

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 44, 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.

**44**                                **BUILDING ADDITION TO 21 CHELTENHAM AVENUE  
WOODBRIDGE HERITAGE CONSERVATION DISTRICT  
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

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 following be approved in accordance with Communication C12, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 20, 2016:
  1. THAT Attachments #3 and #4 in Item 44 of the Committee of the Whole Agenda dated June 21, 2016, be replaced with the Revised Attachments #3 (Proposed Site Plan and Elevations) and #4 (3D Rendering) attached hereto in this Communication, thereby showing the revision to the rear deck and minor building elevation changes.

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of June 15, 2016 (Item 1, Report No. 4) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That the proposed addition and deck to 21 Cheltenham Avenue be approved in accordance with the revised site plan and renderings presented by the applicant;
- 2) That the report of the Director of Development Planning, dated June 15, 2016, be received; and
- 3) That the deputation of Mr. Christopher Xavier, Greater Toronto Builders, Yonge Street, Toronto, be received.

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 and deck to a single detached house at 21 Cheltenham Avenue 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;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 44, CW Report No. 27 – Page 2

- 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.

#### **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 and deck to an existing bungalow located at 21 Cheltenham Avenue, a Part V Designated property located in the Woodbridge Heritage Conservation District.

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

##### **Location and Heritage Status**

The property municipally known as 21 Cheltenham is located on the south side of Cheltenham Avenue, a street that intersects Kipling Avenue in the southern end of the Woodbridge Heritage Conservation District (HCD). The subject property is Designated Part V but it is noted as "non-contributing". The buildings on the property include a bungalow and detached garage constructed circa 1950.

##### **Kipling Avenue Character Area**

The subject property falls 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.

##### **Proposed Addition**

The proposal includes the retention of the existing bungalow with a one-storey addition and deck at the rear of the property in the same architectural style. The proposed one-storey addition will be lower than the existing front portion of the house and will be only slightly visible from the street. The addition will be clad in a similar siding material to match the existing portion and will have a shed roof sloping back.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 44, CW Report No. 27 – Page 3

**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 and Context Photos
3. Proposed Site Plan and Elevations
4. 3D Rendering

**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.)