

HERITAGE VAUGHAN COMMITTEE – NOVEMBER 21, 2012

2. 9804 AND 9818 KEELE STREET – HERITAGE REVIEW OF PROPOSED DEMOLITION – WARD 1

Recommendation

Cultural Services staff recommends:

1. That Heritage Vaughan consider the demolition of the structures at the subject properties and that if they approve, that the following conditions be included with the approval:
 - 1) That the demolition clearance be effective from the date of the Building Permit approval, and;
 - 2) That the owner and applicant work together with Cultural Services in the design of a replacement structure and they return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;
 - 3) That for any period of time that the structures are vacant or the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-law, including that the structure be secured from unwanted entry, and the lot be maintained clean of debris, garbage and grass be cut, and;
 - 4) That the proposed new construction is in accordance with the Heritage District Guidelines.
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 demolition of the structures on the subject properties.

Background and Analysis

Background

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

The property at 9804 Keele Street contains a mid 20th century, one storey structure of a non-heritage style as identified in section 9 of the Heritage District Guidelines.

The property at 9818 Keele Street contains a mid 20th century, one and a half storey structure of a non-heritage style as identified in section 9 of the Heritage District Guidelines.

The applicant is proposing the demolition of both structures. At this time there are no plans for replacement structures.

Analysis

The existing houses on 9804 and 9818 Keele Street were both built in 1950, according to tax records.

9804 Keele is a one storey home, is a frame house on a block foundation, clad in rug brick and partial random laid stone cladding on the front façade. The windows have all been replaced and are a combination of fixed and slider panes, one over three styles in most instances. The roof is clad with dark brown asphalt shingles. The style is a post war bungalow.

9818 Keele Street is a one and a half storey house, concrete block foundation, frame structure, clad in wood siding, more than 6 inches to the weather, and no corner boards except in a small mud room extension. The roof is clad with dark grey asphalt shingles. All windows have been replaced with vinyl one pane type windows, typical of the last decade of the 20th century to first decade of 21st. The dormers seem to have been added in the last few years as part of a renovation, since the trim is unfinished in some of the back dormers. The exterior trim has been clad in prefinished aluminum throughout, except for the window in the mud room extension, which is flat stock with one reveal, painted wood type. There is a 2 over 2 window in the back mud room extension with fixed panes and a door that could be dated to the 1930's or 40's. These could have been reclaimed from another property. Overall, the style of the home resembles a Cape Cod aesthetic.

Both homes are in livable condition; one is rented and the other is up for rent. The owner has requested review of the application for Heritage Clearance so that in the near future they can move forward with a new development proposal.

The owner has been advised that it is encouraged to submit a proposal for replacement construction for consideration accompanying a request for demolition of a structure within a Heritage Conservation District. Approval for demolition with or without a proposal, if granted by the Heritage Vaughan Committee, is usually conditional upon review and approval of a replacement design.

Given that the existing structures on both lots are of a non-heritage style as per the Heritage Conservation District Guidelines, Cultural Services has no concern with the proposed future demolition of the structures, conditional upon the approval of a new replacement structure at a future Heritage Vaughan meeting. 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 9804 and 9818 Keele Street.
2. 2-7. November 9, 2012 Site Visit – 9804 Keele Street.
3. 8-16. November 9, 2012 Site Visit – 9818 Keele Street.

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Fig. 1. Location of subject property at 9804 and 9818 Keele Street



Fig. 2-7 November 9, 2012 Site Visit – 9804 Keele Street.



Fig. 8-16. November 9, 2012 Site Visit – 9818 Keele Street



