

HERITAGE VAUGHAN COMMITTEE – MAY 21, 2014

5. ALTERATIONS AT 10489 ISLINGTON AVENUE – WARD 1

Recommendation

Cultural Services recommends:

1. That the owner be advised that future alterations to the building undergo the Heritage Permit process in order to ensure compliance with the Kleinburg-Nashville Heritage Conservation District Guidelines.

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 and posted on the City's website.

Purpose

To review the following information and render a decision with respect to the unsympathetic changes to the building.

Background - Analysis and Options

Heritage Status	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.
Heritage Style – Existing Building	Existing building is an Edwardian Style home constructed circa 1920
Location	Located on the south east corner of Islington Avenue and Kellam Street in the Islington Avenue Commercial Core area of the District
Requirement for alteration to Part V property	Section 42(1) of the Ontario Heritage Act states that a Heritage Permit must be obtained prior to work
Fines by Ontario Heritage Act	Section 69 of the Ontario Heritage Act details legal action and fines that may be taken to one who contravenes any part of the Act
Sympathetic alteration	<ul style="list-style-type: none">• Dormer window• Signage – does not block architectural features• Architrave – address numbers and painting• Removal of shutters
Un-sympathetic alterations	<ul style="list-style-type: none">• First storey window – window size is

	acceptable, but design not Edwardian <ul style="list-style-type: none"> • Windows should be 1over1 hung • Railing and steps – mixture of materials not appropriate, however, railing approaches an Edwardian style with Arts and Crafts features – which has Ontario precedent
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Staff conducted a site visit of the property on November 27, 2013 after receiving a complaint that changes were made to the building without a Heritage Permit. The following changes were noted:

- Railing and steps altered
- Picturesque 1950s window installed on first storey
- Windows replaced and shutters removed
- Dormer window replaced
- Architrave painted
- Signage altered

The owner submitted drawings on February 12, 2014 that reflected the recent changes.

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. April 2011
2. Front and rear elevations. November 27, 2013
3. Side elevation. November 27, 2013, Edwardian home with 1over1 hung windows
4. Edwardian Classic building with large windows on first storey from John Blumenson's *Ontario Architecture*, Edwardian home with Arts and Crafts features from Ontarioarchitecture.com

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Attachment 1



Location map



Front elevation. April 2011



Front and rear elevations. November 27, 2013

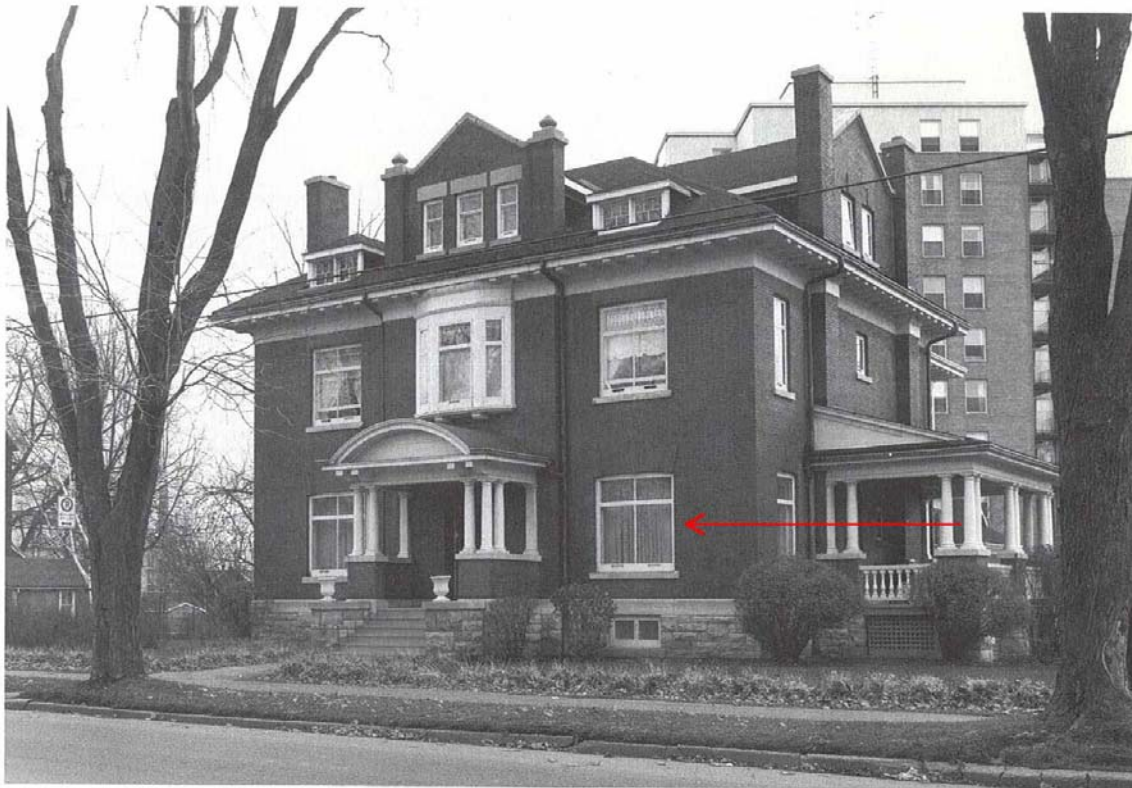


Side elevation. November 27, 2013

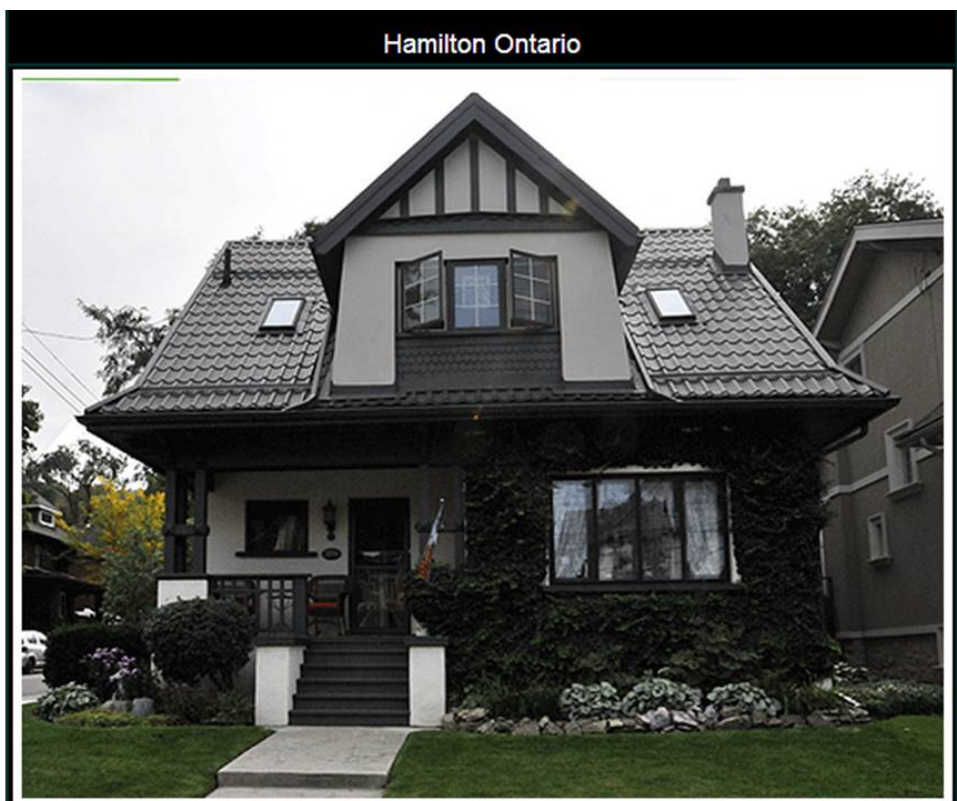


Edwardian home with 1over1 hung windows

Attachment 4



Edwardian Classic building with large windows on first storey from John Blumenson's *Ontario Architecture*



Edwardian home with Arts and Crafts features from Ontarioarchitecture.com