

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 21, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

21 **NEW CONSTRUCTION**
10680 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 Heritage Vaughan Committee recommendation contained in the following report of the City Clerk, dated December 6, 2016:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of October 19, 2016 (Item 2, 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, subject to the following additional condition:
 - c) that the applicant, in consultation with the Urban Design and Cultural Heritage Department, be requested to:
 1. Include a landing to the proposed stairs at the rear of the house;
 2. Change the colour of the quoining to blend with the brick;
 3. Add windows to the garage wall at the rear of the house; and
 4. Coordinate the brick colour palettes with the neighbouring property.

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 new construction subject to the following conditions:
 - a) 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;
 - 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"

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 21, CW Report No. 43 – 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 for Heritage Vaughan to consider 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 **September 30, 2016** and must be deliberated upon by Council by **December 29, 2016** to meet the 90 day timeline.

Background - Analysis

The subject property is known municipally as 10680 Islington Avenue. It is located towards the north end of the Kleinburg-Nashville Heritage Conservation District on the peninsula of land between Highway 27 and Islington Avenue where the two roadways meet and unite (Attachment #1).

The lot was created in 2010 as part of the consent application B056/06 and was formerly known as 10674 Islington Avenue. There are no structures presently on the property as shown in Attachment #2. A previous structure on the property was demolished in 2005 and the lot has remained vacant since. The current owner began the Site Plan approval process for a new construction in 2014 (DA.14.068) and the property received the new municipal address of 10680 Islington in 2015.

Proposed New Construction

The proponent is proposing the erection of a single detached house, using the Georgian Neoclassical heritage style as outlined in Section 9 of the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines. The plans and elevations of the new constructions have been submitted for review and are attached to this report (Attachment #3). The subject property is located in the Village Residential area, and the applicable policy and guidelines of the District shall apply.

The following are relevant Goals, Policies, and Guidelines with which this proposal is found to be consistent:

- Section 5.2.5 District Goals and Objectives, Future Development in the District: "To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within."
- Section 6.3 Policies for New Development:
- "New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings."

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 21, CW Report No. 43 – Page 3

- “New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage building around them.”
- Section 9.5.3 Residential Villages, 9.5.3.1. Site Planning outlines the elements that define the heritage character of the residential village, including “Generous lot sizes and modest house sizes”, and the generous presence of mature trees.
- Section 9.5.3.3 Scale and Massing: “New residential construction in the Residential Villages should respect local heritage precedents in scale and massing.”

In general, new developments in the Kleinburg-Nashville Heritage Conservation District should be limited to vacant sites or sites currently occupied by unsympathetic buildings and should be sympathetic to the District guidelines in style and scale. The proposed new structure is to be located on an empty lot and is using the Georgian Neoclassical heritage style, which is a recognized heritage style within the district.

In accordance with the Georgian Neoclassical style, the proposed building features a 5 bay façade, with the central bay projected slightly. For materials, the new construction proposes to use a dark red brick with white trim. The roofline is low and hipped, in keeping with Georgian style outlined in the Heritage Conservation District Design Guidelines. Although the rear of the house is not as symmetrical as the front, it is confined largely to the lower level and is mitigated by the rising grade to the rear of the lot and will not be visible from Highway 27. The lot itself is subject to many different grades and the house is designed to accommodate the changes.

Zoning has indicated that they have no concerns with the application and that no Minor Variances will be required for the new construction.

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

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied that the proposed new construction at 10680 Islington Avenue is consistent with the Kleinburg-Nashville Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under the *Ontario Heritage Act*.

Attachments

1. Location Map
2. Current Condition
3. Plans and Elevations
 - a) Exterior Elevations and Sections
 - b) Detail of Front Elevation
 - c) Proposed Site Plan
4. Landscape Site Plans
 - a) Landscape Masterplan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 21, CW Report No. 43 – Page 4

- b) Notes and Details
 - c) Protection Plan
 - d) Vegetation Inventory Plan
 - e) Restoration Plan
5. Heritage Brief, Including Renderings of Proposed Construction

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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.)