

HERITAGE VAUGHAN COMMITTEE FEBRUARY 17, 2016

1. PROPOSED RENOVATIONS AND ADDITION TO 8006 KIPLING AVENUE IN WOODBRIDGE HERITAGE CONSERVATION DISTRICT, REVISIONS TO PREVIOUS PROPOSAL **WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed additions and renovations BE APPROVED subject to the following conditions:
 - a) the applicant submit a Heritage Conservation Plan to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Division, including Building Permit drawings, building material specifications, and repair information; and,
 - b) any significant changes to the proposal by the Owner may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

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

Purpose

The purpose of this report is to seek Heritage Vaughan approval for the proposed renovations and additions to an existing house at 8006 Kipling Avenue, Designated Part V, in the Woodbridge Heritage Conservation District (HCD).

Background - Analysis and Options

Proposed Revisions

This application was brought to Heritage Vaughan Committee for review and was approved at the meeting of June 17, 2015. The proposal has since been substantially modified and therefore determined it requires review by Heritage Vaughan Committee. The proposed revisions to the previously approved proposal are:

- Smaller footprint of the rear addition.
- Roof height of left side to be raised from 6.81m to 7.26m (0.45m increase), which does not exceed the maximum height requirement in the R3 Zone of Zoning By-law 1-88. The previous proposal included a raised roof to 7.19m.
- Revised window design with contemporary windows on the addition.

Location

The subject site is located on the west side of Kipling Avenue, just north of Woodbridge Avenue in the Kipling Avenue Character Area of the Woodbridge Heritage Conservation District

Existing House Designated Part V and Registered Status and Gothic Revival Style

The subject property is located in the Woodbridge Heritage Conservation District and is Designated Part V as per the Ontario Heritage Act. The subject property is also listed on the Register of Property of Cultural Heritage Value as per Section 27 of the Ontario Heritage Act. The existing house on the subject property is constructed in the Gothic Revival style (also known as Victorian Vernacular) circa 1880. The inventory for the Woodbridge HCD identifies this building as a “contributing” building.

Policies for Existing Heritage Buildings and Kipling Avenue Character Area Apply

The subject property falls within the Kipling Avenue Character Area of the Woodbridge HCD and contains an existing contributing heritage building. Therefore, the applicable policies within the sections for the Kipling Avenue Character Area (6.1.2) and Conservation Guidelines for contributing properties (6.2.2) apply.

Kipling Avenue North is defined by a range of building types and styles and are mostly detached “single family” residential within the 2-3 storey height range. The HCD Plan states that contributing buildings shall be maintained and that new construction shall be consistent with existing character of the area.

Approved Proposal to Demolish Unsympathetic Additions and Construct New Additions in Gothic Revival Style – Heritage Impact Assessment Submitted

The existing building contains unsympathetic additions on the front and rear elevations. The applicant is proposing to remove them, restore the front elevation, repair and replace part of the roof, and add an addition to the rear of the building in the same Gothic Revival architectural style. The applicant has submitted a Heritage Impact Statement (also known as a Heritage Impact Assessment) to qualify this proposal. The Heritage Impact Statement has not been revised for this proposal as this proposal includes less intervention to the existing structure than the previous proposal and the HIA is still applicable in this revised proposal. The original version for the previous proposal can be accessed online through the earlier June 17, 2015 agenda.

A previous proposal was approved at the Heritage Vaughan Committee meeting of June 17, 2015. This proposal included the restoration of the front verandah, the demolition of an existing addition and a replacement with a new larger addition, and the replacement of a section of the roof that was damaged in a fire. The full report can be found online at Vaughan.ca. https://www.vaughan.ca/council/minutes_agendas/AdHocReports/0617%2015%20HV%20Rpt%2005.pdf

Associated Committee of Adjustment Applications Approved

The applicant applied for a severance application B026/15 to allow an easement with 8000 Kipling Avenue to the south for a shared driveway.

The applicant has also applied for Variance Application A158/15 to allow a shared driveway with the neighbour to the south and to permit an interior side yard setback of 2.08 metres where 4.5 metres is required.

Both applications were noted in the earlier June 17, 2015 report to the Heritage Vaughan Committee and were subsequently approved by the Committee of Adjustment.

Building Condition Considerations

The roof, rear wall, and foundation of the building located at 8006 Kipling Avenue will be subject to proposed structural repairs and renovations. Currently, the foundation does not meet current Ontario Building Code minimum foundation-depth requirements, as a result the existing foundation will need to be extended deeper and new underpinning will be installed. Furthermore, the rear addition will be supported with a new foundation. The roof will be partially replaced in one area where previous fire damage occurred. The exact area to be replaced is shown on the attached drawings. On elevations, the rear wall will be cut to allow for the new rear addition and the front elevation will be restored with the removal of the sunroom. The front elevation will be restored with reclaimed bricks from the rear of the building.

To ensure there is consistency between the Heritage Permit and Building Permit, Cultural Heritage staff requires all Building Permit drawings and documents, including but not limited to architectural, structural, and geotechnical reports be submitted for review prior to the issuance of a Heritage Permit. If, despite the review of Cultural Heritage staff and Building staff, it becomes evident that the works are impacting the existing foundation or structure to the existing built heritage resource, a stop work order may be issued and mitigation efforts will be required at the applicant's expense.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The preservation, restoration, and rehabilitation of this contributing heritage resource located in the Woodbridge Heritage Conservation District supports the following Council priority:

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

Regional Implications

N/A

Conclusion

Cultural Heritage staff recommends approval of the proposal as it restores parts of the original building, removes unsympathetic additions, and constructs a new addition to the rear of the building in the same Gothic Revival architectural style. The proposal is sympathetic to the heritage architecture and is in accordance with the policies of the Woodbridge Heritage Conservation District Plan. Should the Committee concur, the staff recommendation can be adopted.

Attachments

1. Location Map
2. Streetscape views (Google Streetview)
3. Design Proposal

Report Prepared By

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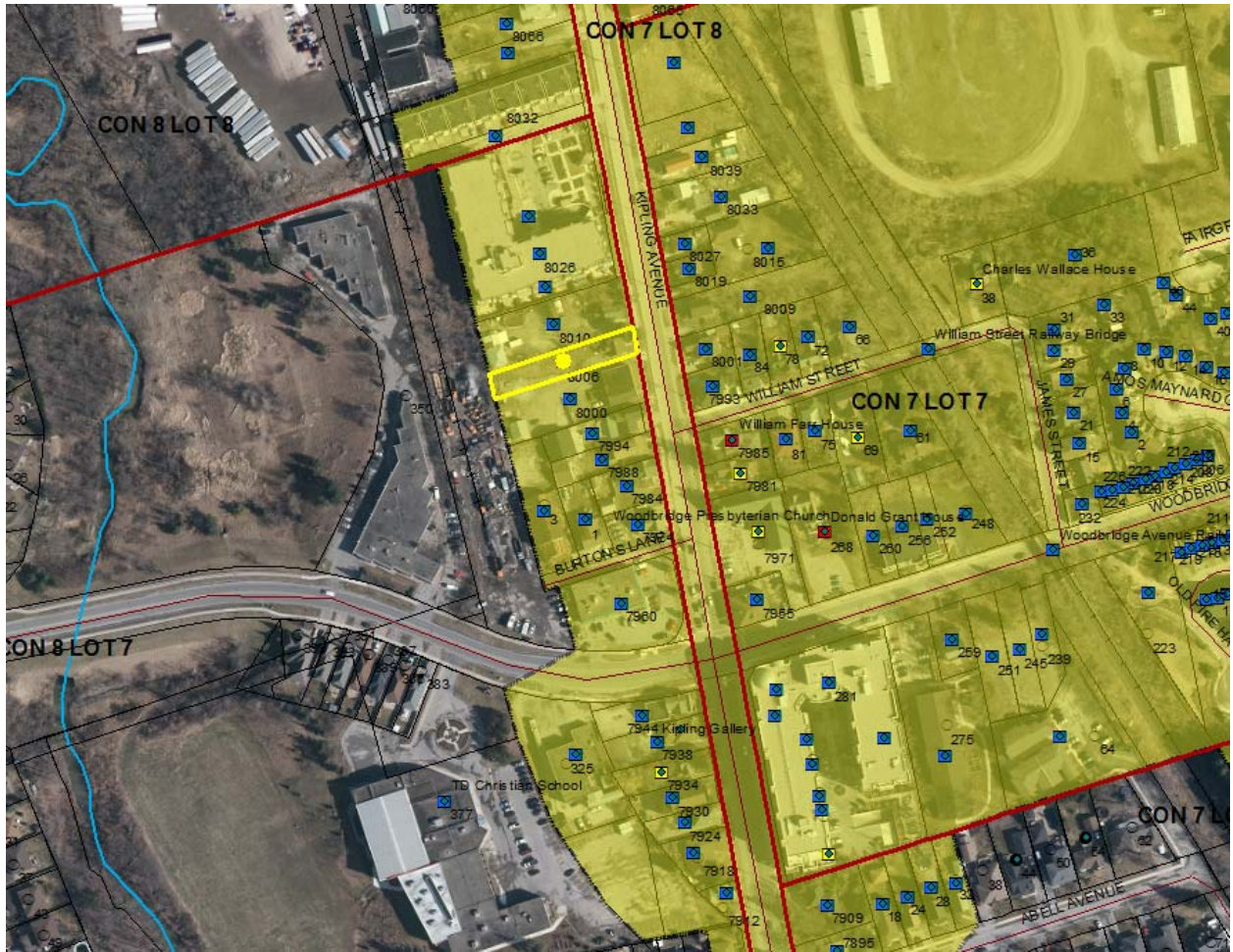
Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/CM

ATTACHMENT 1

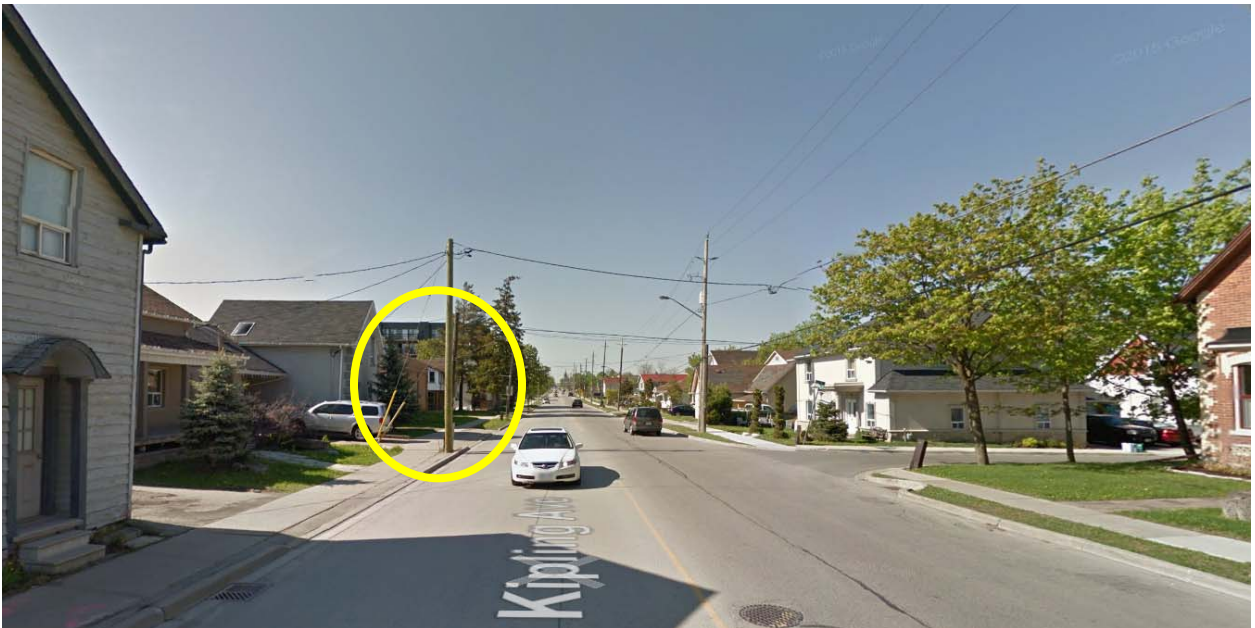
LOCATION MAP



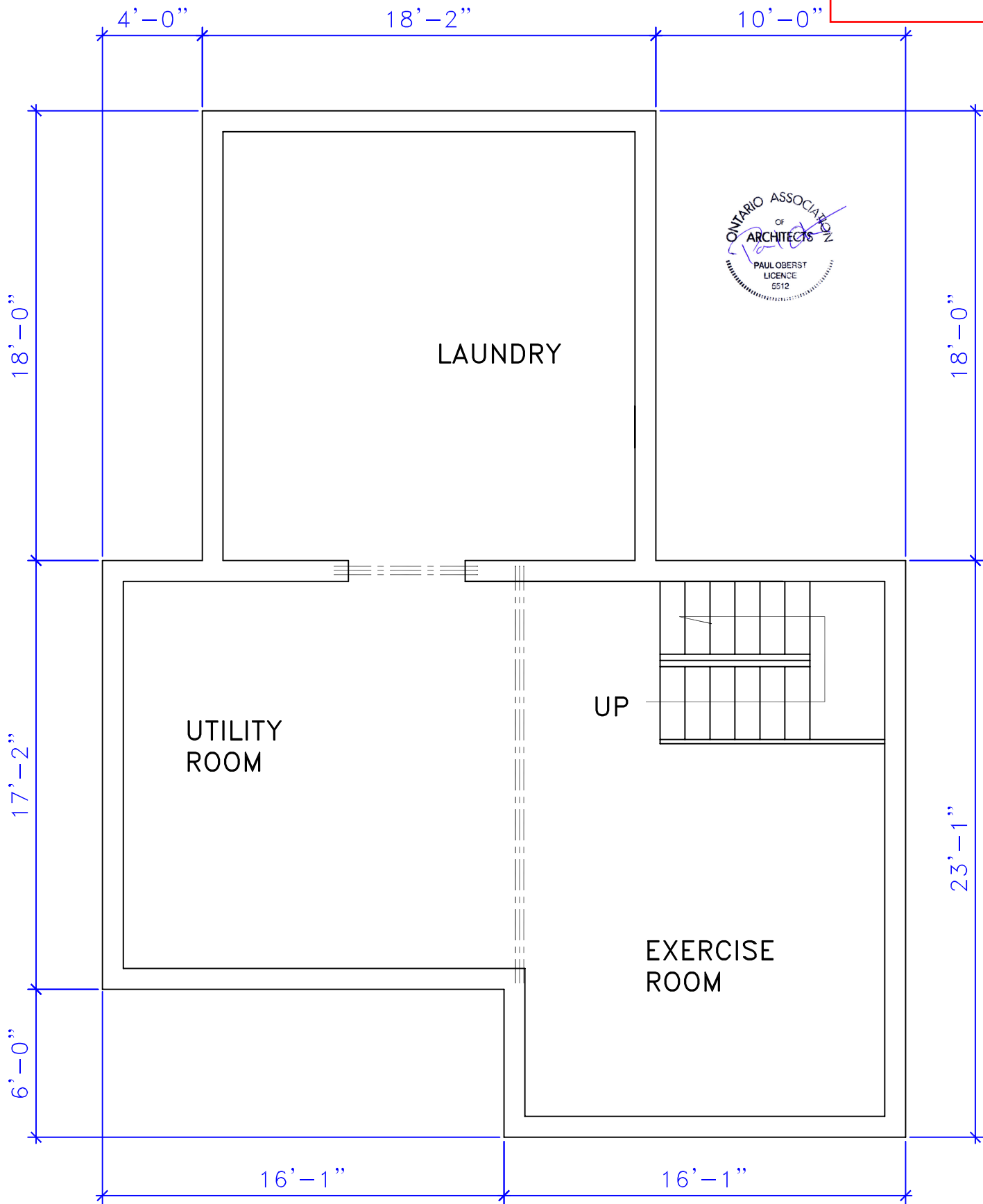
ATTACHMENT 2



Streetscape view of 8006 Kipling looking south



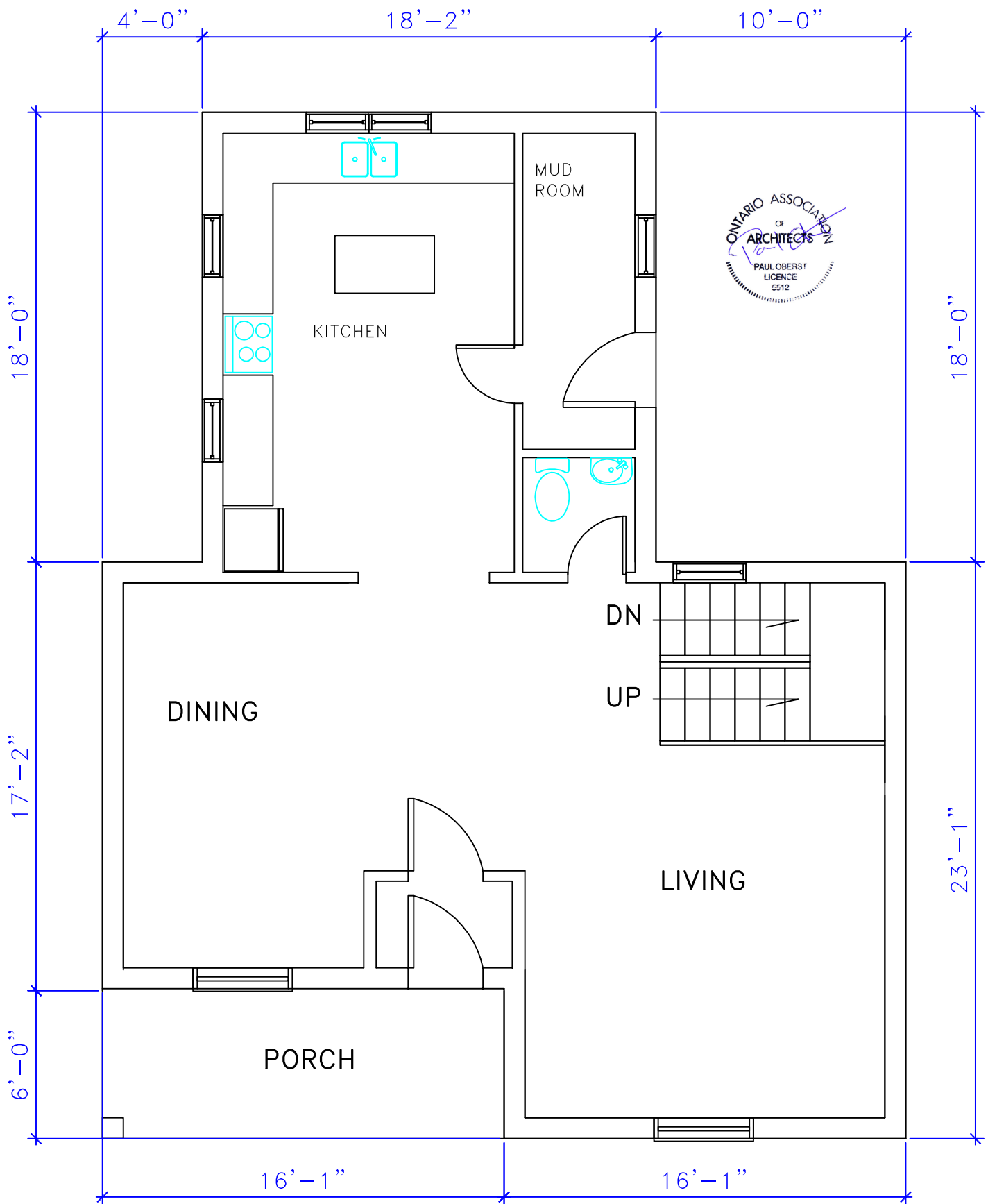
Streetscape view of 8006 Kipling looking north



8006 KIPLING AVENUE – BASEMENT PLAN

SCALE: 3/16 = 1'-0"

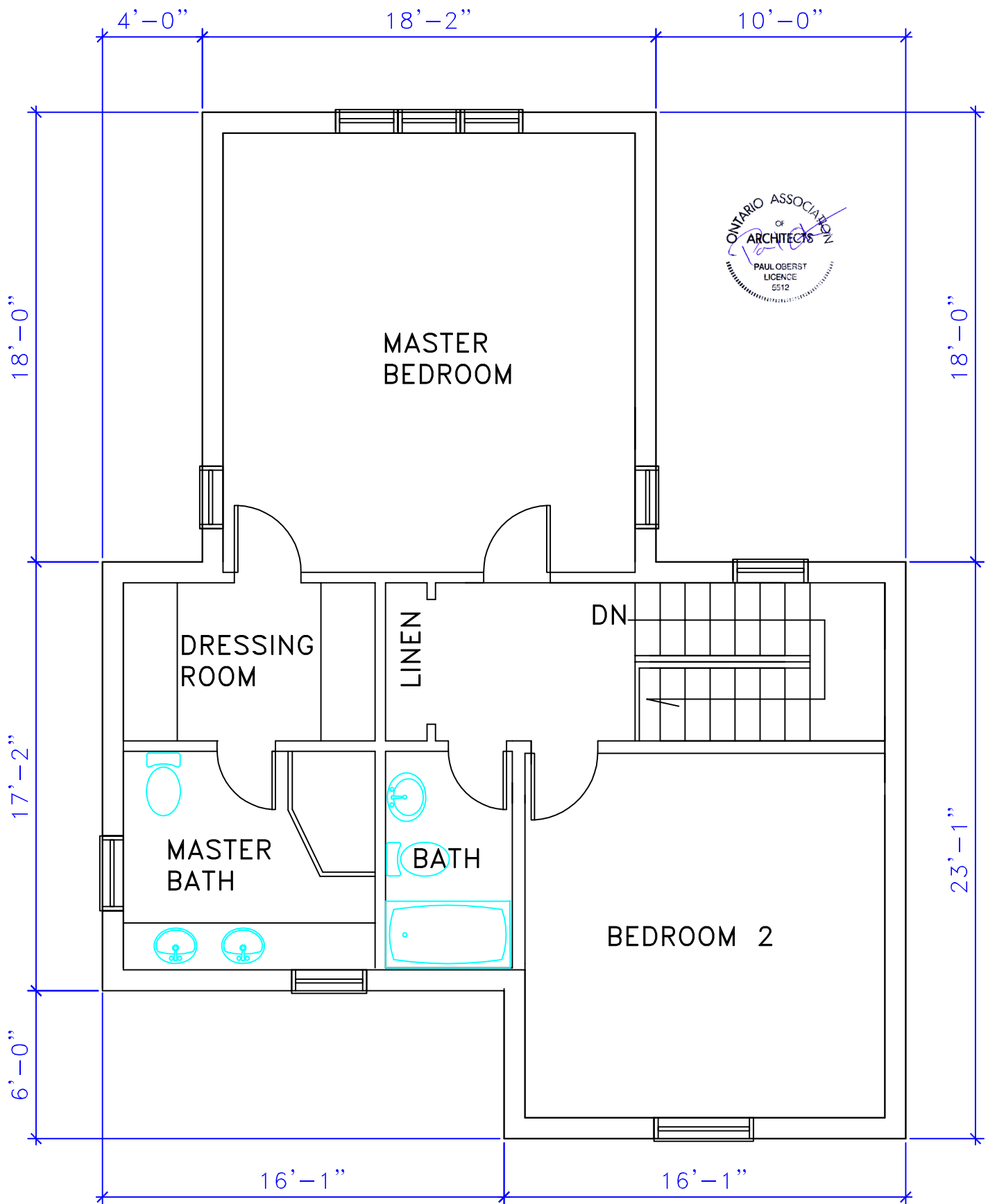
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8006 KIPLING AVENUE – GROUND FLOOR PLAN

SCALE: 3/16 = 1'-0"

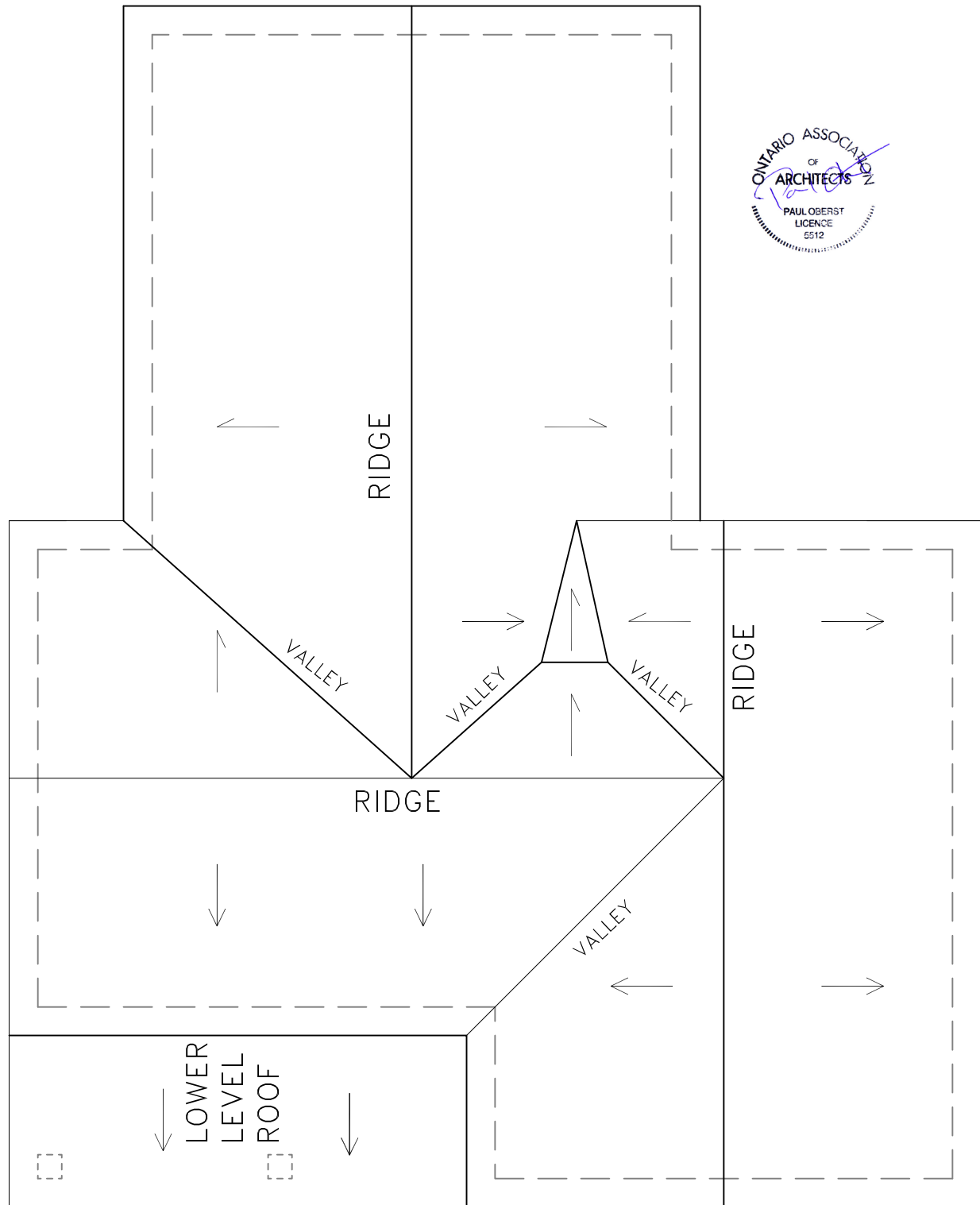
JANUARY 2016



8006 KIPLING AVENUE – 2ND FLOOR PLAN

SCALE: 3/16 = 1'-0"

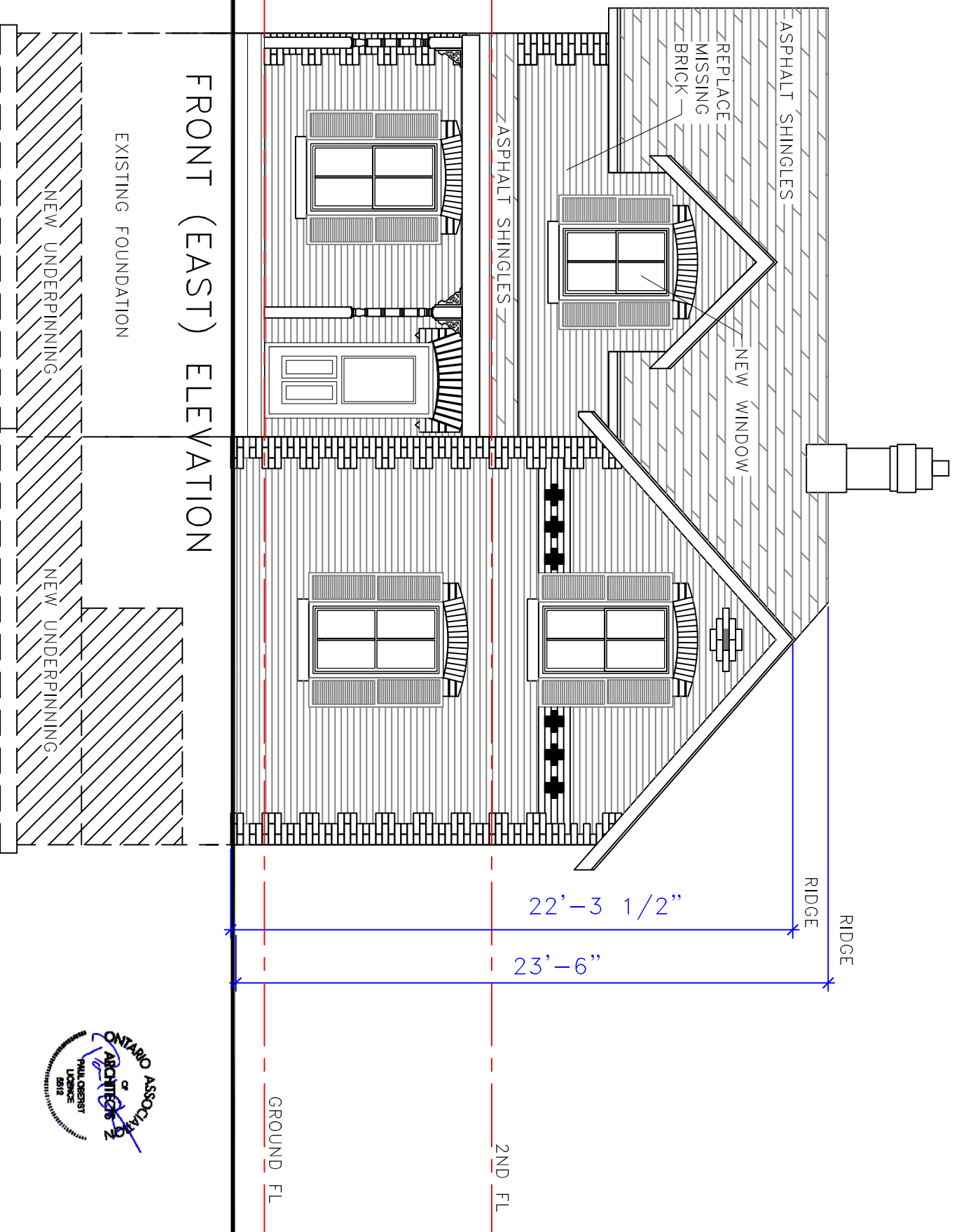
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8006 KIPLING AVENUE – ROOF PLAN

SCALE: 3/16 = 1'-0"

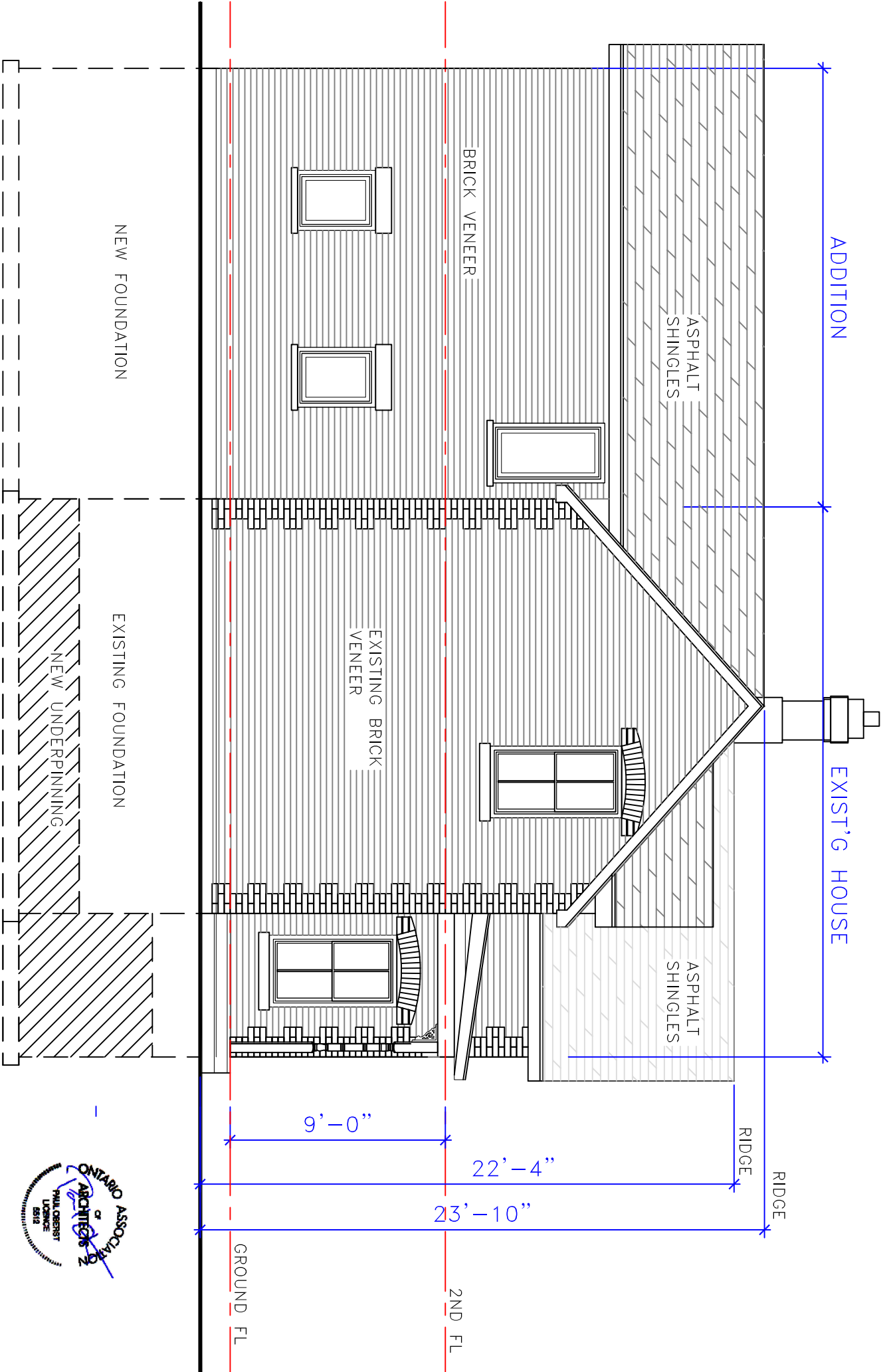
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8006 KIPLING AVENUE – PROPOSED EAST ELEVATION

SCALE: 3/16 = 1'-0"

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8006 KIPLING AVENUE – PROPOSED SOUTH ELEVATION

SCALE: 3/16 = 1'-0"

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ADDITION

ASPHALT SHINGLES

RELOCATE
OPENING

RELOCATE
OPENING

23'-10"

GROUND FL

2ND FL

NEW FOUNDATION

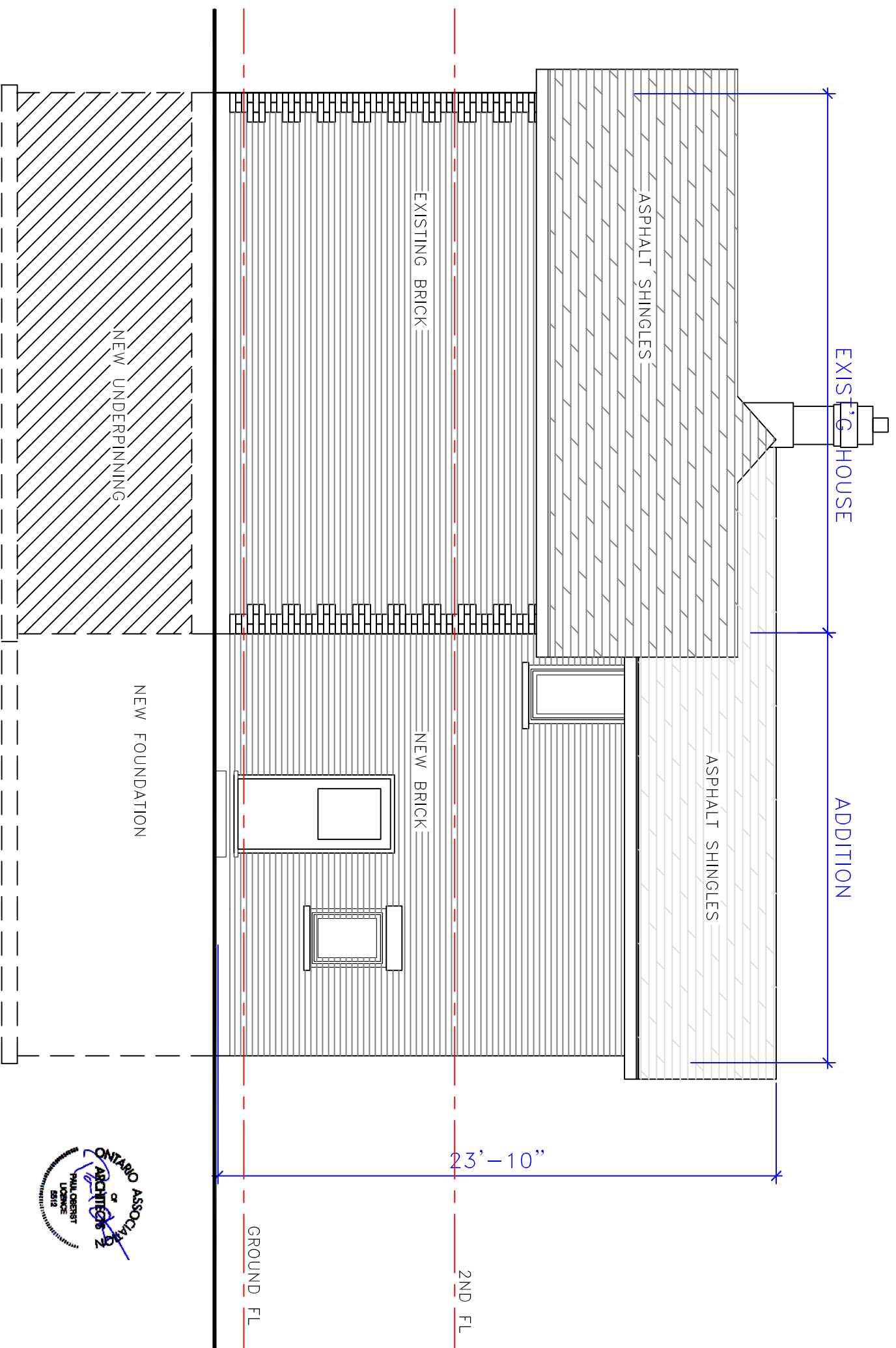
NEW UNDERPINNING



8006 KIPLING AVENUE – PROPOSED WEST ELEVATION

SCALE: 3/16 = 1'-0"

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EXIST'G HOUSE

ADDITION

ASPHALT SHINGLES

ASPHALT SHINGLES

EXISTING BRICK

NEW BRICK

NEW UNDERPINNING

NEW FOUNDATION

23'-10"

GROUND FL

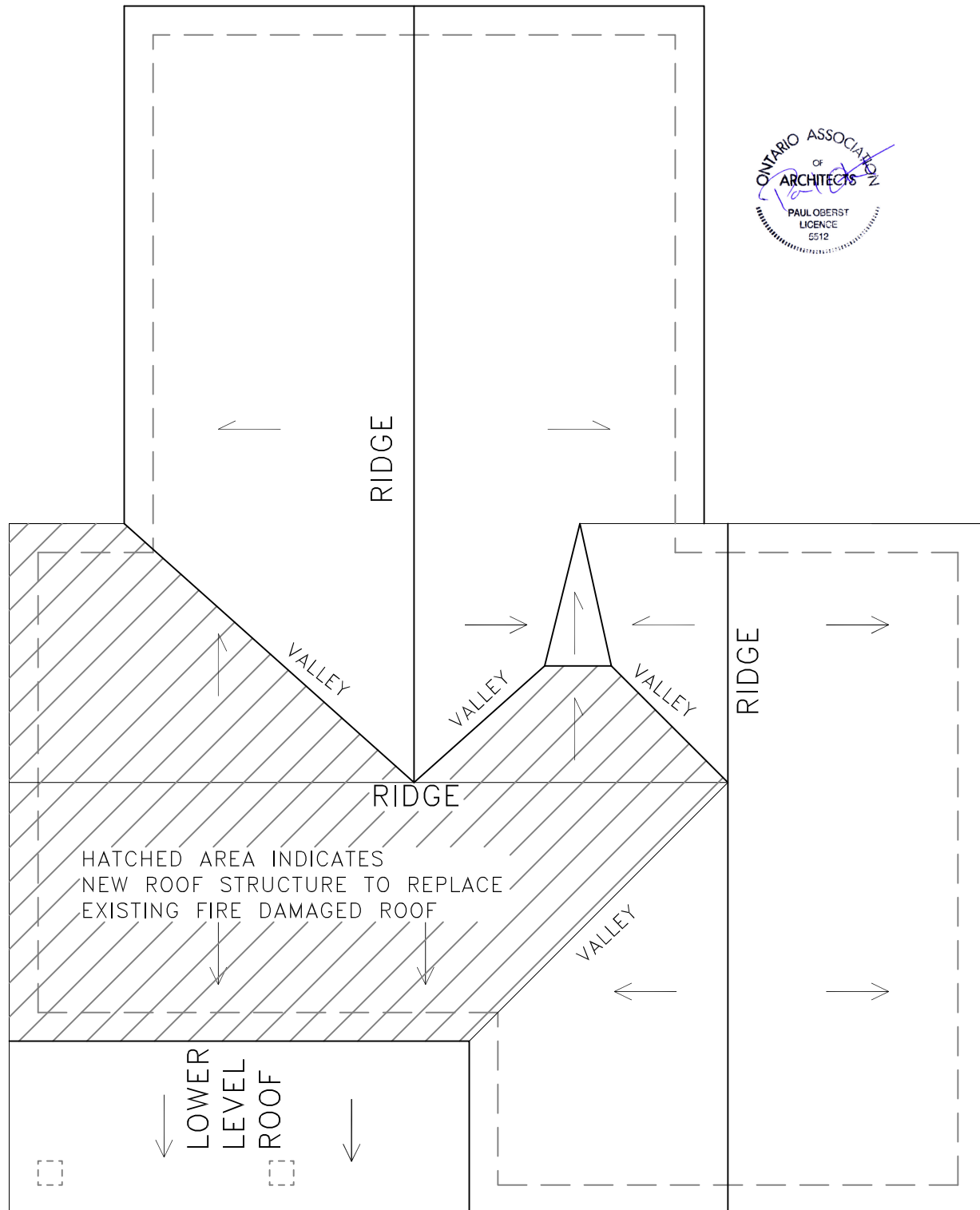
2ND FL

8006 KIPLING AVENUE – PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

JANUARY 2016





8006 KIPLING AVENUE – ROOF PLAN

SCALE: 3/16 = 1'-0"

JANUARY 2016