

HERITAGE VAUGHAN COMMITTEE - MAY 22, 2013

6. HERITAGE REVIEW FOR NEW DEVELOPMENT – 10423 AND 10429 ISLINGTON AVENUE

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan approve the subject proposal at 10423 and 10429 Islington Avenue which includes the demolition of rear additions to the buildings on the property and the detached garage and deck at 10423 Islington Avenue; and,
- 2) That the new residential development at the rear of the site, Building C subject to the following conditions:
 - i. That proposed building materials be reviewed and approved by Cultural Services staff.
 - ii. That the proposed ground sign be redesigned to a maximum height of 1metre.
 - iii. Second floor window above the entrance on Building C be removed or changed
 - iv. Windows on Building C be changed to 6/6 double hung windows
 - v. All eaves return be executed properly on Building C
 - vi. Doors on Building C be changed to style A, B, C, or D on p.85 of guidelines
 - vii. Windows on Building B changed to 2/2 double hung.
 - viii. Window sills be added to windows on Building B
 - ix. Front door on Building B be replaced with A, B, C, or D, Section 9.2.3, p.85
- 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 renovate two existing contributing heritage buildings on the property, to be converted into commercial properties, demolish an existing detached garage, and construct a residential condominium at the rear of the property.

Background - Analysis and Options

The subject property is located in the Kleinburg-Nashville Heritage Conservation District and is therefore designated Part V of the Ontario Heritage Act. 10423 Islington was built circa 1920 in the Edwardian style, while 10429 Islington was built circa 1870 in the Victorian Gothic Revival (or Ontario Gothic Vernacular) style and is listed on the City of Vaughan's Register of Property of Cultural Heritage Value. Both buildings are contributing to the district. Both buildings have also had more recent rear additions.

The properties are located on the east side of Islington Avenue in the southern portion of the Kleinburg-Nashville Heritage Conservation District, just north of the McMichael Art Gallery.

Analysis

Examination of the Kleinburg-Nashville Heritage Conservation District Guidelines that support the proposal

The proposal follows a design approach provided in the guidelines – the 19th Century Inn. The two existing heritage buildings on the subject property are being preserved and renovated for contemporary uses

5.2.1 Townscape

To preserve existing patterns of streets, lanes, and pathways and to restore the heritage character of streetscapes by control and guidance of new development.

To encourage visual de-emphasis of non-heritage service functions such as parking facilities and utilities by inconspicuous location, planting, masking, and integration with elements that are sympathetic to the heritage character of the District.

Comment: The existing streetscape and vistas will remain as the proposed building will be located at the rear of the property. Furthermore, the site will contain underground parking and surface parking will be concealed by landscaping.

5.2.2 Heritage Buildings

To retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the District.

To encourage continuing use and habitation of heritage buildings in order to maintain their economic viability.

Comment: The existing heritage buildings on the subject property will be preserved and utilized by commercial tenants.

5.2.5 Future Development in the District

To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complimentary to the character of the District and the heritage resources within.

Comment: the proposed development will fulfill contemporary needs and compliment the character of the existing buildings.

6.3 Policies for New Development

New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings.

Comments: The new building will be located in the rear yards of the two buildings.

9.2.3 Heritage Design and Details

The following changes are required:

- Second floor window above the entrance on Building C be removed or changed
- Windows on Building C be changed to 6/6 double hung windows
- All eaves return be executed properly on Building C
- Doors on Building C be changed to style A, B, C, or D on p.85 of guidelines
- Windows on Building B changed to 2/2 double hung.
- Window sills be added to windows on Building B
- Front door on Building B be replaced with A, B, C, or D, Section 9.2.3, p.85

9.3.7 New Additions to Heritage Buildings

- *Design additions to maintain the original architectural style of the building.*
- *Don't design additions to a greater height of scale than the original building.*
- *Don't design additions to predominate over the original addition. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*

Comment:

Building A – addition is in the rear, off-set to the south, and clad in a different material. Addition is in the same architectural style as the heritage house.

Building B – addition is to the side, stepped-back, and to the rear and built at the same height as existing house. Addition is a sizable addition, but not a significant increase from the current existing additions. Addition is in the same architectural style as the heritage house.

9.5 New Development

9.5.2 Islington Commercial Core

Site-Planning Guidelines:

- *New Developments should be sited to provide setbacks that contrast with adjacent properties, in order to create the variety characteristic of the village. Developments with substantial frontages should be design to provide a variety of setbacks, at the village scale, on the site.*
- *Front-yard areas created by building setbacks should be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front-yard areas is not in keeping with the village character.*

Comment: Building C has been placed at the rear of the building, while the existing heritage structures at the front of the property maintain the existing varied setbacks of Islington. The applicant has proposed landscaping at the front of the property to maintain that village character and screen the parking spaces to the south of Building B.

9.5.2.2 Architectural Style

Use a local heritage style shown in Section 9.2 as a design precedent. Follow the precedent in all details, such as roof pitches, window types, and detailing.

Comment: The additions to the existing heritage buildings and the new building, building C, all follow heritage precedent styles found in Section 9.2

Some details in building A and building C are not consistent to the style. Please see Section 9.2.3 for more specific comments.

9.5.2.3 Scale and Massing

For frontages larger than 18metres, the building mass should be subdivided into discrete elements. These elements should reflect the historical scale and should have varied setbacks in keeping with the village character.

Comment: Building C is broken up by the front entrance to 18metre sections along the front elevation.

9.5.2.5 Signage

- *Integrate signage with the design of the storefront, based on historical precedent.*
- *Ground signs are without heritage precedent and are generally not appropriate. If other sign types would obscure architectural detail on a heritage building, a low ground sign, no higher than 1.0 metres, is acceptable.*

Comment: Fascia signs are all appropriate. Ground sign must be redesigned to be not higher than 1metre.

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

Subject to several design changes, the proposed development contain an architectural style precedent found in the guidelines and generally conforms to the Kleinburg-Nashville Heritage Conservation District Guidelines.

Attachments

1. Location Map, Detached garage, February 6, 2013
2. 10429 and 10423 Islington, February 6, 2013
3. 10429 and 10423 Islington, rear of properties
4. Rear of 10423 Islington Avenue and rear of 10423 Islington looking north, February 6, 2013
5. Site Plan, Received May 6, 2013
6. Building A elevations, received May 6, 2013
7. Building B elevations, received May 6, 2013
8. Building C, north and east elevations, received May 6, 2013
9. Building C, south and west elevations, received May 6, 2013

10. Landscape Plan and Signage Details, received May 6, 2013

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Attachment 1



Location Map



Detached garage, February 6, 2013

Attachment 2



10429 and 10423 Islington, February 6, 2013

Attachment 3

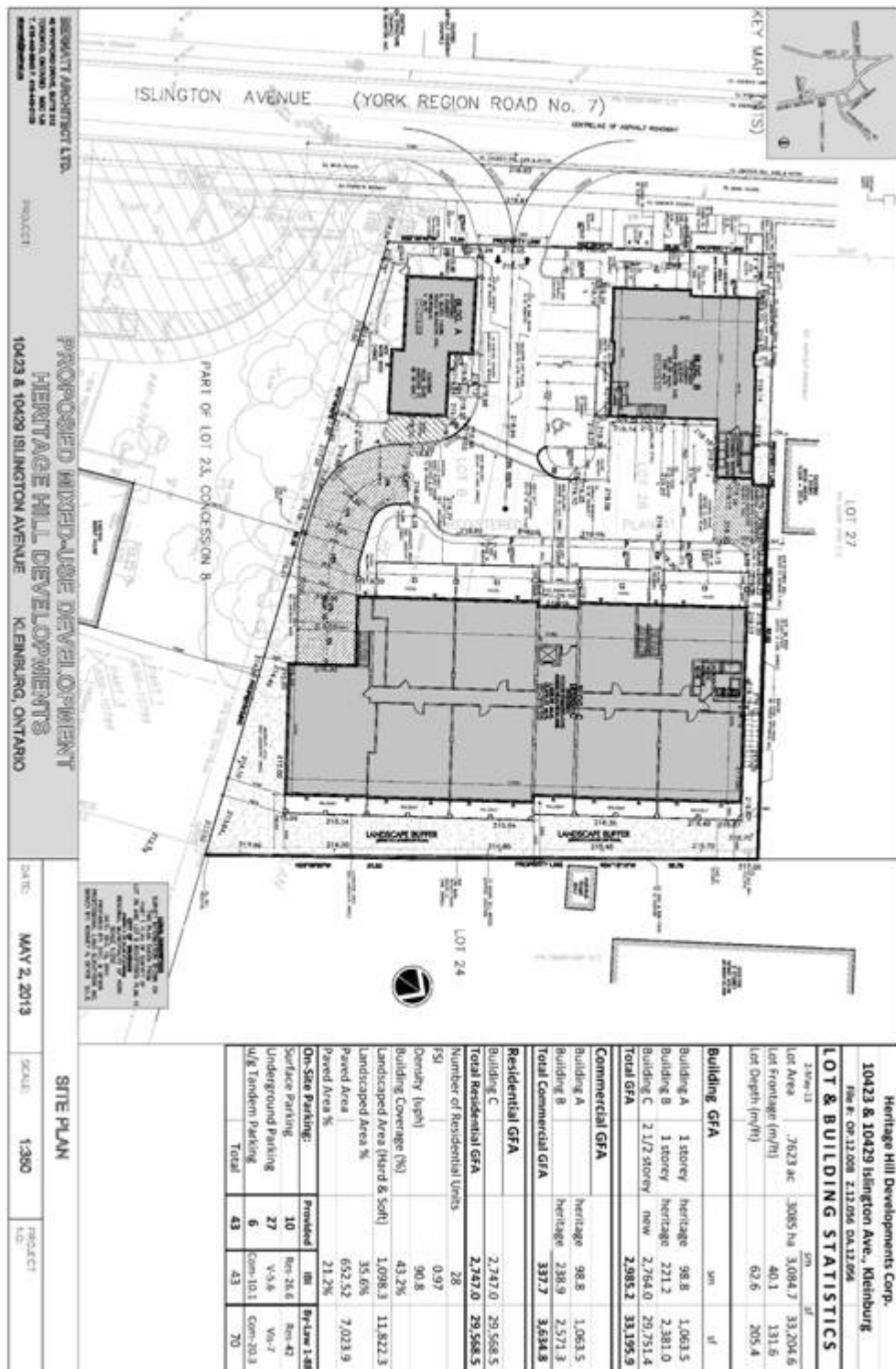


10429 and 10423 Islington, rear of properties

Attachment 4

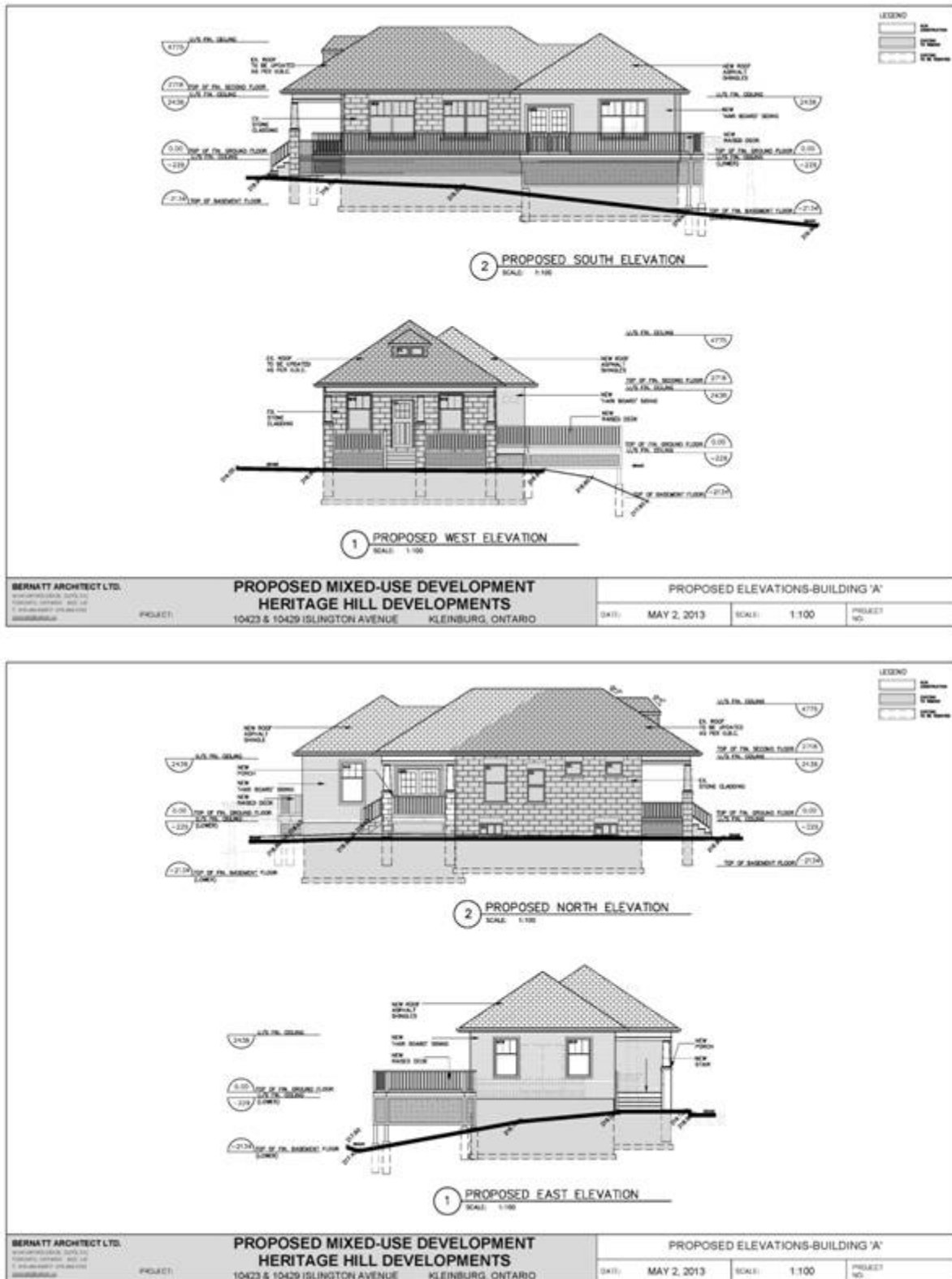


Rear of 10423 Islington Avenue and rear of 10423 Islington looking north, February 6, 2013



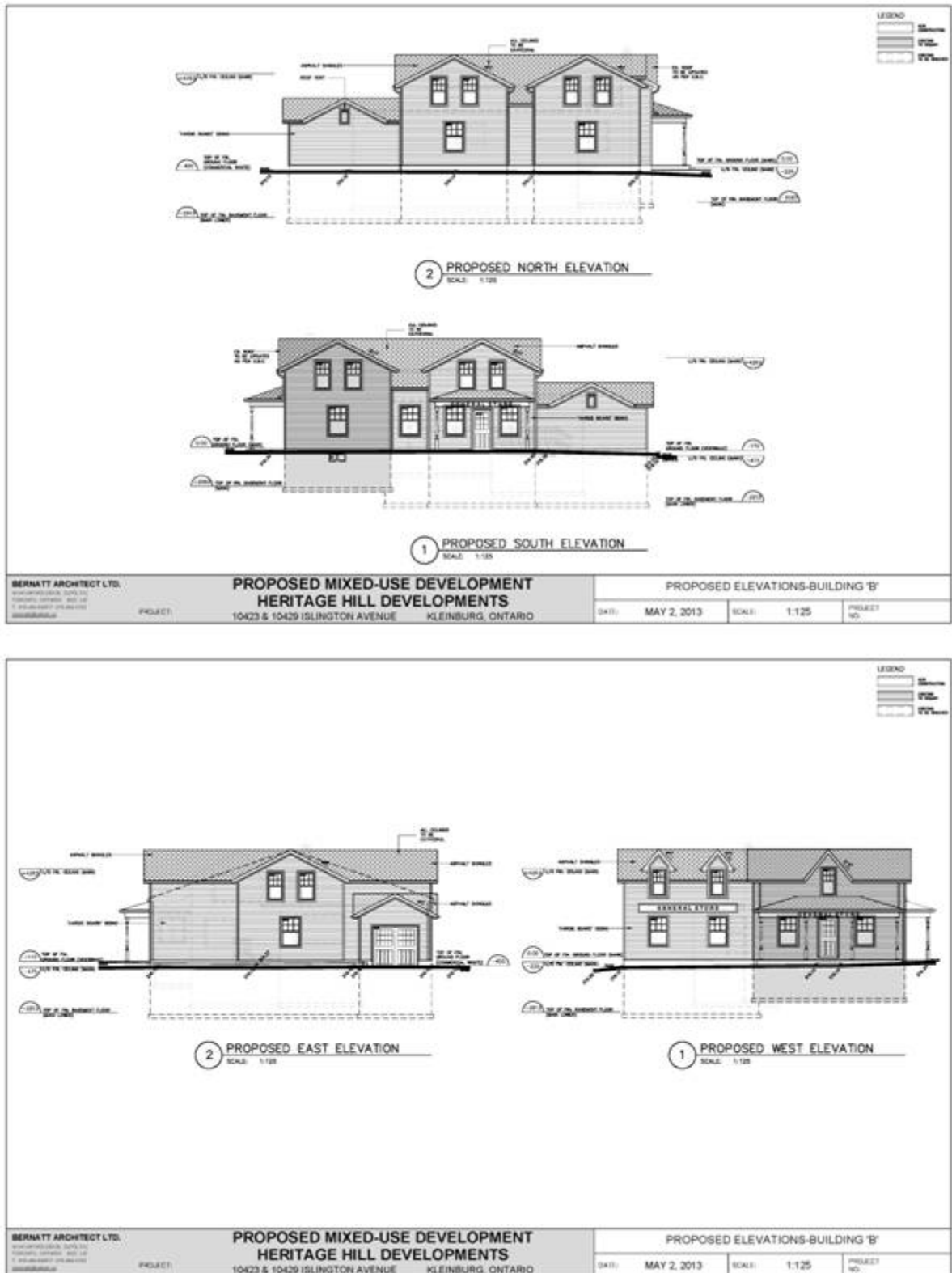
Site Plan, Received May 6, 2013

Attachment 6

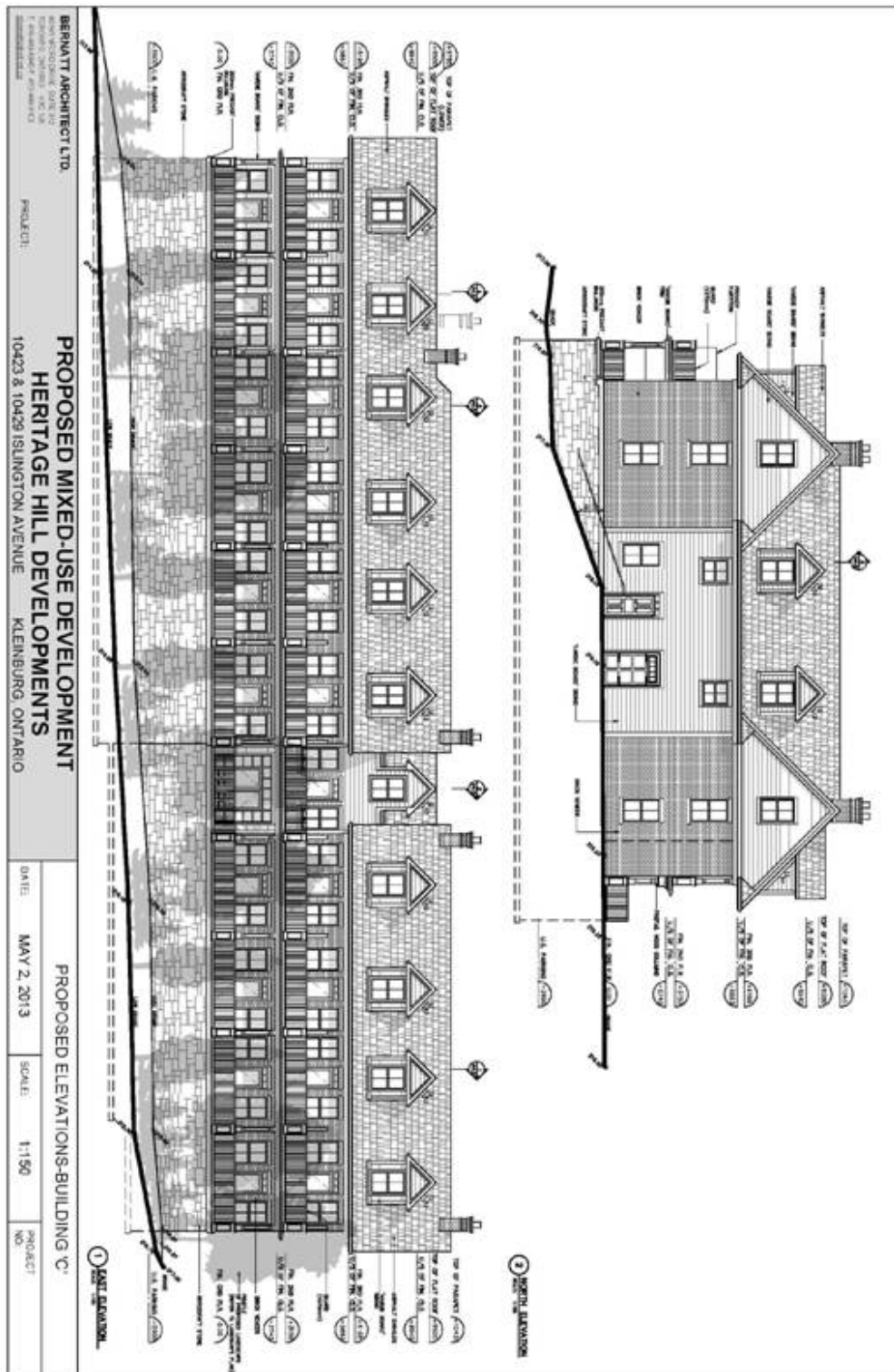


Building A elevations, received May 6, 2013

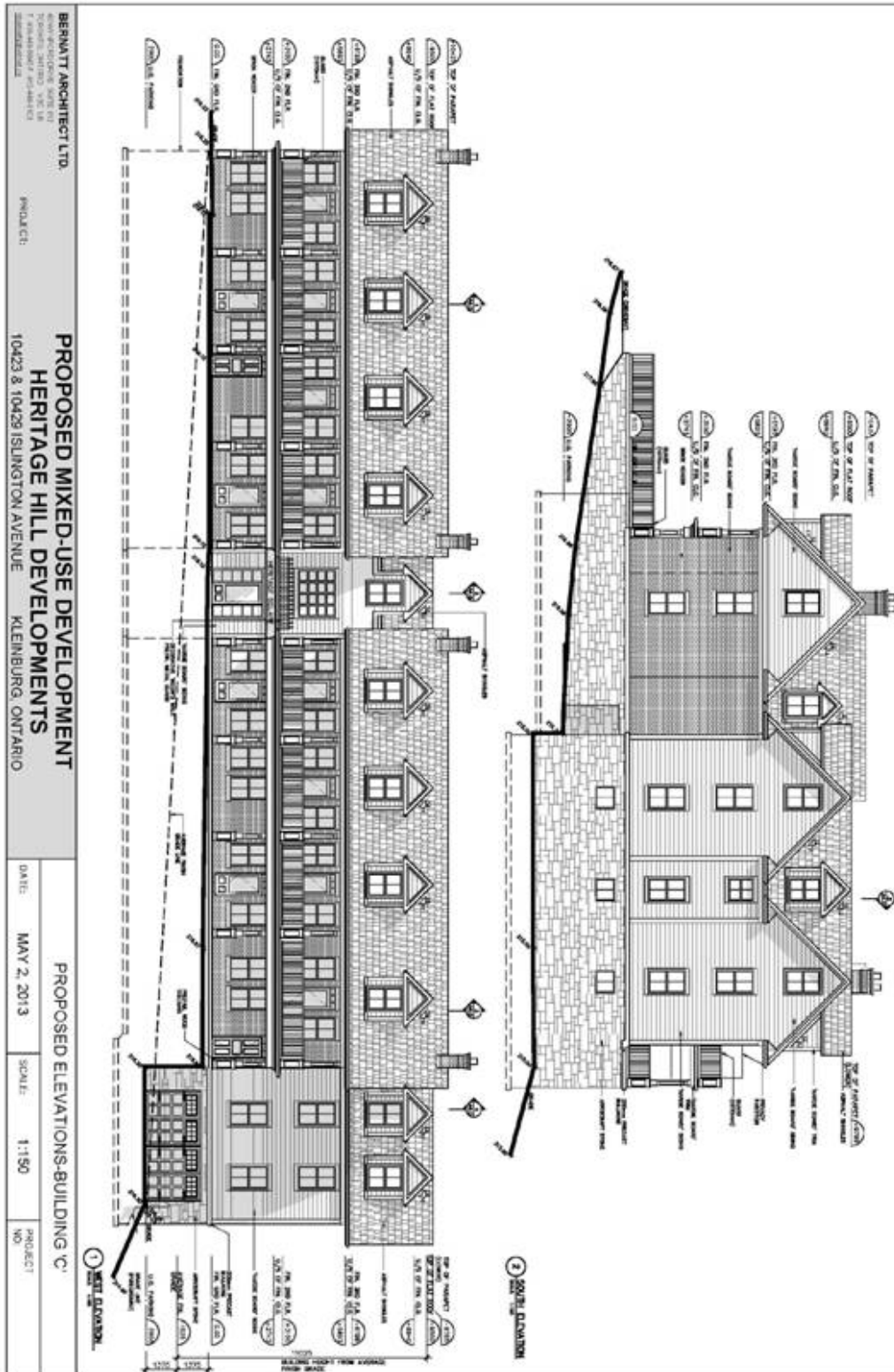
Attachment 7



Building B elevations, received May 6, 2013



Building C, north and east elevations, received May 6, 2013



Building C, south and west elevations, received May 6, 2013

