

**ALTERATION
10515 HIGHWAY 27 - KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT,
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 - VICINITY OF HIGHWAY 27 AND NASHVILLE ROAD**

Recommendation

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

1. THAT the proposed alterations to the existing Montessori School of Kleinburg, 10515 Highway 27, BE APPROVED, subject to the following conditions:
 - a) 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;
 - b) 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 two proposed additions to the Montessori School of Kleinburg, located at 10515 Highway 27. In accordance with the *Ontario Heritage Act*, alteration of a heritage resource located on a Registered and Designated property requires Heritage Vaughan and Council approval.

The Owner has submitted an associated Site Development File DA.16.037 for the subject property that 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 21, 2017 and must be deliberated upon by June 19, 2017, to meet the 90 day timeline.

Background - Analysis

The subject property is known municipally as 10515 Highway 27. It is located on the east side of Highway 27, south of Nashville Road, as shown in Attachment #1.

The original heritage structure is a two-storey frame building dated circa 1870 and features finely spaced clapboard between narrow, beaded corner-boards, and has a gable facing towards Highway 27. The proposed second floor (west elevation), facing Highway 27 includes two windows and above them a smaller window placed in the gable and located directly between the lower two windows, as shown in Attachment #4. There is an existing one-storey entry at the front elevation with a gable roofline in keeping with the second-storey roofline of the original building. The existing one-storey entry has a triangular pediment style porch and creates a distinct vernacular rendering of the Classical Greek Revival style. Although this one-storey addition was likely built in the early 1970's, it replaced an earlier, smaller porch that was similarly centered.

In 2001/2002, the Owner added a stone, one-storey, 169.8 m² addition to the existing heritage resource, including a stone octagonal tower. The addition covered up the former main entrance alongside the north façade.

Proposed Alterations

The Owner has submitted a Site Development Application for the demolition of the existing front vestibule that was a later addition to the existing building, and the construction of the following one-storey additions to the front and rear of the main building, as shown in Attachments #3 and #4.

- 1) A rear addition on the north façade attached to the 2001/2002 stone addition. Stone veneer, window and door openings are proposed to match the existing cladding and openings. The proposed roofline is consistent with the existing roofline, complements the heritage structure and does not obscure the original building.
- 2) A new front addition on the west façade comprised of wood siding to match the existing building. The proposed roofline is consistent with the existing roofline, complements the heritage structure and does not obscure the original building.

The following are relevant Goals, Policies, and Guidelines with which this proposal is found 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

The proposed additions will be constructed using the materials consistent with the existing building materials, and are designed to complement the building and to not obstruct the original heritage features of the existing building.

The proposed one-storey additions match the existing north and west portions of the building that are currently one-storey in height. Both of the one-storey additions are consistent with the gable roof line that exists on the original two-storey portion of the building. The proposed additions do not dominate the original building, and are located at the front and rear of the existing building. The location of the proposed front (west façade) addition is appropriate as it does not obstruct the original building and the proposed matching roofline compliments the original building. The location of the rear (north façade) addition is appropriate as it is set-off to the rear-side of the building and does not obstruct the original building or the 2001-2002 stone addition. Both additions include appropriate materials that are consistent and complement the existing materials of both the original building (wood siding) and the 2001/2002 addition (stone veneer).

The Building Standards Department has indicated that they have no concerns with the application and that no Minor Variances are required for the proposed construction.

Cultural Landscape

A Landscape Plan was submitted as part of the Heritage Permit Application, and the Owner does not propose any significant grading or impact to existing trees as the two proposed additions are located on existing asphalt areas. The proposed Landscape Plan includes additional plantings that are noted as suitable species in the Kleinburg-Nashville Heritage Conservation District guidelines (Section 9.7.7 and Section 9.9) along both sides of the existing vehicular access to the property. The proposed plantings are in keeping with Section 9.7.2 of the Kleinburg-Nashville Heritage Conservation District, which states that redevelopment in the Valley Lands should *“screen modern installations, such as parking lots and fenced playing fields, by suitable planting consistent with existing valley vegetation”.*

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 alterations to the building at 10515 Highway 27 conforms to the policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support approval of the proposed alterations under the Ontario Heritage Act.

Attachments

1. Location Map
2. Site Map
3. Site Plan
4. Elevations
5. Coloured Renderings
6. Photos of Subject Property March 23, 2017

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Respectfully submitted,

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/CM

Location Map



10515 Highway 27 (outlined in yellow)

Site Map



**Approximate Location of Additions
(outlined in orange)**

Humber River (outlined in red)





Attachment 6 – Photos of Subject Property, March 23, 2017

West Elevation (Proposed Area of Front Addition)



North Elevation (Proposed Area of Rear Addition)

