

HERITAGE VAUGHAN COMMITTEE MAY 21, 2014

6. HERITAGE REVIEW OF PROPOSED NEW CONSTRUCTION AT 8222 KIPLING AVENUE – WARD 2

Recommendation

1. That the revised proposed design for the new construction at 8222 Kipling Avenue as found in Lot 59 of the site plan drawing, be approved.

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 Designated Part V, as part of Woodbridge Heritage Conservation District.

The property is part of a development application previously approved by the Heritage Vaughan Committee on March 20, 2013. The design for the proposed new home on this lot only has been revised from Heritage Vaughan's approval and therefore requires the review by the Heritage Vaughan Committee.

Analysis

The applicant has advised that due to engineering requirements to provide for a sight triangle, the design of the home had to be changed.

Cultural Services finds that the revised design complies with the guidelines for the Kipling Character area situated within the Woodbridge Heritage Conservation District.

The guidelines call for a continuation of the residential character of the architecture, a maximum of 11m height, a minimum of 3m metres front yard setback, as well as providing a side yard and a sympathetic relationship to the contributing context in proportions and materials. The front yard is situated in very close line with the adjacent contributing buildings, and therefore the proposed set back is contributing.

Overall, the proposed design is found to fit within the contributing character of the area.

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

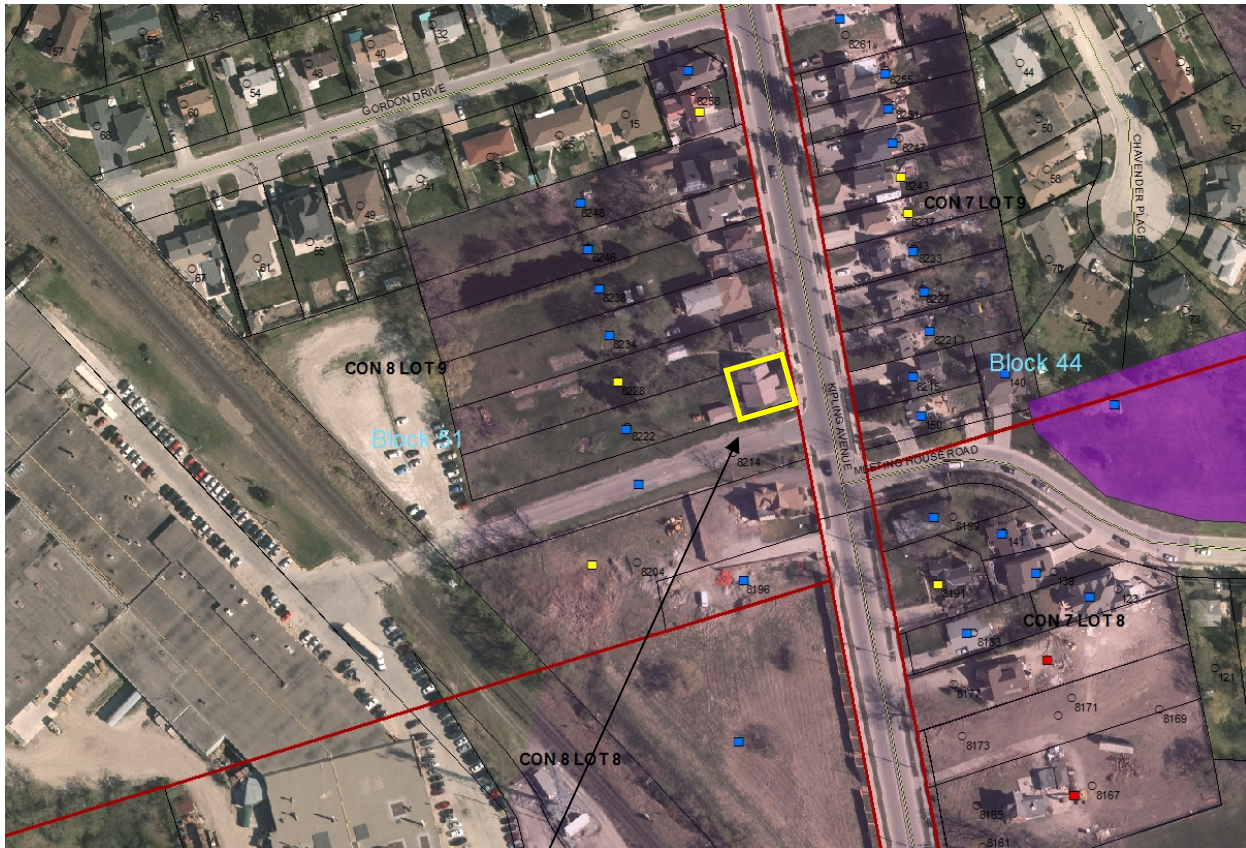
1. Location Aerial Photo; 8222 Kipling Avenue (Lot 59)
2. Proposed Revised Site Plan drawing
- 3-4 Proposed Revised Elevations
5. Context photo-collage

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Coordinator, Ext. 8115
Recreation and Culture Department

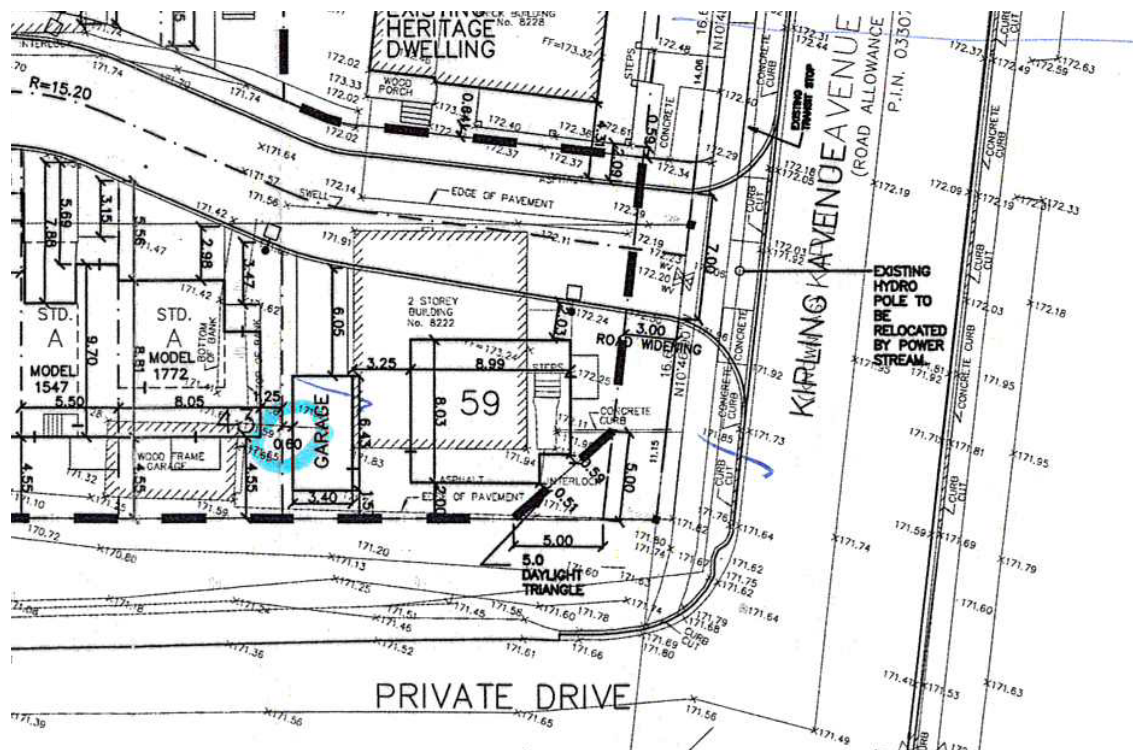
Angela Palermo
Manager of Cultural Services, Ext. 8139
Recreation and Culture Department

Attachment 1



Lot 59 at 8222 Kipling Avenue

Location Aerial Photo
8222 Kipling Avenue, Lot 59 (highlighted)



Attachment 3



FRONT ELEVATION



REAR ELEVATION

**Flanagan
beresford
& patteson architects**

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**WEST WOODBRIDGE VILLAGE
TOWNS LTD.**
8222-8248 Kipling Ave., Vaughan, Ontario

**Model 1524 sf (INCL. 40 SF FIN. BSMT.)
Lot 59**

12-1105 3/16" = 1'0" July 2013

Attachment 4



RIGHT SIDE ELEVATION



BLACK
GLASS

LEFT SIDE ELEVATION

Proposed elevation drawings
Submitted by applicant



Lot 59



Lot 59