

HERITAGE VAUGHAN COMMITTEE DECEMBER 11, 2013

2. REVISED SITE PLAN OF NEW DEVELOPMENT AT SW CORNER OF KEELE STREET AND MAJOR MACKENZIE DRIVE – WARD 1

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan approve the revised site plan where 1 Jackson Street is moved to the corner of Keele Street and Church Street with a frontage on Keele Street
- 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 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 proposed revised site plan for the previously approved development at Keele Street and Major Mackenzie.

Background - Analysis and Options

The application for the development of this site went before Heritage Vaughan at the August 21, 2013 meeting. The item was referred to the following meeting on September 11, 2013 in order to accommodate further analysis and a site visit to 8 Church Street by Heritage Vaughan.

The item was approved at the September 21, 2013 meeting. The following was the recommendation:

Heritage Vaughan recommends:

- 1) *That the proposed demolition for 9964 Keele Street, 8 Church Street, 10 Church Street, 12 Church Street, 2285 Major Mackenzie, 2279 Major Mackenzie, 2273 Major Mackenzie, 2269 Major Mackenzie was approved, subject to the following condition:*
 - a. *That the demolition clearance be effective from the date of Site Plan approval; and,*

- 2) *That the owner secure and make safe the buildings being preserved on the subject property (i.e. 1 Jackson Street and 9980 Keele Street) in particular from further water penetration to the building and during the upcoming winter months; and,*
- 3) *That the elevation design of the proposed development was approved, subject to following conditions:*
 - a. *The list of revisions described in the section titled "Required Revisions" of this report be made to the elevations received July 31st, 2013; and,*
 - b. *The garage doors be amended to an appropriate heritage style; and,*
 - c. *1 Jackson Street be realigned in its new location more parallel to Jackson Street to create more of a visual presence of the verandah along Church Street and a 3.0 metres minimum setback buffer to neighbouring properties; and,*
 - d. *Block 5 on the site plan be reduced in size or realigned to allow a 2.8 metres minimum buffer to neighbouring properties to 9980 Keele Street; and,*
 - e. *The applicant provide a renovation/restoration plan for 1 Jackson Street and 9980 Keele Street to be reviewed and approved by Cultural Services staff, and,*
 - f. *The final building materials be reviewed and approved by Cultural Services staff.*
- 4) *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 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;*
- 5) *That the report of Cultural Services, dated September 11, 2013, was received; and*
- 6) *That the deputations of Mr. Vince Santamaura and Mr. Robert DeAngelis, representing the applicant, were received.*

Location

The subject property is located at the southwest corner of the Keele Street and Major Mackenzie Drive and comprises a block bordered by Church Street, Jackson Street, Major Mackenzie Drive, and Keele Street. The 2 properties that are located immediately at the SW corner and the property on the east side of Jackson Street at Major Mackenzie are not part of the application.

Subject Property

The subject property contains 10 houses that are located within the Maple Heritage Conservation District, and as such, are designated Part V under the Ontario Heritage Act. 9 of these buildings are heritage style buildings, while one is a non-heritage style building. 2 of these buildings are listed on the City of Vaughan's Municipal Register of Property of Cultural Heritage Value.

Address	Heritage style	Register	Part V
9980 Keele Street	Yes	Yes	Yes
9964 Keele Street	Yes	No	Yes
8 Church Street	Yes	No	Yes
10 Church Street	Yes	No	Yes
12 Church Street	No	No	Yes
1 Jackson Street	Yes	Yes	Yes
2285 Major Mackenzie	Yes	No	Yes
2279 Major Mackenzie	Yes	No	Yes
2273 Major Mackenzie	Yes	No	Yes
2269 Major Mackenzie	Yes	No	Yes

Proposal

The proposal approved at the September 21, 2013 Heritage Vaughan meeting had 9980 Keele Street conserved in situ while 1 Jackson Street would be moved to the corner of Jackson Street and Church Street with a frontage on Church Street. Heritage Vaughan included in the recommendation that a 3metre buffer would be required from 1 Jackson Street to the neighbouring block. This number related to the approved Zoning Bylaw Amendment from 2010 for this site.

This latest proposal sees 9980 Keele Street remaining in situ and 1 Jackson Street being moved to the corner of Keele Street and Church Street with a frontage on Keele Street. The building will have a 3.5 metre buffer to Block 6 to the west and a 2.55 metre buffer to Block 5 to the north. Please note that one of these buffers is still slightly less than the 3metre buffered requested in the previous Heritage Vaughan recommendation.

The revised proposal also has reconfigured parking and a total of 45 units compared with 47 units as previously proposed.

Analysis of relevant Policies from the Maple Heritage Conservation District Guidelines

9.3 Existing Heritage Buildings

-New construction should not damage or conceal heritage features

The new location of 1 Jackson Street will fully display the front elevation and left side elevation and its features.

9.5.1 Commercial Core Overview

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest.

All four streetscapes of this development will be changed significantly through this proposal.

The proposed development will create townhouse dwellings in a heritage precedent style along these streets, but they will be a major deviation from the single detached homes that are currently there. This latest proposal does however create a shorter townhouse block on Keele Street and a more sympathetic streetscape along the Keele Street portion of this block.

Both heritage resources are in full view from the south while 1 Jackson Street comes into view shortly after crossing Major Mackenzie Drive from the north.

9.5.3.3 Pedestrian Amenity

The village form, with its front yards and varied setbacks, provides the opportunity for pedestrian-oriented spaces, away from the busy street. These spaces are vital elements in the creation of a pedestrian-friendly environment.

The varied setbacks that the proposed location of 1 Jackson Street provides relate to the varied setbacks in a heritage conservation district.

The development offers a central amenity space, away from busy traffic, that is connected by an east-west walkway from Keele Street.

9.5.3.5 Site Plan Guidelines

-All existing heritage buildings should be conserved

- The Zoning By-law for Maple should be revised to ensure that developments which include or abut existing heritage buildings respect, give prominence to, and not overwhelm the heritage buildings. Consideration should be given to the use of angular planes, related to the heritage building height, for adjacent new construction.

-Variety in front-yard setbacks should be employed.

-Developments with substantial frontages should be designed to provide a variety of setbacks, at the village scale, on the site.

This development of 3-storey townhouse blocks is a major deviation from the single detached homes that are currently located on the subject property, but the Keele Street streetscape now relates better to what is currently there. This is achieved through a smaller townhouse block, the introduction of 1 Jackson Street, and varied setbacks. The varied setbacks are similar to ones that would be found in historical villages but now accommodate modern traffic and engineering needs.

9980 Keele Street is separated from Block 5 by a 3.2 metre buffer, which is more than the 2.8metre previously approved, and 1 Jackson Street is separated on the left side by 2.55 metres which is less than the 3metre buffer previously approved. The slight decrease in buffer area is appropriate although a 3 metre buffer will still be preferable.

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. Keele Street and 9980 Keele Street – July 2012
3. Church Street – July 2012
4. Jackson Street and Major Mackenzie Drive – July 2012
5. Original Site Plan approved by Heritage Vaughan. Received September 12, 2013
6. Revised Site Plan. Received November 8, 2013

Report prepared by:

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Attachment 1



Location Map

Attachment 2



Keele Street and 9980 Keele Street – July 2012

Attachment 3

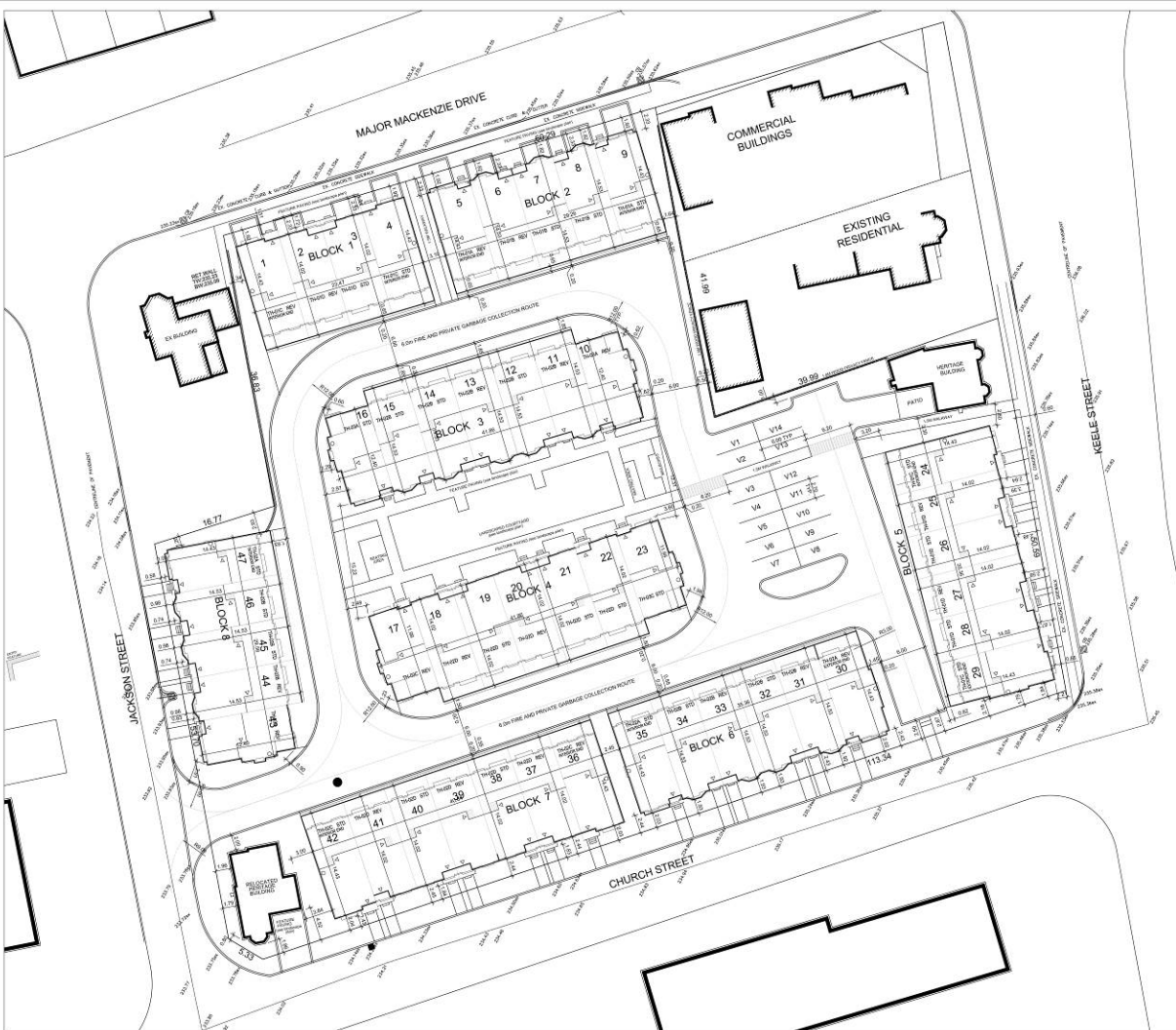


Church Street – July 2012

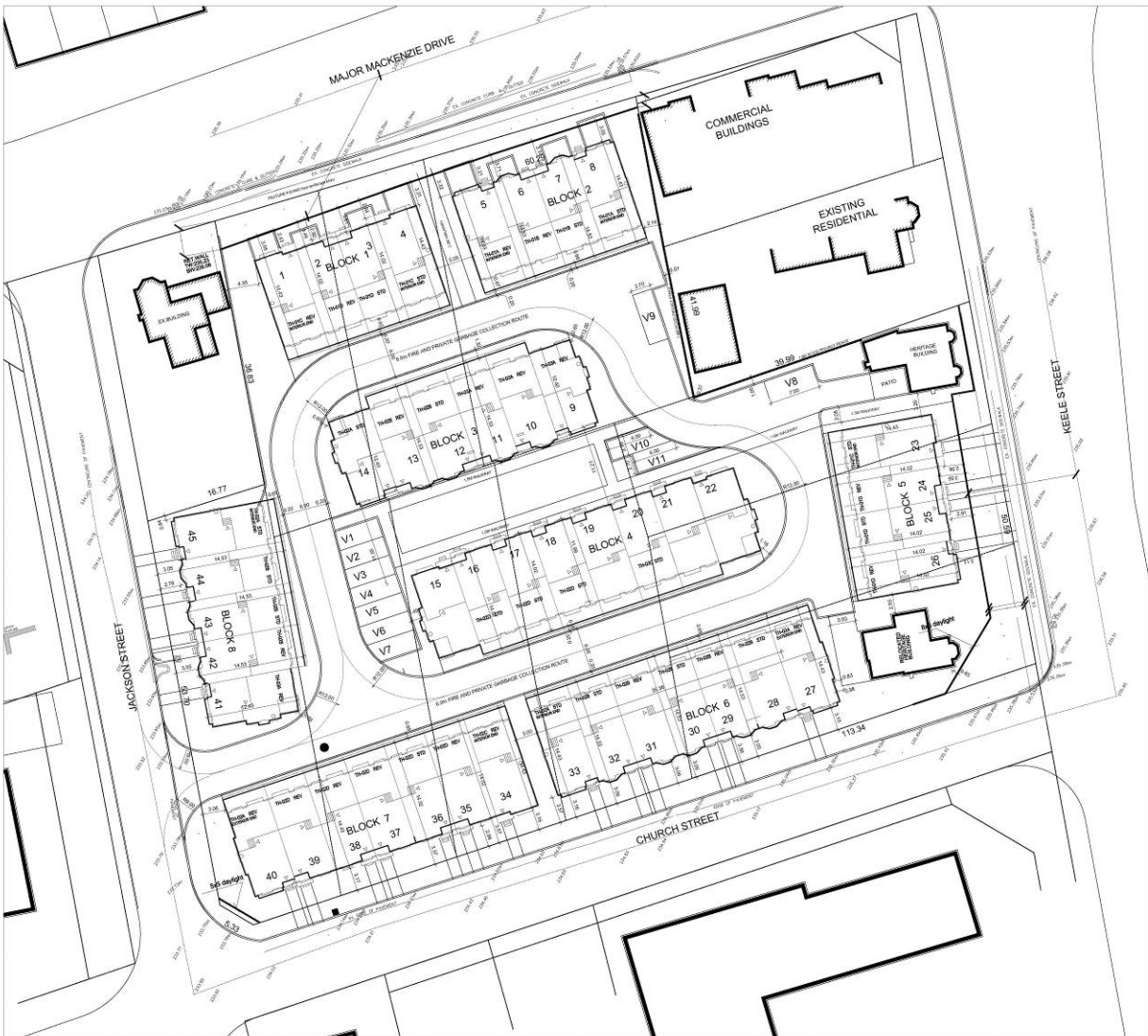
Attachment 4



Jackson Street and Major Mackenzie Drive – July 2012



Original Site Plan approved by Heritage Vaughan. Received September 12, 2013



Revised Site Plan. Received November 8, 2013