

***For consideration by the Committee of the Whole
of the City of Vaughan
on December 5, 2017***

The following items were dealt with:

**1 ALTERATION TO 21 CHELTENHAM AVENUE
WOODBRIDGE HERITAGE CONSERVATION DISTRICT
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

- The Heritage Vaughan Committee advises Council:

Recommendation

- The Director of Development Planning and Manager of Urban Design and Cultural Heritage recommend:

**REPORT NO. 7 OF THE HERITAGE VAUGHAN COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
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- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the Owner 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 materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is to seek Heritage Vaughan approval for a proposed one-storey addition to an existing bungalow located at 21 Cheltenham Avenue, a property located in the Woodbridge Heritage Conservation District (HCD) and designated under Part V of the *Ontario Heritage Act*.

Timeline

This application is subject to the 90 day review under the Ontario Heritage Act. This application was declared complete on September 28, 2017, and must be deliberated upon by December 27, 2017, to meet the 90 day timeline.

Background - Analysis and Options

Location and Heritage Status

The subject property is municipally known as 21 Cheltenham Avenue is located on the south side of Cheltenham Avenue, a street that intersects Kipling Avenue in the southern portion of the Woodbridge HCD. The subject property is noted as "non-contributing" within the Woodbridge HCD Plan. The buildings on the property include a bungalow and detached garage constructed circa 1950.

Proposed Alterations

The proposal includes the retention of the existing bungalow and a proposed one-storey addition at the rear of the property. The proposed one-storey addition will be lower than the existing front portion of the house and will not be visible from the street. The addition will be clad in a similar siding material to match the existing portion and will have a hipped roof with asphalt shingles to match the existing dwelling.

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A previous application for a rear addition and rear deck was reviewed and approved by the Heritage Vaughan Committee, with a Heritage Permit (HP.2016-019-00) issued by Cultural Heritage Staff on July 4, 2016.

Kipling Avenue Character Area

The subject property is located within the Kipling Avenue Character Area of the Woodbridge HCD and contains an existing non-contributing building. Therefore, the applicable guidelines within the sections for the Kipling Avenue Character Area (6.1.2) and Approach to Non-Contributing Buildings (6.2.5) of the District Plan apply:

Section 6.1.2 Kipling Avenue North and South – Guidelines:

“2. New and renovated buildings and landscapes must:

- a) conserve and enhance the tree canopy;*
 - e) maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;*
 - f) be no taller than 3 floors (11 m); and*
 - h) provide a design that is sympathetic with the character of adjacent properties.”*
- The proposed addition will not require the removal of any existing trees on the subject property. In addition, the proposed addition will be located at the rear of the property and is one-storey in height, and therefore will not interfere with the existing intimate scale of the street. The proposed design is sympathetic to the existing dwelling and the adjacent properties that are located within the Woodbridge HCD area.

6.2.5 Approach to Non-Contributing Buildings:

“Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued.

Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.

- The proposed addition will contribute to the heritage character of Woodbridge as a whole, as the one-storey rear-addition will not negatively impact the existing streetscape in terms of its scale, height and design. The addition will allow for the functional use of an existing non-contributing but sympathetic dwelling within the Woodbridge HCD. The proposed one-storey addition will contribute to the existing scale and character of the adjacent contributing building located at 7845 Kipling Avenue is a 1960's one-storey contemporary style dwelling.

Conclusion

Based on the above analysis, the proposed alterations to the existing dwelling is in conformity with the policies of the Woodbridge HCD Plan.

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

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

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

Regional Implications

N/A

Conclusion

Cultural Heritage staff recommends approval of the proposed addition and deck to the existing bungalow as it complies with the policies and guidelines within the Woodbridge Heritage Conservation District.

Attachments

1. Location Map
2. Subject Property Location and Photos
3. Proposed Site Plan and Elevations

Report prepared by:

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

(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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**NEW BUSINESS
REPLACEMENT OF TWO SIGNS IN THORNHILL**

Heritage Vaughan member Robert Brown requested that staff explore replacing or repairing damaged signs at two locations in Thornhill.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Tony Marziliano, Chair

Report Prepared by: Rose Magnifico, Council / Committee Administrator