

## **HERITAGE VAUGHAN COMMITTEE    DECEMBER 11, 2013**

### **1.     HERITAGE REVIEW OF REVISED PROPOSAL FOR 10423 AND 10429 ISLINGTON AVENUE – WARD 1**

#### **Recommendation**

Cultural Services recommends:

- 1) That the revised elevations for Building C and revised site plan for the application at 10423 and 10429 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 revised elevation for Building C and revised site plan.

#### **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, while 10429 Islington was built circa 1870 in the Victorian Gothic Revival (or Ontario Gothic Vernacular) style and is listed on the City of Vaughan's Register of Property of Cultural Heritage Value. Both buildings are contributing to the district. Both buildings have also had more recent rear additions.

The properties are located on the east side of Islington Avenue in the southern portion of the Kleinburg-Nashville Heritage Conservation District, just north of the Kleinburg Public School.

## Background

The subject property contains two buildings that are part of a development application that includes the adaptive re-use of 10423 and 10429 Islington Avenue (Building A and B respectively) to commercial uses and the construction of a new three-storey building at the rear of the property (Building C). The application is an Official Plan Amendment, Zoning By-law Amendment, and Site Plan application that is currently being dealt with in 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.*

The application returned to Heritage Vaughan for the October 16, 2013 meeting for the porch extension and roof replacement of 10423 Islington. This application was also approved and the following was Heritage Vaughan's recommendation:

*Heritage Vaughan recommends:*

- 1) *That the following recommendation of Cultural Services, dated October 16, 2013, was approved;*
- 2) *That the deputation by Mr. Fabio Alviani, on behalf of the applicant, was received; and*
- 3) *That the elevation drawings submitted by the applicant was received.*

## **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.*

## **Proposal**

Aspects of the proposed development application that have been altered since Heritage Vaughan approved the item (and approved by Council in November 2013) was to permit a mixed use development where commercial and residential uses are contained in the same small-scale site but in different buildings with residential uses at grade for Building C.

The proposals that were presented to Heritage Vaughan on May 22, 2013 had 10423 and 10429 Islington Avenue (Buildings A and B) completely commercial while Building C would be completely residential. In order to satisfy various community members, the proposal was presented to Council on November 19, 2013 and approved. Changes were to Building C with the addition of commercial uses on the ground floor and residential uses on the upper floors. This building layout is now closer to the definition of mixed-use in the Official Plans and Zoning By-law.

Cultural Services typically does not deal with issues regarding use, but this change affects the design of Building C significantly as Building C now has four commercial units on the ground floor with large storefront windows.

Another effect of this change of use is that there is now parking in front of Building C to accommodate the parking standards for a commercial use.

## **Analysis**

The revisions to the first storey of Building C still maintain the overall design of the building which reflects the 19<sup>th</sup> Century Inn. Furthermore, this style of building is a commercial style where a commercial use would be quite appropriate.

The revised storefront design of the first storey of Building C is executed well and conforms to Section 9.5.2.4 of the Kleinburg-Nashville HCD Guidelines which state that storefront designs must reflect historical precedents.

## **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. Rear of 10423 Islington Avenue and rear of 10423 Islington looking north, February 6, 2013
4. Earlier approved Site Plan, Received May 6, 2013
5. Revised Site Plan, Received November 30, 2013
6. Previously approved Building C, south and west, elevations, received May 6, 2013
7. Revised Building C Elevation. Received November 30, 2013

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Attachment 1



Location Map

Attachment 2



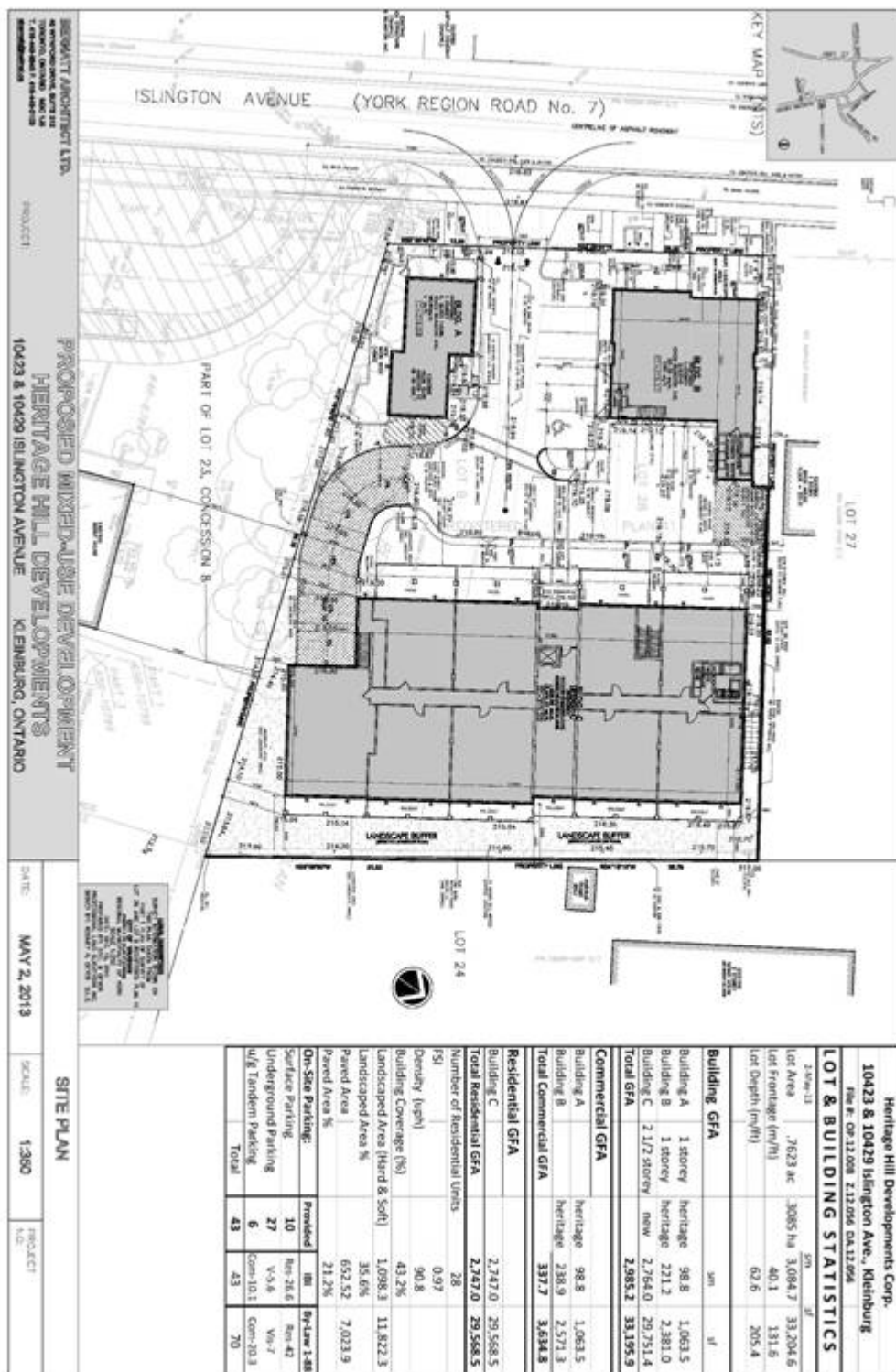
10429 and 10423 Islington, February 6, 2013



**Attachment 3**

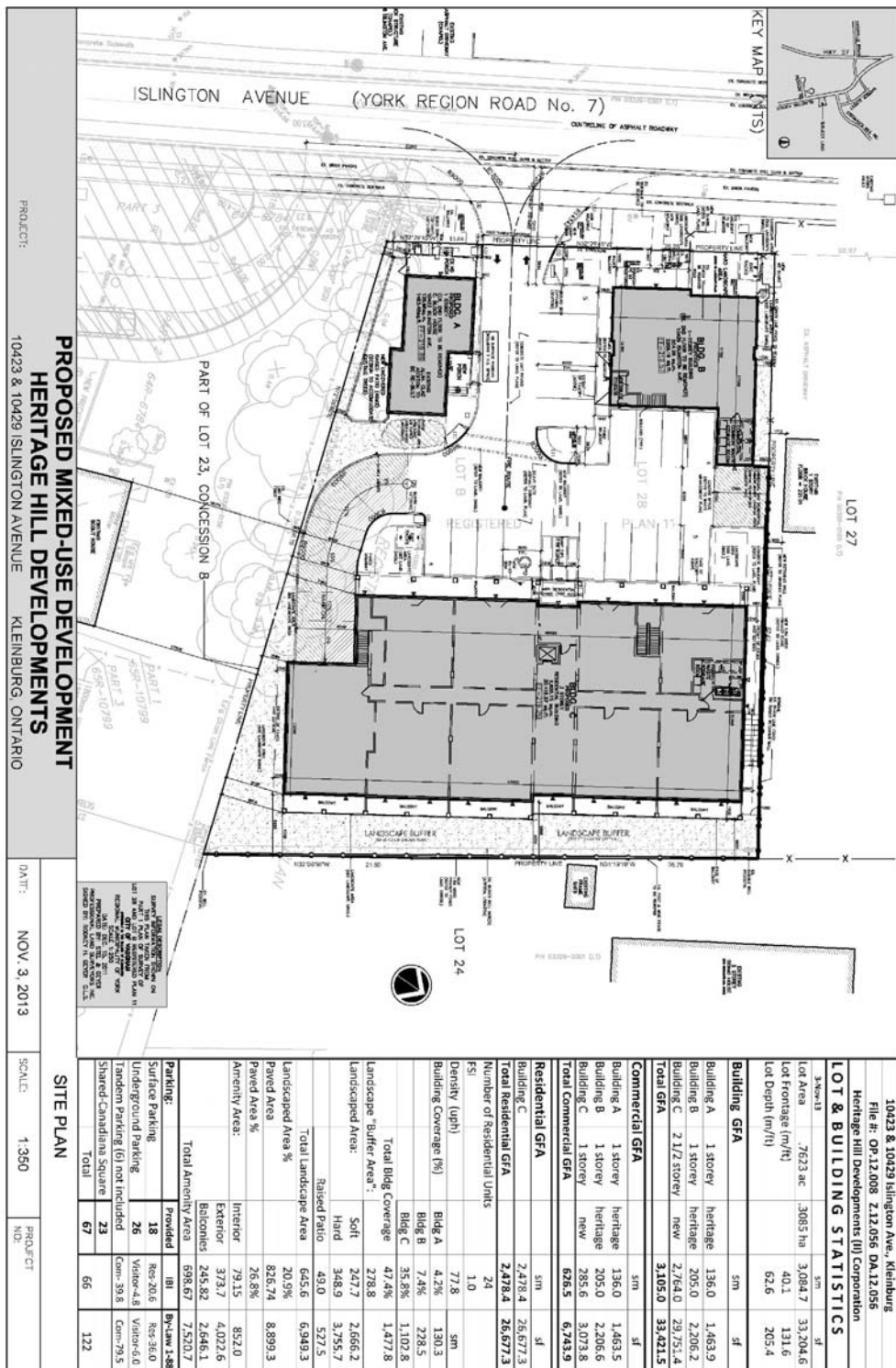


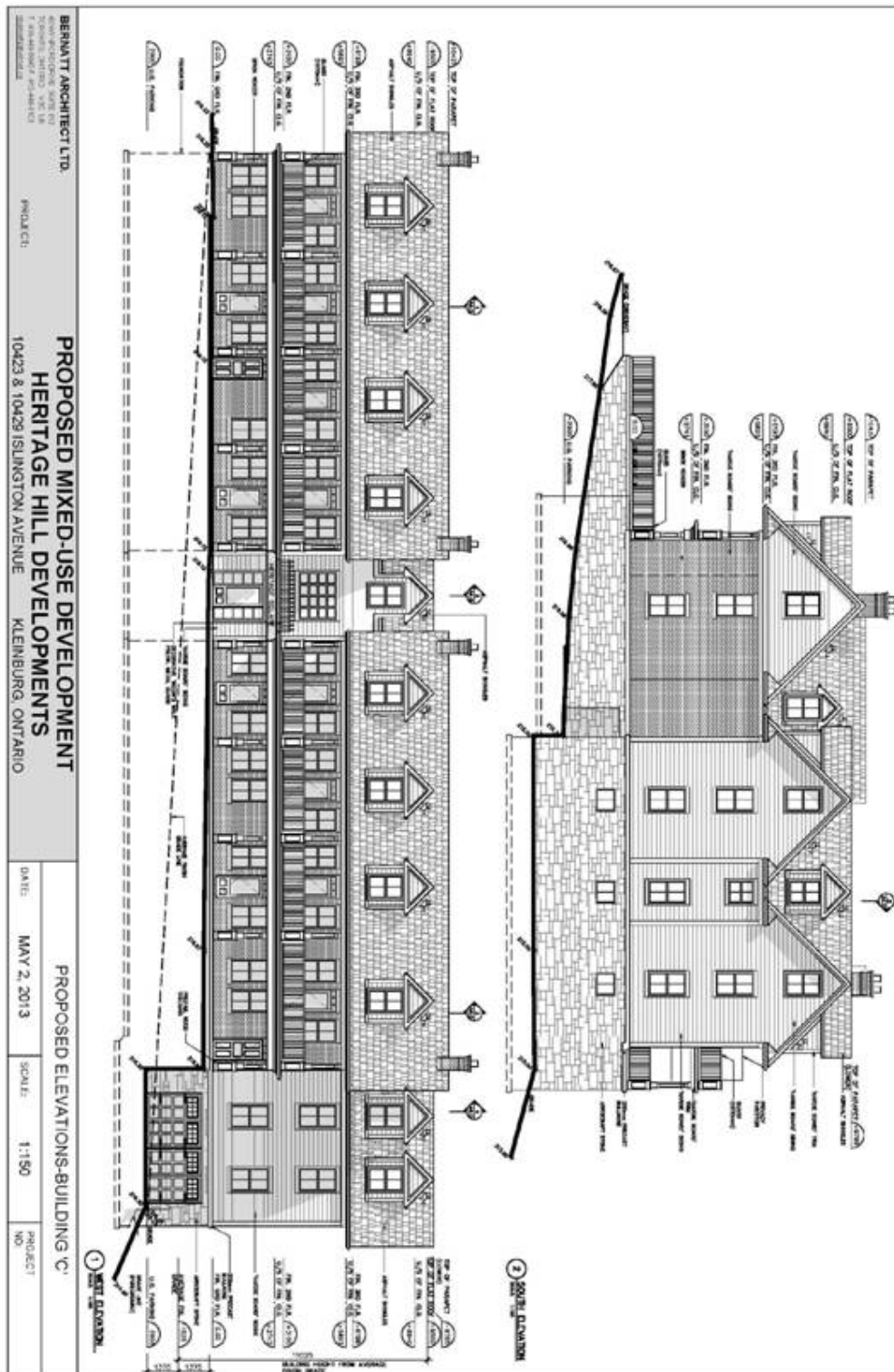
Rear of 10423 Islington Avenue and rear of 10423 Islington looking north, February 6, 2013

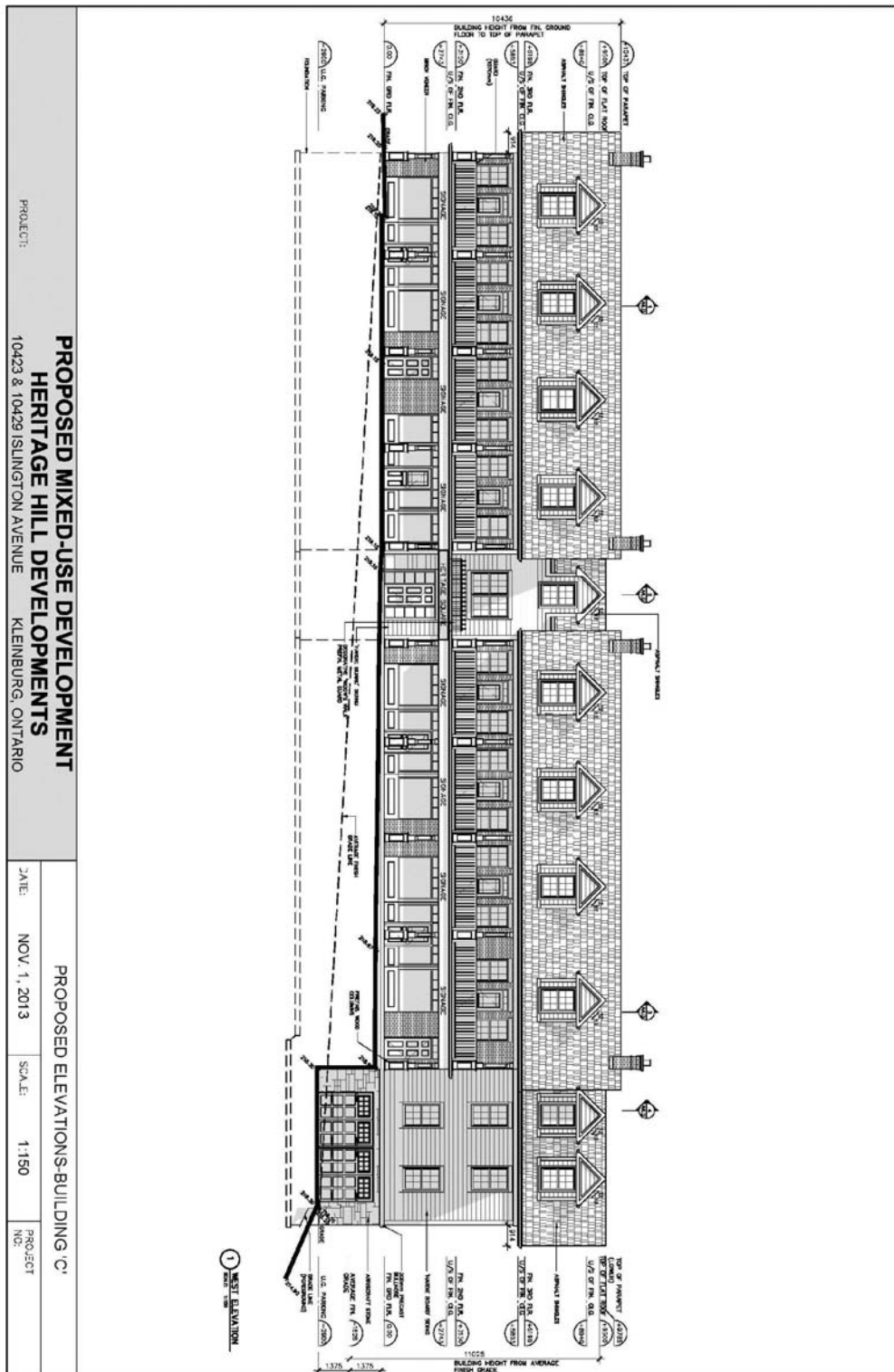


Earlier approved Site Plan, Received May 6, 2013









Revised Building C Elevation. Received November 30, 2013