

HERITAGE VAUGHAN COMMITTEE JUNE 19, 2013

4. 667 NASHVILLE ROAD – PROPOSED NEW BACKYARD SHED – WARD 1

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan approve the drawings as presented, for the new construction of a new backyard shed 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.

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 backyard shed 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.

At the meeting of May 22, 2013, the Heritage Vaughan Committee approved the design for a new single family home on the subject property including the proposed variances associated with the site plan. The footprint for the proposed shed discussed in this report was included, however no elevations had been provided.

Analysis

The proposed shed design follows the aesthetic of the main home which is based on the 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. Location Map
2. Proposed Shed Elevations
3. Proposed Shed Plan
4. Site Plan (approved May 22, 2013)
5. North Elevation (Approved May 22, 2013)

Report prepared by:

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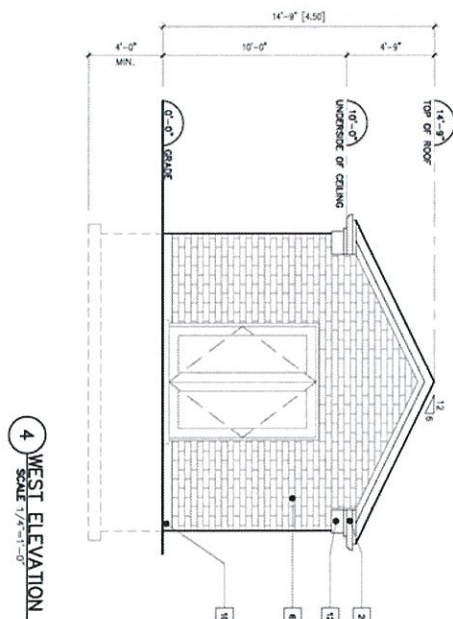
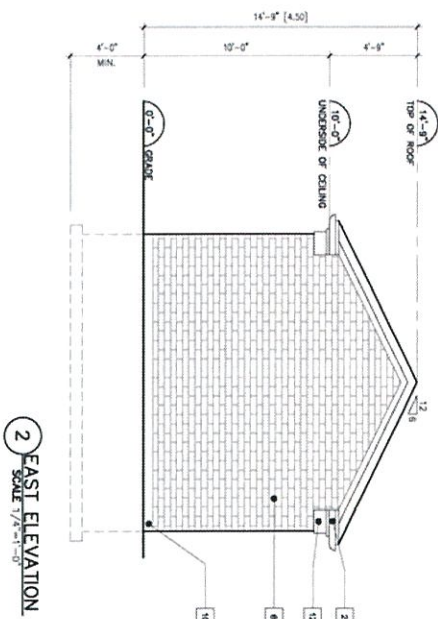
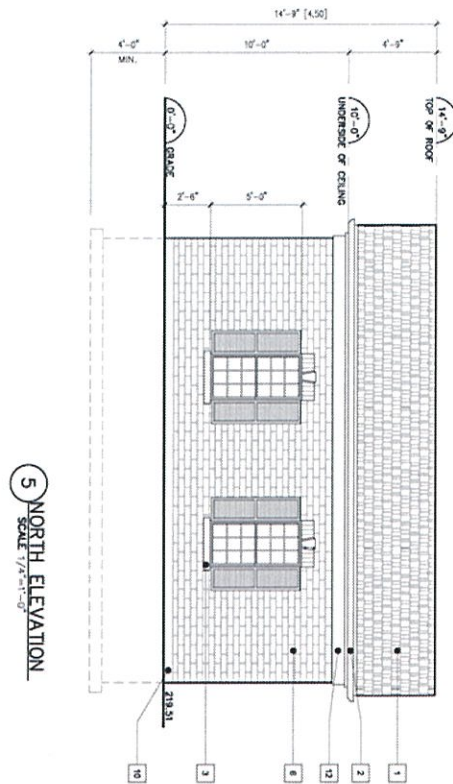
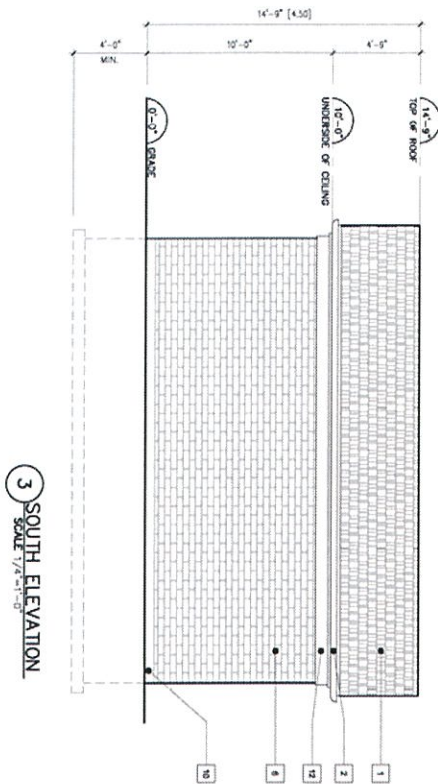
Angela Palermo
Manager of Cultural Services, Ext. 8139
Recreation and Culture Department

Location Map

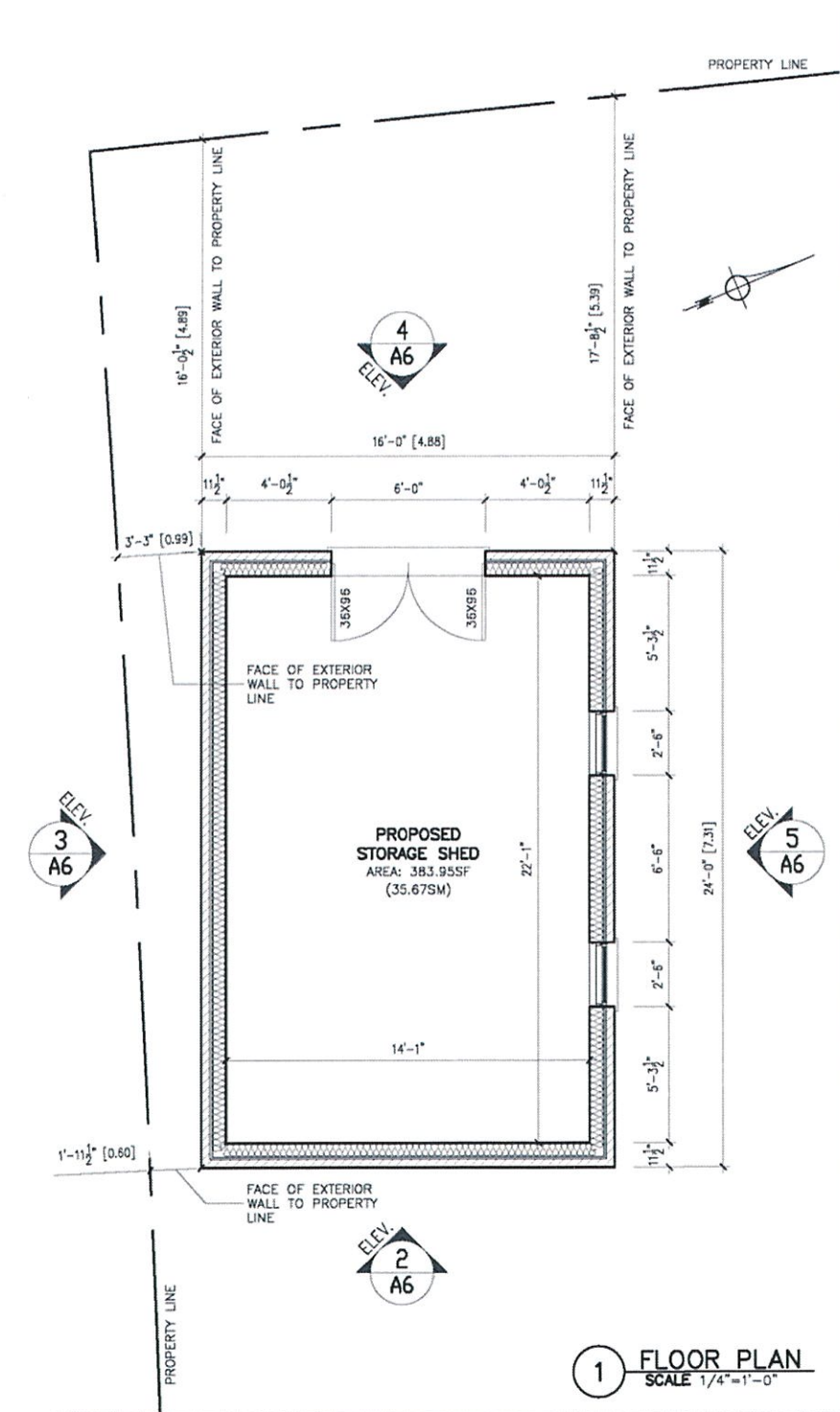


667 Nashville Road

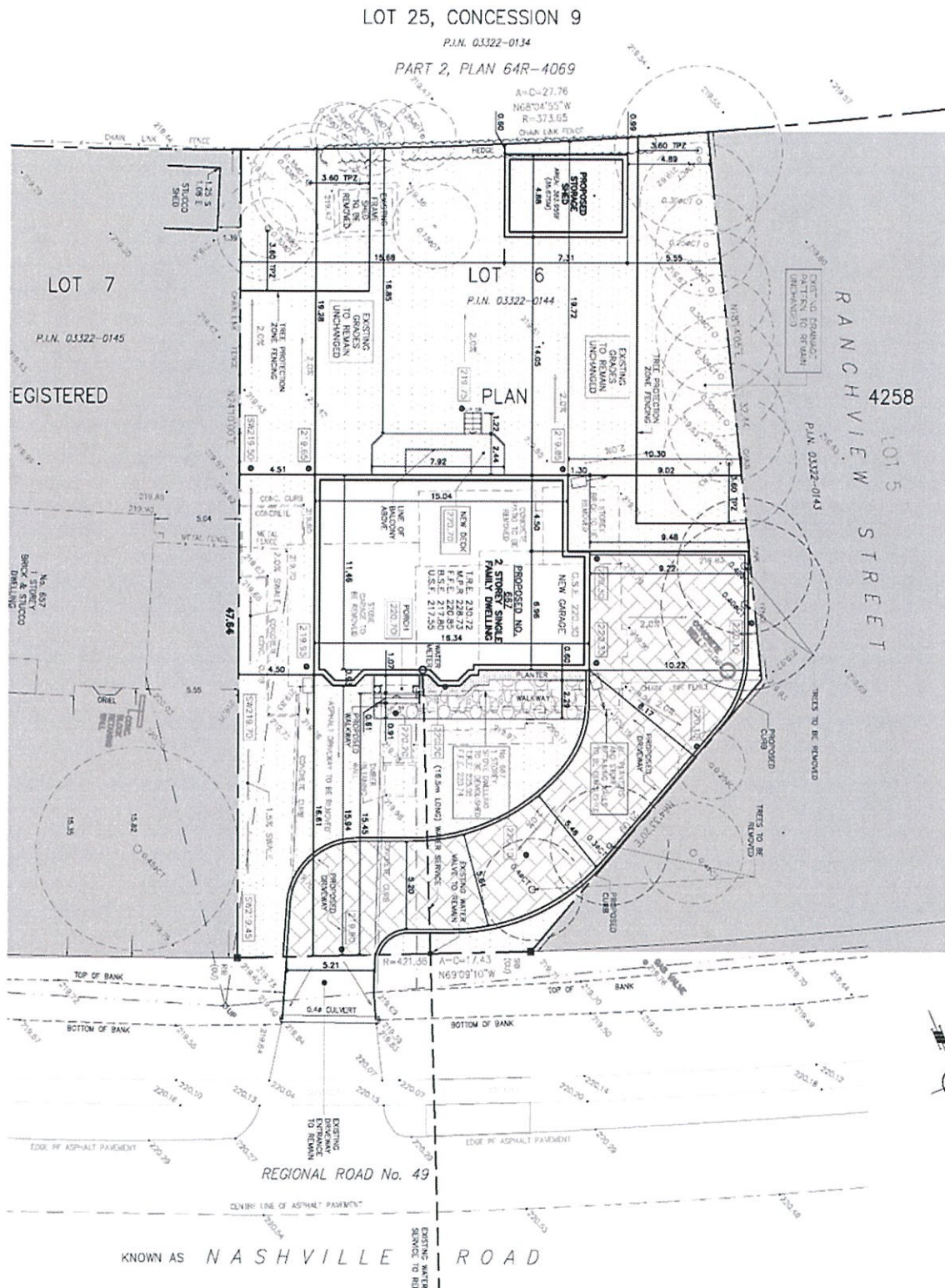
Proposed Shed Elevations



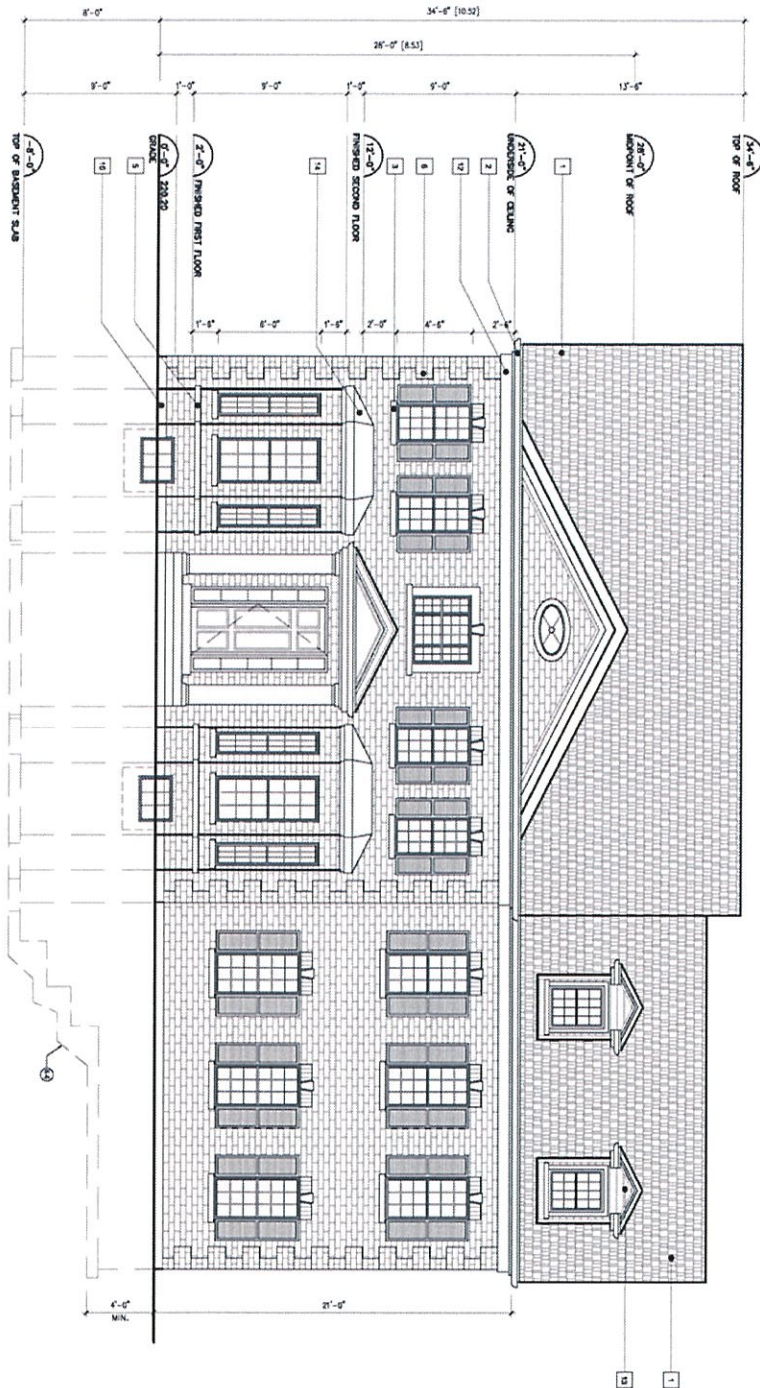
Proposed Shed Plan



Site Plan (approved May 22, 2013)



North Elevation (Approved May 22, 2013)



FINISHES LEGEND	
1	SPINAL ROOF SHINGLES (TYP)
2	ALUM. TRUCK, SOTTIC, AND OTHER (TYP)
3	PRECAST SLU (TYP)
4	PRECAST CONCRETE UNIT/SPANDREL (TYP)
5	PRECAST CONCRETE BAND
6	BRICK VENEER (TYP)
7	STONE VENEER (TYP)
8	EXTERIOR FINISHES (TYP)
9	PRECAST CORREL (TYP)
10	PRECAST FOUNDATION WALL (TYP)
11	BRICK SHUTTER (TYP) AND SHUTTER (TYP)
12	OSB/PAK FILLER (TYP)
13	WOOD SHING
14	PRECAST CORREL ROOF