

**ALTERATION TO 21 CHELTENHAM AVENUE**  
**WOODBIDGE HERITAGE CONSERVATION DISTRICT**  
**WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

**Recommendation**

The Director of Development Planning and Manager of Urban Design and Cultural Heritage recommend:

1. THAT the proposed alteration (one-storey addition) to the existing dwelling at 21 Cheltenham Avenue, BE APPROVED, 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 or requirements currently under review or to be submitted in the future by the Owner as it relates to the subject application.

**Contribution to Sustainability**

This report is consistent with the goals and objectives within Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

*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**

There are no requirements for new funding associated with this report.

**Communications Plan**

All materials related to the Heritage Vaughan Committee are posted on the City's website.

**Purpose**

The purpose of this report is to seek Heritage Vaughan approval for a proposed one-storey addition to an existing bungalow located at 21 Cheltenham Avenue, a property located in the Woodbridge Heritage Conservation District (HCD) and designated under Part V of the *Ontario Heritage Act*.

**Timeline**

This application is subject to the 90 day review under the Ontario Heritage Act. This application was declared complete on September 28, 2017, and must be deliberated upon by December 27, 2017, to meet the 90 day timeline.

## **Background - Analysis and Options**

### **Location and Heritage Status**

The subject property is municipally known as 21 Cheltenham Avenue is located on the south side of Cheltenham Avenue, a street that intersects Kipling Avenue in the southern portion of the Woodbridge HCD. The subject property is noted as “non-contributing” within the Woodbridge HCD Plan. The buildings on the property include a bungalow and detached garage constructed circa 1950.

### **Proposed Alterations**

The proposal includes the retention of the existing bungalow and a proposed one-storey addition at the rear of the property. The proposed one-storey addition will be lower than the existing front portion of the house and will not be visible from the street. The addition will be clad in a similar siding material to match the existing portion and will have a hipped roof with asphalt shingles to match the existing dwelling.

A previous application for a rear addition and rear deck was reviewed and approved by the Heritage Vaughan Committee, with a Heritage Permit (HP.2016-019-00) issued by Cultural Heritage Staff on July 4, 2016.

### **Kipling Avenue Character Area**

The subject property is located within the Kipling Avenue Character Area of the Woodbridge HCD and contains an existing non-contributing building. Therefore, the applicable guidelines within the sections for the Kipling Avenue Character Area (6.1.2) and Approach to Non-Contributing Buildings (6.2.5) of the District Plan apply:

#### *Section 6.1.2 Kipling Avenue North and South – Guidelines:*

##### *“2. New and renovated buildings and landscapes must:*

- a) conserve and enhance the tree canopy;*
  - e) maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;*
  - f) be no taller than 3 floors (11 m); and*
  - h) provide a design that is sympathetic with the character of adjacent properties.”*
- The proposed addition will not require the removal of any existing trees on the subject property. In addition, the proposed addition will be located at the rear of the property and is one-storey in height, and therefore will not interfere with the existing intimate scale of the street. The proposed design is sympathetic to the existing dwelling and the adjacent properties that are located within the Woodbridge HCD area.

#### *6.2.5 Approach to Non-Contributing Buildings:*

*“Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued.*

*Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new*

*buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.*

- The proposed addition will contribute to the heritage character of Woodbridge as a whole, as the one-storey rear-addition will not negatively impact the existing streetscape in terms of its scale, height and design. The addition will allow for the functional use of an existing non-contributing but sympathetic dwelling within the Woodbridge HCD. The proposed one-storey addition will contribute to the existing scale and character of the adjacent contributing building located at 7845 Kipling Avenue is a 1960's one-storey contemporary style dwelling.

#### Conclusion

Based on the above analysis, the proposed alterations to the existing dwelling is in conformity with the policies of the Woodbridge HCD Plan.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

#### **Regional Implications**

N/A

#### **Conclusion**

Cultural Heritage staff recommends approval of the proposed addition and deck to the existing bungalow as it complies with the policies and guidelines within the Woodbridge Heritage Conservation District.

#### **Attachments**

1. Location Map
2. Subject Property Location and Photos
3. Proposed Site Plan and Elevations

#### **Report prepared by:**

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

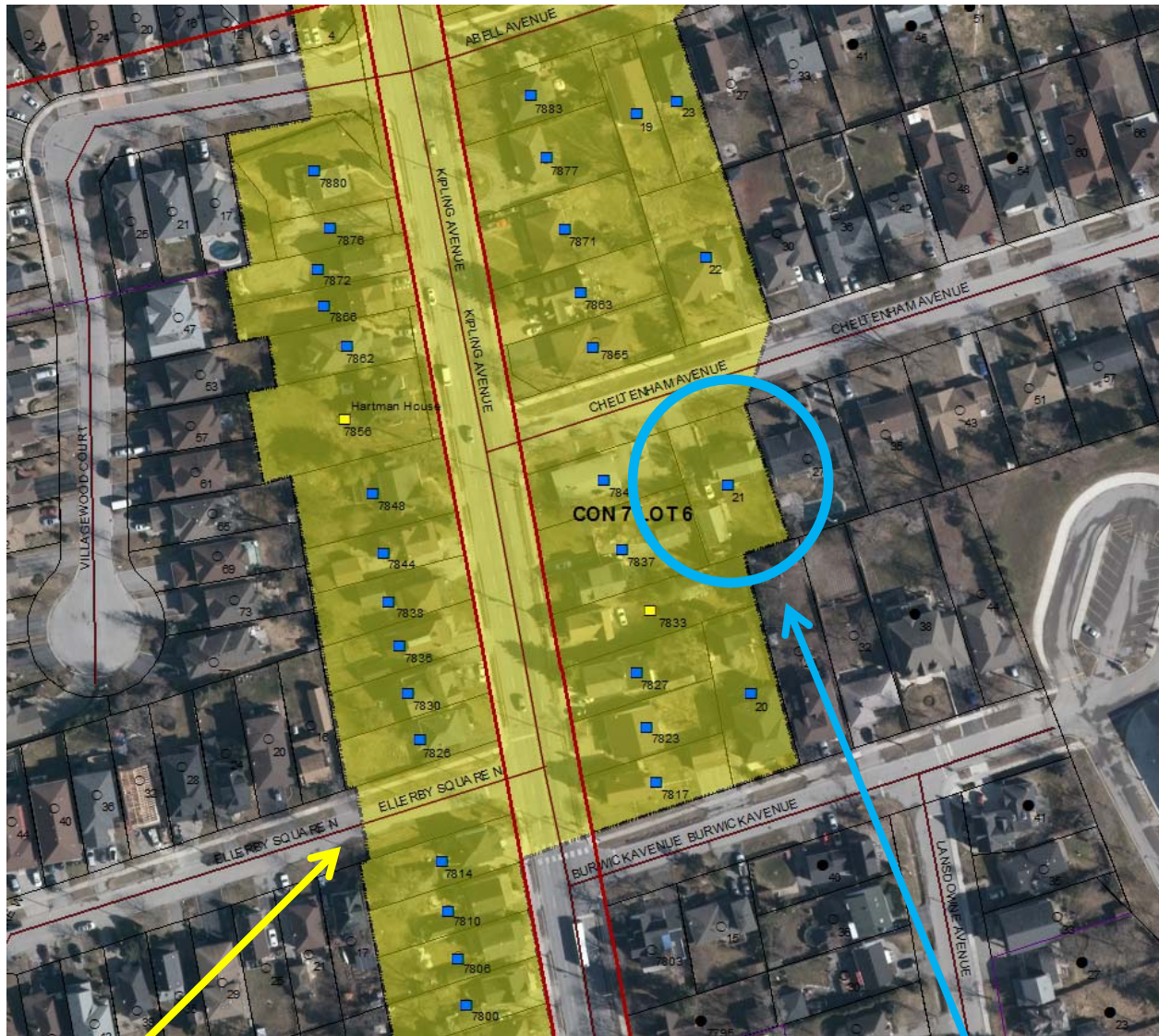
Respectfully submitted,

MAURO PEVERINI  
Director of Development Planning

/CM

ROB BAYLEY  
Manager of Urban Design and  
Cultural Heritage

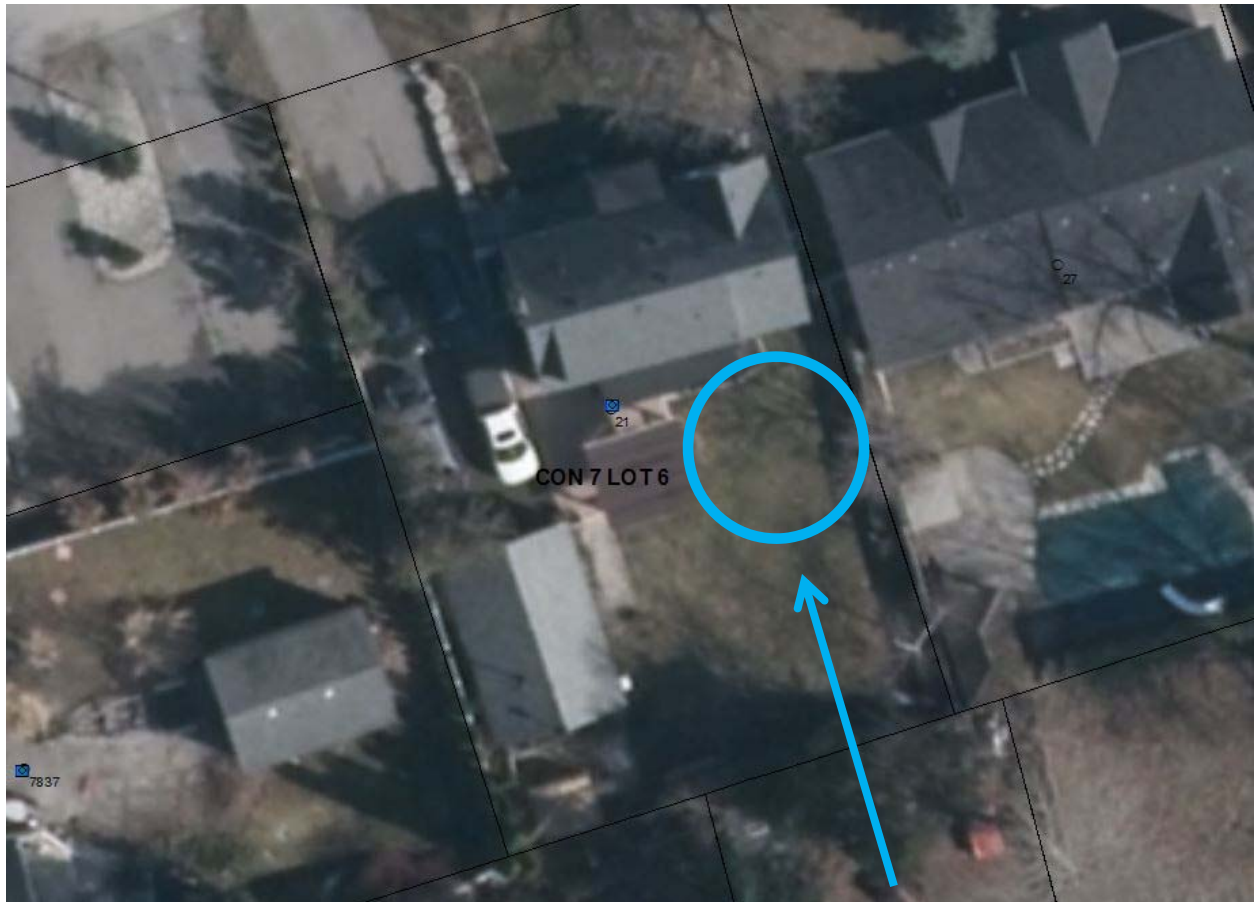
**Location Map**



**Woodbridge HCD (Yellow shaded area)**

**21 Cheltenham Avenue**

**Subject Property**



**Approximate Location of Proposed Addition**



**Approximate Location of Proposed Addition**





**Existing Deck to Remain**





**Existing Front Elevation**





SITE STATISTICS

LOT AREA: 9495.42 S.F. (882.15 S.M.)

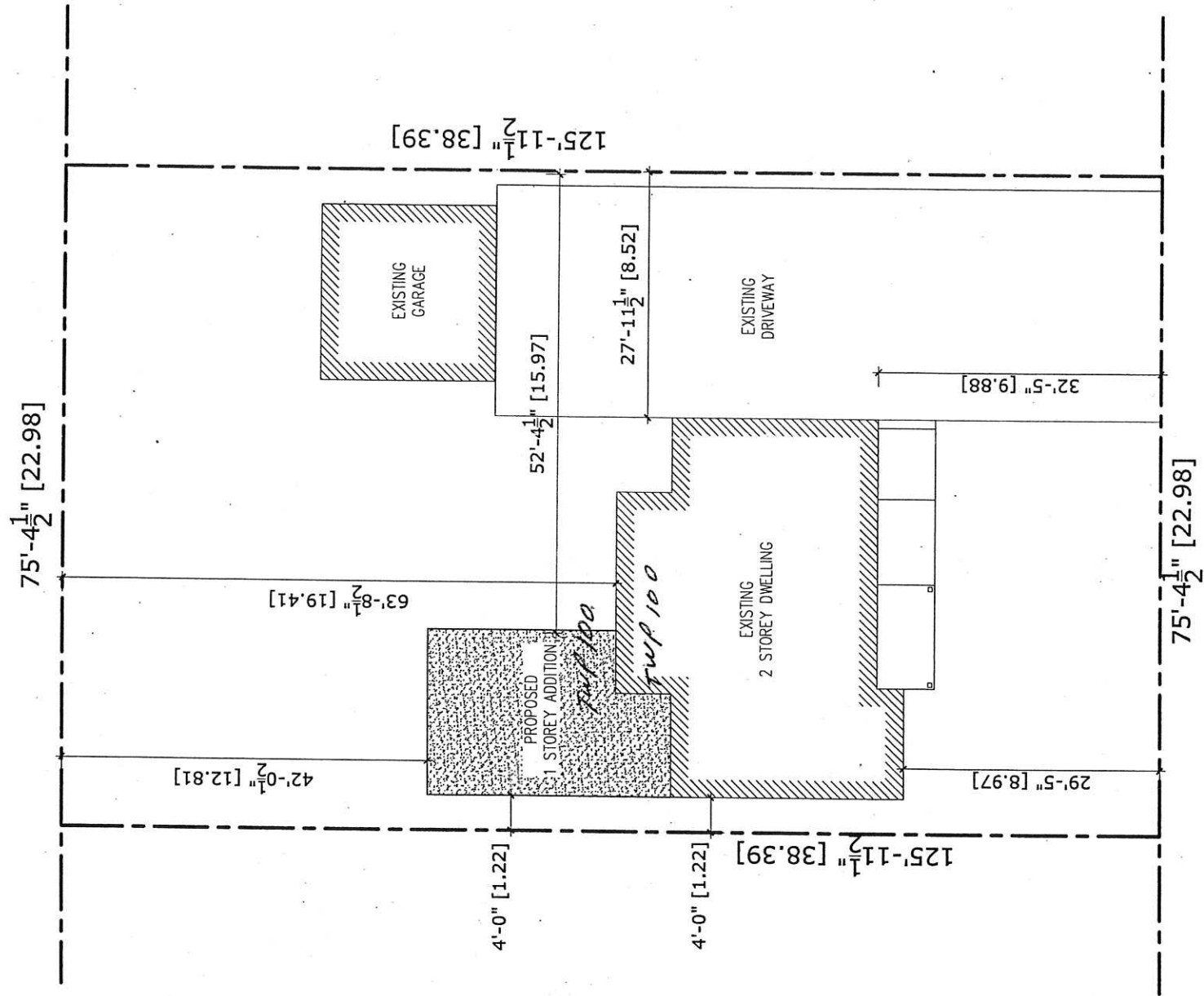
LOT COVERAGE:

EXISTING DWELLING FOOTPRINT	1205.49 S.F. (111.99 S.M.)
EXISTING GARAGE FOOTPRINT	400.00 S.F. (37.16 S.M.)
PROPOSED DWELLING FOOTPRINT	486.19 S.F. (45.16 S.M.)
TOTAL DWELLING FOOTPRINT	2091.68 S.F. (192.32 S.M.)
	22.0%

GROSS FLOOR AREA:

EXISTING FIRST FLOOR	1205.49 S.F. (111.99 S.M.)
PROPOSED FIRST FLOOR ADDITION	486.19 S.F. (45.16 S.M.)
EXISTING SECOND FLOOR	771.13 S.F. (71.64 S.M.)
TOTAL GROSS FLOOR AREA	2462.81 S.F. (228.80 S.M.)
	25.9%

SETBACKS	EXISTING SETBACK	PROPOSED SETBACK
FRONT	29'-5" (8.97 m)	29'-5" (8.97 m)
REAR	63'-81/2" (19.41 m)	42'-01/2" (12.81 m)
RIGHT	27'-111/2" (8.52 m)	52'-41/2" (15.97 m)
LEFT	4'-0" (1.22 m)	4'-0" (1.22 m)



CHEL TENHAM AVENUE

1/16"=1'-0"  
A1

\*DO NOT SCALE\*  
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

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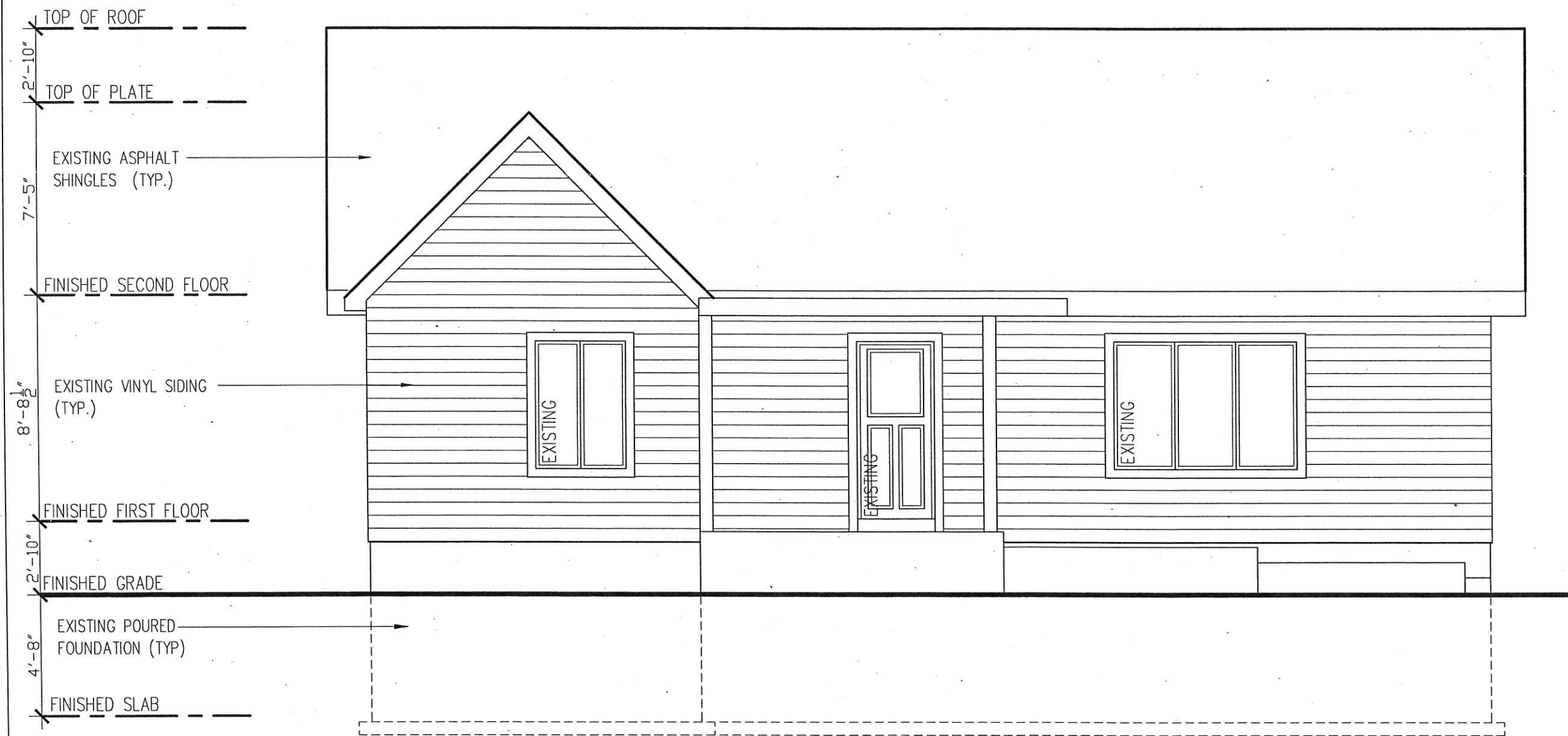
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21 CHELTENHAM AVE  
VAUGHN, ONTARIO

Scale  
1/16"=1'-0"

Date  
SEPT 2017

Drawing Title  
PROPOSED  
SITE PLAN

Sheet Number  
A1



1 EXISTING FRONT ELEVATION  
A5 1/4"=1'-0"

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Orientation	Slope



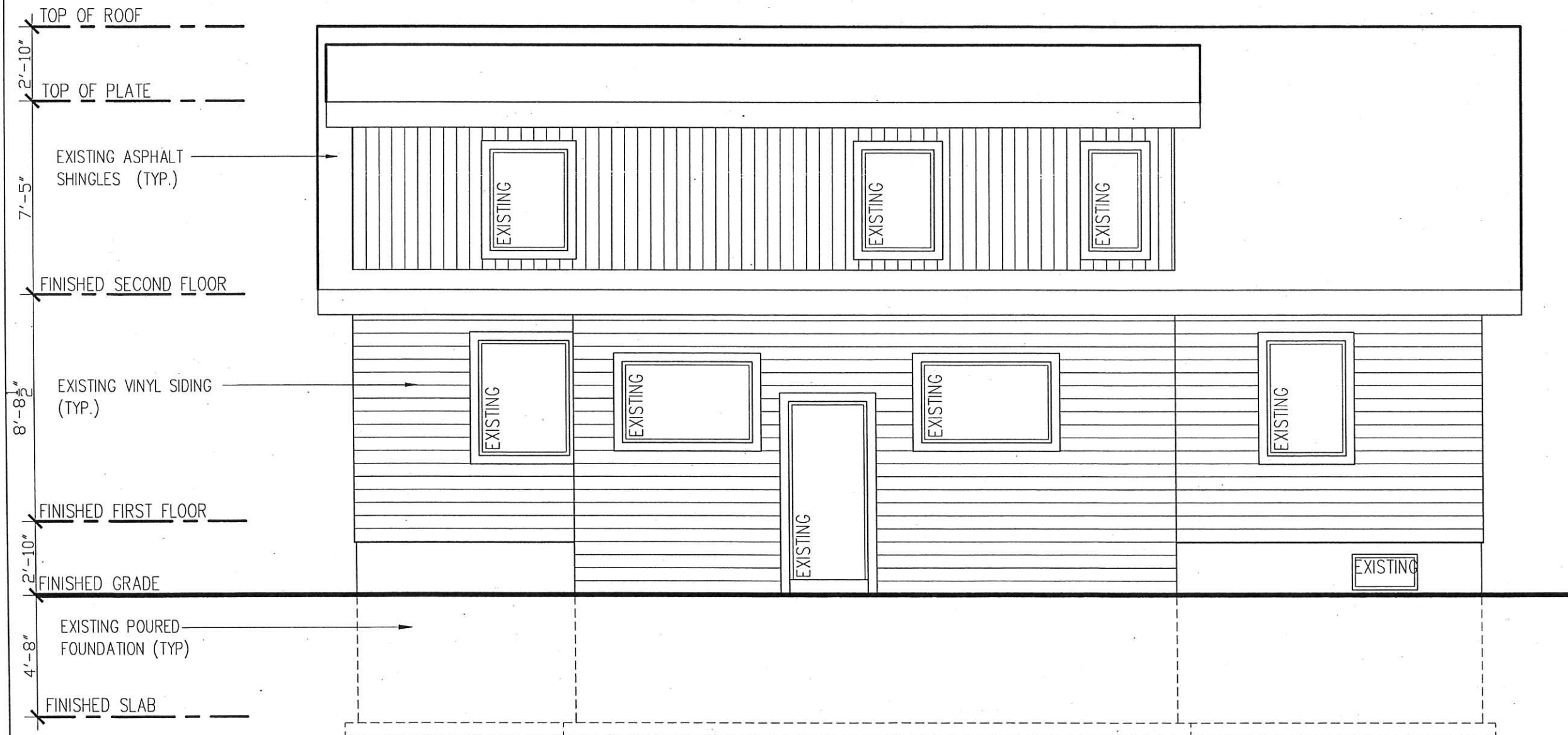
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Drawing Title EXISTING FRONT ELEVATION Sheet Number A5





1 EXISTING REAR ELEVATION  
A6 1/4"=1'-0"

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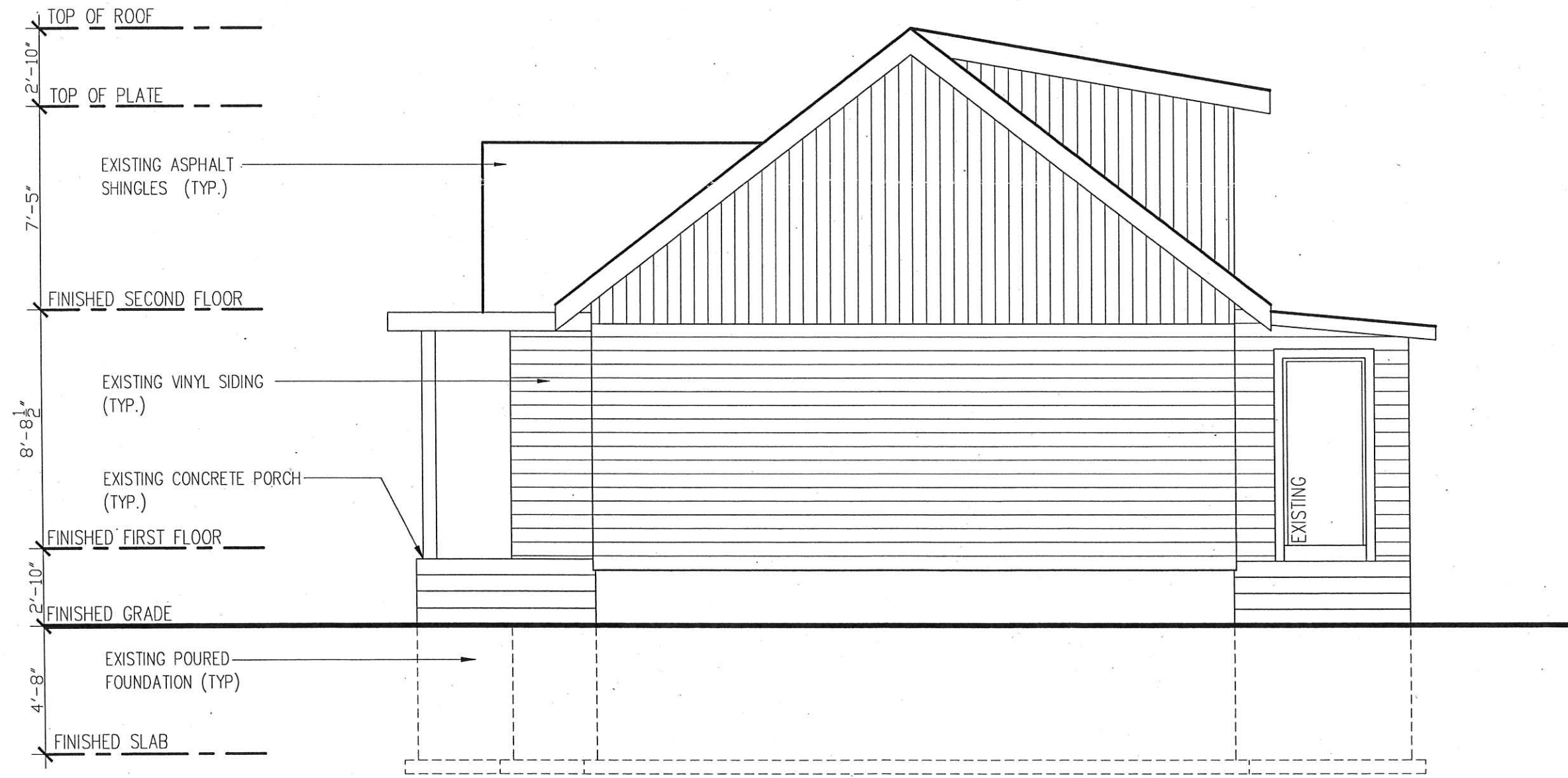
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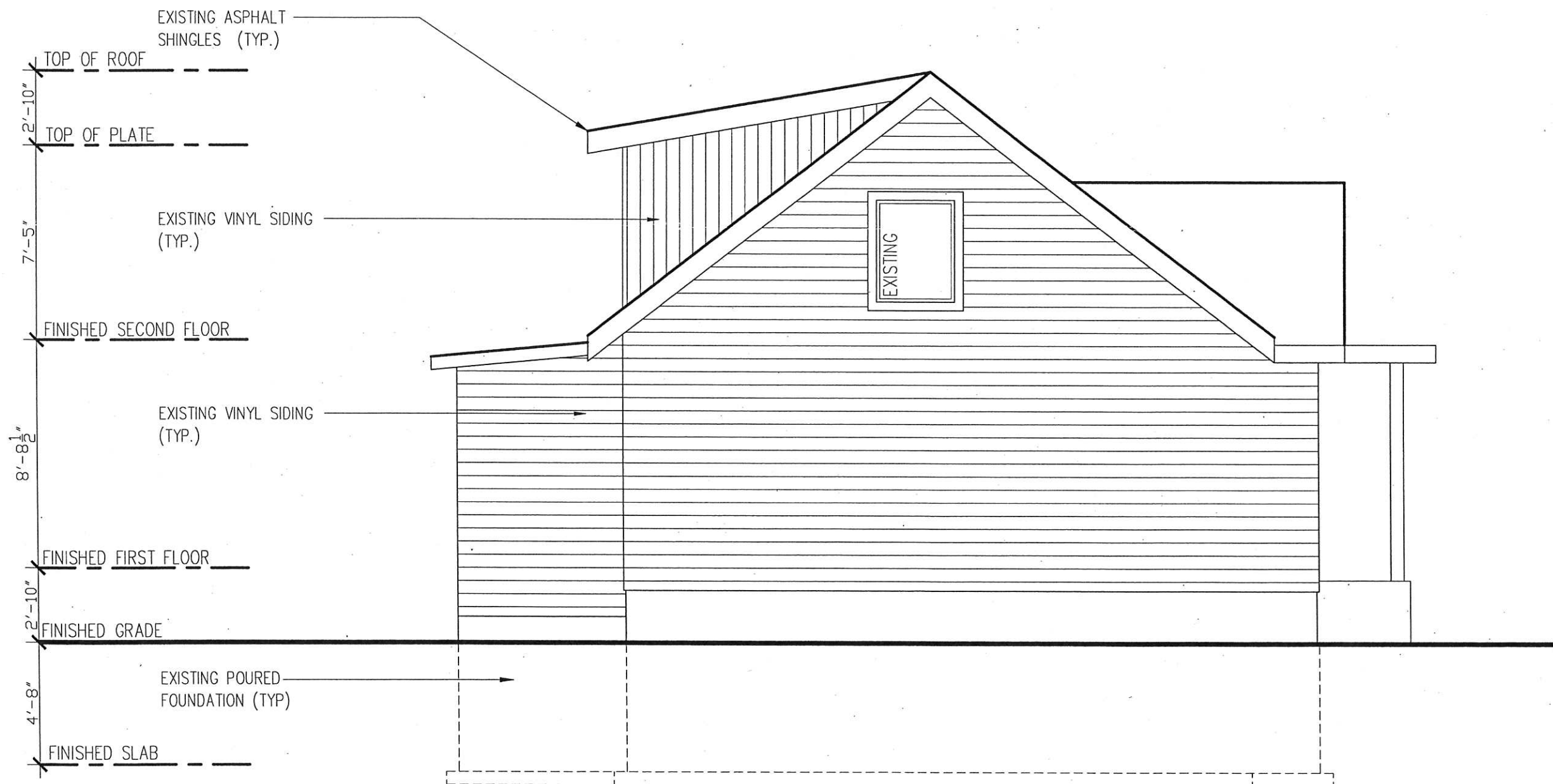
Scale 1/4"=1'-0" Date SEPT 2017

Drawing Title EXISTING RIGHT ELEVATION Sheet Number A7



1 EXISTING RIGHT ELEVATION  
A7 1/4"=1'-0"





1  
A8  
EXISTING LEFT ELEVATION  
1/4"=1'-0"

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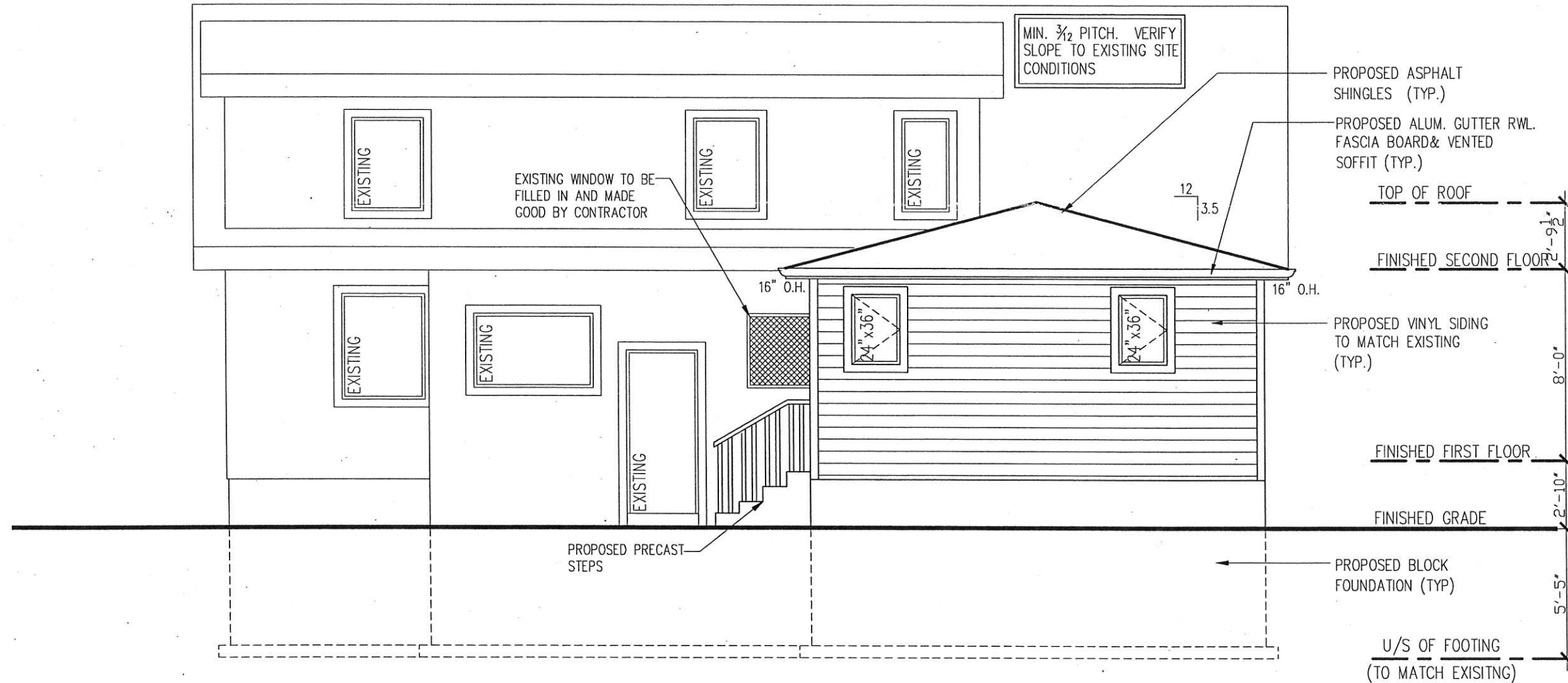
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Scale	Date
1/4"=1'-0"	SEPT 2017

Drawing Title	Sheet Number
EXISTING LEFT ELEVATION	A8



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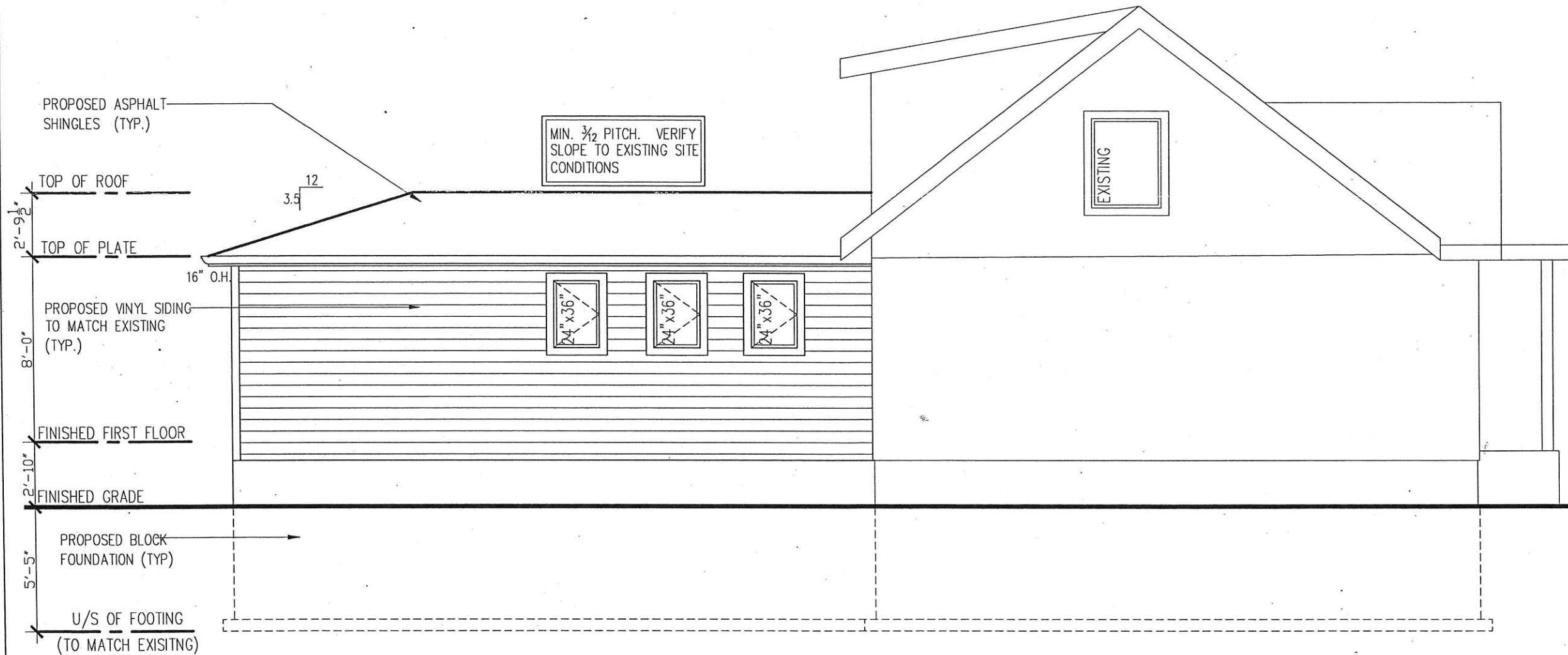
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Scale 3/16"=1'-0" Date SEPT 2017

Drawing Title PROPOSED REAR ELEVATION Sheet Number A12

1 PROPOSED REAR ELEVATION  
A12 3/16"=1'-0"





1 PROPOSED RIGHT ELEVATION  
A13 3/16"=1'-0"


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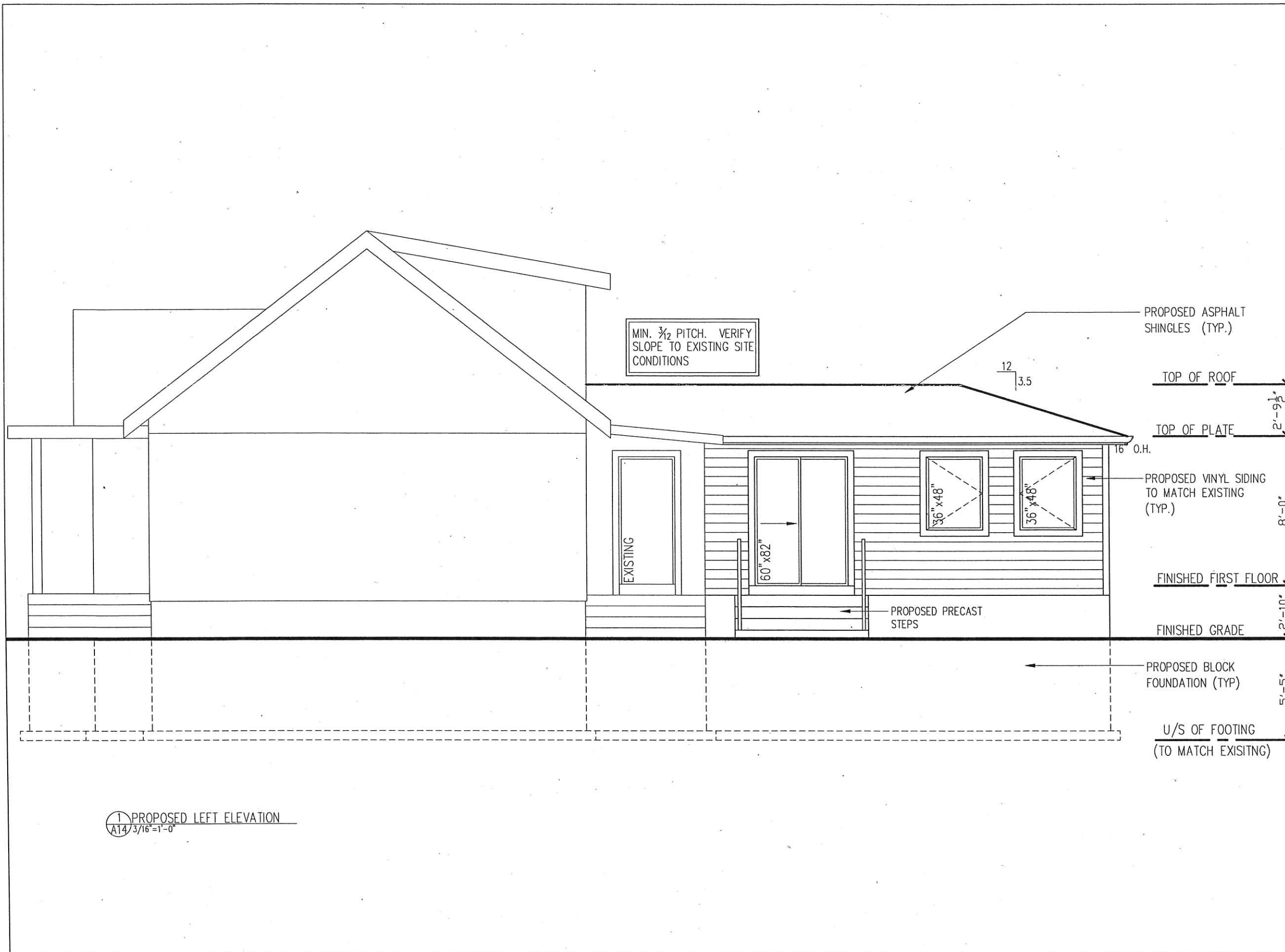
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
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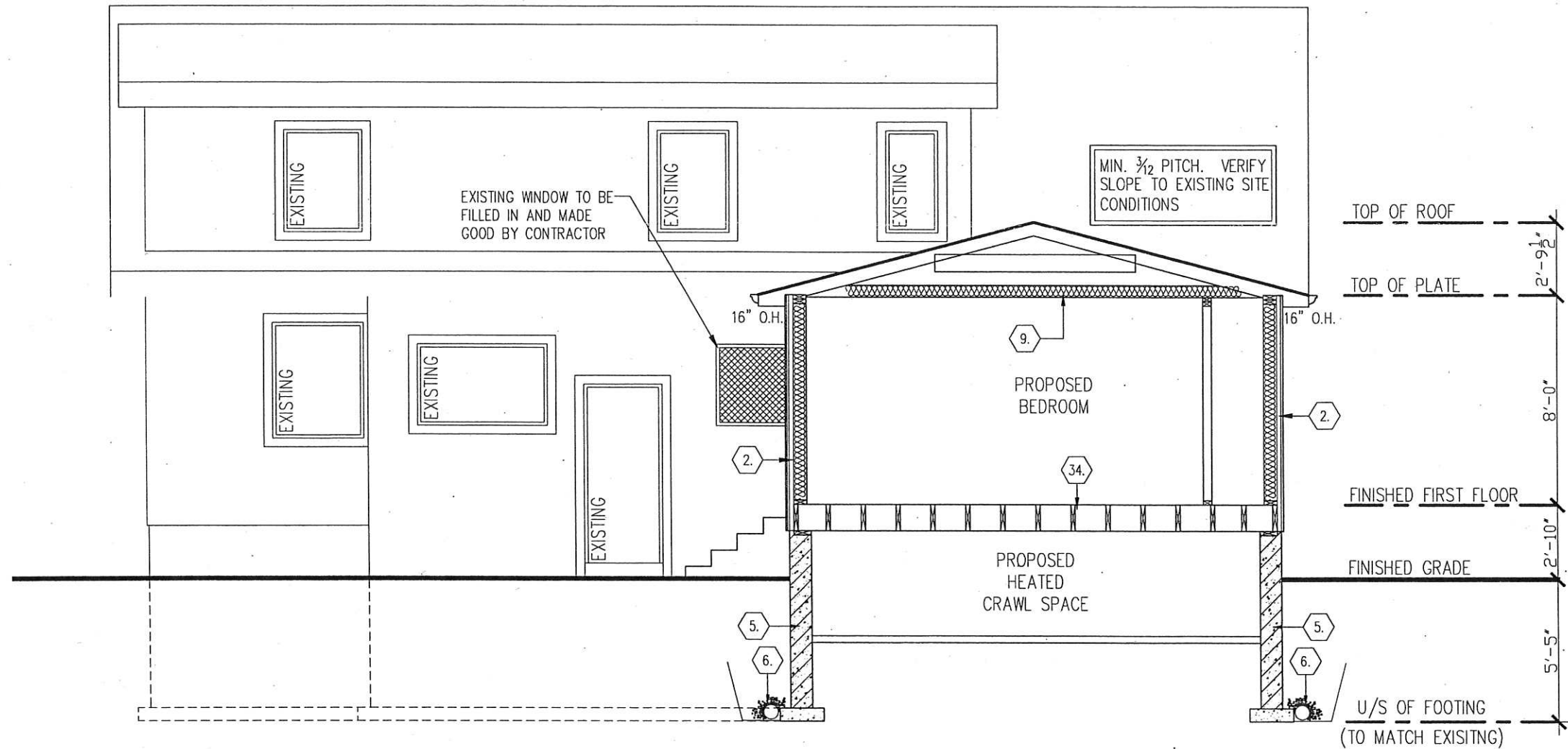
  
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Scale	Date
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Drawing Title	Sheet Number
PROPOSED LEFT ELEVATION	A14





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REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1. OF THE '997 ONTARIO BUILDING CODE)  
DAVID MATHIESON  28555  
SIGNATURE BORN

**REGISTRATION INFORMATION**  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2.2.4.1. OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1. OF THE '997 ONTARIO BUILDING CODE)  
CITYSCAPE DESIGN INNOVATIONS 32631  
FIRM NAME BORN

- ☒ ISSUED FOR CONSTRUCTION
- ☒ ISSUED FOR PRICING
- ☒ ISSUED FOR BLDG. PERMIT
- ☐ ISSUED FOR PRELIM. REVIEW

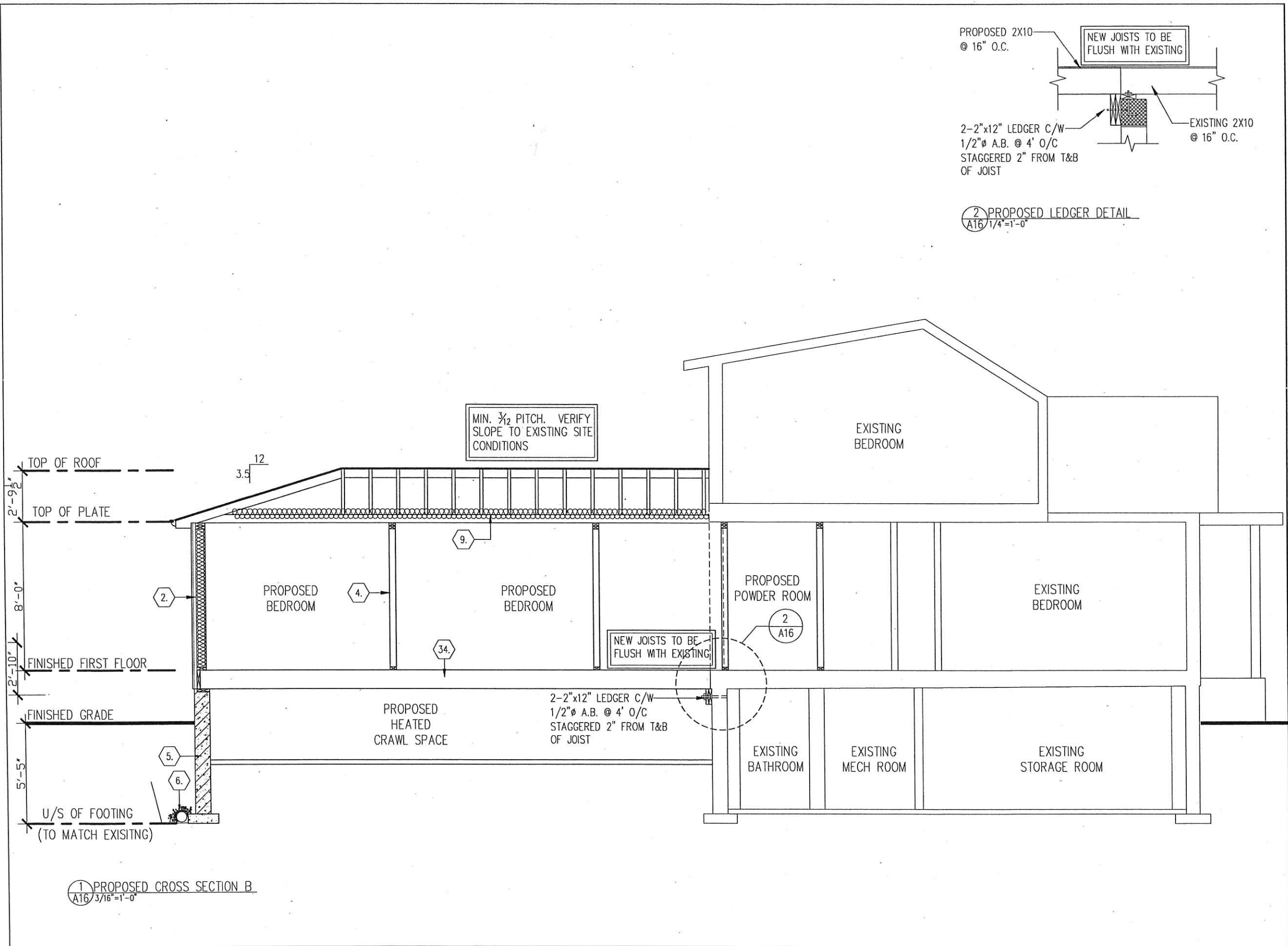
Orientation	Stamp

  
Architectural Design & Consultant  
CITYSCAPE DESIGN INNOVATION INC  
KING CITY, ONTARIO L7B 1A4  
P.O. BOX 48  
cityscapedesign@sympatico.ca  
BUS. (905) 833-7535 FAX. (905) 833-7536

Client/Project  
PROPOSED RENOVATION TO:  
**21 CHELTENHAM AVE**  
VAUGHN, ONTARIO

Scale  
3/16"=1'-0"  
Date  
SEPT 2017

Drawing Title  
PROPOSED CROSS SECTION  
Sheet Number  
A15



\*DO NOT SCALE\*

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE:	REVISION	CH'D

NOTES:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1. OF THE 1997 ONTARIO BUILDING CODE)

DAVID MATHIESON 28555  
SIGNATURE BCN

REGISTRATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C - 3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE (OR 2.17.4.1. OF THE 1997 ONTARIO BUILDING CODE)

CITYSCAPE DESIGN INNOVATIONS 32631  
FIRM NAME BCN

☒ ISSUED FOR CONSTRUCTION  
☐ ISSUED FOR PRICING  
☐ ISSUED FOR BLDG. PERMIT  
☐ ISSUED FOR PRELIM. REVIEW

Orientation	Stamp

CITYSCAPE  
DESIGN  
INNOVATION  
INC.

Architectural Design & Consultant  
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Client/Project  
PROPOSED RENOVATION TO:  
21 CHELTENHAM AVE  
VAUGHN, ONTARIO

Scale	Date
3/16"=1'-0"	SEPT 2017

Drawing Title	Sheet Number
PROPOSED CROSS SECTION B	A16