

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 19, Report No. 38, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 15, 2016.

**19            PROPOSED LOT SEVERANCE AND DEMOLITION OF A SINGLE DETACHED  
RESIDENTIAL BUILDING AND TWO NEW CONSTRUCTIONS  
10690 ISLINGTON AVENUE, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT,  
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
WARD 1 – WEST SIDE OF ISLINGTON AVENUE AND NORTH OF BELL COURT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated November 1, 2016:**

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of October 19, 2016 (Item 1, Report No. 7) for Council's consideration:

1. That the recommendation contained in the following report of the Director of Development Planning, dated October 19, 2016, be approved.

Report of the Director of Development Planning, dated October 19, 2016

**Recommendation**

The Director of Development Planning recommends:

1. THAT Heritage Vaughan recommend to Council the approval of the proposed demolition of a single detached dwelling at 10690 Islington Avenue under Section 42 of the *Ontario Heritage Act*, subject to the following condition:
  - a) That the proposed demolition is contingent on the approval of the proposed severance.
2. THAT Heritage Vaughan recommend to Council the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act* of two new single detached dwellings, as shown in Attachment #6, subject to the following conditions:
  - a) that the proposed new construction is contingent on the approval of the proposed severance;
  - b) that any significant changes to the proposal by the Owner may require reconsideration by the 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 Development Application under the *Ontario Planning Act* or permit requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
  - d) that the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

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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 Heritage Vaughan to consider the demolition of a single detached house at 10690 Islington Avenue and the proposed new construction of two new single detached dwellings in the Kleinburg-Nashville Heritage Conservation District.

#### **Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on August 23, 2016 and must be deliberated upon by Council by November 21, 2016 to meet the 90 day timeline.

#### **Background - Analysis**

The subject property is known municipally as 10690 Islington Avenue as shown on Attachment #1. It is a triangular shaped property located at the north end of the Kleinburg-Nashville Heritage Conservation District between Highway 27 and Islington Avenue where the two streets meet.

The existing ranch style house was built circa 1978 (Attachment #2), and is not considered a contributing heritage property in the District. Although the property is included and described in the District Inventory, the Kleinburg-Nashville Heritage District Plan does not include the northern tip of Islington Avenue. The HCD Plan identifies the old Kleinburg village area ending at the intersection of Islington and Bell Court. The subject property is north of the intersection and is located just south of the District boundary.

The applicant wishes to demolish the existing house, sever the property into two separate lots and construct a new single detached house on each new lot. To support this application, the applicant has submitted a Cultural Heritage Impact Assessment (CHIA). Cultural Heritage staff has reviewed the CHIA report, shown in Attachment #3, and confirms that it meets the City of Vaughan Cultural Heritage Impact Assessment Terms of Reference. A chronology of the property ownership was also submitted along with the CHIA and is attached to this report (Attachment #4).

#### **Lot History**

As outlined in the Property Ownership Chronology (POC), the subject property is legally described as part of Lots 2, 3, 4, and 5, Plan 210; Part 1, 64R6429, City of Vaughan. It was created in 1857 when John Mahoffy registered Plan 210 with the Township of Vaughan.

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Around 1936-38, Lots 1 thru 5 were cut on a diagonal when Highway 27 was extended to run through the lots diagonally, which created the distinctive shape of the property. Lots 1-5 were sold as one parcel until 1953, when Lots 2-5 were sold to Annie Lintner. When Lintner died in 1976, her executors registered Plan 646429 in 1977 and this is the parcel of land associated with 10690 Islington Avenue. Lot 1 became 10674/80 Islington Avenue.

The first confirmed structure on the property is described in the POC as built between 1970-1978. The executors to the Lintner estate sold the property in 1986 to Frederick and Jean Sharples. The property was rezoned from Agriculture to Suburban Residential (RS) in 1986. It was then that the building envelope of the lot was established so as to ensure a minimum of 10% landscaping on the property (Attachment #5).

#### Demolition

The Cultural Heritage Impact Assessment confirms that the property is not identified as a heritage resource in the Kleinburg-Nashville Heritage District Plan and that the Plan identifies the ranch house architectural style as a non-heritage style. It is the opinion of the CHIA that the demolition of the structure would not detract from the Heritage Conservation District. The report provides photos of the subject dwelling of every elevation.

Cultural Heritage staff concurs with the recommendation of the CHIA that the existing building may be demolished pending approval of replacement structures. Staff recommends that demolition does not proceed until the proposed severance application is approved by the Committee of Adjustment.

#### Severance

The applicant is applying through the Committee of Adjustment to sever the existing property into two separate lots through the severance application B010/16, and is proposing to build a new construction on each new lot. With respect to the severance application, the Kleinburg-Nashville HCD Plan does not forbid the creation of new lots, so long as they are in keeping with the goals and objectives of the Plan. Cultural Heritage staff has reviewed the proposed severance as shown on Attachment #7 (a & b), and is of the opinion that the severance does not fundamentally change the street layout, character, or impact any known heritage resources.

#### Minor Variances: Lot Coverage and Setbacks

In addition to the severance application, the applicant has submitted variance application A155/16 and A156/16 to the Committee of Adjustment for relief regarding setbacks and lot coverage. The Development Planning Department Committee of Adjustment Planner has recommended deferral until Heritage Vaughan has been consulted on the application. This is consistent with previous Committee of Adjustment applications, as the Committee of Adjustment decision is binding.

The Committee of Adjustment application is scheduled to be brought to the meeting of October 20, 2015. Cultural Heritage staff will relay the comments of the October 19, 2016 Heritage Vaughan Committee to Clerks and the Committee of Adjustment Planner.

When this heritage permit application was reviewed by the Heritage Vaughan Committee on September 21, 2016, several members of the committee expressed concerns regarding the proposed variances. Cultural Heritage staff subsequently requested and received a copy of the received Committee of Adjustment comments from Clerks. Upon review, the comments indicated that there were no concerns regarding the proposed severances and Minor Variances from any City Departments or Regional and Provincial representatives.

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Following the September 21, 2016 Heritage Vaughan Committee, the applicant has altered the proposed lot severance application to reduce the House A lot coverage by moving the proposed lot line and reducing the footprint to create more landscape area which reduces the required Minor Variance for lot coverage to 32.76% including the garage and porch coverage. This change creates a slightly smaller lot for House B. The lot coverage of House B is now at 30% including the garage and porches.

It is the opinion of Cultural Heritage staff that the requested Minor Variances for lot coverage and setback provide yard space similar to other lots within the residential areas of Kleinburg HCD.

#### Proposed New Constructions

The proponent has proposed the new construction of two single detached houses. The site plan and elevations have been re-submitted for the October 19, 2016 Heritage Vaughan meeting and are shown on Attachments #6 and #7.

#### “House A” DA.16.026

House A features a design that is based on the Victorian Vernacular architectural style. It features the following distinctive features of the style:

- High peaked roof with wood shingles or sheet metal roofing
- Peaked gables
- Asymmetrical facade, main gabled bay often has a bay window
- Segmental arch wood windows
- 4 over 4; optional shutters
- Verandah with wood posts and decorative brackets or trelliage

Cultural Heritage staff notes that the architectural design choices respond well to the siting of the structure on the property. Front and rear facades feature Victorian design details in response to its visibility from both Islington Avenue and Highway 27. The house features an attached garage which is generally not preferred in the Kleinburg-Nashville HCD Plan and Guidelines. However, the visual impact of the garage has been mitigated by setting it back from the front façade of the house.

The height of the proposed structure conforms to the Kleinburg-Nashville Heritage Conservation District guidelines and is 9.5 m in height.

#### UPDATES FOR “HOUSE A” FOLLOWING THE SEPTEMBER HERITAGE VAUGHAN MEETING:

After receiving the Committee's comments regarding the footprint of the proposed structure at the September 21, 2016 Heritage Vaughan meeting, the applicant has submitted changes that have altered the proposed lot size and reduced the footprint of the proposed structure while maintaining the design guidelines of the Victorian Vernacular style.

#### “House B” DA.16.027

The proposed construction for House B is a five bay, 2 ½ storey Georgian/Neo-Classical design that features the architectural elements identified in the Kleinburg-Nashville Heritage Conservation District:

- Low slope roof, approx. 6:12
- Simple wood fascia and eaves
- Wood clapboard, brick or stone construction
- Central door with transom and/or sidelights

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- Symmetrical façade, usually 3 or 5 bays
- Optional porch
- Low slope hipped roof
- Symmetrical façade
- Porch and/or gable at front door

Cultural Heritage staff confirms that the proposed design meets the criteria set out in Section 9 of the Kleinburg-Nashville Heritage Conservation District. While the garage is attached to the house, its visual impact on the streetscape is mitigated as is presented as a 1 storey extension and the actual entrance located at the north end and not visible on Islington Avenue.

The height of the proposed structure conforms to the Kleinburg-Nashville Heritage Conservation District guidelines at 9.5 m in height.

#### **UPDATES FOR “HOUSE B” FOLLOWING THE SEPTEMBER HERITAGE VAUGHAN MEETING:**

After receiving the Committee's comments regarding the footprint of the proposed structure “House A”, the applicant has submitted changes that have reduced the proposed lot size for House B. The footprint of the proposed Georgian/Neo-Classical structure will maintain a lot coverage of 30% and does not require a minor variance for lot coverage.

As both houses otherwise meet all other criteria of new construction in the Kleinburg-Nashville Heritage Conservation District, staff is satisfied that the proposal meets the overall intent of the Heritage Conservation District Guidelines.

#### **Village of Kleinburg-Islington Avenue Streetscape Master Plan Study**

At the September 21, 2016 Heritage Vaughan meeting, members of the Committee had questions about the integration of the proposal with the Islington Avenue Streetscape Master Plan. Urban Design has confirmed that the proposal does not impact the Village of Kleinburg-Islington Avenue Streetscape Master Plan which provides a streetscape design concept for the right of way, including a gateway design within the public realm.

#### **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**

The Region has provided comments stating that they have no concerns with the proposed severance or development of the two single detached dwellings.

#### **Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied that the proposed demolition and new development at 10690 Islington Avenue is consistent with the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new development under the *Ontario Heritage Act*.

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**Attachments**

1. Location Map
2. Current Condition
3. Cultural Heritage Impact Assessment
4. CHIA Appendices: Property Chronology
5. By-Law 286-86
6. Site Plans
  - a) Existing Site Plan
  - b) Proposed Site Plan
7. Plans and Elevations
  - a) House A Elevations
  - b) House B Elevations
  - c) Renderings of House A and House B

**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.)