

4. HERITAGE REVIEW OF PROPOSED DEVELOPMENT APPLICATION INCLUDING SIGNAGE FOR 7714 YONGE STREET – WARD 5

Recommendation

1. That the proposed parking, paved area and signage at 7714 Yonge Street, be approved with the following conditions:
 - a) That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
 - b) That the applicant submit two copies of a finalized set of architectural permit drawings for review and approval by Cultural Services staff, including site plan, plans elevations; and,
 - c) The applicant is advised that should the design change as a result of addressing issues from review by other departments, (eg. variance requirements, etc) the applicant will be required to contact Cultural Services in order to obtain approval of a revised Heritage Permit. The new submittal may require review by the Heritage Vaughan Committee and any previous approvals 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 consider the background and analysis portion of this report in order to review the proposal for paving, parking and signage at the subject property.

Background - Analysis and Options

Heritage Status of Property

The property is Registered and Designated Part V, as part of Thornhill Heritage Conservation District.

The property contains a one and half storey Ontario Cottage home, dating to 1853 and known as the W.D. Stark house.

Cultural Services has received a development application for the subject property that includes a proposal to pave a portion of the rear of the property for parking spaces, improve the paving in order to provide adequate drive way area and a new ground sign at the front of the property.

Analysis

Proposed Paving for Parking and Driveway	<p>The existing home would remain in the same location. The paved area is limited to improving a semicircle entrance/exit at the front of the property, driveway to the rear of the property on the north side yard of the property, and parking at the rear. The proposal is currently maintaining an existing garage, as shown in the proposed site plan.</p> <p>Staff has no objection to the proposed paved area and recommends that staff work with the applicant and coordinate with other departments such as Urban Design, in the review of proposed materials.</p>
District Guidelines and Sign By-Law	<p>Proposed signage within heritage conservation districts are subject to the Heritage Conservation District guidelines as well as the Sign By-law special District section.</p> <p>The Thornhill Heritage Conservation District guidelines state that proposed signs must comply with the Sign- By law which will be reviewed by the Urban Design section of the Development Planning Department as part of the application.</p>
Proposed Signage Compliance with Sign By-Law	<p>Urban Design has advised that the sign by-law permits a maximum ground sign height of 3m in special sign districts. The proposed sign complies to the requirement as a height of 2.23 m is proposed. A sign area of 1.43 m squared is proposed on each side. The sign by-law permits a maximum of 1.5 sq. m per single sign face or 3.0m for all faces combined. The proposed area complies with this requirement (By-law 203-92 Consolidated, Section 11).</p>
Materials	<p>Materials and colours will be required to be submitted for review and approval to Cultural Services. It is recommended that sign satisfy the following:</p> <ul style="list-style-type: none">-be constructed of traditional materials such as painted wood or suitable alternates,- any proposed lighting must be external as internally lit designs are not permitted

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council; however the necessary resources have not been allocated and approved.

Regional Implications

N/A

Conclusion

Please refer to the recommendation section of this report.

Attachments

1. Location Aerial Photo; 7714 Yonge Street
- 2-3 Site plan drawings
4. Proposed signage drawings
- 5 Sign Location by applicant
- 6-8 Site photos by Options Engineering, Ltd.

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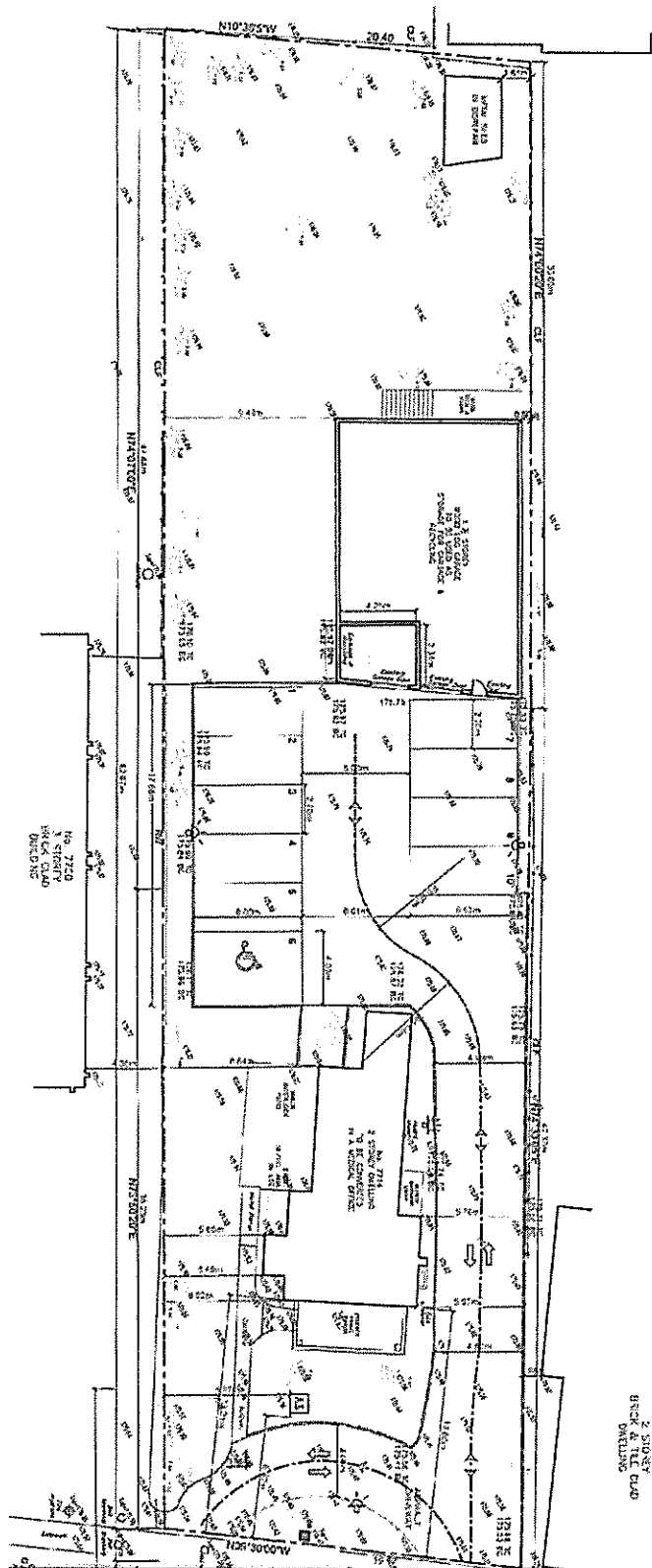
Attachment 1



7714 Yonge Street

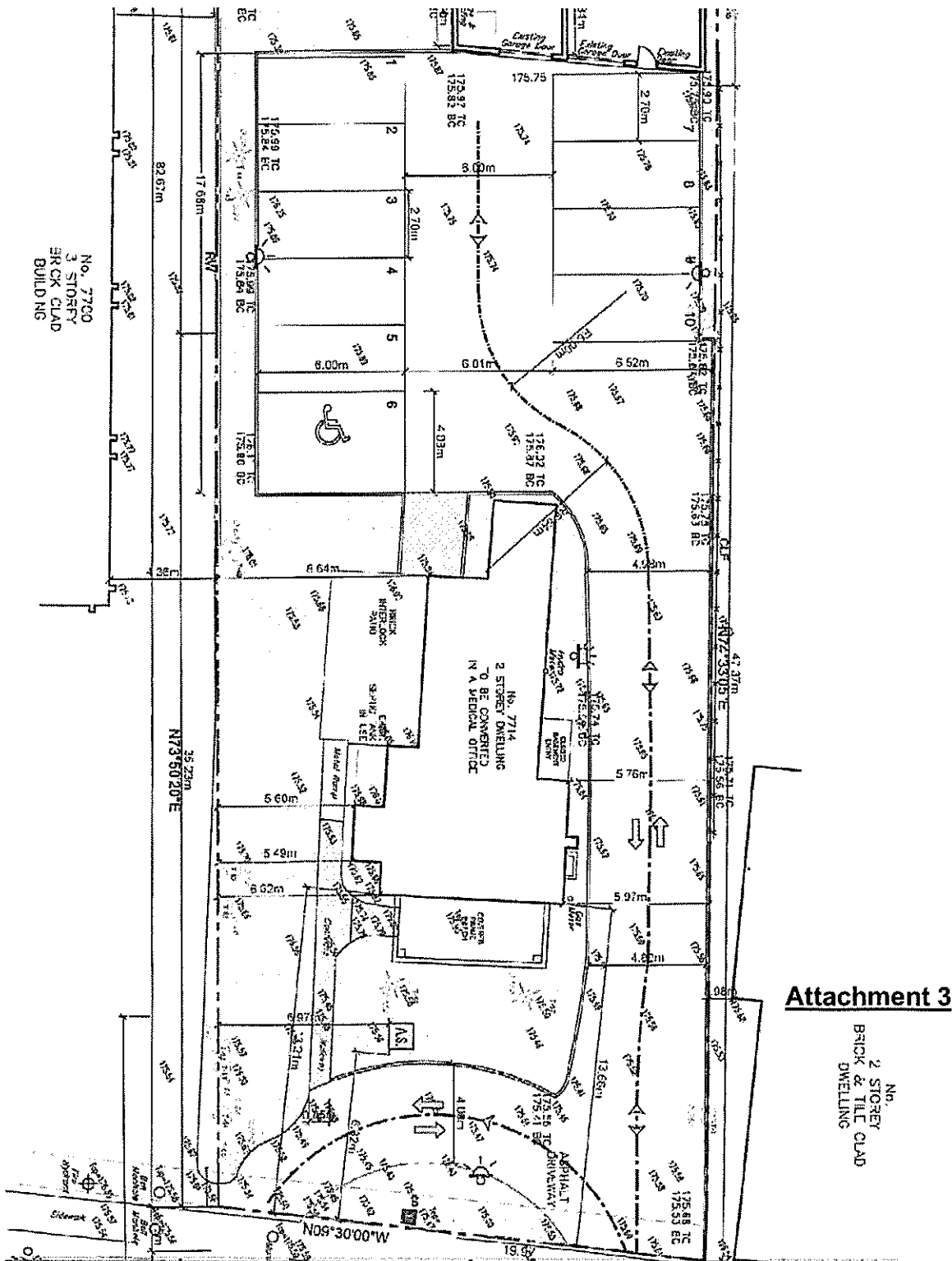
Location Aerial Photo
7714 Yonge Street (highlighted)

Attachment 2

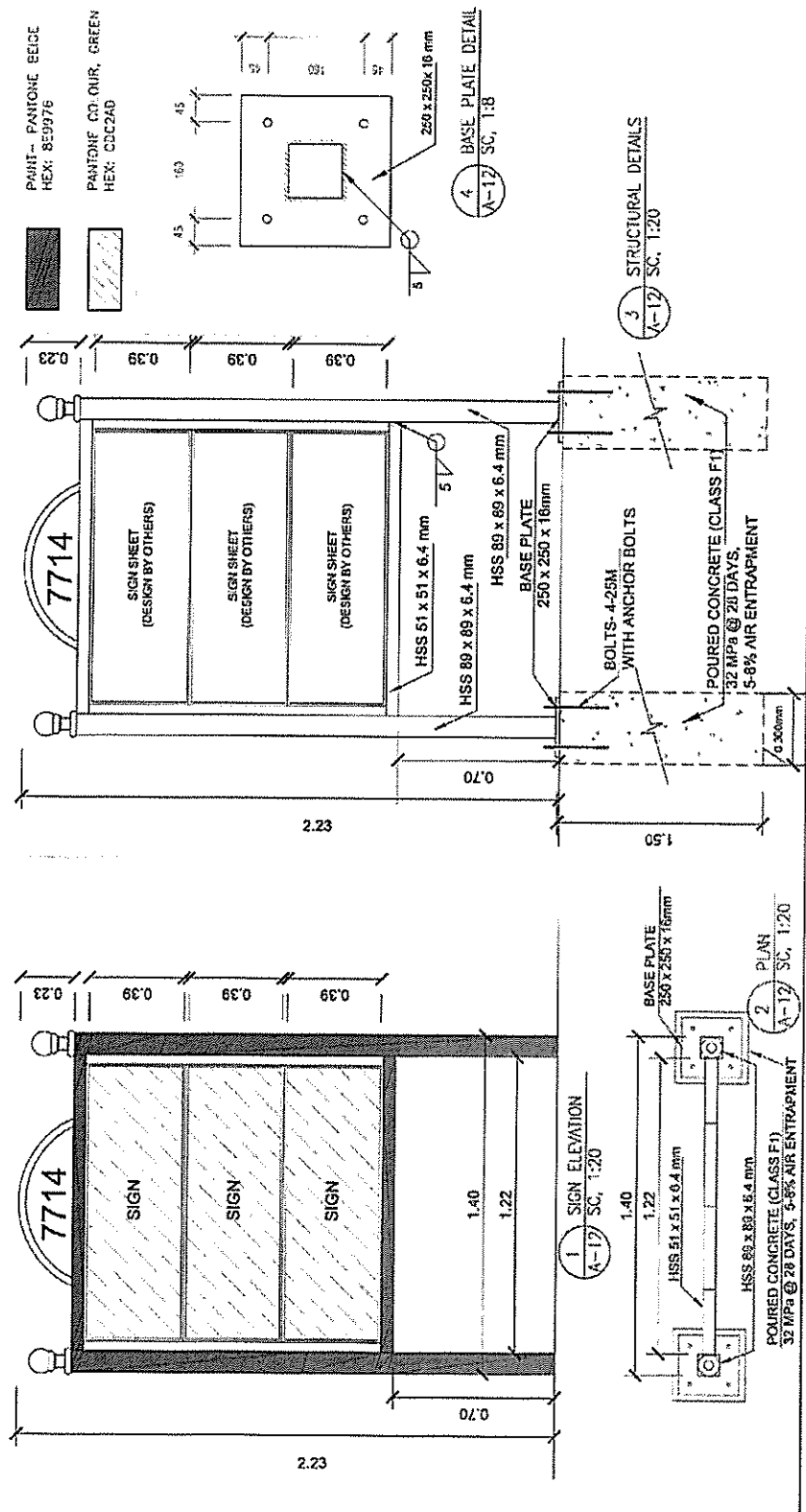


Proposed Site Plan drawing
Submitted by applicant

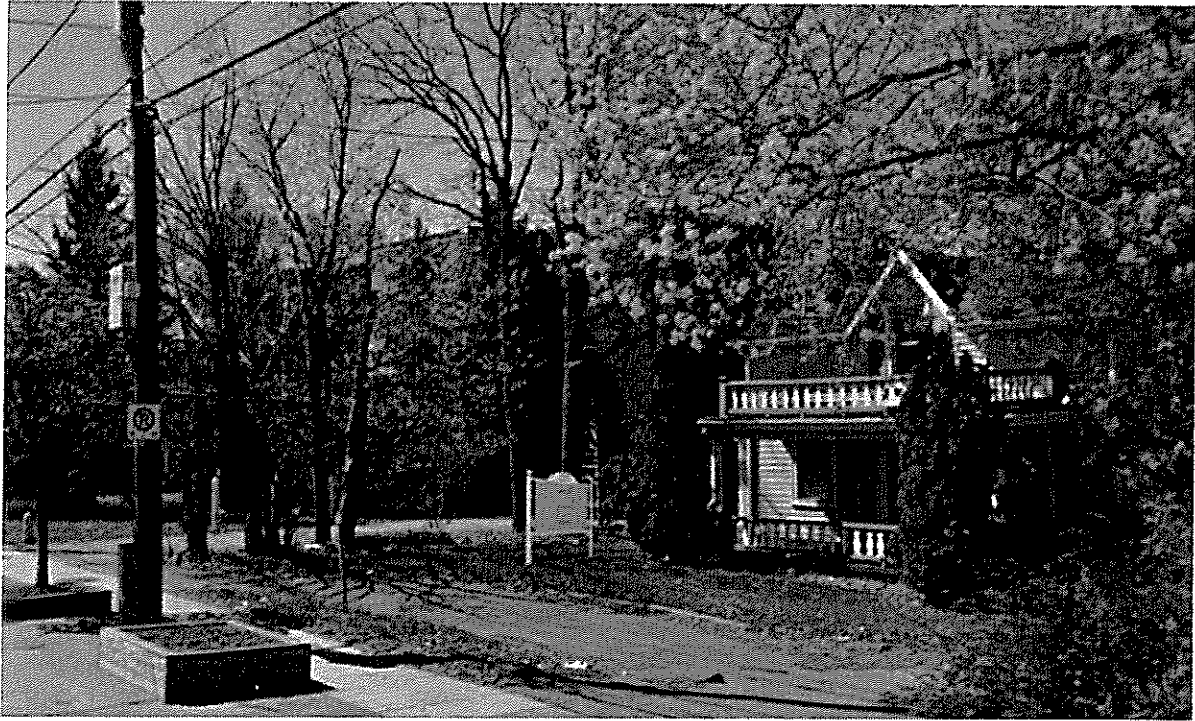
Attachment 3



Proposed Site Plan drawing – detail view



Attachment 5



Perspective images showing sign location
Submitted by applicant

Attachment 6



Site photos
Photos by Options Engineering Ltd. November 2013
Top: Front yard
Bottom: back yard

Attachment 7



Site Photos

by Options Engineering Ltd. November 2013

Top and bottom: rear yard views looking towards back elevation of existing home



Site Photos
by Options Engineering Ltd. November 2013
Back yard view looking towards house from back of garage structure

