

3. 20 BELL COURT – APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION – WARD 1

Recommendation

Cultural Services recommends:

1. That the demolition of the existing building be approved subject to the following condition:
 - a). That the demolition clearance be effective from the date of Building Permit and Heritage Permit approval for new construction.
2. That Heritage Vaughan not approve the proposed application for new construction at 20 Bell Court and request the applicant to work with staff to amend the design of the structure to comply with the Kleinburg-Nashville Heritage Conservation District Guidelines as identified in this report.

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 proposal for demolition of the existing structure and construction of a new building.

Background - Analysis and Options

Location and Heritage Status

The subject property is located on Bell court – a crescent street that connects to Islington Avenue and backs onto Highway 27. The subject property is located in the Kleinburg-Nashville Heritage Conservation District and is therefore Designated Part V under the Ontario Heritage Act.

All new construction, alteration, and demolition within the Kleinburg-Nashville Heritage Conservation Districts are subject to the District's Guidelines and require the approval of a Heritage Permit with Heritage Vaughan Committee approval, in addition to any other City approvals.

The existing building on the subject property is a 1960s one-storey Ranch style bungalow. The building is considered a non-heritage style in the Kleinburg-Nashville Heritage Conservation District Guidelines and demolition of the existing building can be supported if proper replacement infill that complies with the Guidelines is proposed.

Proposal

The applicant is proposing to demolish the existing building and construct a new building in its place. The proposed new construction is a 2-storey house designed in the Period Revival architectural style. The style is a historical precedent found in Ontario but it is not one of the precedent styles included in the Kleinburg-Nashville Conservation District Guidelines. Therefore, the proposal for new construction does currently not comply with the Guidelines.

The proposed single detached dwelling is modeled after the Valley – Period Revival model in the nearby Berkley Homes subdivision 19T-84076 (also known as Kleinburg Heritage Estates). Attachment 2, top of page, is the model that was approved by Heritage Vaughan on September 21, 2011.

The September 21, 2011 Heritage Vaughan staff report identifies Period Revival as not conforming to the Heritage Conservation District. Heritage Vaughan approved the Period Revival design at the meeting with the understanding that this was a unique situation i.e. first subdivision built in a Heritage Conservation District in Ontario and that the site was not on the mainstreet or in an older section of the District. The subdivision is in an isolated area within the Heritage District and has no mainstreet frontage. The owner was also requested to reduce the amount of stone on all elevations, which was done in the final drawings that were approved.

Recommendation

The proposal has the potential to comply with the Guidelines if the current design is revised to relate to the Victorian Vernacular style – a recognized heritage style in the Kleinburg-Nashville Heritage Conservation District Guidelines. The applicant is encouraged to work with Cultural Services staff to work toward a design that can be presented to the Heritage Vaughan Committee with a recommendation for approval by Cultural Services staff.

The following is a list (but not exhaustive) of design changes that will better relate the design to a Victorian Vernacular architectural style:

- All eaves at the gable ends to be straightened.
- The straight hood-moulds above the windows on the front elevation should remain as these relate to the Gothic Revival / Victorian Vernacular style (see Attachment 3).
- The front door be changed to a 4-panel door.
- Window styles changed to 1 over 1 or 2 over 2 hung.
- Garage to be detached or pushed back to a less prominent position.
- The massing and layout of a Victorian Vernacular precedent be made apparent. This can be achieved by pushing forward the middle 2 storey piece containing the office, pushing back the entrance and library, removing the gable over the library, removing the portico entrance, moving the bay window over to the two-storey portion, and creating a verandah in the recessed space. Another option is to create a double-bay front elevation and add a second storey to the right side of the front elevation and remove the front portico.
- If an L-shape plan is followed then the roof must also relate to the design. The roof at the front portion of the house should be converted to a side gable with a perpendicular gable projecting out to the front elevation.
- The front portico to be converted to wooden portico with Victorian columns and the option of a widow's walk.
- The stone skirting at the front elevation be lowered and continued on all elevations of the building.
- The dormer above the garage be altered to better relate to the Victorian Vernacular style.
- The left elevation be made more interesting with windows and detailing.
- The quadruple sets of windows at the rear elevation be revised to a more sympathetic window style.
- The doors on the rear elevation be changed to more sympathetic door styles.
- The windows on the first storey, right elevation, be widened.
- The soldier course arches are acceptable and should remain.
- Tower roof portion at the rear of the building to be removed. A two-floor bay window is acceptable.

Variances

The applicant has advised that they will be making an application to the Committee of Adjustment for variances for lot frontage and an increase in lot coverage for 13% where a maximum of 10% is required in the Vaughan Zoning By-law (to be confirmed and reviewed by Building Standards Department).

Site Plan Approval

Based on discussion with the Development Planning Department, this application will require a site plan application and site plan approval. The applicant is advised that if there are any changes to the application (eg. coverage, height, building elevation, site plan) 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.

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

See recommendation

Attachments

1. Location Map, Existing 1 storey house on subject property. Courtesy of Google Maps
2. Valley - Period Revival model. Source – Rosehaven website
3. Victorian Vernacular precedent in Ontario with L-shape massing and straight hood moulds. Source: Tom Cruickshank *Old Ontario Houses: Traditions in local architecture*
4. Site Plan (cropped for easier viewing). Received January 15, 2014
5. Floor Plans and Roof Plan. Received January 15, 2014.
6. Front and Left Elevations. Received January 15, 2014.
7. Rear and Right Elevations. Received January 15, 2014.

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Location Map



Existing 1 storey house on subject property. Courtesy of Google Maps

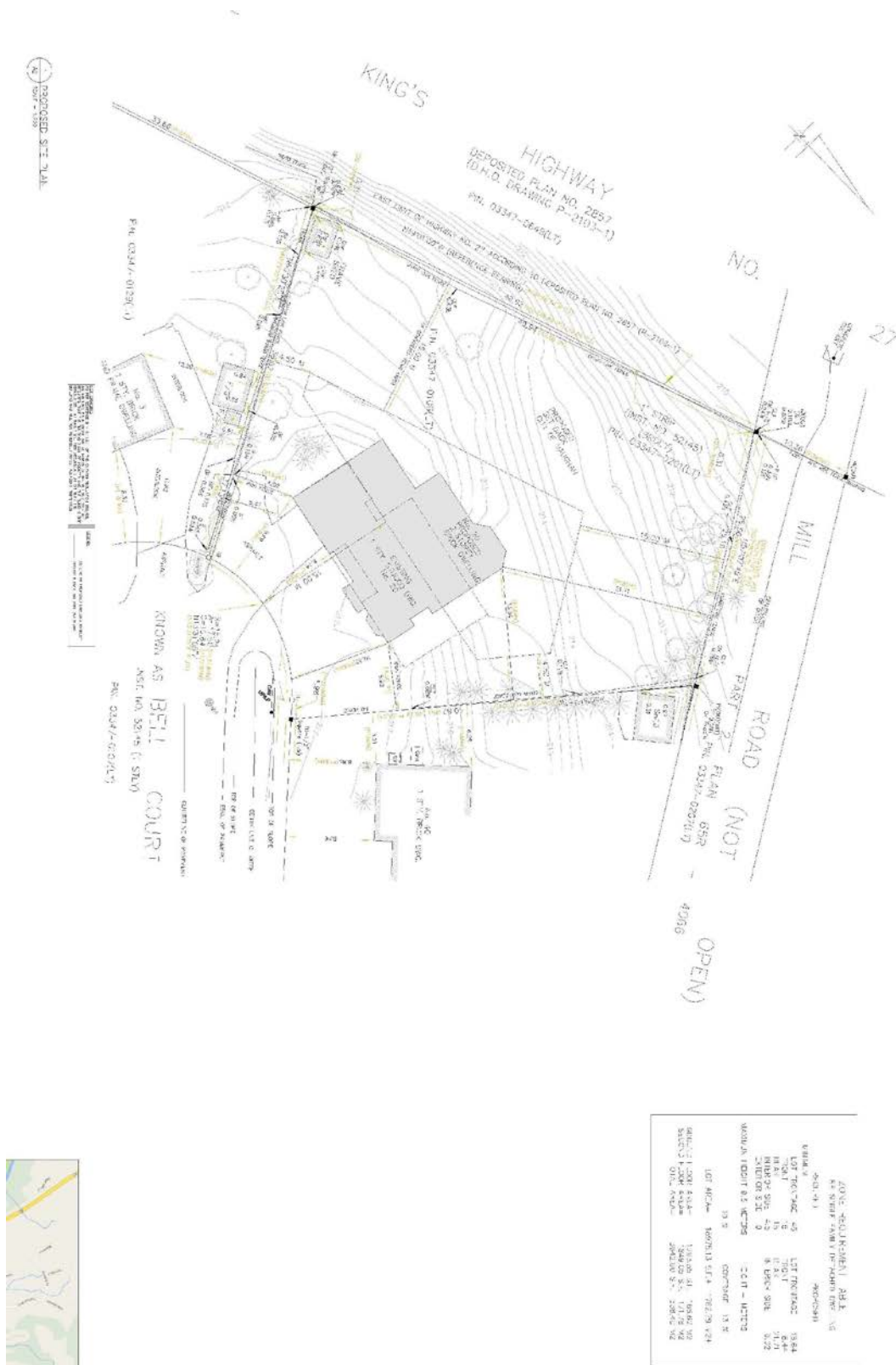
Attachment 2



Valley – Period Revival model. Source – Rosehaven website
(<http://www.rosehavenplatinum.com/homes/view/the-valley/54>)



Victorian Vernacular precedent in Ontario with L-shape massing and interesting details. Please note the straight hood moulds. Source: Tom Cruickshank *Old Ontario Houses: Traditions in local architecture*



Attachment 5

