

**SHUTTERS AND CARPORT ADDITION TO A CONTRIBUTING HERITAGE BUILDING
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
25 ELIZABETH STREET, THORNHILL HERITAGE CONSERVATION DISTRICT
WARD 5 - VICINITY OF CENTRE STREET AND ELIZABETH STREET**

Recommendation

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

1. THAT the proposed alterations of a carport and additional shutters at 25 Elizabeth Street 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 in consultation with the Manager of Urban Design and Cultural Heritage;
 - c) That Heritage Vaughan Committee recommendations to Vaughan Council do not constitute specific support for any further variances, permits or requirements that may be sought 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 for the Heritage Vaughan Committee to consider the proposed alterations of a carport and additional shutters to a single detached residence at 25 Elizabeth Street within the Thornhill Heritage Conservation District.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on March 31, 2017, and must be deliberated upon by June 29, 2017, to meet the 90 day timeline.

Background - Analysis and Options

The subject property, known municipally as 25 Elizabeth Street as shown in Attachment #1, is located in the Thornhill Heritage Conservation District. It is a unique site with two heritage buildings, both single detached homes, and is a contributing property to the HCD. The proposed alterations are to the main house fronting Elizabeth Street. This house, constructed circa 1900, was originally located at Yonge Street and Centre Street and was relocated to its present site in 1929. The dwelling is designed in an understated Queen Anne Revival style with an L-shaped, two storey plan and front porch.

On September 21, 2011, the Heritage Vaughan Committee recommended approval for a number of alterations to the property, including the addition of new shutters to the house, as shown on Attachment #2. The approved and constructed shutters are operable and made of painted wood. The Owner is proposing three additional sets of shutters to match those existing for the windows that are located in the projecting two storey portion of the front façade, as shown on Attachment #3, #4 and #5.

The second proposed alteration to the property is the addition of a carport to the side of the house, located over the existing driveway. The carport utilizes the design and materials of the existing house, as shown on Attachment #4. The posts for the proposed carport are located on the existing driveway pavement. The roof line of the house porch is carried over to the carport for visual balance. The proposed carport is open and unenclosed with a minimal rise that will not significantly block the view of the rear cottage from the streetscape.

Should the proposal for the carport be approved by the Heritage Vaughan Committee, the Owner will need to apply for Minor Variances to Zoning By-law 1-88 to permit a reduced side yard setback and an increase to the permitted lot coverage. The proposed carport setback is a distance of 0.61m from the south property line, whereas Zoning By-law 1-88 requires a minimum of 1.5m. It should be noted that the built form at 23 Elizabeth Street is located several meters south of the shared property line and the visual separation between the two lots is maintained.

The existing lot coverage, including both heritage houses, is 35.3%. The proposed 24.55m² carport footprint increases the proposed lot coverage by 3.6% to 38.9% (267.03 m² total). In the Thornhill HCD area a 20% lot coverage is the maximum allowed by Zoning By-law 1-88. A previous Committee of Adjustment application (A192/11) recognized the existing lot coverage of 35.3% and the existing side and rear setbacks on the property as a unique circumstance of two separate heritage house structures on the property since 1929.

Regarding the increased lot coverage, the carport is supported by Cultural Heritage staff as there is no existing garage on the property and the design is open and unenclosed, with no new paving required.

The proposed carport alteration will not alter existing heritage attributes of the property, is designed to be in keeping with the existing features of the house and the carport may be reversed in the future if desired. Therefore, Cultural Heritage staff support the proposed alterations as they meet the Thornhill HCD Plan and Guidelines as outlined in Section 9.3.7.

This application meets the City's Delegation By-law criteria and therefore, does not need to be advanced to Vaughan Council for deliberation unless the Committee advises against the approval of the proposed changes.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The application supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

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

Regional Implications

N/A

Conclusion

The proposed alterations to the property at 25 Elizabeth Street are consistent with the Thornhill Heritage Conservation District Plan and Guidelines. Accordingly, the Urban Design and Cultural Heritage Division of Development Planning support approval of the proposed new shutters and carport addition under Section 42 of the *Ontario Heritage Act*.

Attachments

1. Location Map
2. Approved Architectural Elevations (2011)
3. Photomontage of Existing Residence and Proposed Alterations (Shutters and Carport)
4. Architectural Elevations
5. Photo illustration of all proposed changes

Report prepared by:

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

Respectfully submitted,

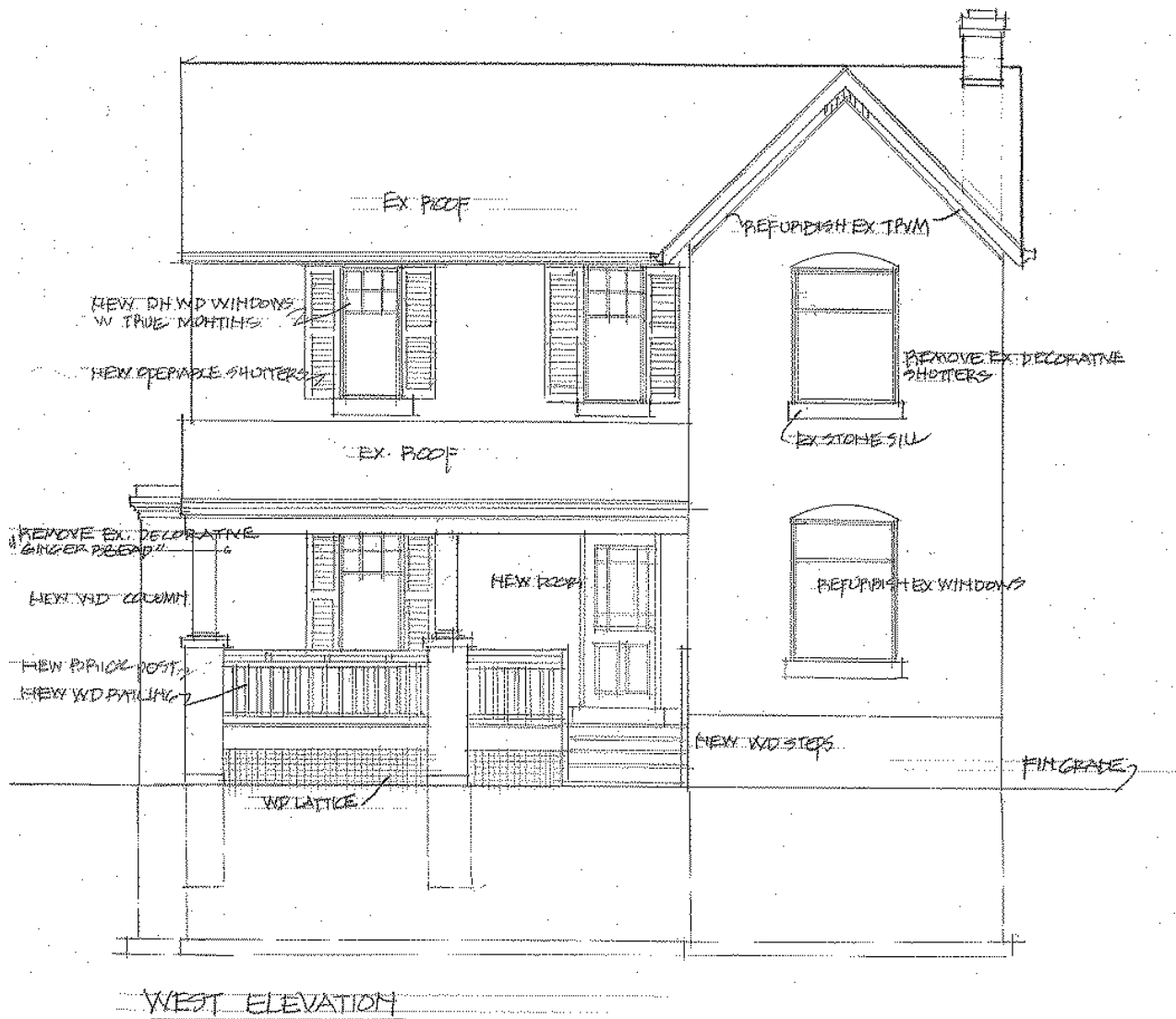
MAURO PEVERINI
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/LG

Location Map





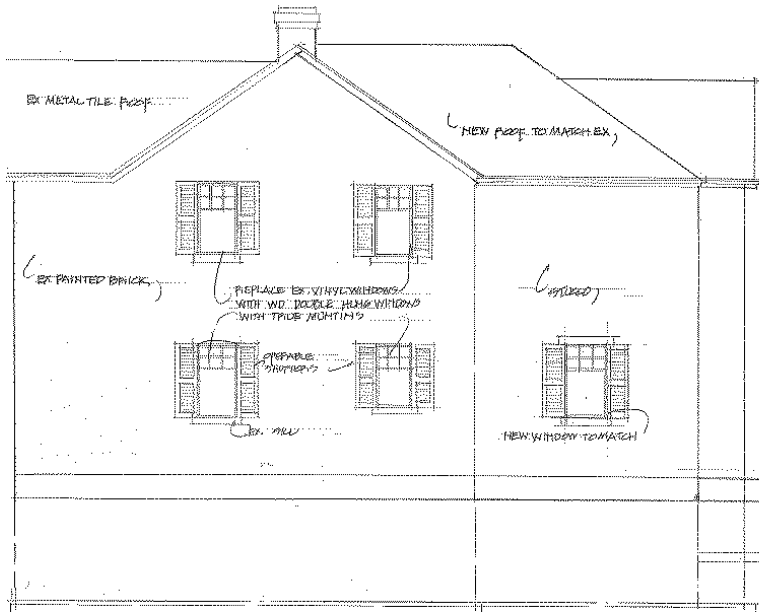
Phillip H. Carter

Architect

Architecture and
Urban Planning

789 Queen St. West
Toronto, Ontario
M6J 1G1
416-504-6457

Email: phcarch@bellnet.ca
www.philippcarter.ca



SOUTH ELEVATION

EX. RESIDENCE

PROPOSED ADDITION



EAST ELEVATION

SEP 30 2011

DATE: 10/2/2011

APPROVED BY: [Signature]

Project Name:

Proposed Residence Renovations
25 ELIZABETH STREET,
THORNHILL, ON
for
Greg & Bozana Ilic

PROPOSED DESIGN

scale: 1/4" = 1'-0"
drawn: [Signature]
checked:
date: MAY 2011
issued:
project number:

sheet number
A-1

Attachment # 3 – Owner's Photomontage of Existing Residence and Proposed Alterations

Existing Conditions



Existing Conditions

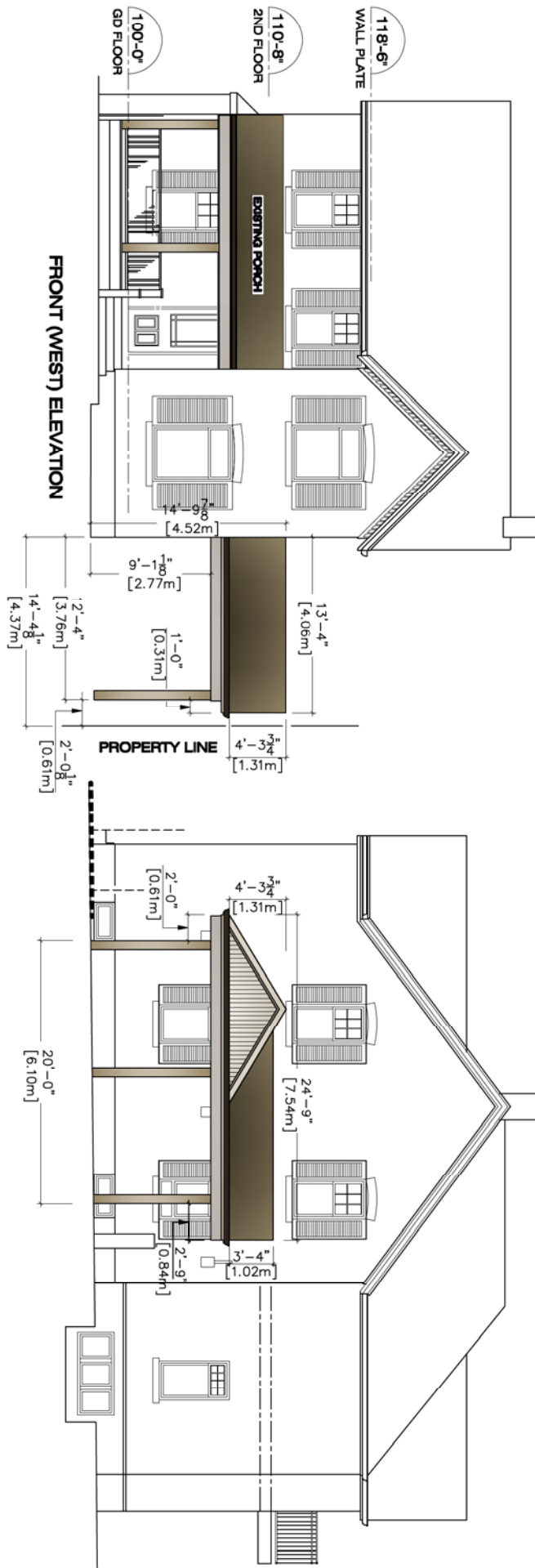


Proposed Shutter Installation
on 3 front windows



Proposed Carport





25 ELIZABETH STREET, CITY OF VAUGHAN
CARPORT DESIGN

