

**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**

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**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:**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112

Maira Wilson, Senior Urban Designer, ext. 8353

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

(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.)



c	12
Communication	
CW:	JUNE 21/16
Item:	44

**DATE:** June 20, 2016

**TO:** Honourable Mayor Maurizio Bevilacqua and Members of Council

**FROM:** John MacKenzie, Deputy City Manager, Planning & Growth Management

**RE:** **ITEM NO. 44, REPORT NO.27, COMMITTEE OF THE WHOLE - JUNE 21, 2016**  
**BUILDING ADDITION TO 21 CHELTENHAM AVENUE**  
**WOODBIDGE HERITAGE CONSERVATION DISTRICT**  
**WARD 2 – VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

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### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

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.

### Background

The applicant revised their drawings for the item noted above after the agenda for the Heritage Vaughan Committee meeting was distributed to its members. The revised drawings included changes to the rear deck of the subject property and some minor revisions to the building elevations in response to the deck change. The revised drawings were presented to the Heritage Vaughan Committee by the applicant during the meeting of June 15, 2016. Heritage Vaughan approved the item with a condition that the revised drawings presented at the meeting replace the drawings included in the agenda.

The latest revised drawings (Revised Attachments #3 and #4) are attached to this Communication.

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

**Attachments:** Revised Attachment #3 (Proposed Site Plan and Elevations)  
Revised Attachment #4 (3D Rendering)

**Copy to:** Jeffrey A. Abrams, City Clerk  
Paul Jankowski, Acting City Manager  
Grant Uyeyama, Director of Development Planning

DR/lg

NOTES:

No.	Description	Date
C 12.2		

21 Cheltenham Ave

Residential Addition

Site Plan

Date: 04/12/15

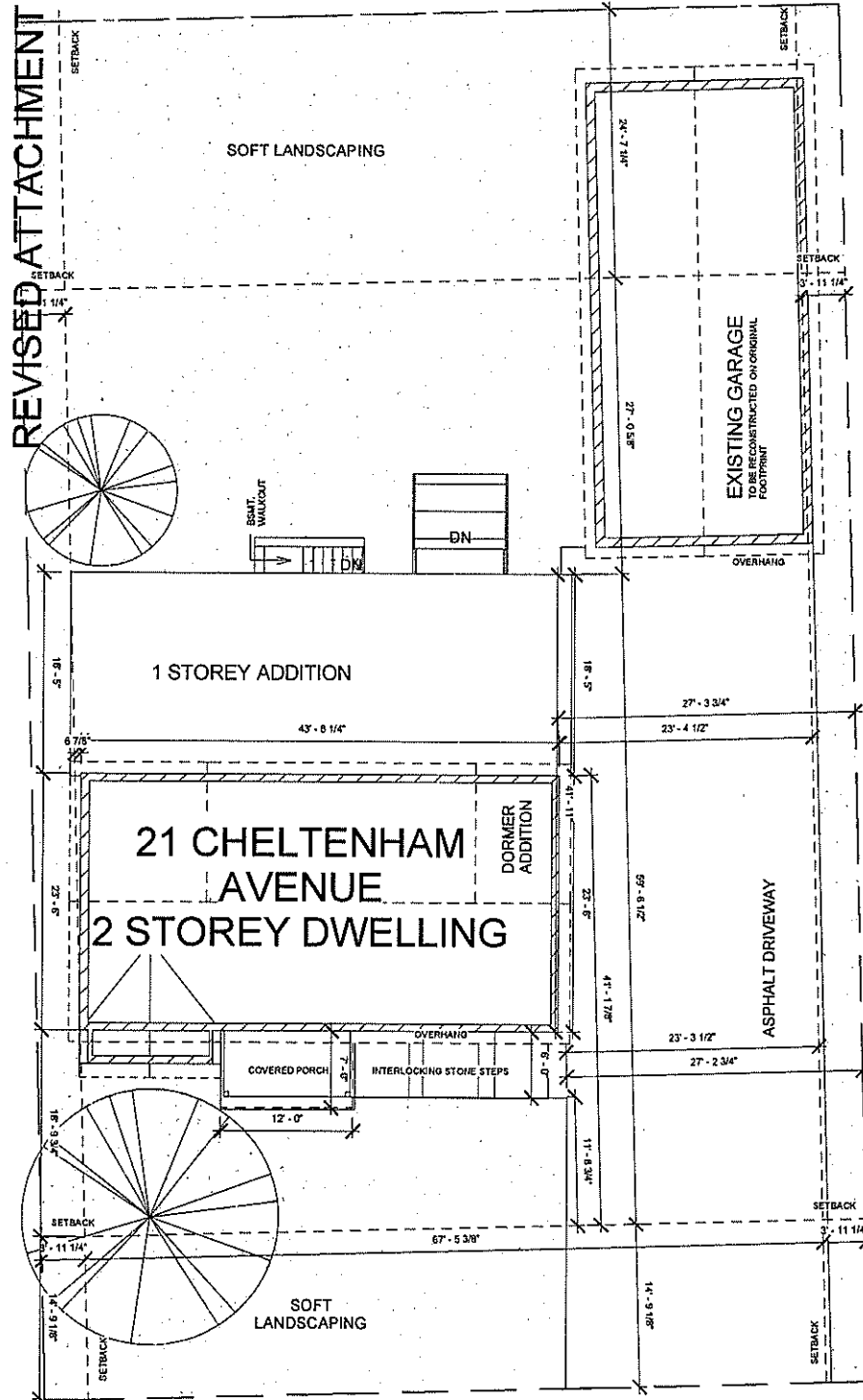
Drawn by: KC

Checked by: CX

A101

Scale: 3/32" = 1'-0"

REVISED ATTACHMENT 3




**SITE STATISTICS**

PROPERTY ADDRESS	TOTAL LOT AREA (sq. ft.)	TOTAL LOT AREA (sq. m.)
21 CHELTENHAM AVENUE, TOR.	861.12	80.13

PROPERTY ADDRESS	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)
EXISTING GARAGE	297.00	27.52	297.00	27.52
EXISTING DWELLING	117.00	10.82	117.00	10.82
NEW 1 STOREY ADDITION	1197.00	110.62	1197.00	110.62
NEW 2 STOREY DWELLING	1197.00	110.62	1197.00	110.62
TOTAL NEW CONSTRUCTION	2394.00	221.24	2394.00	221.24
TOTAL LOT AREA	861.12	80.13	861.12	80.13
PERCENTAGE COVERED	278.10	25.33	278.10	25.33
PERCENTAGE OPEN	583.02	54.80	583.02	54.80

**CHELTENHAM AVE.**



GREATER TORONTO BUILDERS  
www.greatertorontobuilders.com

NOTES:

No. Description Date

**C 12.3**

21 Cheltenham Ave

Residential Addition

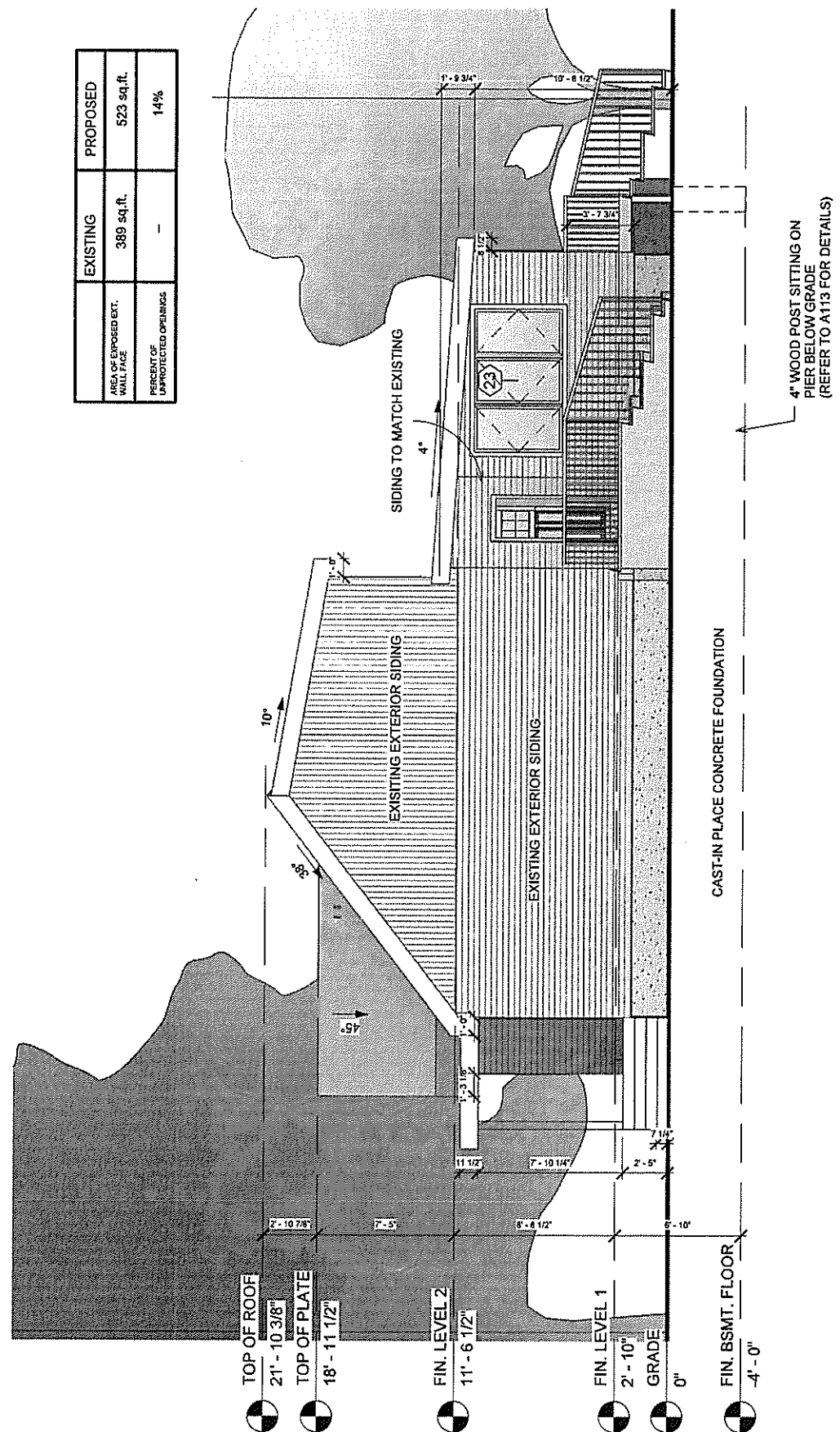
EAST ELEVATION (PROPOSED)

Date: 04/12/15  
Drawn by: KC  
Checked by: CX

**A108**

Scale: 3/16" = 1'-0"

EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	389 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	523 sq.ft.
	14%



1 WEST  
3/16" = 1'-0"

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	548 sq.ft.	548 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	20%	24%

[illegible]

21 Cheltenham  
Ave

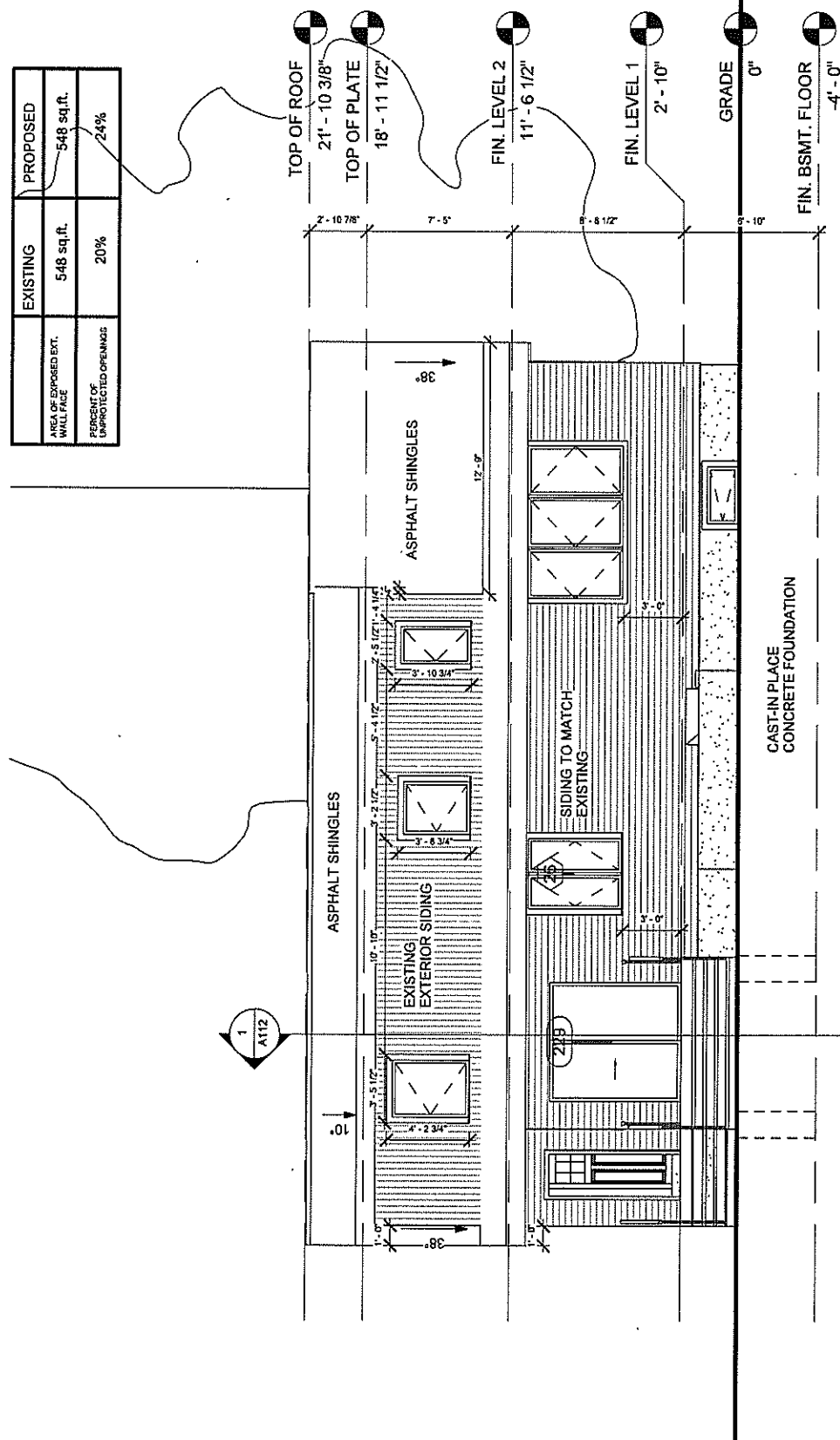
Residential Addition

**NORTH  
ELEVATION  
(PROPOSED)**

Date: 04/12/15  
Drawn by: KC  
Checked by: CX

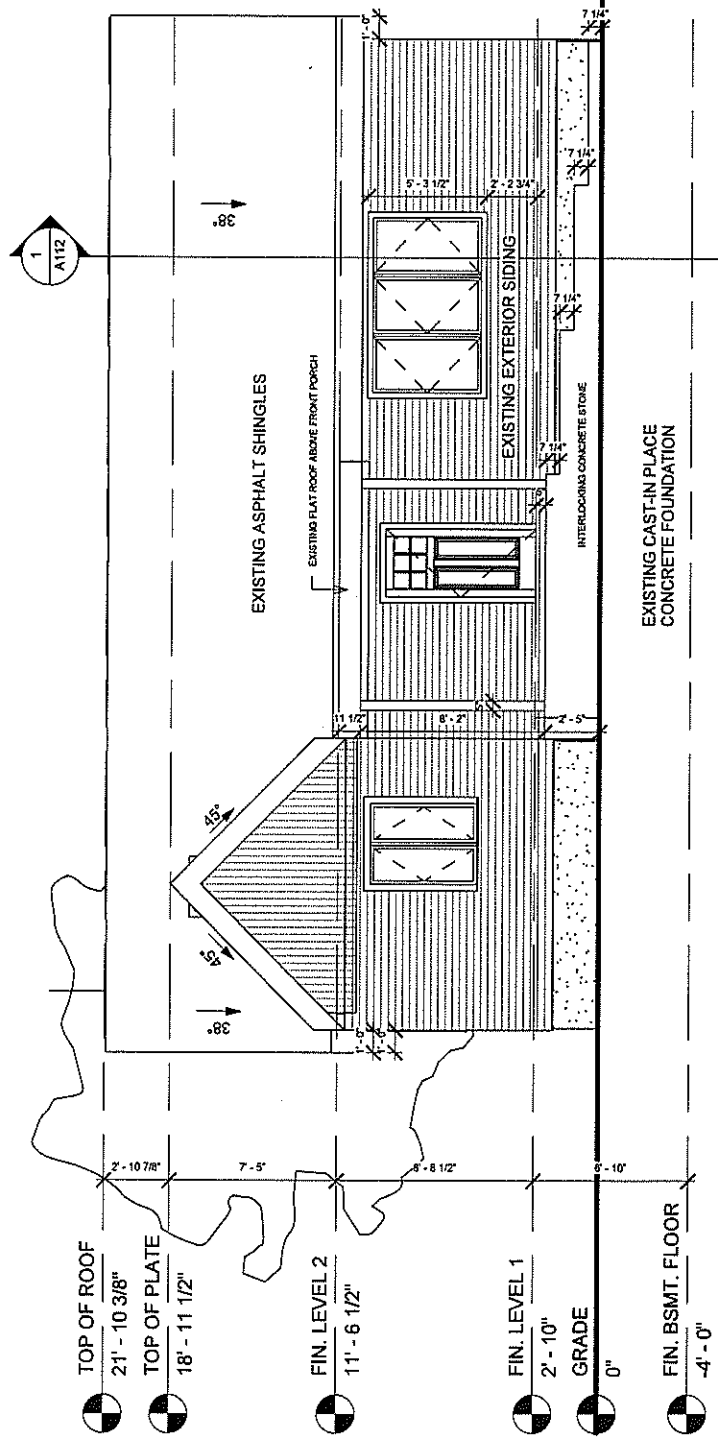
A109

Scale:  $3/16" = 1'-0"$



1 SOUTH  
3/16" = 1'-0"

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	406.87 sq.ft.	406.87 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	20%	20%



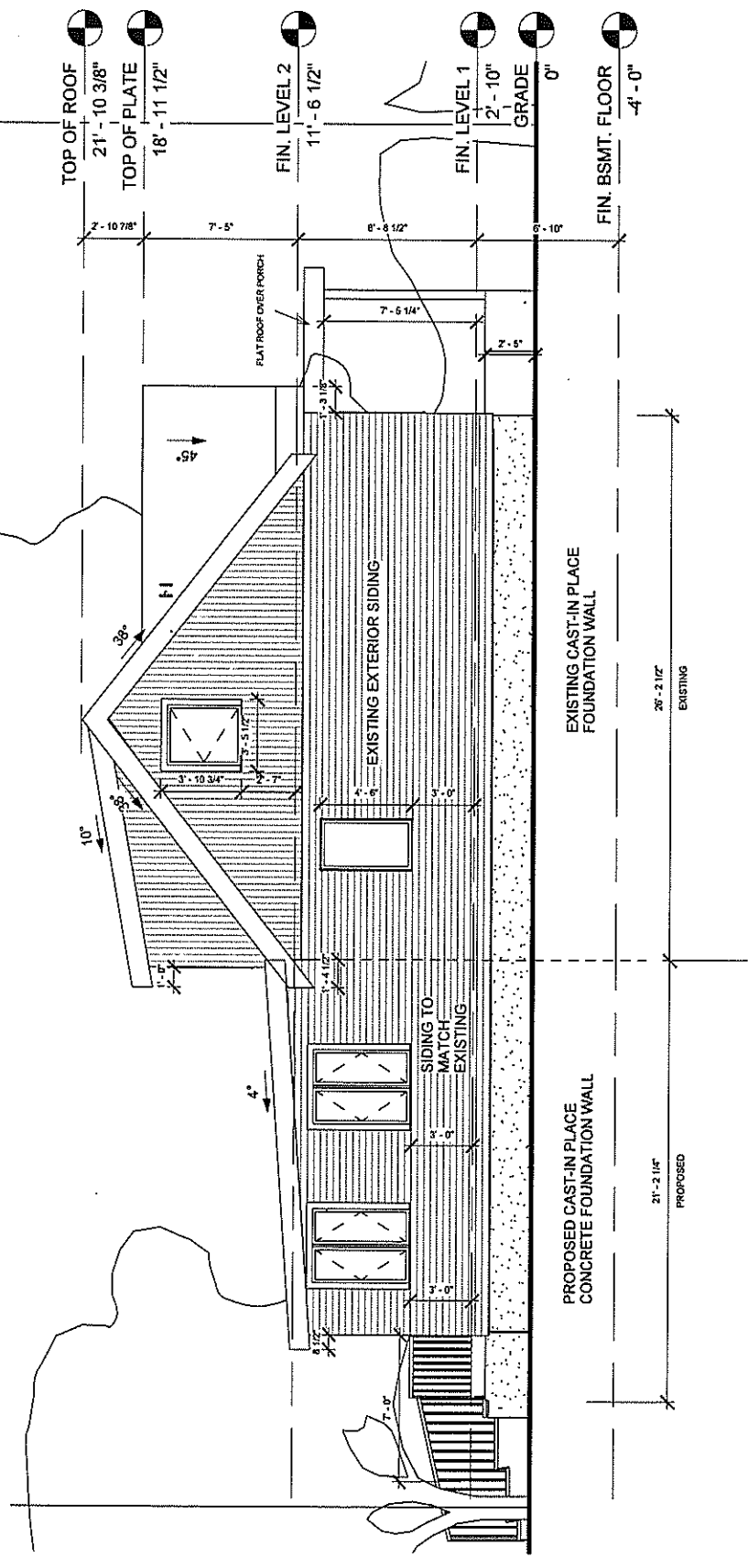
**NORTH**

1 3/16" = 1'-0"



**1 EAST**  
3/16" = 1'-0"

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	394.25 sq.ft.	544.75 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	4.5%	11%



GREATER TORONTO BUILDERS  
www.greatertorontobuilders.com

NOTES:

No.	Description	Date
C 12.6		

21 Cheltenham Ave

Residential Addition

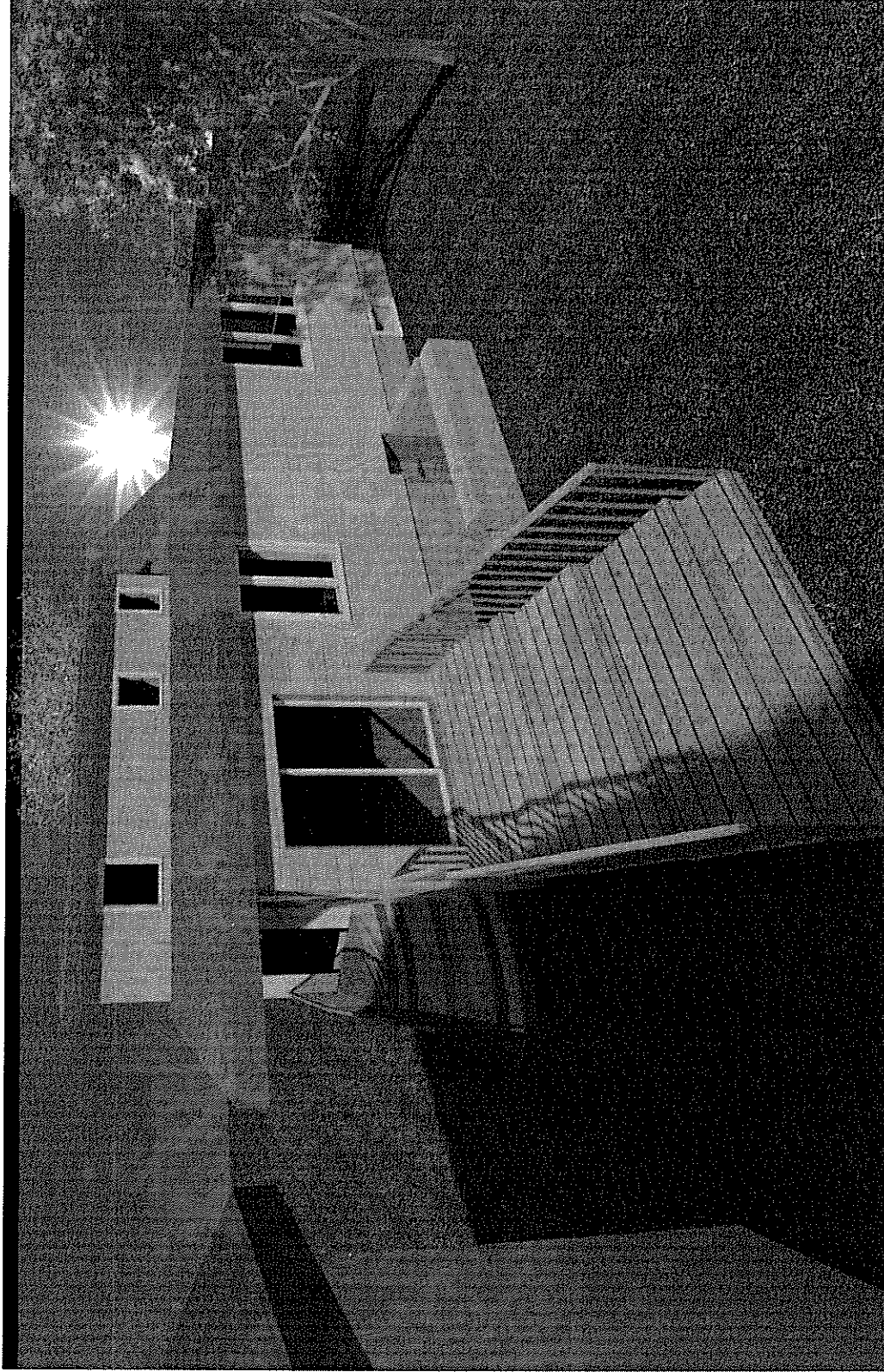
WEST ELEVATION (PROPOSED)

Date: 04/12/15  
Drawn by: KC  
Checked by: CX

A111

Scale: 3/16" = 1'-0"

REVISED ATTACHMENT 4



Exterior Render Final

12" = 1'-0"

1

No.	Description	Date
		C 12.7

21 Cheltenham Ave

Residential Addition

EXTERIOR RENDER

Date: 04/12/15  
Drawn by: Author  
Checked by: Checker

A115

Scale: 12" = 1'-0"

## **COMMITTEE OF THE WHOLE JUNE 21, 2016**

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

#### **Recommendation**

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*Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

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## **Regional Implications**

N/A

## **Conclusion**

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Daniel Rende, Cultural Heritage Coordinator, ext. 8112

Maira Wilson, Senior Urban Designer, ext. 8353

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254



Location Map



Woodbridge HCD (Yellow shaded area)

21 Cheltenham



**Attachment 2**



**Subject Property – photos of front and rear provided by applicant**

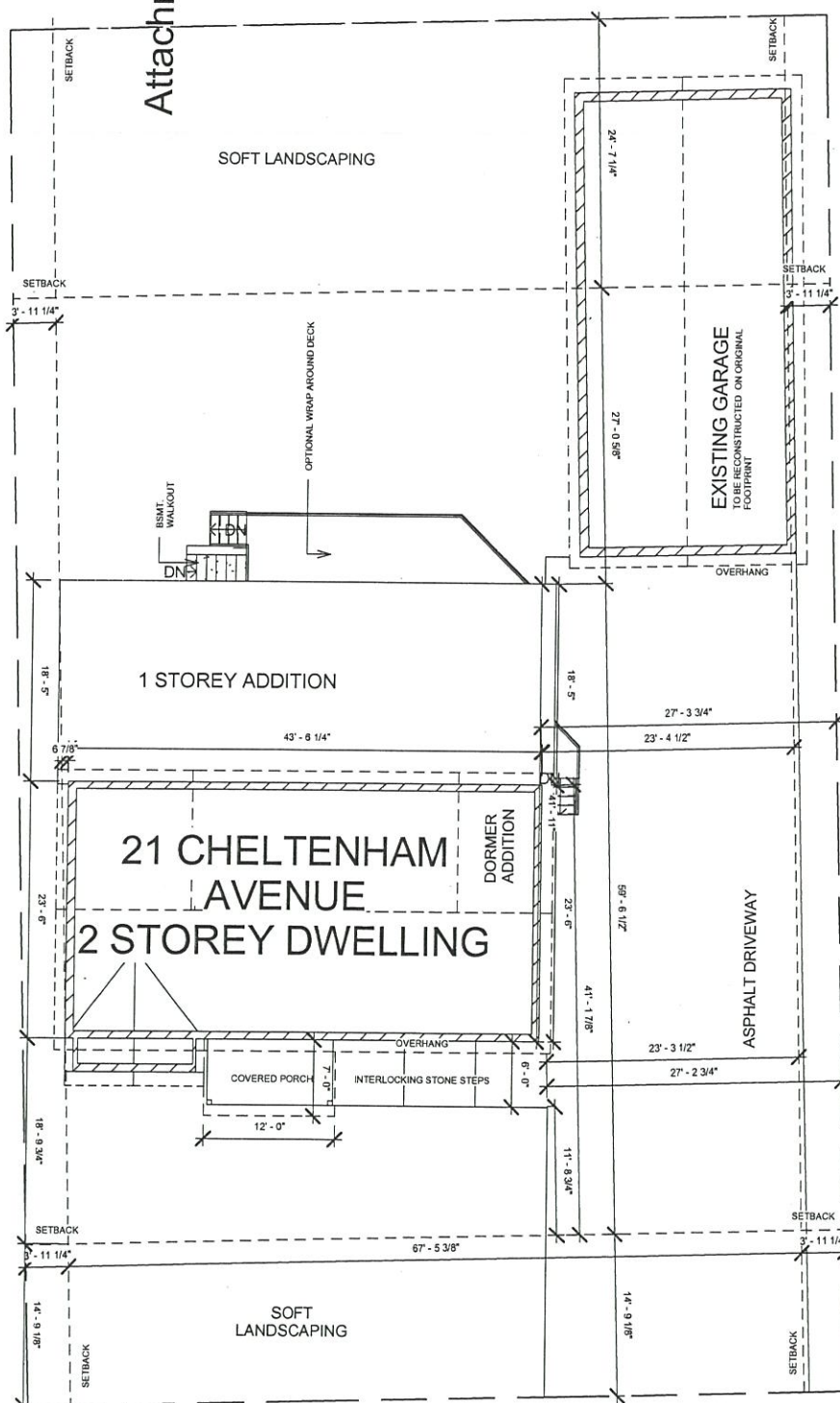


**Attachment 2**



Context photos of 22 Cheltenham (top) and 30 and 36 Cheltenham (bottom)



[illegible]

## SITE STATISTICS

STREET ADDRESS	21 CHILTERN VALLEY CH
CITY	PA
STATE	PA
ZIP CODE	19380
ST AREA	54115

Case No.	Case Title	Case Type		Case Status		Case Date	Case Time	Case Location	Case Description	Case Outcome	Case Remarks
		Case Type	Case Status	Case Date	Case Time						
1	Case 1	Case Type 1	Case Status 1	Case Date 1	Case Time 1	Case Location 1	Case Description 1	Case Outcome 1	Case Remarks 1	Case Date 1	Case Time 1
2	Case 2	Case Type 2	Case Status 2	Case Date 2	Case Time 2	Case Location 2	Case Description 2	Case Outcome 2	Case Remarks 2	Case Date 2	Case Time 2
3	Case 3	Case Type 3	Case Status 3	Case Date 3	Case Time 3	Case Location 3	Case Description 3	Case Outcome 3	Case Remarks 3	Case Date 3	Case Time 3
4	Case 4	Case Type 4	Case Status 4	Case Date 4	Case Time 4	Case Location 4	Case Description 4	Case Outcome 4	Case Remarks 4	Case Date 4	Case Time 4
5	Case 5	Case Type 5	Case Status 5	Case Date 5	Case Time 5	Case Location 5	Case Description 5	Case Outcome 5	Case Remarks 5	Case Date 5	Case Time 5
6	Case 6	Case Type 6	Case Status 6	Case Date 6	Case Time 6	Case Location 6	Case Description 6	Case Outcome 6	Case Remarks 6	Case Date 6	Case Time 6
7	Case 7	Case Type 7	Case Status 7	Case Date 7	Case Time 7	Case Location 7	Case Description 7	Case Outcome 7	Case Remarks 7	Case Date 7	Case Time 7
8	Case 8	Case Type 8	Case Status 8	Case Date 8	Case Time 8	Case Location 8	Case Description 8	Case Outcome 8	Case Remarks 8	Case Date 8	Case Time 8
9	Case 9	Case Type 9	Case Status 9	Case Date 9	Case Time 9	Case Location 9	Case Description 9	Case Outcome 9	Case Remarks 9	Case Date 9	Case Time 9
10	Case 10	Case Type 10	Case Status 10	Case Date 10	Case Time 10	Case Location 10	Case Description 10	Case Outcome 10	Case Remarks 10	Case Date 10	Case Time 10

CHELTENHAM AVE.

## SITE PLAN

$$\frac{3}{32}'' = 1'-0''$$

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	389 sq.ft.	523 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	--	14%

NOTES:[illegible]

21 Cheltenham  
Ave

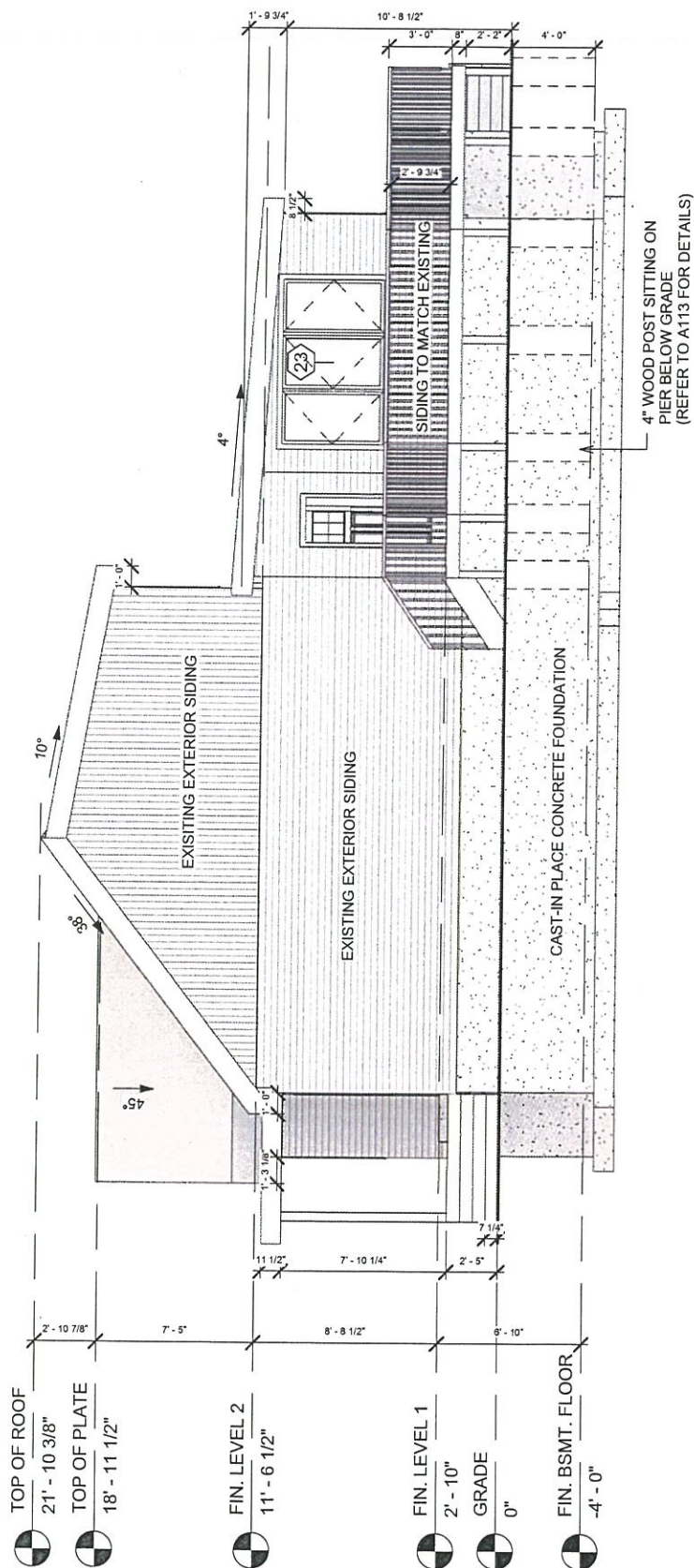
Residential Addition

EAST  
ELEVATION  
(PROPOSED)

Date:	04/12/15
Drawn by:	KC
Checked by:	CX

A108

Scale:  $3/16" = 1'-0"$



WEST

1 WEST  
3/16" = 1'-0"





	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	406.87 sq.ft.	406.87 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	20%	20%

[illegible]

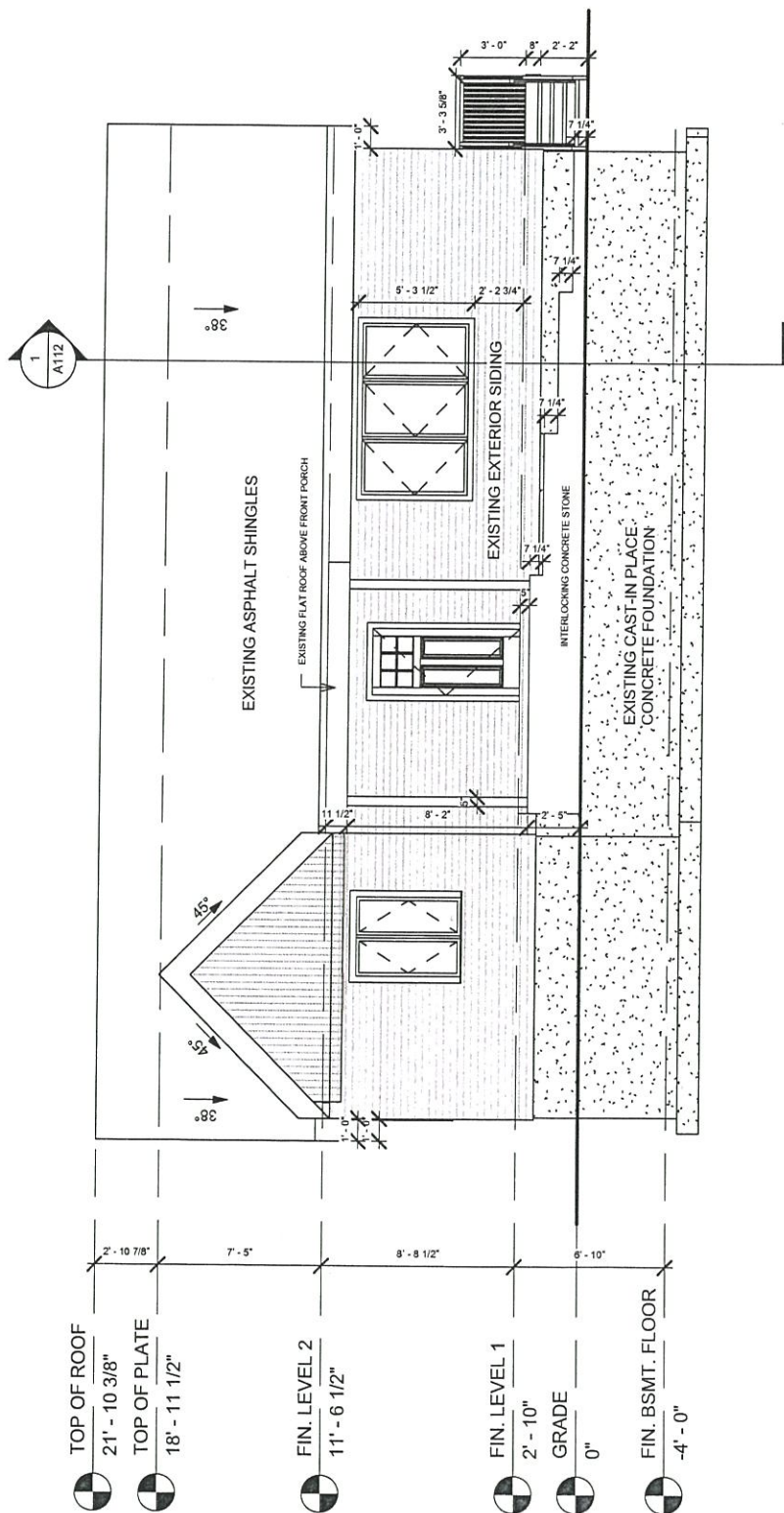
21 Cheltenham  
Ave

Residential Addition

SOUTH  
ELEVATION  
(PROPOSED)

Date:	04/12/15
Drawn by:	KC
Checked by:	CX

A110

Scale:  $3/16" = 1'-0"$ 

NORTH

1 NORTH  
3/16" = 1'-0"





# Attachment 4

