

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

### **3. 10503 ISLINGTON AVENUE – PROPOSED ADDITIONS AND GARBAGE ENCLOSURE TO EXISTING BUILDING – WARD 1**

#### **Recommendation**

Cultural Services recommends:

1. That the proposed additions and garbage enclosure, be approved, subject to the following conditions:
  - a) That only one ground sign be allowed on site.
  - b) That the proposed wall sign on the front elevation be removed.
  - c) That building materials and colours be submitted to Cultural Services staff for approval;
2. 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 proposed additions and garbage enclosure to an existing building at 10503 Islington Avenue.

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

<b>Heritage Status</b>	Designated Part V under the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage Conservation District.  Listed on the Register under Section 27 of the Ontario Heritage Act.
<b>Heritage Style – Existing Building</b>	Existing building is a Georgian heritage style building constructed circa 1870. Building is 1 ½ storeys, board and batten cladding.

<b>Location</b>	Located on the east side of Islington Avenue, north of Kellam Street, in the Islington Avenue Commercial Core area of the District
<b>Design Approach</b>	The applicant is proposing revisions to existing non-compliant additions in order to create a building that conforms to the Guidelines. The proposed revisions relate to the Georgian architectural style of the existing building and comply with the Guidelines.
<b>Garbage Enclosure</b>	To satisfy waste management requirements, the applicants are proposing a separate garage enclosure structure. The proposal has been reviewed and conforms to the Guidelines.
<b>Signage</b>	<p>The applicant is proposing 2 ground signs – 1.82m and 1.67m in height – one ground sign will have to be removed.</p> <p>The applicant is proposing 2 signs on the building. The proposed sign on the front elevation must be removed.</p>
<b>Required</b>	<ul style="list-style-type: none"> <li>• Revised signage.</li> <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> </ul>
<b>Planning Applications</b>	This proposal is part of a Zoning By-law Amendment and Site Plan application in order to place the subject property into compliance.

### **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. January 2011
2. Proposed site plan. Received May 2, 2014

3. Proposed floor plans. Received May 2, 2014
4. Proposed north and east elevations. Received May 2, 2014
5. Proposed west and north elevations. Received May 2, 2014
6. Proposed garbage enclosure. Received May 2, 2014
7. Proposed / existing sign. Sent by applicant April 17, 2014

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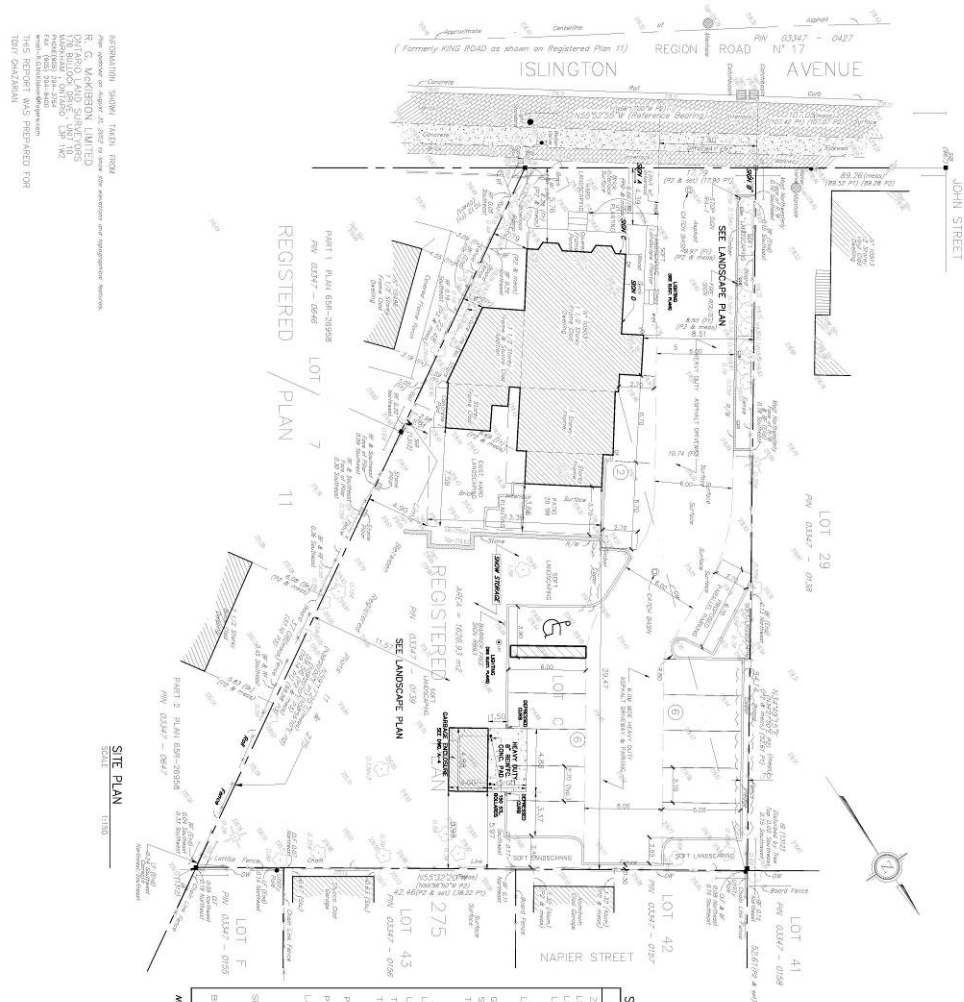


Location map



Front elevation. January 2011

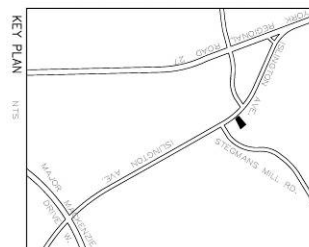




## SITE ANALYSIS

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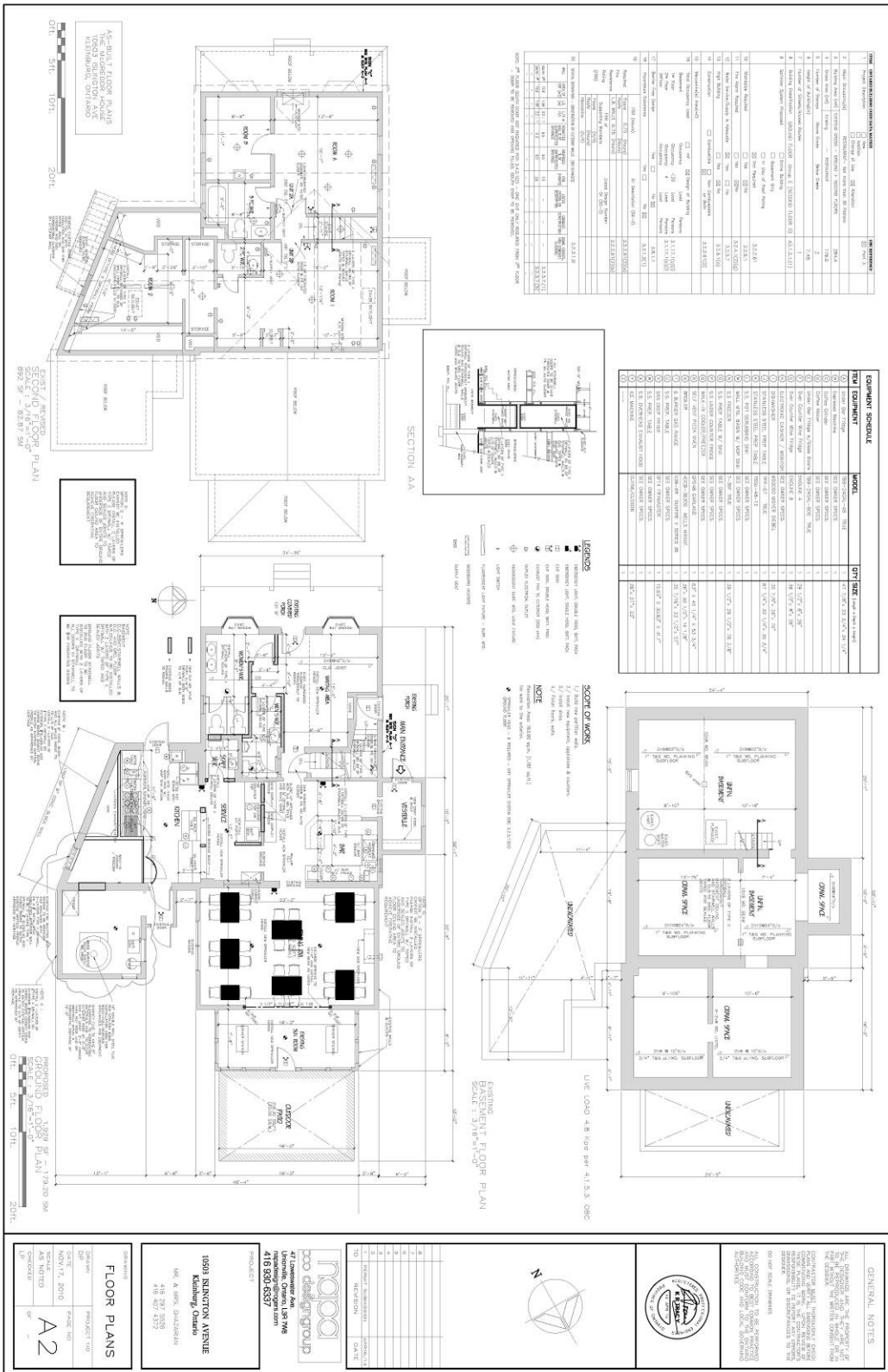
NOTE: FOR SIGNAGE DETAILS SEE DRAWING A-3



KEY PLAN

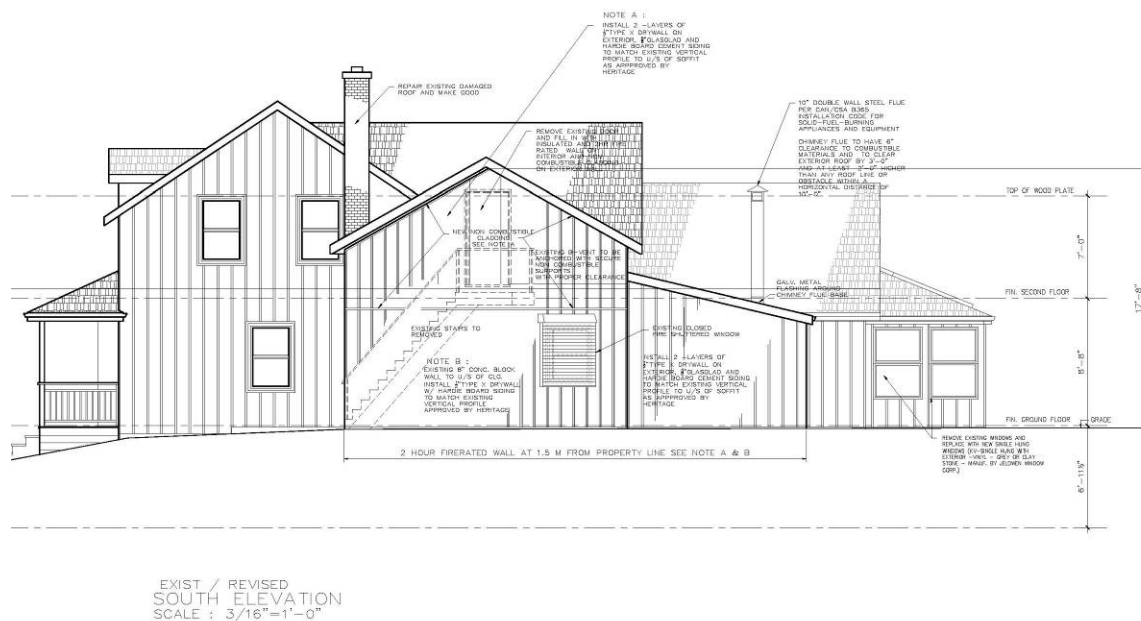


			
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TAXPAYER'S NAME (Last, first, middle initial) SOCIAL SECURITY NUMBER DATE OF BIRTH (MM/DD/YYYY)		TAXPAYER'S NAME (Last, first, middle initial) SOCIAL SECURITY NUMBER DATE OF BIRTH (MM/DD/YYYY)	
HOME ADDRESS (Street, city, state, zip) PHONE NUMBER (Area code, number)		HOME ADDRESS (Street, city, state, zip) PHONE NUMBER (Area code, number)	
EMPLOYER'S NAME (If applicable) EMPLOYER'S ADDRESS (If applicable)		EMPLOYER'S NAME (If applicable) EMPLOYER'S ADDRESS (If applicable)	
TAXPAYER'S SIGNATURE (Print name) DATE		TAXPAYER'S SIGNATURE (Print name) DATE	

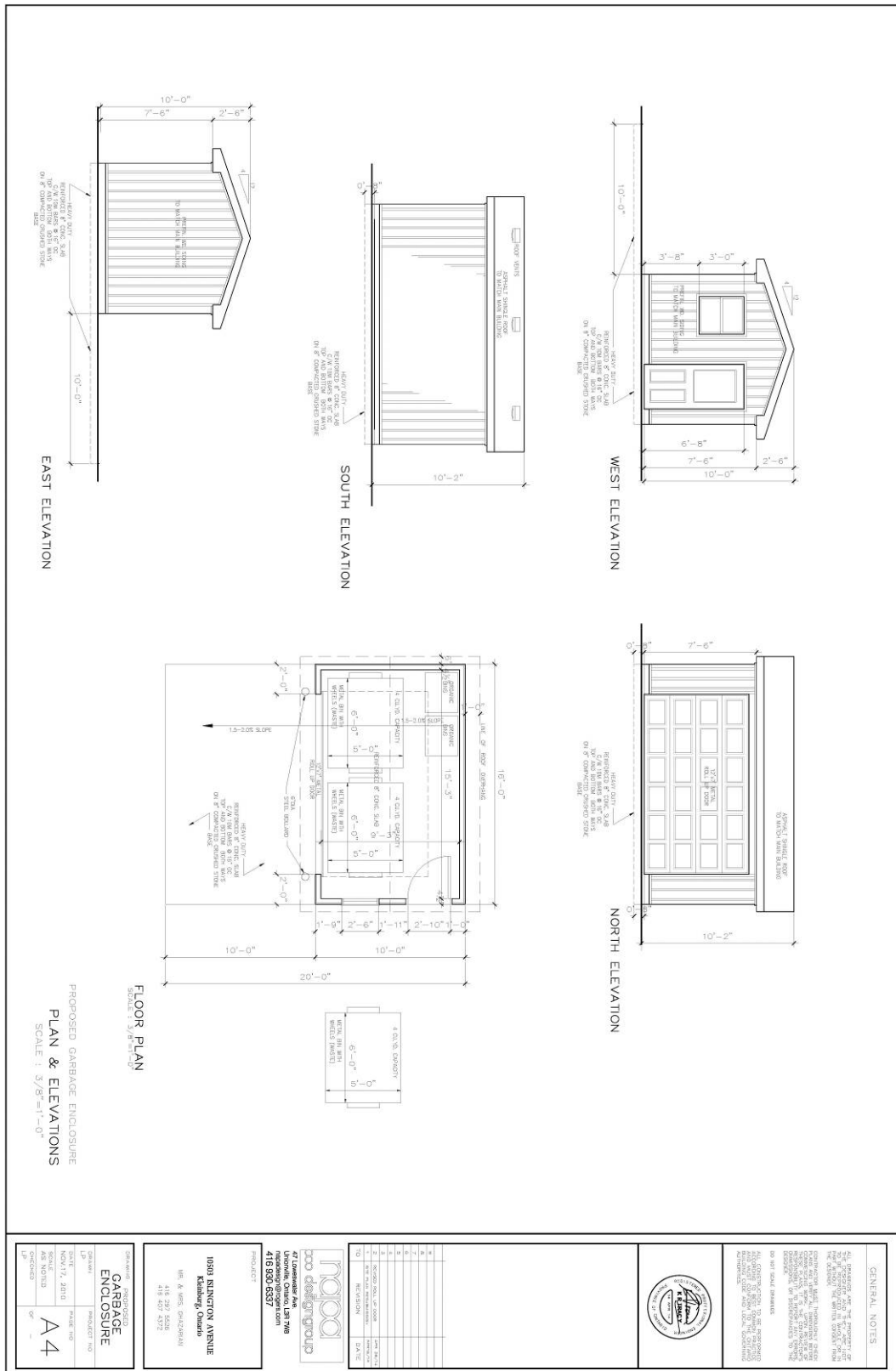




Proposed north and east elevations. Received May 2, 2014









Proposed / existing sign. Sent by applicant April 17, 2014.