

HERITAGE VAUGHAN COMMITTEE JULY 17, 2013

2. HERITAGE REVIEW FOR ZONING AMENDMENT– BERKLEY HOMES (KLEINBURG) INC. – WARD 1

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan approve the proposed Zoning Bylaw Amendment.

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 review the proposed Zoning Bylaw Amendment application only, as it relates to the Berkley Homes subdivision. The applicant is proposing increased height, increased lot coverage, and an alternate definition of how maximum height is calculated on a mansard or flat roof.

Background - Analysis and Options

Berkley Homes is a recently approved subdivision made up of 44 lots in the Kleinburg–Nashville Heritage Conservation District. A new-build subdivision in a heritage conservation district is unprecedented in Ontario.

The applicant presented several different styles of homes for the subdivision that would then be selected by the potential homebuyers. These styles were presented to the Heritage Vaughan Committee at its meeting on September 21, 2011 where they were approved.

More recently, the applicant received approval for increased height for two model homes through a Committee of Adjustment variance. They approved the height of 10.01 metres to the midpoint of the roof for one and 11 metres to the peak of a mansard roof for the other.

As each homebuyer has the option for various styles and optional features, most styles conform with the Zoning Bylaw while other styles do not. Rather than several individual homeowners requesting minor variances, the applicant is proposing a Zoning Bylaw Amendment to cover the “worst case scenario” if they choose those specific styles for many of the lots throughout the entire subdivision.

The applicant is proposing four amendments to the Zoning Bylaw:

1. To permit a maximum **building height of 10.4 metres** for a gable, hip, or gambrel roof - measured at the midpoint. Zoning Bylaw permits a maximum height of **9.5 metres** - measured at the midpoint.
2. To permit a maximum **building height of 10.37 metres** for a flat or mansard roof, measured to the "deck line" (see attachments). The Zoning Bylaw permits a maximum building height of 9.5 metres - measured at the highest point.
3. (related to point number 2) To include a definition for "deck line" which is absent from the current Zoning Bylaw.
4. To permit a maximum **lot coverage of 38%**. Zoning Bylaw permits a maximum **lot coverage of 35%**.

Currently 15 of the 44 lots meet the required 35% lot coverage, however, the applicant is applying for 38% lot coverage to standardize the zoning throughout the subdivision with the exception of the two model homes that have already been dealt with.

Analysis

The various designs that homebuyers can select for this subdivision have all been approved by Heritage Vaughan and this Zoning Bylaw amendment does not affect the approved designs for the subdivision.

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 proposed Zoning Bylaw Amendment will allow for the previously approved dwelling designs within the subdivision.

Attachments

1. Location Map
2. Maximum Building Height Plan, received June 3, 2013
3. Period Revival and Second Empire elevation of Jasper model, received June 3, 2013
4. Maximum Lot Coverage Plan, received June 3, 2013

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Location Map



Maximum Building Height Plan, received June 3, 2013



