

## **HERITAGE VAUGHAN COMMITTEE – FEBRUARY 19, 2014**

### **5. 10519 ISLINGTON AVENUE – APPLICATION FOR PATIO ADDITION TO EXISTING BUILDING - WARD 1**

#### **Recommendation**

Cultural Services recommends:

1. That the proposed porch be approved subject to the following condition:
  - a) That building materials and colours be submitted to Cultural Services staff for approval.
2. That the applicant be 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.

#### **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 a patio addition to existing building at 10519 Islington Avenue.

#### **Background - Analysis and Options**

##### **Location and Heritage Status**

The subject property is located on the east side of Islington Avenue where it meets Nashville Road. 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 applications 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 bungalow style building. The building is considered a non-heritage style in the Kleinburg-Nashville Heritage Conservation District Guidelines.

##### **Background**

The patio that currently exists on the subject property was constructed without the proper permits – including a Heritage Permit. Cultural Services was forwarded information regarding the construction of the patio on December 18, 2012 from Building Inspections. Throughout 2013, the applicant was working out issues with the Building Standards Department and had made contact with Cultural

Services to discuss the design of the porch and what could be done to obtain the proper permits. Earlier this year, the applicant submitted a site plan application with the Development Planning Department and submitted architectural drawings to Cultural Services for review based on feedback received from Cultural Services.

### Proposal

The applicant is proposing to alter the existing patio addition to a design that is more sympathetic to the existing building and Kleinburg-Nashville Heritage Conservation District. The applicant is proposing to alter the roof and columns on the patio extension.

### Analysis

Section 9.4 of the Kleinburg-Nashville Heritage Conservation District Guidelines provides guidance for proposed work to existing non-heritage style buildings and offers two approaches – Historical Conversion and Contemporary Alteration. The Contemporary Alteration approach explains that new additions and alterations should be consistent with the existing architectural style of the building. The existing building is a low-sloped bungalow with a hipped roof and the proposed addition relates to this existing style.

### Variances

According to the statistics included in the site plan, the applicant will be seeking variances for setbacks and landscaping. See complete list on attachment 5.

### Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the Vaughan Vision 2020 initiative of **Service Excellence**, specifically to “Demonstrate Excellence in Service Delivery” and to “Preserve our Heritage and Support Diversity, Arts and Culture”.

The findings and recommendations are consistent with City of Vaughan policies and practices and factor the results of consultation with the Heritage Vaughan Committee and analysis of the proposal described in this report.

### Regional Implications

N/A

### Conclusion

See recommendation

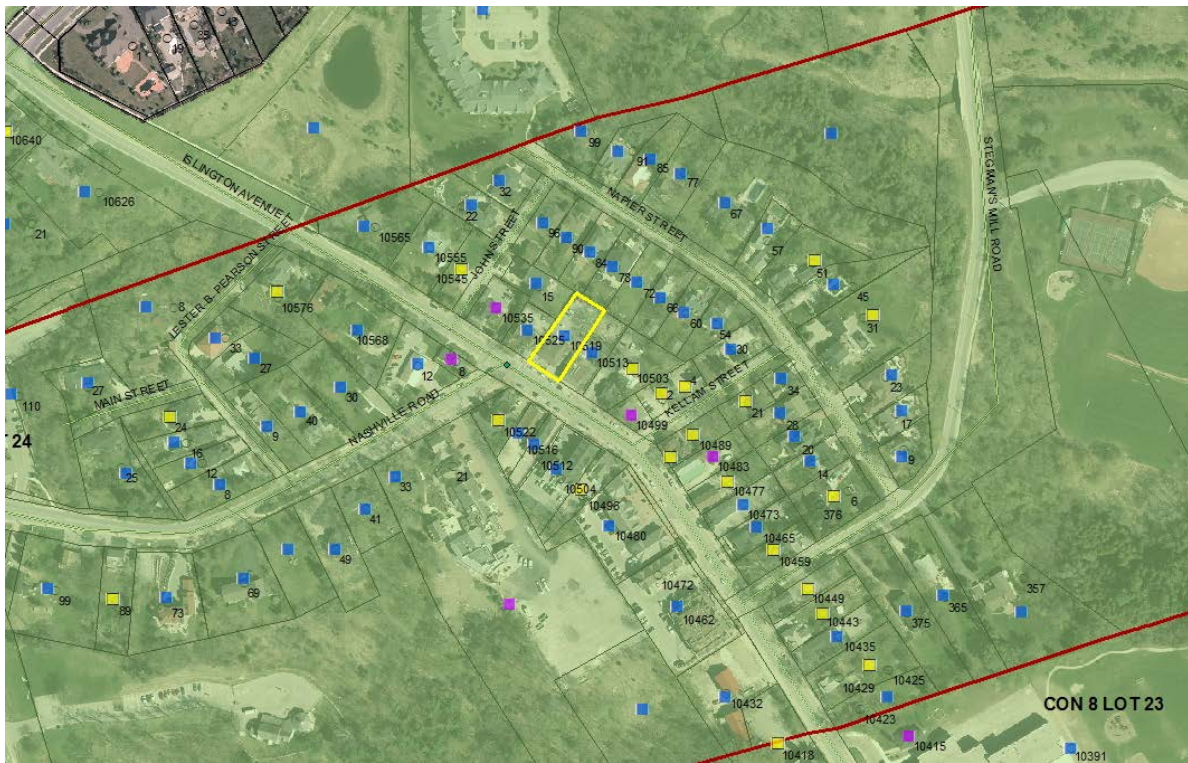
### Attachments

1. Location Map, Existing porch. Received January 27, 2014
2. Existing porch side views. . Received Jan 27, 2014
3. Site Plan. Received February 5, 2014
4. Elevations. Received February 12, 2014
5. Variance chart cut out from site plan

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Location Map



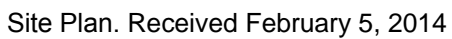
Existing porch. Received January 27, 2014

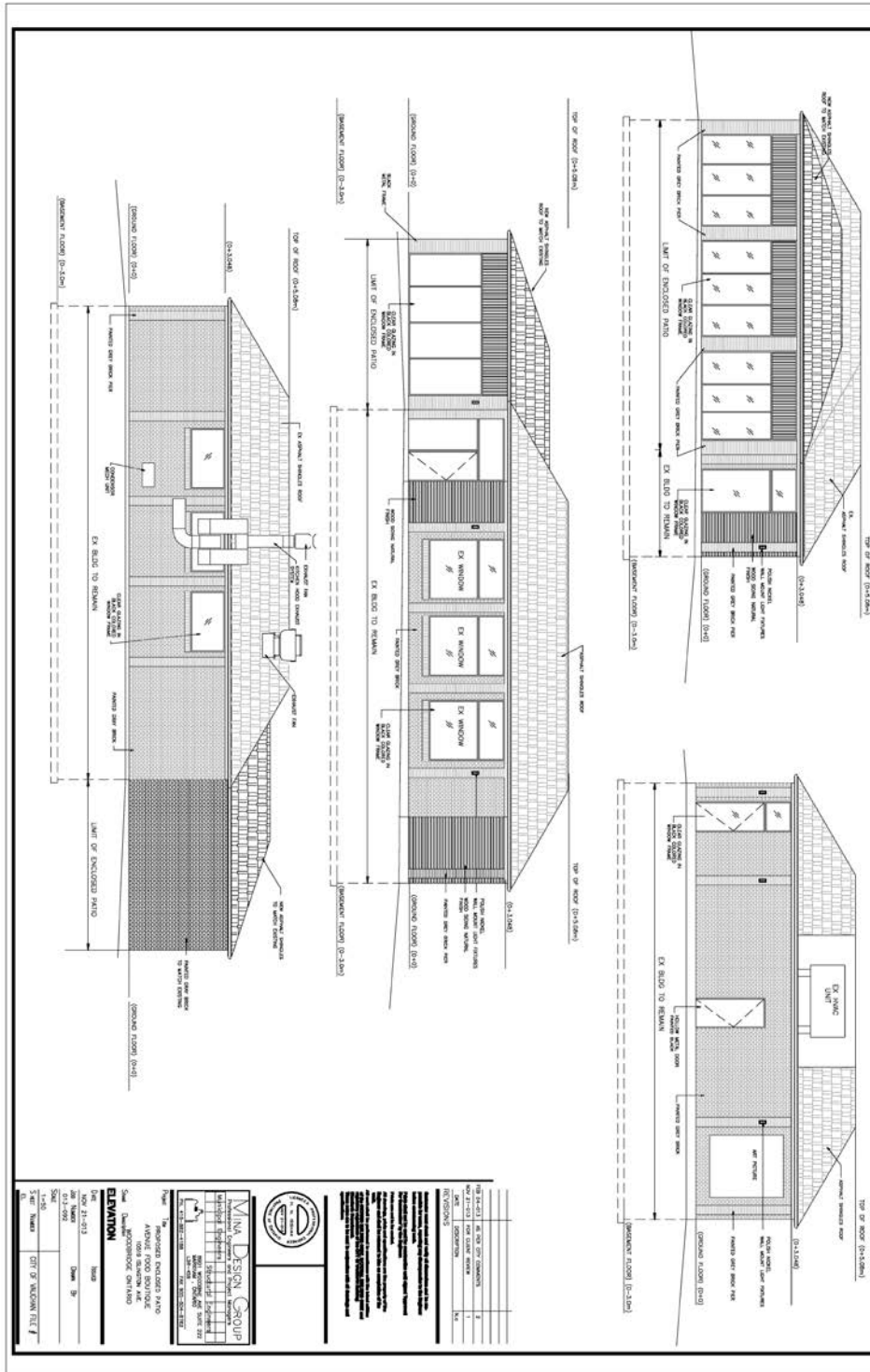


**Attachment 2**



Existing porch side views. Received January 27, 2014





Elevations. Received February 12, 2014

## Attachment 5

ZONING BY-LAW STATISTICS			
PROVISION	PROPOSED	BY-LAW REQ.	CONFORMITY
USE	EATING ESTABLISHMENT	—	YES
LOT AREA	1192.90m <sup>2</sup>	742.5m <sup>2</sup>	YES
LOT WIDTH	22.69m	16.5m	YES
LOT DEPTH	53.58m	45.0m	YES
FRONT YARD SETBACK	0.61m	6.0m	NO
REAR YARD SETBACK	30.0m	15.0m	YES
INT. SIDE YARD SETBACK (EXISTING BLDG)	1.5m	1.8m	LEGAL NON CONFIRMING
INT. SIDE YARD SETBACK (ADDITION)	1.8m	1.8m	YES
BLDG HEIGHT	5.08m	9.5m	YES
FSI	0.23	0.6	YES
LOT COVERAGE	22.7%	30.0%	YES
DRIVEWAY WIDTH	5.4m	5.4m	YES
PARKING SPACES	19	18	YES
PARKING SPACES DIM	2.6m X 6.0m	2.6m X 6.0m	YES 9(271)
PARKING AISLES DIM	6.0m	7.75m	YES 9(271)
HC PARKING	0	0	YES
LOADING SPACES	0	0	YES
OUTDOOR STORAGE	—	—	—
LANDSCAPE STRIP FRONT	0.61m	2.0m	NO
LANDSCAPE STRIP ABUTTING RES.	1.359m	2.4m	NO
LANDSCAPE AREA	20.7%	0	YES
LANDSCAPE STRIP ABUTTING NON RES.	0	1.8m	LEGAL NON CONFIRMING
YARD ENCROACHMENTS	0.8m	0.5m	LEGAL NON CONFIRMING
ACCESSORY BUILDINGS	0.1m	1.8m	LEGAL NON CONFIRMING
MECHANICAL EQUIPMENT	0.2m	1.8m	NO

Variance chart cut out from site plan