

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

***For consideration by the Committee of the Whole
of the City of Vaughan
on May 31, 2016***

The Heritage Vaughan Committee met at 7:12 p.m., on April 20, 2016.

Present: Christine Radewych, Vice Chair
Frank Alaimo
Robert Brown
Sandra Colica
Lelio DeCicco
Councillor Rosanna DeFrancesca
Regional Councillor Michael Di Biase
David Grossman
Nick Pacione
Fadia Pahlawan
Giacomo Parisi
Antoinella Strangis
Claudio Travierso
Howard Tuchman
Henry Xu

Staff present: Daniel Rende, Cultural Heritage Co-ordinator
Katrina Guy, Cultural Heritage Co-ordinator
Moir Wilson, Senior Urban Designer
John Britto, Council / Committee Administrator

The following items were dealt with:

**1 PROPOSED REVISION TO APPROVED HERITAGE PERMIT
 OF PART IV AND PART V OF DESIGNATED PROPERTY -
 10483 ISLINGTON AVENUE – KLEINBURG GENERAL STORE
 WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMAN MILL'S ROAD**

Heritage Vaughan advises Council:

- 1) That the recommendation contained in the following report of the Manager of Urban Design and Cultural Heritage, dated April 20, 2016, was approved; and
- 2) That the deputation by Mr. Joe Di Giuseppe, Deerchase Circle, Vaughan, on behalf of the applicant, was received.

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed renovations BE APPROVED subject to the following conditions:

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- a) the applicant submit Building Permit stage drawings that include structural information, certified by a Heritage Specialist with CAHP designation, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and
- b) any significant changes to the proposal by the Owner may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

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

There are no requirements for new funding associated with this report.

Communications Plan

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

Purpose

The purpose of this report is to seek Heritage Vaughan approval for the proposed revisions to the approved Heritage Permit for additions to an existing building at 10483 Islington Avenue, Designated Part IV by By-law 32-85 and Designated Part V, in the Kleinburg-Nashville Heritage Conservation District (HCD).

Background - Analysis and Options

Proposed Revisions

This Heritage Permit application was brought to Heritage Vaughan Committee for review and was approved at the meeting of July 16, 2014. The proposal has since been modified and therefore it requires review by Heritage Vaughan Committee. The proposed revisions to the previously approved application are:

- The shed-sloped roof on the right side addition (south) is proposed to be replaced with a flat roof. This revision will not affect the front storefront elevation, however, the south side elevation will be revised and will be visible from Islington Avenue. Please refer to attached drawings (Attachments 4 and 5) that show previous and current proposals.

Location and Heritage Status

The subject site is located on the east side of Islington Avenue between Stegman's Mill Road and Kellam Street. It is located on Islington Avenue within the Kleinburg Commercial Core of the Kleinburg-Nashville Heritage Conservation District. The building,

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also known as the Kleinburg General Store and Post Office, is also designated Part IV of the Ontario Heritage Act (Bylaw 32-85). The subject property is also included on the City of Vaughan's Register of Property of Cultural Heritage Value.

Approved Proposal to Demolish Unsympathetic Additions and Construct New Additions in same style – Conservation Plan Submitted

An application to remove the rear and side additions and create a new addition along the right side and rear was approved at the meeting of July 16, 2014. A Heritage Permit, including a Conservation Plan, for this application was approved on November 19, 2015 by the City.

Deck Not to be Used for Commercial Uses

In accordance with Zoning By-law 1-88 requirements, the proposed second floor deck (shown on Attachment 5) will only be used in association with the second floor residential use and not the ground floor commercial use. Any proposed changes to this will trigger a Zoning By-law Amendment and Site Plan Approval and as a result will be required to return to Heritage Vaughan for review and approval.

Order to Remedy an Unsafe Building Issued

During construction, a portion of the southern wall and foundation was damaged and the City issued an Order to Remedy an Unsafe Building on January 20, 2016. The Owner has retained a professional engineer that specializes in the restoration of heritage structures to remedy this situation. Restoration work has begun with the Building Standards Department closely monitoring progress on site.

Associated Committee of Adjustment Application Approved

Minor Variance Application A098/15 was approved for the subject site to recognize existing conditions of a heritage building within a modest sized lot. This information was presented to Heritage Vaughan on July 16, 2014, however, the variance application had not yet been submitted for review.

Building Condition Considerations

As part of the previous proposal for this subject property, a new foundation is being installed for the right side addition and rear addition. A professional engineer with previous experience in the restoration of heritage buildings and is a member of the Canadian Association of Heritage Professionals has been retained by the Owner to oversee construction.

To ensure there is consistency between the Heritage Permit and Building Permit, Cultural Heritage staff requires all Building Permit drawings and documents, including but not limited to architectural, structural, and geotechnical reports to be submitted for review by Cultural Heritage and Building Standards staff, prior to the issuance of a Heritage Permit. If, despite the review of Cultural Heritage staff and Building staff, that it becomes evident the works are impacting the existing foundation or structure to the existing built heritage resource, a stop work order may be issued by the Building Standards Department, and mitigation efforts will be required at the applicant's expense.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The preservation, restoration, and rehabilitation of this contributing heritage resource

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located in the Kleinburg Heritage Conservation District supports the following Council priority:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

Cultural Heritage staff in the Vaughan Development Planning Department recommends approval of the proposed revisions to the approved Heritage Permit for additions to an existing building as it is a minor revision to the previously approved proposal and has no negative impacts to the structure or the Islington Avenue streetscape. Should the Committee concur, the staff recommendation can be adopted.

Attachments

1. Location Map
2. Streetscape Views (Google Streetview)
3. Proposed Site Plan
4. Previous Proposal
5. Current Proposal

Report Prepared By

Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Moira Wilson, Senior Urban Designer, ext. 8353

(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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**ISLINGTON AVENUE ROADWORK:
FROM BINDERTWINE BOULEVARD
TO THE WALKWAY LEADING TO WESTRIDGE DRIVE
CITY OF VAUGHAN CAPITAL PROJECT EN-9961-13
KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
WARD 1 - VICINITY OF ISLINGTON AVENUE AND BINDERTWINE BOULEVARD**

Heritage Vaughan advises Council:

- 1) That the recommendation contained in the following report of the Manager of Urban Design and Cultural Heritage, dated April 20, 2016, was approved:

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed new sidewalk on the west side of Islington Avenue (as shown on Attachment #1) BE APPROVED, subject to the following conditions:
 - a) The final material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section and the Vaughan Infrastructure Delivery Department;

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- b) Any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning, in consultation with the Vaughan Infrastructure Delivery Department;
- c) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any further variances, permits or requirements that may be required in the future by the Vaughan Infrastructure Delivery Department as it relates to the subject application; and
- d) The Vaughan Infrastructure Delivery Department shall submit final copies of the proposed development to Cultural Heritage staff in the Vaughan Development Planning Department for the issuance of a Heritage Permit.

Contribution to Sustainability

This report is consistent with the goals and objectives within Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

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

There are no requirements for new funding associated with this report. The sidewalk is a Council approved City Capital Project EN-9961-13.

Communications Plan

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

Purpose

The purpose of this report is for Heritage Vaughan to consider a proposed new sidewalk on the west edge of the road allowance on Islington Avenue between Bindertwine Boulevard northwards to the pedestrian walkway leading to Westridge Drive. As this section of Islington Avenue is located within the Kleinburg-Nashville Heritage Conservation District (HCD) and as a result the sidewalk must be reviewed by the Heritage Vaughan Committee prior to the construction of this Capital Project in 2016.

Background - Analysis and Options

Heritage Status and Process	<p>The property is located within the Kleinburg-Nashville Heritage Conservation District and is therefore designated under Part V of the Ontario Heritage Act.</p> <p>All new construction and streetwork must be consistent with the Kleinburg-Nashville Heritage Conservation District Plan and require the approval of the Heritage Vaughan Committee and a Heritage Permit in addition to any other City approvals.</p>
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Existing Conditions	Currently, there is no existing sidewalk along that side and section of Islington Avenue. (Please refer to Figures 1 & 2 in Attachment)
Proposed Design	<p>The Applicant (City of Vaughan, Infrastructure Delivery Department) is proposing to construct a sidewalk on the west side of the road allowance of Islington Avenue. The sidewalk would begin at Bindertwine Boulevard and continue north along the street until it reaches the pedestrian walkway that leads into Westridge Drive.</p> <p>The proposed sidewalk installation will allow for increased safety for pedestrians and is consistent with the Council approved City-wide Streetscape Implementation Manual and Financial Strategy, For Intensification Areas and Heritage Conservation Districts.</p> <p>While the Kleinburg-Nashville HCD Plan and Guidelines do not have specific guidelines regarding new sidewalks, there are several statement throughout that encourage greater pedestrian access while preserving the existing profile of the different streets and roadways. The proposed sidewalk is consistent with other sidewalks along Islington Avenue and will not result in excess pavement or loss of green features along the way.</p> <p>Staff has also confirmed that there are no archaeological concerns associated with this work. Notwithstanding, the following clause shall be applied:</p> <ul style="list-style-type: none"> ▪ <i>Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, and the City of Vaughan's Development Planning Department Urban Design and Cultural Heritage Division shall be notified immediately.</i> ▪ <i>In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.</i>
Materials	Materials will be reviewed at the staff level prior to issuance of the Heritage Permit.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

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This supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to development transit, cycling and pedestrian options to get around the City
- Invest, renew and manager infrastructure assets
- Continue to ensure the safety and well-being of citizens
- Support and promote arts, culture, heritage and sports in the community
- Continue to cultivate an environmentally sustainable city

Regional Implications

N/A

Conclusion

Cultural Heritage Staff in the Vaughan Development Planning Department recommends that the proposed new sidewalk on the west edge of the road allowance on Islington Avenue between Bindertwine Boulevard northwards to the pedestrian walkway leading to Westridge Drive be approved as it is consistent with the Kleinburg-Nashville Heritage Conservation District Plan and will not impact or detract from any existing heritage resources or streetscape.

Heritage Vaughan approval will also allow Cultural Heritage staff to issue a heritage permit for the construction of the sidewalk by the Vaughan Infrastructure Delivery Department to proceed with construction later this year.

Attachments

1. Location Map
2. Street Photos
3. Roadwork Plan & Sections

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Moira Wilson, Senior Urban Designer, ext. 8353

(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 NEW CONSTRUCTION OF A SINGLE DETACHED RESIDENTIAL BUILDING
 DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
54 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
 WARD 1 – VICINITY OF NAPIER STREET AND KELLAM STREET**

Heritage Vaughan advises Council:

- 1) That consideration of this matter was deferred to the May 18, 2016, Heritage Vaughan Committee meeting;
- 2) That the applicant was requested to prepare an alternative based on comments of the Committee; and
- 3) That the deputation by Mr. Fausto Cortese, Fausto Cortese Architect Inc., Codsell Avenue, Toronto, on behalf of the applicant, was received.

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Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed new construction for a single detached dwelling at 54 Napier Street BE APPROVED, subject to the following conditions:
 - a) the final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage section;
 - b) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any further variances, permits or requirements that may be sought in the future by the applicant as it relates to the subject application.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

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

There are no requirements for new funding associated with this report.

Communications Plan

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

Purpose

The purpose of this report is for Heritage Vaughan to consider a proposed new construction for a single detached residence at 54 Napier Street within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis and Options

Heritage Status and Process	<p>Designated Part V, Ontario Heritage Act, Kleinburg-Nashville Heritage Conservation District.</p> <p>All new construction, renovations, and demolition must be consistent with the Kleinburg-Nashville Heritage Conservation District Plan and require the review from Heritage Vaughan Committee and a Heritage Permit in addition to any other City approval. The Kleinburg-Nashville HCD is divided into distinct areas and the subject property falls within the "Residential Villages" area. As such, those policies within the Plan apply.</p>
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Existing Building	<p>In 2011, the then Owner of the property applied for and received permission from Heritage Vaughan and the City of Vaughan Council to demolish the existing structure on the property and received approval to build a new dwelling on the lot.</p> <p>Although the owner proposed and received approval from Council for a proposed new dwelling in April 2012, it was not built.</p> <p>The existing 1957 dwelling still remains on the property. The approval to demolish the existing dwelling is still in effect.</p> <p>After 2013, the property was sold to the current owner.</p>
Proposed New Construction	<p>In August of 2015, an agent for the current owner submitted a concept drawing of a Windrush-inspired dwelling to Cultural Heritage staff.</p> <p>Staff consulted the Kleinburg-Nashville Guidelines to consider the proposed design. The Kleinburg-Nashville Heritage Conservation District Plan identifies the Windrush Co-operative properties as being worthy of Part IV designation, therefore making this specific iteration of modern style a possible heritage style in the district.</p> <p>The applicant has proposed a single detached dwelling in the modern style, specifically in the style of the Windrush Development.</p> <p>The Modern/Windrush Style is alluded to in two places in the Kleinburg-Nashville Heritage Conservation District Study and Plan.</p> <p>In the heritage character assessment of Windrush, the Study states the following:</p> <p><i>“Windrush was something of an “artist’s colony”, and the members were among those few who took their modern architecture straight up. Many of the original houses are quite faithful to the example of Frank Lloyd Wright’s “Usonian” houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys.” (P. 46)</i></p> <p><i>In the Section 9 (9.2.2), the Modern style elements are listed:</i></p> <ul style="list-style-type: none"> • <i>One-storey, very informal plan. Each area of the house expressed in plan and elevation.</i> • <i>Fits into landscape, with floor levels following contours of the lot.</i> • <i>Main entrance often on the side.</i> • <i>Strong horizontal emphasis.</i> • <i>Flat roofs with large overhangs, sometimes extremely so. Roofs overlap and vary in height.</i> • <i>Very large chimney.</i> • <i>Natural materials: fieldstone, brick and wood.</i> • <i>Large glass areas: inside and outside ‘flow together’.</i>

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	<p>In the initial Site Plan circulation of file DA.16.002, Cultural Heritage staff identified concerns with the cladding materials, chimney design, the glazing style and proposed landscaping. The applicant has resubmitted and addressed all these concerns, as well as providing a streetscape view to provide context for the height and scale of the residence.</p> <p>Cultural Heritage staff has reviewed the proposal and finds that the proposed design contains the style elements that are listed as part of the Windrush style.</p> <p>As an example of the Windrush Co-op style, Cultural Heritage staff finds that the proposed dwelling meets the design guidelines as described in the Kleinburg-Nashville Heritage District Plan.</p>
Recommended Revision	<p>The following revision is recommended by Cultural Heritage staff:</p> <ul style="list-style-type: none">• Staff notes that the drawings and renderings show slight discrepancies in the description placement of materials. Staff will be requiring that the full colour rendering match the elevation drawings and proposed material rendering for final heritage permit issuance.
Materials	<p>Materials and methods will be reviewed and confirmed at the staff level prior to issuance of the Heritage Permit.</p>

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends that the proposed new construction of a single detached dwelling at 54 Napier Street be approved as it is consistent with the Kleinburg-Nashville Heritage Conservation District Plan.

Attachments

1. Location Map
2. Current Condition
3. Site Plan & Elevations
4. Streetscape Rendering
5. Proposed Materials

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Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Moir Wilson, Senior Urban Designer, ext. 8353

(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 PROPOSED DEMOLITION AND NEW CONSTRUCTION OF
 PART V DESIGNATED PROPERTY -
 THORNHILL HERITAGE CONSERVATION DISTRICT –
 133 BROOKE STREET
 WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

Heritage Vaughan advises Council:

- 1) That the recommendation contained in the following report of the Manager of Urban Design and Cultural Heritage, dated April 20, 2016, was approved:

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed demolition of a non-heritage style dwelling and garage and proposed new construction BE APPROVED subject to the following conditions:
 - a) that all windows visible from Brooke Street be revised to a 2over2 hung window style (Attachment 5) as it conforms to the Victorian Vernacular style;
 - b) that the eaves be revised from a sloping corner style to a returning-eaves style as it conforms to the Victorian Vernacular style;
 - c) the applicant submit Building Permit stage drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and,
 - d) any significant changes to the proposal by the Owner may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

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

There are no requirements for new funding associated with this report.

Communications Plan

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

Purpose

The purpose of this report is to seek Heritage Vaughan approval for the proposed demolition of a non-heritage style residential dwelling and detached garage and proposed new construction of 133 Brooke Street in the Thornhill Heritage Conservation District.

Background - Analysis and Options

Proposal for New Single Detached Residence in Victorian Vernacular Style

The proposal is for a single detached residence within the Thornhill Heritage Conservation District. The design of the home is based on the Victorian Vernacular architectural style.

Location and Heritage Status

The subject site is located on the east side of Brooke Street between Centre Street and Thornridge Drive. The site is located within the Thornhill Heritage Conservation District and is therefore Designated Part V under the Ontario Heritage Act.

The existing building is a Vernacular Bungalow constructed in 1952. There is a detached garage on the property as well, constructed in the same style. This style of home is considered a non-heritage style building according to the Thornhill HCD Plan. Its modest size in relation to the lot and well-landscaped front yard does make this property contribute to the District.

Landscape Considerations

The initial proposal was revised in order to maintain and preserve all mature trees along the Brooke Street streetscape. Mature street trees enhance and contribute to the character of a Heritage Conservation District and shall be preserved.

Associated Committee of Adjustment Application

An associated variance application, A032/16, has been submitted for this property.

The applicant is requesting coverage of 24.18% (22.98% dwelling, 1.2% covered porch) where the Zoning By-law permits 20%.

The applicant is requesting a 6.72m setback to the exterior stairway. Based on the location of the house proposed in the drawings, a 7.2m setback is required to the exterior stairway according to the Zoning By-law.

Based on the overall massing and scale of the proposed single detached dwelling and its impact on the Brooke Street streetscape, Cultural Heritage has no objections to the proposed variance for increased lot coverage and setback to exterior stairway. Refer to attachment 2 for streetscape rendering.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The preservation of the Brooke Street streetscape located in the Thornhill Heritage Conservation District supports the following Council priority:

6

Heritage Vaughan advises Council:

- 7 NEW BUSINESS – PROPOSED RELOCATION OF 10220 HUNTINGTON ROAD
THE GEORGE AND LUCY KELLAM HOUSE**

Heritage Vaughan advises Council:

- 1) That staff was requested to consult with local rate payers' associations and report back to the May 18, 2016, Heritage Vaughan Committee meeting on this matter.

The foregoing matter was brought to the attention of the Committee by the Cultural Heritage Coordinator.

The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Christine Radewych, Vice Chair

Report Prepared by: John Britto, Council / Committee Administrator