

HERITAGE VAUGHAN REPORT

DATE: Wednesday, August 15, 2018

WARD(S): 2

**TITLE: NEW CONSTRUCTION – DETACHED GARAGE
8248 KIPLING AVENUE
WOODBIDGE 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 8248 Kipling Avenue, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a new detached garage to be located at 8248 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 the new construction 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 new construction at 8248 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; and
 - c) 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 northwest corner of Kipling Avenue and City Park Circle in the WHCD Plan area and is Designated Part V as per the *Ontario Heritage Act* ("OHA"). The existing house on the subject property is constructed in the Queen Anne style circa 1890. The inventory for the Woodbridge HCD identifies this building as a "contributing" building.

Previous Reports/Authority

The Heritage Vaughan Committee previously approved demolition a garage on the subject property as part of the approval of a new development adjacent to the subject property

A previous proposal was recommended for approval at the Heritage Vaughan Committee meeting of March 20, 2013. This proposal included the construction of a new development including townhouse, semi-detached and detached dwellings along Kipling Avenue and the demolition of a garage located at the rear of the subject lands to accommodate the development. The full report is available online at:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV%200320_13_1.pdf

Analysis and Options

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

The proposal is for a new detached garage 26.75 m² in size to be located in the rear/interior side yard of 8248 Kipling Avenue. The garage will be accessed from the existing paved driveway to the north of the existing house. The garage will be set back 1.24 m from the existing house and is 4.05 m in height from the average elevation of the finished grade at the front of the building to the mean height between the eaves and the highest point of the gable roof. The proposed exterior finish is board and batten with cedar shake gable ends, which is consistent with the Queen Anne design of the contributing building. The roof material is asphalt shingles and the proposed door and garage doors will be wood or metal with wood panel facing.

Minor Variances are required to permit the detached garage

The applicant has submitted a Minor Variance application (A122-18) for the proposed garage. The Building Standards Department has confirmed that the following minor variances are required to Zoning By-law 1-88:

1. To permit a minimum interior side yard setback of 0.91 m to the accessory building (garage) whereas 1.2 m is required.
2. To permit a maximum building height to the nearest part of the roof of the accessory building (garage) of 3.3 m whereas 3.0 m is required.
3. To permit a maximum building height to the highest point of the roof for the accessory building (garage) of 4.8 m whereas 4.5 m is required.

Cultural Heritage can support the above variances as they do not conflict with the applicable policies of the WHCD Plan. The required By-law relief for the interior side yard setback can be supported as it provides an appropriate separation between the contributing brick building and the proposed new garage. The required By-law relief for the garage height is appropriate as the rear garage will remain subordinate in height to the existing contributing brick building.

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 slightly behind and to the side of the existing contributing building that fronts onto Kipling Avenue. It will be partially visible from the Kipling Avenue streetscape, but will be set back 19.25 m from Kipling Avenue.
- It is also noted that the garage is located along the side of the rear addition (built in the 1980's) and not the main contributing 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 Queen-Anne inspired 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

“Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions”.

- The proposed board and batten siding is not listed in the above appropriate materials, but this is a common material used for detached garages along Kipling Avenue (as shown in Attachment #3). Although the exterior material does not match the existing brick of the existing contributing house, this material is a traditional material that will allow the garage to appear as a separate outbuilding to the existing house. The applicant has indicated that the proposed board and batten will be dark red to compliment the red clay brick of the existing contributing building. The proposed garage design is Queen Anne inspired and integrates the cedar gable end of the contributing building. Therefore, Cultural Heritage staff are satisfied with the proposed board and batten material.

“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 one wood door and two wood paneled garage doors.

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 By-law 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 conforms with the policies of the WHCD Plan.

Timeline

This application is subject to the 90-day review under the *Ontario Heritage Act*. This application was declared complete on July 17, 2018, and must be deliberated upon by October 15, 2018, to meet the 90-day timeline.

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 8248 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. Proposed Building Materials and Colours
5. Site Plan, ADM Design Build Inc., May 2018
6. Proposed Garage Elevation, ADM Design Build Inc., May 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

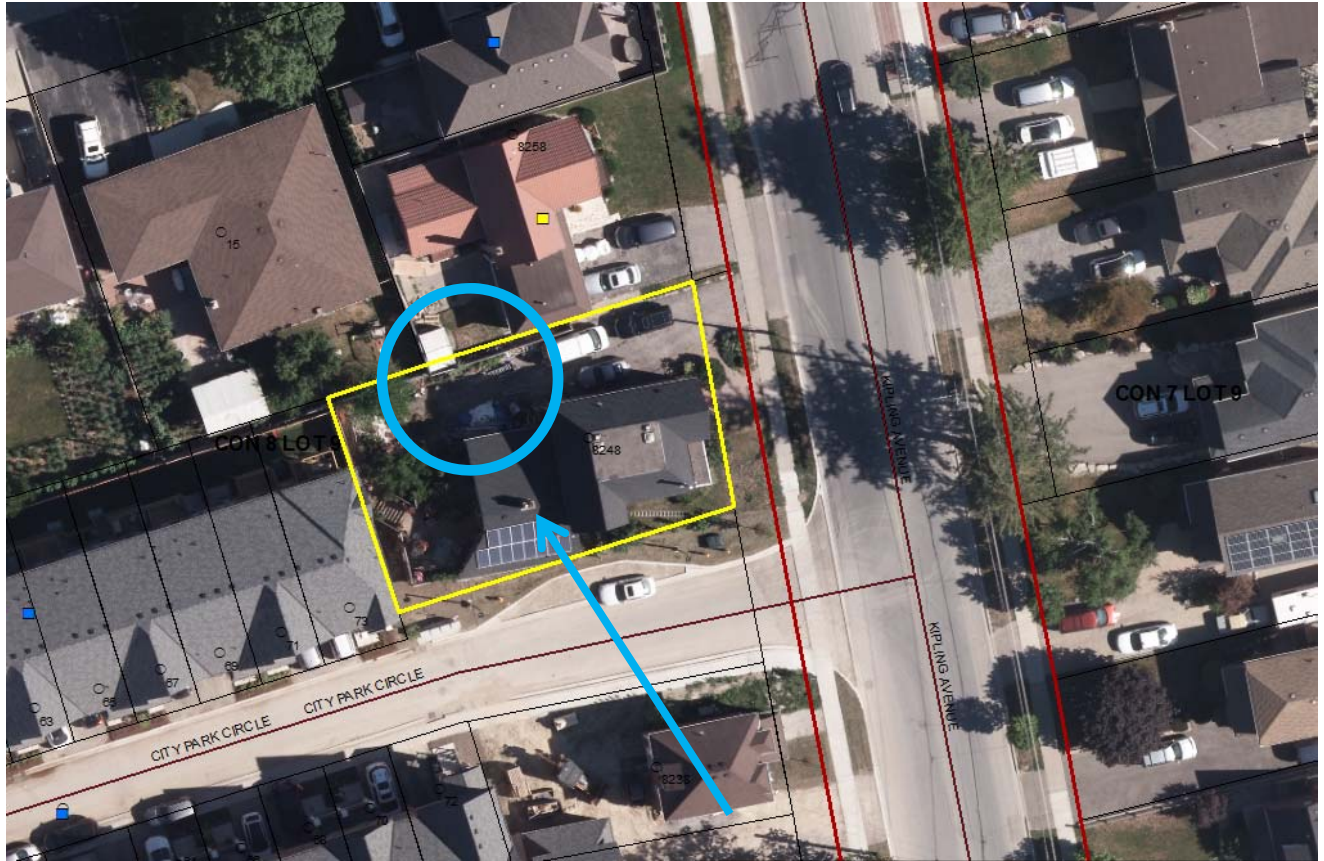


8248 Kipling Avenue

Woodbridge HCD (Yellow shaded area)

Attachment 2

Subject Property



Approximate Location of Proposed Garage

Attachment 3

8248 Kipling Avenue



Location of Proposed Garage



Later Rear Addition



Similar Rear/Side Wood Garages

8238 Kipling Avenue



8265 Kipling Avenue



8258 Kipling Avenue




Attachment 4

Proposed Building Materials and Colours (as indicated by Owner)

Gable end Cedar Shake Shingles (to match existing building):



Board and batten wood siding – Maibec Wood Siding (will be similar to 8258 Kipling Avenue):




Genuine
Wood siding

SAMPLES FAVOURITES FIND A DEALER ABOUT CANADA EN ▼

Genuine
Wood siding **Resistech**
Engineered siding

Inspiration Products Colours Choose Maibec My project Support



Genuine wood siding

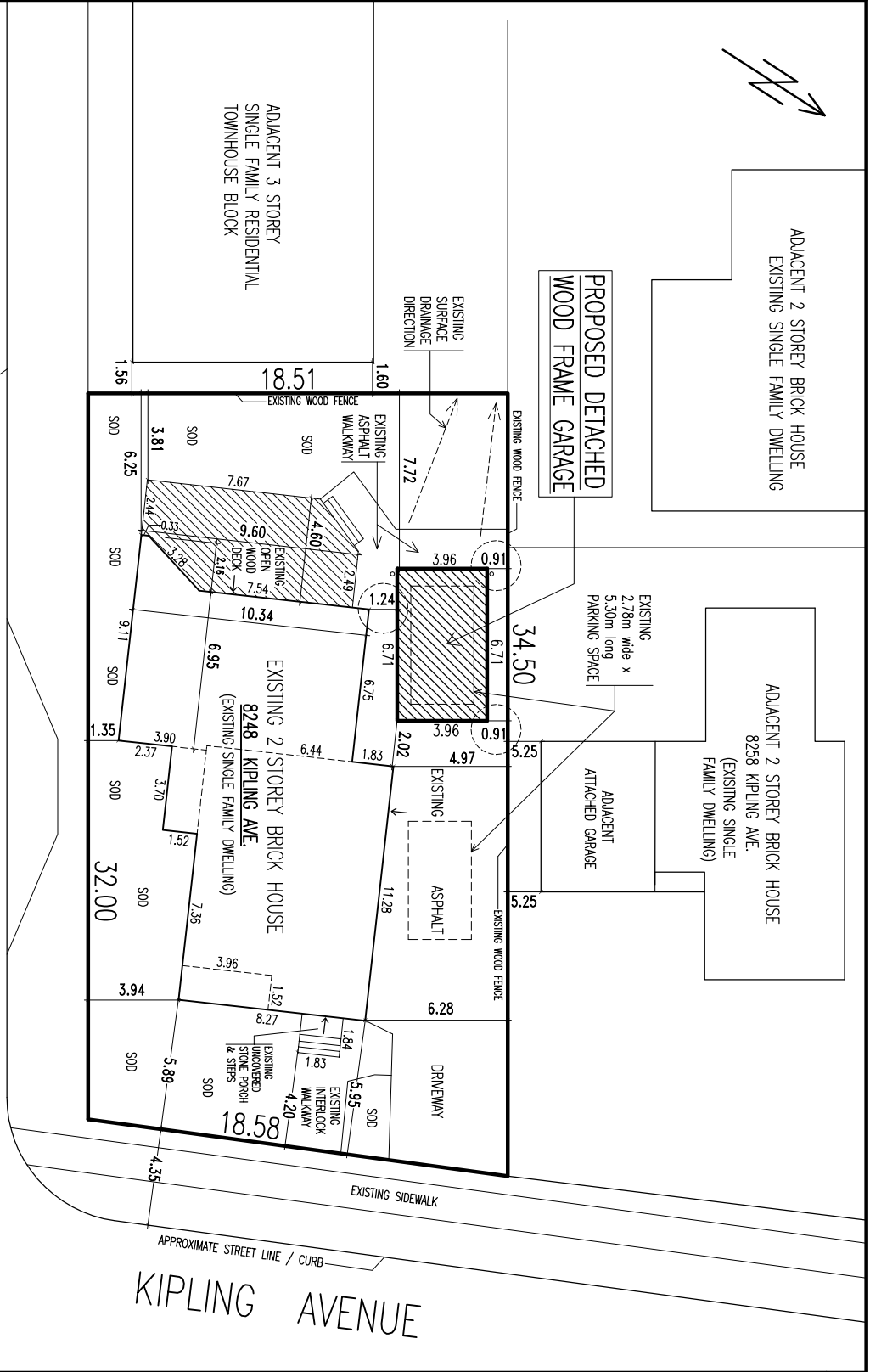
A time-proven choice. For over 40 years, Maibec siding has been famous for its durability and high quality finishes available in an impressive variety of colours. Our genuine wood siding is made according to the industry's strictest standards for performance and appearance. Whether used alone or combined with our moulding or shingles, Maibec siding will lend organic beauty and warmth to any architectural style for years to come.

8258 Kipling Avenue



Board and Batten colour (to compliment red clay brick and match previous garage):





SITE DATA:

LOT AREA:	616.00 SM
EXISTING HOUSE COVERAGE:	173.10 SM
EXISTING OPEN PORCH AREA:	3.40 SM
EXISTING OPEN DECK AREA:	40.00 SM
EXISTING PARKING SPACES:	1 IN GARAGE 1 ON DRIVEWAY

TOTAL EXISTING LOT COVERAGE: 216.50 SM

PROPOSED GARAGE AREA: 26.57 SM

PROPOSED LOT COVERAGE: 243.07 SM
= 39.45 %
(MAX. 40% REQUIRED)

SITE NOTES:

- ALL EXCAVATED MATERIALS TO BE IMMEDIATELY REMOVED FROM THE SITE
- ALL GRADERS ARE EXISTING AND TO REMAIN UNCHANGED
- INDICATES ENTRY DOORS ACCESSING/EXITING BUILDING

1 SITE PLAN
A-1 SCALE: 1:180

REGISTERED PLAN
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY
OF YORK
8248 KIPLING AVENUE

SITE PLAN

SCALE: 1:180 (1"=15')	DATE: 05/2018	PROJECT No.:	DRAWING No. A-1
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Signature: Alberto Del Maestro	Date: 14/07/18
Other Designer B.C.I.N. #: 22222	

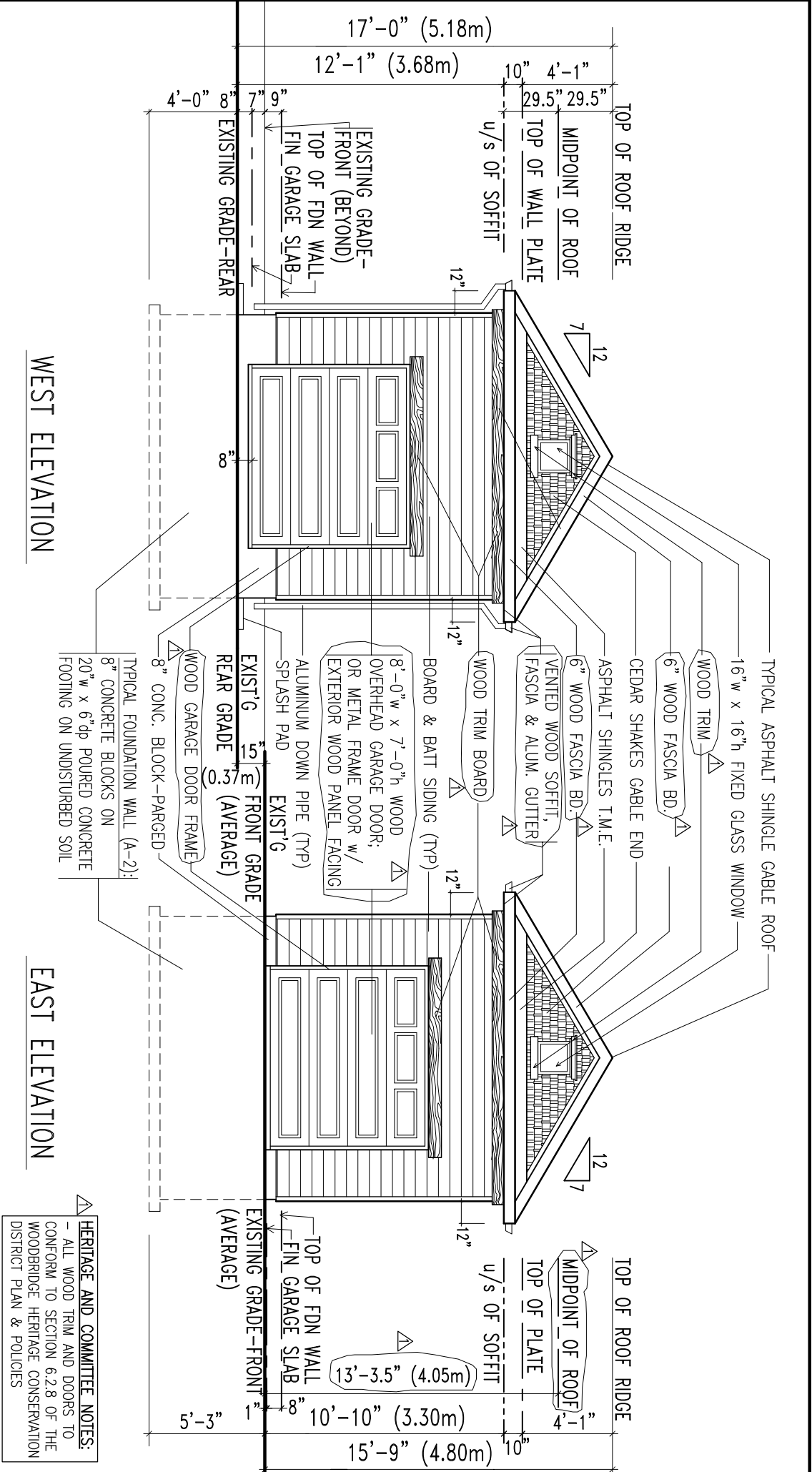
COA APPLICATION	REVISION	Date
		June/2018

PROJECT: PROPOSED DETACHED FRAME GARAGE
GINO LA CORTE
8248 KIPLING AVE.
WOODBRIIDGE, ONTARIO L3L 2A4

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DRAWINGS & SPECIFICATIONS ARE SERVICE INSTRUMENTS & REMAIN THE PROPERTY OF THE DESIGNER
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE, AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER IN WRITING, BEFORE CONSTRUCTION COMMENCES
- ALL DESIGN, CONSTRUCTION & MATERIALS WHETHER SPECIFIED ON THE DRAWINGS OR NOT, ARE TO CONFORM TO THE PROVISIONS OF THE ONTARIO BUILDING CODE, REVISED TO DATE, CSA, ULC & NFPA STANDARDS. MUNICIPAL ZONING BY-LAWS AND ALL AUTHORITIES HAVING JURISDICTION
- ONLY AFTER THE APPLICABLE BUILDING PERMITS HAVE BEEN ISSUED

design build inc.
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300 Steeles Ave. E., Unit 110, Brampton, Ontario L7L 1A2
(416) 837-7255 Email: adm@admbuild.com
admbuild.com

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-ALL DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION.

-ONLY AFTER THE APPLICABLE BUILDING PERMITS HAVE BEEN ISSUED.

The undersigned is qualified per O.B.C. Div. C-32.5.1.
I have reviewed and takes responsibility for this design.

Signature: *Alberto Del Moestiro* Date: 14/07/18

Other Designer B.C.I.N. #: 222222

No.	REVISION	Date
1	WOOD TRIM/DOORS, ROOF MIDPOINT	14/07/18

PROJECT:

PROPOSED DETACHED
FRAME GARAGE
GINO LA CORTE
8248 KIPLING AVE.,
WOODBRIIDGE, ONTARIO L5L 2A4

TITLE:

ELEVATIONS

SCALE: 1/4"=1'-0"

DATE: 05/2018

DRAWN: ADM

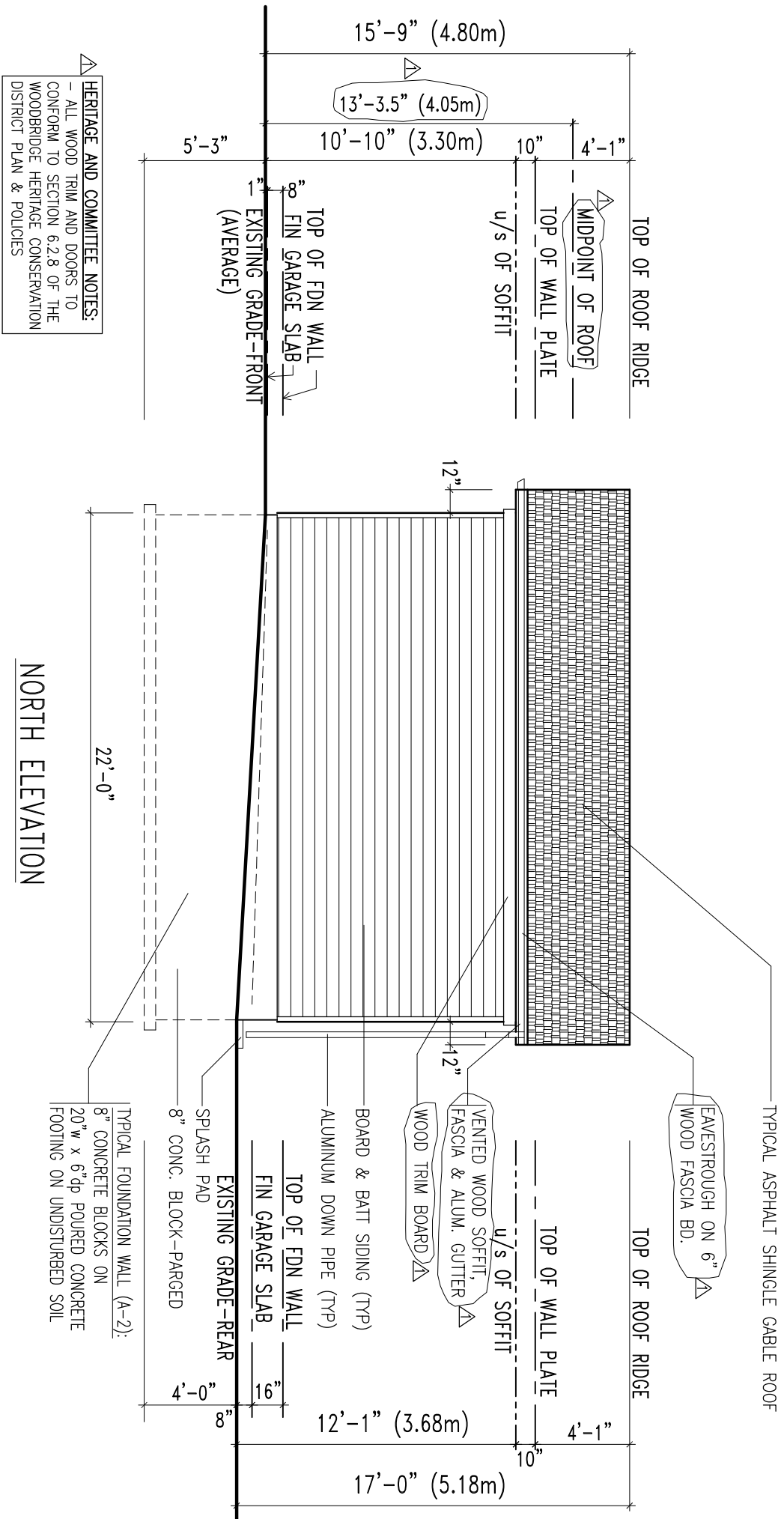
PROJECT No.

DRAWING No. **A-3**

HERITAGE AND COMMITTEE NOTES:

- ALL WOOD TRIM AND DOORS TO CONFORM TO SECTION 6.2.8 OF THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT PLAN & POLICIES

TITLE: NORTH ELEVATION		
SCALE: $1/4" = 1'-0"$	DRAWN: ADM	DRAWING No. A-4
DATE: 05/2018	PROJECT No.	



TYPICAL ASPHALT SHINGLE GABLE ROOF

TOP OF ROOF RIDGE

EAVESTROUGH ON 6" WOOD FASCIA BD.

TOP OF WALL PLATE

u/s OF SOFFIT

VENTED WOOD SOFFIT, FASCIA & ALUM. EAVESTROUGH

WOOD TRIM BOARD

BOARD & BATT SIDING (TYP)

ALUMINUM DOWN PIPE (TYP)

TOP OF FDN WALL

FIN GARAGE SLAB

EXISTING GRADE-REAR

SPLASH PAD

8" CONC. BLOCK-PARGED

TYPICAL FOUNDATION WALL (A-2):
8" CONCRETE BLOCKS ON
20" w x 6" dp POURED CONCRETE
FOOTING ON UNDISTURBED SOIL

TOP OF ROOF RIDGE

MIDPOINT OF ROOF

TOP OF WALL PLATE

u/s OF SOFFIT

13'-3.5" (4.05m)

TOP OF FDN WALL
FIN GARAGE SLAB

EXISTING GRADE-FRONT (AVERAGE)

34" w x 80" h WOOD DOOR & FRAME
D2

HERITAGE AND COMMITTEE NOTES:
- ALL WOOD TRIM AND DOORS TO
CONFORM TO SECTION 6.2.8 OF THE
WOODBRIIDGE HERITAGE CONSERVATION
DISTRICT PLAN & POLICIES

SOUTH ELEVATION

22'-0"

17'-0" (5.18m)

12'-1" (3.68m)

4'-1"

4'-1"

15'-9" (4.80m)

10'-10" (3.30m)

5'-5"



A D M
design build inc.

300 Steeles Ave. E., Unit 110, Brampton, Ontario L6T 1A2
Tel: (416) 835-7255 Email: andm@admbuild.com
admbuild.com

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- ALL DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY AFTER THE APPLICABLE BUILDING PERMITS HAVE BEEN ISSUED.

The undersigned is qualified per OBC Div. C-3.2.5.1.
Has reviewed and takes responsibility for this design.
Signature: Alberto Del Moestro
Date: 14/07/18
Other Designer B.C.I.N. #: 22222

No.	REVISION	Date
1	WOOD TRIM/DOORS, ROOF MIDPOINT	14/07/18

PROJECT:

PROPOSED DETACHED
FRAME GARAGE
GINO LA CORTE
8248 KIPLING AVE.,
WOODBRIIDGE, ONTARIO L5T 2A4

TITLE:

SOUTH ELEVATION
SCALE: 1/4"=1'-0"
DATE: 05/2018
DRAWING No. A-5

