HERITAGE VAUGHAN COMMITTEE AUGUST 21, 2013

2. <u>705 NASHVILLE ROAD – REVIEW OF APPLICATION FOR MINOR VARIANCE FOR LOT COVERAGE – WARD 1</u>

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan support the application for minor variance in lot coverage for 705 Nashville Road subject to the following condition:
 - That proposed building materials be reviewed and approved by Cultural Services staff.
- 2) That the applicant be advised that if there are any new 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 review the request for minor variance for lot coverage in order to increase lot coverage for 705 Nashville Road from 10% maximum allowable to 17.9%. This increased lot coverage is in relation to a previously approved design by Heritage Vaughan in April of 2013. The need for increased lot coverage was not addressed at the April 2013 meeting and is being brought to the Heritage Vaughan Committee at this time.

Background - Analysis and Options

Background

This application is in relation to a previously approved design that was presented to Heritage Vaughan on April 17, 2013. The following was the recommendation:

Heritage Vaughan recommends:

That Heritage Vaughan approve the proposed addition to 705 Nashville Road subject to the following condition:

- That proposed building materials be reviewed and approved by Cultural Services staff.
- 2) That the applicant be advised that if there are any new 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.

Typically, the need for variances and other related information is disclosed along with the application for the design of the building, however, due to a staff oversight, the information for an increase in lot coverage was not included in the April 17, 2013 staff report to Heritage Vaughan.

The standard process regarding applications in a Heritage Conservation District is that this application will require the review of Heritage Vaughan, as it is a significant increase in lot coverage. Ideally, it would have been included in the April 2013 meeting, however, it is being presented to Heritage Vaughan at this August 21, 2013 meeting.

Analysis

The applicant has submitted an application for minor variance requesting approval for a lot coverage increase of 7.9%. Cultural Services highlights, however, that the design of the building has been approved and that the increase in lot coverage will not change the design of the building that the Heritage Vaughan Committee reviewed at their last April meeting.

Furthermore, Cultural Services staff is in support of this request for additional lot coverage as a similar precedent has been set in the past on the same street. The 17.9% coverage that is being requested is comprised of three pieces – 6.1% dwelling, 8.3% addition, and 3.5% carport. While the carport is included in the lot coverage, it will visually have very little impact. The precedent is a neighbouring house on Nashville Road that recently received approval from Heritage Vaughan and the Committee of Adjustment for a 16.8% lot coverage. This application (A206/13) contained a single detached house and detached garage. If the carport is not included in the lot coverage for 705 Nashville Road, the lot coverage is only 14.4% which is below the coverage approved for A206/13.

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 recommendation section of this report.

Attachments

None

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Attachment 1