

5. HERITAGE REVIEW FOR NEW DEVELOPMENT – 9869 AND 9891 KEELE STREET – WILLIAM BAILEY HOUSE

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan approve the proposed condominium development at 9869 and 9891 Keele Street subject to the following conditions:
 - a. Doors be changed to door style F, Section 9.2.3 in Guidelines
 - b. 6-paneled windows on first storey, side elevations be replaced with appropriate windows
 - c. Vertical mullions removed from storefront windows and lower horizontal mullions
 - d. Centre storefront doors
 - e. Awning signage on condominium storefronts must be removed.
- 2) That a revised design of the townhouses be submitted and presented to Heritage Vaughan that better relates to the Edwardian Classic architectural style as referenced in this report; and,
- 3) 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 preserve and restore the historic William Bailey House and convert it into a live-work unit, construct a 3-storey condominium of 56 units with ground floor commercial, and construct five townhouse units and the rear of the property. The proposal contains 4 surface parking spaces with the remainder being underground parking.

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 William Bailey House, 9891 Keele Street, is also listed on the City of Vaughan's Register of Property of Cultural Heritage Value. The house was constructed, circa 1860, in the Ontario Gothic and Victorian Vernacular style. 9869 Keele Street is currently an empty lot.

The subject property is located on the east side of Keele Street, south of Major Mackenzie Drive and north of St. Andrew's Presbyterian cemetery.

Analysis

Examination of the Maple Heritage Conservation District Guidelines

- The existing heritage house, the William Bailey House, is being preserved, utilized, and restored through a conservation plan.
- The proposal follows design precedents provided in the guidelines – Vernacular Town Shop and Edwardian Classic.
- The setback of the condominium is sympathetic to the setback of the William Bailey House.
- The proposed new construction is completely separated from the William Bailey House.
- Soft and hard landscaping elements provide a pedestrian-friendly environment along Keele Street.

4.2.1 Conservation of Heritage Buildings

a) Conserve and protect the heritage value of each resource.

c) Conserve heritage value by adopting an approach on minimal intervention.

f) Repair rather than replace heritage attributes using recognized conservation methods.

Comment: The William Bailey House is being preserved. All intervention to the existing house should be minimal and will be controlled through a conservation plan.

4.6 Commercial Core

4.6.1 Design Approach

a) The design of new building will be products of their own time, but should reflect an historic architectural style either traditionally found in the District or reflective of traditional commercial architecture.

Comment: The condominium relates to the Vernacular Town Shop style while the townhouses relate to the Edwardian Classic style, yet both elements are executed in a contemporary way. However, minor changes are required for the condominium portion and a new design is required for the townhouses. See Section 9.5.3.7 and 9.5.3.8 below.

d) The façade of new buildings will be no taller than 3 storeys, with a maximum height of 11.8 metres.

Comment: Three storeys are acceptable for the commercial core, however, the applicant should note that the mechanical components of the condominium building cannot exceed 11.8 metres.

4.6.5 Commercial parking lots

The development of underground parking facilities, appropriately located and sited, is supported.

Comment: The development contains underground parking which is encouraged in the District.

5.7 Vegetation

Existing mature trees and other vegetative amenities in the public realm should be retained and preserved except where removal is necessary due to disease or damage, or to ensure public health and safety.

Comment: The proposed vegetation will, generally, enhance the streetscape.

9.5 Commercial Core

9.5.3.2 - Objectives for guidelines for new development

- *Preserve existing heritage buildings.*
- *Ensure that new development respects and enhances existing heritage character and*

resources.

- *Respect the historic residential areas.*
- *Develop a pedestrian-friendly commercial environment.*

Comment: The proposed development preserves the existing heritage buildings will create a pedestrian-friendly development along Keele Street and within the development.

9.5.3.3 - Pedestrian Amenity

- *On street parking is a valuable traffic-calming measure, and its effect as a pedestrian amenity is even more significant.*

Comment: The proposed lay-by parking will create a more walkable and inviting pedestrian environment, however, parking matters will have to be resolved with York Region and other necessary City departments.

9.5.3.5 - Site Plan Guidelines

Sites with Heritage Buildings:

- *All existing heritage buildings should be conserved.*
- *Existing mature trees should be preserved, and new tree planting should be designed to reflect the traditional village pattern.*
- *Variety in front-yard setbacks should be employed.*
- *Possible site plans: New Buildings are separate from heritage buildings, or the connections are set well back from the frontage*

Comment: Existing heritage buildings and mature tree in front of William Bailey House being preserved. New development is also separate from William Bailey House.

Large sites without heritage buildings:

- *Frontages of designs based on larger heritage precedents, such as town commercial buildings and hotels, should be broken into elements of no more than 20 metres in width.*

Comment: Keele street frontage of condominium building broken up into elements.

9.5.3.6 Scale and Massing

- *Maximum façade height of 3 storeys with a maximum building height of 11.8 metres.*
- *The ground floor ceiling height should be a minimum of 4.5 metres along all primary commercial frontages.*
- *A minimum of 75% glazing for retail window display will be pursued for commercial ground floor.*
- *All buildings and commercial units fronting onto a primary or secondary street must have an entrance fronting the primary or secondary street.*
- *Commercial building entrances should be easily identifiable and appropriate signed.*
- *The building base occurring along commercial frontage may exhibit a material change from that exhibited along the building mid section above.*

Comment: Development conforms.

9.5.3.7 Architectural Style

New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.

Comment: development utilizes precedents found in Guidelines – Vernacular Town Shop and Edwardian Classic, however, the condominium building requires some changes while the townhouses must be redesigned to better relate to that style.

Below are changes required for the condominium portion:

- a. Doors be changed to door style F, Section 9.2.3 in Guidelines
- b. 6-paneled windows on first storey, side elevations be replaced with appropriate

- windows

- Remove windows and columns from second storey front (south) façade to create flush face. If columns are necessary then make smaller
- Use type F door, Section 9.2.3, p.84 – frame needs to be larger than proposed door
- Place hipped roof on first storey verandahs on front (south) elevation
- Add windows to larger gable faces
- Remove sidelights from second storey doors on rear (north) elevation or add sidelights on opposite side of door – use single-pane sidelights

Storefront design should reflect local historic precedents. Design elements within any chosen precedent should be consistently applied.

9.5.3.9 Signage

- Comment: Awning signage on condominium storefronts must be removed. The remainder of the proposed signage conforms.

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

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

N/A

A new townhouse design is required to be submitted and certain changes are required of the condominium portion of this development. The overall development is sympathetic to the existing heritage resource on the site and generally conforms to the Maple Heritage Conservation District Guidelines. Once these changes occur, this development will be recommended for approval.

1. Location Map, Subject property
2. William Bailey House, 9891 Keele Street view from north, William Bailey House, 9891 Keele Street, view from south

3. Site Plan, received April 30, 2013
4. Townhouse elevations, received May 13, 2013
5. Condominium east, west, north and south elevations, received April 30, 2013

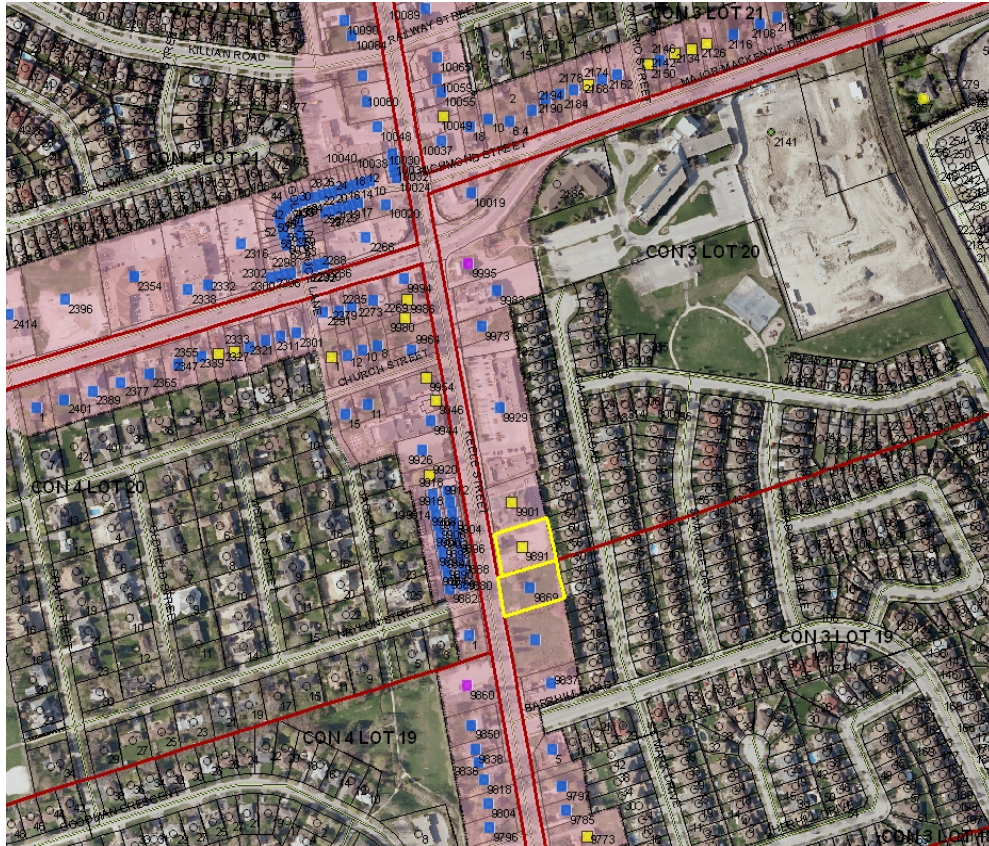
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Location Map

Subject property

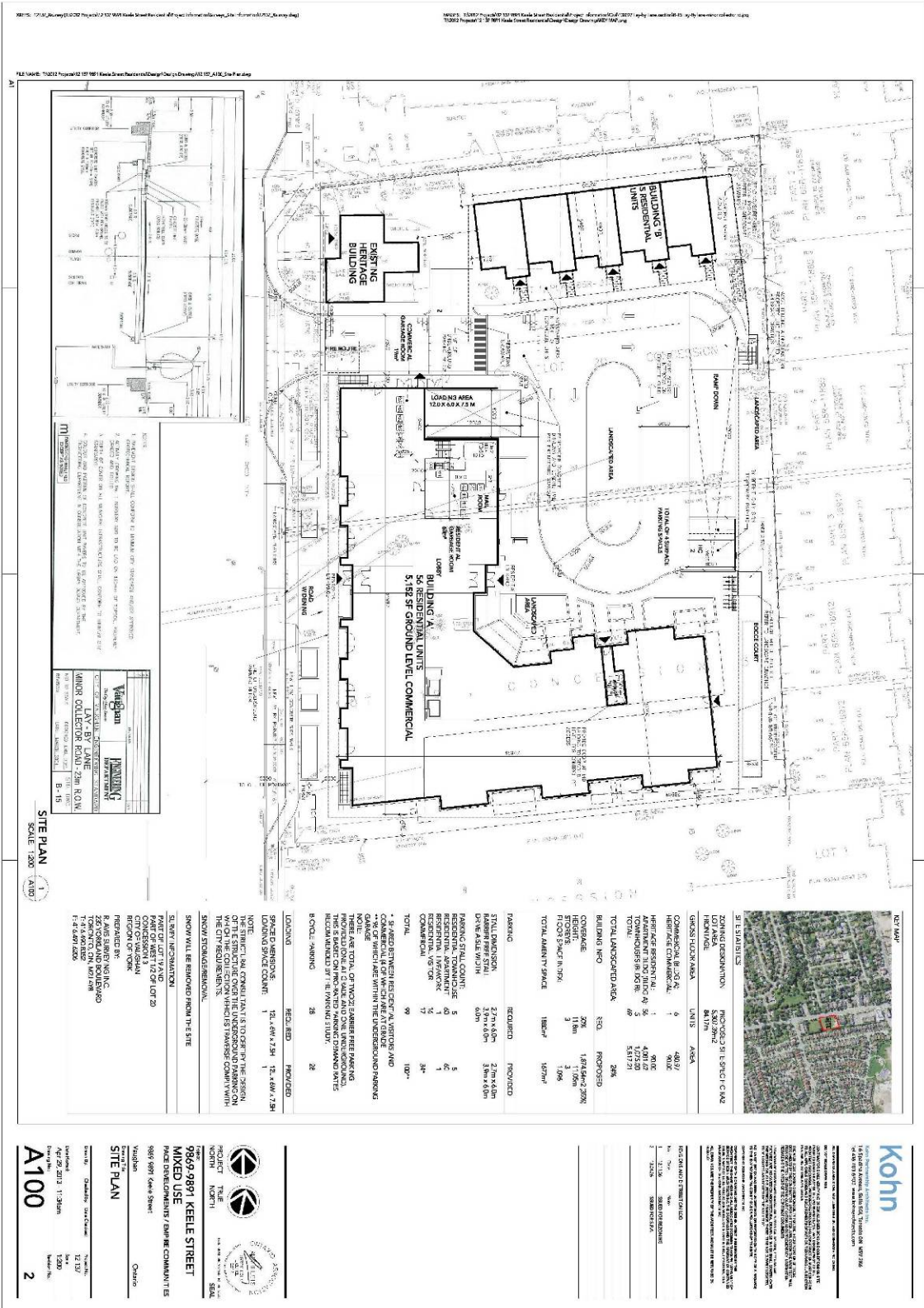




William Bailey House, 9891 Keele Street view from north



William Bailey House, 9891 Keele Street view from south





Townhouse elevations, received May 13, 2013



Condominium east, west, north and south elevations, received April 30, 2013