

BUILDING ADDITION TO 21 CHELTENHAM AVENUE
WOODBIDGE HERITAGE CONSERVATION DISTRICT
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7

Recommendation

The Director of Development Planning recommends:

1. THAT Council approve the proposed addition and deck to a single detached house at 21 Cheltenham Avenue under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

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

There are no requirements for new funding associated with this report.

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is for the Heritage Vaughan Committee to consider the proposed addition and deck to an existing bungalow located at 21 Cheltenham Avenue, a Part V Designated property located in the Woodbridge Heritage Conservation District.

Background - Analysis and Options

Location and Heritage Status

The property municipally known as 21 Cheltenham is located on the south side of Cheltenham Avenue, a street that intersects Kipling Avenue in the southern end of the Woodbridge Heritage Conservation District (HCD). The subject property is Designated Part V but it is noted as "non-

contributing". The buildings on the property include a bungalow and detached garage constructed circa 1950.

Kipling Avenue Character Area

The subject property falls within the Kipling Avenue Character Area of the Woodbridge HCD and contains an existing non-contributing building. Therefore, the applicable guidelines within the sections for the Kipling Avenue Character Area (6.1.2) and Approach to Non-Contributing Buildings (6.2.5) of the District Plan apply.

Proposed Addition

The proposal includes the retention of the existing bungalow with a one-storey addition and deck at the rear of the property in the same architectural style. The proposed one-storey addition will be lower than the existing front portion of the house and will be only slightly visible from the street. The addition will be clad in a similar siding material to match the existing portion and will have a shed roof sloping back.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

Cultural Heritage staff recommends approval of the proposed addition and deck to the existing bungalow as it complies with the policies and guidelines within the Woodbridge Heritage Conservation District.

Attachments

1. Location Map
2. Subject Property and Context Photos
3. Proposed Site Plan and Elevations
4. 3D Rendering

Report prepared by:

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Respectfully submitted,

GRANT UYEHAMA
Director of Development Planning

/CM

Location Map



Woodbridge HCD (Yellow shaded area)

21 Cheltenham

Attachment 2



Subject Property – photos of front and rear provided by applicant

Attachment 2



Context photos of 22 Cheltenham (top) and 30 and 36 Cheltenham (bottom)

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	389 sq.ft.	523 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	--	14%

NOTES:

No.	Description	Date

21 Cheltenham
Ave

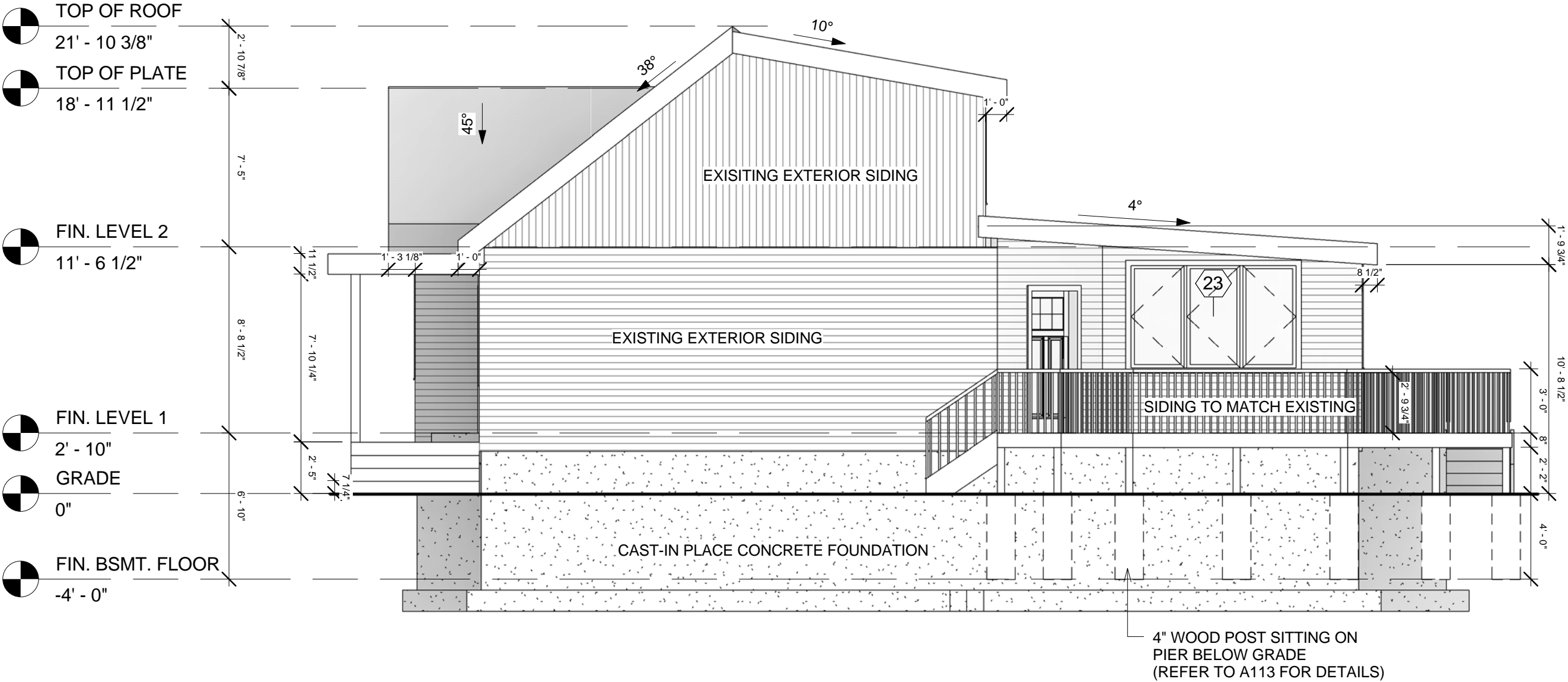
Residential
Addition

EAST
ELEVATION
(PROPOSED)

Date: 04/12/15
Drawn by: KC
Checked by: CX

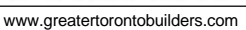
A108

Scale:
3/16" = 1'-0"



1

WEST
3/16" = 1'-0"

NOTES:

Scale: $3/16" = 1'-0"$

24/05/2016 10:32:53 AM

$$3/16'' = 1'-0''$$

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	406.87 sq.ft.	406.87 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	20%	20%

NOTES:

No.	Description	Date
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21 Cheltenham Ave

Residential Addition

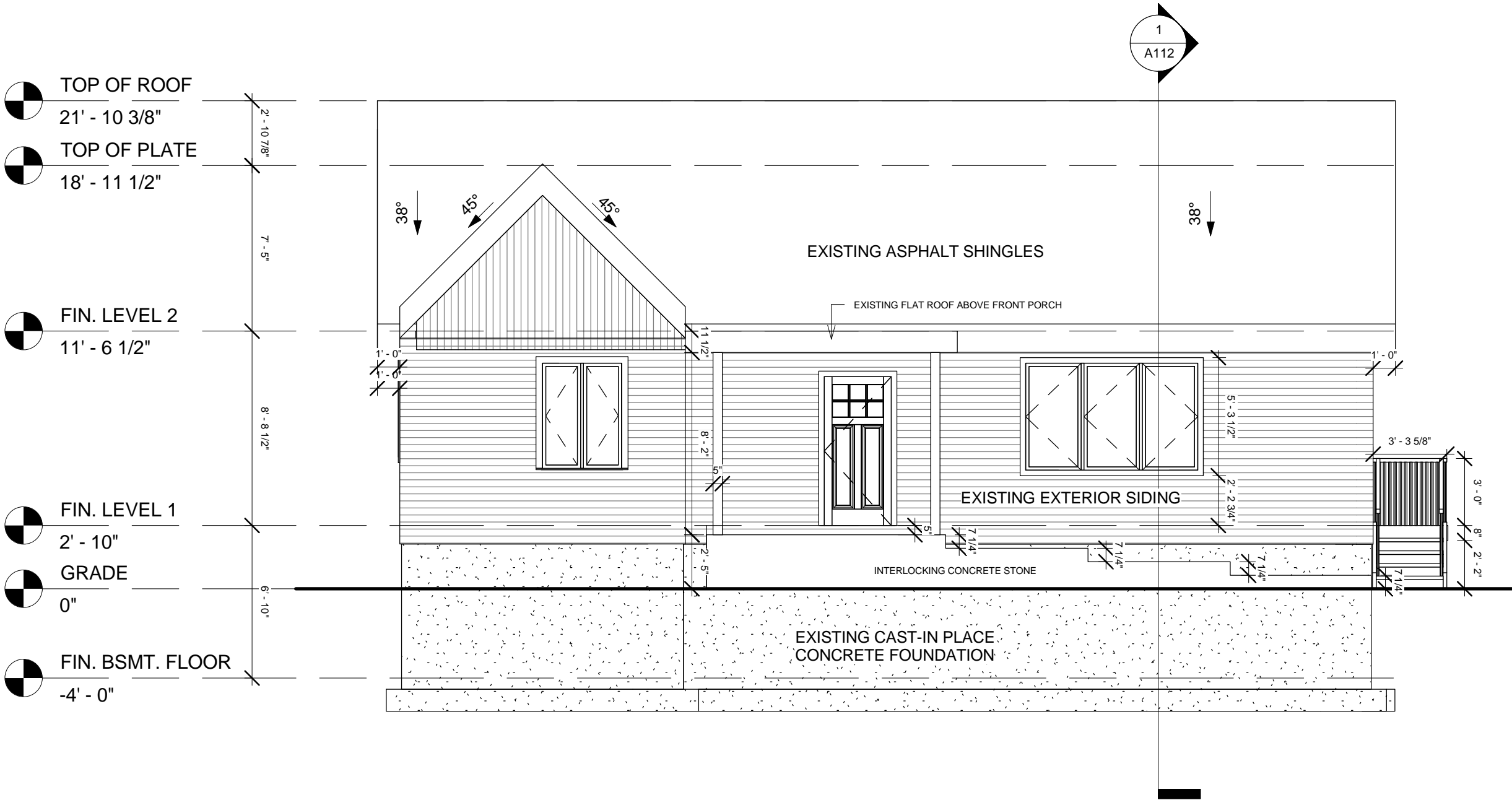
SOUTH
ELEVATION
(PROPOSED)

Date:	04/12/15
Drawn by:	KC
Checked by:	CX

A110

Scale:	3/16" = 1'-0"
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1 NORTH
3/16" = 1'-0"

NOTES:

No.	Description	Date

21 Cheltenham
Ave

Residential
Addition

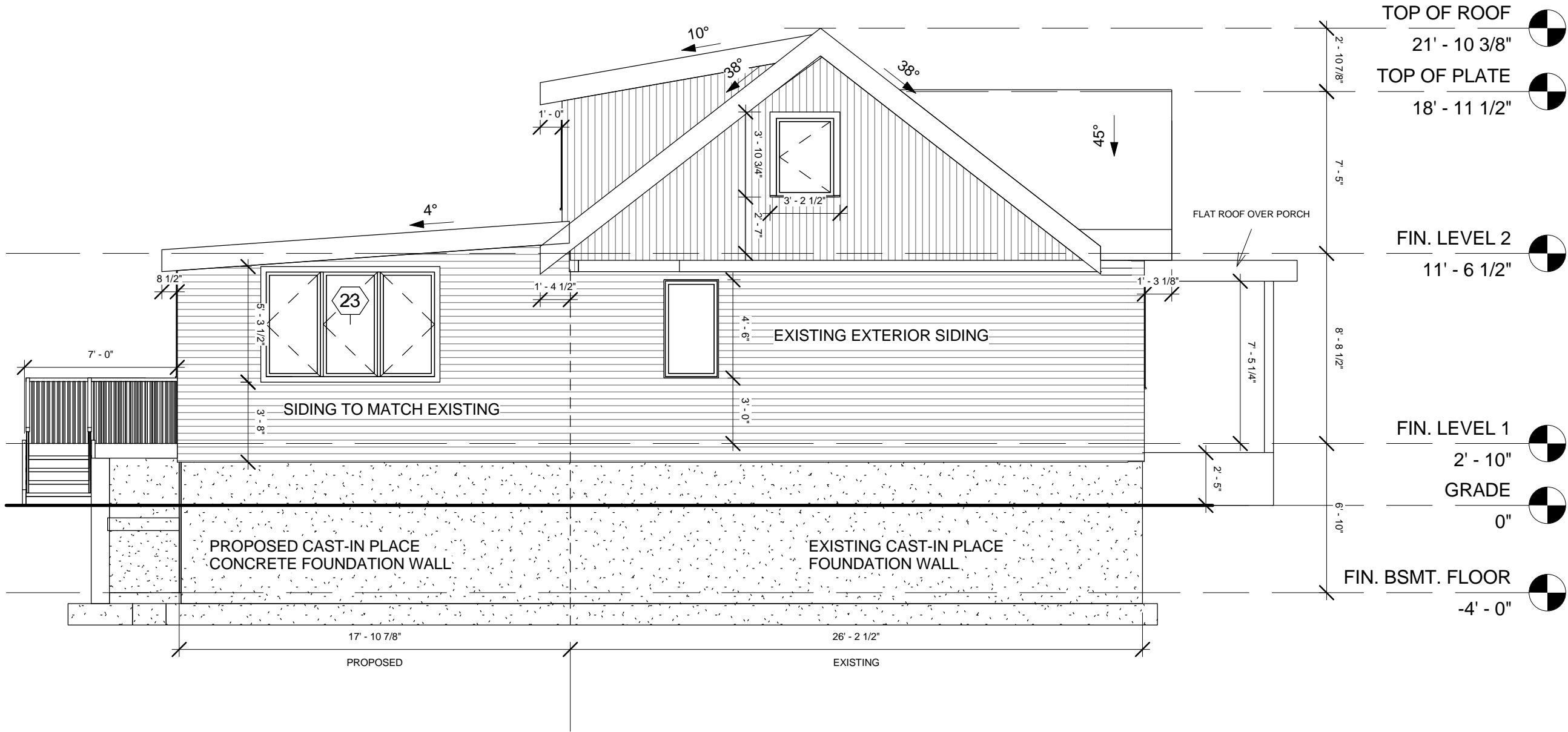
WEST
ELEVATION
(PROPOSED)

Date: 04/12/15
Drawn by: KC
Checked by: CX

A111

Scale:
3/16" = 1'-0"

	EXISTING	PROPOSED
AREA OF EXPOSED EXT. WALL FACE	394.25 sq.ft.	544.75 sq.ft.
PERCENT OF UNPROTECTED OPENINGS	4.5%	11%



EAST

3/16" = 1'-0"

1

Attachment 4

