

**COMMITTEE OF THE WHOLE – OCTOBER 25, 2011**

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**CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS**

**Distributed October 14, 2011**

1. **Heritage Vaughan meeting of September 21, 2011 (Report No. 7)**
2. **Accessibility Advisory Committee meeting of June 27, 2011 (Report No. 3)**

**Please note there may be further Communications.**

# 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 October 25, 2011*

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The Heritage Vaughan Committee met at 7:05 p.m., on September 21, 2011.

Present: John Mifsud, Chair  
Robert Stitt  
Robert M. Brown  
Roger Dickinson  
Lucy Di Pietro  
Richard Hahn  
Councillor Marilyn Iafrate  
Tony Marziliano  
Gianni Mignardi  
Fadia Pahlawan  
Christine Radewych  
Regional Councillor Deb Schulte  
Regional Councillor Alan Shefman  
Rajbir Singh

The Heritage Vaughan passed the following resolution:

That the Rules of Procedure be waived to permit the meeting to continue indefinitely past 9:00 p.m. to allow the Committee to deal with the remaining agenda items.

The following items were dealt with:

1. **25 ELIZABETH STREET, THORNHILL  
HERITAGE REVIEW APPLICATION FOR RESTORATION WORK AND REPLACEMENT OF  
EXISTING BACK ADDITION**

Heritage Vaughan advises that they approved the following recommendation:

**Recommendation**

- 1) That Heritage Vaughan approve the proposed restoration work for the main house at 25 Elizabeth and the replacement of the 1977 back addition to the main house as depicted in the drawings included in this report, with the following conditions:
  - That the overall proposed coverage and setbacks do not exceed the pre-existing conditions unique to the subject property and that they are not considered a precedent for other properties that may not have the same history of pre-existing conditions.
- 2) That the applicant provide two full sets of final drawings, including site plan and all elevations for Cultural Services staff for final approval;
- 3) That the applicant provides samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant; and

- 4) Should any changes occur to the proposal as submitted, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised 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, and 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 Heritage Review application for 25 Elizabeth Street which includes the restoration of the main house dating back to xxx, and the replacement of the existing mid-twentieth century back addition to the rear addition to the rear, as depicted in the drawings included in this report.

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

The applicant has requested that Heritage Vaughan review the following proposed work to the property at 25 Elizabeth Street:

#### **1.0 Heritage Status**

1.1 The subject property at 25 Elizabeth Street is:

1.1.1 Registered under Section 27 , Part IV of the Ontario Heritage Act

1.1.2 Designated under Part V of the Ontario Heritage Act as a part of the Thornhill Heritage Conservation District.

#### **1.2 Brief History of the Site:**

1.2.1 The main house and small cottage:

1.2.1.1 There are presently two structures on the subject lot. The main house fronting on Elizabeth St. was constructed circa 1900 and it was originally located at Yonge and Centre Streets and relocated to its present site in 1929. (THDI, p. 42). It is of an understated Queen Anne Revival style with an L-shaped, two storey plan and front porch.

1.2.1.2 The small cottage located in the rear of the lot: In 1929 when the house was moved it was placed in front of a small cottage that still exists in the rear of the lot. (THDI, p. 42).

1.2.2 The addition:

1.2.2.1 A 1965 survey shows a frame addition to the back of the main house. Changes to the existing frame addition occurred in 1976, with a building permit to "winterize and extend" the existing porch, using "wood and

concrete footings". A building permit dated 1977 reveals the date of the present two storey, brick clad, addition directly adjoined to the house.

1.2.2.2 On July 20, 2011 Cultural Services staff provided comments in response to the circulation of a Committee of Adjustment application regarding the subject proposal. The circulation identified an existing lot coverage of 35 percent, due to the unique condition of the lot having two old structures within it. Cultural Services provided the information described in the points above and posted not objections to the proposal – please see analysis section below.

## **2.0 Analysis - Current Proposal by Applicant:**

2.1.1 The applicant proposes the following work:

2.1.1.1 rebuild the back addition with a design that is sympathetic to the main house as depicted in the drawings included in this report.

2.1.2 Restore the main house including the following work:

2.1.2.1 New quality windows maintaining the style of the house

2.1.2.2 Maintain and restore the large original windows containing decorative leaded glass design.

2.1.2.3 Rebuild the front porch with the sympathetic design as depicted in the drawings attached.

2.1.2.4 Replace the shutters with ones that are of a sympathetic design, material, color and dimensions were noted in the drawings.

2.1.2.5 Match the roof material in the addition to the existing one used in the main house.

2.1.2 Considering the information gathered at Cultural Services staff's site visit on June 1, 2011, and information circulated from the Committee of Adjustment in July, the proposal is found generally sympathetic and complementary to the existing structure and the original Queen Anne Revival portions, provided that the overall proposed coverage and setbacks do not exceed the pre-existing conditions unique to the subject property and that they are not considered a precedent for other properties that may not have the same history of pre-existing conditions.

## **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**

Overall, the proposed work is in keeping with the Thornhill Heritage Conservation District Guidelines in design and materials, the heritage character of the subject building, and ensures the continuous, meaningful use of the subject property.

Considering the information gathered at Cultural Services staff's site visit on June 1, 2011, and information circulated in July 2011 regarding the related Committee of Adjustment application, the

proposal is found generally sympathetic and complementary to the existing structure and the original Queen Anne Revival portions, provided that the overall proposed coverage and setbacks do not exceed the pre-existing conditions unique to the subject property and that they are not considered a precedent for other properties that may not have the same history of pre-existing conditions.

Cultural Services supports the proposed work as depicted in the drawings attached.

Attachments 1 to 4

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

2. **45 CLARENCE STREET, NEW CONSTRUCTION WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT**

Heritage Vaughan advises that they approved the following recommendation:

**Recommendation**

1. That Heritage Vaughan approve the following application for new construction;
2. That should any changes be made to the proposed building that the applicant provide a full set of final drawings including site plan and all elevations for final approval by Cultural Services staff; and
3. That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.

**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 proposed new construction on a vacant lot within the Woodbridge Heritage Conservation District.

**Background - Analysis and Options**

1.0 Heritage Status

The subject site is located within the Woodbridge Heritage Conservation District, in the Valley Outliers character area.

The subject property is currently vacant, the proposed structure is an infill single family residential development.

## 2.0 Application Background

- 2.1 The applicant approached the Building Standards department to apply for a building permit for a single family detached home on the subject property in August 2011.
- 2.2 At this time, the property owner was made aware that the subject property was located within the Woodbridge Heritage Conservation District, and contacted Cultural Services staff for more information.
- 2.3 Cultural Services staff provided the applicant with a copy of the Woodbridge Heritage Conservation District Guidelines
- 2.4 The applicant amended the proposed design in response to this new information.

## 3.0 Current Proposal

- 3.1 The proposed building reflects an Edwardian “foursquare” or Queen Anne historical precedent, without directly replicating these styles in an idiosyncratic fashion, and with definite contemporary influences. This approach is supported by the Woodbridge HCD Plan and Guidelines.

### 3.2 Contemporary features include:

- 3.2.1 The location of the garage within the primary massing of the proposed home.

The location of the garage within the main massing of the home is not typical of historic construction. Garages, if present usually were detached and to the rear of the main house. The size of the subject lot limits the possible locations of the garage. (Please see Fig. \_\_\_ for Site Plan)

- 3.2.2 The Portico/ Dormer Entranceway feature.

While this element is not typical of the historic style, it is sympathetic to the character and massing of Woodbridge village residential buildings and, due to material palette, detailing, proportions, would not significantly detract from the heritage character of Clarence Street.

### 3.3 Clarence Street and Park Drive Character Area

The subject property is located within the Clarence Street and Park Drive Character area. New construction is to be in keeping with the following characteristics, which typify existing heritage resources that contribute to the area:

- o Single family detached dwellings.
- o Consistent setback of 4.5 m from the street.
- o Minimum height of 2 floors, maximum of 3 floors
- o Retains the residential character of Clarence Street.

The subject structure meets these criteria and is therefore considered in keeping with the characteristics of the Clarence Street and Park Drive area.

### 3.4 Guidelines for New Construction within the Woodbridge Heritage Conservation District:

The Woodbridge HCD Plan identifies the following guideline categories for determining the suitability of new construction within the district.

#### 3.4.1 Material Palette

The proposed material palette includes the use of brick, wood or wood-like trim, wood shingle and wood or wood-like board and batten siding.

The use and placement of these materials, and their incorporation with modern materials, is in keeping with the character of the Woodbridge Heritage Conservation District.

3.4.2 Solidity to Transparency

The balance of solid wall to transparent window as proposed is in keeping with the residential character of Clarence Street.

3.4.3 Proportions of Parts

The proportions of parts as proposed are sympathetic to those found in historic village residential buildings also located on Clarence Street.

3.4.4 Detailing

The proposed detailing reflects the Queen Anne/Edwardian style of residence within Woodbridge, without being idiosyncratic.

**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 building is in keeping with the character of contributing heritage buildings within the district, while still being distinctly of its time. Overall, the proposed new construction is in keeping with the Woodbridge Heritage Conservation District guidelines.

Attachments 1 to 8

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**3. 54 NAPIER STREET, PROPOSED DEMOLITION OF BUILDING WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

Heritage Vaughan advises that they approved the following recommendation:

- 1) That this matter be reconsidered;
- 2) That the recommendation of Cultural Services, dated September 21, 2011, be approved, subject to replacing 2.a. with the following:
  - "a. That the demolition clearance be effective from the date of the Heritage Permit approval by Heritage Vaughan."; and

- 3) That the following deputations be received:
  - a) Mr. Ferdinand Wagner, representing the applicant; and
  - b) Marcelo and Doris Cuenca, applicants.

### **Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan consider the attached Built Heritage Evaluation for the existing structure at 54 Napier Street, and;
2. That Heritage Vaughan consider the proposed application for demolition of the existing house at 54 Napier Street, with the following conditions and together with information on the background and analysis portions of this report:
  - a. That the demolition clearance be effective from the date of the Building Permit approval.
  - b. That the applicant work 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;
  - c. That for any period of time that the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-laws, including that the lot be maintained clean of debris, garbage, and grass be cut.
  - d. That new construction is in accordance with the Heritage District Guidelines and the applicant return to Heritage Vaughan for final approval of the infill structure.
3. Should any changes occur to the proposal as submitted, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised 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, and 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 Heritage Review application for the demolition of the house at 54 Napier Street.

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

The applicant has requested that Heritage Vaughan review the following proposed work to the property at 54 Napier Street:

#### 3.0 Heritage Status

3.1 The subject property at 54 Napier Street is:



- 1.2.3 Designated under Part V of the Ontario Heritage Act as a part of the Nashville-Kleinburg Heritage Conservation District.

### 1.3 Brief History of the Site:

- 1.3.1 According to current tax assessment records, the house was built in 1936.  
1.3.2 City records revealed a 1957 survey of the property, showing the current house on it.  
1.3.3 Please refer to Built Heritage Evaluation attached to this report.

### 4.0 Analysis - Current Proposal by Applicant:

- 4.1 The applicant proposes the following work:
- 4.1.1 Demolish the existing structure.  
4.1.2 Build a replacement structure following the Victorian Gothic style precedent as shown in the concept sketch attached.  
4.1.3 Work with Cultural Services staff in the design development of the replacement structure.  
4.1.4 Return to Heritage Vaughan for approval of final design for the replacement structure.
- 4.2 Considering the information gathered at Cultural Services staff's site visit on July 19, 2011, and research included in the BHE attached, the structure has achieved 53 points, positioning it as a structure of a "modest significance".
- 4.3 The structure is not of a style identified as a heritage style within the District Guidelines.  
4.4 Although the stylistic influences that are of a heritage style, the Edwardian style, are evident in the patterned concrete of the foundation and the three over one original windows, and the massing is still intact as a one storey hipped roof rectangular plan structure, the other features of the exterior of the cottage have been removed or covered over with aluminum siding.
- 4.5 The cottage is part of the circa World War 2 era growth of Kleinburg. This being an early example as it is recorded as built in 1936 (before the war) and the best example yet surviving.
- 4.6 Staff recommends that the Heritage Vaughan Committee consider its assessment of the existing structure as one of "modest" significance within the Nashville-Kleinburg Heritage Conservation District. Staff is of the opinion that the existing structure is contributing to the character of Napier Street, since it is the original structure on the lot and indicative of a time when Kleinburg was a retreat area. Ideally, the structure would be retained and the exterior cladding restored. On the other hand, staff is committed to working with the applicant in the design for a replacement structure if the Committee so decides.
- 4.7 Staff has recommended to the applicant that any replacement structure follow the Kleinburg- Heritage Conservation District guidelines.  
4.8 Based on the preliminary sketch attached, staff advises the applicant that the style for the proposed replacement structure follow the precedents as described in the district guidelines for Victorian architecture.

### 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 applicant has requested that the Heritage Vaughan Committee consider the application for demolition of the existing house, considering the intention to construct a new residence, in keeping with the Heritage District Guidelines.

Staff recommends that the Heritage Vaughan Committee consider its assessment of the existing structure as one of "modest" significance within the Nashville-Kleinburg Heritage Conservation District. Staff is of the opinion that the existing structure is contributing to the character of Napier Street, since it is the original structure on the lot and indicative of a time when Kleinburg was a retreat area. Ideally, the structure would be retained and the exterior cladding restored. On the other hand, staff is committed to working with the applicant in the design for a replacement structure if the Committee so decides.

Attachments 1 to 19

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

#### **4. 66 NAPIER STREET, PROPOSED DEMOLITION OF BUILDING WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

Heritage Vaughan advises that they approved the following recommendation:

- 1) That the recommendation of Cultural Services, dated September 21, 2011, be approved; and
- 2) That the demolition clearance be effective from the date of the Heritage Permit approval by Heritage Vaughan.

## **Recommendation**

Cultural Services recommends:

1. That based on the Kleinburg-Nashville Heritage Conservation District Guidelines and Plan and references to the subject building's style, condition and context (as identified in the below-referenced report), the subject Heritage Demolition Clearance application be approved.
2. That the owner be advised that any new replacement construction on the property must be in keeping with the Kleinburg-Nashville Heritage Conservation District Guidelines for new construction, and will require an additional application for 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.

## **Purpose**

To review the proposed demolition of the building at 66 Napier Street, Kleinburg.

## **Background - Analysis and Options**

### **4.0 Heritage Status**

- 1.1.1 Designated as per Part V of the Ontario Heritage Act as a part of the Kleinburg-Nashville Heritage Conservation District.
- 1.1.2 A Post-War Bungalow style building, not identified as an architectural style in the Kleinburg-Nashville Heritage Conservation District Plan.

### **5.0 Current Proposal**

The applicant has proposed the demolition of the subject structure, without proposing any replacement construction. Cultural Services received an application to demolish the subject structure on July 7<sup>th</sup>, 2011. Cultural Services staff arranged for a site visit with the applicant to inform Built Heritage Evaluation for the subject property on July 25<sup>th</sup>, 2011. Please see the Attachments section for the completed BHE.

#### **5.1 Non-Heritage Architectural Style**

The K-NHCD Guidelines and Plan clearly identifies "Heritage" architectural styles within the Kleinburg-Nashville area for the purposes of identification and as a reference for future development. "Heritage Buildings" as defined by the K-NHCD Guidelines and Plan, are buildings that are clearly recognizable as one of these identified styles.

"Non-heritage existing styles" are also described in the K-NHCD Guidelines and Plan, and include the "Cape-cod" Vernacular, Ranch House, Split-level Ranch and Modern Movement.

Post-war bungalow style of architecture is a recognizable style within Ontario residential architecture, however, it is not directly referenced in the K-NHCD Plan. Despite this, architectural styles described as prevalent subsequent to 1935 are considered "Existing non-heritage" by the K-NHCD Guidelines and Plan.

The subject building was constructed between 1948 and 1949.

#### **5.2 The contribution of the subject property to the heritage streetscape, as defined in the K-NHCD Guidelines and Plan.**

The building can be interpreted as a fair to good example of a residential village home, in both scale, site plan and streetscape impact.

According to the K-NHCD Guidelines and Plan elements that define the historic residential village streetscape include:

- Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;
- A variety of front-yard setbacks;
- Original yards may have been enclosed with low picket fencing. Currently, fenced front yards are rare;
- The generous presence of mature trees, in addition to decorative shrubbery, in front, side and rear yards.

The subject property displays these attributes, and would be considered in keeping with the residential village character of Kleinburg-Nashville.

### **5.3 Development of Non-Heritage Architectural Styles as described in the K-NHCD Guidelines and Plan.**

Development within the Kleinburg-Nashville Heritage Conservation District is described as occurring as infill construction on vacant lands, and replacement construction or alteration to non-heritage buildings.

There are three options available for the redevelopment of existing non-heritage buildings within the district: replacement construction, contemporary alteration, or historical conversion.

Replacement construction allows for the demolition of an existing non-heritage building, in lieu of sympathetic new construction.

### **5.4 Vacant Lot**

The demolition of the subject structure, without plans for new construction, would permit an empty lot within the district for an indeterminate period of time. A vacant lot at this property would not contribute to the heritage streetscape in any meaningful way. However, as the subject property is located within the K-N HCD, any future construction would be required to be in keeping with the K-N HCD Guidelines.

### **5.5 Condition and authenticity of the subject structure.**

Overall, the house is in fair condition, and is somewhat intact and is authentic in design. (See Appendix A – for the full Built Heritage Evaluation.)

Exceptions include:

- 5.5.1 The original exterior cladding was likely once wood clapboard.
- 5.5.2 The original wood windows have been replaced by unsympathetic vinyl slider windows.

While some of the interior features of the subject structure are intact, the lower half of interior walls, baseboard and trim have been significantly damaged by a burst pipe that occurred over the winter of 2010-2011.

### **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**

Overall, the subject building is a non-heritage architectural style, and is in fair condition, while the building is a good neighbour and is currently compatible with the residential village character of Kleinburg-Nashville, the proposed demolition may be permitted by the K-N HCD guidelines, with the condition that any eventual replacement construction must be in keeping with the K-N HCD Plan and Guidelines.

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

5. **3930 MAJOR MACKENZIE DRIVE, WOODBRIDGE  
HERITAGE REVIEW APPLICATION FOR DEMOLITION**

Heritage Vaughan advises that they approved the following recommendation:

- 1) That the recommendation of Cultural Services, dated September 21, 2011, be approved; and
- 2) That, in light of the recent fires of Heritage Buildings, Heritage Vaughan request Council to review the current regulation with respect to penalties and protection related to such Buildings.

**Recommendation**

- 1 Cultural Services recommends that the Heritage Vaughan Committee approve the removal of the property at 3930 Major Mackenzie Drive from the Register of Properties of Cultural Value or Interest due to it being destroyed by fire during the week-end of September 3<sup>rd</sup>, 2011.

**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, and 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 Cultural Services recommendation to remove the property at 3930 Major Mackenzie Drive from the Register of Properties of Cultural Value or Interest.

**Background - Analysis and Options**

5.0 Heritage Status

5.1 The subject property at 3930 Major Mackenzie Drive is:

1.3.4 Registered under Section 27 , Part IV of the Ontario Heritage Act

1.4 Brief History of the Site:

1.4.1 The subject structure was moved by Charles Mathews ltd. to its last location in Lot 21, Concession 6, in September 1976.

1.4.2 It was resorted in the same year by the Constable family between 1976 and 1977.

- 1.4.3 The house's original location was on Lot 20, Concession 5, lands also owned by the Constable family.
- 1.4.4 Please refer to the History section in the Building Heritage Evaluation attached.
- 1.4.5 The property became vacant sometime in the spring of 2011.
- 1.4.6 Cultural Services Staff had done a Built Heritage Evaluation during the month of July 2011, in order to present to Heritage Vaughan Committee for a decision on whether to approve the demolition or seek a possible future re-use for the structure, as the structure itself had been conveyed to the City as part of a Site Plan approval involving the subject lands.
- 1.4.7 During the weekend of September 3<sup>rd</sup>, 2011, the structure was destroyed by fire.

6.0 Analysis - Current Proposal by Applicant:

- 6.1 Staff recommends the removal of the property from the Register of Properties of Cultural Value or Interest due to it being destroyed by fire during the weekend of September 3<sup>rd</sup>, 2011.
- 6.2 Please see attached photos of the remains as encountered by staff on September 7, 2011.

**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.

Attachments 1 - 9

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**6. INFORMATION ITEM: 3180 TESTON ROAD – FIRE RESULTING IN DEMOLITION OF REGISTERED STRUCTURE**

Heritage Vaughan advises that they approved the following recommendation:

**Recommendation**

1. That Heritage Vaughan receive the following report regarding the August 25<sup>th</sup>, 2011 fire at 3180 Teston Road; and
2. That the Heritage Vaughan Committee approve the removal of the property at 3180 Teston Road from the Register of Properties of Cultural Value or Interest.

## **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 following information item regarding the fire at the subject property, resulting in demolition.

## **Background - Analysis and Options**

### **6.0 Heritage Status**

- 6.1 The building at 3180 Teston Road is identified on the City of Vaughan Listing of Structures of Historical Significance and is Registered under Part IV, Section 27 of the Ontario Heritage Act.
- 6.2 The subject building, also known as the Isaac Murray House was of the Georgian architectural style, built circa 1860.
- 6.3 The subject building has been vacant for many years, and was boarded up to the standards of the Property Standards By-Law, at the request of Cultural Services.
- 6.4 There was previously another smaller fire in the subject building in March, 2011. Damage was not significant enough to warrant demolition at that time.

### **7.0 Incident Overview**

- 7.1 Cultural Services staff were contacted the morning of August 26<sup>th</sup>, 2011, and were asked to go out to the building as soon as possible to assess the damage caused by the fire.
- 7.2 The Building Standards department also met on site to assess the structure.
- 7.3 While on site, both the City of Vaughan Fire And Rescue Service and York Regional Police expressed concern that there may be a human body within the structure, and that the damage caused by the fire prevented a timely search of the structure.
- 7.4 The Fire Prevention Inspector and Detective Constable on site requested a demolition permit be issued as soon as possible to facilitate the systematic dismantling and search of the structure.
- 7.5 In response to these concerns, and the significant damage visible, Cultural Services issued a Heritage Clearance for Demolition to consent the issuance of a Demolition Permit.
- 7.6 Please see the attached images of the building previous to its demolition.

### 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 subject heritage building has unfortunately been lost due to long term vacancy, lack of meaningful use, and eventually, a destroyed by fire.

Attachments 1 - 3

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

### 7. 9696 KEELE STREET, MAPLE HERITAGE REVIEW APPLICATION FOR SECOND STOREY ADDITION

Heritage Vaughan advises that they approved the following recommendation:

#### Recommendation

1. That Heritage Vaughan approve the proposed work and proposed addition to the existing home at 9696 Keele Street as depicted in the attached drawings and as described in the Analysis portion of this report.
2. That the resulting attached garage is not considered a precedent for other new construction within the district, since in this case it is a pre-existing condition dating to c. 1970's.
3. That the applicant provide two full sets of final drawings, including site plan and all elevations for Cultural Services staff for final approval, and;
4. That the applicant provides samples of exterior building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.
5. Should any changes occur to the proposal as submitted, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised 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, and 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 Heritage Review application for 9696 Keele Street to renovate the existing and add a second storey to the existing house.

## Background - Analysis and Options

The applicant has requested that Heritage Vaughan review the following proposed work to the property at 9696 Keele Street:

### 7.0 Heritage Status

7.1 The subject property at 9696 Keele Street is:

1.4.8 Designated under Part V of the Ontario Heritage Act as a part of the Maple Heritage Conservation District.

### 1.5 Brief History of the Site:

1.5.1 The existing structure is described as a "1970's brownish-brick, hipped roof bungalow..."

1.5.2 It is not of a heritage style as identified within the Maple Heritage Conservation District Plan and Guidelines.

1.5.3 In June 2011, the applicant contacted Cultural Services in order to provide guidance on the first proposed design. At this time Cultural Services advised that for non-heritage styles within the District, the applicant could choose between a Contemporary Alteration Approach and a Historical Conversion Approach. Staff advised that due to the extensive work that the Historical Conversion approach could entail, the owner may want to choose the Contemporary Alteration approach, which would allow the new work to be consistent with the style of the existing house. The owner chose the Historical Conversion approach. The main challenge in this regard was the fact that the existing attached garage does not have a historic precedent, and the site is too narrow to accommodate a detached or recessed garage.

### 8.0 Analysis - Current Proposal by Applicant:

8.1.1 The applicant proposes the following work following Section 9.4.1.2 Historical Conversion Approach:

8.1.1.1 Add a second storey to the existing one storey structure.

8.1.1.2 Recladd the structure with a consistent type of brick.

8.1.1.3 Window style to be consistent, of appropriate materials and exterior muntin bars.

8.1.1.4 New bay window following the Victorian L-shaped precedent.

8.1.1.5 Centrally located main doorway of a style consistent with the said precedent.

8.1.1.6 Details as depicted in attached drawings.

8.1.1.7 All materials are to be in accordance with the HCD Guidelines. Samples to be submitted for approval.

8.1.2 The HCDG gives two approach options for the renovations of non-heritage structures within the Heritage Conservation District Guidelines:

- 8.1.2.1 Section 9.4.1.1 Contemporary Alteration Approach, which would allow the existing style to be continued in the new work.
- 8.1.2.2 Section 9.4.1.2. Historical Conversion Approach.
- 8.1.2.3 The owner and applicant have chosen the approach mentioned in the point directly above.
- 8.1.2.4 A Historical Conversion involves changing an existing structure to reflect a historic style precedent and may require extensive work in order to be successful.
- 8.1.2.5 The proposed will keep the existing garage which is attached to the main structure. This is not in keeping with the historic precedent model of a Victorian L-shaped house.
- 8.1.2.6 Since the garage is pre-existing, and the rest of the proposed structure complies with the Heritage District Guidelines, it is acceptable in this case, given also the restricted width of the site.

#### **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**

Overall, the proposed work is in keeping with the Maple Heritage Conservation District Guidelines in design and materials, the heritage character of the subject building, and ensures the continuous, meaningful use of the subject property.

Considering the information on the attached drawings, staff recommends approval of the design with the understanding that the fact that the structure has an attached garage and that it is not recessed from the face of the front elevation due it being a pre-existing condition.

All exterior materials are subject to the Heritage Conservation District Guidelines and approval. Staff recommends that all material samples be submitted when available for staff review and approval.

Attachments 1 - 3

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

#### **8. 10555 ISLINGTON AVENUE, KLEINBURG HERITAGE REVIEW APPLICATION FOR RESTORATION WORK AND NEW ADDITION**

Heritage Vaughan advises that they approved the following recommendation:

- 1) That the recommendation of Cultural Services, dated September 21, 2011, be approved; and
- 2) That the deputation of Mr. Frank DiRoma, MRAIC, representing the applicant, be received.

### **Recommendation**

1. That Heritage Vaughan approve the proposed restoration work and proposed addition to the existing home at 10555 Islington Avenue as depicted in the attached drawings, with the following changes:
  - a. That the brick selection for the addition be revised to a non-textured surfaced brick.
2. That the applicant provide two full sets of final drawings, including site plan and all elevations for Cultural Services staff for final approval, and;
3. That the applicant provides samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.
4. Should any changes occur to the proposal as submitted, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised 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, and 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 Heritage Review application for 10555 Islington Avenue to restore the main house and construct a substantial and sympathetic new addition to the existing house.

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

The applicant has requested that Heritage Vaughan review the following proposed work to the property at 10555 Islington Avenue:

#### **9.0 Heritage Status**

9.1 The subject property at 10555 Islington Avenue is:

- 1.5.4 Registered under Section 27 , Part IV of the Ontario Heritage Act
- 1.5.5 Designated under Part V of the Ontario Heritage Act as a part of the Nashville-Kleinburg Heritage Conservation District.

#### **1.6 Brief History of the Site:**

- 1.6.1 The existing structure is of an understated Edwardian architectural style.
- 1.6.2 It was built c. 1930 on an earlier foundation.
- 1.6.3 In 1847 two hundred acres of Crown Land were sold to Andrew Mitchell, who in turn sold 83.7 acres west of Islington to John Nicholas Klein in 1848, this separation defined Mount Vernon from Kleinburg.
- 1.6.4 Between 1850 and 1900 the subject property at 10555 Islington has been owned by or associated with the McCallum, Cherry, Howland and Ireland families.
- 1.6.5 In 1860 the property was the location of a one-storey wood frame house, used as a teacher's residence, associated with Kleinburg Public School S.S. No. 17.
- 1.6.6 In 1897 John and Julianne Ireland and their family of 6 lived in a wood frame house in the same location as the current structure at 10555 Islington Ave.
- 1.6.7 Samuel Ireland, their son became Township Constable in 1928 and continued to live on the property with his wife Mabel.
- 1.6.8 10555 Islington Ave. was extensively remodeled around 1930. A second storey was added, and the building was re-clad in brick veneer and retrofitted to reflect the Edwardian style. This coincides with the property assessment roll data for the property. Between 1928 and 1930 the value of the buildings on the property increased by \$200.
- 1.6.9 In 1951 the house was sold to Elmer Snider and his wife Dorothy (Dolly) through the Veterans' Land Act. In 1965 the Sniders sold the two lots on John Street and they moved to the lot north of 10555 Islington. They sold the original house to F. Delbert Sweet and wife Barbara.
- 1.6.10 In 1980 the Sweets sold the house to John and Rosalind Clark where they lived and ran a Bed and Breakfast called Humber House for 27 years. In 2007 the house was sold to Fabio Alvani. The property is currently used as a school and boarding home.
- 1.6.11 The property was sold to the current owners, Andrew Bordin and Floderlin Pompei in early 2010.

10.0 Analysis - Current Proposal by Applicant:

10.1.1 The applicant proposes the following work:

- 10.1.1.1 Retain the main portion of the Edwardian house, while incorporating the side and back walls into the interior design of the new addition.
- 10.1.1.2 Demolish the 1950-60's portions of the house and replace them with an extensive two storey new addition, expanding the house to the North, East and South.

10.1.2 Restore the main house including the following work:

- 10.1.2.1 New quality windows maintaining the style of the house
- 10.1.2.2 Maintain the existing dormer
- 10.1.2.3 Rebuild the front porch with the sympathetic design as depicted in the drawings attached, blending the new and old into one cohesive elevation, while still distinguishing the existing to a discerning eye.
- 10.1.2.4 Optional introduction of wood shutters that are of a sympathetic design, material, color and dimensions as shown in the front elevation rendering.
- 10.1.2.5 Re-clad all roof surfaces with cedar shingles.
- 10.1.2.6 Clad the new addition with slightly lighter brick than that of the existing.

- 10.1.2.7 The proposed new brick for the addition is of acceptable color, however the image shows it to be textured. The texture is not a traditional finish, therefore smooth brick is recommended instead.

### **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**

Overall, the proposed work is in keeping with the Nashville-Kleinburg Heritage Conservation District Guidelines in design and materials, the heritage character of the subject building, and ensures the continuous, meaningful use of the subject property.

Considering the information on the attached drawings, staff recommends approval of the design as it constitutes a sympathetic treatment of the existing structure; the design is in keeping with the heritage style precedents as outlined in the district's guidelines, while accommodating the needs of the current owners. Notwithstanding, staff recommends that the proposed brick for the addition is revised to be non-textured in order to be in accordance with traditional brick. The proposed colour of said brick is acceptable.

Attachment 1 - 8

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

## **9. CACHET HOMES, HIGHWAY 27 AND NASHVILLE ROAD, NEW SUBDIVISION DEVELOPMENT WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

Heritage Vaughan advises that they approved the following recommendation:

- 1) That the recommendation of Cultural Services, dated September 21, 2011, be approved subject to replacing the first bullet of recommendation 1 with the following:  
  
"Three door garage elevations be reduced and the applicant consider rear and side yard garages."; and
- 2) That the deputation of Mr. Desi Auciello, Cachet Homes Inc., be received.

### **Recommendation**

- 1 That Heritage Vaughan have no objections to the subject development, with the following conditions of final approval for a future Heritage Permit application:
  - Three-door garage elevations be reduced to two-door garages elevations.
  - Garage elements be set back from the main house massing.

- Stone cladding be limited to foundation level.
  - Window and door shapes to match masonry openings.
- 2 That the applicant and staff work together to resolve the above-referenced issues.
  - 3 That the applicant submit a revised set of Architectural Control Guidelines to be reviewed by Cultural Services staff, in addition to the typical Architectural Control Guideline approval process through the Development Planning and Urban Design Departments.
  - 4 That the applicant provide a full set of final drawings for each individual home, including site plan and all elevations for final approval by Cultural Services staff, when information regarding each design selection is known, and;
  - 5 That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.

### **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 proposed 17 elevations for the proposed new subdivision located within the Kleinburg-Nashville Heritage Conservation District.

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

#### **8.0 Heritage Status**

The subject site is located within the Kleinburg-Nashville Heritage Conservation District, in the Valley Outliers character area. The subject property is currently vacant Greenfield land, proposed for an estate homes subdivision.

This is a fairly unique situation. According to the records of the Ministry of Tourism and Culture, an entire subdivision of new development within a Heritage Conservation District, as opposed to individual infill development within a previously developed or settled area, has never been attempted before within Ontario.

As such, special consideration of the heritage status of the property has been taken into account to the Draft Plan of Subdivision process.

Each lot within the development will be sold individually. Each new property owner will have the option of choosing from a series of floor plans and elevations, to suit their personal tastes. The intent is to develop a series of suitable elevations, in keeping with the Kleinburg-Nashville Heritage Conservation District Guidelines, while still reflecting the proposed context within a new subdivision development.

## 9.0 Application Background

The property owner has submitted an application for an Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision to permit the development of 17 single detached lots. The subject property is located northwest of Highway 27 and Nashville Road. The subject application has been before the Heritage Vaughan Committee once in March 2003, and further information regarding the property was received by Heritage Vaughan in April 2007.

The applicant has submitted preliminary Architectural Control Guidelines for review by Cultural Services staff, however, the final approval of the Architectural Control Guidelines is the responsibility of Council, and is facilitated through the Development Planning and Urban Design Departments.

### The Kleinburg-Nashville Heritage Conservation District Guidelines

The Kleinburg-Nashville Heritage Conservation District Guidelines state that:

#### *Section 9.7.2 - New Development in the Valleys*

*There are few sites in the valley that are suitable for new development, all in the Main Humber Valley. Those sites south of Nashville Road are subject to the Highway 27 Corridor Study, which has been running concurrently with this Study. Developments on all sites should conform to the Policies for the Valley Setting in Section 6.5 of this study, and respect and preserve both the heritage character and the natural ecology of the valleys.*

#### *Guidelines*

- *Design new developments in the valleys so that they fit into the rural landscape.*
- *Use local historical precedent, suitable for the valley landscape, such as mill buildings, farmhouses and rural buildings, or village-like clusters of buildings. See Section 9.2 for architectural styles and details.*
- *Or use modern designs that deliberately fit tightly into the landscape, making use of low profiles, natural materials, bermed walls, planted roofs.*
- *Locate parking lots away from roads and screen them from view by generous planting. See section 9.7.7 for planning guidelines.*
- *Minimize changes to landform, minimize removal of native topsoil, minimize non-permeable paving.*
- *Redevelopment should preserve the natural experience in rural, open space and valley areas.*

As a result of the Architectural Control Guidelines process, and in response to the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines, the applicant has, with the guidance of Cultural Services staff, developed a series of 17 elevations for consideration by Heritage Vaughan.

These elevations, if approved, will be offered as options to potential lot owners within the proposed subdivision for personalized selection of home design and floor plans.

Final elevation drawings for each individual lot will be submitted to Cultural Services staff for final approval to ensure final elevations are in keeping with the approved designs.

## 10.0 Current Proposal

The applicant has submitted 17 elevations for consideration by the Heritage Vaughan Committee. The subject elevations have been previously reviewed by Cultural Services staff, and many recommendations made by Cultural Services staff are reflected in the final submitted drawings.. Please see the attachments section for each elevation for your review.

General comments provided by Cultural Services staff, not addressed by the applicant include:

#### 10.1 3-door garage elevations

Cultural Services has advised the applicant that the residential frontages of the proposed buildings are to be less than the frontage dedicated to garage door elements. Garage elements built within the core house massing has no historical precedent. Garage doors should not overwhelm the residential core massing of the proposed new structure.

As such, the proposed 3-door garage elevations are not in keeping with the Kleinburg-Nashville Heritage Conservation District Guidelines.

The applicant explains that: *"With respect to garages, we are still providing three car garages as this is market driven (only 35% of designed elevations are 3 car)."*

#### 10.2 Garages to be set back from main house elevation

Garage elements should be as physically removed from the main front elevation as possible. While the Kleinburg-Nashville Heritage Conservation District recommends detached garage structures. Cultural Services recommends that the garage doors be set back from the main elevation, and that the garage not sit forward of the main elevation front wall.

The applicant states that: *"In some cases the garage bay projects in front of the adjacent wall but is still behind another portion on the house, and always behind the entry feature (porch/portico)."*

#### 10.3 Stone distribution on front elevation

Cultural Services recommends that the use of stone as a cladding material be limited to the foundation of structures. The applicant reduced the amount of stone proposed and also stated that: *"The amount of stone being used was reduced on majority of the elevations; however, we felt that some elevations would benefit visually from a larger portion of stone to brick."*

#### 10.4 Window and door shapes to match masonry opening

Cultural Services recommends that the proposed windows and doors match the masonry opening proposed ie. If the window opening is arched, the window should not be square.

The applicant states: *"Where practical, doors and window shapes accompany the shape of the arch above. This can be achieved when there is a smaller transom window. It is far too costly, to manufacture a segmental arch as integral part of main window sash, in this case a wood camber, coloured matched to window sash will be used."*

#### 10.5 Group 1 – Georgian

Group 1 is based on the Georgian Neo-Classical precedent, as described by the Kleinburg-Nashville Heritage Conservation District Guidelines. (See Fig.1)

##### 10.5.1 G1 - Fig. 2

- Cultural Services has no further concerns regarding the proposed elevation.

##### 10.5.2 G2 - Fig. 3

Cultural Services recommends:

- The garage door frontage be set back from the main elevation.
- That the third door, inset in the main house massing, be removed.
- That the proposed gables over the garage be reduced in size to be proportional to the proposed windows.



### 10.5.3 G3 – Fig. 4

- Cultural Services has no further concerns regarding the proposed elevation.

## 10.6 Group 2 – Victorian Vernacular

Group 2 is based on the Victorian Vernacular precedent, as described by the Kleinburg-Nashville Heritage Conservation District Guidelines. (See Fig. 5)

### 10.6.1 V1 – Fig. 6

Cultural Services recommends:

- That the proposed bargeboard be revise to reflect a historic precedent, or that the applicant submits a historic precedent to support the proposed design.

### 10.6.2 V2 – Fig. 7

Cultural Services recommends:

- The garage door frontage be set back from the main elevation.
- That the third door, inset in the main house massing, be removed.
- That the proposed bargeboard be revise to reflect a historic precedent, or that the applicant submits a historic precedent to support the proposed design.

### 10.6.3 V3 - Fig. 8

Cultural Services recommends:

- The garage door frontage be set back from the main elevation.
- That the proposed bargeboard be revise to reflect a historic precedent, or that the applicant submits a historic precedent to support the proposed design.
- That the main floor picture windows be revised as per precedent.

## 10.7 Group 3 – Italianate

Group 3 is based on the Italianate precedent, as described by the Kleinburg-Nashville Heritage Conservation District Guidelines. (See Fig 9 )

### 10.7.1 I1 – Fig. 10

Cultural Services recommends:

- That the door design match the masonry opening.

### 10.7.2 I2 – Fig. 11

Cultural Services recommends:

- The garage door frontage be set back from the main elevation.
- That the proposed bargeboard be revise to reflect a historic precedent, or that the applicant submits a historic precedent to support the proposed design.
- That the door design match the masonry opening.

### 10.7.3 I3 – Fig. 12

Cultural Services recommends:

- That the door design match the masonry opening.

## 10.8 Group 4 – Second Empire

Group 4 is based on a Second Empire precedent. Second Empire is not a style described by the Kleinburg-Nashville Heritage Conservation District Guidelines, however it is a recognized Ontario Architectural style, and is found elsewhere in Vaughan and is described as being a heritage architectural style in the Maple Heritage Conservation District Guidelines. (Please see Fig. 13)

### 10.8.1 S1 – Fig. 14

Cultural Services recommends:

- That the stone cladding be reduced to the foundation.
- That the roof pitch be reduced so that the impact of the gable height is negligible. (See attached for precedent images.)
- That the door design match the masonry opening.

### 10.8.2 S2 – Fig. 15

Cultural Services recommends:

- That the roof pitch be reduced so that the impact of the gable height is negligible. (See attached for precedent images.)
- That the door design match the masonry opening.
- The garage door frontage be set back from the main elevation.
- That the proposed bargeboard be revised to reflect a historic precedent, or that the applicant submits a historic precedent to support the proposed design.

### 10.8.3 S3 – Fig. 16

Cultural Services recommends:

- That the stone cladding be reduced to the foundation.
- That the roof pitch be reduced so that the impact of the gable height is negligible. (See attached for precedent images.)
- That the door design match the masonry opening.

### 10.8.4 S4 – Fig. 17

Cultural Services recommends:

- That the roof pitch be reduced so that the impact of the gable height is negligible. (See attached for precedent images.)
- That the door design match the masonry opening.
- That the stone cladding be reduced to below the bay window eave to match the garage stone.

## 10.9 Group 5 – Period Revival

Group 5 is based on a Period Revival precedent. Period Revival is not a style described by the Kleinburg-Nashville Heritage Conservation District Guidelines. Period Revival is an architectural style described in Ontario Architecture – A Guide to Styles and Building Terms 1784 to Present by John Blumenson as: *“inspired not by North American models*

*but by European precedents, primarily English and French... The inclusive term 'Period Revival' refers to those Twentieth century designs that reflect in one way or another this transitional era from the late Gothic or Tudor to the Jacobean periods." (See Fig. 18)*

Period Revival is not a style identified within the Kleinburg-Nashville Heritage Conservation District Guidelines, or any other Vaughan Heritage Conservation District.

10.9.1 P1 – Fig. 19

- Cultural Services has no additional concerns regarding the proposed elevation.

10.9.2 P2 – Fig. 20

- Cultural Services has no additional concerns regarding the proposed elevation.

10.9.3 P3 – Fig. 21

Cultural Services recommends:

- The garage door frontage be set back from the main elevation.

10.9.4 P4 – Fig. 22

- Cultural Services has no additional concerns regarding the proposed elevation.

### **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**

Overall, the proposed application does generally conform to the Kleinburg-Nashville Heritage Conservation District guidelines, with consideration to the context within the District, as well as a new subdivision agreement.

Attachments 1 - 23

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

10. **197 WOODBRIDGE AVE. DOCTORS MCLEAN CARRIAGE HOUSE, REQUEST FOR DEMOLITION OF CONTRIBUTING BUILDING WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT**

Heritage Vaughan advises that they approved the following recommendation:

That this matter be deferred for consideration to the October 12, 2011, Heritage Vaughan meeting.

### **Recommendation**

4. That Heritage Vaughan considers the request for demolition of Doctors McLean Carriage House located at 197 Woodbridge Ave. and the information provided in this report.

### **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 documentation provided for the Carriage House structure located at 197 Woodbridge Ave. and consider the information provided by the owner and the demolition of the subject structure.

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

#### 11.0 Heritage Status

- 11.1 The subject property at located at 197 Woodbridge Avenue is designated part V of the Ontario Heritage Act, as it is part of the Woodbridge Heritage Conservation District.
- 11.2 The property is identified as a Contributing building in the Woodbridge Heritage Conservation District Inventory.
- 11.3 The subject property is also listed in the City's *Register of Buildings of Architectural and Historical Value*.
- 11.4 The subject structure is a Victorian Carriage House style, built circa 1893, by Dr. Peter Douglas McLean in 1893, a local doctor and elected Member of Parliament in 1907. Two generations of McLean doctors served the community after their father - Dr. Garnet Douglas and Dr. Charles McLean.
- 11.5 Doctors McLean District Park in Woodbridge was named in honour of their service to the community.
- 11.6 Peter McLean owned the first automobile. In Woodbridge and in 1910 the structure was converted for use as an automobile garage.
- 11.7 Summary of architectural character defining elements:

- 11.7.1 rough timber post and beam structure, as confirmed in the Engineer's letter.
- 11.7.2 East elevation: Gabled roof with one central gothic gable with rectangular masonry opening for wood louvered vent.
- 11.7.3 two door urban barn/garage at gable end. Depressed elliptical arch of front left door bricked in when wood lintels installed for two (single) swinging garage doors for automobile c. 1910.
- 11.7.4 painted rough sawn lintels on north elevation
- 11.7.5 swing door (vertical paneling) on west side
- 11.7.6 Gothic central gable
- 11.7.7 Window openings with wood louvered shutters
- 11.7.8 Rectangular Window opening
- 11.7.9 clad in red brick with segmental and depressed elliptical brick arches (1893)
- 11.7.10 wood vertical board hinged hay loft access doors on north elevation and on west elevation.

## 12.0 Current Proposal

The current owner of the property has requested the demolition of the structure and has submitted a letter from an engineer recommending the demolition of the structure (attached in this report).

## 13.0 Analysis

The engineer's letter explains the structure's poor condition. The issues identified in the letter include the shifting of the foundation on the east side and resulting danger of buckling of the east foundation wall and the brick veneer above it. Other related damage is described in the letter which is attached to this report. It states that to remedy the issues, reconstruction of the foundation and timber structure as well as the east and west wall's brick veneer will be necessary. The letter concludes that considering the type of building, it would not constitute a cost effective approach to remedy the issues found and it recommends the demolition of the structure.

With permission of the owner staff visited the site to document the exterior. The structure was photographed from the outside, and the issues described in the letter can be observed. Cultural Services can provide a visual confirmation of evidence of possible issues affecting a structure to be noted for evaluation by a licensed structural engineer; however staff does not provide structural integrity evaluations of buildings as this falls outside of staff's scope. Please see photos attached.

Cultural Services also obtained historical information on the structure; please refer to section 1.0 of this report. A full Built Heritage Evaluation was not possible due to lack of access to the interior of the structure. However, it is clear that the building has historical value due to its association with the property's original owners which is meaningful to the community. Also, it has architectural value in it being the only urban barn/garage type building of its architectural, construction type and vintage in our City's Inventory. Please refer to Character Defining elements noted above.

### 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 subject heritage building is identified as having significant architectural and historical value, and is also significant its contribution to the heritage character of the Woodbridge Ave. streetscape and building stock. The demolition of contributing buildings within the Woodbridge Heritage Conservation District is not recommended. Retention, preservation and restoration of the subject Carriage House is recommended.

However, the subject structure has also been identified as being in poor structural condition and that correcting the issues would be monetarily costly.

Attachments 1 - 12

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

## **11. ADDENDUM - 250 CLARENCE STREET, WOODBRIDGE HERITAGE REVIEW APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME**

Heritage Vaughan advises that they approved the following recommendation:

- 1) That the design amendments submitted by the applicant at the meeting of September 21, 2011, be approved;
- 2) That the deputation of Mr. George Konidis, Red Studio Architects, representing the applicant be received; and
- 3) That the report of Cultural Services, dated September 21, 2011, be received.

### **Recommendation**

That Heritage Vaughan consider the proposed design amendments for the new building proposed for 250 Clarence Street, Woodbridge and the analysis section of this report in order to provide feedback to the owner and staff as it relates to new design.

### **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, and 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. Heritage Vaughan minutes are posted on the City's website.

## **Purpose**

To review the Heritage Review application for the construction of a single family dwelling at 250 Clarence Street, as it relates to the Woodbridge Heritage District Guidelines, approved in 2009 under Part V of the Ontario Heritage Act.

## **Background - Analysis**

The applicant has requested that Heritage Vaughan review once again the following proposed new single family construction at 250 Clarence, as it relates to the Woodbridge Heritage District Guidelines, and for Heritage Vaughan to provide the applicant with feedback to be incorporated into a revised design to be incorporated in a future Heritage Permit application:

### 11.0 **Background:**

1. Heritage Status; the subject property at 250 Clarence Street is:
2. Registered under Section 27, Part IV of the Ontario Heritage Act (due to a previously standing structure on the site, now removed).
3. Designated under Part V of the Ontario Heritage Act as a part of the Woodbridge Heritage Conservation District, therefore subject to the Woodbridge Heritage Conservation District Plan and design guidelines.
4. 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.
5. 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.
6. Brief History of the Property and Application process:
7. On their July 15 meeting, Heritage Vaughan passed the following recommendation ( see below for July motion approved by Heritage Vaughan):

### **Recommendation approved on July 15, 2011:**

1. That Heritage Vaughan consider the proposed design and issues identified in the analysis portion of this report and provide feedback to the owner and architect on the proposed design, in order for the applicant to incorporate those to the issues identified in the analysis portion of the report, and;
2. That Cultural Services staff work with the applicant to ensure the final design incorporates all requested design changes in the analysis section in this report and summarized below and review and approve all materials in order to issue a future Heritage Permit for the proposed new structure:
  - a. The Architect is required to confirm the proposed ratio of Solid to Transparent falls within the 40% to 80% range for all elevations of the proposed design.
  - b. The Architect is required to revise the window and mullion composition in order to coordinate and reflect a distinct and consistent module of dimensions throughout the architectural elements of the window and relate it to the overall façade composition,

- c. Clarence Street facade: The Architect is required to revise the design in order to comply to the Solid to Transparent range of 40% to 80% as specified within the Heritage Conservation District Guidelines, and provide confirmation that the ratio conforms.
3. That the architect submit a complete set of drawings including site plan, plans (also roof plan) and all elevations for Cultural Services review and final approval, and;
4. That the applicant provides final samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.
5. Should any changes occur to the proposal as submitted, the applicant contact Cultural Services in order to consult and obtain approval of a revised Heritage Permit.

12.0 Analysis – Preliminary Design Development Sketches received September 13, 2011

The applicant has submitted revised drawings which staff has analyzed in the sections below and provide the following recommendations (Please refer to attachments):

Identified changes in the North elevation:

1. The projecting window bays were eliminated and substituted by punched windows as indicated in the sketches proposed at the July 15, 2011 meeting. Punched windows are being proposed.
2. The general intention of the front elevation has been maintained, with the exception of the following changes:
  - Front elevation canopy has been reduced to only show on top of the front door area, partially extending onto the east elevation.
  - Window above front door canopy: Cladding directly on top and directly below is proposed to be flat painted wood panels: brown to match window frames.
  - Elongated window on ground floor has been reduced in height.
  - Area under elongated window is stucco instead of stone.
  - Solid to glazed area ratio complies with guidelines.

Recommendation: Area under elongated window be stone as previously proposed.

West Elevation:

1. New window at basement level proposed.
2. Ground level: Enlarged projection to be clad in stucco or solid wood panels. This projection shows slightly revised window.
3. Areas above second floor windows are noted to be clad in "flat panel wood, painted to match color of windows."
4. Areas above second floor windows have proposed projecting canopy. Cladding not specified.
5. Window sizes and configuration have been revised, with panels noted as "flat panel wood, painted to match color of windows".
6. Window to solid ratio complies with guidelines.



Recommendation: Projecting area to be clad in wood siding to match other areas.

East Elevation:

1. **West wing's** east elevation portion:
  - Enlarged "stucco finish" area (vertical rectangle).
  - Proposed canopy leading to front door was reduced.
  - Ground floor window was reduced.
  - New window introduced on second floor.
  - Solid wood panel above and below new second floor windows.
  
2. **East wing,** east elevation portion:
  - Window removed from area that would correspond to garage. Second floor window enlarged.
  - Areas above and below stacked narrow windows are labeled to be clad in flat wood panel painted to match color of window frames.
  - The solid to glazed area ratio for the entire East elevation, does not comply with section 6.3.3 of the Woodbridge Heritage Conservation District Guidelines. An 11% increase in glazed area is required in order to comply (Currently they have a 9% glazed area). The guidelines require a minimum of 20% glazed area for each elevation ("...proportion of 40% solid to 80% solid."p.82). This is a prescriptive requirement that has a significant impact on the design results of contemporary structures within the Heritage Conservation District. The applicant has expressed concern that the Ontario Building Code would not allow them to increase the areas of glazing on this elevation. Cultural Services staff consulted with the Building Standards department in this regard and was advised the OBC does allow for other options in order to comply and a meeting was suggested with the applicant to discuss the possibilities. However, the applicant was not amenable to having this meeting and asked to return to the Heritage Vaughan Committee for consideration of the new design. As the proposed does not comply with the Heritage District Guidelines, staff recommends that the applicant address this issue.

Recommendation: It is recommended that the applicant revise the east elevation to comply with the July 15, 2011 Heritage Vaughan Committee's approved recommendation and the Woodbridge Heritage Conservation District Guidelines.

## **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 applicant has expressed it cannot comply to the recommendation from Heritage Vaughan Committee at its July 15, 2011 meeting as well as revising the originally proposed design which was approved by the Committee. The applicant has asked staff to bring the new proposal to the Committee for further consideration.

Cultural Services staff recommends that the applicant be asked to continue working with staff in the issues listed in the analysis portion of this report, to Cultural Service's satisfaction, to ultimately submit a complete set of drawings for the issuance of a Heritage Permit.

Attachments 1 - 10

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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The meeting adjourned at 10:15 p.m.

Respectfully submitted,

John Mifsud, Chair

CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
ACCESSIBILITY ADVISORY COMMITTEE

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on October 25, 2011*

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The Accessibility Advisory Committee met at 7:30 p.m., on June 27, 2011.

Present:

Meenu Sikand, Chair  
Daniella DeGasperis  
Teresa Di Nardo  
Peter Pallotta  
Bob Santos  
Angelo Tocco

The following items were dealt with:

1. **Confirmation of Agenda**

The agenda was confirmed as presented.

2. **Disclosure of Interest**

There was no disclosure by any member present.

3. **Adoption/Correction of Minutes**

The minutes of May 24, 2011 were adopted as presented.

4. **Tour of the Vaughan City Hall**

A tour of the Vaughan City Hall was provided by the City Clerk.

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The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Meenu Sikand, Chair