



CITY OF VAUGHAN

HERITAGE VAUGHAN COMMITTEE

AGENDA

Committee Rooms 244

March 21, 2012

2nd Floor

Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

7:00 p.m.

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**
- 4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**
- 5. PRESENTATIONS AND DEPUTATIONS**
- 6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**
- 7. NEW BUSINESS**
- 8. 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, March 19, 2012 at 4:00 pm, Susan Giankoulas at (905) 832-2281 ext. 8850.

susan.giankoulas@vaughan.ca

Agendas and Reports can be found at 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

2nd 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 <i>(If Required)</i>	Richard Hahn
August 17 <i>(If Required)</i>	Councillor Marilyn Iafrate
September 19	Tony Marziliano
October 17	Gianni Mignardi
November 21	Nick Pacione
December 12 <i>(2nd week due to Hanukkah</i>	Fadia Pahlawan
	Christine Radewych
	Regional Councillor Deb Schulte
	Councillor Alan Shefman
	Rajbir Singh
	Claudio Travierso
STAFF	
	Angela Palermo
	Manager of Cultural Services
	Lauren Archer
	Cultural Heritage Co-ordinator
	Cecilia Nin Hernandez
	Cultural Heritage Co-ordinator
	Rose Magnifico
	Assistant City Clerk

Note: These meeting dates may be subject to change if this is the consensus of the majority of the members.

HERITAGE VAUGHAN COMMITTEE AGENDA – March 21, 2012

ITEMS

- 1. 140 WOODBRIDGE AVENUE, MARKET LANE HOLDINGS, SIGN VARIANCE APPLICATION**
Owner: Rocco Cerone
- 2. 150 BROOKE STREET – THORNHILL – RE: COMMITTEE OF ADJUSTMENT APPLICATION**

HERITAGE VAUGHAN COMMITTEE AGENDA – MARCH 21, 2012

1. 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



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

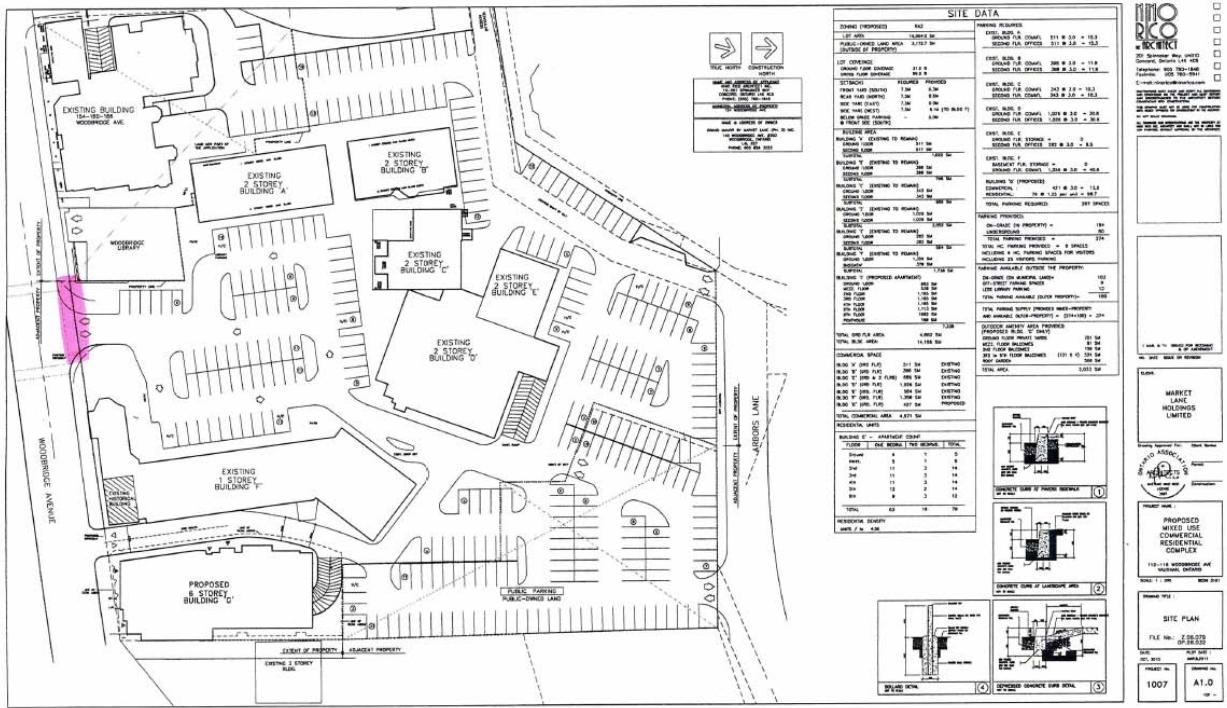


Fig. 4 Signage Location Map, 140 Woodbridge Ave., Market Lane

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

HERITAGE VAUGHAN COMMITTEE AGENDA – MARCH 21, 2012

2. 150 BROOKE STREET, THORNHILL - RE: COMMITTEE OF ADJUSTMENT APPLICATION

Recommendation

Cultural Services staff provides the following recommendation to Heritage Vaughan for consideration:

1. That Heritage Vaughan consider the background and analysis portions of this report and if the committee finds merit in the application that the following conditions be forwarded for consideration by the Committee of Adjustment:
 - i. That the subject application be supported based on the precedent set by the neighbour directly adjacent to the south, at 148 Brooke Street, and;
 - ii. That support of this application is possible only due to the precedent set and the site conditions and design particular to this site, and;
 - iii. That this application's site conditions, design characteristics are considered to be the maximum allowable within Brooke street and any other similar condition within the Thornhill Heritage Conservation District.
 - iv. That the steps leading up to the main floor located within the front yard setback be of a natural material such as natural limestone or wood, that blends in with the landscaping and natural surroundings in material and color palette, and;
 - v. That material samples for the steps and landscaping features be submitted to Cultural Services for review and approval.
 - vi. That the applicant submit a copy of the revised Site Plan reflecting the as-built conditions reviewed with this application for final release 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, 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 Committee of Adjustment application for a proposed zoning by-law variance regarding the front yard set back and front step encroachment for the subject property.

Background - Analysis and Options

Background

The subject property at 150 Brooke Street is:

- a) Designated as part of a Heritage Conservation District under **Part V** of the Ontario Heritage Act and therefore subject to the Thornhill Heritage Conservation District Guidelines.
- b) Not Registered under Part IV section 27 of the Ontario Heritage Act
- c) Not individually Designated under Part IV, section 29, of the Ontario Heritage Act

A proposal for new construction was approved by Heritage Vaughan on their March 2011 meeting.

While construction started an outdated approved grading plan was used unintentionally by mistake and the foundation and subsequently the framing were constructed approximately four feet closer to the front property line than approved on the Heritage Permit and the Building Standards department, giving way to a Committee of Adjustment application in order to deal with the discrepancy.

Currently the Building Standards Department has advised that the deficiencies are to the Zoning by-law and an Order to Comply and a Stop Work Order have been issued since the building was not built in accordance to the reviewed building permit plans. A current survey reflecting the as-built position of the foundation with respect to the property line has been submitted by the applicant. Please refer to attachments.

Analysis

The Building Standards Department has identified the following variances:

The zoning By-law requires the following setbacks for the subject lot:

Minimum front yard setback = 9 m

Exterior stairs not exceeding $\frac{1}{2}$ storey in height allow to encroach 1.8m in to the required front yard setback.

The current proposal requests the following variances:

Minimum front yard setback = 7.8 m

Exterior stairs not exceeding $\frac{1}{2}$ storey in height allow to encroach 4.68m in to the required front yard setback.

Precedents within the Heritage Conservation District

The area has at least two older buildings on Brooke Street that have been renovated with the front elevation situated closer to the property line than the required 9 m setback by the zoning by-law, 146 Brooke Street and 143 Brooke Street. The building that was demolished within the subject property at 150 Brooke Street in order to give way to the new construction, had a front yard setback of 6.9 meters, less than the current zoning by-law requires. However, Building Standards advised that these reduced setbacks are considered legal non-conforming to applicable zoning by-law in cases where the original structure remains and it has been added to or renovated. Therefore any new construction must adhere to the current front yard set back of 9 m as well as all other requirements of the current by-law. The current proposal for 150 Brooke Street falls under the rules for new construction.

The current building under construction stands at 9.45m tall therefore it complies with the maximum allowed under the by-law (9.5m). Please see attached revised elevation provided by the applicant. There is a difference in proposed height of 46 cm with the previously approved

drawings. The Thornhill Heritage District Guidelines support the current Zoning By-law in this respect and therefore there is no issue of height (Section 4.4 THCDG).

Last summer, the subject property obtained a variance to allow a maximum coverage of 23% to accommodate a the new building.

The property next door to the south, also known as 148 Brooke Street was constructed circa 1992, and as such it was subject to review under the same zoning by-law and also the old Thornhill Heritage District Guidelines. Being in immediate adjacency to the subject property results in its sharing some of the same site conditions and design solutions:

- The design accommodates a garage level at or close to street level access, with a main floor above the garage level.
- There are landscaping steps leading up to the main floor from the street level.
- There is a covered porch in front of the front door area at the main floor level which encroached on the 9.0m front yard setback as prescribed in the zoning by-law and variance was approved in order to allow this feature (see point below).
- This design was subject to a set of similar variances which were approved in 1992 (A68/92). The variances allowed were the following:
 - Coverage of 22.9%
 - Front yard setback of 7.0m rather than the required 9.0m

This means that comparing the variance applications of the two properties, the current variance application is requesting 0.8m less in front yard setback than the approved variance for the property at 148 Brooke Street from 1992.

Comparing the Impact of Zoning Restrictions on Architectural Design

Please refer to the attachments in conjunction with the description in this section. Considering the front elevation designs of 148 Brooke Street and 150 Brooke Street from north to South: while the front façade at 148 Brooke steps in four bays, with the northern most corner being at 12m set back, the next standing at 7m (where the front door is located), and the next two being at 12m or beyond, the fact remains that their front yard setback is at 7 m. On the other hand, for 150 Brooke (the subject property) the northernmost tip stands at 9.36 meters and the southernmost tip stands at 7.8 meters. The main floor is setback from this line. The second floor is contained within a sloping roof, which slopes towards the back of the property. The building height is 9.5 m, the maximum allowed under the zoning by-law.

The structure previously standing on the subject lot was a one storey single family dwelling of modest proportions. Given that the new replacement building is much larger than the original structure, the effect on the streetscape is significant and noticeable, even if the building is placed standing further back from the street. According to the Thornhill Heritage District Guidelines, however, as long as the zoning by-law is complied with and the design of the building reflects a heritage style and other policies as stipulated in the heritage district guidelines it is considered acceptable and can be considered by the Heritage Vaughan Committee for approval and issuance of a Heritage Permit. The design under construction obtained a Heritage Permit with Heritage Vaughan review at the committee's March 2011 meeting and the permit was issued in July 2011.

Front Steps Encroachment

Cultural Services took photos from the street on March 12, 2012 and was able to record that the neighbour to the south also has significant steps in the front yard setback. Based on this precedent and others as seen in the attached photos. With the regard to the front steps encroachment it is therefore recommended as follows:

- That the steps leading up to the main floor located at the front yard setback be of a natural material such as natural limestone or wood, that blends in with the landscaping and material and color palette in the natural surroundings, and;
- That material samples for the steps and landscaping features be submitted to Cultural Services for review and approval.

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

Considering the Analysis portion of this report, and given the size of the new development, Cultural Services worked with the applicant during the design stage of the application, in order to arrive at a design that would avoid any variances and thus not impose upon the heritage character of the Heritage Conservation District. It is unfortunate that a mistake during siting has resulted in the building being set forward from the allowable in the applicable zoning by-law. However, it also remains true that the neighbour directly to the south has built with variance approval for a smaller less front yard setback in place. Please refer to recommendation Section of this report.

Attachments



Fig. 1 – 150 Brooke Street. Location Map.

A082/12

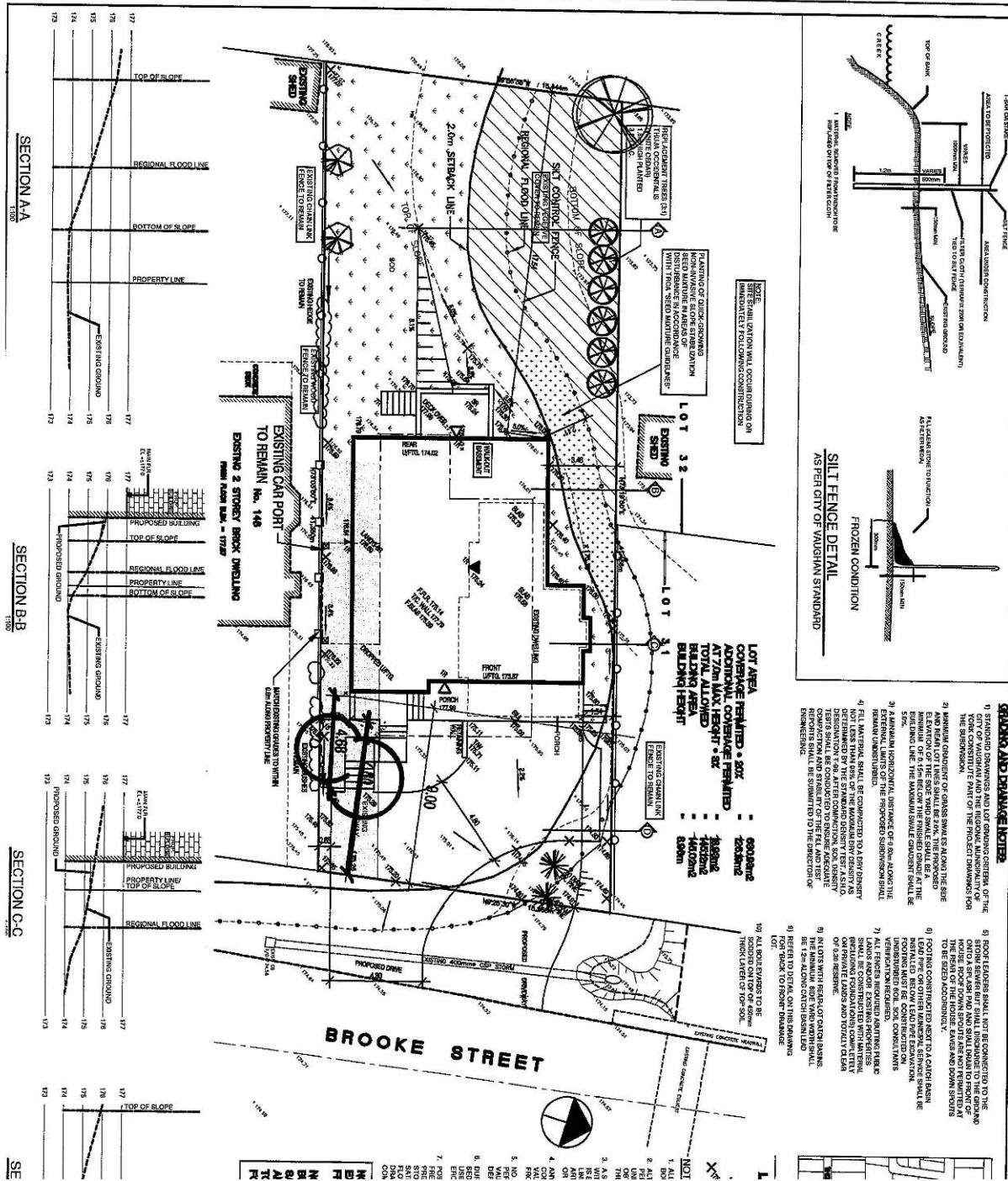


Fig. 2 – Site plan drawing submitted by applicant with identified variances to be considered by the Committee of Adjustment.

YES AND CAN
8.

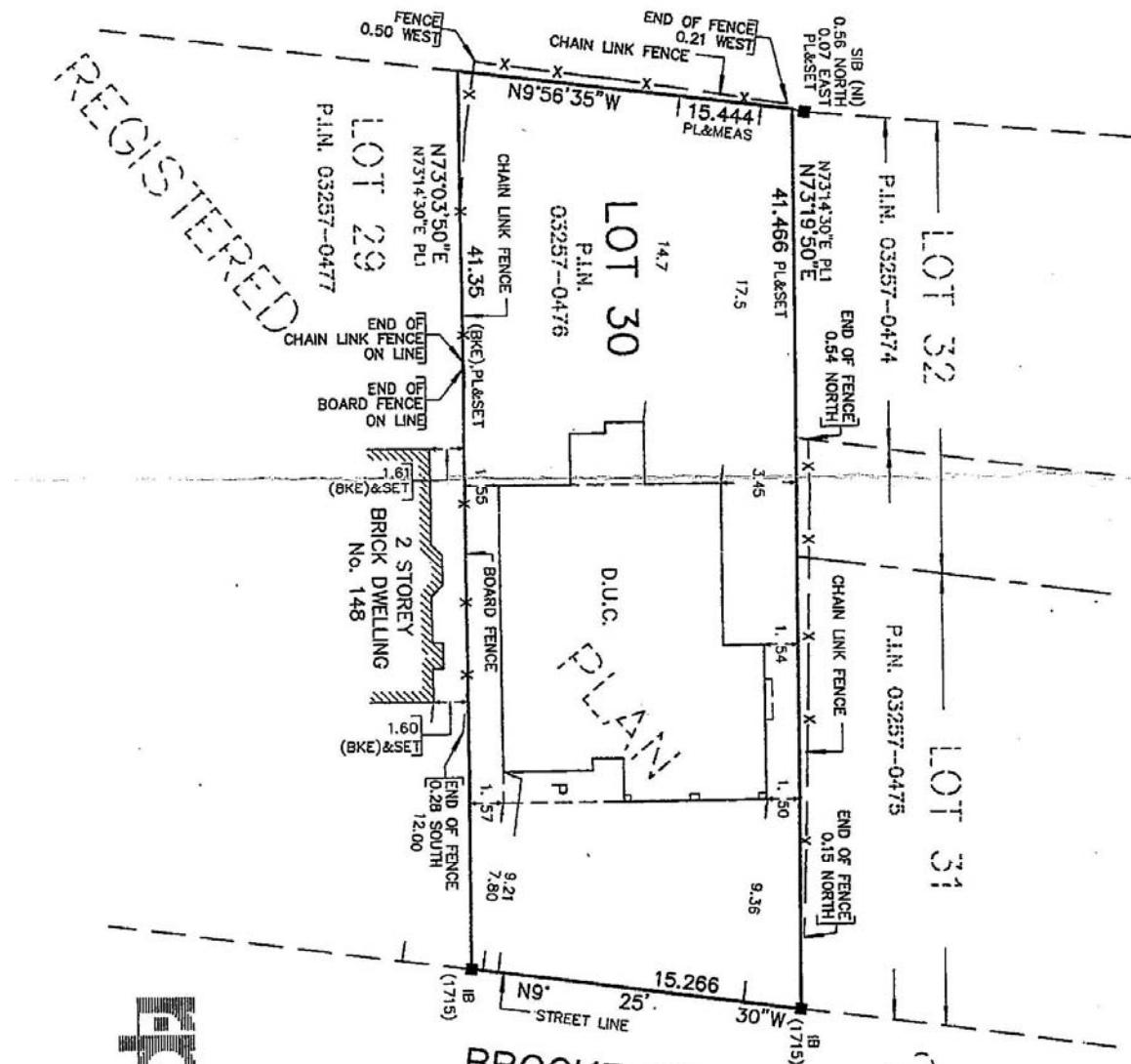
BROOKE STREET AND SURVEY OF
OF N9°25'30"W.

DATE Feb. 1

REGISTRAR'S COMPILED PLAN 9835

LOT 46

PART 1, PLAN 64R-2751
P.I.N. 03257-0473



R.D.C.
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Wood
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Webs

Fig. 3 – Current as-built survey provided by the applicant, circulated with the Committee of Adjustment application.

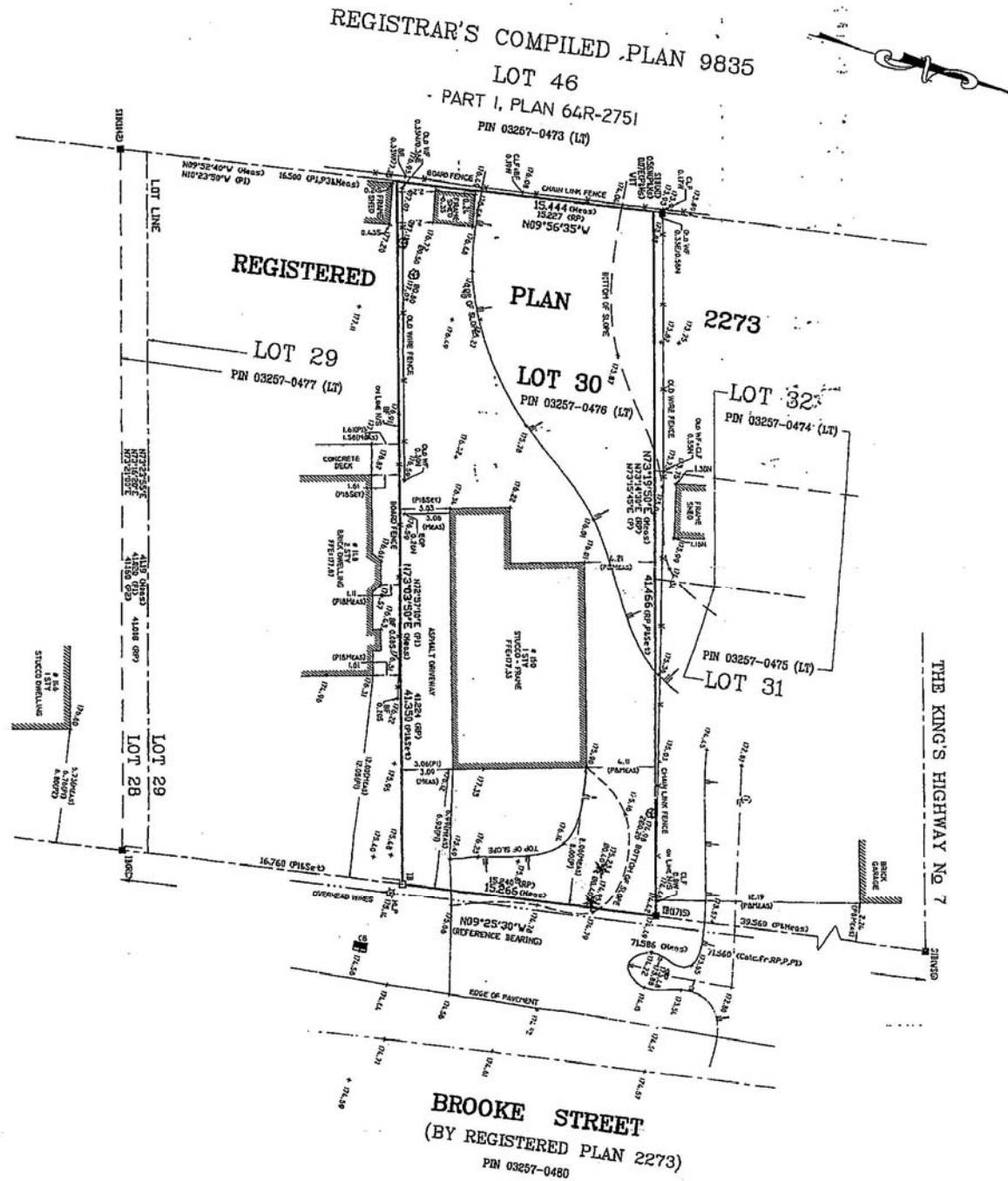


Fig. 4 – Survey showing location of demolished 1 storey house on subject property.

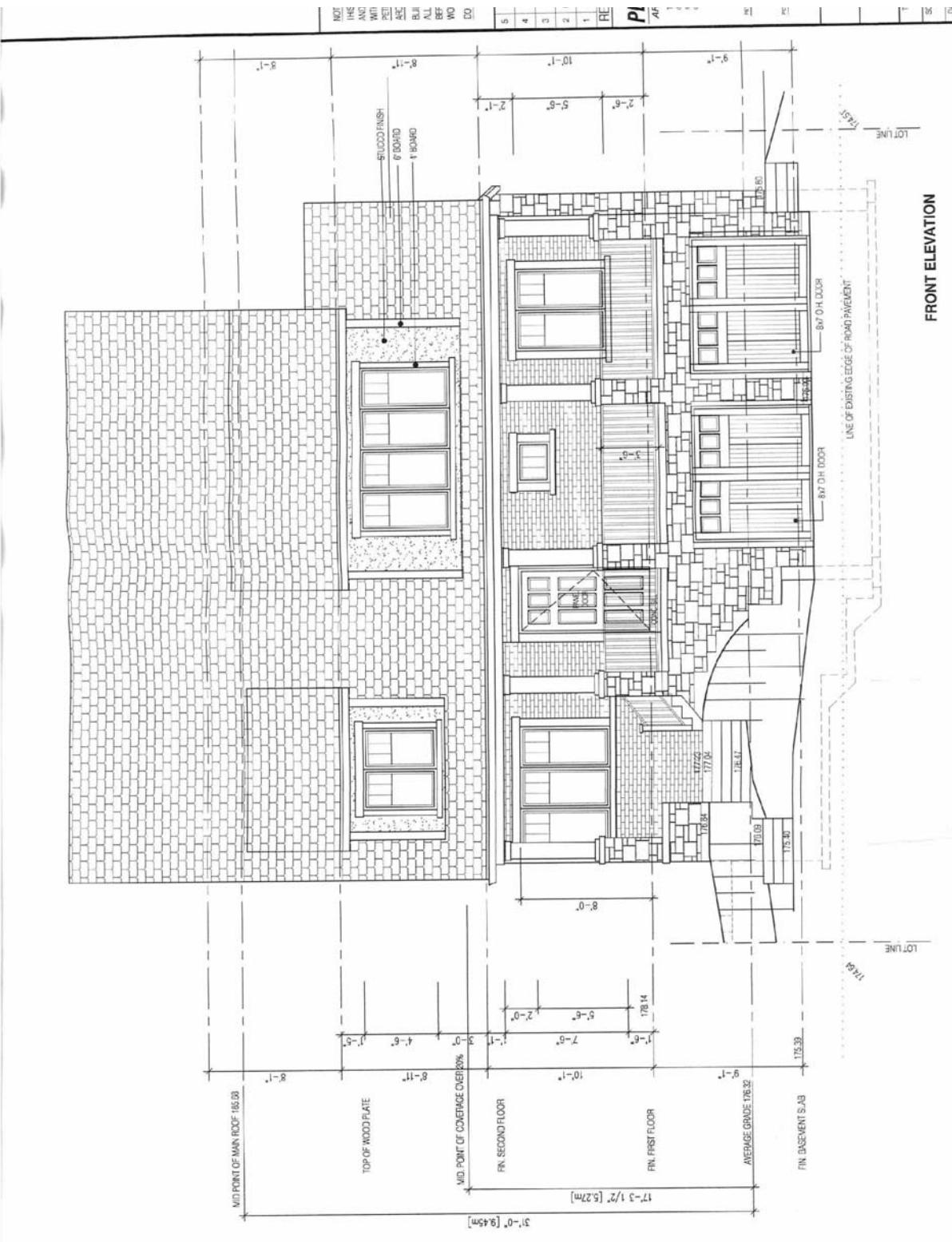


Fig. 5– Revised front elevation reflecting height changed noted. Height is within the allowable in the zoning by-law.

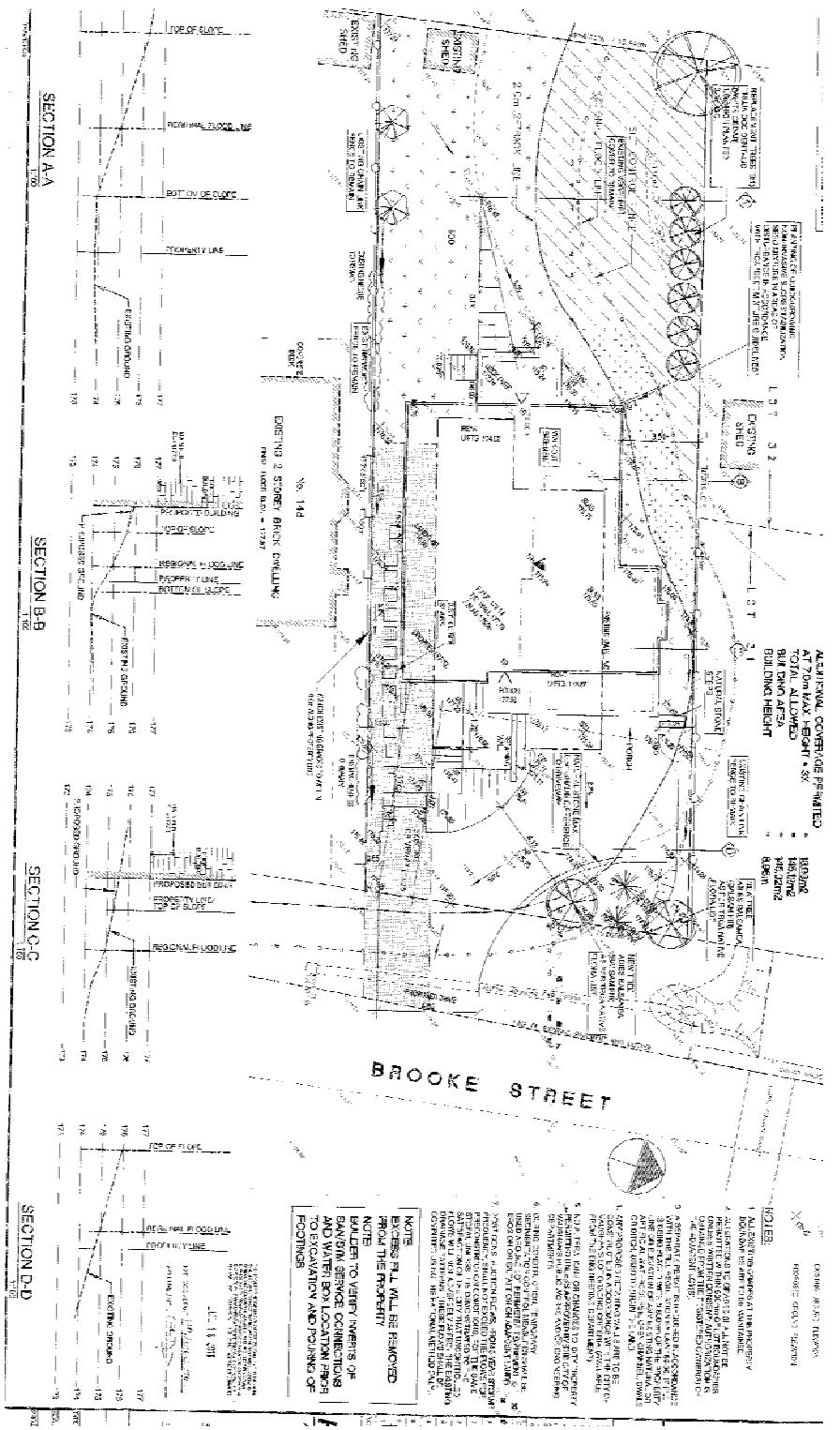


Fig. 6– Background Information: Site Plan approved by 2011 Heritage Permit

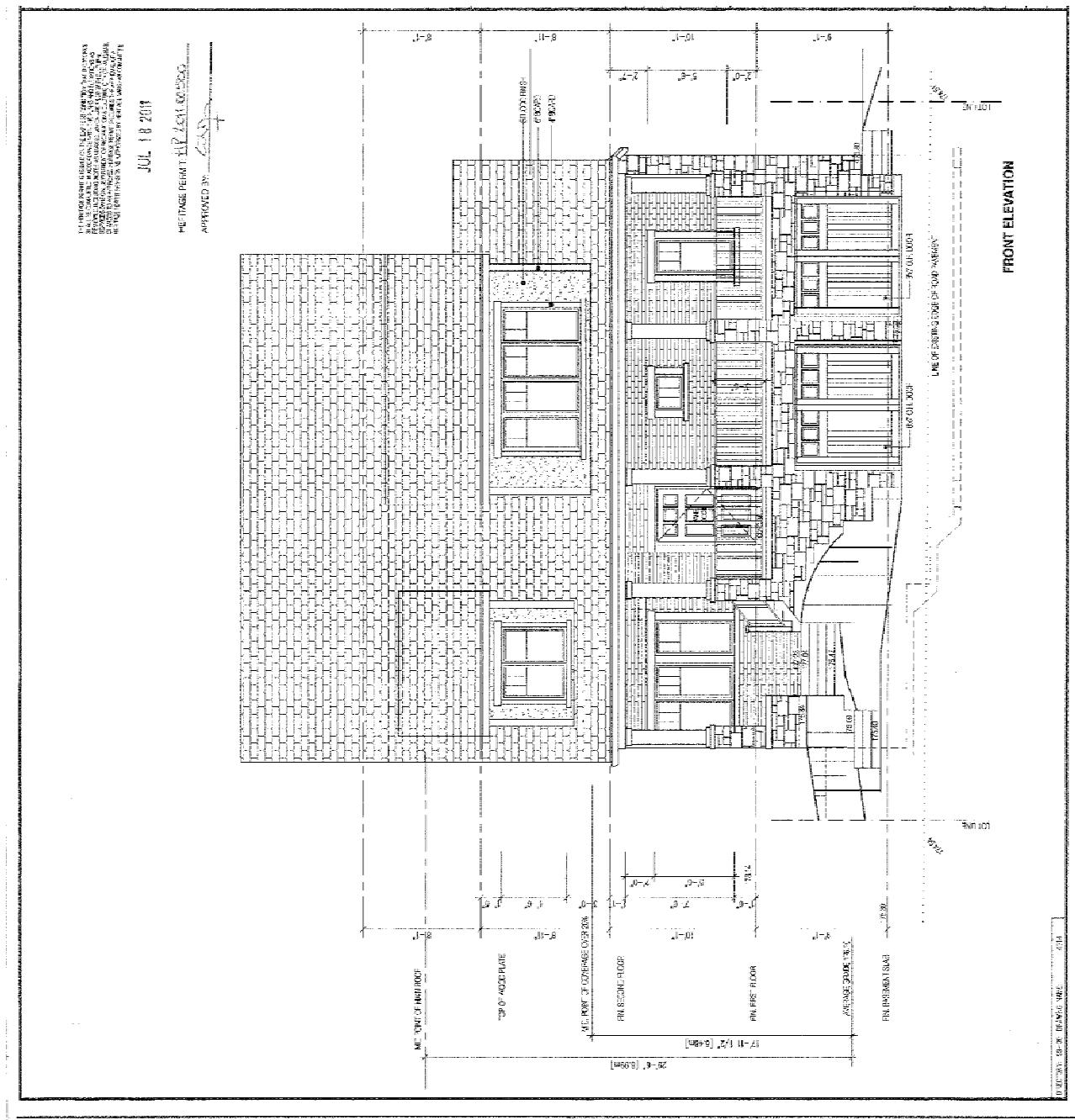


Fig. 7—Background Information: Front elevation approved by 2011 Heritage Permit

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
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