

HERITAGE VAUGHAN COMMITTEE OCTOBER 16, 2013

1. HERITAGE REVIEW OF PROPOSED RENOVATIONS TO 10423 ISLINGTON AVENUE – WARD 1

Recommendation

Cultural Services recommends:

- 1) That the proposed roof replacement and porch extension of 10423 Islington Avenue, be approved subject to the following condition:
 - a. The final building materials/colours be reviewed and approved by Cultural Services staff.
- 2) That the applicant be advised that if there are any changes to the application (eg. coverage, height, building elevation, site plan) as a result of addressing issues 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 proposed roof replacement and porch extension of 10423 Islington Avenue.

Background - Analysis and Options

Location and Heritage Status

The subject property is located in the Kleinburg-Nashville Heritage Conservation District and is therefore designated Part V of the Ontario Heritage Act. 10423 Islington was built circa 1920 in the Edwardian style with a contemporary rear addition.

The property is located on the east side of Islington Avenue in the southern portion of the Kleinburg-Nashville Heritage Conservation District, just north of the McMichael Art Gallery.

Background

The subject property is one of two buildings of a development application that will see the adaptive re-use of 10423 and 10429 Islington Avenue to commercial uses and the construction of a new three-storey residential building. The application is an Official Plan Amendment, Zoning By-law Amendment, Site Plan application that is currently being reviewed by the Development Planning Department. This application was presented to the Heritage Vaughan Committee on May 22, 2013 and was approved. The following was the recommendation:

Heritage Vaughan recommends:

- 1) *That the recommendation contained in the following report of Cultural Services, dated May 22, 2013, be approved, subject to deleting and replacing recommendation 2) ii with the following:*
 - ii. *That the proposed ground sign be no higher than 1.8 metres and no wider than 1.1 metres; and*
- 2) *That the deputation of Mr. Frank Greco, applicant, be received.*

Recommendation

Cultural Services recommends:

- 1) *That Heritage Vaughan approve the subject proposal at 10423 and 10429 Islington Avenue which includes the demolition of rear additions to the buildings on the property and the detached garage and deck at 10423 Islington Avenue; and,*
- 2) *That the new residential development at the rear of the site, Building C subject to the following conditions:*
 - i. *That proposed building materials be reviewed and approved by Cultural Services staff.*
 - ii. *That the proposed ground sign be redesigned to a maximum height of 1metre.*
 - iii. *Second floor window above the entrance on Building C be removed or changed*
 - iv. *Windows on Building C be changed to 6/6 double hung windows*
 - v. *All eaves return be executed properly on Building C*
 - vi. *Doors on Building C be changed to style A, B, C, or D on p.85 of guidelines*
 - vii. *Windows on Building B changed to 2/2 double hung.*
 - viii. *Window sills be added to windows on Building B*
 - ix. *Front door on Building B be replaced with A, B, C, or D, Section 9.2.3, p.85*
- 3) *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.*

Proposal

The applicant is requesting to alter the proposal that was approved at the May 2013 Heritage Vaughan meeting by replacing the existing roof and extending the porch. The applicant presented a letter (Attachment 12) and documentation to staff from an engineer that indicated that the existing roof would require replacement. The original proposal retained the hipped roof of the main building and a replacement of the flat roof of the later rear addition. The result would have been two hipped roofs separated by a valley where the addition met the main building (Attachment 6).

The proposed replacement roof mimics the existing hipped roof for the original building and eliminates the valley and connects the two hipped roofs with a single ridge (Attachment 9 and 10). In addition, the current proposal extends the rear porch area (north elevation on Attachment 6 and Attachment 10) to the rear of the building.

The revisions to the application do not negatively impact the heritage structure and are sympathetic in nature.

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

See recommendation

Attachments

1. Location Map
2. 10429 and 10423 Islington, February 6, 2013
3. 10423 Islington rear of property
4. Rear of 10423 Islington Avenue and rear of 10423 Islington looking north, February 6, 2013
5. Site Plan, Received May 6, 2013
6. Building A elevations, received May 6, 2013
7. Revised Site Plan with 10423 Islington shaded in grey. Received October 8, 2013
8. Revised Roof Plan for 10423 Islington Avenue. Received October 8, 2013.
9. Revised Roof - South and West Elevations. Received October 8, 2013
10. Revised Roof – North and East Elevations. Received October 8, 2013
11. Revised roof – cross section. Received October 8, 2013
12. Letter from engineer. Received August 30, 2013.

Report prepared by:

Daniel Rende
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

Attachment 1



Location Map

Attachment 2



10429 and 10423 Islington, February 6, 2013

Attachment 3

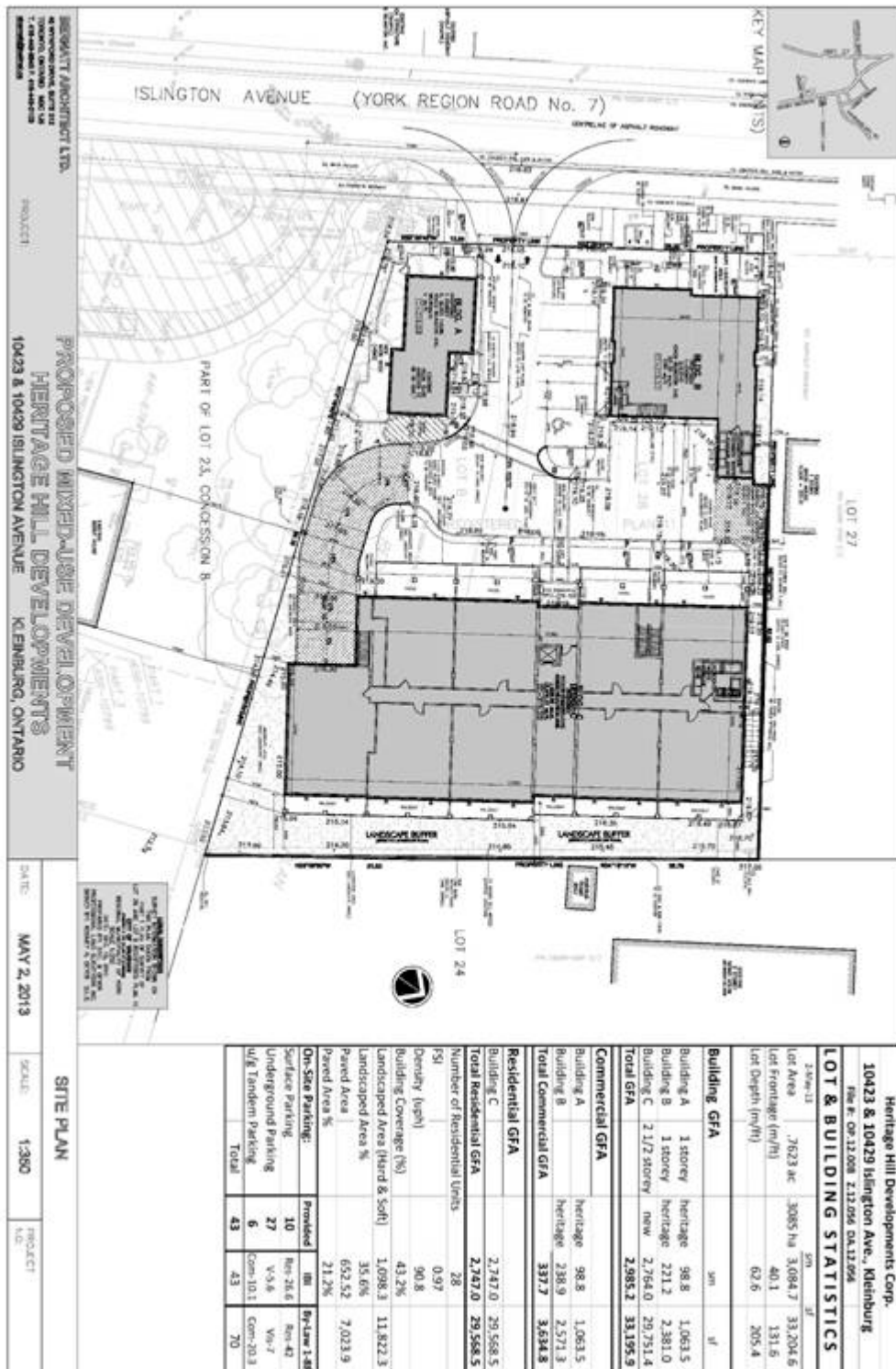


10423 Islington rear of property, February 6, 2013

Attachment 4

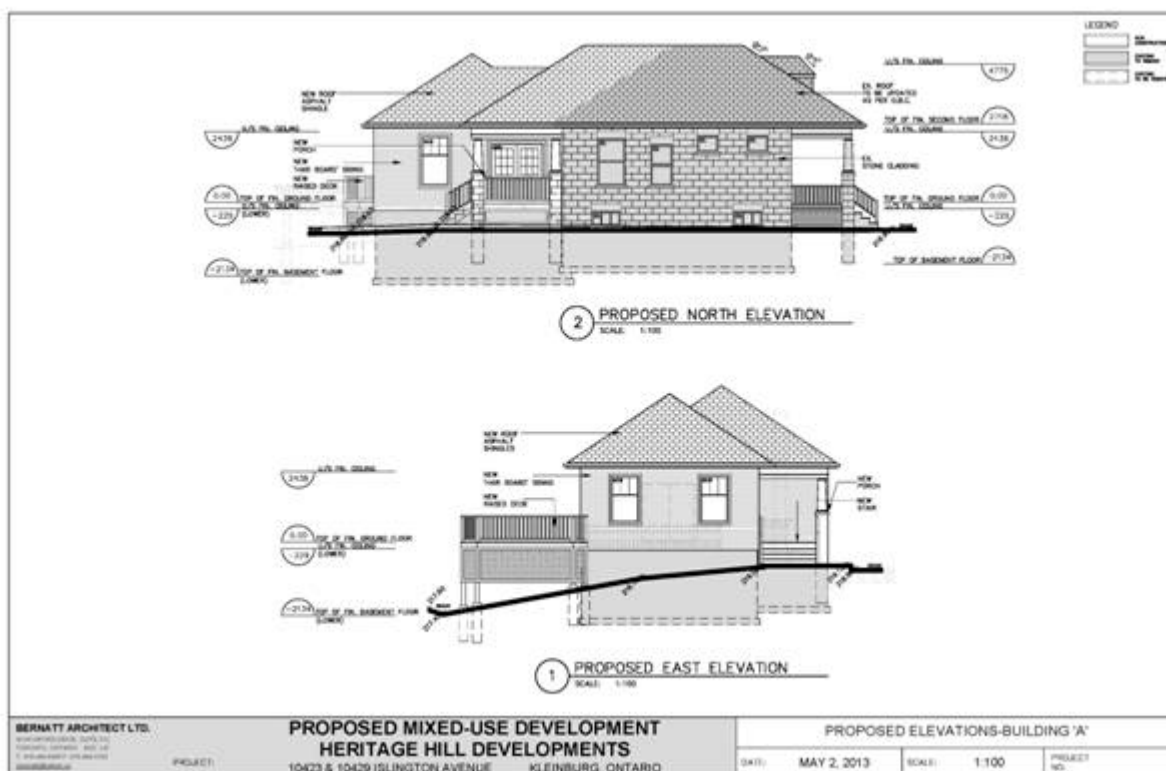
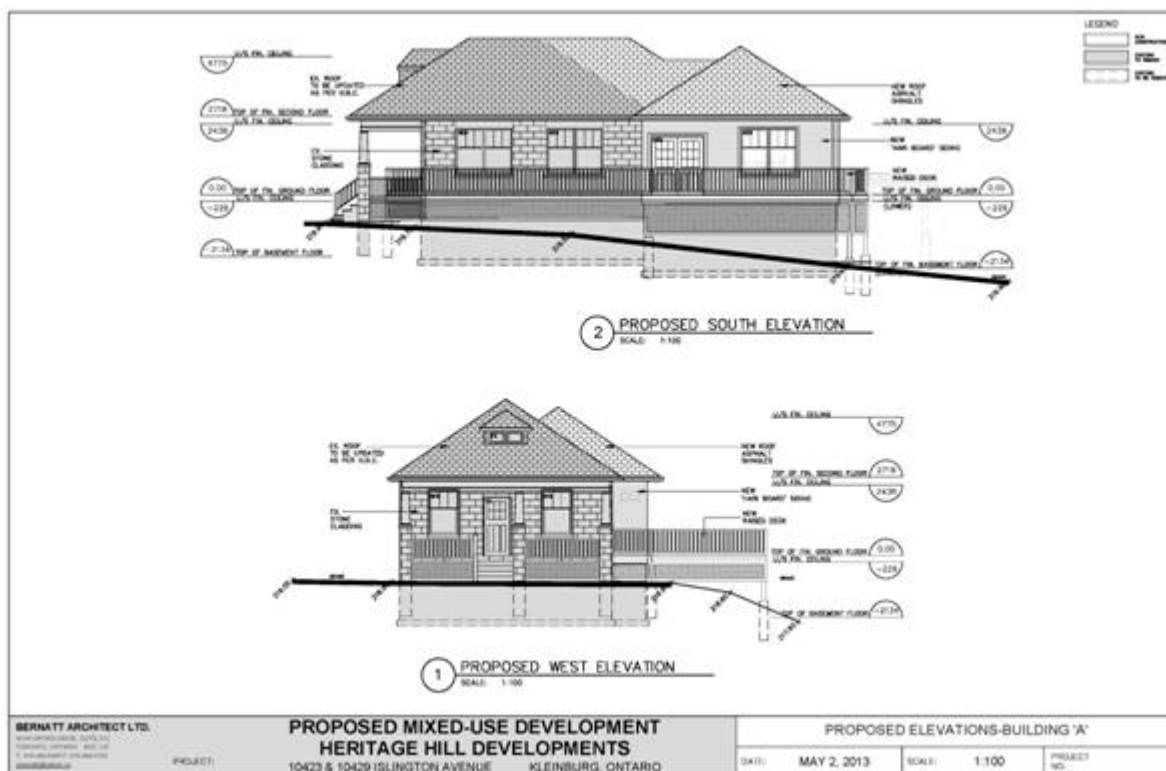


Rear of 10423 Islington Avenue and rear of 10423 Islington looking north, February 6, 2013

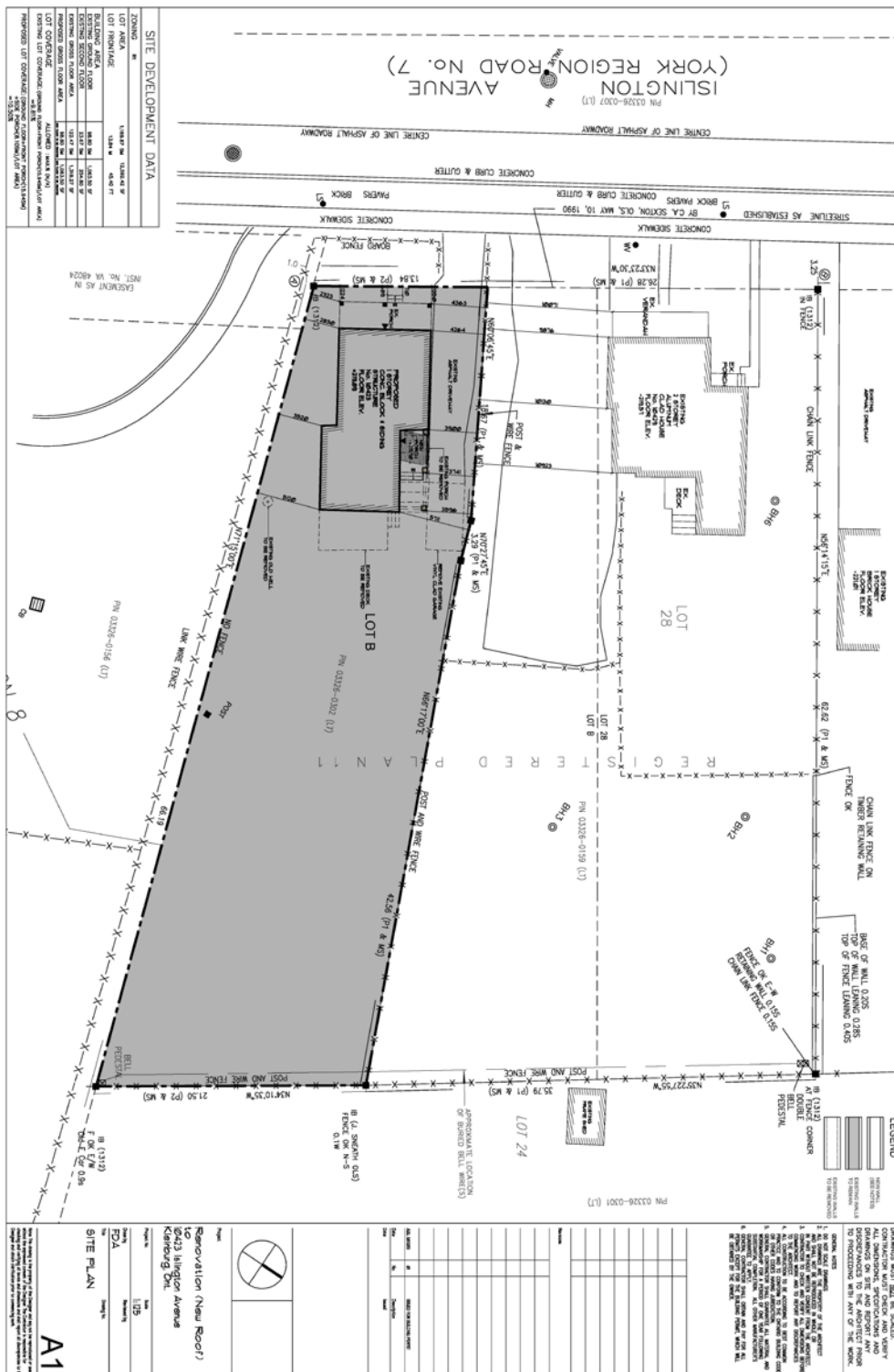


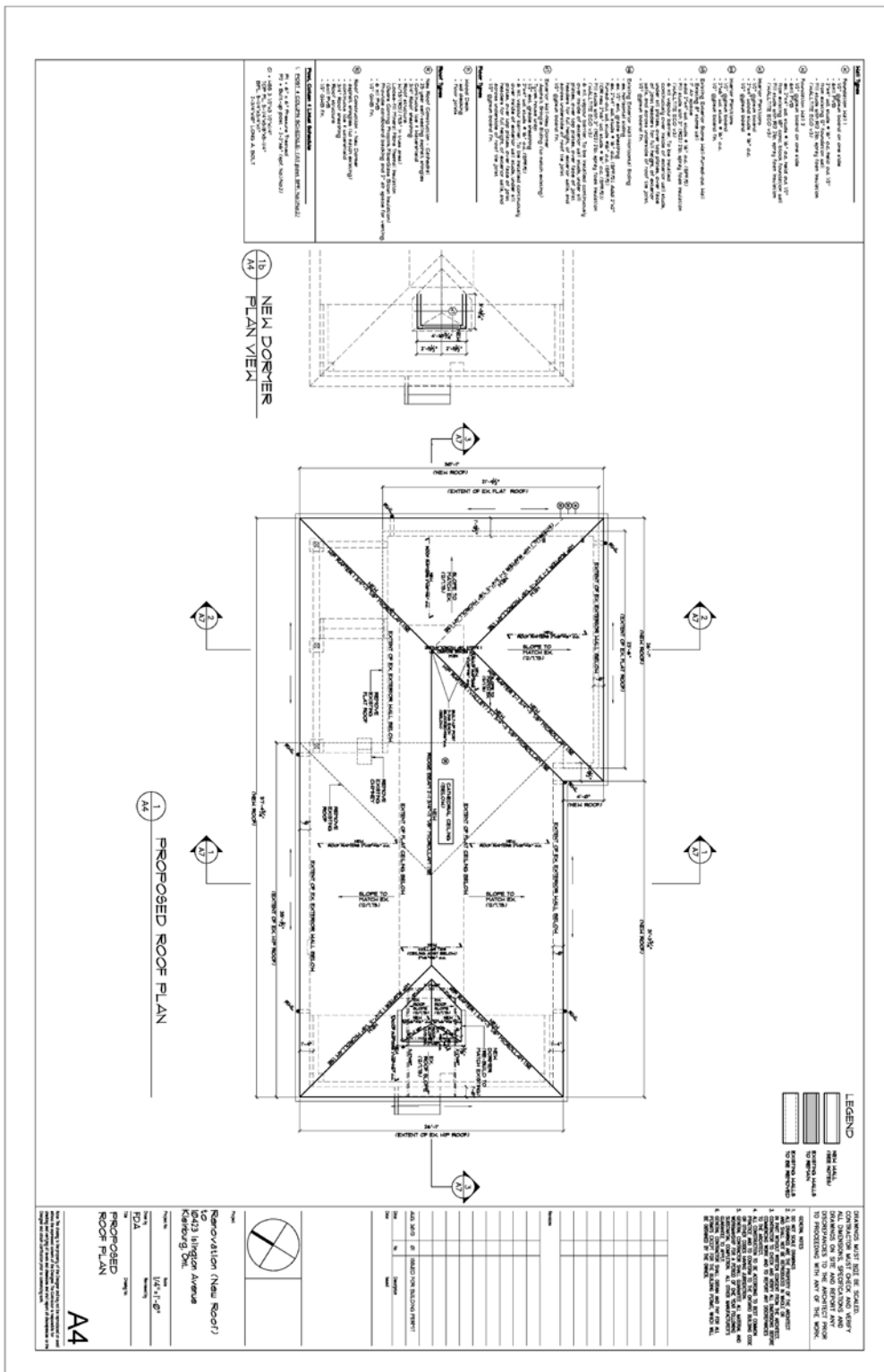
Site Plan, Received May 6, 2013

Attachment 6

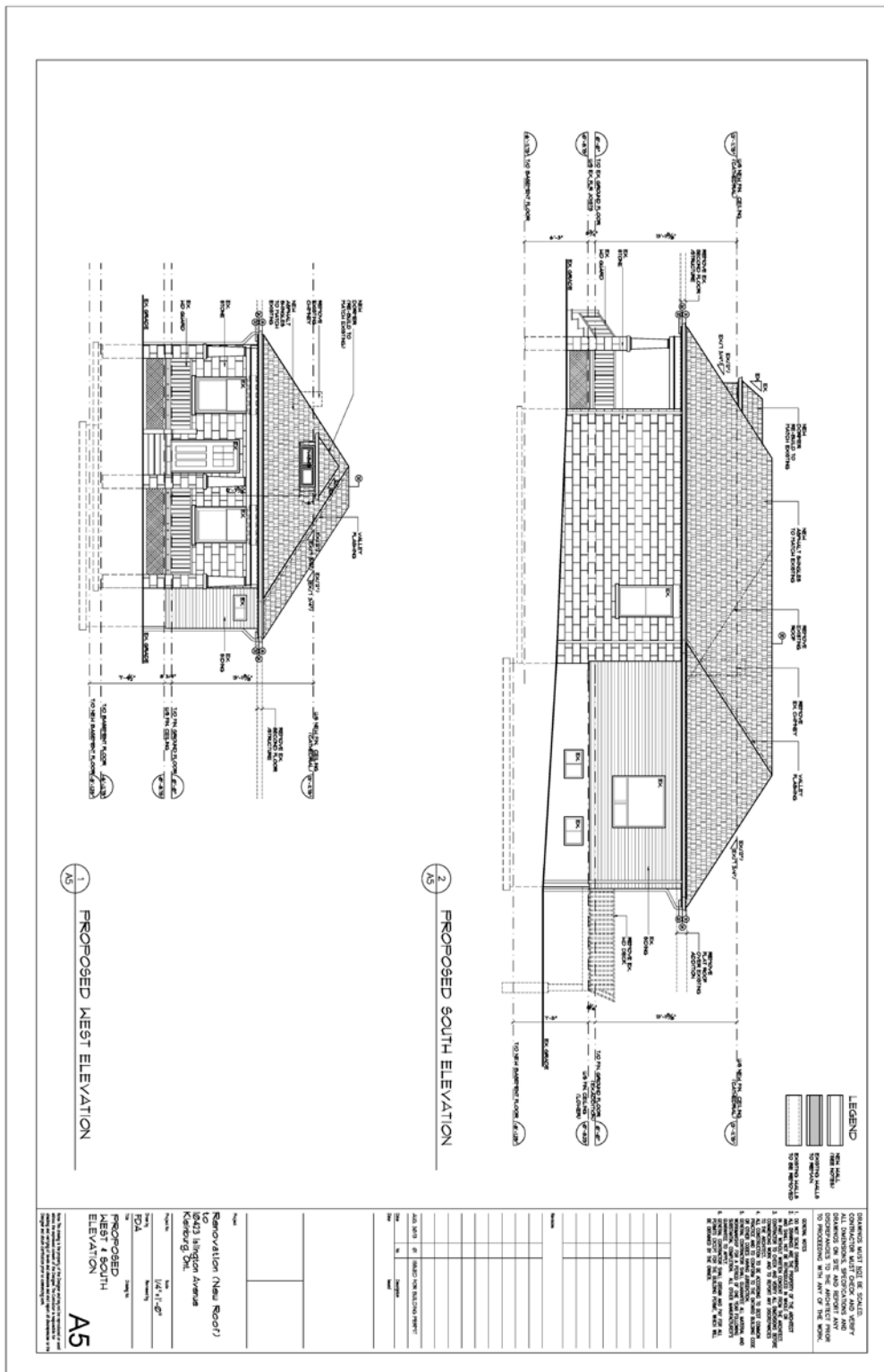


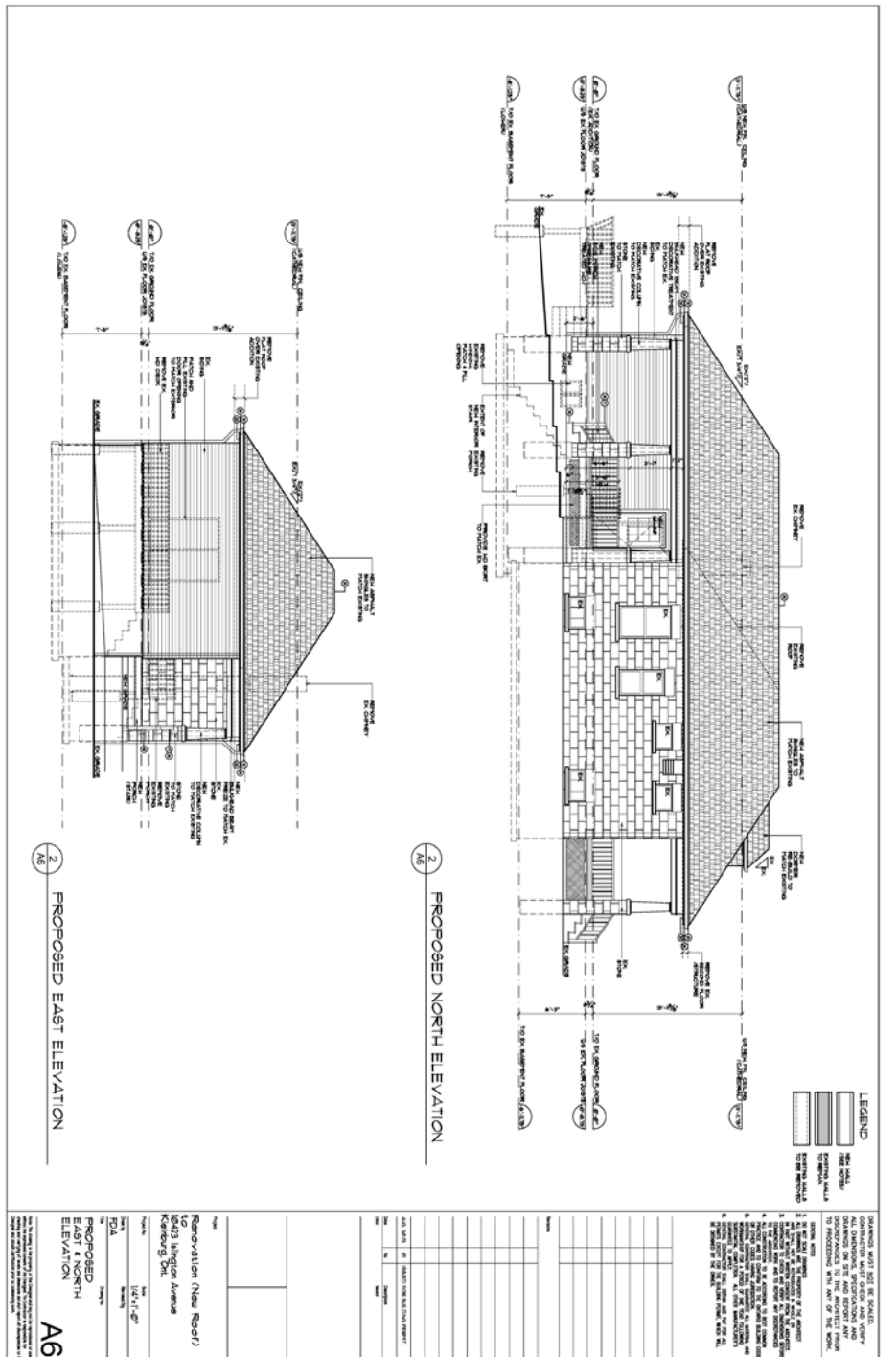
Building A elevations, received May 6, 2013

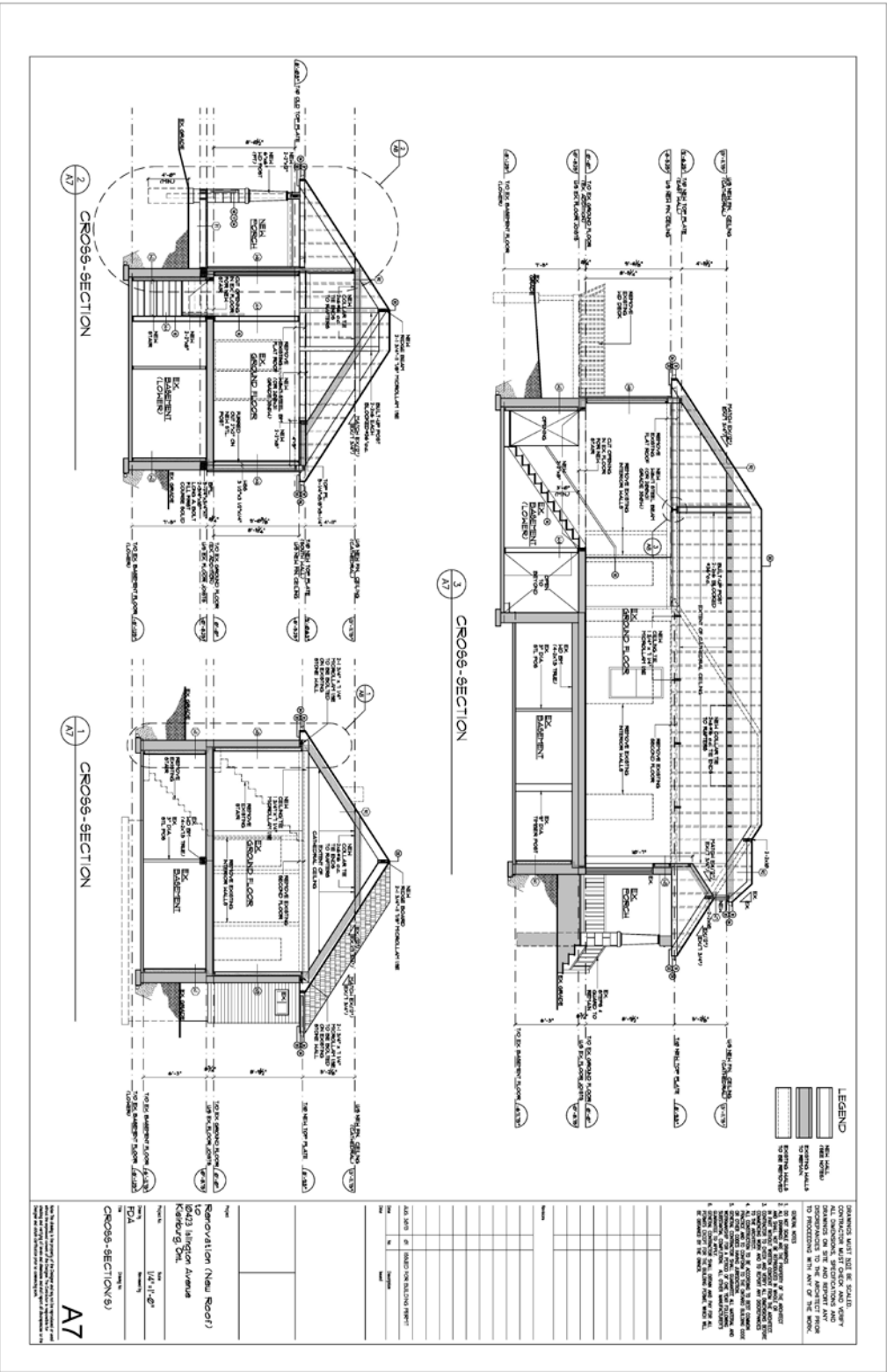




Revised Roof Plan for 10423 Islington Avenue. Received October 8, 2013.







Revised roof – cross section. Received October 8, 2013.

ROBERT S. LACKEY, M. ENG. P. ENG.

17 MEETING HOUSE ROAD, VAUGHAN, ON. L4L1K8
Phone/Fax: 905-265-8310
Cell Phone: 416-579-2158
E-mail: boblackey@rogers.com

August 28, 2013

To: Mr. Daniel Rende
City of Vaughan Cultural Services Department
2141 Major Mackenzie Dr.,
Vaughan, ON, L6A1T1

Re: 10423 Islington Ave., Vaughan, On- New Roof
Our File No. 213025

Please be advised that I have inspected the roof at the above address for an assessment. After my review of the existing roof and structure it is my recommendation that the existing roof be replaced for the following reasons:

1. The current 2" by 4" ridge board and 2" by 4" roof rafters are inadequate to meet current OBC requirements- they are undersized and cannot meet current thermal insulation R-value requirements.
2. There is significant water damage to the roofing boards and rafters resulting in some rotting and mould to structural members and insulation;
3. There is some sagging in the roof rafters as a result of structural fatigue and water damage;
4. Shingles are in poor condition and require replacement;
5. Concrete sill over existing exterior block masonry holding the roof rafters is cracked in several locations. This sill fills the soffit space and does not permit any venting of the roof. It must be removed to allow ventilation;
6. New pitched roof addition replacing the flat roof portion at the rear must blend structurally with the new roof at the front half of the dwelling to meet the OBC. The new pitched roof matches the heritage style of the rest of the dwelling's roof;

The attached Roofing Plan does not change the existing roof pitch, height, width or shape. The proposed new structural roof is in the interest of safety and are in compliance with the Ontario Building Code and good engineering practices.

Please do not hesitate to call me if any questions or comments arise.