

HERITAGE VAUGHAN REPORT

DATE: Wednesday, June 20, 2018

WARD(S): 2

**TITLE: NEW CONSTRUCTION – DETACHED GARAGE
8006 KIPLING AVENUE, WOODBRIDGE HERITAGE
CONSERVATION DISTRICT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached garage located at 8006 Kipling Avenue, a property located in the Woodbridge Heritage Conservation District “WHCD” and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a detached garage to be located at 8006 Kipling Avenue.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan (“WHCD Plan”).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge Heritage Conservation District Plan (“WHCD Plan”).

Recommendations

1. THAT Heritage Vaughan recommend approval to Council for the proposed detached garage at 8006 Kipling Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) The metal doors, frames and the garage doors be black in colour; and
 - d) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Background

The subject property is located on the west side of Kipling Avenue just north of Woodbridge Avenue in the Woodbridge Heritage Conservation District and is Designated Part V as per the *Ontario Heritage Act*. The subject property is also listed on the Register of Property of Cultural Heritage Value as per Section 27 of the *Ontario Heritage Act*. The existing house on the subject property is constructed in the Gothic Revival style (also known as Victorian Vernacular) circa 1880. The inventory for the Woodbridge HCD identifies this building as a “contributing” building.

Previous Reports/Authority

The Heritage Vaughan Committee previously approved alterations and an addition to the existing house

A previous proposal was approved at the Heritage Vaughan Committee meeting of June 17, 2015. This proposal included the restoration of the front verandah, the demolition of an existing addition and its replacement with a new larger addition, and the replacement of a section of the roof that was damaged by a fire. The full report is available online at: https://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV0617_15_2.pdf

Revisions to the approved alterations and addition were subsequently approved at the Heritage Vaughan Committee meeting of February 17, 2016. The full report is available online at:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV0217_16_1.pdf

Analysis and Options

The Owner is proposing a detached garage to be located at the rear of the existing building

The proposal is for a new detached garage 39.95 m² in size to be located in the rear yard of 8006 Kipling Avenue. The garage will be accessed from the existing paved driveway to the south of the existing house. The garage will be set back 4.03 m from the existing house and is 4.42 m in height to the top of the gable roof. The proposed exterior finish is brick veneer to match the brick colour and pattern of the existing house. The roof material is asphalt shingles and the proposed doors and garage doors will be metal.

Minor Variances are not required to permit the new addition

The Owner has confirmed with the Building Department that no variances are required for this proposal.

The proposed detached garage is consistent with the following relevant sections of the WHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety

Kipling Avenue North Character Area

The subject property is located within the Kipling Avenue North Character Area of the WHCD Plan. The following is an analysis of the applicable WHCD Plan policies:

5.3.2.5. Circulation, vehicular access and parking

“On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”

- The proposed garage will be located behind the existing contributing building that fronts onto Kipling Avenue. It will be partially visible from the Kipling Avenue streetscape, but will be set back 4.03 m from the existing building.

6.1.2 Kipling Avenue North and South – Guidelines:

“1. Kipling Avenue should regain and retain its heritage character.”

- The proposed garage will not impact the existing heritage character, as the existing contributing building will remain and partially obstruct the view of the proposed garage. In addition, the brick design of the proposed garage is in keeping with the architecture and materials of the contributing building, further supporting the heritage character of the streetscape.

Section 6.2.8 Appropriate Materials

“Doors: Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.”

- The proposed garage includes two metal paneled doors with transoms and two insulated metal garage doors. Cultural heritage staff recommend that the entrance doors and the garage doors be black in colour to match the existing doors and window frames of the existing building. Considering that metal is not an appropriate material as per the above policy, the black colour helps mitigate the visual incompatibility of the materials. Non-compliance with this policy should also take into consideration that the proposed garage will be setback 21.66 m from Kipling Avenue and will be partially concealed by the existing house.

Section 6.6.3 – Tree Canopy and Vegetation – Guidelines:

“3. Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”

- The proposal does not contemplate the removal of any existing trees on the subject property.

Based on the above analysis, the proposed detached garage is in conformity with the policies of the WHCD Plan.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the application to permit a new garage on the property municipally known as 8006 Kipling Avenue and is satisfied that the proposed garage is consistent with the Woodbridge Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*.

For more information, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan, The DAKT Group Design, March 14, 2018
5. Proposed Garage Elevation, The DAKT Group Design, March 25, 2018

Prepared by

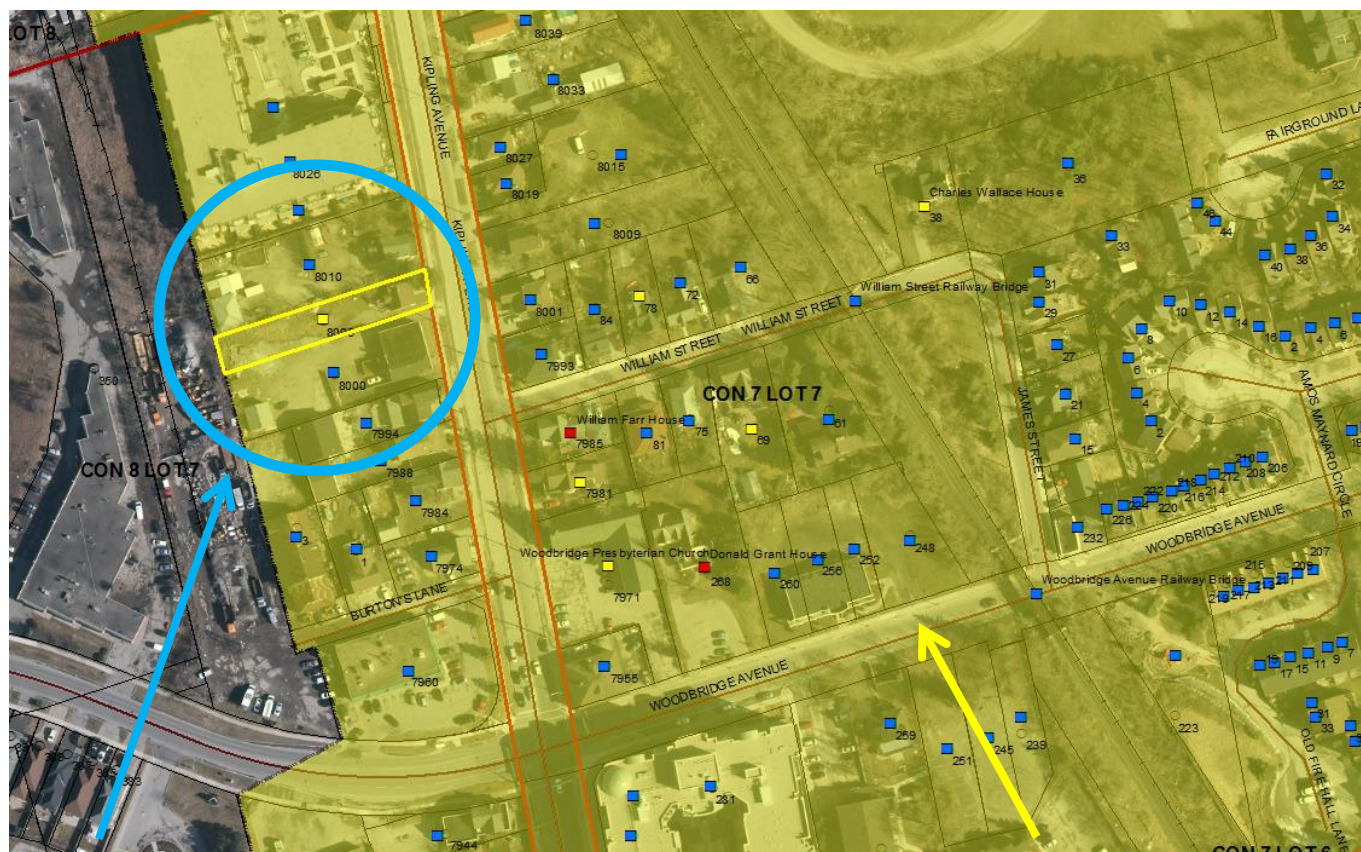
Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/CM

Attachment 1

Location Map

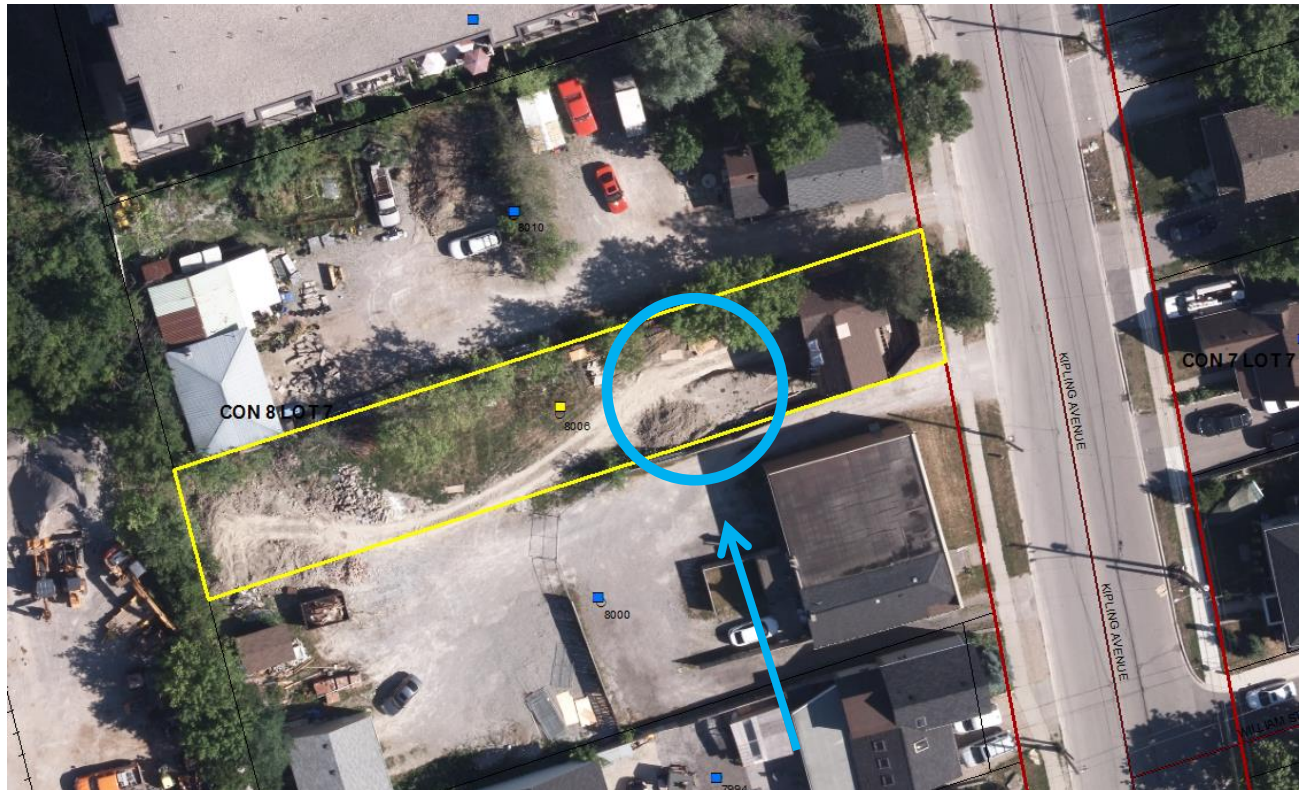


8006 Kipling Avenue

Woodbridge HCD (Yellow shaded area)

Attachment 2

Subject Property



Approximate Location of Proposed Garage

Attachment 3

Kipling Avenue



8006 Kipling Avenue





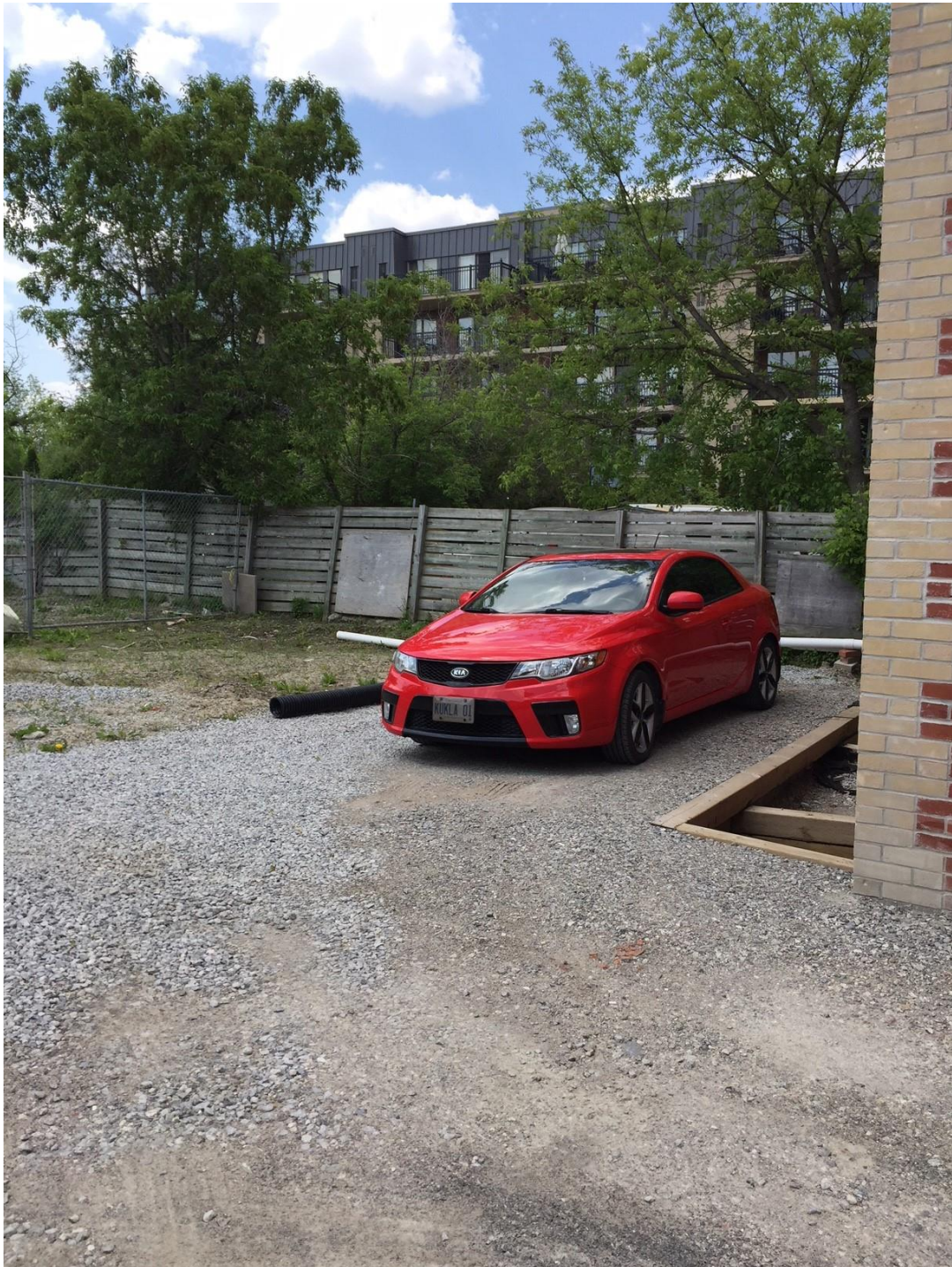
Existing driveway entrance



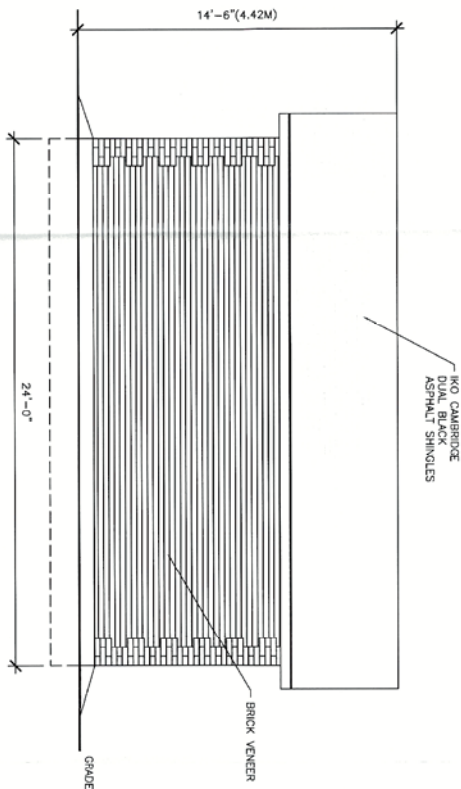
Location of proposed garage



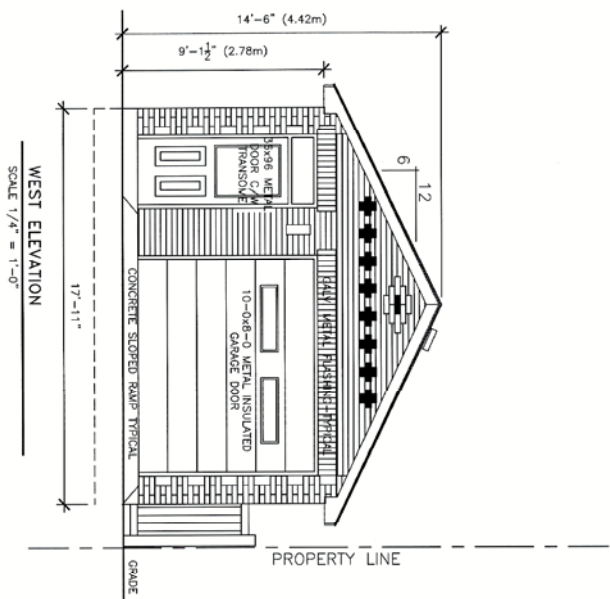
Existing Parking



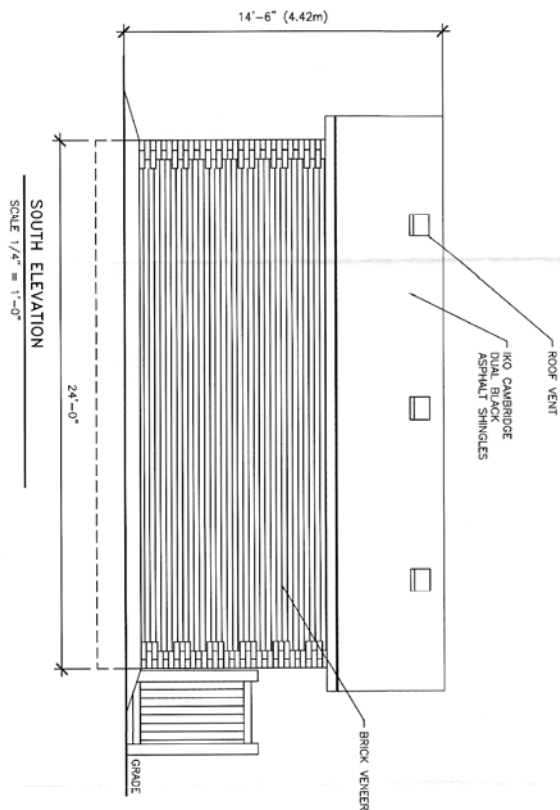
NORTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

QUALIFICATION INFORMATION Requires unless design is exempt under 2.17.5.1 of the OBC		
ANTONIO DIGIACINTO	36199	
SIGNATURE	BCIN	
REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1 of the OBC		
ANTONIO DIGIACINTO O/A THE DAKT GROUP	36506	
	BCIN	
NO	REVISIONS	DATE BY
4		
3		
2	REVISED FOR COMMENTS	MAY 7 2016 ARD
1	INITIAL PERMIT APPLICATION	MAR 25 2016 ARD

170 Wilshaw Avenue
Richmond Hill, Ontario L4E 4N0
Tel: (905) 773-4075
Fax: (905) 773-4076

MAR 25-2018

NOTED AND USED FOR
CONSTRUCTION VALUE
SHOWN BY DESIGNER

PROJECT
8006 KIPLING AVENUE
WOODBIDGE, ONTARIO

PROPOSED 1.5 CAR DETACHED GARAGE IN THE REAR YARD OF A SINGLE FAMILY DWELLING

SCALE	DATE DRAWN	DRAWN	CHK'D	PROJECT NO.
AS NOTED	MAR 14/16	ARD	TKK	001-2016

PROPOSED GARAGE ELEVATIONS

DRAWING NO. A.3

DRAWING NO. A3