

1. ADDITION TO EXISTING HOUSE – 9672 KEELE STREET

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan approve the proposed addition to 9672 Keele Street subject to the following condition:
 - i. That proposed building materials be reviewed and approved by Cultural Services staff.
- 2) That the applicant be advised that if there are any new changes 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

The applicant is proposing to construct a garage addition to the front of an existing house. The design of the addition is sympathetic to the existing style of the house and the garage doors will be turned away from Keele Street.

Background - Analysis and Options

The subject property is located in the Maple Heritage Conservation District and is therefore designated Part V of the Ontario Heritage Act. The subject property contains a non-heritage style house, a 1950s Ranch style house (Section 9.1.4).

The property is located on the west side of Keele Street north of Knightswood Avenue and south of Merino Road.

Analysis

Examination of the Maple Heritage Conservation District Guidelines that support the proposal

- The proposal follows a design approach provided in the guidelines – the Contemporary Alteration approach
- The design of the proposed addition relates to the Ranch House architectural style

- The proposed addition will provide more usable space to the existing structure and provide for contemporary needs

4.3.2 Non-Heritage Building: Design Approach

Alterations and additions to non-heritage buildings in the District should be consistent with one of the two-design approaches: Historical Complementary or Modern Complementary as described in the Guidelines in Section 9.4.

Comment: The proposed addition follows the Modern Complementary or Contemporary Alteration approach.

9.4 Existing Non-Heritage Buildings

9.4.1.1 Contemporary Alteration Approach

Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.

Comment: The proposed addition is in keeping with the style of the existing house, the Ranch House style (Section 9.1.4). The proposed addition is being constructed with sympathetic materials, wood siding, and will salvage an existing window for the Keele Street frontage. This style would typically contain attached garages and create an L-shape plan, which will occur through this addition. The original garage is below grade and no longer functions as a garage.

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

The proposed addition for 9672 Keele Street should be approved as it conforms to the Maple Heritage Conservation District Guidelines.

Attachments

1. Location Map, Photo of subject property, courtesy of Google Maps
2. A-1, Existing and Proposed Site Plan, received May 6, 2013, A-3 Existing and Proposed Ground Floor Plan, received May 6, 2013
3. A-5, Existing and Proposed Front Elevation, received May 6, 2013, A-6, Existing and Proposed East Elevation, Received May 6, 2013
4. A-7, Existing and Proposed Rear Elevation, received May 6, 2013, A-8 Existing and Proposed West Elevation, received May 6, 2013

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Location Map

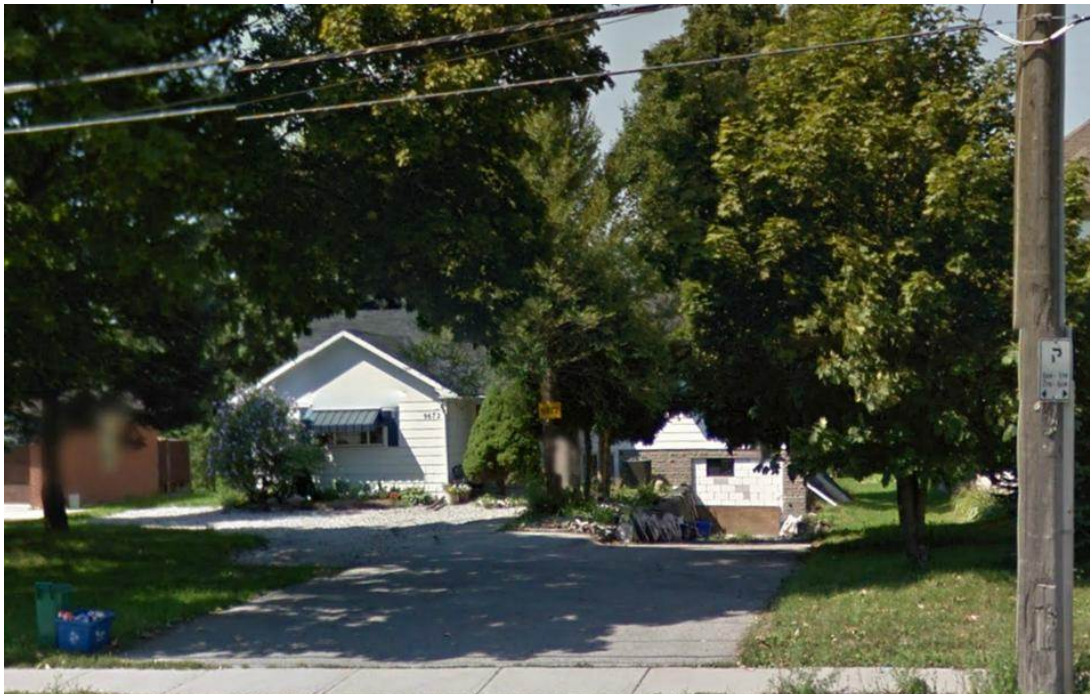
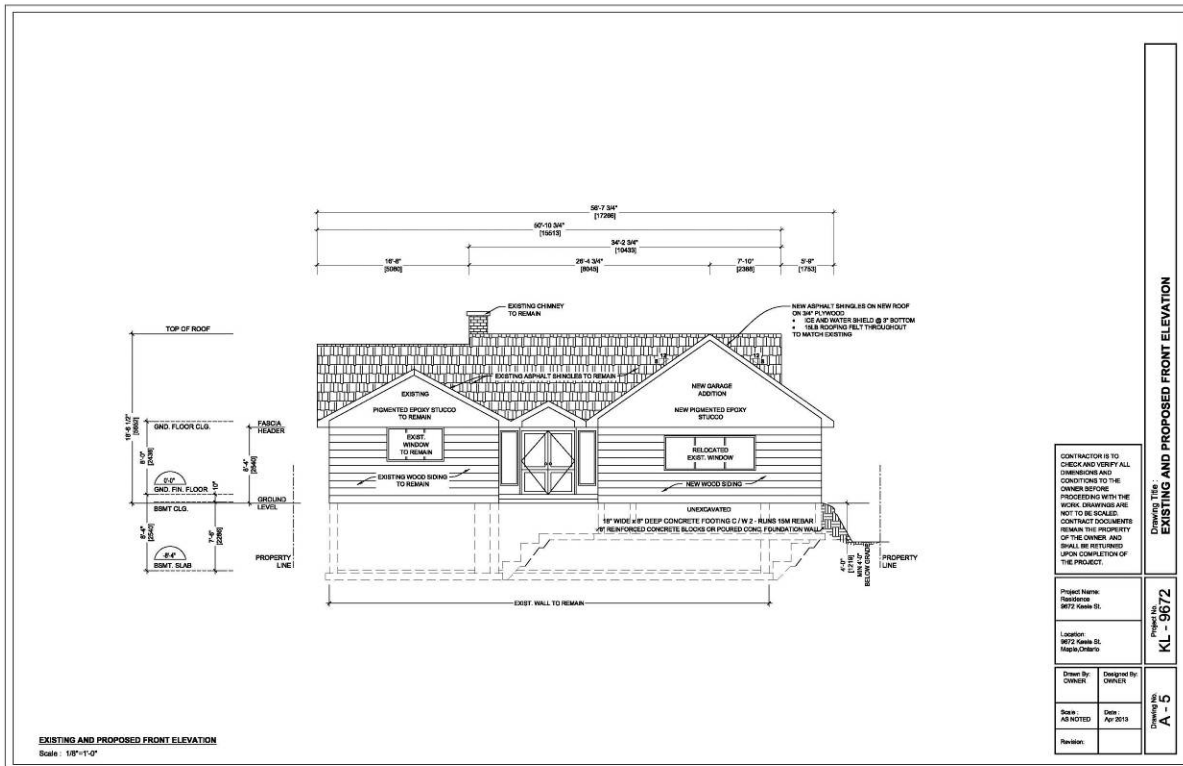
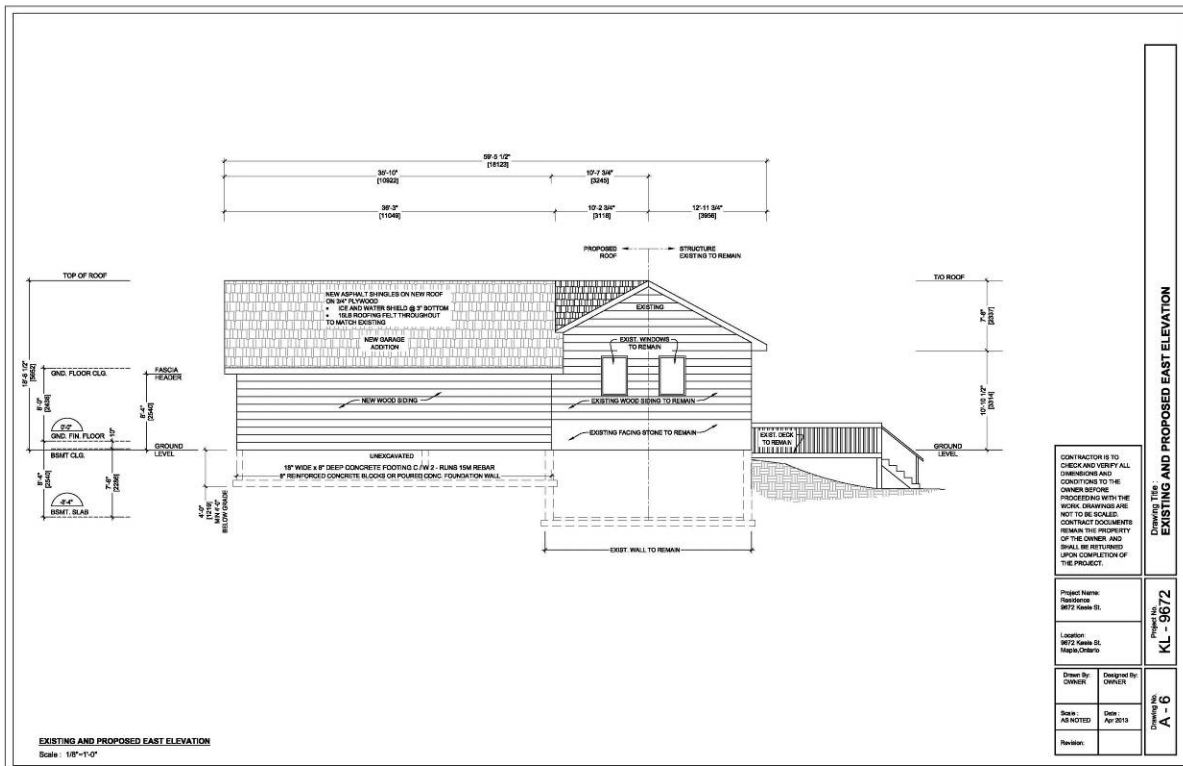


Photo of subject property, courtesy of Google Maps

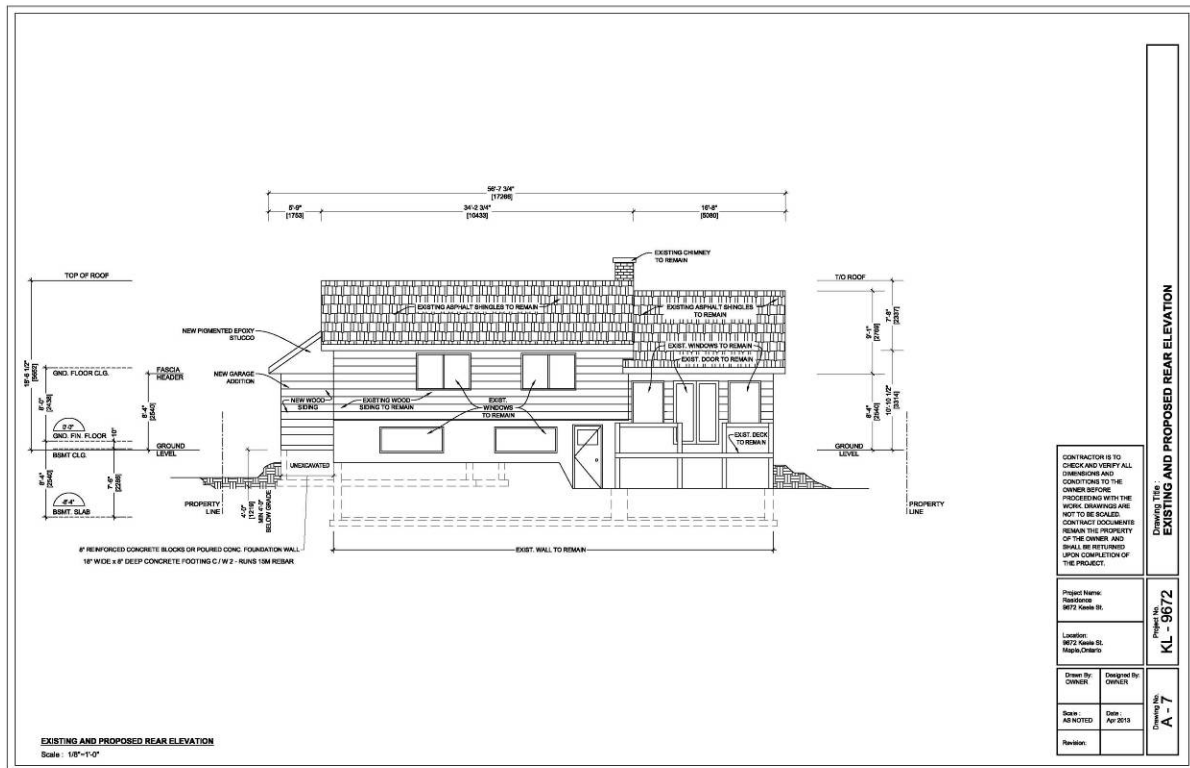
PART OF LOT 18, CONCESSION 4
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
(FORMERLY TOWNSHIP OF VAUGHAN, COUNTY OF YORK)



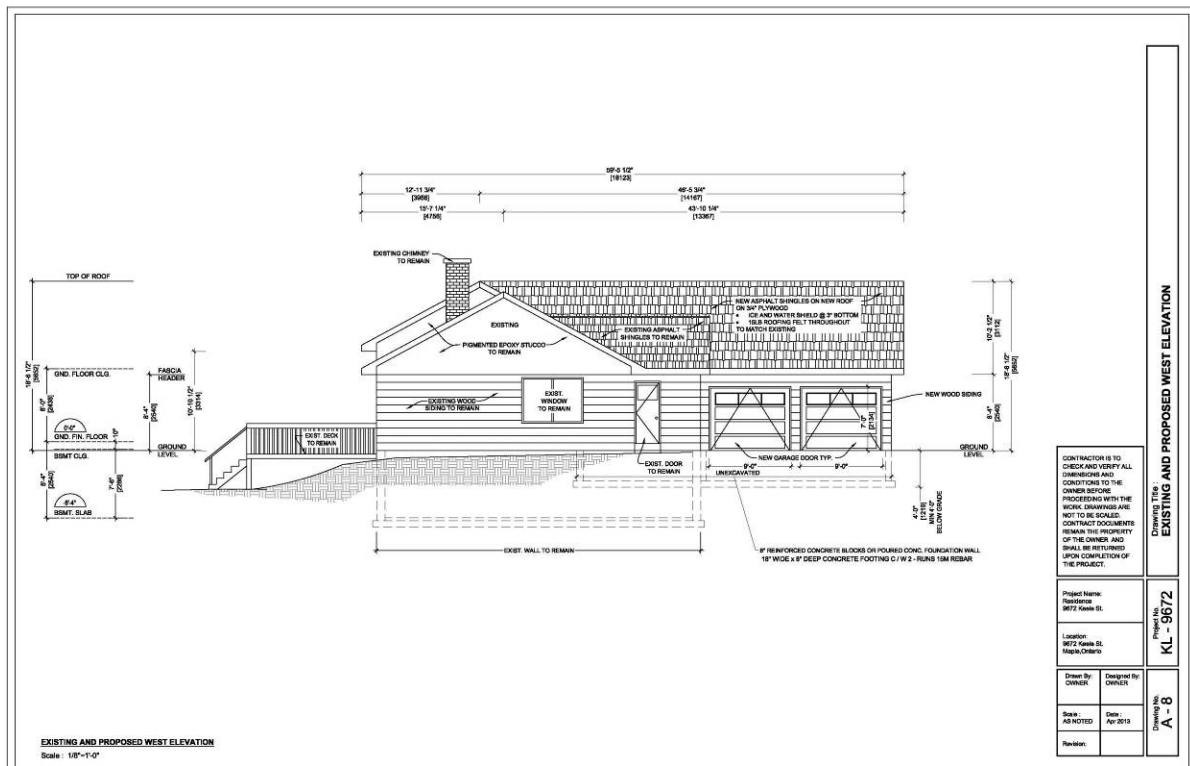
A-5, Existing and Proposed Front Elevation, received May 6, 2013



A-6, Existing and Proposed East Elevation, Received May 6, 2013



A-7, Existing and Proposed Rear Elevation, received May 6, 2013



A-8 Existing and Proposed West Elevation, received May 6, 2013