

## **HERITAGE VAUGHAN COMMITTEE MARCH 11, 2015**

### **2. HERITAGE REVIEW OF PROPOSED NEW CONSTRUCTION 21 MILL STREET WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

#### **Recommendation**

The Manager of Urban Design and Cultural Heritage recommends:

1. That Heritage Vaughan approve the proposed design for a new single family home as shown on Attachments 5 to 14, to facilitate the issuance of a Heritage Permit by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section, with the following conditions:
  - a) The applicant submit material samples for review and approval by Cultural Heritage staff; and,
  - b) The applicant submit two copies of a finalized set of architectural permit drawings including, site plan, landscape plans, architectural plans, elevations and detailed construction permit drawings, for review and approval by Cultural Heritage staff; and,
  - c) Should the design be modified as a result of addressing issues from review by other departments, such as variance requirements, the applicant is required to contact Cultural Heritage in order to obtain approval of a revised Heritage Permit; and, the new submittal may require review by the Heritage Vaughan Committee and any previous approvals granted may be deemed invalid based on the new information provided.

#### **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**

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**

The purpose of this report is to seek Heritage Vaughan's approval for the proposed new construction at 21 Mill Street.

## **Background - Analysis and Options**

### **Heritage Status of Property**

The property is Designated Part V of the Ontario Heritage Act, as part of Thornhill Heritage Conservation District. The Thornhill Heritage Conservation District Plan applies to the subject lands and a Heritage Permit approval is required for the proposal.

### **Background**

The subject property lot, now known as 21 Mill Street, is the result of a severance application that underwent Committee of Adjustment Review in 2013 pertaining to 15 Mill Street, the property now located next door to the east (**A121/13 and B006/13**). The Heritage Vaughan Committee reviewed the proposal to sever 15 Mill Street at the May 22, 2013 Heritage Vaughan Committee meeting. The following is an extract of the recommendation approved at that meeting:

1. *That Heritage Vaughan support the proposed Committee of Adjustment Applications for the severance of the existing property at 15 Mill Street into two lots, resulting in a variance for additional coverage to the allowable for the lot retained with the existing structure, subject to the following conditions:*
  - i. *That the lot coverage for the portion containing the existing structure at 15 Mill street not exceed the 24.2% lot coverage pending approval of the claim for adverse possession; and,*
  - ii. *That in order to protect the rural and vegetation-rich streetscape of Mill Street, in the event that a structure is proposed on the newly created lot as a result of a severance of 15 Mill Street, that the future lot coverage should not exceed the allowable within the current zoning by-law; and,*
  - iii. *That the applicant work with Cultural Services in the design of a new structure for the newly created lot and the future owner/applicant return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;*
  - iv. *That any future new building be in accordance with the Heritage District Guidelines and the applicant return to Heritage Vaughan for final approval of the infill structure, and;*

At their April 23, 2014 meeting, the Heritage Vaughan Committee reviewed a proposal for a new single family dwelling at 21 Mill Street. The proposal included the following variances as reflected on Committee of Adjustment application **A 008/14**:

*Minimum front yard setback = 8.0 m*

*Minimum interior side yard setback: 2.06m and 1.96m*

*The total of both side yards shall not be less than 4.06m.*

*Maximum lot coverage: 23.06% (23% house and 0.6% covered porch).*

At the April 23, 2014 meeting, the Heritage Vaughan Committee approved the following decision:

*Heritage Vaughan advises Council:*

- 1) *That Heritage Vaughan requested that the applicant resubmit a revised proposal that is within the current guidelines of 20% lot coverage;*
- 2) *That the applicant was also requested to take into consideration the following conditions in the revised proposal:*
  1. *That the applicant work with cultural services in order to comply with the zoning-by-law for the side yard and front yard setbacks;*

2. *That the large window at the rear elevation be revised in accordance with the historic precedent;*
  3. *That the applicant submit material samples for review and approval by Cultural Services staff when these are available;*
  4. *That the applicant submit two copies of a finalized set of architectural permit drawings for review and approval by Cultural Services staff, including site plan, plans elevations;*
  5. *That the applicant be advised that should the design change as a result of addressing issues from review by other departments, (eg. variance requirements, etc) the applicant will be required to contact Cultural Services in order to obtain approval of a revised Heritage Permit. The new submittal may require review by the Heritage Vaughan Committee and any previous approvals granted may be deemed invalid based on the new information provided.*
- 3) *That the report of Cultural Services, dated April 23, 2014, was received; and*
  - 4) *That the deputation of Mr. Jay Barmi, JS Barmi Architect, was received.*

The Committee of Adjustment hearing for the proposed variance was held on May 1, 2014 and refused approval of the variances. This decision was appealed at the Ontario Municipal Board and an oral decision was rendered by the Board, with conditions which are set out below. The Board has not yet issued its Order. The applicant worked towards fulfilling the conditions of the Board decision, which resulted in the revised drawings shown on attachments 5 to 14. These revisions resulted in the requirement for an additional variance; that being a variance for front yard grading. This is required in order to permit the mitigation of the amount of exposed basement wall noted in condition 1.ii. The request for the approval of the new variance will need to be sought by the applicant. The City expects that the applicant will seek to have the OMB consider and revise its decision of May 1, 2014.

#### **VARIANCES REQUESTED**

1. *Front yard of 8.38 metres to the front porch and 6.87 metres to the front steps, whereas the minimum front yard is 9.0 metres;*
2. *Lot coverage of 22.6% including a lot coverage of 0.31% for the front porch, whereas the maximum lot coverage is 20%;*
3. *Retaining walls to be permitted alongside the east and north sides of the patio to the east of the dwelling and alongside the front steps and landing whereas no retaining walls are permitted; and*
4. *A gradient of 10.45% is permitted in the front yard within 6 metres of the dwelling, whereas the maximum is 5%.*

#### **AGREED CONDITIONS**

*The above variances be approved with the following conditions:*

1. *Prior to the issuance of building permit, the owner shall:*
  - i) *fulfill the requirements of the Heritage Permit Review process to obtain a Heritage Permit for the proposed new construction, including approval for the exterior materials, with the review and approval by the Heritage Vaughan Committee: and*
  - ii) *prepare and implement a landscape plan showing the foundation planting to mitigate the exposed basement elevation to the satisfaction of the City of Vaughan, Commissioner of Planning.*

2. *In the event that archeological resources are found on the property during any construction activities, all work must cease and the both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department must be notified.*
3. *In the event that human remains have or appear to have been encountered during construction activities, all construction activities must immediately cease on the site, the owner must immediately contact the York Regional Police Department, the Regional Coroner and the Registrar of Cemeteries Regulation Unit of the Ministry of Consumer and Business Services and advise the City of Vaughan's Planning Department.*

## **Analysis**

### **Design of Proposed Home**

The proposed design of the home is subject to Heritage Review and approval of a Heritage Permit, as required in the conditions of approval of the OMB decision. Therefore the Heritage Conservation District Plan applies in this regard. The Heritage Conservation District Plan and Guidelines for the area require that proposed new construction adhere by one heritage style as defined within the document. The applicant has chosen to follow the neoclassical style, which is a heritage style for residential buildings which satisfies the noted requirement. This style is also sometimes referred to as Georgian/Neoclassical due to influences from the Georgian style.

The proposed design clearly exhibits the following characteristics of the neoclassical style:

- Rectangular plan
- Side gable roof with moderate slope
- Symmetrical front elevation
- Punched windows with proportions nearing 1:2
- Double hung windows, often 6 over 6 or 12 over 12
- Brick cladding (material specification to be determined)
- Classical details (usually understated in village communities)

Staff finds that the design influences on the proposed as based on historic precedent complies with the Heritage District Plan.

The applicant has worked to mitigate the impact of the variances through landscape design, building design and material choices. The material palette will include: Ontario sized brick, limestone base, limestone portico columns, header and detailing, cedar shingles, hardi-board horizontal siding, and a natural stone look for landscape walls inspired in traditional low stalked slate walls that are visible from the street. Other materials will include: reinforced plaster cornice at below the soffit to match limestone detailing, prefinished metal gutters, fascia and soffits, steel railings. All material samples will be required to be submitted for final review and approval by cultural heritage staff.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture -
  - i) The rehabilitation and additions to the existing heritage house will ensure its longevity and importance as a contributing heritage asset in the Thornhill Heritage Conservation District

### **Regional Implications**

N/A

## **Conclusion**

Based on the analysis, staff can support the overall design and recommend that Heritage Vaughan approve the proposed new construction at 21 Mill Street with the conditions outlined in the recommendation section of this report.

## **Attachments**

1. Aerial Photo, Location of 21 Mill Street within Thornhill Heritage Conservation District boundary
- 2 - 4. Site context photos
- 5 - 13. Proposed architectural drawings
14. Front elevation coloured rendering

## **Report prepared by:**

Cecilia Nin Hernandez, Cultural Heritage Coordinator, ext. 8115  
Moir Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY  
Manager of Urban Design and Cultural Heritage  
Development Planning Department

/LG

## ATTACHMENT 1



21 Mill Street

Aerial Photo  
Location of 21 Mill Street within Thornhill Heritage Conservation District boundary



## **ATTACHMENT 2**



Site context photos, May 2013  
Top: Mill Street looking west  
Bottom: 15 Mill Street (adjacent neighbour to the east)

### ATTACHMENT 3



Site context photos, May 2013

Top: Mill Street looking east from 21 Mill Street and 21 Mill Street, vacant lot

Bottom: View to Golf course from Mill Street and Mill Street looking west



## **ATTACHMENT 4**

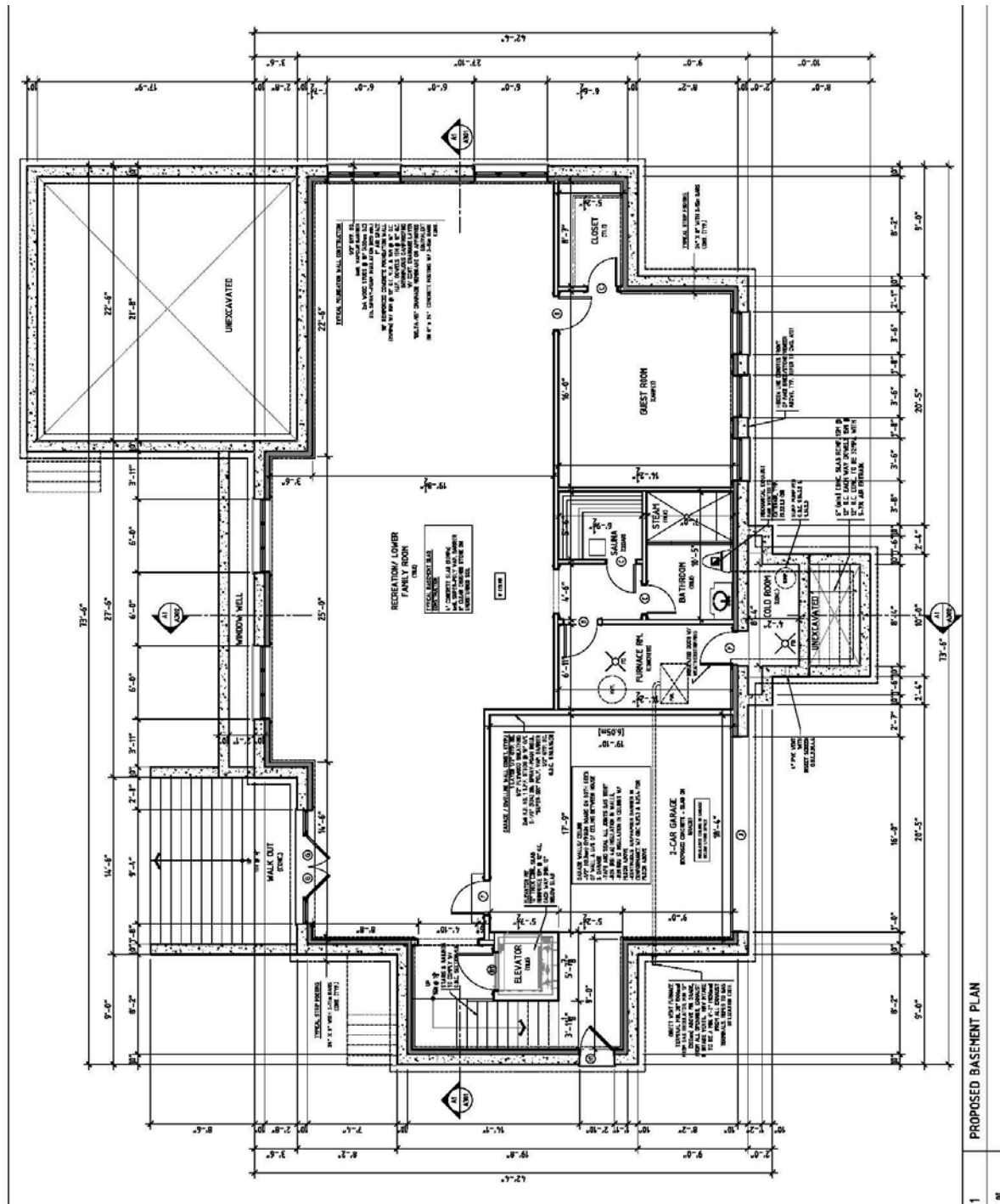


Site context photos, May 2013  
Top: 29 Mill Street (adjacent neighbour to the west)  
Bottom: 33 Mill Street

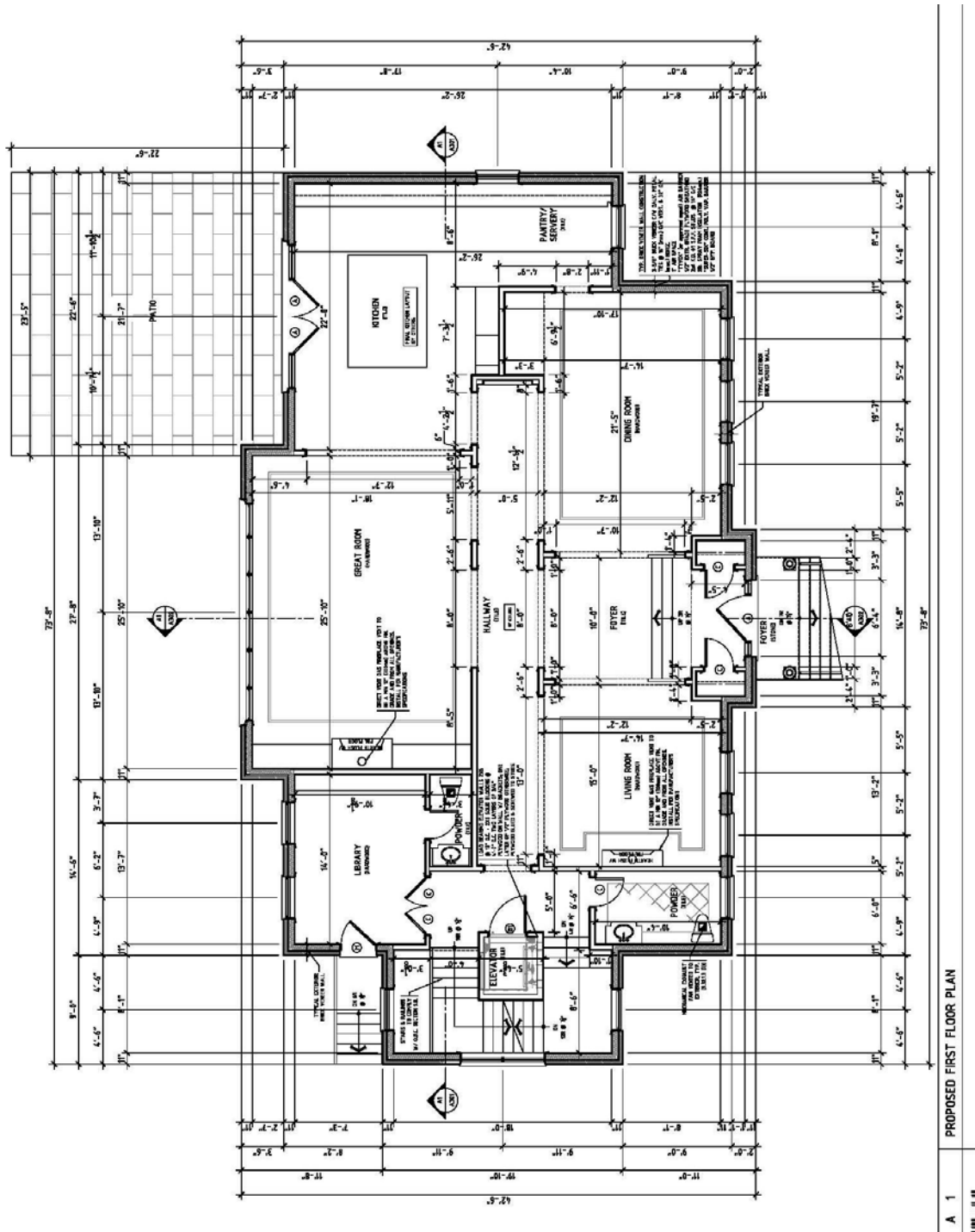
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Proposed architectural drawings  
Site plan

Proposed architectural drawings  
Basement plan



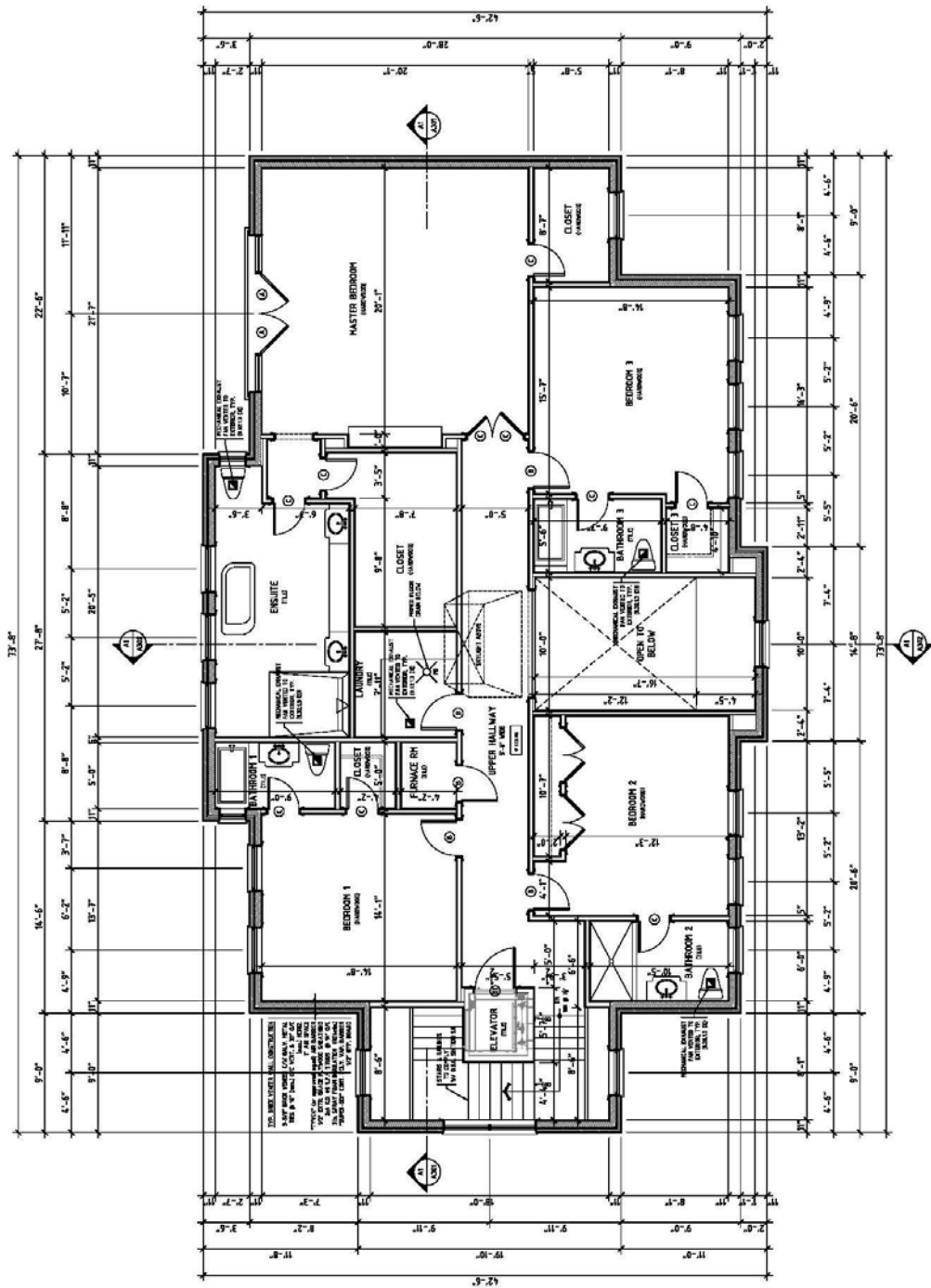
# ATTACHMENT 7



A 1 PROPOSED FIRST FLOOR PLAN

Proposed architectural drawings  
Ground floor plan

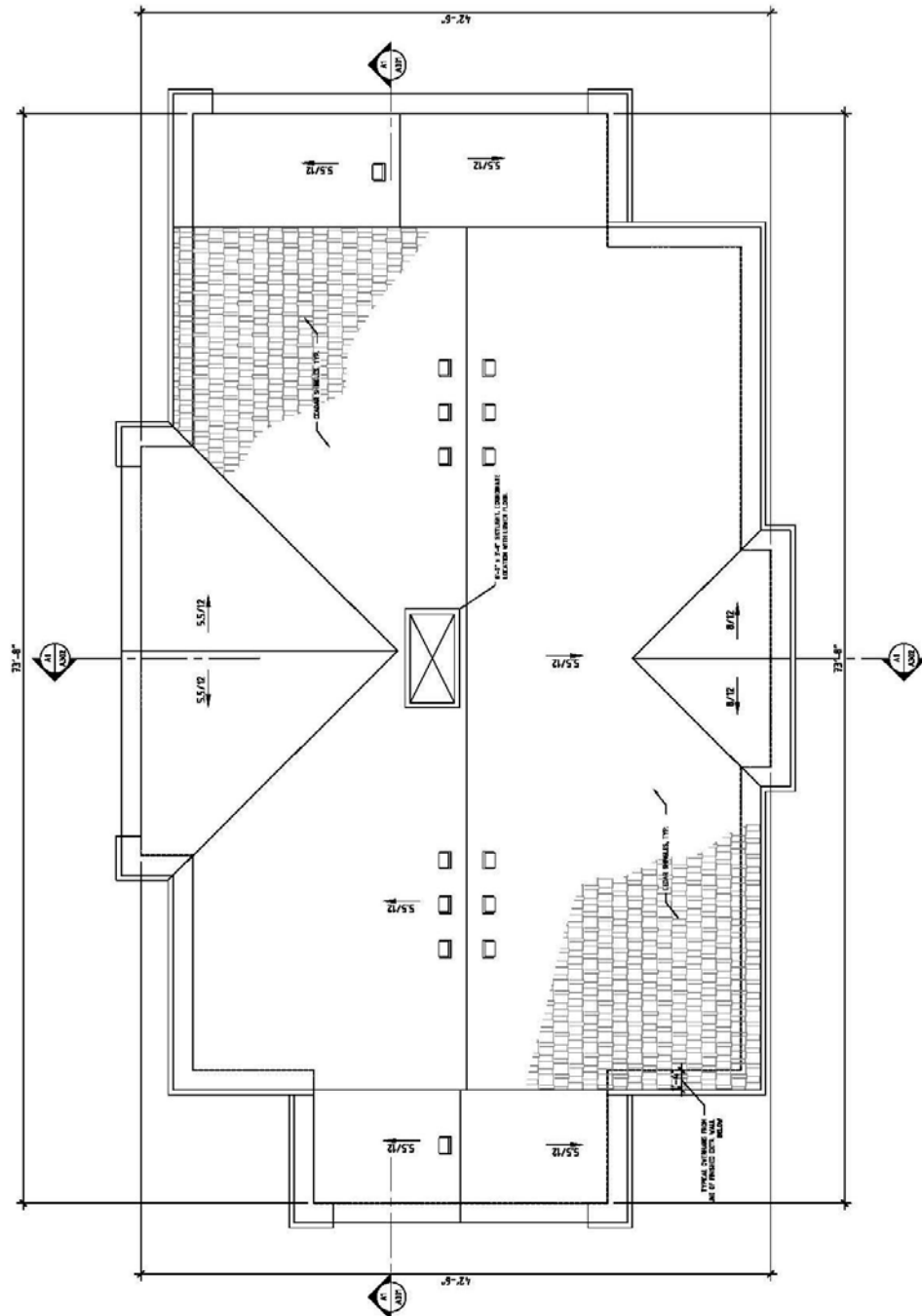
## ATTACHMENT 8



Proposed architectural drawings  
Second floor plan

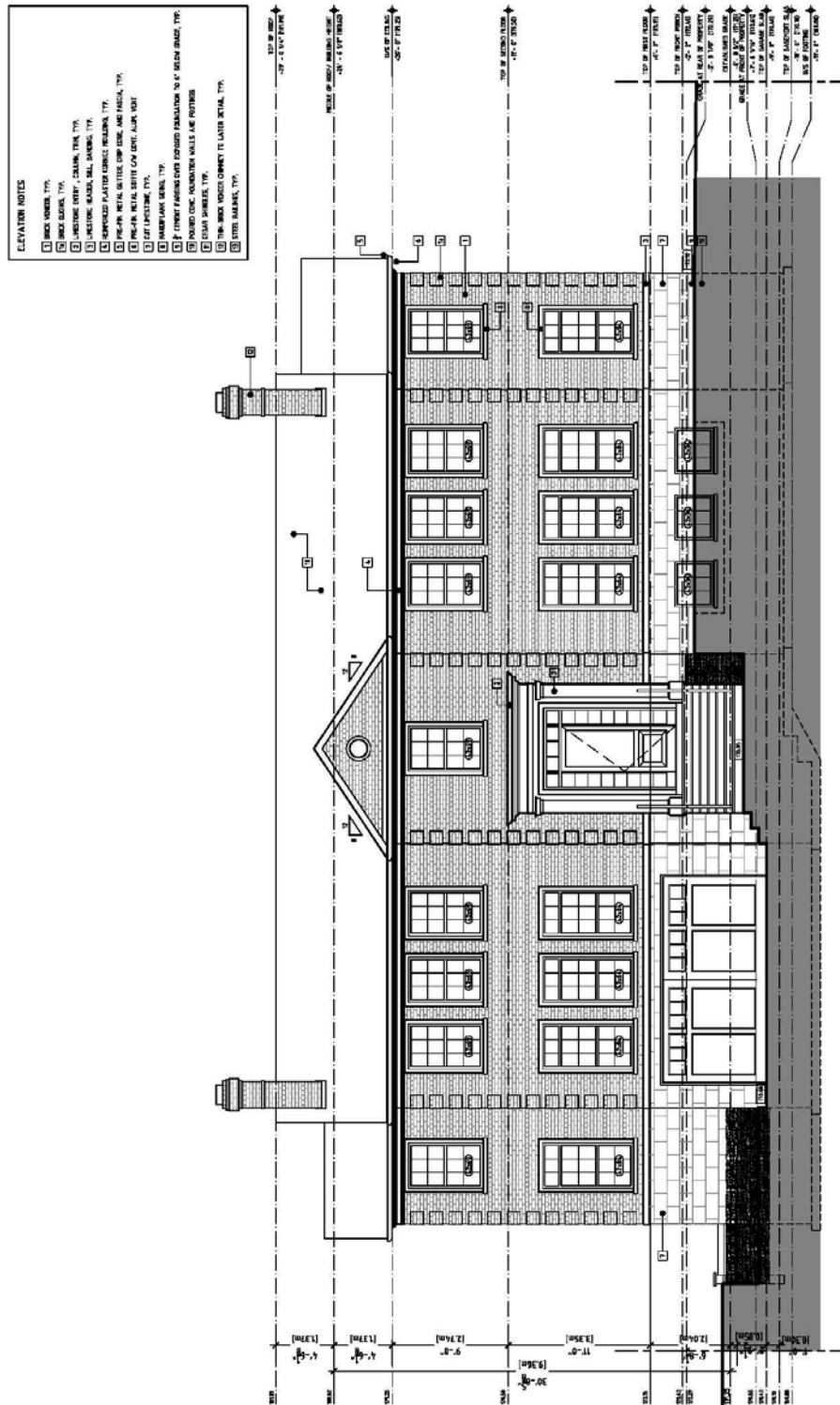


## ATTACHMENT 9



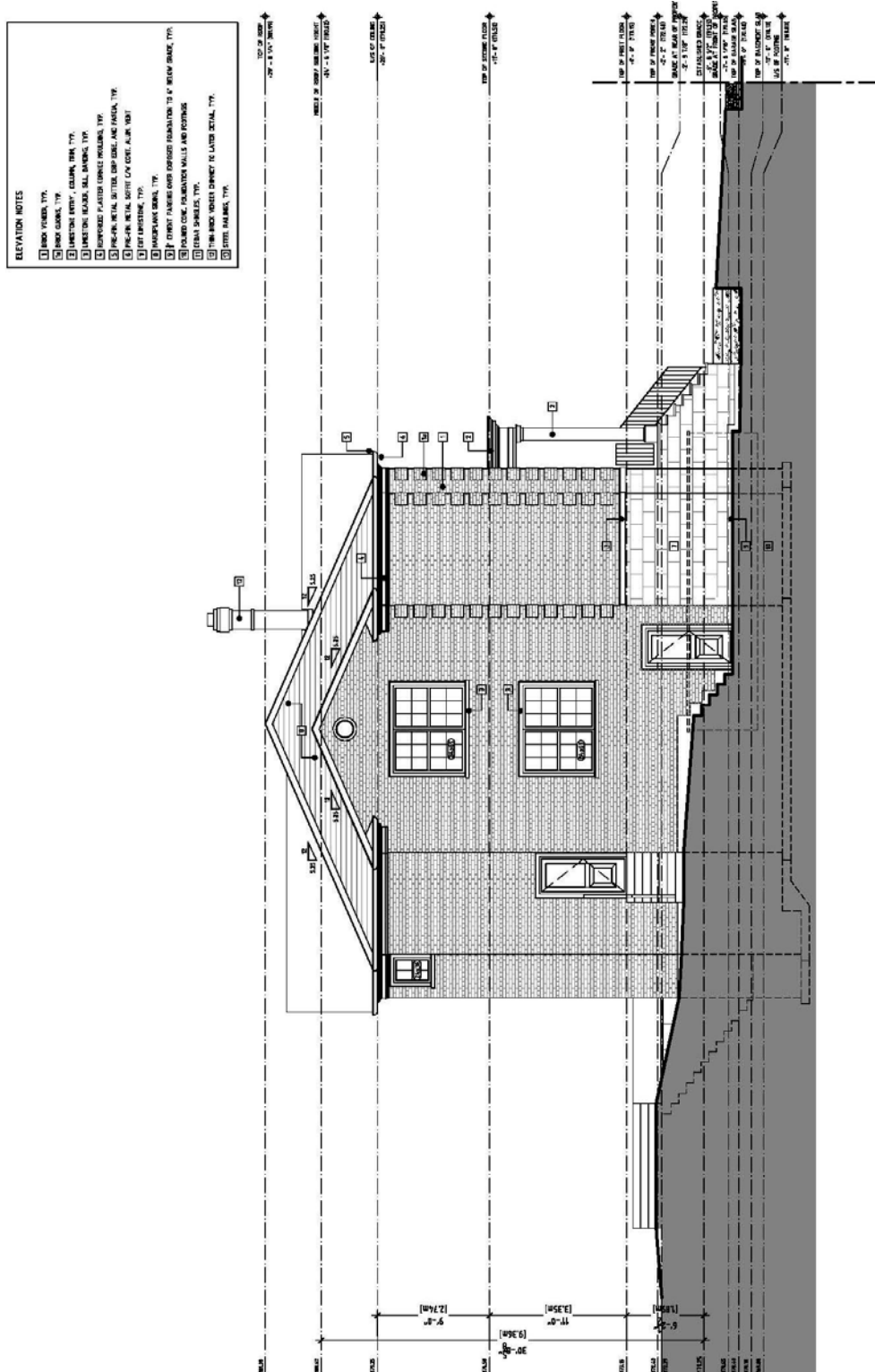
Proposed architectural drawings  
Roof plan

## ATTACHMENT 10



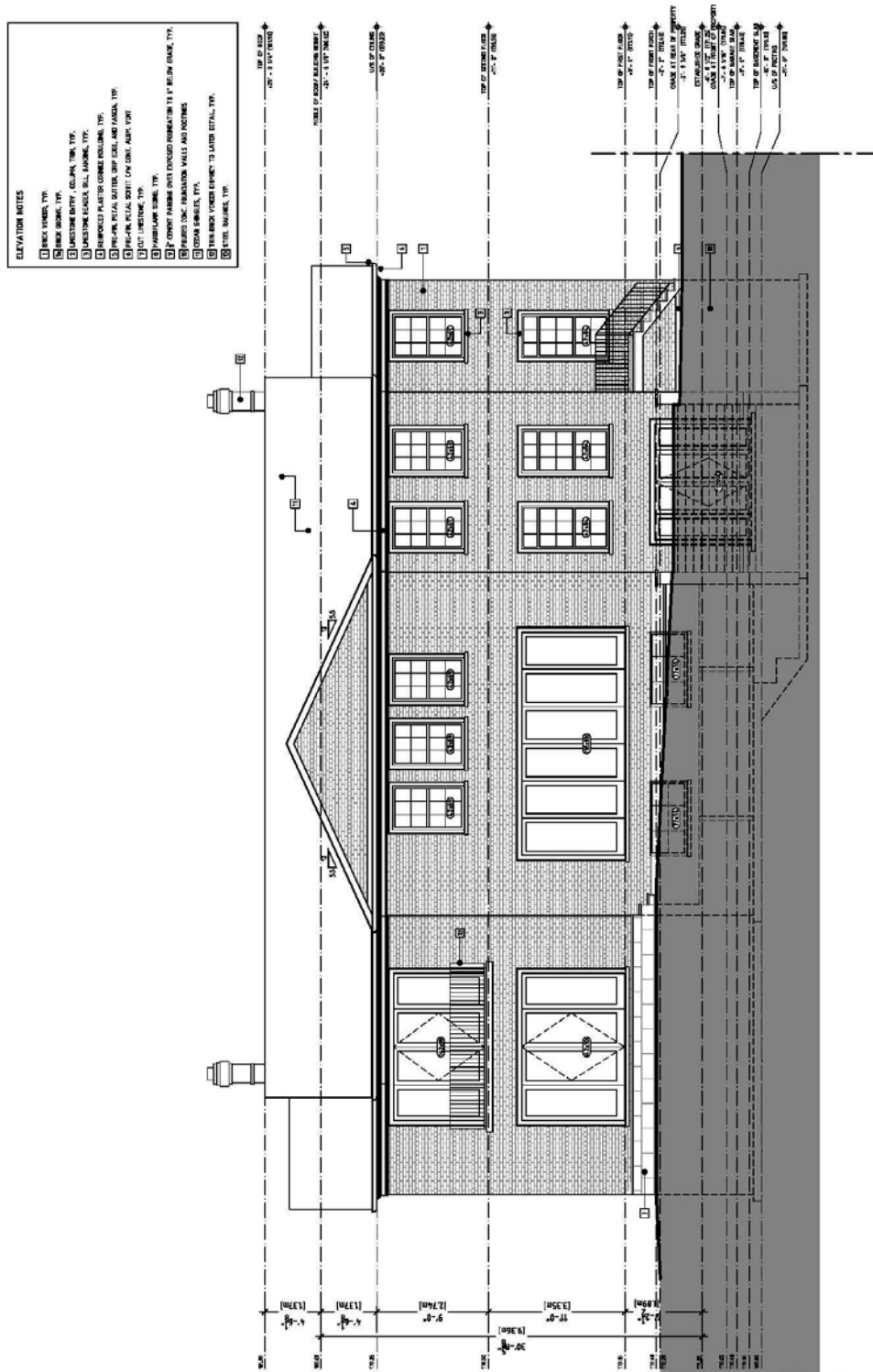
Proposed architectural drawings  
Front elevation (section taken at front yard)

## ATTACHMENT 11



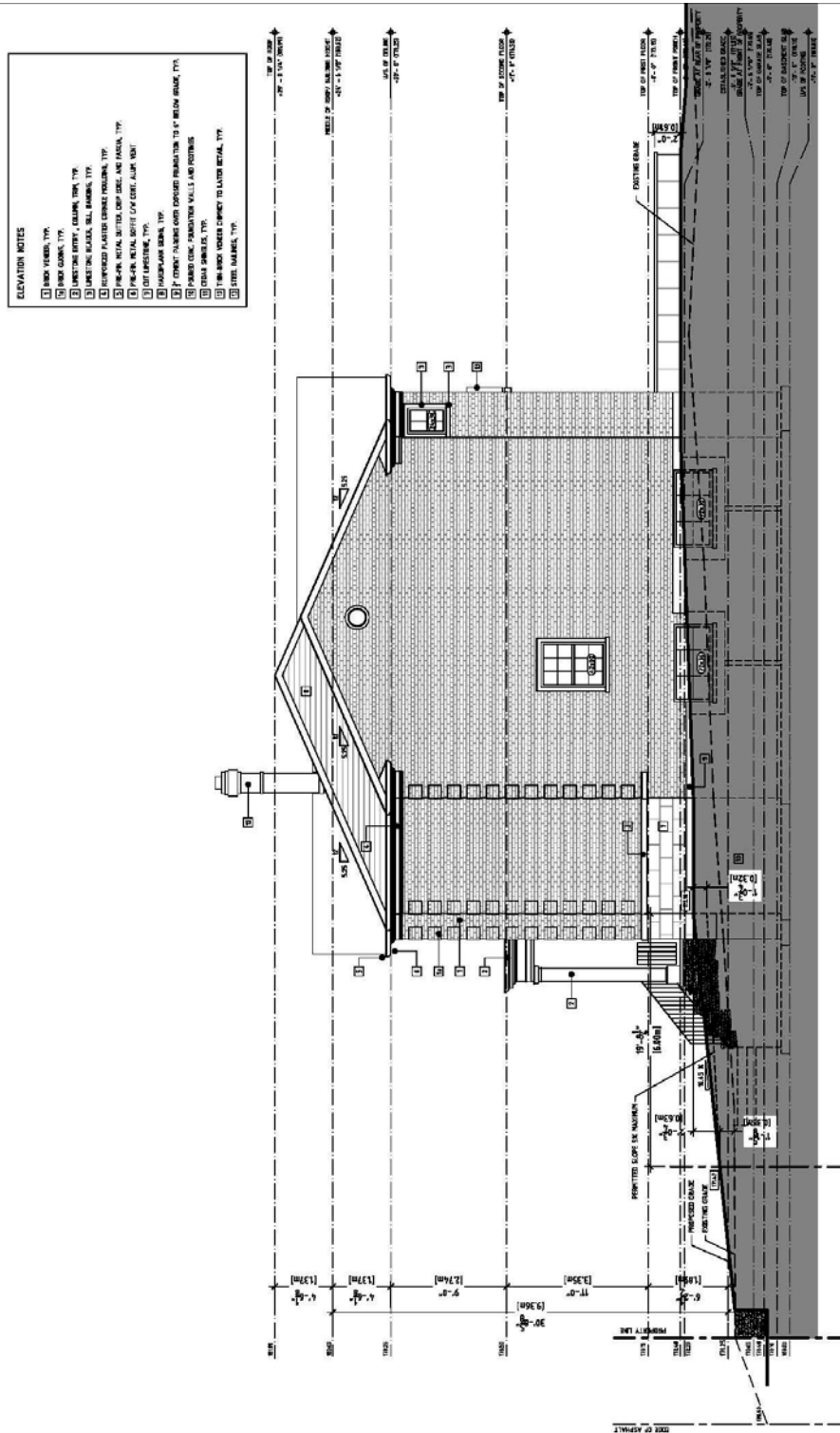
Proposed architectural drawings  
East elevation

## ATTACHMENT 12



Proposed architectural drawings  
Rear elevation

# ATTACHMENT 13



Proposed architectural drawings  
West elevation



## ATTACHMENT 14



Front elevation coloured rendering  
(Section line taken through street)