

**3. REMOVAL OF A NON-HERITAGE ATTRIBUTE FROM PART V DESIGNATED SINGLE
DETACHED RESIDENTIAL BUILDING
10101 KEELE STREET, MAPLE HERITAGE CONSERVATION DISTRICT
WARD 1 – VICINITY OF KEELE STREET AND RAILWAY STREET**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed alteration to remove the existing non-heritage garage and restore the remaining facade BE APPROVED, subject to the following conditions:
 - a) the final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - 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; and
 - c) the Owner shall submit final copies of the proposed development to Vaughan Development Planning Department Cultural Heritage Division for the issuance of a Heritage Permit.

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 for the Heritage Vaughan Committee to consider a proposed alteration to remove an existing non-heritage garage attached to a contributing single detached residence at 10101 Keele Street and restore the east façade of the home within the Maple Heritage Conservation District.

Background - Analysis and Options

Heritage Status and Process	<p>The property is located within the Maple Heritage Conservation District and is therefore designated under Part V of the Ontario Heritage Act. Although it is not Listed, it is identified as a contributing property to the District in the Village of Maple Heritage Conservation District Plan.</p> <p>The proposed work is considered an alteration under the District Plan as it proposes the removal of part of the existing built structure and will require a demolition permit.</p>
Existing Building	<p>The detached single dwelling is a one and a half storey Victorian brick house with an altered verandah and later front dormer. The date of construction is circa 1870.</p> <p>The garage that is proposed to be removed is located to rear of the front façade of the property (east side) and is thought to have been added after 1950. The garage is attached to a rear east side addition and is not readily visible from the street. Access to this garage is from a driveway off Keele Street.</p>
Proposed Alteration	<p>The Applicant has proposed the removal of the mid to late 20th century garage and the installation of a window on the east façade of the home. The exposed crawlspace under the garage will be backfilled and sodded over. The remaining slab will be redeveloped into a patio area.</p> <p>For the new window, the applicant is proposing to use a white vinyl double hung window with a framed infill panel below, and finished in white aluminum to match the existing nearby siding.</p> <p>Where the existing basement door needs to be closed in, bricks and concrete blocks will be salvaged from the existing garage and reused in rebuilding the wall and door area. This is illustrated in the attached photos and elevations.</p> <p>The proposed alteration will not impact the existing heritage fabric, nor will it be visible from the public domain.</p> <p>There are no immediate plans to replace the garage at this time, and the owner will continue to park on the existing paved driveway, which will be maintained.</p>
Materials	<p>Materials and methods will be reviewed and confirmed at the staff level prior to issuance of the Heritage Permit.</p>
Building Condition Considerations	<p>At this time, it is not anticipated that the proposed works will damage or impact the foundation of the existing built heritage resource. However, all building permit drawings submitted to the Building Standards Department will also be submitted and reviewed by Cultural Heritage staff, prior to final issuance of the Heritage Permit.</p> <p>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 built heritage resource, a stop work order may be issued and mitigation efforts will be required at the applicant's expense.</p>

Other Staff Comments	<p>Please note that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any further variances, permits or requirements that may be sought in the future by the Applicant as it relates to the subject application.</p> <p>Any changes to the proposed works required by any subsequent applications will be reviewed by Cultural Heritage staff and a new Heritage Permit application may be required.</p>
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The proposed alteration does not impact or detract from the Maple Heritage Conservation District, and 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 that the proposed alteration to remove the existing non-sympathetic garage and restore the east façade of the home be approved as it is in keeping with the Maple Heritage Conservation District Plan by not impacting or detracting from the existing built heritage resource and streetscape. Should the Committee concur, the staff recommendation can be adopted.

Attachments

1. Location Map and Street Photos
2. Site Plan
3. Elevations
4. Photographs submitted by applicant showing exterior and interior of garage.

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Moir Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/CM

Location Map



10101 Keele Street

Street Photos – Current Condition





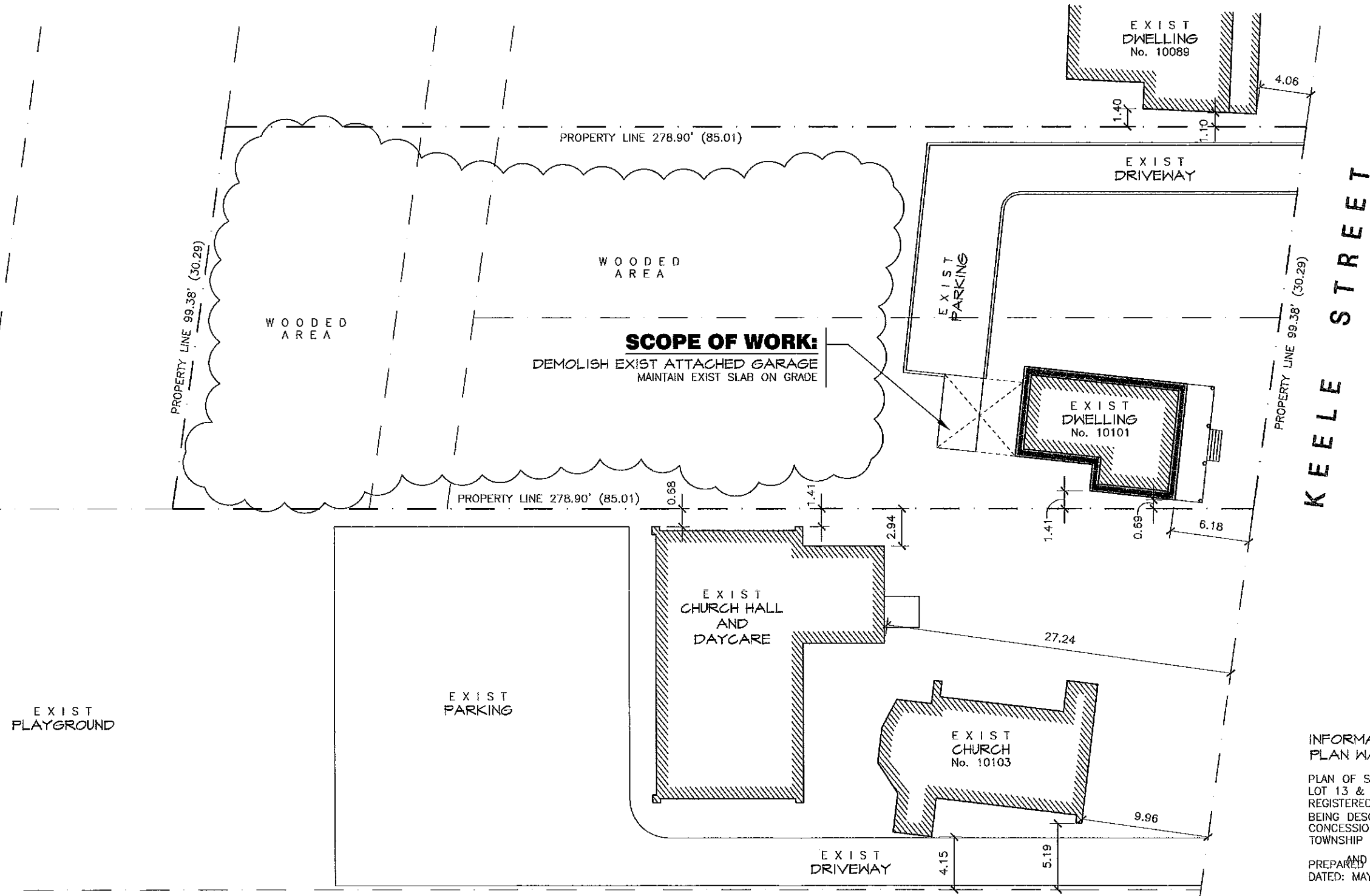
Location of existing garage

Existing driveway – to be retained





Existing concrete blocks and bricks to be reused in rebuilding wall as needed.
Please see elevation plans for more details.



INFORMATION FOR THIS SITE
PLAN WAS TAKEN FROM:

PLAN OF SURVEY OF:
LOT 13 & PARTS OF LOTS 12,14,15,16,17 & LANE
REGISTERED PLAN 79
BEING DESCRIBED AS PART N.W. ¼ OF LOT 21,
CONCESSION 3
TOWNSHIP OF VAUGHAN, COUNTY OF YORK

AND
PREPARED BY: YATES & YATES, OLS
DATED: MAY 14, 1963

PLAN OF SURVEY OF:
LOTS 7&8 AND NORTH HALF OF LOT 9
ALSO PART OF LANE, REGISTERED PLAN 72
VILLAGE OF MAPLE, TOWNSHIP OF VAUGHAN

PREPARED BY: BAIRD & MUCKLESTONE, OLS
DATED: SEPT 14, 1959

ALL INFORMATION ON THIS SITE PLAN
TO BE CONFIRMED BY A QUALIFIED
ONTARIO LAND SURVEYOR

SITE PLAN
SCALE: 1"=30'-0"

SITE STATISTICS

ZONING = RI BYLAW 1-88
SITE AREA = 27,445.55 SF (2549.69 SM)
EXIST COVERAGE = 1726.42 SF (160.38 SM)
= 6%
PROPOSED COVERAGE = 1341.62 SF (124.64 SM)
= 5%
EXIST GFA = 2486.84 SF (231.03 SM)
= 9%
PROPOSED GFA = 2295.63 SF (213.26 SM)
= 8%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

HOUSE

QUALIFICATION INFORMATION

REGISTRATION INFORMATION

TREVOR GAIN 25177
NAME SIGNATURE BCIN

TREVOR GAIN & ASSOCIATES 30844
FIRM NAME BCIN

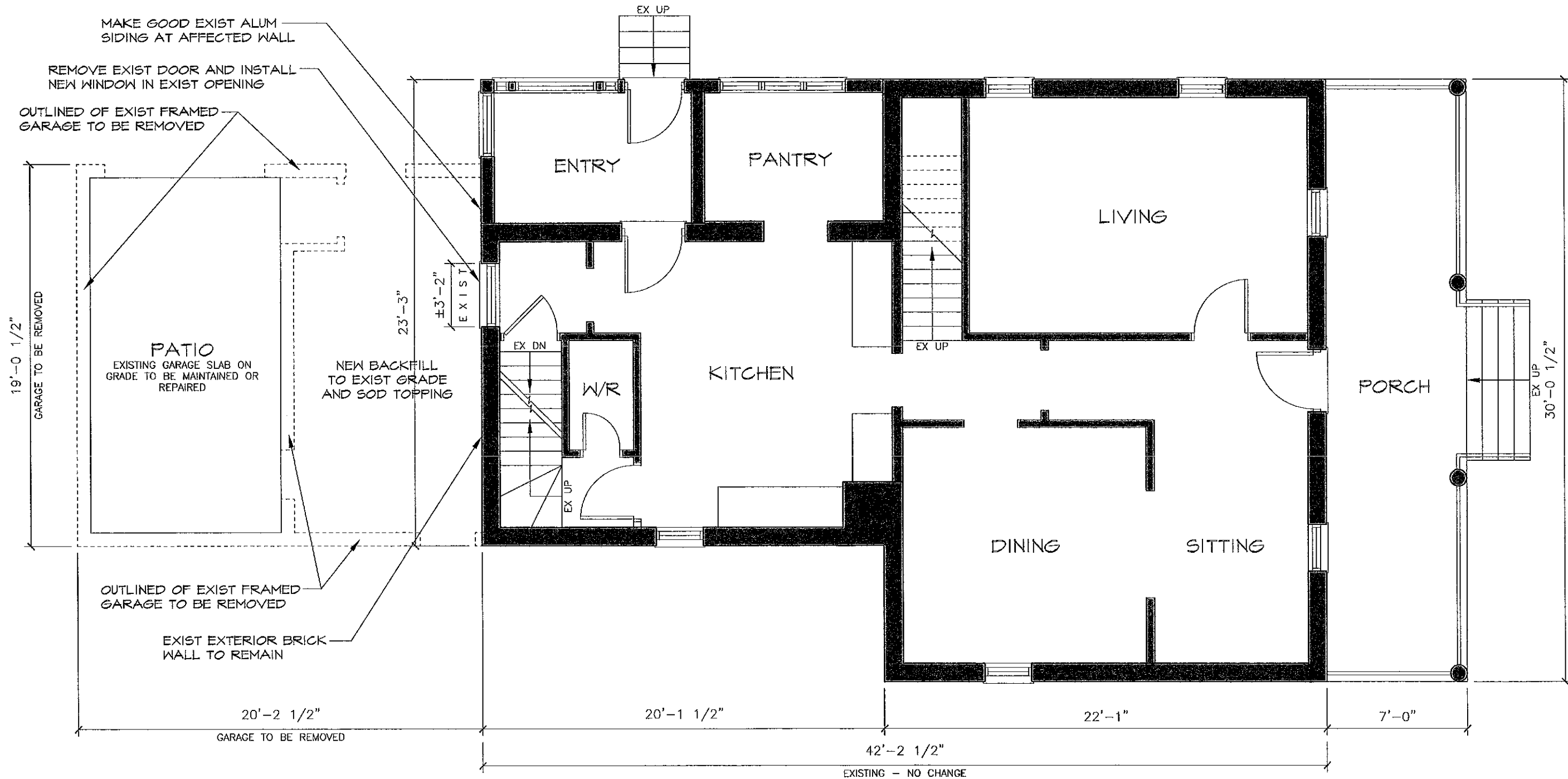
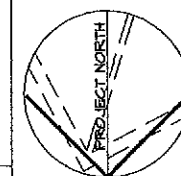
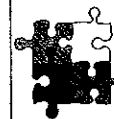
GROUND FLOOR PLAN

DEMOLITION - ATTACHED GARAGE AT:
10101 KEELE STREET

TORONTO, ONTARIO

TREVOR GAIN & ASSOCIATES
residential & commercial design

10 CELEBRITY PLACE / MARKHAM / ON / L3P 7N5
416-522-2624 905-209-1694 (fax)
trevorgain@rogers.com



LEGEND

- = EXISTING WALL TO REMAIN
- = NEW MASONRY WALL AS NOTED
- = NEW FRAMED WALL AS NOTED
- = EXISTING PARTITION TO BE REMOVED
- = EXISTING OPENING IN EXTERIOR WALL TO REMAIN

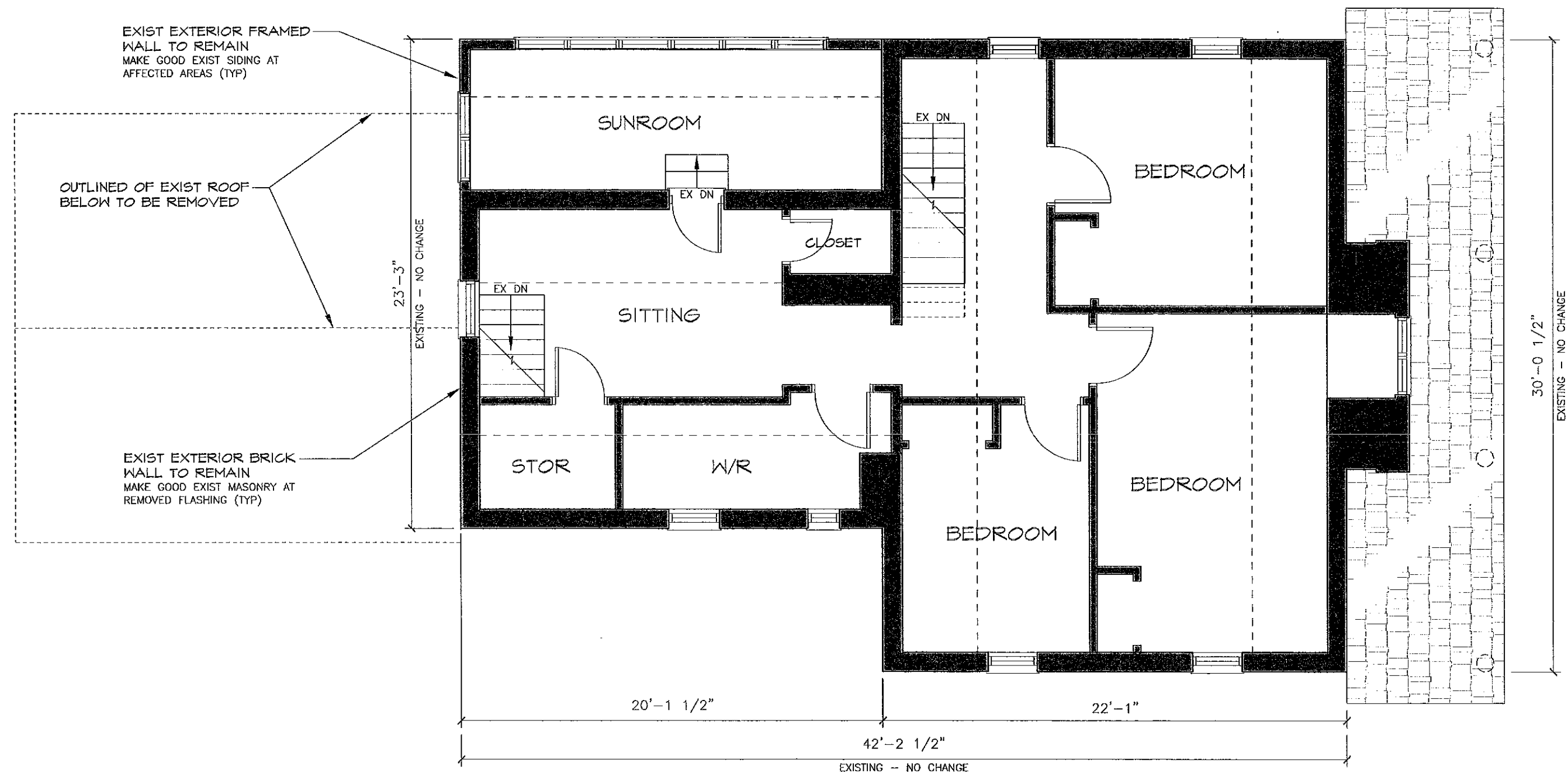
AREA OF DEMOLITION = 384.80 SF (35.75 SM)
GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

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TREVOR GAIN 25177
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
TREVOR GAIN & ASSOCIATES 30844
FIRM NAME BCIN



LEGEND

- = EXISTING WALL TO REMAIN
- = NEW MASONRY WALL AS NOTED
- = NEW FRAMED WALL AS NOTED
- = EXISTING PARTITION TO BE REMOVED
-

SECOND FLOOR PLAN SCALE: 3/16"=1'-0"

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TREVOR GAIN	25177	TREVOR GAIN & ASSOCIATES	30844
NAME	BCIN	FIRM NAME	BCIN



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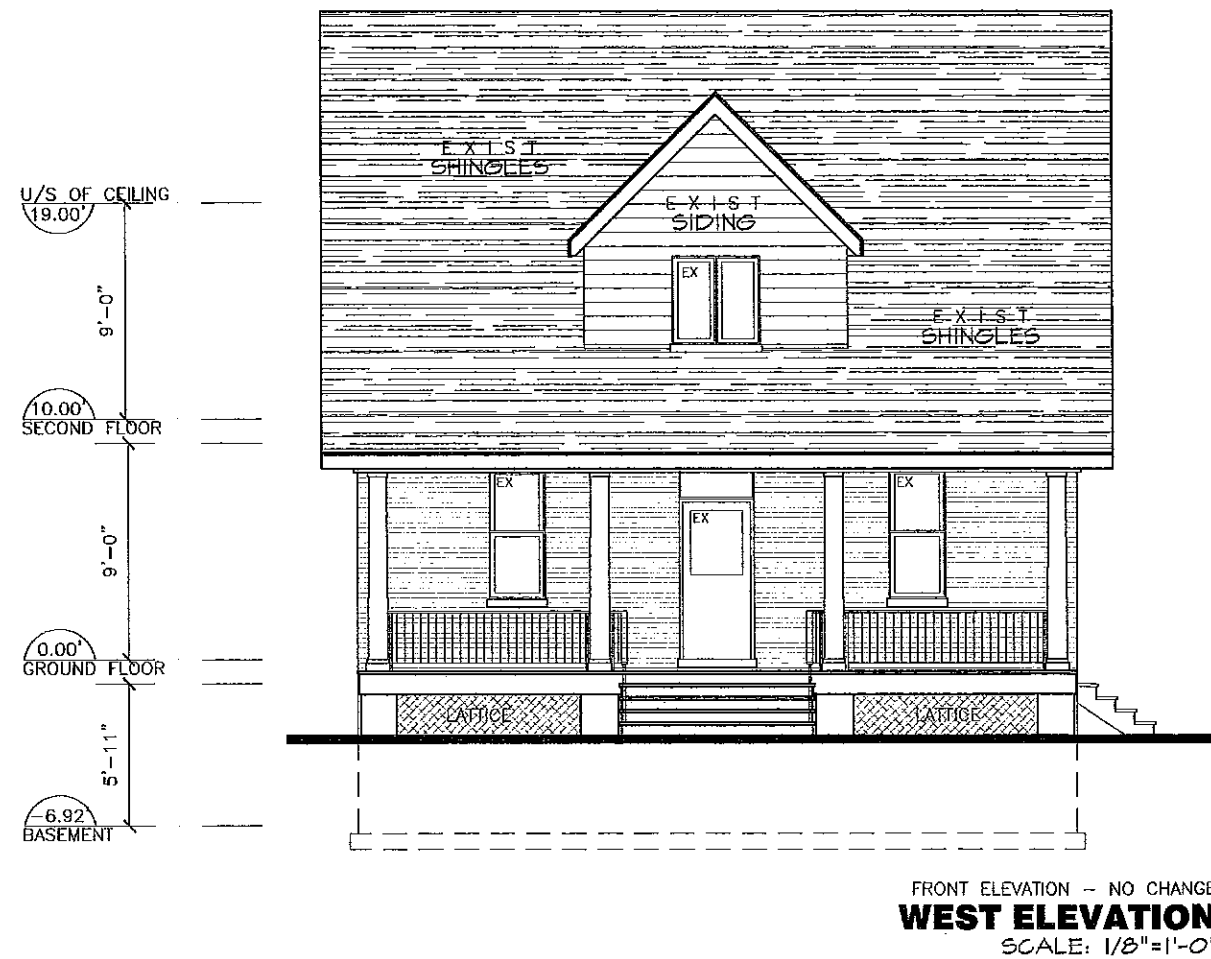
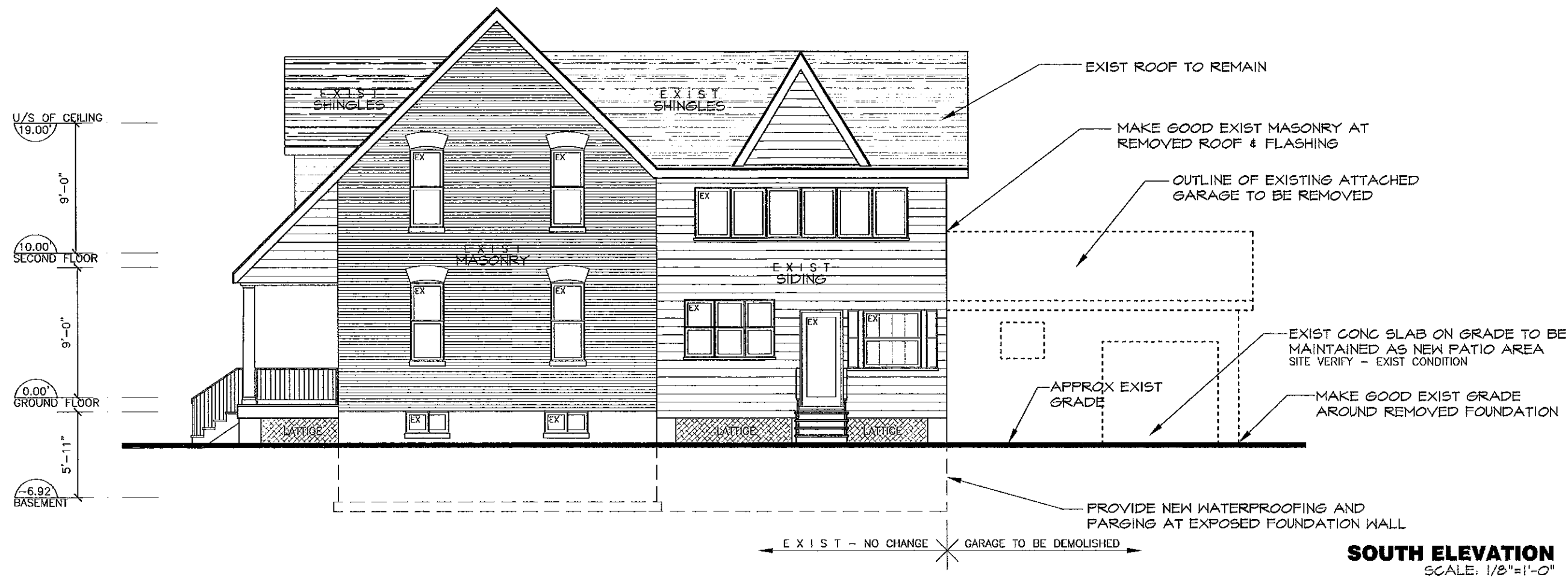
DEMOLITION - ATTACHED GARAGE AT:
10101 KEELE STREET

TORONTO, ONTARIO

SECOND FLOOR PLAN

DATE
JAN 8/16

SHEET
4
OF 6



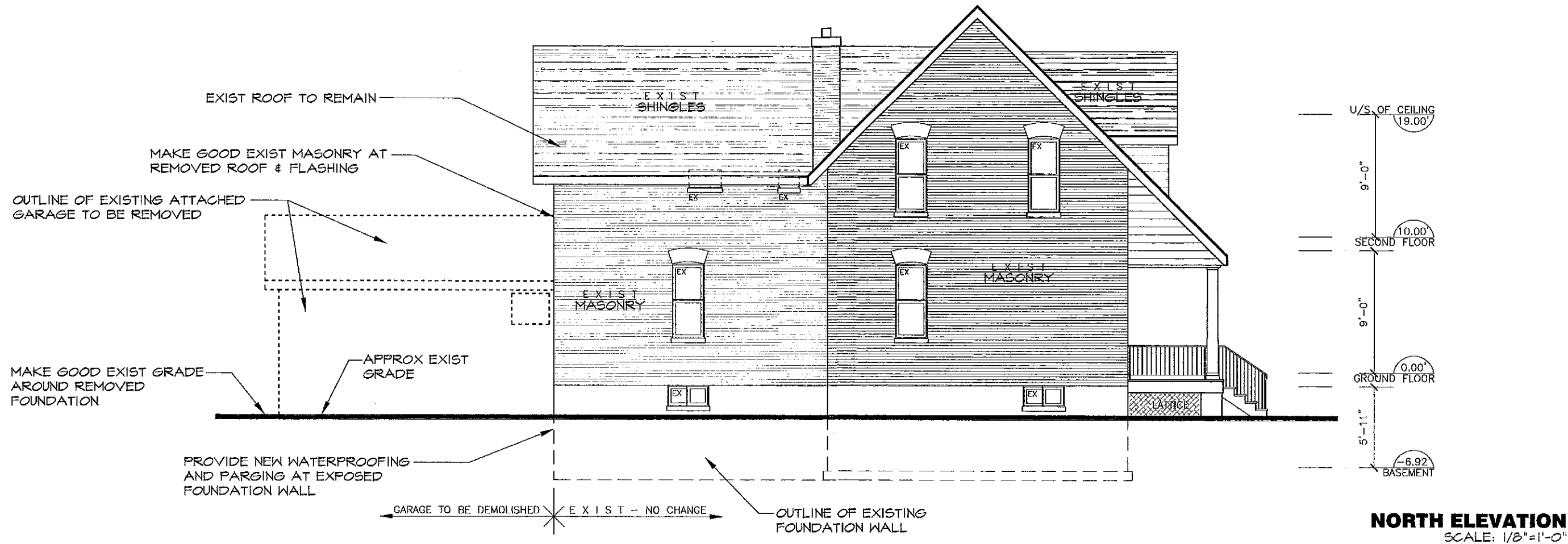
ELEVATIONS

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 TORONTO, ONTARIO

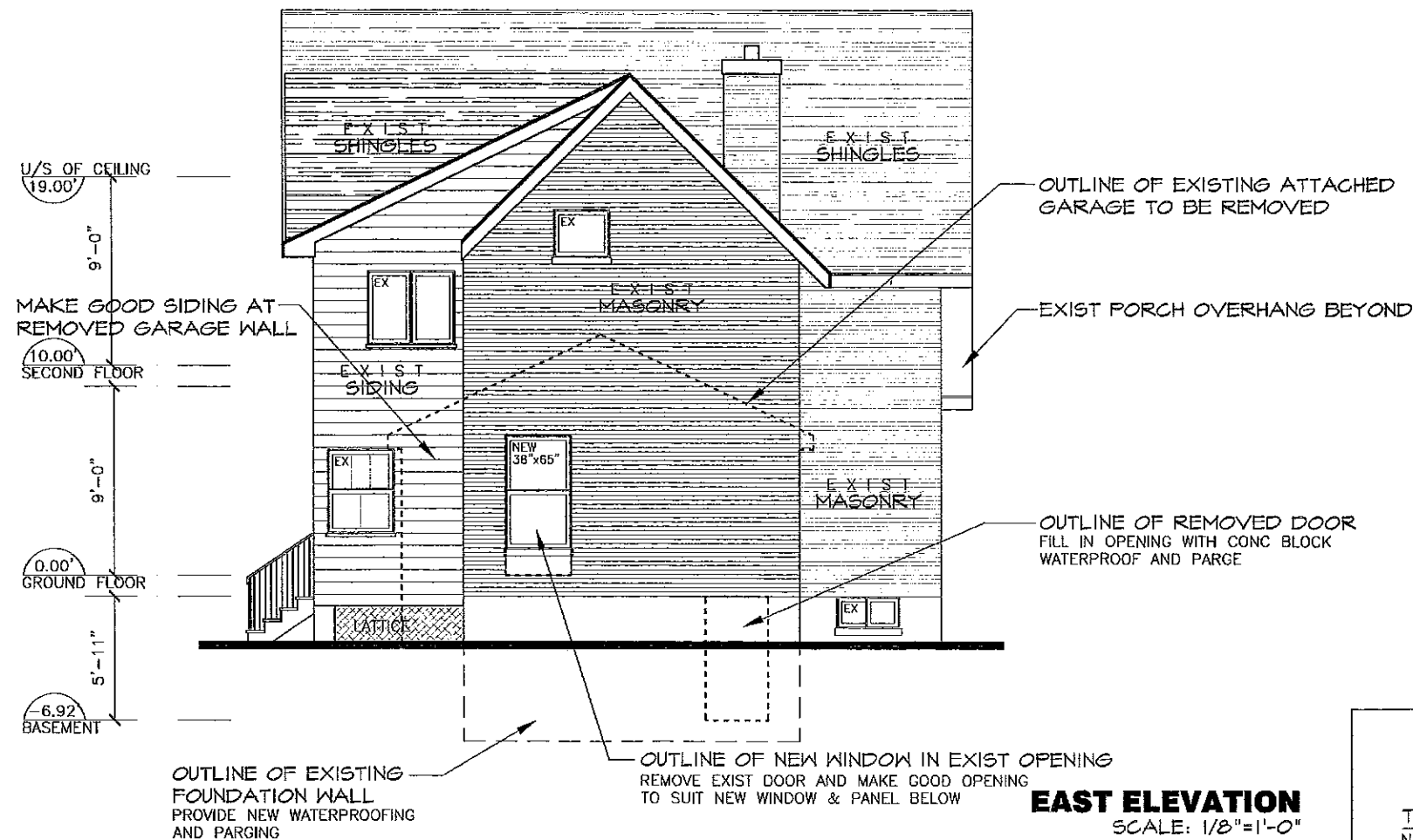
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QUALIFICATION INFORMATION		REGISTRATION INFORMATION	
TREVOR GAIN	<i>Trevor Gain</i>	25177	TREVOR GAIN & ASSOCIATES
NAME	SIGNATURE	BCIN	30844
			FIRM NAME
			BCIN



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

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HOUSE

QUALIFICATION INFORMATION

REGISTRATION INFORMATION

TREVOR GAIN
NAME

SIGNATURE

25171
BCIN

TREVOR GAIN & ASSOCIATES
FIRM NAME

30844
BCIN

ELEVATIONS

DEMOLITION - ATTACHED GARAGE AT:
10101 KEELE STREET

TORONTO, ONTARIO

TREVOR GAIN & ASSOCIATES
residential & commercial design

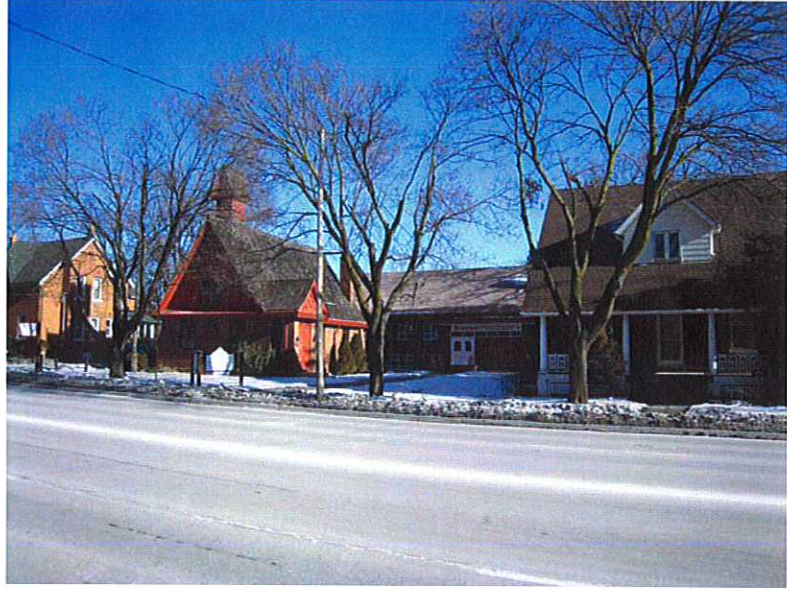


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DATE
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SHEET
6

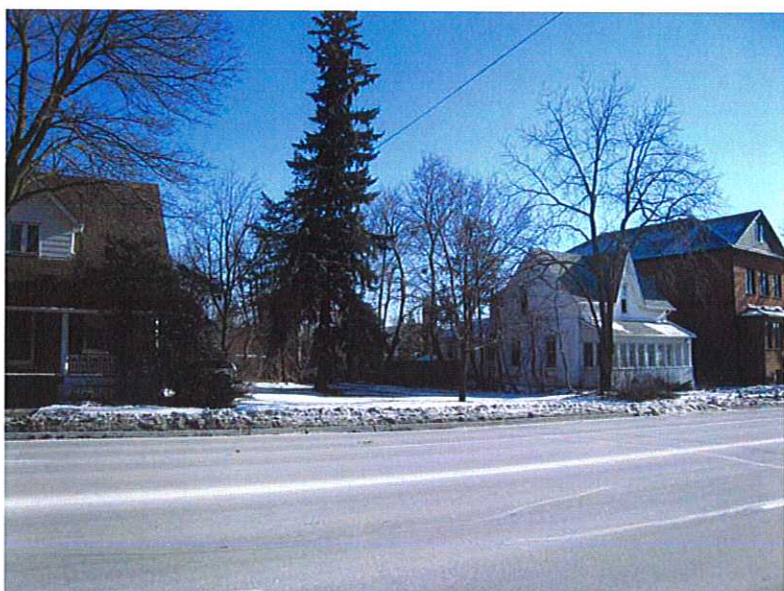
OF 6



1) No. 10103 & 10101 Keele Street



2) No. 10101 Keele Street



3) No. 10101 & 10089 Keele Street



4) South / West elevation



5) South / East Elevation



6) 1 storey attached garage—to be demolished



7) North / West elevation



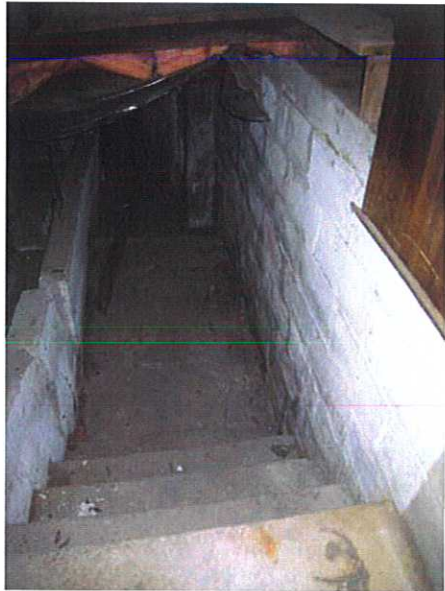
8) North elevation



9) 1 storey attached garage—to be demolished



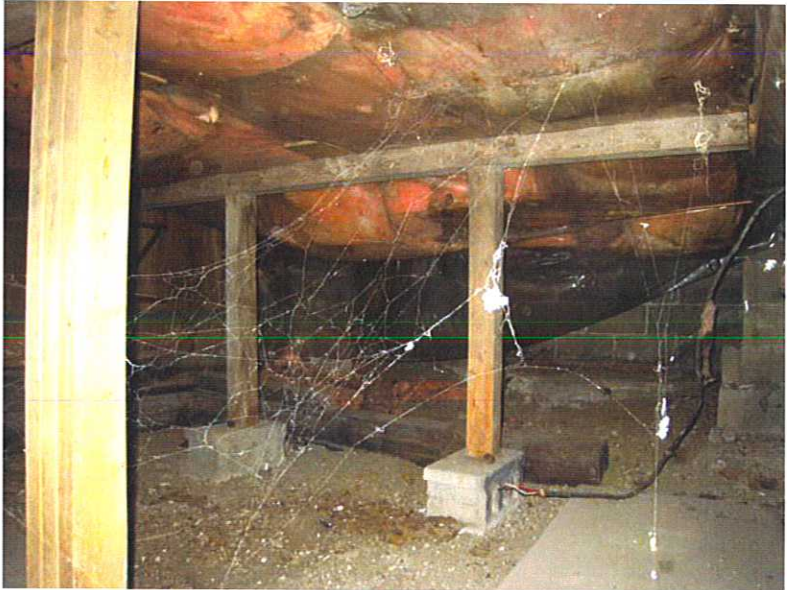
16) Existing Basement access—to be removed



13) Existing attic over Garage—to be removed



10) Existing Mudroom to be removed—brick wall to be maintained/exposed



17) Existing Crawlspace—to be backfilled



14) Existing Garage—slab to remain



11) Existing Mudroom to be removed



18) Existing Basement door—to be filled in



15) Existing Garage—slab to remain



12) Existing Mudroom to be removed