

**ALTERATION  
10473 ISLINGTON AVENUE - KLEINBURG-NASHVILLE  
HERITAGE CONSERVATION DISTRICT,  
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

**Recommendation**

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

1. THAT the proposed alteration to the existing building located at 10473 Islington Avenue, BE APPROVED, subject to the following conditions:
  - a) That an Arborist Report be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit.
  - b) Any significant changes to the proposal 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;
  - 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 to seek Heritage Vaughan approval for the proposed addition to the existing one-storey commercial building, located at 10473 Islington Avenue. In accordance with the *Ontario Heritage Act*, alteration of heritage resources located on Registered and Designated properties require Heritage Vaughan approval.

Associated Site Development File DA.16.093 has been submitted for the subject property and is currently under review by the Development Planning Department.

### **Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on March 24, 2017, and must be deliberated upon by June 22, 2017, to meet the 90 day timeline.

### **Background - Analysis**

The subject property is known municipally as 10473 Islington Avenue. It is located on the east side of Islington Avenue, between Kellam Street to the north and Stegman's Mill Road to the south. The subject property is identified as a contributing heritage property in the Kleinburg-Nashville Heritage Conservation District Plan (Section 2.6.2).

The original heritage building is identified as a 1½ storey wood frame, aluminum-clad building dating back to circa 1890. The architectural style of the building is identified as a Vernacular "Loyalist Cottage" style. The one-storey addition at the rear of the existing building is likely a later addition, with a further extension added between 2002 and 2005.

### **Proposed Alterations**

The Owner has submitted a Site Development Application for the alteration to the existing building for a proposed addition. The proposed addition will be located at the rear of the building and placed on the existing one-storey rear-addition, making the total height of the rear portion of the building two-storeys in height, as shown in Attachments #3 to #7.

The windows and doors of the existing heritage building and one-storey rear addition will remain, with the exception of one window located at the rear of the building (east elevation). This window will be removed to allow for the interior staircase to access the proposed second-storey.

The following are relevant Goals, Policies, and Guidelines from the Kleinburg-Nashville Heritage Conservation District Plan with which this proposal is considered to be consistent:

Section 5.2.2 District Goals and Objectives, Heritage Buildings:

- *"To conserve distinguishing original features, qualities, and character of heritage buildings and to avoid the removal or alteration of any such features."*

Section 6.2 Policies for Heritage Buildings:

- *"Alterations to heritage buildings should include removal of later unsympathetic work and restoration of original features and detail."*
- *"Work on heritage buildings should be consistent with the Guidelines in Section 9.3."*

Section 9.3.7 New Additions to Heritage Buildings, speaks to new additions being designed to:

- *"...complement the design of the original building" and to "not overwhelm the heritage character of the original building".*

Section 9.3.7 New Additions to Heritage Buildings:

- *"Don't design additions to a greater height or scale than the original building."*

- *“Don’t design additions to predominate over the original building. Usually, additions should be located to the side, be set back from the street frontage of the original building.”*
- *“Use appropriate materials. See Section 9.10.”*

#### Analysis - Materials

The proposed addition would be constructed with building materials consistent with the existing building, including asphalt shingles and aluminum-siding. The proposed windows to be located on the second-storey addition will be a 6 over 6 configuration, in keeping with the majority of the existing windows on the original heritage building.

#### Analysis – Height and Massing

The proposed addition will result in a building height of two-storeys at the rear of the building. This increase in height will not obstruct or overshadow the existing heritage building, as this addition will be located at the rear of the building, on top of the existing one-storey rear addition. As per the Coloured Context Images provided by the applicant (Attachment #7), the second-storey portion will not be within the line of sight from the street-level on Islington Avenue. The proposed addition will have a hipped-roof, which mirrors the existing roofline of the current one-storey rear addition.

The massing of the addition is set back from the original building and does not increase the footprint of the existing one-storey rear addition.

#### Analysis – Architectural Style

The proposed rear-addition will be built on top of the existing one-storey addition. The existing one-storey addition is not being proposed for removal as it is sympathetic to the original building. The proposed rear-addition will have a hipped roof, with peaked-gables cut into the roof line along the north, south and east elevations to complement the gable dormers located on the original front façade of the building. The centrally placed windows along the upper floor creates a symmetrical façade that is consistent with the original building’s Vernacular “Loyalist” Cottage style. The second-storey addition improves on and harmonizes the existing one-storey addition by providing balance in the facades.

For the above noted reasons, the proposed alteration complements the design of the original building and does not overwhelm the heritage character of the original building

#### Cultural Landscape

An Arborist Report must be submitted to the satisfaction of Cultural Heritage staff to ensure the tree canopy is not being affected by the second storey addition. The report shall inventory, assess and provide tree protection measures to protect existing trees. An additional landscape strip is proposed at the rear of the property. Urban Design has requested improvements to the streetscape interface along Islington Avenue. These plans must be submitted to Cultural Heritage Staff for review and approval.

#### 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 initiative:

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

### **Regional Implications**

N/A

### **Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied that the proposed alteration of the building at 10473 Islington Avenue conforms to the policies and guidelines noted above. Accordingly, staff can support the approval of the proposed alteration under the Ontario Heritage Act.

### **Attachments**

1. Location Map
2. Site Map
3. Site Plan
4. Floor Plans
5. Elevations
6. Cross Section
7. Coloured Context Images
8. Photos of Subject Property - April 11, 2017

### **Report prepared by:**

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813  
Moira Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

MAURO PEVERINI  
Director of Development Planning

ROB BAYLEY  
Manager of Urban Design and  
Cultural Heritage

/CM

**Location Map**



**10473 Islington Avenue  
(outlined in yellow)**

Site Map

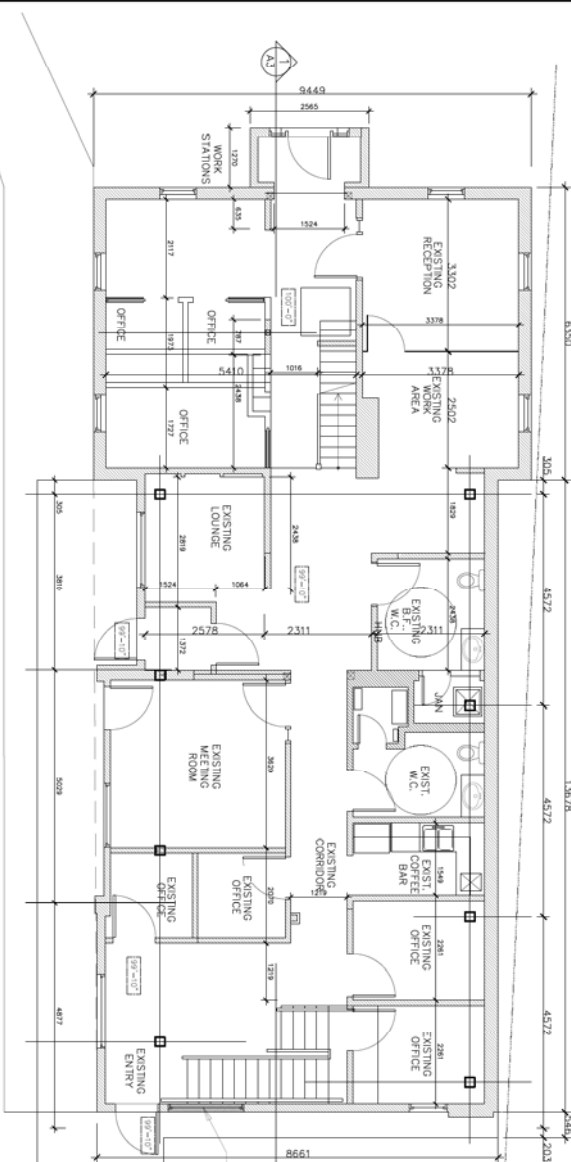






SCALE 1/8" = 1'-0" DATE JAN 18/13 DRAWN MA JOB NO. 1607	PROPOSED SITE PLAN SECOND FLOOR ADDITION: REMAX KLEINBURG 10473 ISLINGTON AVE, KLEINBURG, CA 94738	SF
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2 SECOND FLOOR PLAN  
A1 SCALE 1:50



1  
A1

GROUND FLOOR PLAN

SCALE 1:50

13. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER. NO REPRODUCTION OR REUSE OF ANY DRAWING OR REPRODUCTION OF THE DRAWINGS WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED.

20. DO NOT SCALE THE DRAWINGS. USE ONLY NOTED DIMENSIONS.

35. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND ON ALL FIELD MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY.

40. DIMENSIONS SHOWN ON DRAWINGS ARE GENERAL ONLY AND SHALL BE ADJUSTED TO SUIT ON-SITE CONDITIONS.

41. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE AND BUILDING CODES.

45. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT WITHOUT A BUILDING PERMIT ISSUED BY THE APPLICABLE JURISDICTION.

REGIONAL MEDICALITY OF YORK  
PREPARED BY  
QUICK PAPER SURVEYING  
ONTARIO LAND SURVEYORS  
SEPTEMBER 8TH 2016

FIN FLOOR ELEVATION  
FFE = 219.50

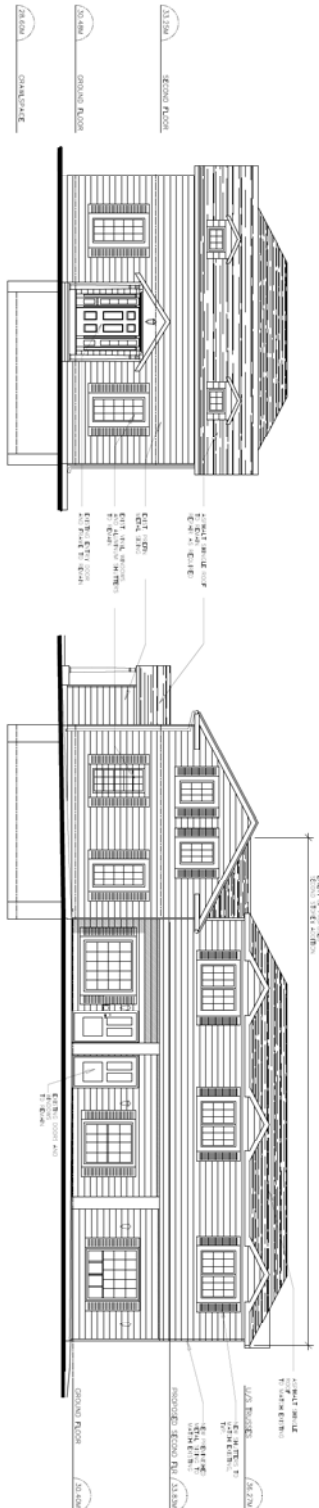
PROPOSED GROUND FLOOR AREA	1
PERCENT LOT COVERAGE	11
EXISTING PARKED AREA	46
EXISTING GROSS FLOOR AREA	2
PROPOSED GROSS FLOOR AREA	30

3	SPA RE-SUBMISSION
2	HEARTAGE RE-SUBMISSION
1	SITE PLAN APPLICATION
0	REVISION

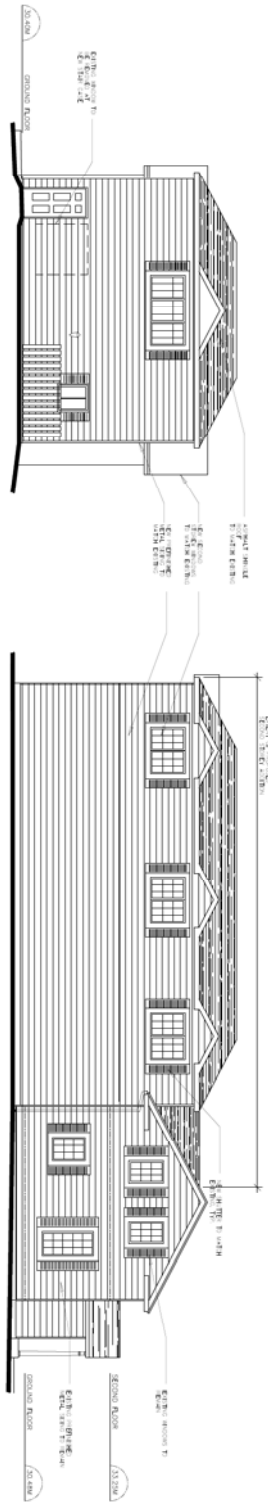
Katherine Sosa  
Architect

REMAX KLEINBURG  
10473 ISLINGTON AVE. KLEINBURG, VA 22089  
PROPOSED FLOOR PLANS



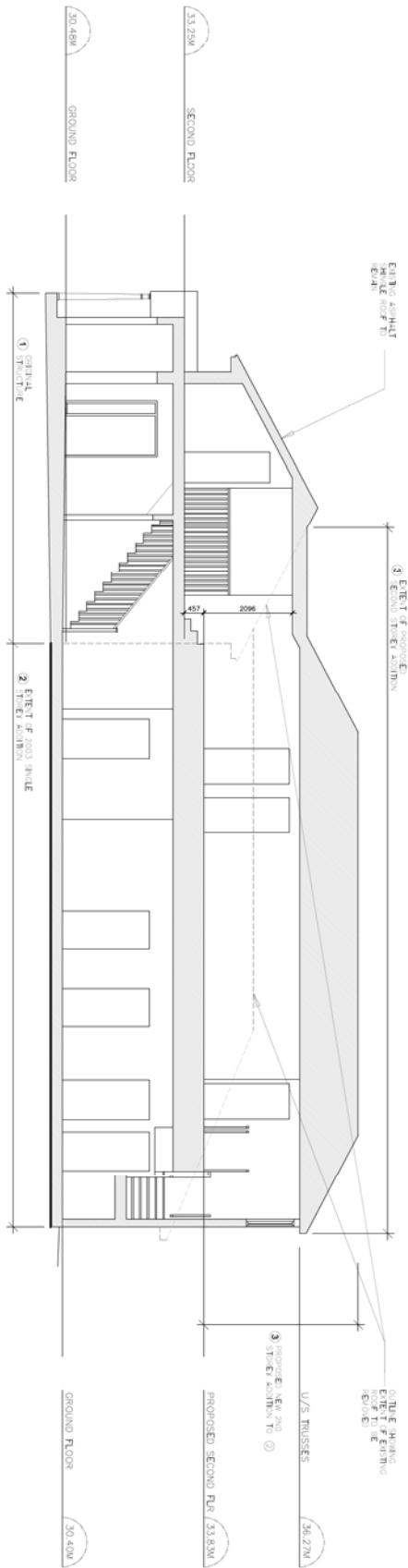


2 SOUTH ELEVATION  
A2 SCALE 1:75



4 NORTH ELEVATION  
A2 SCALE 1:75

[illegible]



1 CROSS SECTION AA  
A3 SCALE 1:50

CROSS SECTION AA

A3

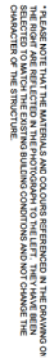
**SECOND FLOOR ADDITION:**  
REMAX KLENBURG  
10473 ISLINGTON AVE, KLENBURG, ON

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7382

ONTARIO ASSOCIATION  
OF ARCHITECTS  
FEBRUARY 1, 2017



A vertical strip of three architectural drawings. The top drawing shows a blue building with a brown roof and a small porch. The middle drawing shows a white building with a grey roof and a small porch. The bottom drawing shows a yellow building with a grey roof and a small porch. All three buildings are surrounded by green foliage.

[illegible]



**Attachment 8 – Photos of Subject Property, April 11, 2017**

**Front Façade of 10473 Islington Avenue**



**South Façade – Location of Proposed Addition**







**East Façade – Location of Proposed Addition**





**Views of 10473 Islington Avenue from west side of Islington Avenue**





**Existing Landscape Strip**



**Proposed Landscape Strip Location**

