

1. 9589 KEELE STREET – HERITAGE REVIEW OF PROPOSED CHANGES TO HERITAGE PERMIT – WARD 1

Recommendation

Cultural Services staff recommends:

1. That Heritage Vaughan has no objection to the proposed changes to the building design as reflected in the attached drawings.
2. The applicant is to be advised that if there are any changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, 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

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To consider the background and analysis portions of this report in order to review the request for changes in the design for the structure on the subject property.

Background and Analysis

Background

Heritage Status of the property: Designated Part V, part of Village of Maple Heritage Conservation District.

The property at 9589 Keele Street contains a newly built condominium building, for which a Heritage Permit was granted in 2008. The building is inspired on the Victorian Vernacular heritage style as identified in section 9 of the Heritage District Guidelines.

Analysis

The applicant proposed the following exterior design changes resulting from new unit layouts and coordination with other departments. The changes include:

North Elevation:

- opening former large dormer on third floor as to make a covered balcony maintaining roof design.

- adding a window to third floor and eliminating one on the second floor, while keeping the brick work as recessed.
- Rear bays redesigned to change window locations and gable eliminated

South Elevation:

- opening former large dormer on third floor as to make a covered balcony maintaining roof design.
- Elimination of attic dormers.

West (Front) Elevation:

- Revision to roof line as a result of interior changes.
- Introduction of board and batten (in response to 2008 Heritage Vaughan recommendation)
- New location for accessibility ramp
- New retaining wall to accommodate ramp to access rear, underground garage.

East (Rear) Elevation:

- Revised location and style of windows.
- Elimination of one dormer.
- Revised articulation of form of back elevation.

Landscape Plan:

- Revised pathway design and retaining wall as per attached plan.

Cultural Services finds that these changes do not impact the intent of the overall design as it reads from the public realm; it still reads as two large Victorian style houses, linked by a middle portion. Cultural Services has no objection to the changes. Please refer to recommendation portion of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Please refer to recommendation section of this report.

Attachments

1. Location of subject property at 9589 Keele Street.

2. Elevations approved in 2009.
3. Proposed revised landscape plan, November 2012.
4. Proposed revised North and South elevations, November 2012.
5. Proposed revised West and East elevations, November 2012.

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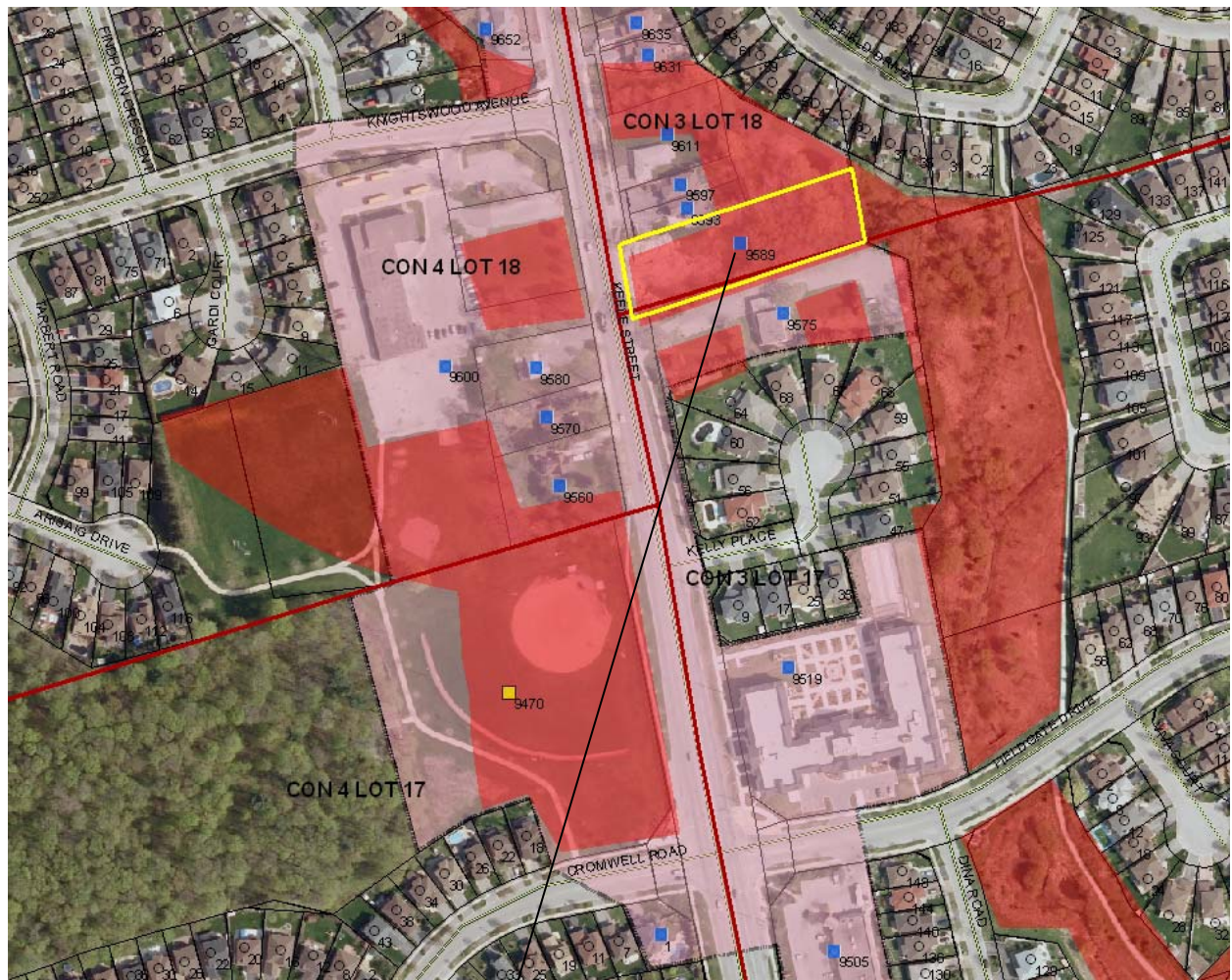


Fig. 1: Location of subject property at 9589 Keele Street

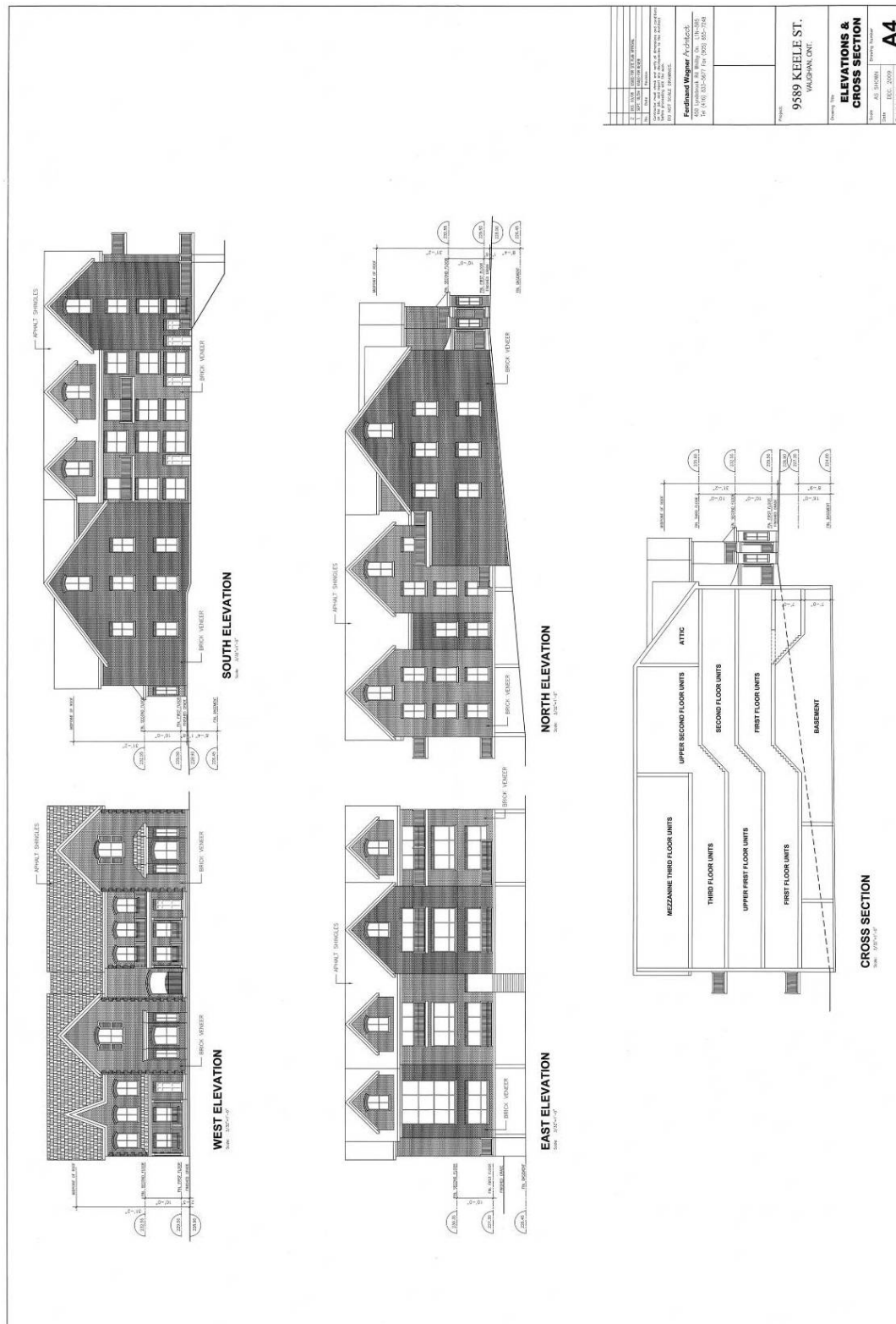


Fig. 2 Elevations approved in 2009.

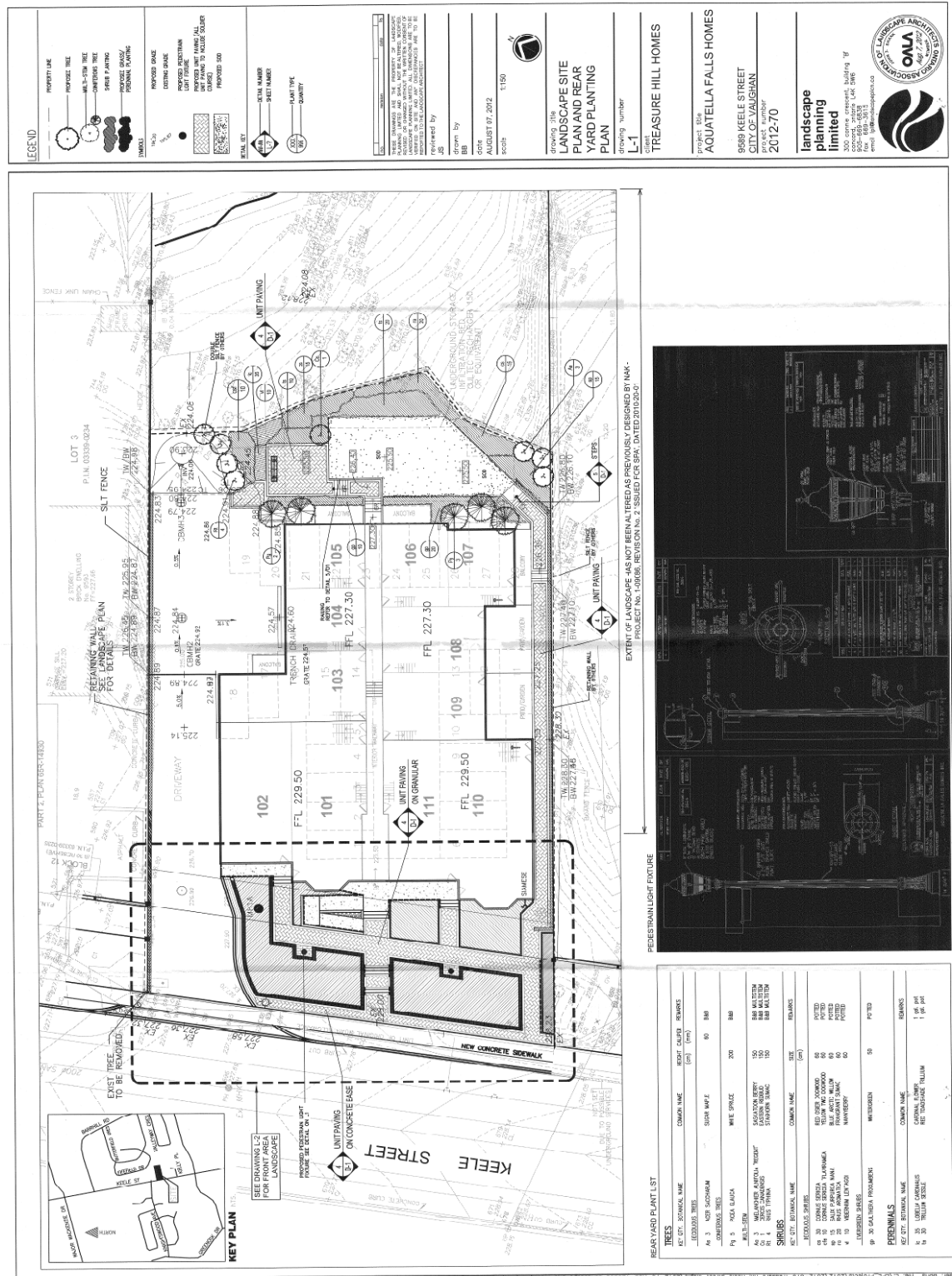


Fig. 3 Proposed revised landscape plan, November 2012.



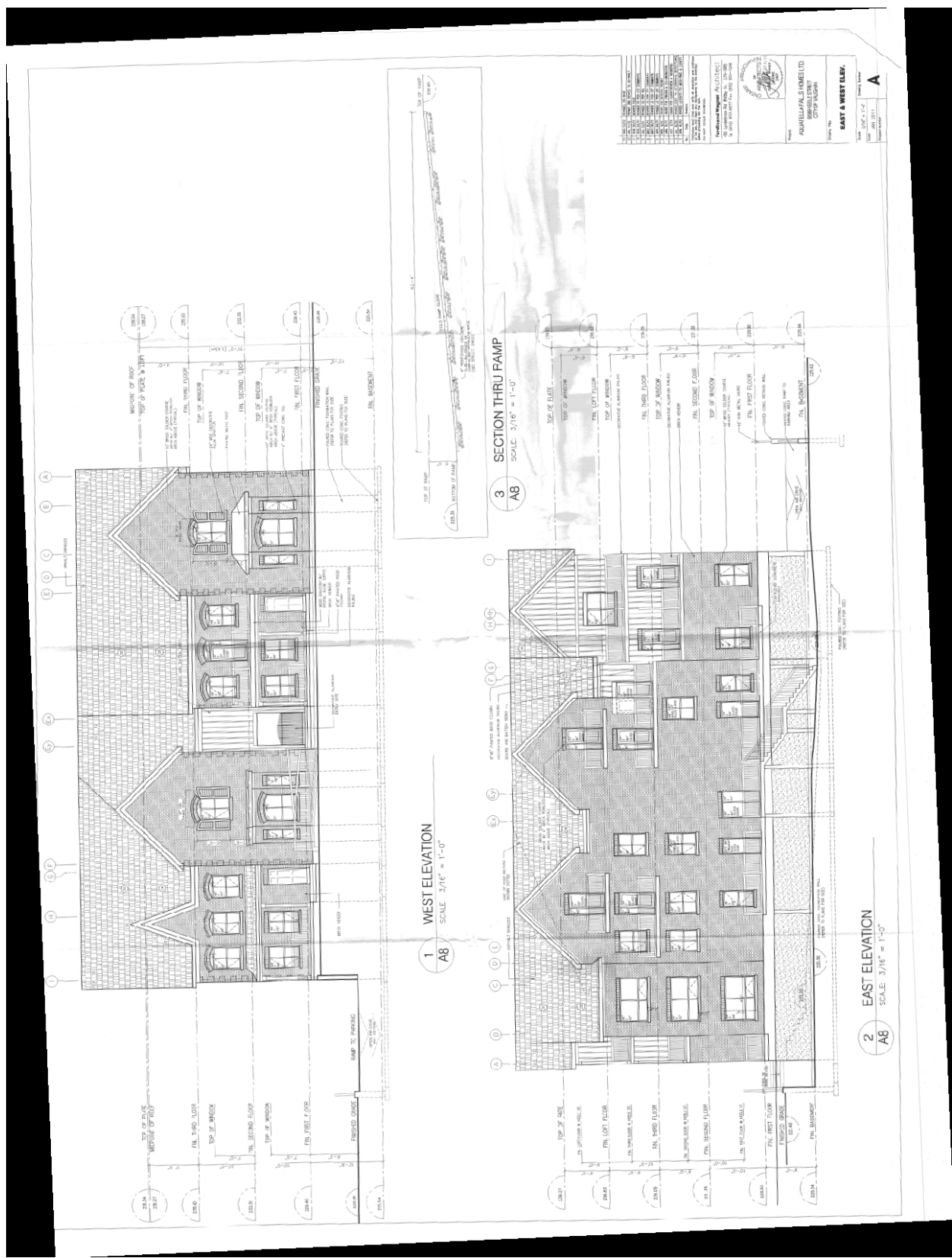


Fig. 5 Proposed revised West and East elevations, November 2012.