

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 43, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

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**BUILDING ADDITION TO 10 MILL STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

The Committee of the Whole recommends:

- 1) That the Heritage Vaughan recommendation contained in the following report of the City Clerk, dated June 21, 2016, be approved; and**
- 2) That the deputation by Mr. Corey Bakocs, Netthaus Design-Build, Cartier Crescent, Richmond Hill, be received.**

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of June 15, 2016 (Item 4, Report No. 4) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 15, 2016, be approved;
- 2) That the 3D renderings identified as Attachment 5 not be approved; and
- 3) That the following deputations be received:
 1. Mr. Corey Bakocs, Netthaus Design-Build, Cartier Crescent, Richmond Hill; and
 2. Mr. Eric Hemdon, Netthaus Design-Build, Cartier Crescent, Richmond Hill.

Report of the Director of Development Planning, dated June 15, 2016

Recommendation

The Director of Development Planning recommends:

1. THAT Council approve the proposed addition to a single detached house and new construction of a detached garage at 10 Mill Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) 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;
 - 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 applicant as it relates to the subject application.

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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 for the Heritage Vaughan Committee to consider the proposed addition to an existing building at 10 Mill Street and new construction of a detached garage to a Part V Designated property located in the Thornhill Heritage Conservation District.

Background - Analysis and Options

Location, Heritage Status, and Policies

The property municipally known as 10 Mill Street is located on the north side of Mill Street, a street that runs perpendicular to Yonge Street and is access by Old Yonge Street off of Centre Street. The subject property is located in the Thornhill Heritage Conservation District (HCD) and is therefore Designated Part V under the Ontario Heritage Act.

The existing building on the subject property is a Modernist bunker-style single detached residence constructed in 1969. The house is clad in cedar shingles and only one storey is visible to the Mill Street as the rest of the house scales back into the valley lands to the rear of the property.

The subject property is a contributing property to the Heritage Conservation District and the building on the property is identified as a non-contributing style that does not relate to one of the heritage styles noted in Section 9.1. As a result, policies that pertain to existing non-heritage style building – Sections 4.3 and 9.4 – shall apply.

Proposed Addition

The proposal includes the retention of the existing bungalow in addition to increasing the height to 2 storeys and generally enlarging the entire building. A detached single storey garage and deck are also proposed for the property. All new construction is proposed in the same architectural style with the addition clad in a similar siding material to match the existing portion and will have a shed roof sloping back.

The proposal conforms to the policies noted above regarding non-heritage style buildings as the additions and new construction enlarges the building while respecting the existing modernist architectural style of the building.

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Variance Proposed

The applicant will be applying for relief from the City of Vaughan Zoning By-law 1-88 for a reduced front yard setback of 5.5 metres. The current City of Vaughan Zoning By-law 1-88 requires a minimum 9 metre front yard setback. As a Committee of Adjustment application has not been officially submitted to the City yet, this variance is not yet confirmed and additional variances may be identified. Additional variances may require this application to return to the Heritage Vaughan Committee at the discretion of City staff.

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 in the Development Planning Department recommends approval of the proposed addition, deck and detached garage as it complies with the policies and guidelines within the Thornhill Heritage Conservation District.

Attachments

1. Location Map
2. Subject Property and Context Photos
3. Existing Site Plan and Elevations
4. Proposed Site Plan and Elevations
5. 3D Rendering of Proposed House

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.)