

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 33, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

**33      DEMOLITION OF A DETACHED RESIDENTIAL BUILDING AND NEW DEVELOPMENT  
         9770 KEELE STREET- MAPLE HERITAGE CONSERVATION DISTRICT  
         DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
         WARD 1 - WEST SIDE OF KEELE STREET AND SOUTH OF MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Development Planning and Manager of Urban Design and Cultural Heritage, dated May 17, 2017:

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, *forwards the following report without recommendation* from its meeting of May 17, 2017 (Item 1, Report No. 4) for Council's consideration:

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated May 17, 2017

**Recommendation**

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

1. THAT Heritage Vaughan recommend the approval of the proposed demolition under Section 42 of the *Ontario Heritage Act* of the detached dwelling municipally known as 9770 Keele Street.
2. THAT Heritage Vaughan recommend the approval of the proposed new construction, subject to following conditions:
  - a) a revision to the submitted Landscape Plan to include one additional ornamental deciduous tree, planted within the east side yard along Keele Street;
  - b) any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage; and
  - c) 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"*

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 33, CW Report No. 26 – Page 2

#### **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 a recommendation from the Heritage Vaughan Committee regarding the demolition of a detached house at 9770 Keele Street and the proposed new construction of two semi-detached houses on the same site located within the Maple Heritage Conservation District (HCD).

#### **Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on April 30, 2017, and must be deliberated upon by Council by July 29, 2017, to meet the 90 day timeline. If this application is not considered by Council by the 90 day deadline, it is considered to be approved as outlined under the *Ontario Heritage Act*.

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

##### **Location, Heritage Status, and Policies**

The subject property, known municipally as 9770 Keele Street, is located on the southwest corner of Keele Street and Merino Road, as shown in Attachment #1. The property is located within the Maple HCD, and is protected under Part V of the *Ontario Heritage Act*. The existing structure on the property is a one-storey, split level ranch-style bungalow built between 1959 and 1961 as part of the subdivision to the west. The bungalow fronts onto Merino Road, as shown in Attachment #2. The property is not identified as a contributing property in the Maple HCD Plan, however the Maple HCD Inventory recognizes that the landscape within the property enhances the character of the District, as shown in Attachment #3. Specifically, the inventory entry mentions the garden fringed by young cedar trees (the juniper hedge), the presence of a large Silver Maple, and the gully at the west end of the garden, which is a small tributary creek of the Don River. The Maple HCD Volume 2 – The District Study also identifies the large mature trees as a prominent feature of the streetscape on this block.

The Owner has submitted a scoped Cultural Heritage Impact Assessment (CHIA) to support the development proposal, included as Attachment #4. The CHIA provides a history of the property, the construction and documentation of the existing structure, documentation of the cultural heritage landscape and an assessment of the proposed new construction. The CHIA advises that, "the built property at 9770 Keele Street did not contain cultural heritage value" and is of the opinion that the proposed new construction complies with the direction of the Maple HCD Plan, respecting the character of the District. Cultural Heritage staff has reviewed the report and confirm that it meets the standards of the City of Vaughan's Cultural Heritage Impact Assessment Guidelines.

##### **Proposed New Construction**

The application proposes the demolition of the existing one-storey house at 9770 Keele Street in the Maple HCD and the construction of two semi-detached houses on the property as shown on Attachments #5 and #6. The Owner also proposes to rezone the property from R1V Old Village Residential Zone to R5 to permit the construction of the semi-detached dwellings.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

#### Item 33, CW Report No. 26 – Page 3

The Maple HCD Plan provides design guidance for new development to be compatible with the heritage resources and character of the District while providing for contemporary needs. The overall heritage character of the HCD is composed of buildings, streetscapes, landscapes and vistas. Section 9.5 New Development outlines design guidance for the Residential Area including Architectural Style, Site Planning, Scale and Massing:

- “New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament.” (Section 9.5.2.2)

The development proposal includes two semi-detached dwellings in the later Victorian Vernacular architectural style, which is recognized in the Maple HCD Plan. The proposed red brick material with buff yellow brick accents are appropriate brick colours. The proposed window and door designs are also appropriate to the style.

- “Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.” (Section 9.5.2.1)

The proposed new construction fronts onto Merino Road with an east side elevation along Keele Street. The east elevation is setback approximately 9.2m from the existing Keele Street property line and 3 to 4.5m from the future York Region road widening right-of-way. The east side elevation is an enhanced architectural treatment with red and buff brick and a projected flat bay replacing the blank brick wall of the existing building, and is in keeping with existing brick heritage buildings on Keele Street which also reflect this colour scheme.

- “New buildings should be designed to preserve the scale and pattern of the historic District.” (Section 9.5.2.3)

The proposed semi-detached dwellings are designed to appear as a single 2 ½ storey dwelling consistent with the scale and massing of existing Victorian and Edwardian brick houses in the District.

- “New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.” (Section 9.5.2.3)

Although the height of the proposed new construction is taller than the existing adjacent bungalow to the south on Keele Street, it is similar in height to the two 2 ½ storey detached dwellings property further south on the same block of Keele Street.

- “Connected garages should minimize their street presence.” (Section 9.3.8)

The proposal includes front facing attached garages. However, given that the new dwellings front onto Merino Road, which is the street leading into the neighboring newer subdivision adjacent to the District, the garages will not be visible from the Keele Street heritage streetscape. The surrounding properties located on Merino Road also feature attached garages.

- “Site new houses to preserve existing mature trees” (Section 9.5.2.1)

The Owner submitted an Arborist Report and Tree Preservation Report in January 2014, that identifies landscape elements to be removed or preserved, as shown in Attachment #7. The existing Tree Preservation Plan and Landscape Plan, shown in Attachment #8, indicates that the Landscape Plan has been revised to ensure that the new residential buildings are sited to respect natural landforms and mature vegetation and trees, following Section 4.4 and 4.5 of the Maple HCD Plan.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### Item 33, CW Report No. 26 – Page 4

##### Cultural Heritage Landscape

The site contains existing landscape features that enhance the character of Keele Street and the Maple HCD. Alongside Keele Street, landscape features include an existing juniper hedge and two mature Silver Maple trees. The western edge of the property contains mature trees and a Don River tributary creek with its associated gully topography.

The private property contains nine trees and one Silver Maple located on City of Vaughan property at the south east corner of Keele Street and Merino Road. Five trees are proposed to be removed from the property to accommodate the new construction, including three Norway Maples and two Crabapple trees which are located along the Merino Road frontage and at the rear of the property. Norway Maples have been identified as a nonnative, invasive species in the HCD Plan and Crabapple trees are not considered to be a significant species within the Plan. The Silver Maple originally indicated for removal in the initial 2014 Arborist report, is now preserved in the current Landscape Plan following subsequent design changes.

In the most recent Landscape Plan, a total of five existing trees are proposed to be preserved, including two mature Silver Maples along Keele Street. The preservation of significant vegetation along the Keele Street flankage will conserve the streetscape character of Keele Street. Along the Keele Street side yard, the existing juniper hedge is also proposed to be retained. It should be noted that the hedge and one of the Silver Maple trees to be preserved lie within the Keele Street right-of-way, and therefore these, plus the second Silver Maple tree could be impacted by the future potential conveyance of land to York Region for the widening of Keele Street.

No new tree planting is proposed for the east side of the property along the Keele Street streetscape. The planting of an additional tree within the property along the east side yard is recommended to enhance the streetscape view, with consideration given to the intersection sight triangle. Renderings of the proposed building elevations with the existing landscape are shown in Attachment #9.

As a feature within the Maple HCD, the restoration of the Don tributary creek along the western boundary of the HCD will create a unique boundary marker. The Landscape Plan includes native edge restoration of the creek and the planting of new deciduous trees and shrubs. As native species, the proposed trees, shrubs and plants are acceptable species for planting within the HCD.

##### **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 initiatives:

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

##### **Regional Implications**

N/A

##### **Conclusion**

Cultural Heritage staff has reviewed the proposed application to demolish the existing building at 9770 Keele Street and construct two semi-detached dwellings on the site. The Maple HCD Plan outlines that new development should enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. The proposed design is an example of gentle

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 33, CW Report No. 26 – Page 5

intensification within the Residential Village that allows for contemporary needs, but is in keeping with goals and guidelines of the HCD Plan. Accordingly, staff can recommend that the Heritage Vaughan Committee support the proposed demolition of the existing dwelling and the new construction under the *Ontario Heritage Act*.

**Attachments**

1. Location Map
2. Street Photos - Current Condition
  - a) From Keele Street
  - b) From Merino Road
3. Maple Heritage Conservation District Inventory (excerpt)
4. Cultural Heritage Impact Assessment
5. Site Plan
6. Floor Plans, Elevations and Cross Sections
7. Arborist Report and Tree Preservation Plan
8. Tree Preservation and Landscape Plan
  - a) Landscape Plan
  - b) Landscape Fencing
9. Streetscape Renderings
  - a) View from Keele Street
  - b) View from Merino Road

**Report prepared by:**

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(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.)