

**ALTERATION TO EXISTING BUILDING
10020 KEELE STREET, MAPLE HERITAGE CONSERVATION DISTRICT, DESIGNATED
UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 – VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE WEST**

Recommendation

The Director of Development Planning and the Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan approve the proposed alteration to 10020 Keele Street 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 the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - c) That Heritage Vaughan Committee approval does 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 Owner, 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 Heritage Vaughan to seek approval for application to alter an existing contributing structure in the Maple Heritage Conservation District.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on January 4, 2018 and must be deliberated upon by Heritage Vaughan by April 4, 2018 to meet the 90 day timeline.

Background

The subject property is known municipally as 10020 Keele Street. It is located on the west side of Keele Street, north of Major Mackenzie Drive West as shown in Attachment #1. Although the Maple HCD Inventory places its potential construction to be circa 1910, subsequent research has demonstrated that the building was constructed in 1941.

Property History

The subject building is located on the lot formerly occupied by the Dack's Hotel (renamed Jone's Hotel after 1910), an 19th century board-and-batten tavern. It was replaced in 1941 with the current building built by Howard Knight in 1941 as a purpose built 'modern' restaurant but has subsequently been adapted to various uses as shown in Attachment 3. The property was converted to office space in 1951 and occupied by the Woodbridge and Vaughan Telephone Company, and the Maple Post Office. In 1968 a new Maple Post Office opened, at which time the building was adapted for residential use. The property has significant associative heritage value regarding Maple's commercial core development. The building design is a two-storey yellow brick commercial building built in the Georgian revival style and is a sympathetic and contributing property to the Maple HCD Commercial Core streetscape.

In 2010, a Heritage Permit was granted to the previous owner to generally restore the property. This permit included the repair and preservation of existing wood doors, storm and windows, frames, sash and trim, the masonry was repointed as needed and the wood fascia and soffit were also repaired and restored. During this period, the front steps at the main front entrance and the secondary front entrance were both removed as shown in Attachment 4 and the lot was paved over. The existing landscape condition consists of weeds and asphalt.

Proposed Alterations

The current owner is proposing the following work to be undertaken as shown in Attachment 5, as part of Site Development File DA.13.104 to allow the property to be redeveloped into a spa. As the front steps of the building are missing, replacements that meet the Ontario Building Code are required:

CONCRETE STAIRS

Standard reinforced concrete blocks with rough edges at landing slabs.

Finish: Veneer Stone Finish

Color: Grey

RAILINGS

Material: Prefinished Metal

Color: Black

Railing Height: 1070mm

Posts Dimension: 50mm x 50mm

Pickets: 13mm x 13mm

Top Rail: 50mm x 38mm

Bottom Rail: 50mm x 19mm

As part of the York Region's road widening plan, the front yard of the property has been significantly reduced, limiting opportunities for replanting of trees or significant soft landscaping. The Owner proposes to install sidewalk pavers along the Keele Street entrances in accordance to the Maple Streetscape Plan for the Commercial Core. Planter boxes will be installed to incorporate elements of soft landscaping as shown in Attachment 6.

Other changes required for the property and adjacent roadway include the modification of the existing sidewalk and curb and the slight relocation of the stop sign, as required. None of these proposed changes would further alter the existing heritage attributes of the property.

Analysis

The following is an examination of the Maple Heritage Conservation District Guidelines relevant to the proposal to remove the existing outbuildings and alter the existing Victorian dwelling.

4.2.2 Heritage Buildings

- a) *Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*
 - b) *Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.*
- The replacement stairs at the main entrance are similar to the original cement stairs present in 1941 and accommodate the new property line after road widening by York Region.
 - The replacement stairs for the secondary entrance at Keele Street will be oriented to be parallel to the entry to accommodate the new property line. Although the original steps were likely wood, they were replaced at an unspecified time (possibly between 1978 – 1988) with the cement stairs that were present in 2009. Both sets of stairs extended further than what is permissible today.
 - The wrought iron railings, although not generally seen in historic properties in Maple, are similar to the railings that were previously installed at the main entrance in 1941 and therefore is a compatible material.

Section 9.3.6 Renovations

"When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design, or is unsympathetic to it. Research, as described in Section 9.3.2, should be undertaken, and the design of new work should restore the principal architectural features of the original building."

The proposed stairs and railings to the front entrances of 10020 Keele Street are sympathetic to the existing structure and does not significantly conceal original design elements of the building. Replicating the original stairs is not possible at this time due to the new property line and the requirements of the Ontario Building Code.

All other exterior work on the structure is minor in nature – i.e. repainting wood trim in existing colours, repairing a broken window pane and therefore, is considered to be ongoing maintenance.

The installation of pavers are in keeping with the Maple Streetscape plan and the installation of planter boxes will provide an element of soft landscaping to the property.

Conclusion

Based on the above analysis, the proposed alterations to 10020 Keele Street are in conformity with the policies and guidelines of the Maple Heritage Conservation District Plan.

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 initiatives:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied that the proposed alterations 10020 Keele Street are consistent with the Maple Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed alterations under the *Ontario Heritage Act*, subject to the conditions in the Recommendations of this report.

Attachments

1. Location Map
2. Maple HCD Inventory Entry
3. 10020 Keele Street from 1941 - 2010
4. Current Condition
5. Site Plan and Elevations
6. Landscape Plan

Report prepared by:

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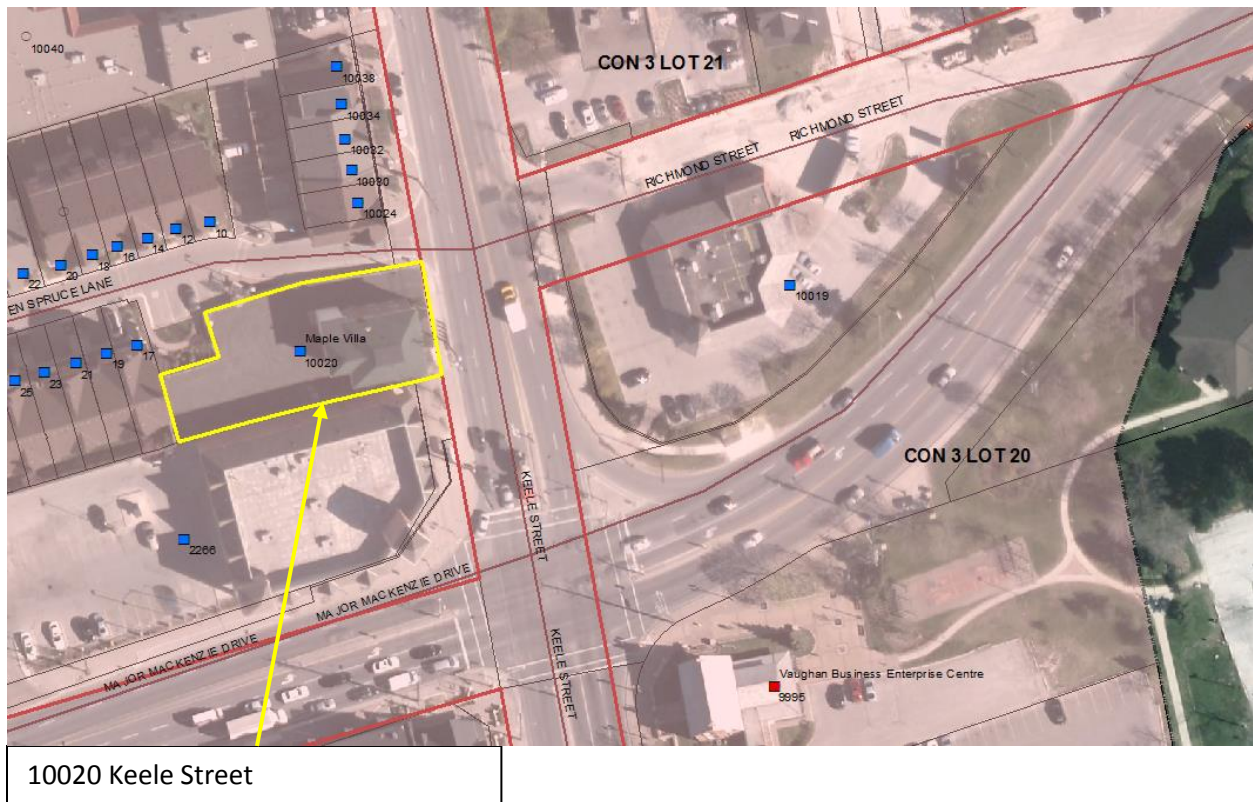
Respectfully submitted,

MAURO PEVERINI
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and
Cultural Heritage

/CM

Location Map



Keele Street (west side)

10,020 Keele Street

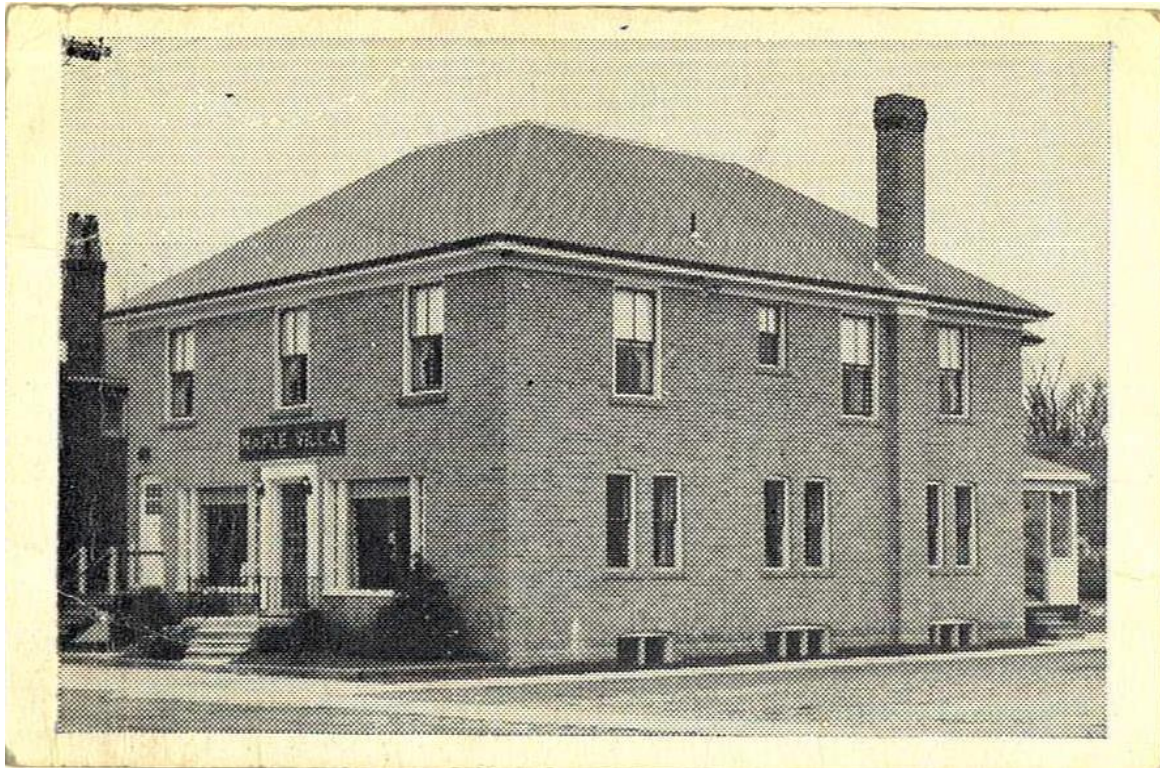
- Two-storey, four-square, red-brick mixed-use building, with unusual fenestration (c. 1910 ff.).
- **Description** – Large brick building is sole survivor of old Maple Village within this stretch of Keele Street, and thus particularly valuable. Building has unusual double-occupancy, possibly a later alteration, with commercial at ground floor, and residential above. Building is set significantly above sidewalk level, with brick rising from grade to header-course at approximately ground-floor level. At ground floor, entrance door is wide, 20-pane wooden door, with traditional thumb-latch hardware. Door is framed by broad wooden architraves and modest entablature, with period light-fixtures remaining at either side. On either side of entry are wide apertures, each housing central, single-pane, fixed shop-window flanked by narrow, operable, ten-light casements. Windows have narrow wooden sills, and visible metal lintels (suggesting post-1930 origins) lined with course of rowlock headers. At LH side of façade, door to upper floor is later (or re-clad) 1/3-glazed, flush-ply door, with old, pre-cast concrete sill, and with segmental arch above built of triple-header voussoirs. At second floor, three original 2/2 windows remain, with pre-cast concrete sills, and each with unusual top sash having rounded outer corners where stiles and top-rail meet. Soffits are finished in v-jointed boards, with square-cut moulding at wall-head and with modest fascia. Side elevations are built off rock-faced, early pre-cast blocks, and segmental-headed apertures are built with triple header-courses throughout. Original 2/2 windows, among other types (such as multiple-pane casements at grade) remain throughout. Hipped roof, with central flat, is clad in asphalt shingles.
- **History** – apparently a restaurant and post office in 1941 (newspaper article, 1941).
- **Comments** – Rambling brick building, set to north of former feed-mill site (now Shoppers Drug Mart) is particularly significant in that it appears to have been altered circa 1930 to become the first mixed-use building in Maple. Building appears well built and in sound condition and is very large, affording a good opportunity for adaptive re-use on prominent village site. Abundant small trees adjacent structure should be radically culled.

10020 Keele Street (aka Maple Villa) 1941- 2010



Maple Villa circa 1941

10020 Keele Street (aka Maple Villa) 1941- 2010



Maple Villa circa 1949

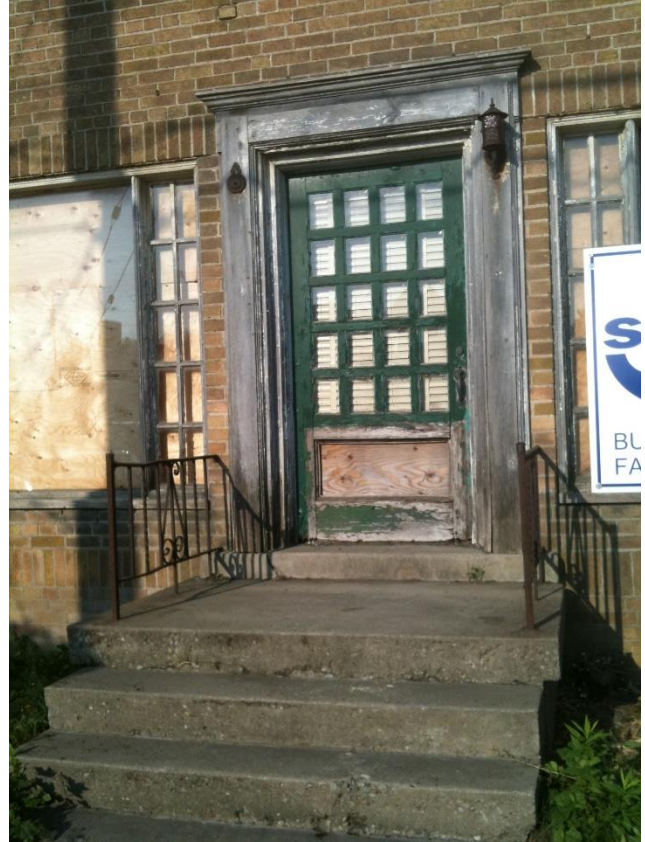


10020 Keele Street in the 1980's

10020 Keele Street (aka Maple Villa) 1941- 2010



10020 Keele Street in 2009



10020 Keele Street - Current Condition



	CITY	REISSUED SPA APPROVAL	AUG14/17
	CITY	COMMITTEE OF ADJUSTMENT	JAN26/15
	CITY	SITE PLAN APPLICATION	MAY31/13
	CITY	FOR PAC MEETING	MAY31/13
	TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.



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PROJECT
INTERIOR ALTERATION AND
RENOVATION TO A
2 STOREY BUILDING FOR
**SPA AND
OFFICES**
10020 KEELE STREET

Plan
VAUGHAN, ONTARIO
DRAWING
SITE PLAN

DRAWN --	PROJECT NO 2013-08
PROJECT STARTED MAY 2013	FILE NAME
PLOTTED DATE AUG. 14, 2017	DRAWING NO

SP1		
CHECKED		SCALE AS SHOWN



TOPOGRAPHIC SURVEY OF
PART OF LOT 21
CONCESSION 4
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE SUMMARY

LOT AREA:	976.90 sq.m.
BUILDING GROSS FLOOR AREA	
SPA - GROUND FLOOR	174.50 sq.m.
OFFICE - SECOND FLOOR	174.50 sq.m.
TOTAL GROSS FLOOR AREA	349.00 sq.m.

BUILDING COVERAGE:	174.50 sq. m.	17.88%
LANDSCAPE AREA	98.38 sq. m.	10.07%
PAVED AREA	= sq. m.	=%
PARKING REQUIREMENTS:		

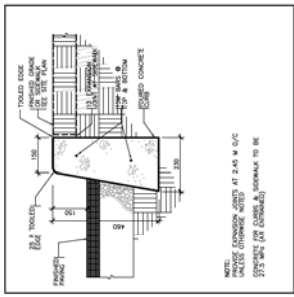
$$\frac{349.0 \times 6.0}{100} = 21 \text{ SPACES}$$

AS PER 5.2 C1 RESTRICTED COMMERCIAL ZONE:
WHERE COMBINATION OF USES ARE PROPOSED, PARKING SHALL BE
CALCULATED FOR SHOPPING CENTER AS SET OUT IN SUBSECTION

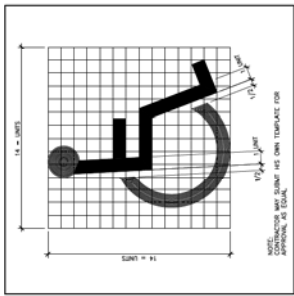
3.8g OF THE BYLAW

PARKING PROVIDED:

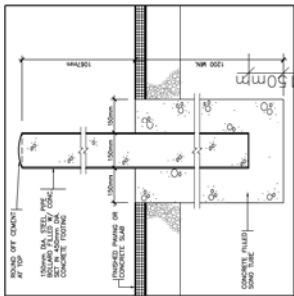
INCLUDING 1 HANDICAP SPACES



CONC CURB DETAIL



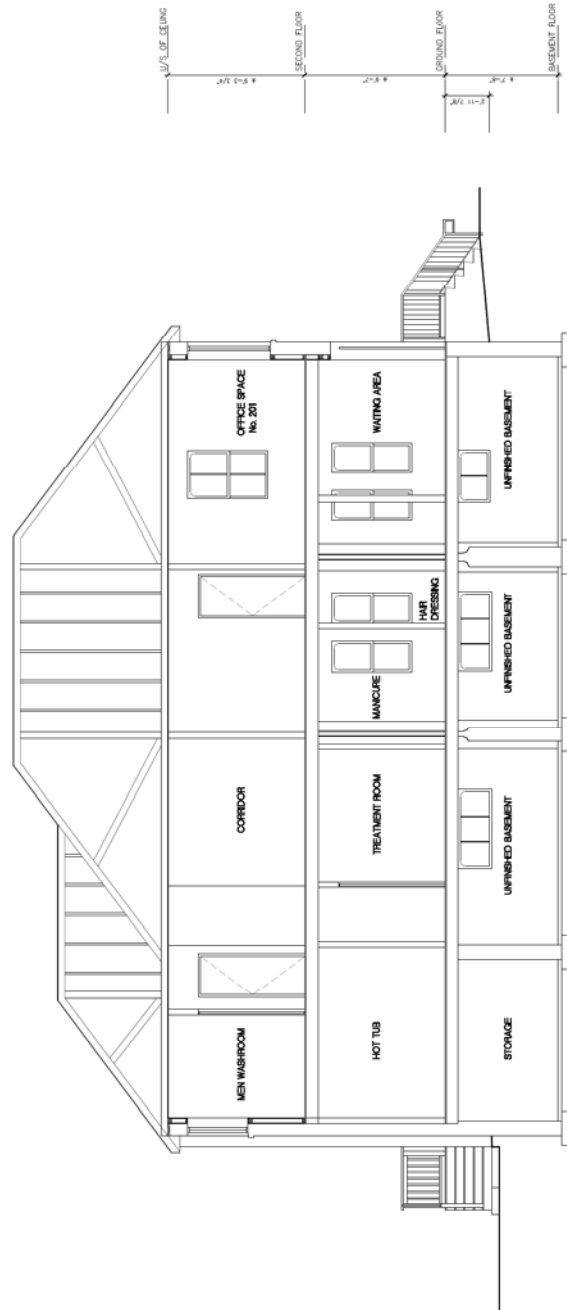
HANDICAP | LOGO



PIPE BOLLARD

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NOTE RE. EXISTING WINDOWS/ DOORS
ALL WINDOWS, DOORS AND ARCHES ARE TO REMAIN.

