

HERITAGE VAUGHAN COMMITTEE MAY 22, 2013

3. 667 NASHVILLE ROAD – PROPOSED NEW SINGLE FAMILY HOME – WARD 1

Recommendation

1. That Heritage Vaughan approve the drawings as presented, for the new construction of a single family home at 667 Nashville Road with the following conditions:
 - i. That the applicant submits material samples and colours for review and approval by Cultural Services staff when these are available; and
 - ii. That the owner obtain approval from all other City departments, and;
 - iii. That the applicant submit two full sets of architectural drawings for final review by Cultural Services in order to process a Heritage Permit, and;
 - iv. That the owner be advised that Heritage Vaughan Committee's approval does not constitute specific support for any variances, permits or requirements by other City reviewing bodies, that may be sought by the applicant in relation to the property; and,
 - v. That the applicant be advised that if the design 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; and

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 portions of this report in order to review the request for construction of a new single family home within the Nashville-Kleinburg Heritage Conservation District.

Background - Analysis and Options

Background

Heritage Status of the property: Designated Part V, part of Nashville-Kleinburg Heritage Conservation District.

The property contains a mid 20th century, one storey structure of a non-heritage style as identified

in section 9 of the Heritage District Guidelines.

At the meeting of August 15, 2012, the Heritage Vaughan Committee approved the following recommendation:

1) That the recommendation contained in the following report of Cultural Services, dated August 15, 2012, be approved.

Recommendation

Cultural Services staff recommends:

1. That Heritage Vaughan consider the demolition of the structure at the subject property and that if it is approved, that the following conditions be included with the approval:

1. That the demolition clearance be effective from the date of the Building Permit approval, and;

2. That the owner and applicant work together with Cultural Services in the design of a replacement structure and they return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;

3. That for any period of time that the structures are vacant or the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-law, including that the structure be secured from unwanted entry, and the lot be maintained clean of debris, garbage and grass be cut, and;

4. That the proposed new construction is in accordance with the Heritage District Guidelines.

2. The applicant is to be advised that if there are any 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.

The applicant has been working with his architect and Cultural Services staff in order to design a Georgian style inspired home and has submitted a Site Plan application for review for which the Cultural Services Division is required to comment, triggering the Heritage Review Process with Heritage Vaughan Committee Review.

The proposal will also require a Committee of Adjustment application for which the applicant has indicated that they will submit an application as soon as possible. The Building Standards department has informed that the maximum coverage permitted is of 10% while the proposed is 14% and other issues may need to be resolved, such as proposed soft landscaping area. The applicant has been encouraged to apply for the Committee of Adjustment to resolve any outstanding matters. The applicant has indicated that they would like to proceed to the Heritage Vaughan Committee for review with the understanding that if there are any changes to the design as a result of other City approvals, any approval granted in the review of the drawings attached to this agenda item, may be considered null.

Analysis

The proposed single detached home, draws its aesthetic from the study of Georgian-neo-classical precedents. The Georgian Neo-classical style is a heritage style within the Heritage Conservation District guidelines. The Guidelines require that any new construction adhere to one clear heritage style. The proposed is in accordance with the Nashville-Kleinburg Guidelines in this respect.

As mentioned in the background of this report, a Committee of Adjustment application will be required to address issues of coverage.

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 report recommends that the proposed design be approved with the conditions as set out in the recommendation section of this report. Please refer to recommendation section of this report.

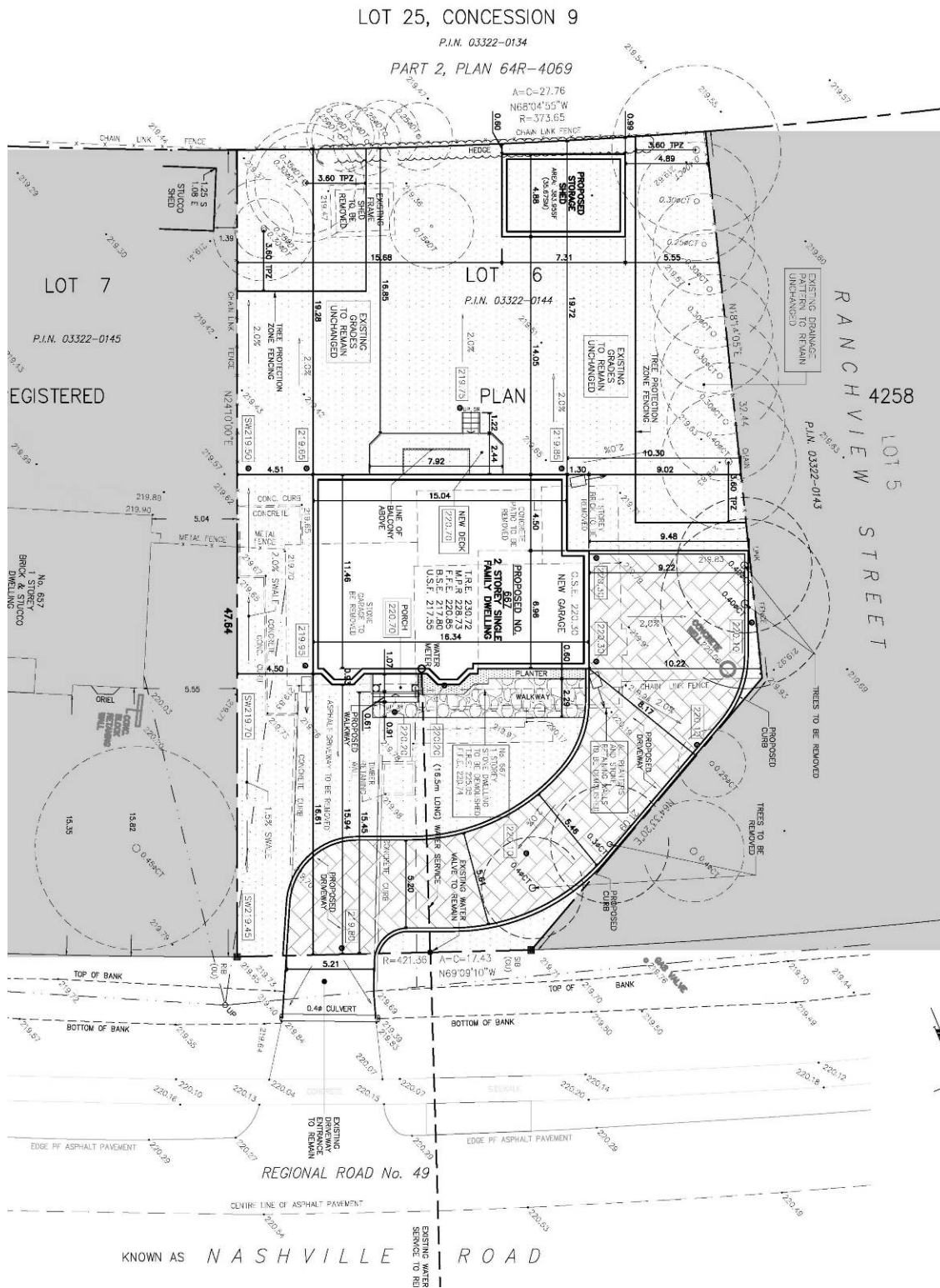
Attachments

- 1.Site Plan
- 2.Basement and Roof Plan
- 3.North Elevation
- 4.South Elevation
- 5.West Elevation
- 6.East Elevation
- 7.Front View, 667 Nashville Road, July 2012

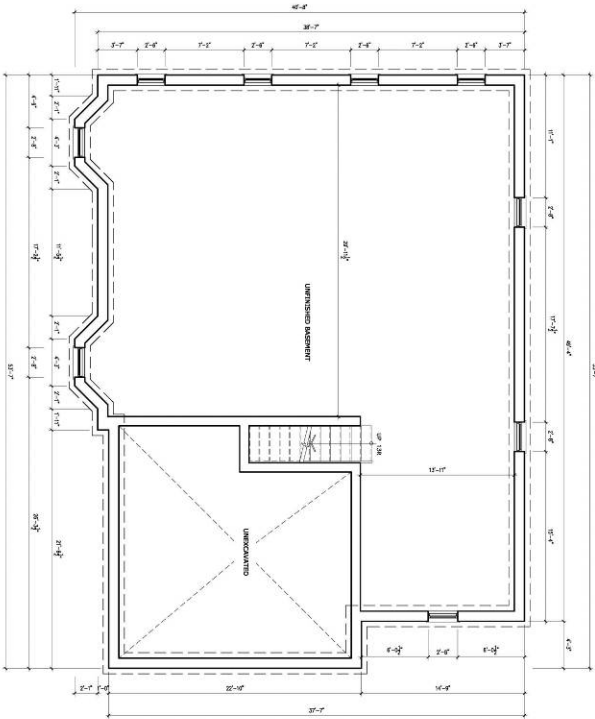
Report prepared by:

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

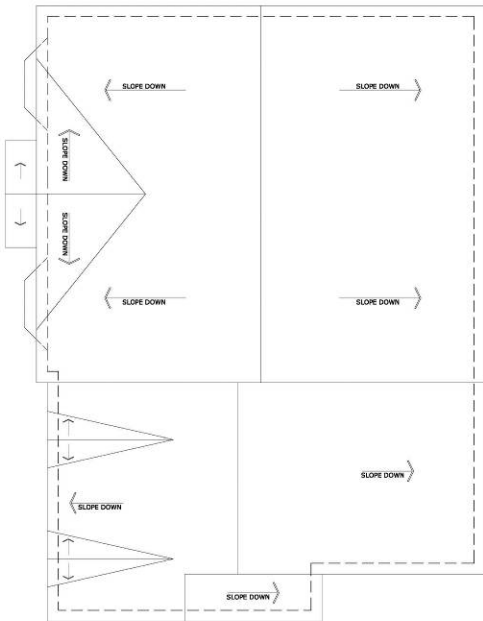
Angela Palermo
Manager of Cultural Services, Ext. 8139
Recreation and Culture Department



Basement and Roof Plan

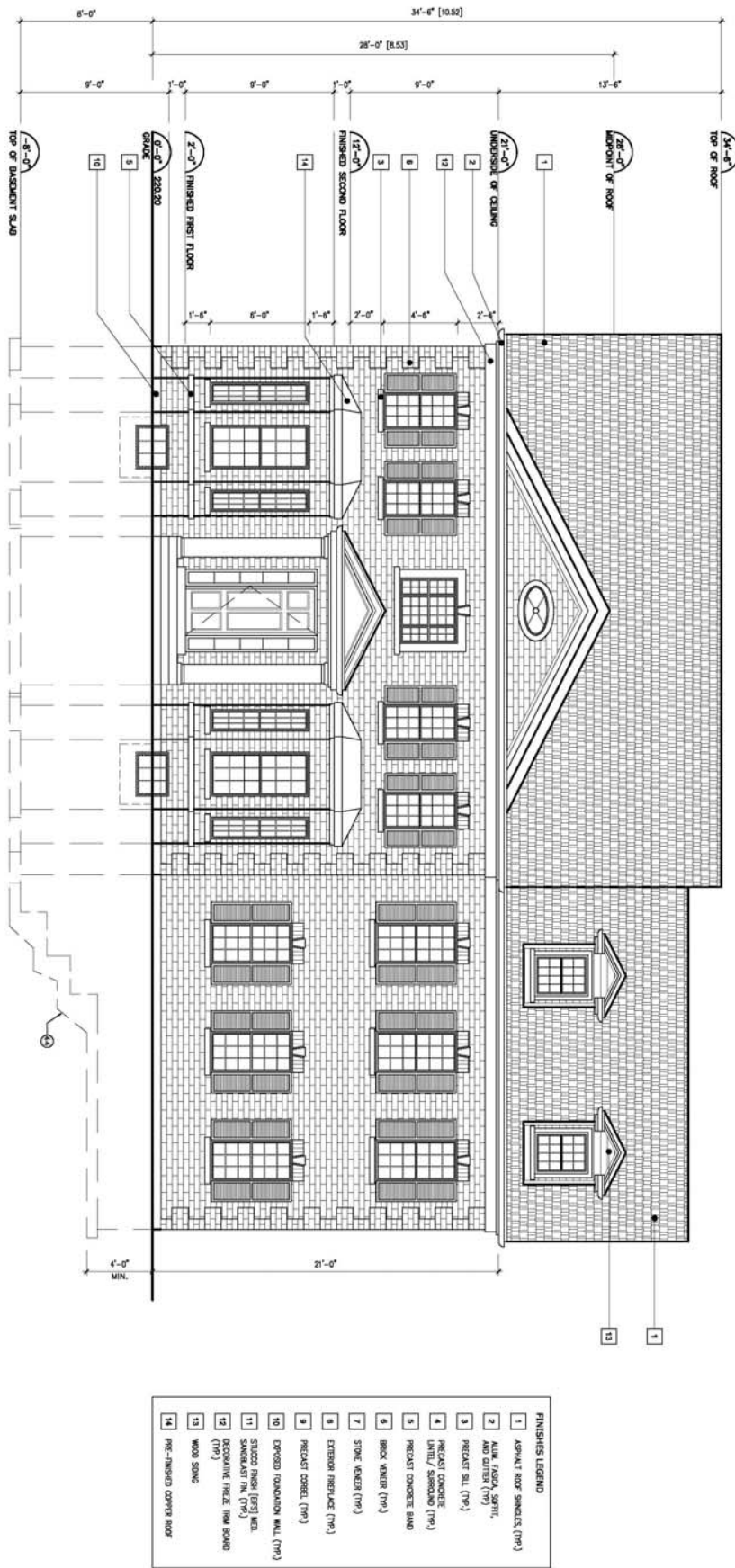


2 BASEMENT PLAN
SCALE 3/8"=1'-0"

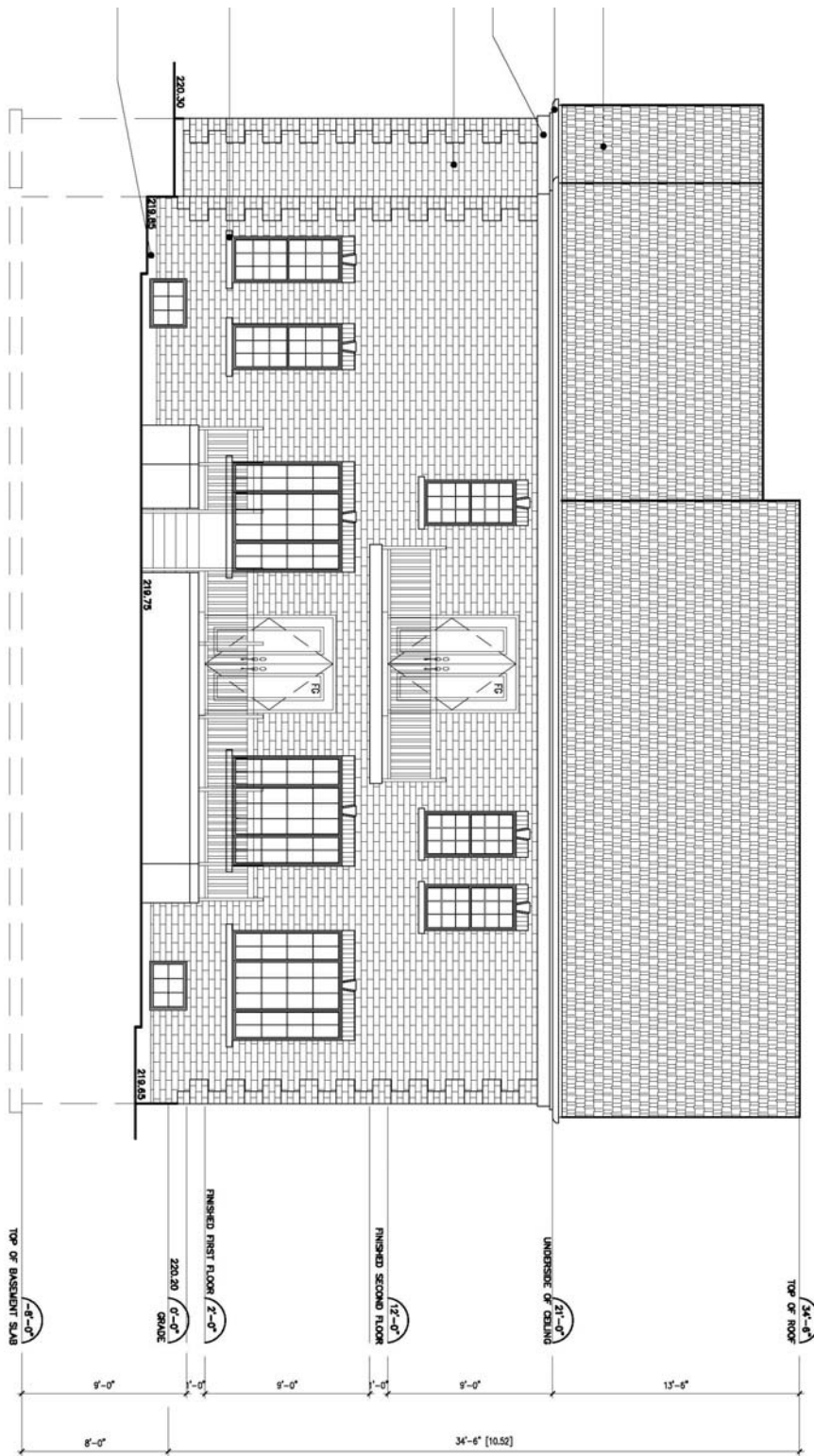


1 ROOF PLAN
SCALE 3/8"=1'-0"

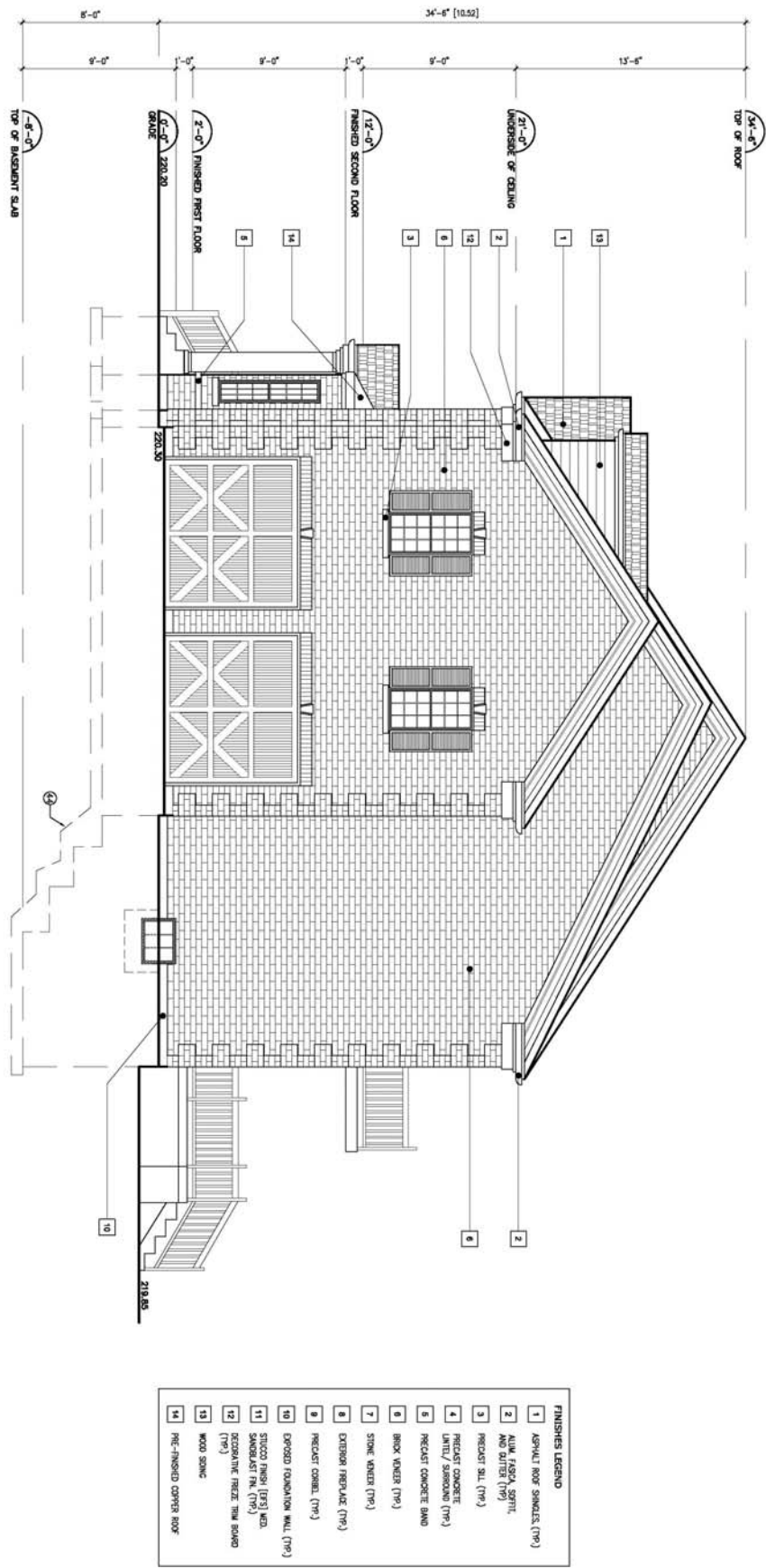
North Elevation



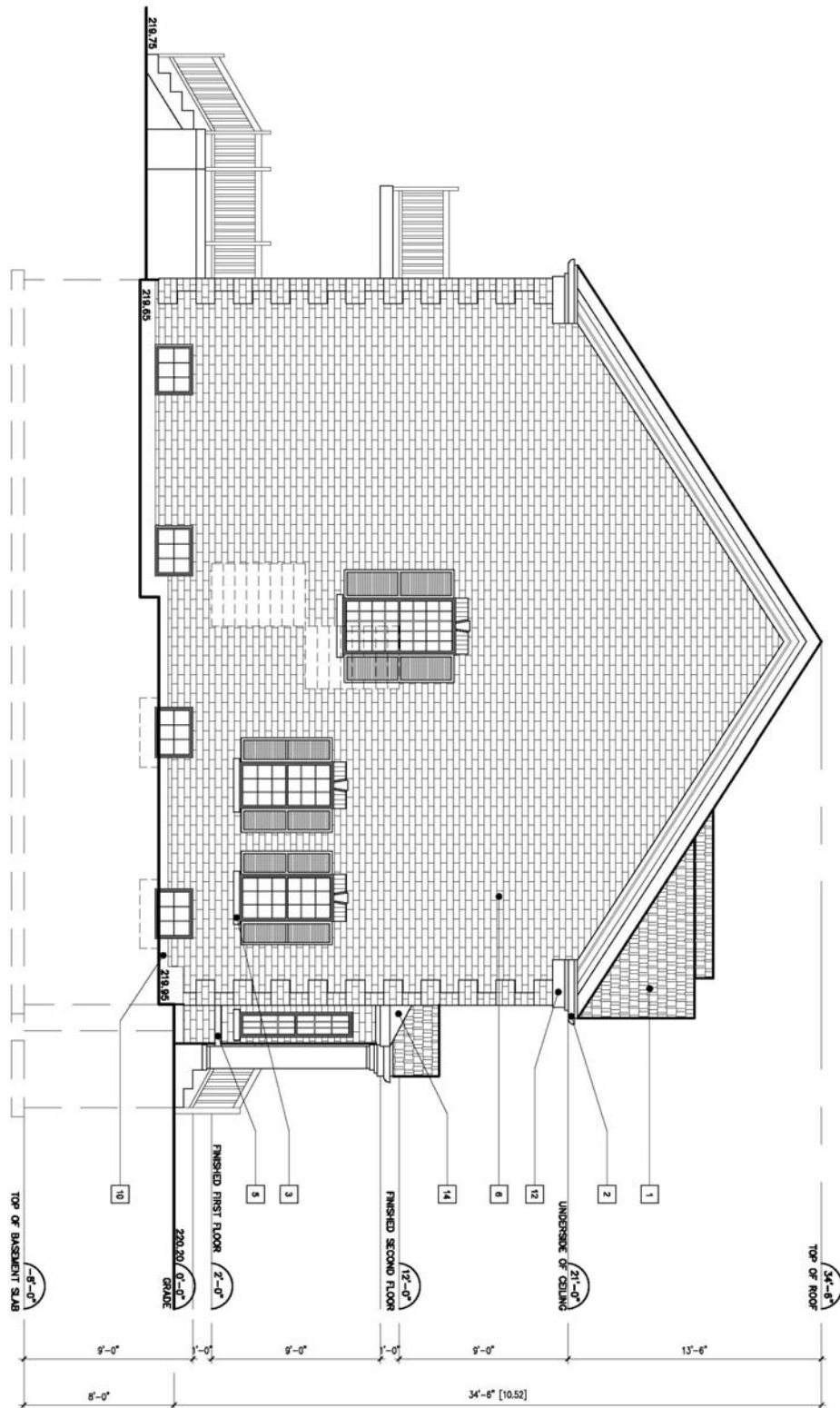
South Elevation



West Elevation



East Elevation



Attachment 7

Front View, 667 Nashville Road, July 2012

