

## **HERITAGE VAUGHAN COMMITTEE – MAY 21, 2014**

### **2. 10137 KEELE STREET – PROPOSAL FOR PORCH REMOVAL AND ADDITION TO EXISTING BUILDING – WARD 1**

#### **Recommendation**

Cultural Services recommends:

1. That the demolition of the closed porch at 10137 Keele Street, be approved; and
2. That the construction of the proposed new sympathetic addition at 10137 Keele Street, be approved subject to the following condition:
  - a) That building materials and colour be submitted to Cultural Services staff for approval; and
3. 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 proposal for the demolition of an existing closed-porch and new addition to an existing heritage building in the Maple HCD.

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

<b>Heritage Status</b>	Designated Part V under the Ontario Heritage Act as part of the Maple Heritage Conservation District.  Listed on the Register under Section 27 of the Ontario Heritage Act.
<b>Location</b>	East side of Keele Street, north of Major Mackenzie Drive, in Residential Area of Maple HCD.

<b>Heritage Style – Existing Building</b>	<p>Existing building is a Victorian Vernacular heritage style building constructed circa 1860. Building is 1 ½ storeys, clad in di-chromatic brick, in an L-shape layout with rear 1 storey addition.</p> <p>Building contains closed-porch that will be removed and replaced by part of the proposed addition. Closed porch was a later addition constructed of vertical boards with little architectural merit.</p>
<b>Design Approach</b>	<p>The applicant is proposing a sympathetic addition in the Victorian Vernacular style. Architectural style conforms to Guidelines.</p> <p>Alterations to existing building and concealing of architectural features are minimal.</p>
<b>Landscaping</b>	<p>9 trees proposed for removal, 8 proposed trees for planting. The mature trees proposed for removal are in fair to poor condition. The applicant has submitted a tree preservation plan and landscape plan to the Planning Department.</p>
<b>Required</b>	<ul style="list-style-type: none"> <li>• A decision from Heritage Vaughan.</li> <li>• This application will require the issuance of a Heritage Permit prior to Building Permit in addition to any other City approvals.</li> <li>• Final materials to be submitted to Cultural Services for review and approval.</li> <li>• Repair work, such as brick re-pointing, will be reviewed by staff for approval.</li> </ul>

#### **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**

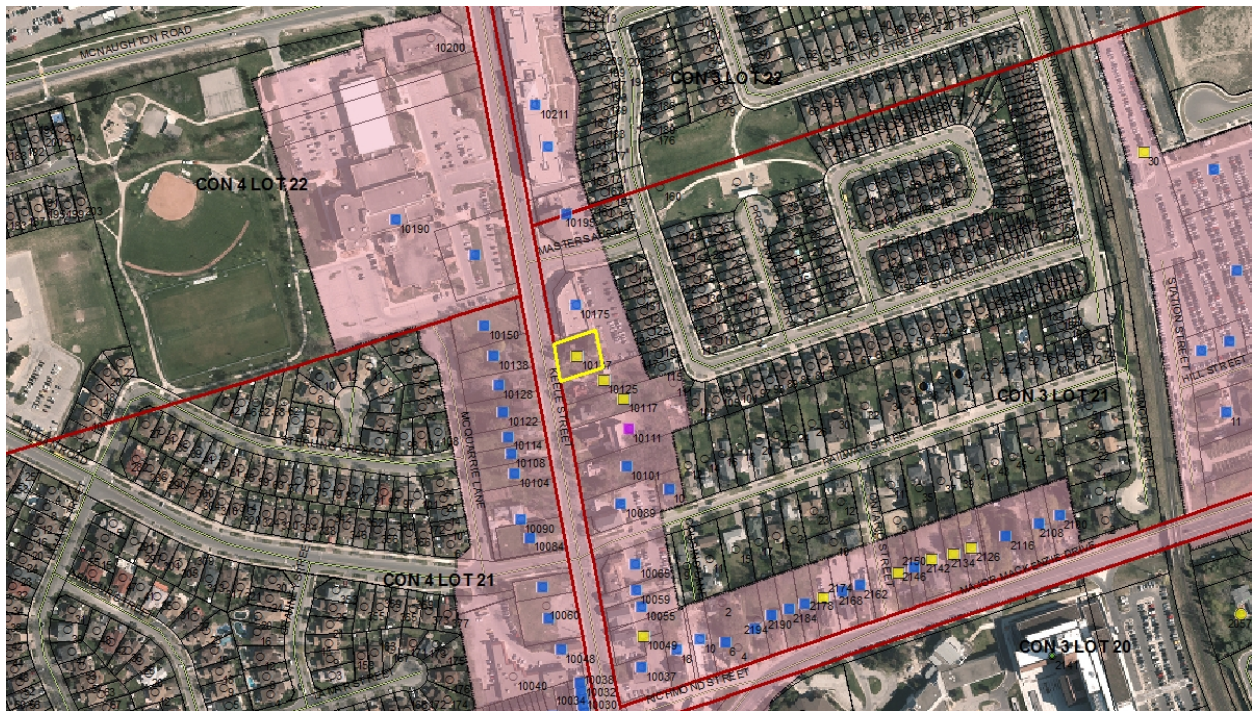
1. Location map, front elevation. May 7, 2014
2. Rear of building and closed porch – proposed location of addition. May 7, 2014
3. Interior of closed porch and mature trees proposed for removal. May 7, 2014
4. Proposed site plan. Received April 28, 2014
5. Proposed north and west elevations. Received May 13, 2014
6. Proposed east and south elevations. Received May 13, 2014

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Location map



Front elevation. May 7, 2014





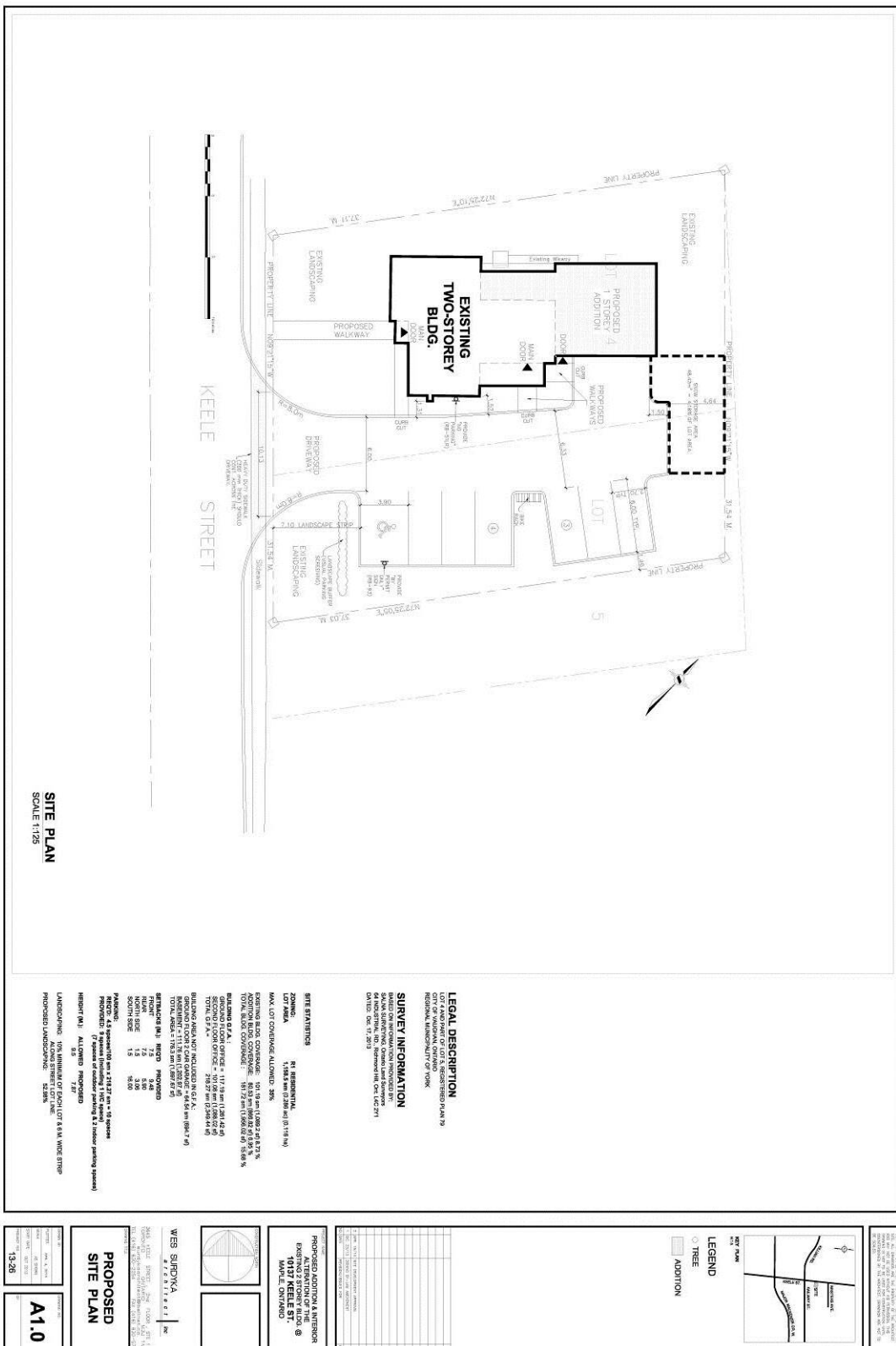
Rear of building and closed porch – proposed location of addition. May 7, 2014



**Attachment 3**



Interior of closed porch and mature trees proposed for removal. May 7, 2014



## Attachment 5



**1 PROPOSED NORTH ELEVATION**  
**A2** SCALE: 1/8" = 1'-0"



**3 PROPOSED WEST ELEVATION**  
**A2** SCALE: 1/8" = 1'-0"



## Attachment 6



**2** PROPOSED EAST ELEVATION  
**A2** SCALE: 1/8" = 1'-0"



**4** PROPOSED SOUTH ELEVATION  
**A2** SCALE: 1/8" = 1'-0"

Proposed east and south elevations. Received May 13, 2014