

HERITAGE VAUGHAN COMMITTEE JULY 17, 2013

3. 135 BROOKE STREET – PROPOSED NEW CONSTRUCTION – WARD 5

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan approve the proposed design as shown in the drawings included in the Attachment section of this report dated July 9, 2013, with the following conditions:
 - a. That the quoining be revised to brick and the detailing follow a historic precedent in all facades where proposed; and,
 - b. That the front porch construction reflect the traditional wood deck detailing and construction; and,
 - c. That the rear elevation be clad in brick to be consistent with the rest of the elevations; and,
 - d. That the rear window styles be revised to be consistent with the front elevation and consistent with the precedent style; and,
 - e. That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
 - f. That the applicant submit two copies of a finalized set of architectural permit drawings for review and approval by Cultural Services staff, including site plan, plans elevations; and,
 - g. The applicant is advised that if the design changes as a result of addressing issues from review by other departments, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised Heritage Permit. The new submittal may require review by the Heritage Vaughan Committee 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 portion of this report in order to review the proposal for a new single family home at the subject property.

Background - Analysis and Options

The property is Designated Part V, as part of Thornhill Heritage Conservation District. The demolition of the existing home on the property was reviewed by the Heritage Vaughan Committee in 2008 and was approved at that time. The demolition of the home on the site was approved by the Heritage Vaughan Committee with the following condition:

That due to the lack of architectural or historical significance, Heritage Vaughan approve Heritage Permit application HP 2008.004 to allow the proposed demolition of the existing building at 135 Brooke Street in Thornhill, and;

That the owner be advised that any future building on the proposed site must adhere to design guidelines for new buildings as per the Thornhill Heritage Conservation District Plan.

The new owners of the property and their consultant have met with staff and worked on the design in order to ensure that the requirements of the Heritage Conservation District Guidelines are met.

Analysis of Design

In summary, the Thornhill Heritage Conservation District Guidelines state that for new buildings, proposals are required to follow one of the heritage styles identified in the guidelines.

The owners have chosen to follow the historic style precedent of a typical Victorian Vernacular with L-shaped plan, adapted to suit the owner's current needs and meet by-law requirements in effect. The applicants have indicated that an important aim of the design is to avoid any variances.

A main challenge of the design was to include a car garage where no negative slope garages are allowed as per city by-law and the lot width did not easily accommodate a lane and detached garage in the rear given other design requirements. The existing home does not have a garage.

Massing and Form

The proposed design aims to reflect a typical L-shaped plan Victorian home while maximizing the back yard space and working within the constraints of the zoning by-law as stated above. The roof plan reflects the historic precedent in that it includes no flat portions and simplifies its form with a main gable at the foot of the "I", a lower gabled dormer in the recessed portion of the "I" and gables facing the side elevation which break the length of the side elevation.

The applicant was encouraged to minimize the presence of the garage by recessing the portion of the elevation containing the garage doors, and introducing a canopy to provide a shadow over it. In this way, the traditional L-shaped plan look would be accentuated. The proposed maximizes this approach and does achieve a traditional look in accordance with the guidelines in spite of the presence of the garage access on the front elevation.

The front façade shows reflects a two storey plus attic space with dormer and window. The applicant has advised that they are within the allowable height as it is their understanding that no variances are required.

Detailing and Materials

The proposed includes window styles, verandah, and material palette as shown in the 3D rendering that is in accordance with the vernacular Victorian precedent. The front veranda platform should be

revised to a wood deck with construction detailing as per historic precedent. The brick quoining detailing will require revision based on historic precedents. The rear elevation cladding and windows styles will require revision in order to be consistent with the rest of the elevations and appropriate historic precedent.

The applicant will be required to submit material specifications and samples for review and approval. It is recommended that the applicant continue to finalize through working with staff.

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

Please refer to the recommendation section of the report.

Attachments

1. Location Map, 135 Brooke Street
2. 3D Rendering View
3. Proposed Site Plan
4. Site Statistics
5. Proposed Ground Floor Plan
6. Second Floor Plan
7. Proposed Attic/3rd Level Floor Plan
8. Proposed Roof Plan
9. West Elevation
10. South Elevation
11. East (Rear) Elevation
12. North Elevation
13. Photo of Existing Structure: View from Brooke Street

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Coordinator, Ext. 8115
Recreation and Culture Department

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

Attachment 1

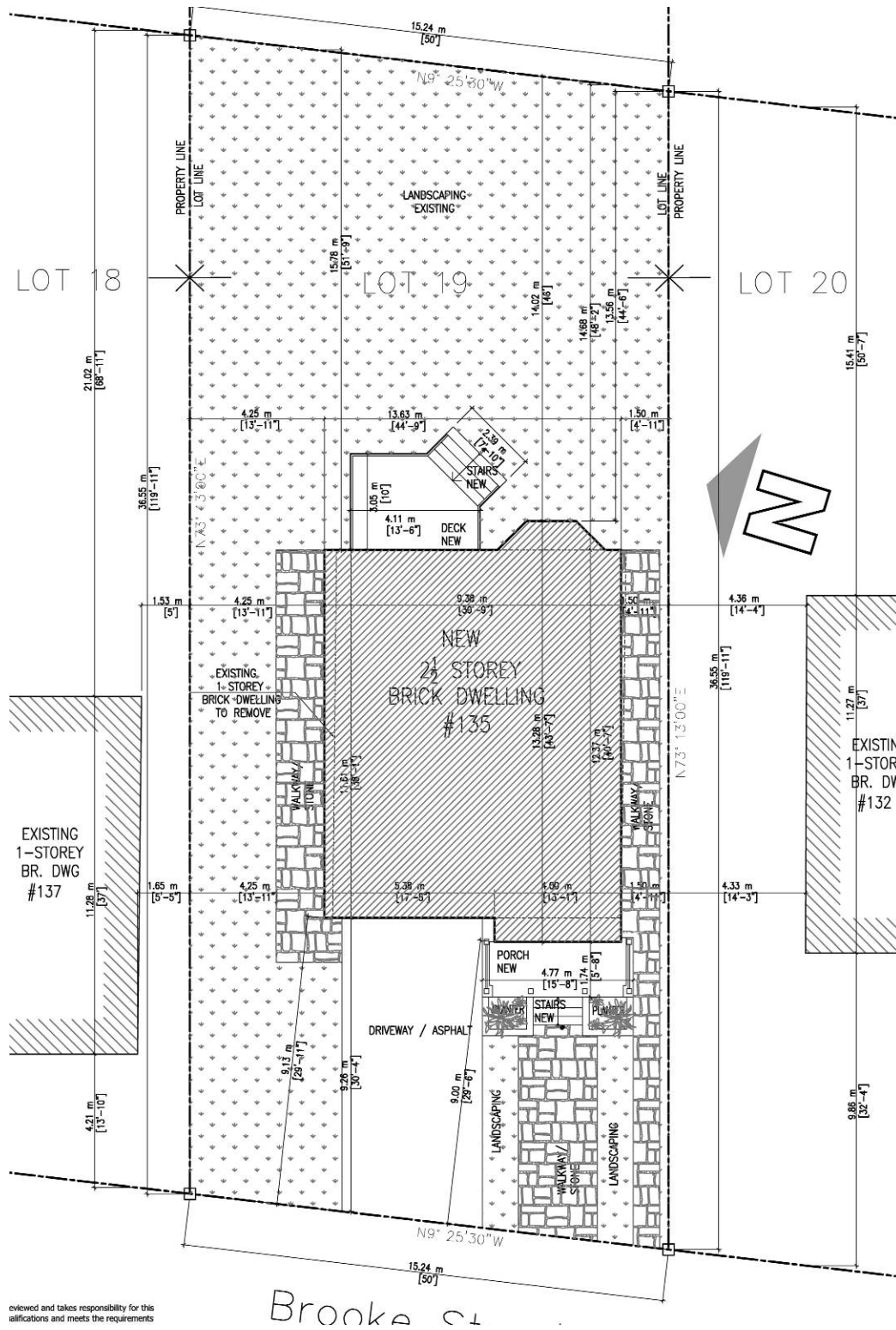


Location Map
135 Brooke Street

Attachment 2



3D Rendering



reviewed and takes responsibility for this
 modifications and meets the requirements

Brooke St

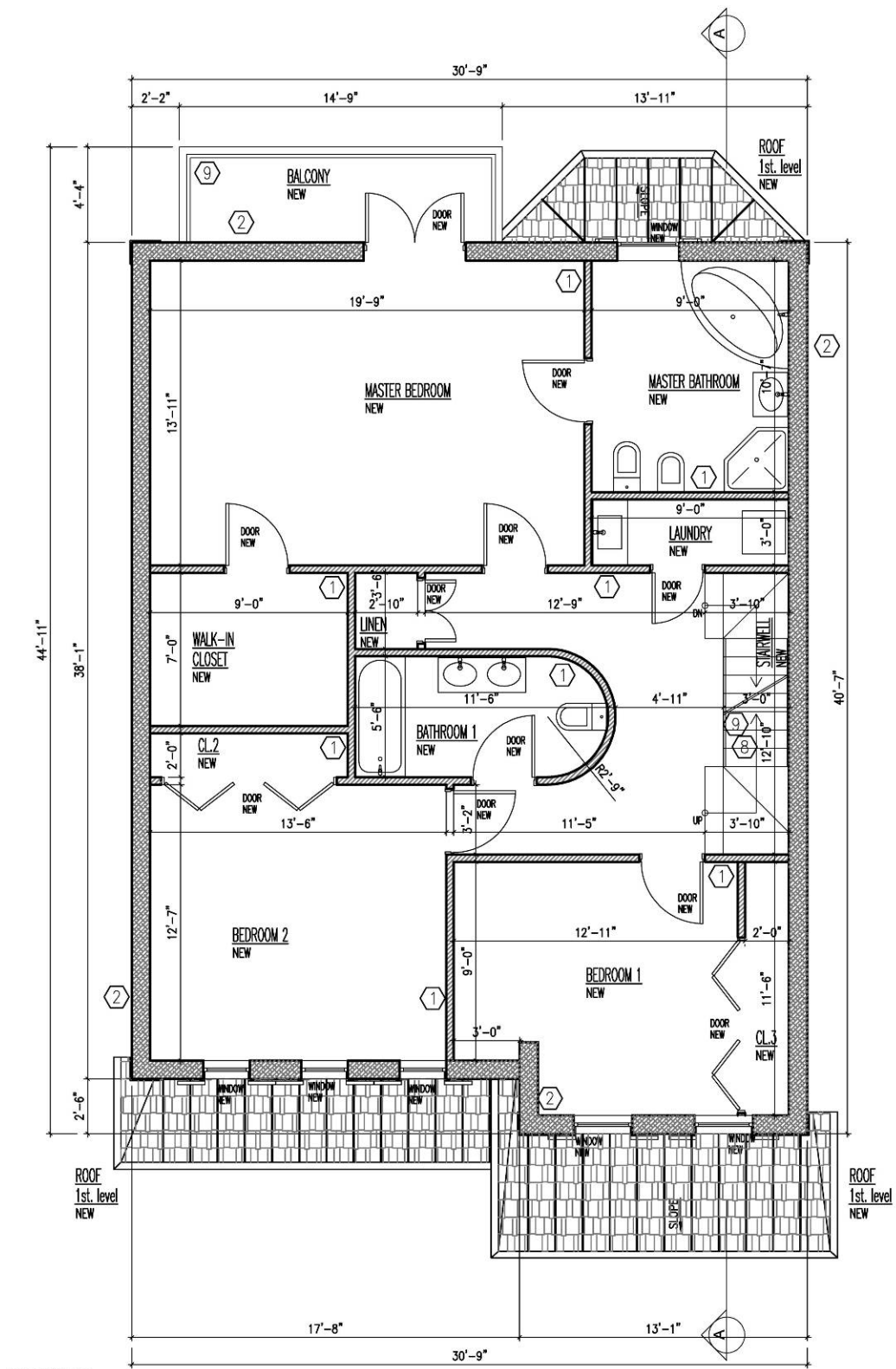
Proposed Site Plan

Attachment 4

Address:	135 Brooke Street					part of the city			
Description:	New building					map			
Building Type:	sfd								
Parking:	garage								
ZONING	LOT NO	PLAN NO	LOT AREA						
R1A									
			553.21 sq.m		5,955 sq.ft	min.		845 sq.m	
DESCRIPTION	EXISTING	ADDITION	TOTAL			%	ALLOWED		
LOT COVERAGE	0 sq.m	110.38 sq.m	110.38 sq.m		1188.119 sq.ft	19.95%	20.00%		
GROSS FLOOR AREA	0 sq.m	285.69 sq.m	285.69 sq.m		3075.139 sq.ft				
GR. FLOOR	sq.m	78.11 sq.m	78.11 sq.m		840.7682 sq.ft				
2ND FLOOR	sq.m	113.99 sq.m	113.99 sq.m		1226.977 sq.ft				
3RD FLOOR	sq.m	93.59 sq.m	93.59 sq.m		1007.393 sq.ft				
	m	m							
GARAGE	sq.m	32.27 sq.m	32.27						
SHED			0						
Floor space index						51.64%			
HEIGHT	m	9.18 m				max.	9.5 m		
LENGTH	m	13.28 m				max.	m		
lot frontage	15.24 m	m				min.	30 m		
LANDSCAPING:	EXISTING	PROPOSED			EXISTING	PROPOSED			
Landscaping	sq.m	402.02 sq.m	Landscaping/Lot		0.00%	72.67%			
Soft Landscaping	sq.m	321.8 sq.m	Area		0.00%	58.17%			
Front Yard Total	sq.m	140.81							
Front Landscaping	sq.m	100 sq.m	Front Landscaping/		0.00%	71.02%			
Front Soft Landscaping	sq.m	66.28 sq.m	Front Yard Area		0.00%	47.07%			
SETBACKS	EXISTING	PROPOSED					ALLOWED		
FRONT YARD	m	9 m				min.	9 m		
REAR YARD	m	13.56 m				min.	7.5 m		
SIDE YARD(L)	m	4.25 m				min.	1.5 m		
SIDE YARD(R)	m	1.5 m				min.	1.5 m		

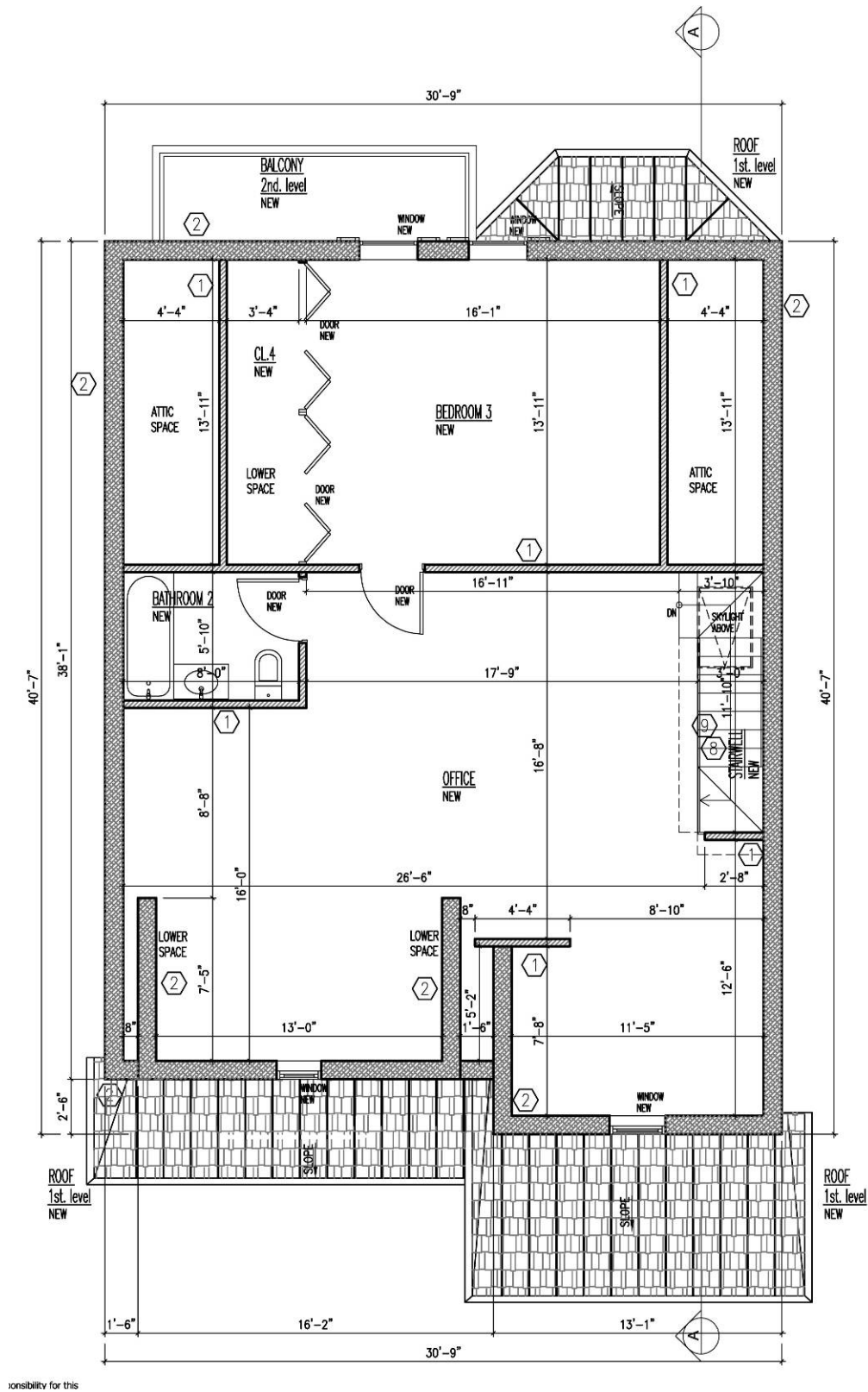
Site Statistics



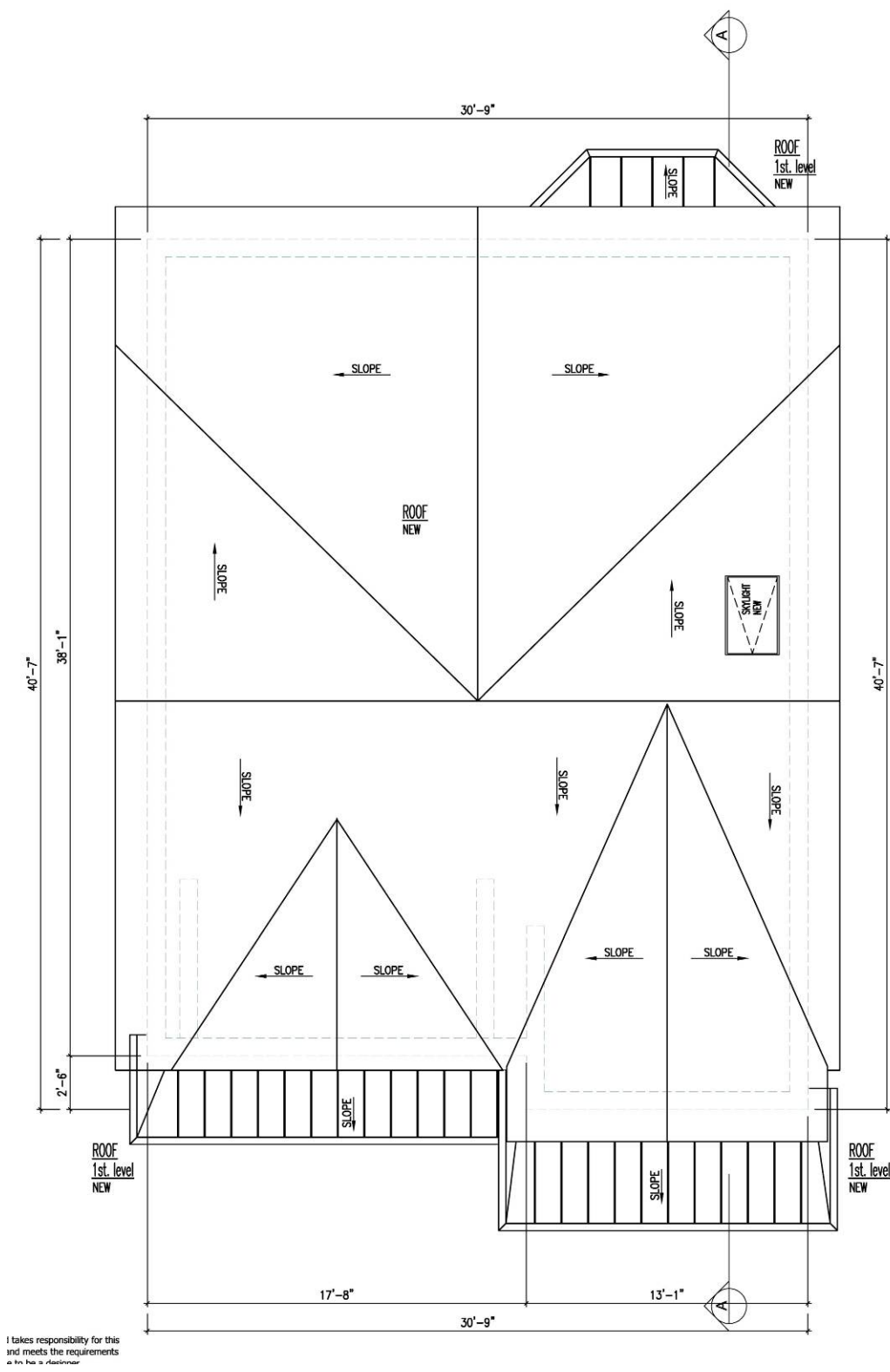


responsibility for this
ets the requirements

Second Floor Plan



Proposed Attic/ 3Rd Level Floor Plan

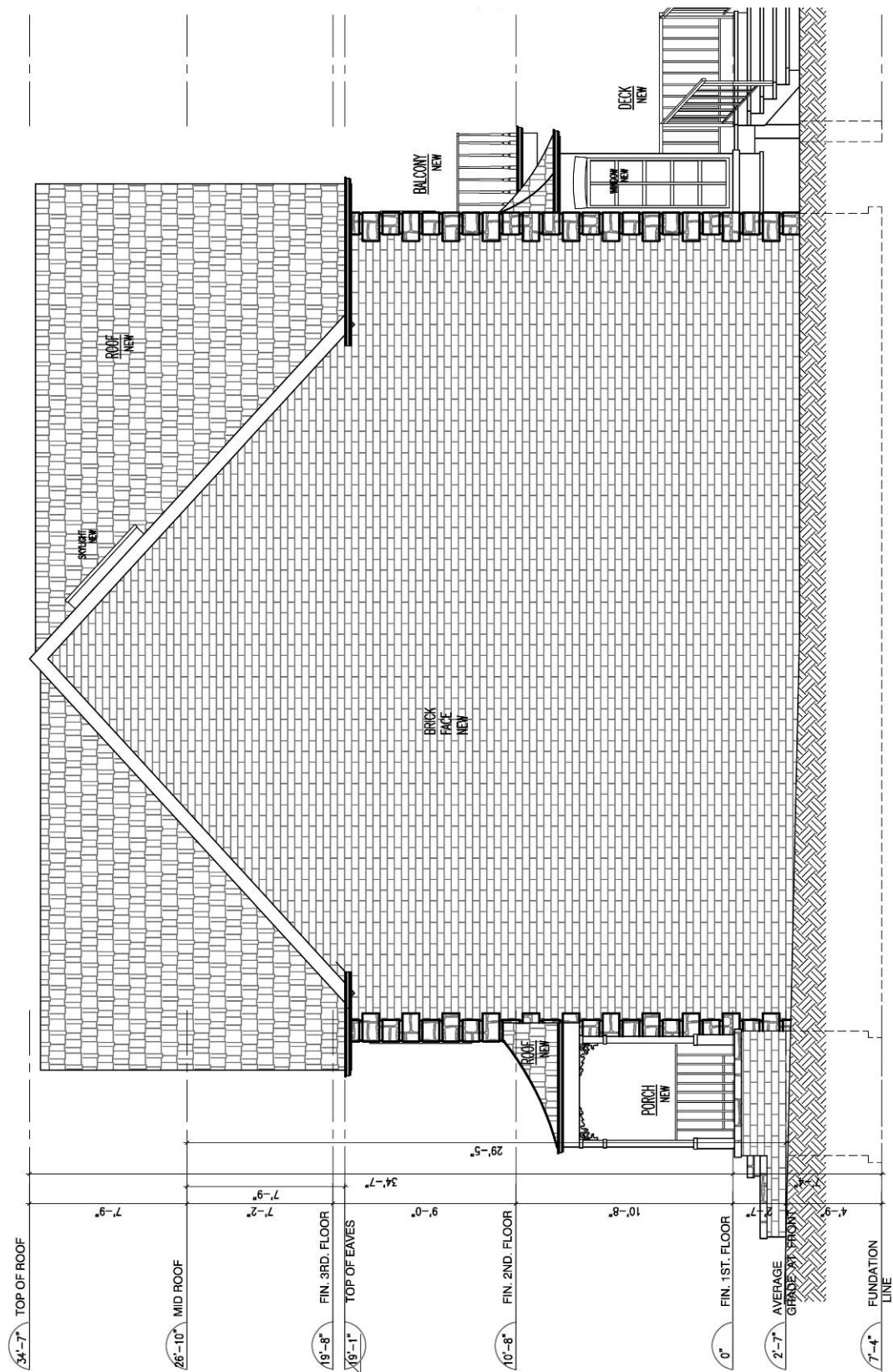


Proposed Roof Plan

Attachment 9



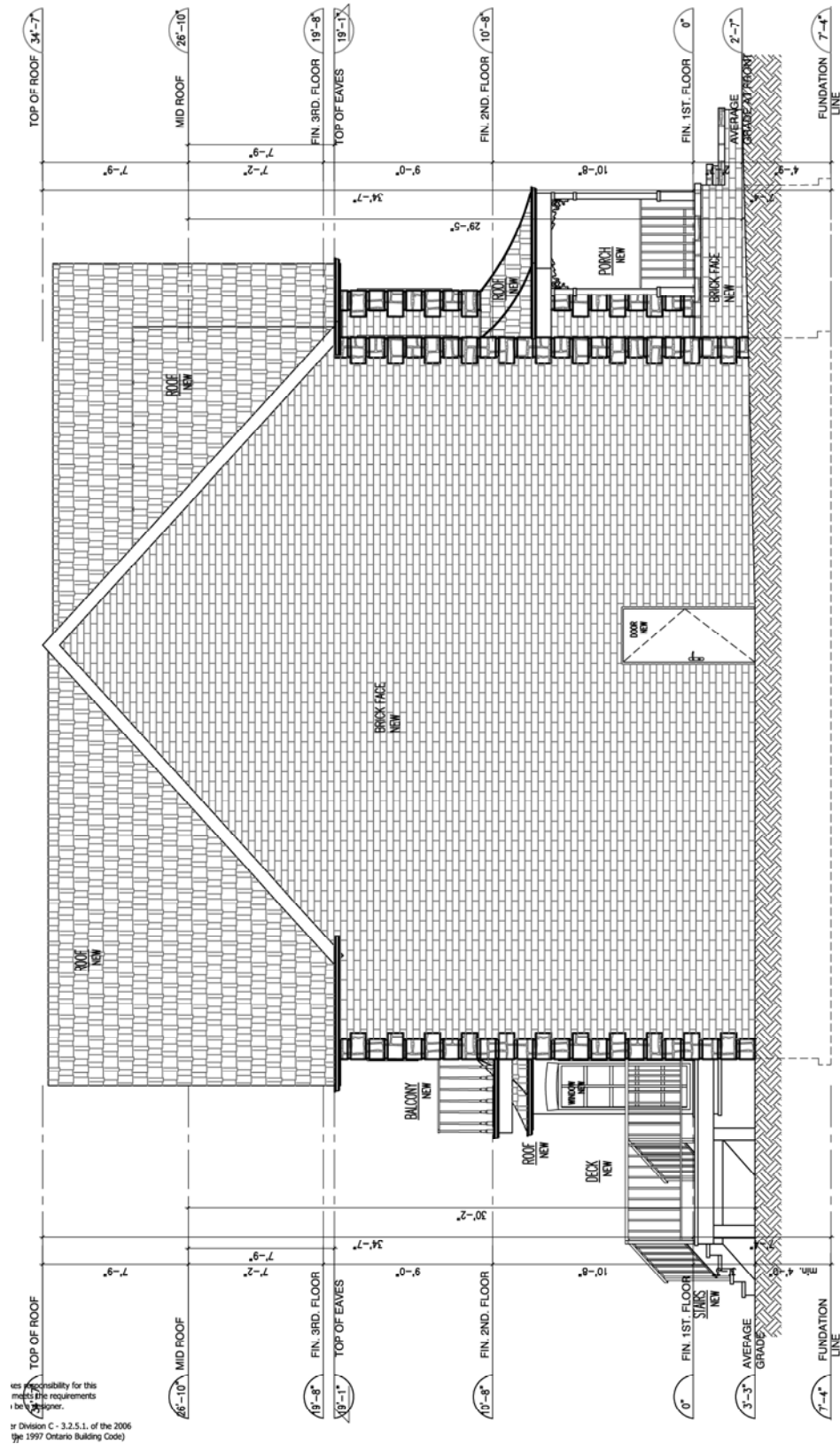
West Elevation (Front)



South Elevation



East Elevation (Rear)



North Elevation



Photos of Existing Structure: View from Brooke Street