

HERITAGE VAUGHAN COMMITTEE DECEMBER, 12, 2012

1. 8100 KIPLING AVENUE – HERITAGE REVIEW OF PROPOSED NEW CONSTRUCTION – WARD 2

Recommendation

1. That Heritage Vaughan approve the proposal for the new development subject to the following condition:
 - i. Proposed building materials will require review and approval by Cultural Services staff.
2. The applicant 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, and 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 review the following report prepared by Cultural Services staff and approve the proposed new development.

The applicant is proposing to construct nine 3-storey townhouse blocks throughout the site. The architect has designed these buildings in the Victorian / Gothic Revival style with contemporary modifications. Demolition of existing non-contributing buildings will need to occur prior to development. Demolition for the existing buildings was approved at the November 21st, 2012 Heritage Vaughan meeting.

Background - Analysis and Options

This application went before the Heritage Committee on November 21, 2012. Staff recommended approval for the demolition of the existing structures and for the proposed development.

Heritage Vaughan approved the demolition but had a few issues with the proposed developments. These were their recommendations:

- 1) *That the demolition of the existing building at 8100 Kipling Avenue be approved;*

2) That the applicant resubmit revised elevations in keeping with the Heritage Guidelines in order to achieve the following:

a) to reduce the impact of the overly repetitive nature of the front elevations and their detailing and articulations visible from Porter Avenue; and

b) that the gables and roof lines visible from Kipling Avenue be simplified;

3) That the applicant be invited to present the revised drawings complete with coloured renderings; and

4) That the report of Cultural Services, dated November 21, 2012, be received.

Heritage Vaughan had also commented at their November meeting on the lack of landscaping along the berm/fence facing Kipling Avenue, but had not put forth a recommendation on this matter.

Since this meeting, Cultural Services has been working with the applicant to address these issues. The applicant has revised Block A of the Porter Avenue elevation (Attachment 5) and has not altered the remainder of the proposed development.

The site is located within the Woodbridge Heritage Conservation District and is therefore Designated under Part V of the Ontario Heritage Act and is located in the Kipling Avenue North and South Character Area. It is located on the west side of Kipling Avenue, west of the CPR tracks between Woodbridge Avenue and Meeting House Road.

The site contains several buildings that were, until recently, part of a functioning lumberyard. These buildings are considered to be “non-contributing” to the Heritage Conservation District and their demolition was approved at the previous Heritage Vaughan meeting on November 21, 2012.

Analysis of Heritage Conservation District Guidelines

6.3 Architectural Guidelines for New Buildings, Additions and Alterations

The intention in creating designs for new buildings should not be to create a false or fake historic building. Instead the objective must be to create a sensitive well designed new structure “of its time” that is compatible with the character of the district and its immediate context. Designers of new buildings in the district should have a proven track record with the creation of designs in similar historic contexts.

The design of new buildings in the HCD should carefully consider requirements elsewhere in this document for density, scale, height, setbacks, coverage, landscape open space, view corridors, angular plane and shadowing. Further, character areas have been identified in the district. Each character area has identifiable characteristics including commercial mainstreet as opposed to residential, building scale, spacing, and setback, which should also be understood and respected.

Analysis

The applicant is proposing to construct nine 3-storey townhouse blocks throughout the site. The architect has designed these buildings in the Gothic Revival style with contemporary modifications.

The Gothic Revival style is an architectural style that is native to the Woodbridge Heritage Conservation District and the Kipling Avenue North and South Character Area. Nearby buildings 8109 Kipling, 8161 Kipling, and 8191 Kipling were also constructed in the Gothic Revival style.

Nonetheless, the massing of a townhouse is certainly “of its time” and was not historically a building typology for residential buildings in Woodbridge.

Working with the massing of a townhouse building, gables, projections, and indentations were used to create the appearance of several individual residential houses. From Kipling Avenue, the townhouse blocks will appear to be large Gothic Revival residential dwellings. The buildings will all be clad in brick with stringcourses, arches, sympathetic sash windows, transom windows above the doorways and garages, board and batten gable detail, two-storey veranda porches, and pedimented entranceways.

Following recommendations from Urban Design, the architect has created three separate blocks that will be assorted throughout the development for variety. As such, each of the three blocks will have its own architectural details and building materials.

6.4.1.1 Street Wall Setbacks: Woodbridge HCD (General)

Guidelines

- 1. The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*
- 2. When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*
- 3. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.*
- 4. Except where noted, new buildings must follow the City of Vaughan Zoning Bylaw in regard to side yards, back yards, interior yards and exterior yards.*
- 5. All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*

6.4.1.3 Street Wall Setbacks: Kipling Avenue North and South

Guidelines

- 1. New development should be set back a minimum of three metres from the property line and a maximum of 4.5 metres to maintain the deep setback character of contributing buildings, and allow for landscaped front yards.*

Analysis

The site is separated from Kipling Avenue by the CPR tracks. Fronting the railway tracks is a fence/berm separating the development from the tracks. Facing Kipling Avenue along this fence is the side view of the blocks which have been articulated with architectural detailing to not have a blank wall along Kipling Avenue.

The majority of setbacks within the townhouse development, fall between 3 metres and 4.5 metres, as directed. In some cases throughout the development, the setback is smaller than 3 metres, however, these are primarily side yard setbacks and the District Guidelines are concerned primarily with front yard setbacks. Furthermore, Porter Avenue is the only street with a sidewalk and is expected to have a pedestrian presence. The other streets function as internal streets for car access and emergency services access.

6.4.2.1 Street Wall Height and Scale: Woodbridge HCD (General)

Guidelines

1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m).
2. The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane.

Analysis:

The proposed development is 11 metres in height throughout. This height is appropriate and will transition well with the neighbouring 3-storey church.

Revised Drawing's Analysis –December 2012

The applicant has revised Block A along Porter Avenue (Attachment 5) following Heritage Vaughan's recommendations and has provided three examples (Attachments 6 and 7) to demonstrate the precedent used for this design. The new design provides variety between the two blocks along Porter Avenue among the arches and gable detail, however there is a uniformity that is achieved along the entire development on Porter Avenue by utilizing the same covered verandas and covered balconies, windows, doorways, and setbacks.

All three examples provided by the applicant are examples of semi-detached residences from the book *Old Toronto Houses* by Tom Cruikshank and John Visser (2nd Edition). The first example (Attachment 6) demonstrates the red brick that will be used in the first or second colour package and uniform massing along one street with variation in the detailing. The second example (Attachment 7) demonstrates uniform development with two shades of red brick within a short section of one street. By using two different shades of red brick along Porter Avenue, one for each block (Attachment 1), the architect is hoping to achieve a similar end result. The third example (Attachment 7) displays the yellow brick to be included in the third colour package.

The rooflines in the Kipling Avenue elevation have not been altered (Attachments 4 and 5). The architect was directed by Cultural Services staff to create elevations that appeared to be frontages along Kipling Avenue in order to conform with the residential nature of Kipling Avenue in the Woodbridge Heritage Character District. Furthermore, through discussion with Urban Design, staff is of the opinion that the difference in rooflines creates variety within the various the blocks. Historically, a street would contain various buildings with various rooflines and massing patterns that were built by various builders. The elevations visible from Kipling Avenue should appear to be separate single detached residences; each one different from the next. Furthermore, the architect has noted to staff that a simplification of the rooflines will remove all of the detail.

The following excerpts from the Heritage District Guidelines support the approach of having variety among the roof portions visible from Kipling Avenue and detailing that create the appearance of frontages.

Section 6.1.2 Kipling Avenue North and South

Heritage Attributes

1. Kipling Avenue has a unique character that has established its identity within Vaughan, over the years. This character emerges from:
 - b. buildings that front directly onto Kipling with active at-grade uses and are setback, offering a landscaped front yard;
2. Includes a variety of building types, and building styles.

Guidelines

2. New and renovated buildings and landscapes must:
 - b. front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;

3. New buildings must have a residential character and should be conducive to a mix of uses, including small-scaled commercial uses.

The applicant has provided a coloured rendering (Attachment 3) of one of the blocks, as asked by Heritage Vaughan members and has been advised to provide other elevations in colour.

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, however the necessary resources have not been allocated and approved.

Regional Implications

N/A

Conclusion

As a result of the recommendations from the Heritage Vaughan meeting of November 21, 2012, the applicant has submitted coloured renderings, revised one of the blocks along Porter Avenue, and prepared a presentation explaining the design of the proposed development to Heritage Vaughan. The applicant did not revise the Kipling Avenue elevations but is prepared to make a presentation to explain the current proposed design.

Cultural Services staff recommends approval of the design included in the December 12, 2012 Heritage Vaughan agenda. The revised design, which includes changes to the Porter Avenue elevation, still conforms to the Woodbridge Heritage Conservation District Guidelines.

Attachments

1. Location Map, Site plan showing colour package allocation, received December 3, 2012.
2. Block Elevation A, received October 24, 2012, Block Elevation B, received October 24, 2012
3. Block Elevation B in colour, received December 3, 2012, Block Elevation B, rear, in colour, received December 3, 2012
4. Block Elevation C, received October 24, 2012, Kipling Avenue elevation, left (south) side, received December 3, 2012
5. Kipling Avenue elevation, right (north) side, received December 3, 2012, Porter Avenue, Block A (left side), received December 3, 2012
6. Porter Avenue, Block B (right side), received December 3, 2012, precedent 1, red brick, received December 3, 2012 (from Cruikshank & Visser, 2008, *Old Toronto Houses*, 2nd Edition, p.158)

7. Precedent 2, two shades of red brick, received December 3, 2012 (from Cruikshank & Visser, 2008, *Old Toronto Houses*, 2nd Edition, p. 180), Precedent 3, yellow brick, received December 3, 2012 (from Cruikshank & Visser, 2008, *Old Toronto Houses*, 2nd Edition, p. 89)

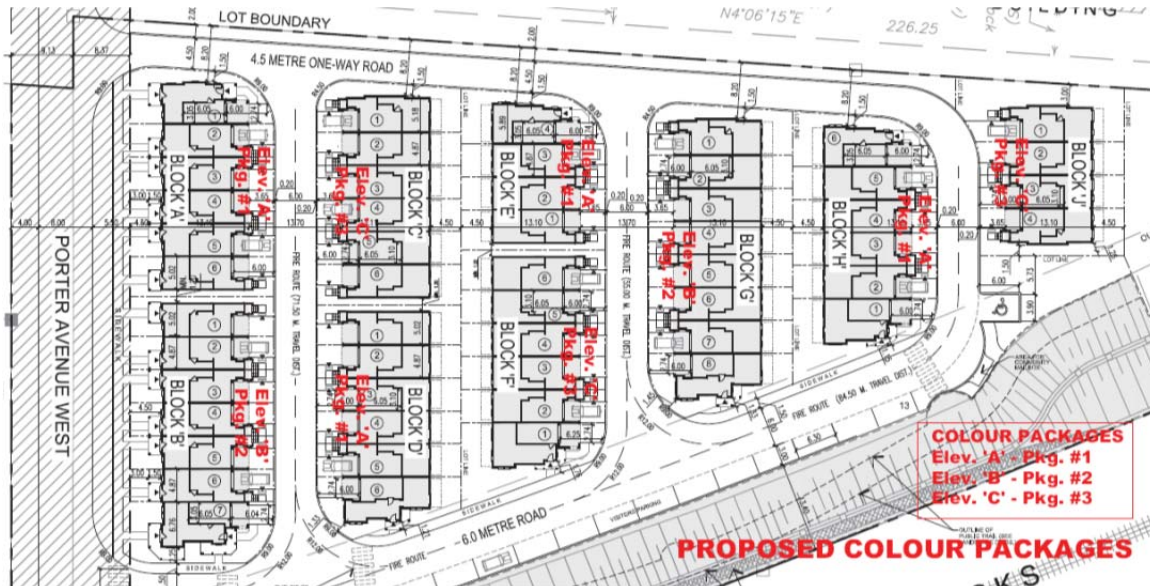
Report prepared by:

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Recreation and Culture Department



Location Map



Site plan showing colour package allocation, received December 3, 2012



BLOCK ELEVATION 'A'

Block Elevation A, received October 24, 2012



BLOCK ELEVATION 'B'

CARRINGTON HOMES
8100 KIPLING AVENUE, VAUGHAN
Project no.: W-1688
1"=8' & 1/8" SCALE 24 OCTOBER 2012
JOHN G. WILLIAMS LIMITED, ARCHITECT
40-42 FORTALL RD., RICHMOND HILL, ONTARIO L4B 3B6
TEL: (905) 709-9530 FAX: (905) 709-9536

Block Elevation B, received October 24, 2012



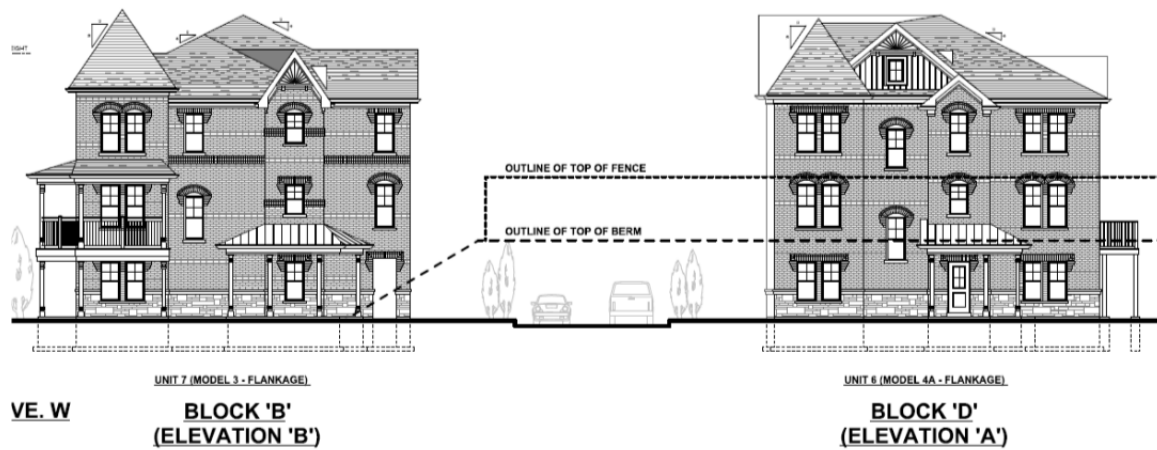
Block Elevation B, rear in colour, received December 3, 2012



Block Elevation B, rear, in colour, received December 3, 2012



Block Elevation C, received October 24, 2012



Kipling Avenue elevation, left (south) side, received December 3, 2012



Kipling Avenue elevation, right (north) side, received December 3, 2012



ROAD

BLOCK 'A' ELEVATION

Porter Avenue, Block A (left side), received December 3, 2012



BLOCK 'B' ELEVATION

6.0

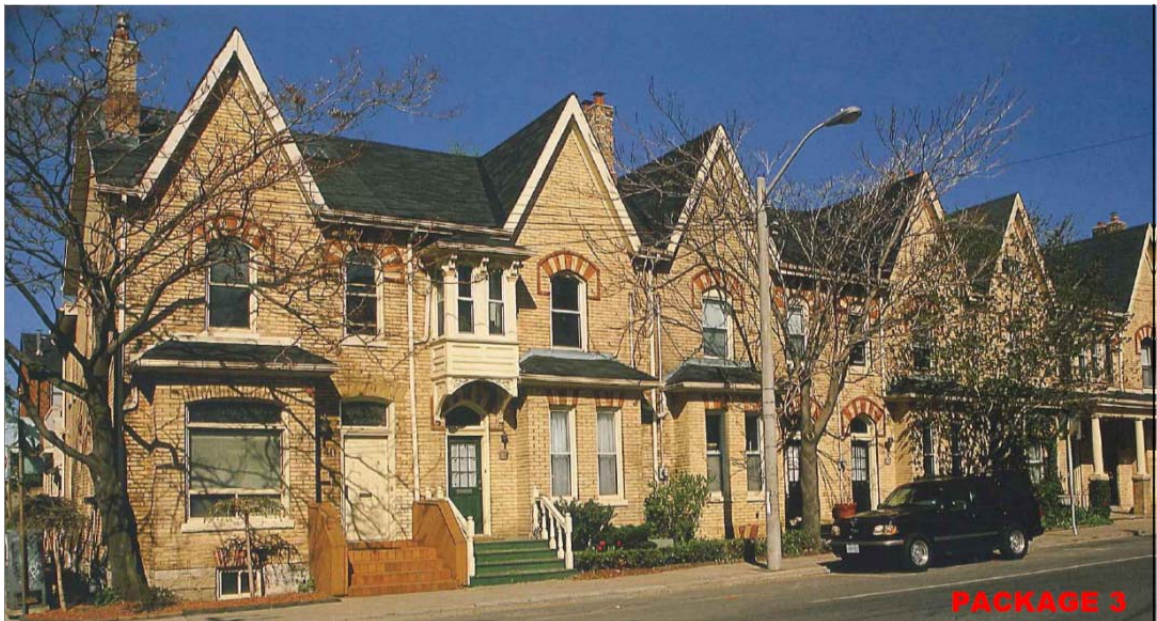
Porter Avenue, Block B (right side), received December 3, 2012



Precedent 1, red brick, received December 3, 2012 (from Cruikshank & Visser, 2008, *Old Toronto Houses*, 2nd Edition, p.158)



Precedent 2, two shades of red brick, received December 3, 2012 (from Cruikshank & Visser, 2008, *Old Toronto Houses*, 2nd Edition, p. 180)



Precedent 3, yellow brick, received December 3, 2012 (from Cruikshank & Visser, 2008, *Old Toronto Houses*, 2nd Edition, p. 89)