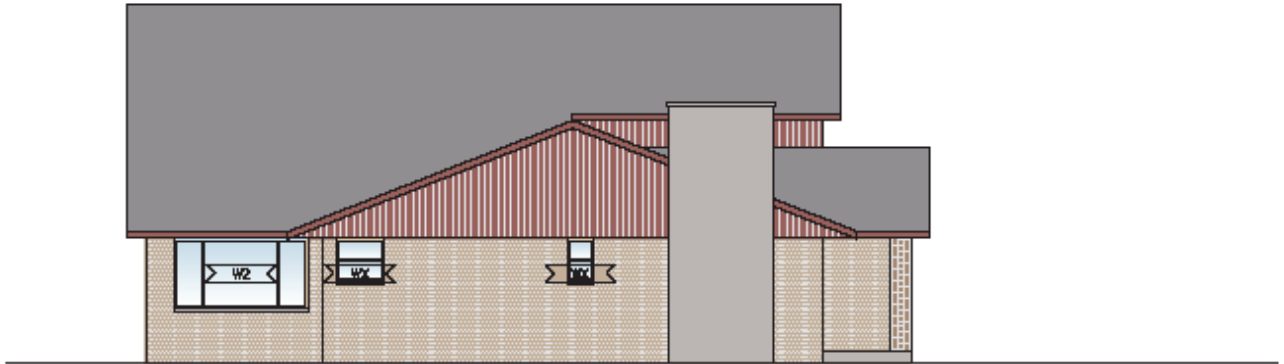


Fig. 2 Proposed addition, side elevation, 695 Nashville Road. As approved by Heritage Vaughan, August 2006.

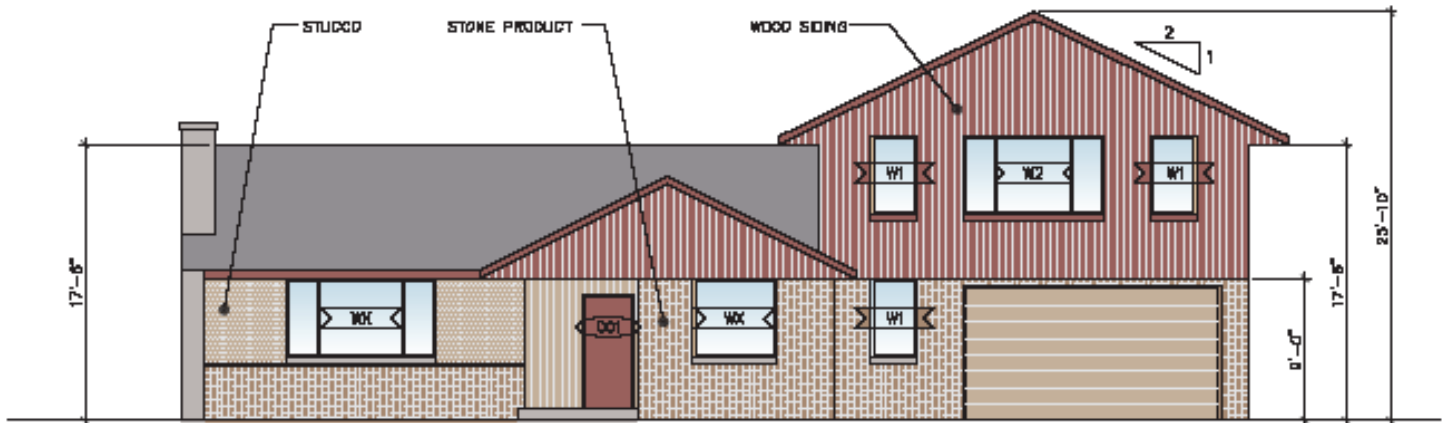


Fig. 3 Proposed addition, front elevation, 695 Nashville Road. As approved by Heritage Vaughan, August 2006. Note flat central gable window.



4.5 695 Nashville Road  
Applicant: Alan Webb, Architect (representing the owner)  
Heritage Permit Application HP.06.018

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

Cultural Services staff have reviewed plans and elevation drawings submitted in a Heritage Permit Application for the proposed addition and renovation of the subject property. The house was constructed in the 1960s in the Ranch Bungalow style.

Analysis

The applicant proposes to replace the single-storey garage on the west side of the house with a two-storey addition with a front gable roof. All front and rear gable walls above the ground floor will be clad in vertical wood siding painted in an approved colour. The front, ground floor walls will be faced with Arriscraft "Driftwood" stone veneer in a pattern that is similar to stone patterns seen on houses of this era. The area to the left of the front door will have the stone veneer on the base course and be clad in stucco around the front left window. The front door will be replaced with a single, large pane half-glass door.

Cultural Services staff has worked with the applicant to ensure that the proposal is sympathetic to the heritage character of the property and streetscape and that it is in keeping with the Kleinburg-Nashville Heritage Conservation District Design Guidelines.

Please see attached elevations and images.

Recommendation

Cultural Services recommends:

That Heritage Vaughan approve the proposed design for an addition and renovations to the house at 695 Nashville Road as submitted to Cultural Services by the applicant on August 21, 2006.



695 Nashville Road – from Kleinburg-Nashville HCD Inventory



Proposed front (north) elevation for 695 Nashville Road

Fig. 5 Original Heritage Vaughan Agenda Item for 695 Nashville Road, August 2006

4.5 695 Nashville Road  
Applicant: Andrew DiLorenzo (owner)  
Request for revision of Heritage Permit Application 2006-018

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 Heritage Permit application in accordance with the Kleinburg-Nashville Heritage Conservation District Plan. The house was constructed in the 1960s in the Ranch Bungalow style.

In August 2006, Heritage Vaughan approved Heritage Permit 2006-018 for the proposed addition and renovation of the subject property (see Attachment). The owner has requested approval of several changes to the exterior materials and the use of an arched window in the front upper right area (see Attachment).

Analysis

Cultural Services staff has discussed with the applicant the need to remain sympathetic to the original heritage character of the property and streetscape and maintain a design which is in keeping with the Kleinburg-Nashville Heritage Conservation District Design Guidelines. The use of an arched window is not in keeping with the original heritage character of a 1960s Ranch Bungalow style home. It is for this reason that Cultural Services staff do not recommend the change to an arched window be allowed or approved in the Heritage Permit.

Recommendation

Cultural Services recommends:

That, Heritage Vaughan not approve the owner's proposal to approve a revision to Heritage Permit 2006-018 that would allowing 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.

Fig. 6a Heritage Vaughan Agenda Item for 695 Nashville Road, May 2007



695 Nashville Road – from  
Kleinburg-Nashville HCD Inventory



Approved front (north) elevation for 695 Nashville Road



695 Nashville Road (photo April 2007)

Fig. 6b Heritage Vaughan Agenda Item for 695 Nashville Road, May 2007



Fig. 7 Nashville Road Streetscape, surrounding window types.



Fig. 8 Nashville Road Streetscape, surrounding window types.



Fig. 9 Nashville Road Streetscape, surrounding window types.



Fig. 10 Nashville Road Streetscape, surrounding window types.



Fig. 11 Nashville Road Streetscape, surrounding window types.



Fig. 12 Nashville Road Streetscape, surrounding window types.



Fig. 13 Nashville Road Streetscape, surrounding window types.



Fig. 14 Nashville Road Streetscape, surrounding window types.

**Report prepared by:**

Lauren Archer  
Cultural Heritage Coordinator  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services  
Recreation and Culture Department

## HERITAGE VAUGHAN COMMITTEE - FEBRUARY 15, 2012

### **2. 10056 AND 10068 KEELE STREET PROPOSED NEW CONSTRUCTION FOR A CONDOMINIUM**

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#### **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:
      - 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

### **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.
- 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.

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.
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: Vyttec-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 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

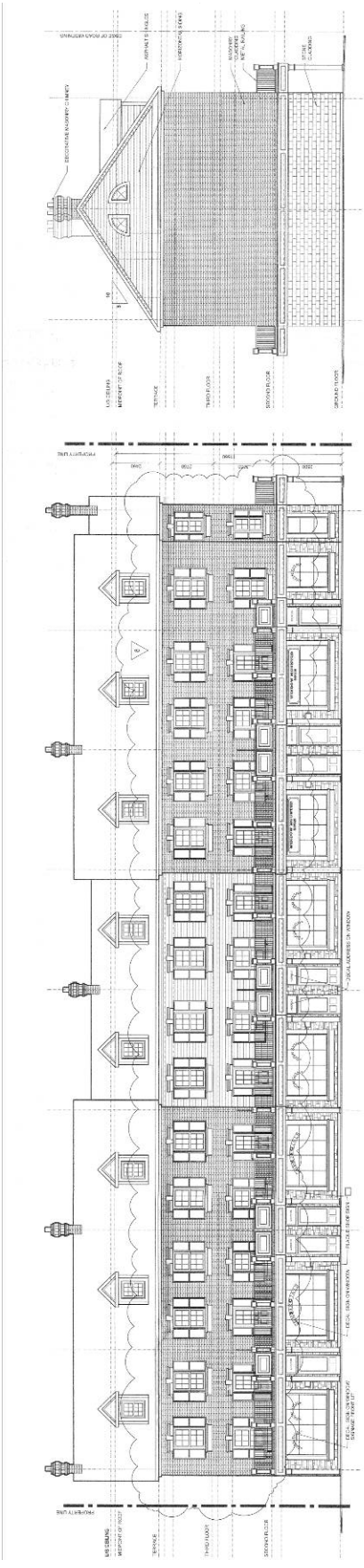
### **Report prepared by:**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator  
Recreation and Culture Department

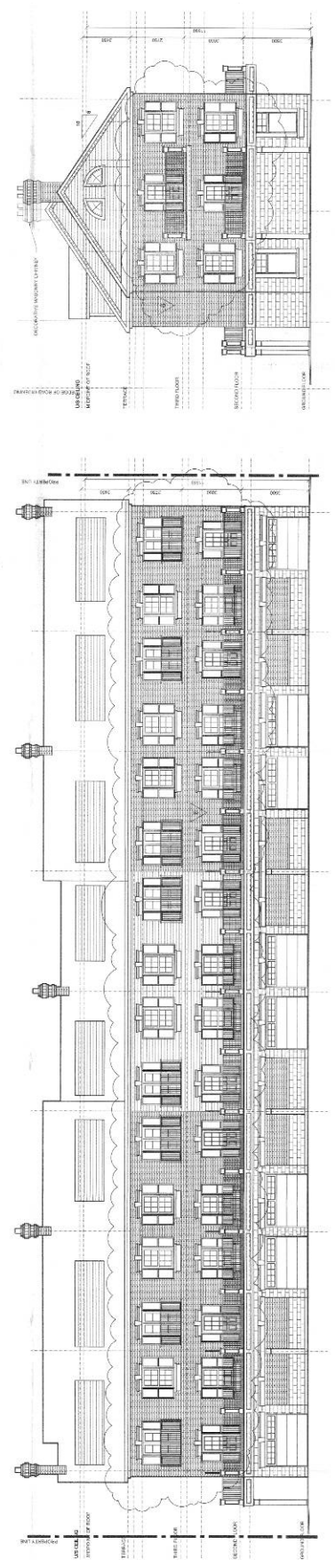
Angela Palermo  
Manager of Cultural Services  
Recreation and Culture Department







1 V-1  
A-300  
FRONT (EAST) ELEVATION - KEELE STREET  
SCALE: 1/8"

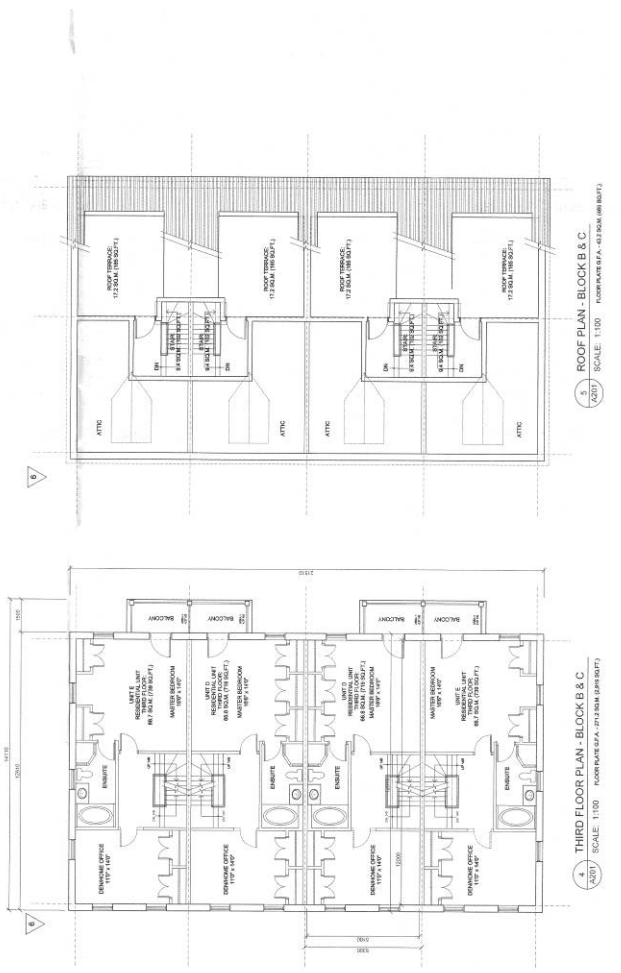
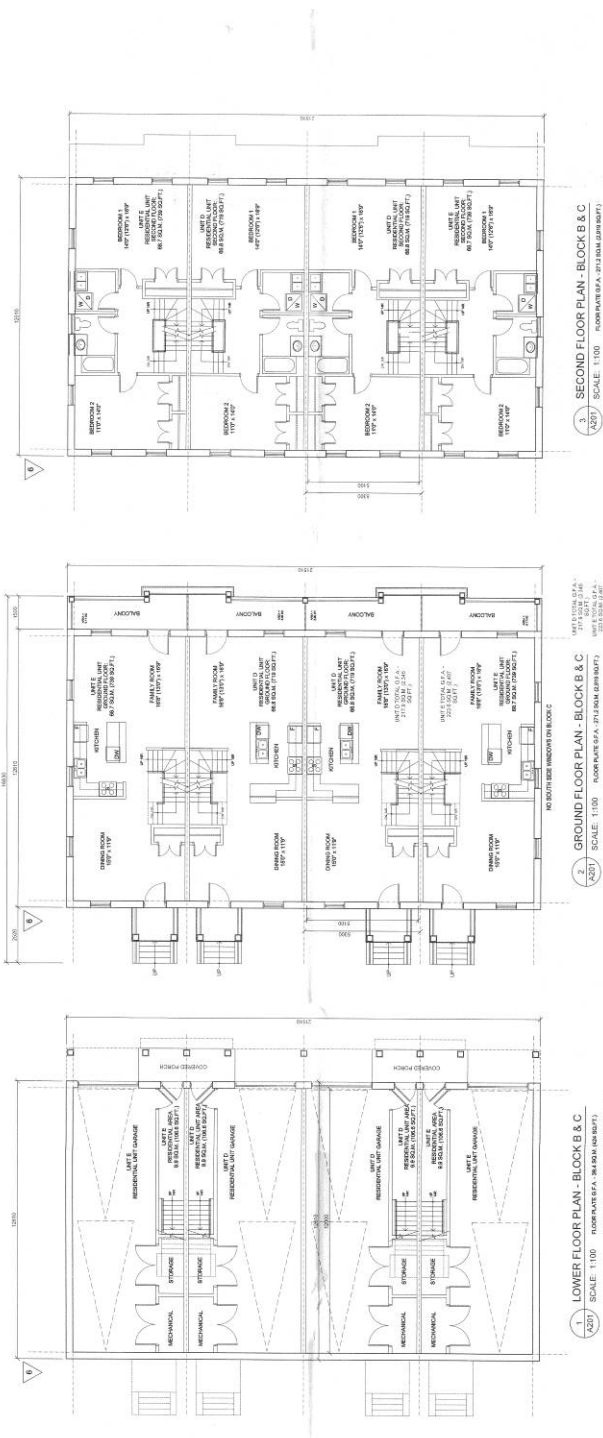


2 V-2  
A-300  
REAR (WEST) ELEVATION  
SCALE: 1/8"

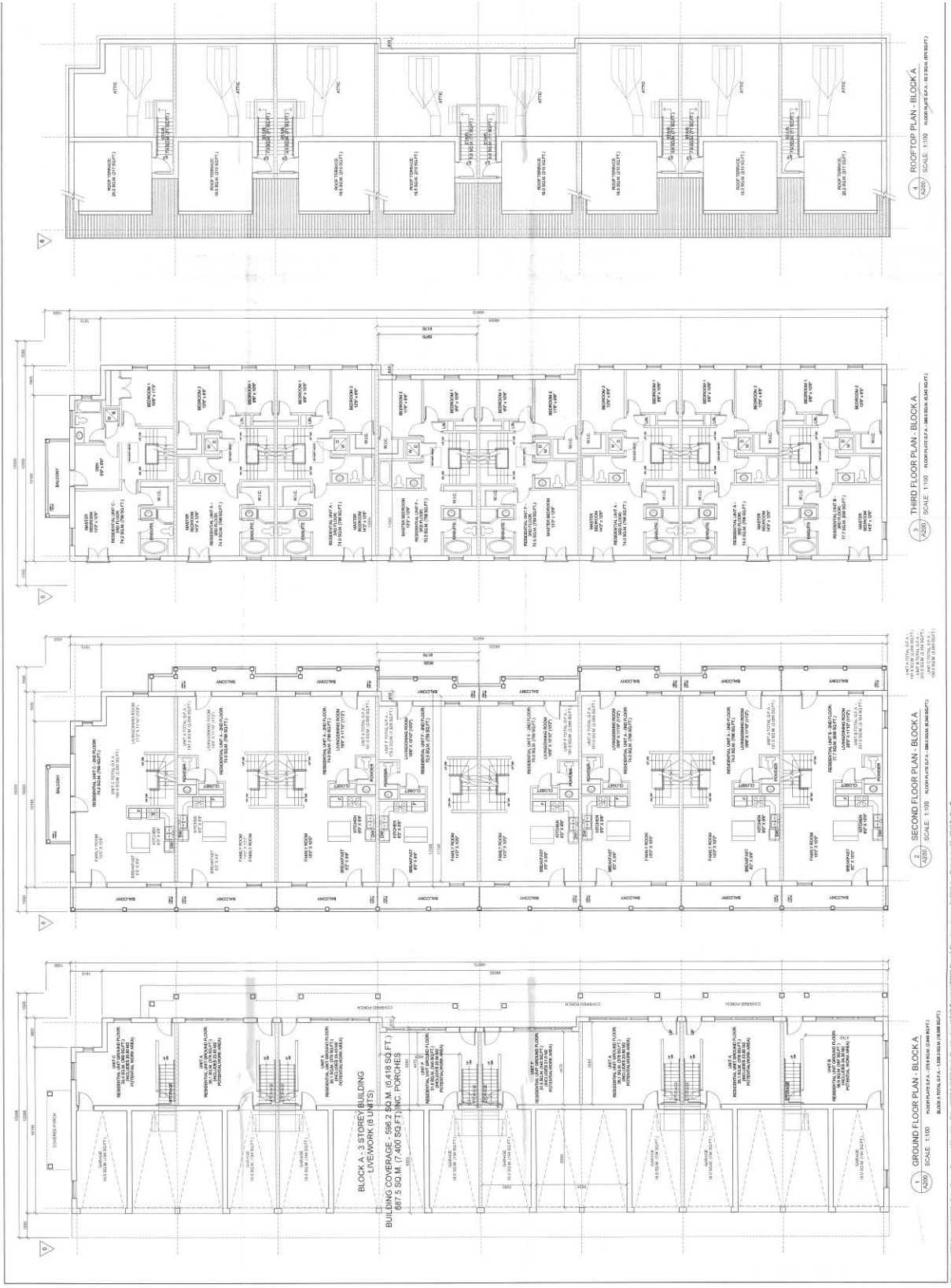
Proposed Elevations Block A by SRN Architects Inc. Jan 30/2012 Circulation from Development Planning



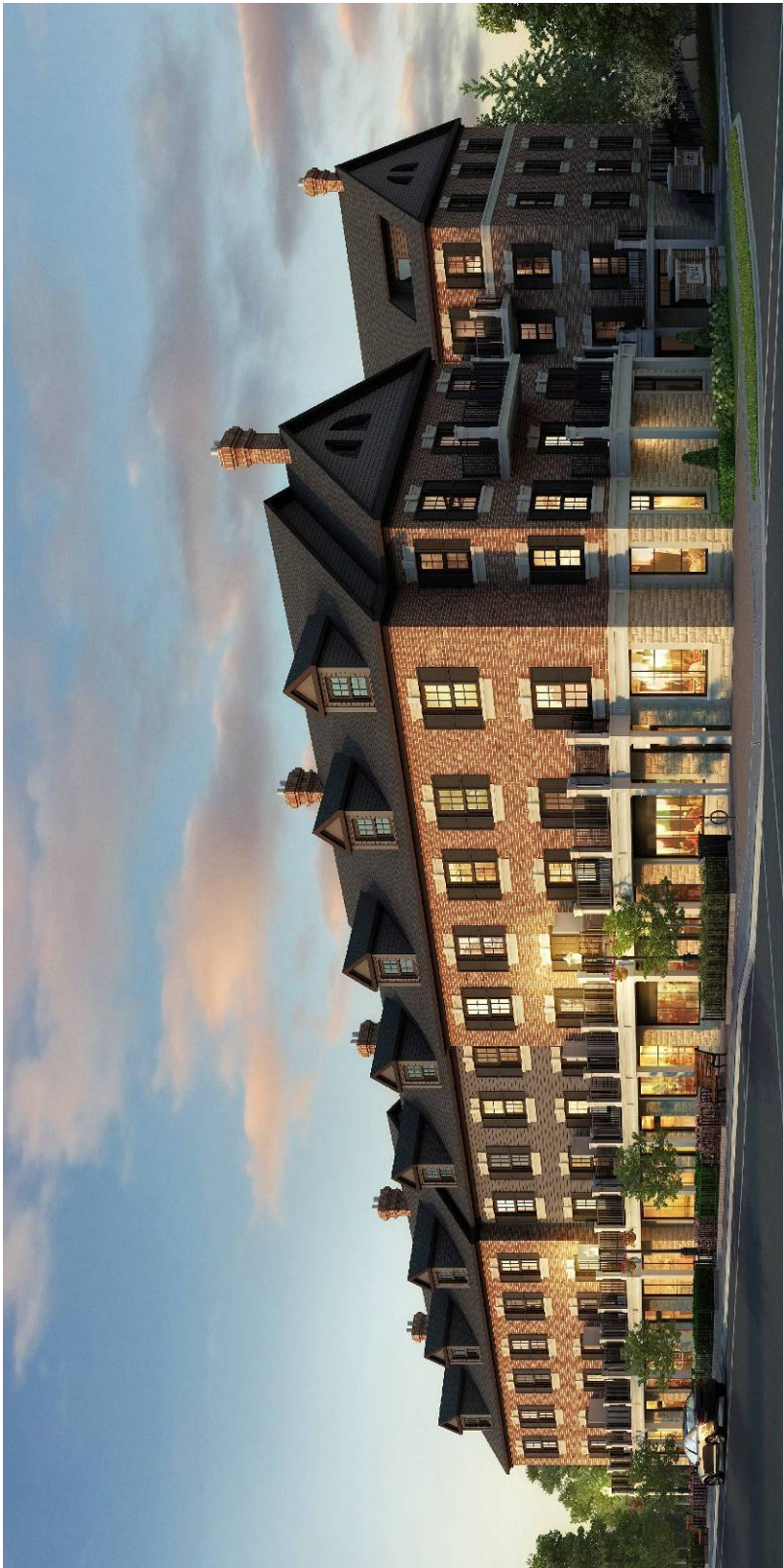




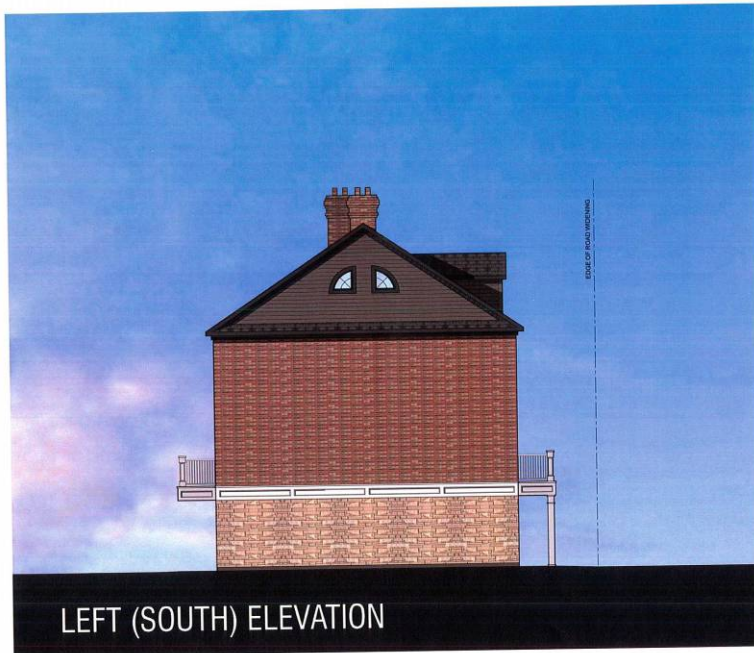
**BLOCK B & C**  
 RESIDENTIAL (4 UNITS)  
 BUILDING COVERAGE - 271.2 SQ. M. (2,919 SQ. FT.)  
 284.3 SQ. M. (3,060 SQ. FT.) INC. PORCHES



Proposed Unit Plans by SRN Architects Inc. Jan 30/2012 Circulation from Development Planning



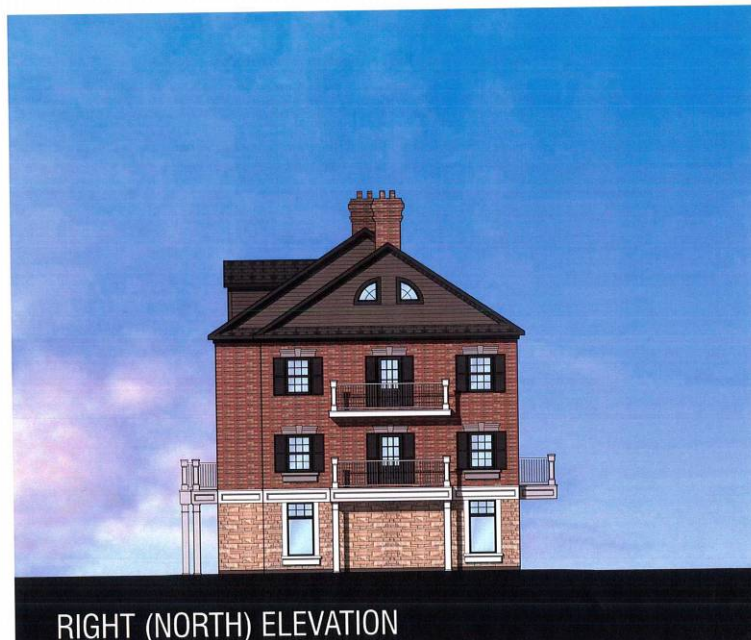
Proposed Rendering by SRN Architects Inc. January 30, 2012 Circulation from Development Planning



Proposed Rendered Elevations by SRN Architects Inc. January 30, 2012 Circulation from Development Planning



REAR (WEST) ELEVATION



RIGHT (NORTH) ELEVATION

Proposed Rendered Elevations by SRN Architects Inc. January 30, 2012 Circulation from Development Planning

## **HERITAGE VAUGHAN COMMITTEE – FEBRUARY 15, 2012**

### **3. 140 WOODBRIDGE AVE, MARKET LANE HOLDINGS, SIGN VARIANCE APPLICATION**

Owner: Rocco Cerone

#### **Recommendation**

Cultural Services staff provide the following recommendation for Heritage Vaughan for consideration:

1. That the subject application be refused as proposed.
2. That the proposed sign be amended to be reduced in total size, by at least 50%
3. That the proposed sign be amended to be of a historically appropriate, matte non-reflective material.
4. That, if internally lit, the proposed sign be amended to be externally lit in a historically appropriate manner, or be unlit.

#### **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 review the subject proposed Sign Variance Application for a proposed sign in the Woodbridge Heritage Conservation District and Special Sign District as per Sign By-law.

#### **Background - Analysis and Options**

##### **Background**

The subject property is located within the Woodbridge Heritage Conservation District, which is identified as being within a Special Sign District by the City of Vaughan Sign By-Law.

As such, all proposed signage is to be in keeping with the Woodbridge Heritage Conservation District Guidelines as well as Section 11 of the Sign By-Law.

The applicant has already installed the subject signage. In December 2011 Cultural Services staff noticed the signage while out on another site visit in 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 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.



Attachments

option Four

Graphics Cut Vinyl

3/16 Diabond Panels

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Client	Marketlane	Approved	Design#	1
Location	140 Woodbridge ave	Scale	Page	
Date	Aug 9 2011	Designer	Revision Date	
Sales	E.C.	Checked By		

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Fig. 1 As-Built Signage, 140 Woodbridge Ave., Market Lane



Fig. 2 Previous signage, 140 Woodbridge Ave., Market Lane



Fig. 3 Signage as installed without permit, 140 Woodbridge Ave., Market Lane

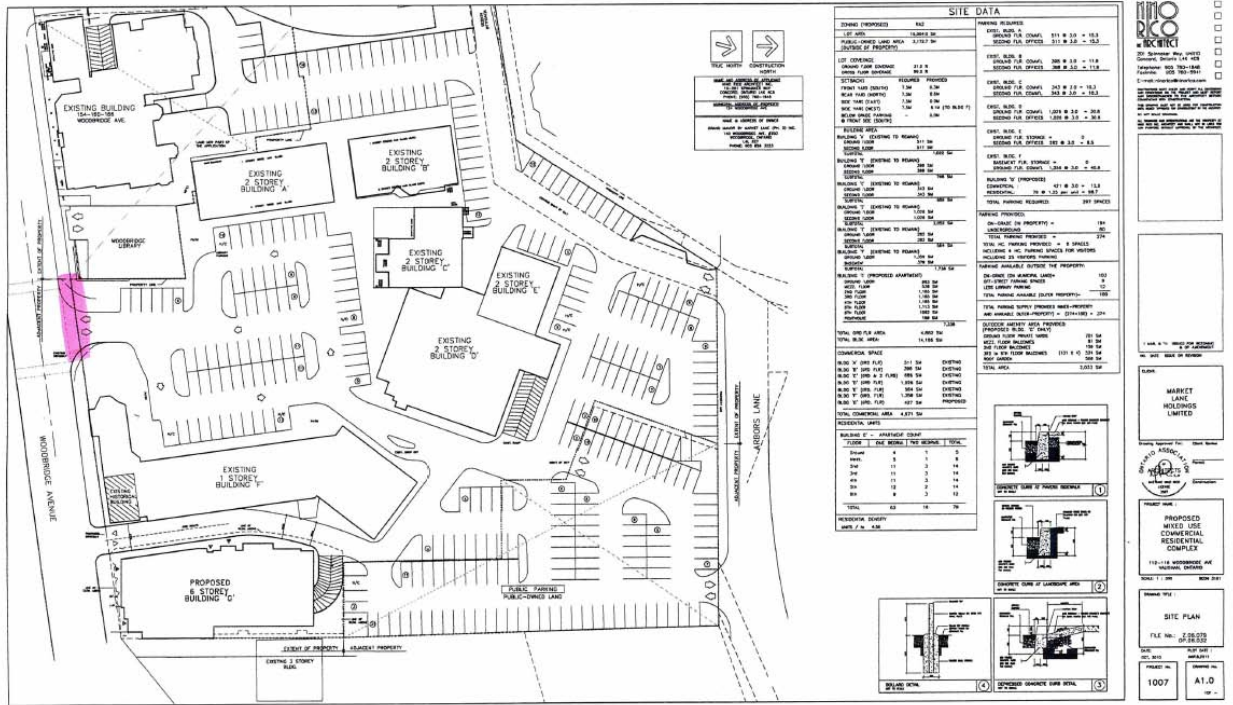


Fig. 4 Signage Location Map, 140 Woodbridge Ave., Market Lane

**Report prepared by:**

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 Recreation and Culture Department

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 Recreation and Culture Department