

## **HERITAGE VAUGHAN COMMITTEE    MARCH 23, 2016**

### **1.    PROPOSED REVISION TO APPROVED HERITAGE PERMIT OF PART IV AND PART V DESIGNATED PROPERTY – 10483 ISLINGTON AVENUE – KLEINBURG GENERAL STORE WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMAN MILL'S ROAD**

#### **Recommendation**

The Manager of Urban Design and Cultural Heritage recommends:

1.    That the proposed renovations BE APPROVED subject to the following conditions:
  - a)    the applicant submit Building Permit stage drawings that include structural information, certified by a Heritage Specialist with CAHP designation, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and,
  - b)    any significant changes to the proposal by the Owner may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

#### **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 agenda items and minutes relating to Heritage Vaughan Committee meetings are circulated to relevant City departments, applicants, and their representatives.

#### **Purpose**

The purpose of this report is to seek Heritage Vaughan approval for the proposed revisions to the approved Heritage Permit for additions to an existing building at 10483 Islington Avenue, Designated Part IV by By-law 32-85 and Designated Part V, in the Kleinburg-Nashville Heritage Conservation District (HCD).

#### **Background - Analysis and Options**

##### **Proposed Revisions**

This Heritage Permit application was brought to Heritage Vaughan Committee for review and was approved at the meeting of July 16, 2014. The proposal has since been modified and therefore it requires review by Heritage Vaughan Committee. The proposed revisions to the previously approved application are:

- The shed-sloped roof on the right side addition (south) is proposed to be replaced with a flat roof. This revision will not affect the front storefront elevation, however, the south side elevation will be revised and will be visible from Islington Avenue. Please refer to attached drawings (Attachments 4 and 5) that show previous and current proposals.

### **Location and Heritage Status**

The subject site is located on the east side of Islington Avenue between Stegman's Mill Road and Kellam Street. It is located on Islington Avenue within the Kleinburg Commercial Core of the Kleinburg-Nashville Heritage Conservation District. The building, also known as the Kleinburg General Store and Post Office, is also designated Part IV of the Ontario Heritage Act (Bylaw 32-85). The subject property is also included on the City of Vaughan's Register of Property of Cultural Heritage Value.

### **Approved Proposal to Demolish Unsympathetic Additions and Construct New Additions in same style – Conservation Plan Submitted**

An application to remove the rear and side additions and create a new addition along the right side and rear was approved at the meeting of July 16, 2014. A Heritage Permit, including a Conservation Plan, for this application was approved on November 19, 2015 by the City.

### **Deck Not to be Used for Commercial Uses**

In accordance with Zoning By-law 1-88 requirements, the proposed second floor deck (shown on Attachment 5) will only be used in association with the second floor residential use and not the ground floor commercial use. Any proposed changes to this will trigger a Zoning By-law Amendment and Site Plan Approval and as a result will be required to return to Heritage Vaughan for review and approval.

### **Order to Remedy an Unsafe Building Issued**

During construction, a portion of the southern wall and foundation was damaged and the City issued an Order to Remedy an Unsafe Building on January 20, 2016. The Owner has retained a professional engineer that specializes in the restoration of heritage structures to remedy this situation. Restoration work has begun with the Building Standards Department closely monitoring progress on site.

### **Associated Committee of Adjustment Application Approved**

Minor Variance Application A098/15 was approved for the subject site to recognize existing conditions of a heritage building within a modest sized lot. This information was presented to Heritage Vaughan on July 16, 2014, however, the variance application had not yet been submitted for review.

### **Building Condition Considerations**

As part of the previous proposal for this subject property, a new foundation is being installed for the right side addition and rear addition. A professional engineer with previous experience in the restoration of heritage buildings and is a member of the Canadian Association of Heritage Professionals has been retained by the Owner to oversee construction.

To ensure there is consistency between the Heritage Permit and Building Permit, Cultural Heritage staff requires all Building Permit drawings and documents, including but not limited to architectural, structural, and geotechnical reports to be submitted for review by Cultural Heritage and Building Standards staff, prior to the issuance of a Heritage Permit. If, despite the review of Cultural Heritage staff and Building staff, that it becomes evident the works are impacting the

existing foundation or structure to the existing built heritage resource, a stop work order may be issued by the Building Standards Department, and mitigation efforts will be required at the applicant's expense.

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

The preservation, restoration, and rehabilitation of this contributing heritage resource located in the Kleinburg Heritage Conservation District supports the following Council priority:

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

**Regional Implications**

N/A

**Conclusion**

Cultural Heritage staff in the Vaughan Development Planning Department recommends approval of the proposed revisions to the approved Heritage Permit for additions to an existing building as it is a minor revision to the previously approved proposal and has no negative impacts to the structure or the Islington Avenue streetscape. Should the Committee concur, the staff recommendation can be adopted.

**Attachments**

1. Location Map
2. Streetscape Views (Google Streetview)
3. Proposed Site Plan
4. Previous Proposal
5. Current Proposal

**Report Prepared By**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112  
Moir Wilson, Senior Urban Designer, ext. 8353

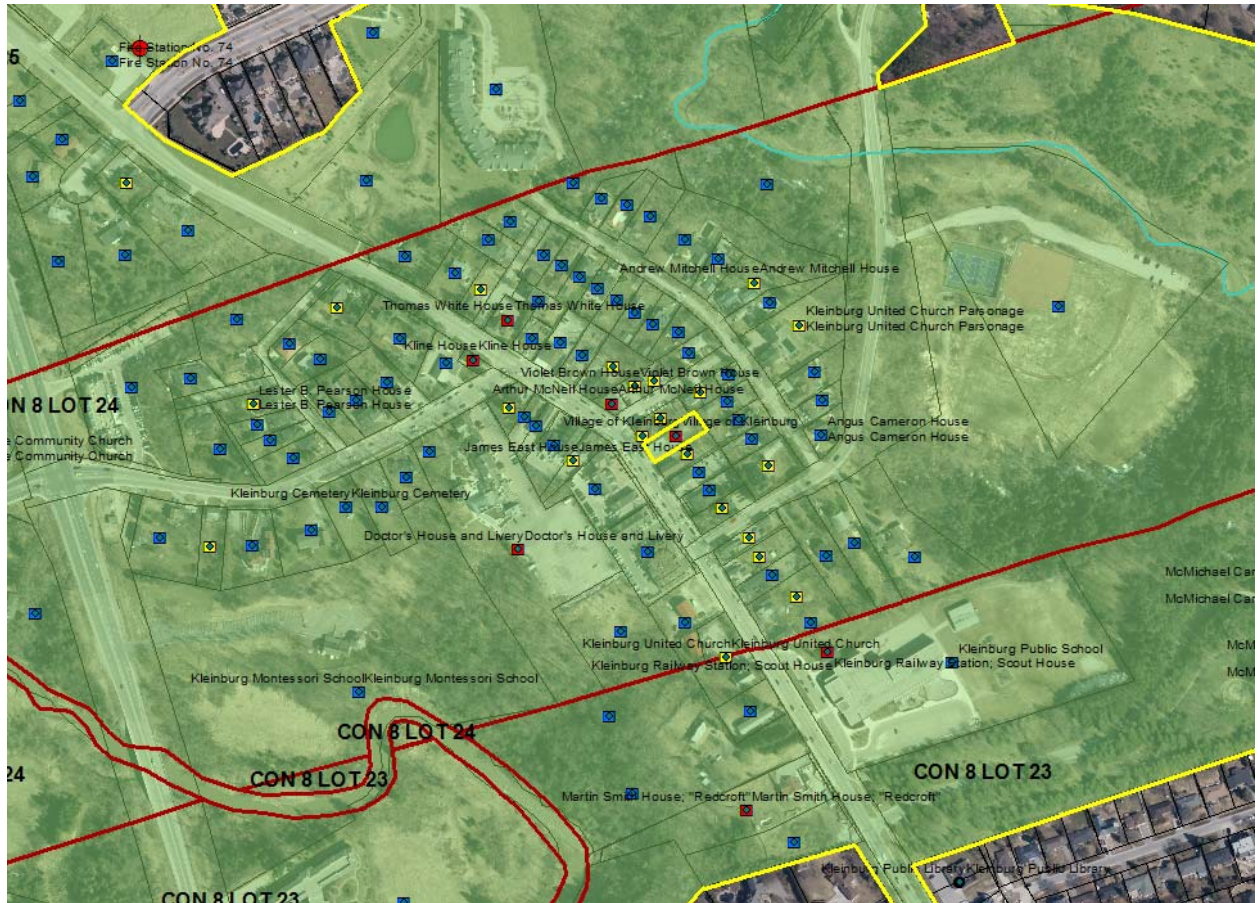
Respectfully submitted,

ROB BAYLEY  
Manager of Urban Design and Cultural Heritage

/CM

# ATTACHMENT 1

## LOCATION MAP

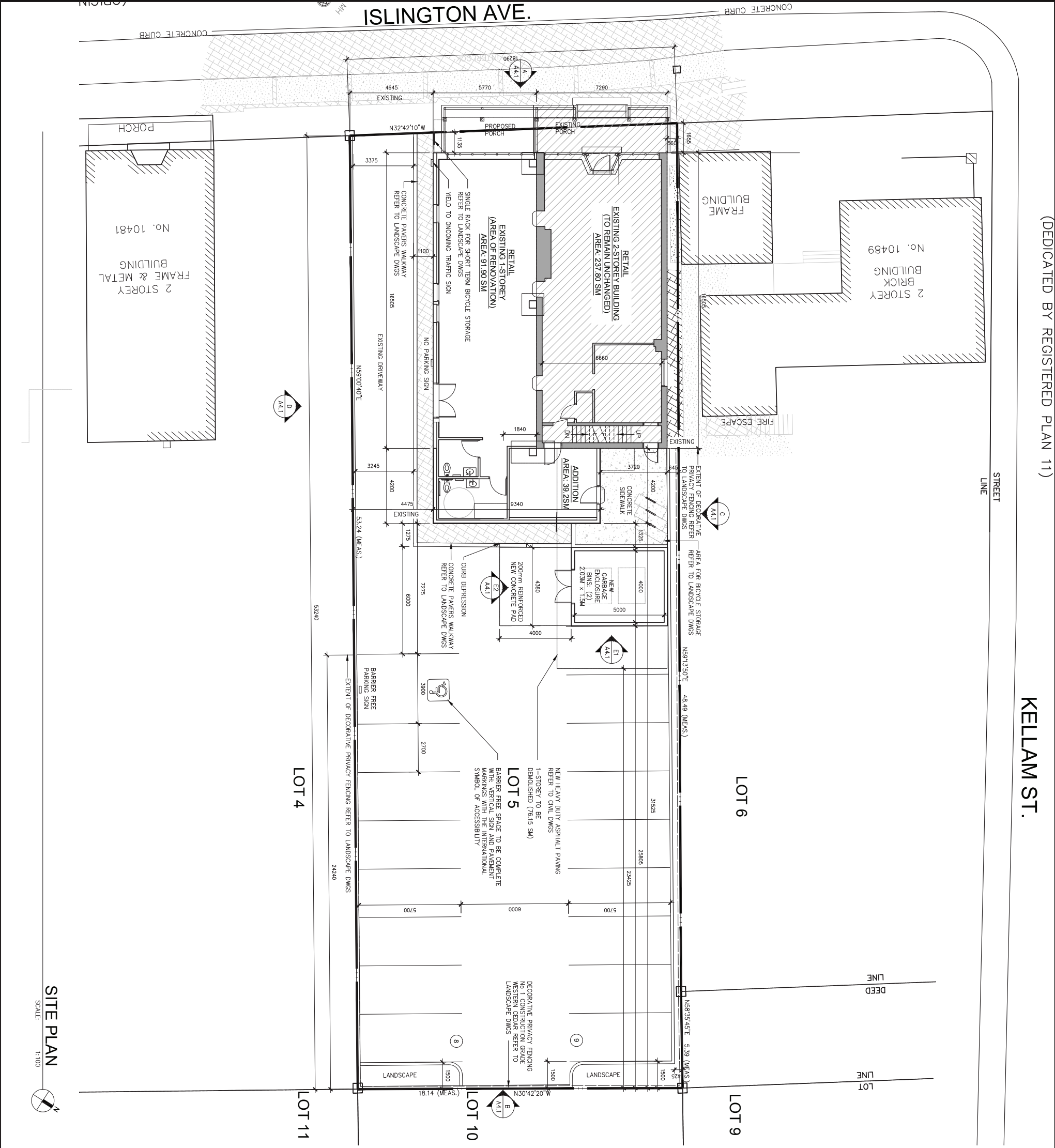




## ATTACHMENT 2



Q:\Jobs14\Royal LePage\TOR14-0023-00\_General\_Store\CAD\SD\X0014\_A11.dwg



PROJECT DATA			
LOT AREA:	973.89 SM (0.24 AC)		
USE:	RETAIL		
ZONING DESIGNATION:	C11 Main Street Commercial Zone		
BUILDING HEIGHT:	Max: 9.5m Existing: 8.61m		
AREA	EXISTING	PROPOSED	
GROUND FLOOR (2 STOREY BUILDING)	118.90 SM		
SECOND FLOOR (2 STOREY BUILDING- EXISTING APARTMENT)	120.29 SM		
SECOND FLOOR (BALCONY - EXCLUDED FROM TOTAL G.F.A)	19.41 SM	41.5 SM	
GROUND FLOOR (EXISTING BUILDING)	91.90 SM		
ADDITION		39.20 SM	
DEMOLITION (1 STOREY)	76.15 SM		
TOTAL G.F.A	370.29 SM		
MAX G.F.A REQUIRED (0.6):	0.39		
LANDSCAPING (131.6 SM)	REQUIRED min 10%	PROPOSED 13.4%	
PAVING = 561.8 SM			
LOT COVERAGE	max 30%	28.8%	
SETBACKS:			
FRONT	min 2M max 6M	1.14M (EXISTING)	
REAR	min 15M	31.53m	
NORTH INTERIOR	1.8M	0.56M (EXISTING)	
SOUTH INTERIOR	1.8M	4.48M	
PARKING REQUIREMENTS	REQUIRED	PROVIDED	
PARKING SPACES (RETAIL STORE 250.00 SM):	15	15	
(6 SPACES PER 100 SM OF G.F.A)			
APARTMENT DWELLING (1.5 PARKING PER UNIT) (0.25 VISITOR PARKING)	2	2	
TOTAL SPACES	17	17	
PARKING SPACE DIMENSIONS:	2.7x6.0M	2.7x5.7M	
BARRIER-FREE SPACE:	3.9x6.0M	3.9x5.7M	
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT			

WARE MALCOMB

Leading Design for Commercial Real Estate

a business name of WMA Inc.

architecture  
planning  
interiors  
graphics  
civil engineering

80 bass pro mills drive, unit 13  
vaughan, ontario, L4K 5W9  
p 905.760.1221  
f 905.248.3344

OF ARCHITECTS

FRANK DI ROMA

LICENCE 6758

GENERAL STORE

10483 ISLINGTON AVENUE

KLEINBURG, ON

SHEET

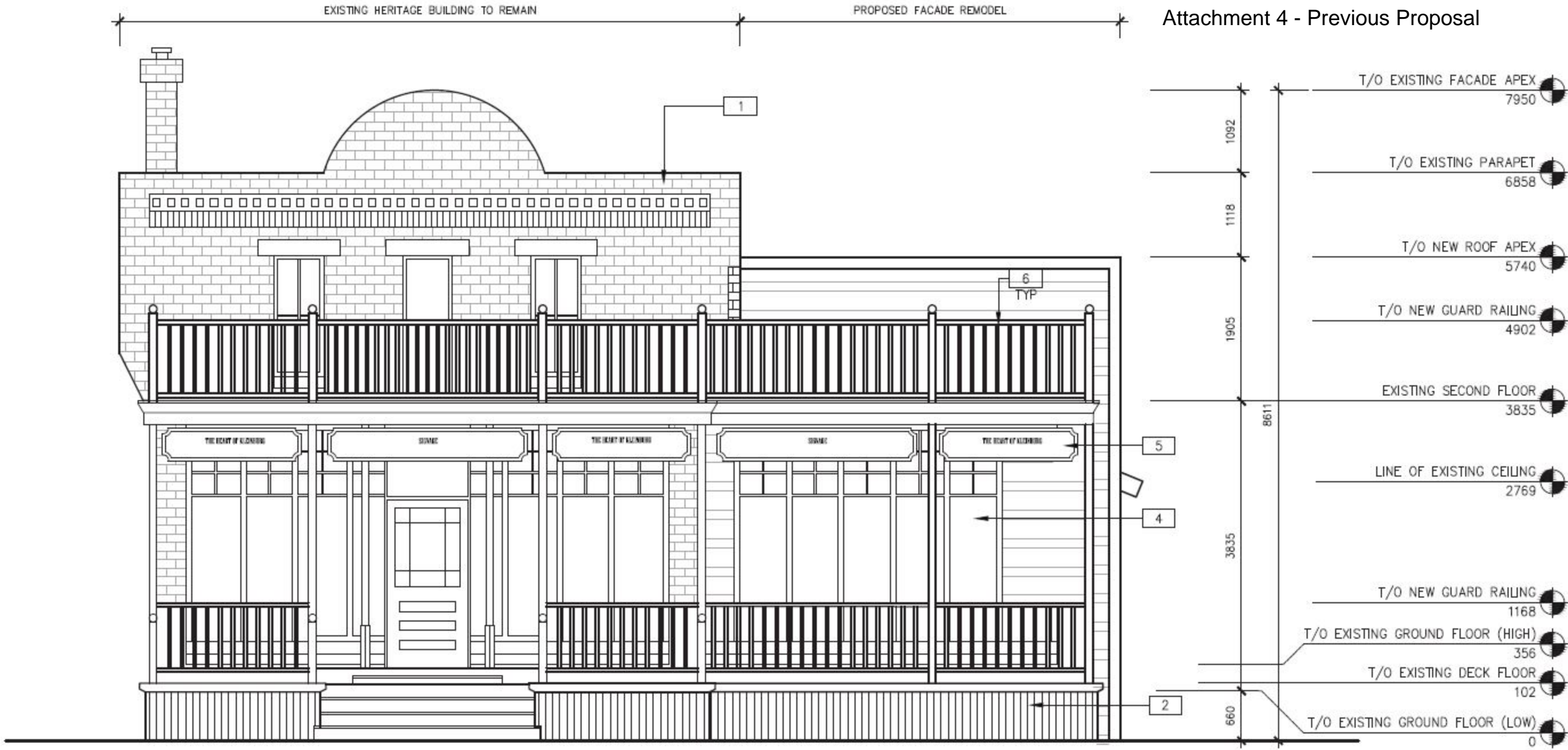
A1.1

SITE PLAN

DATE	REMARKS
2015-10-02	ISSUED FOR FOUNDATION PERMIT

PA / P/L	FRANK DI ROMA
DRAWN BY:	EJ
JOB NO.:	TOR14-0023-0P

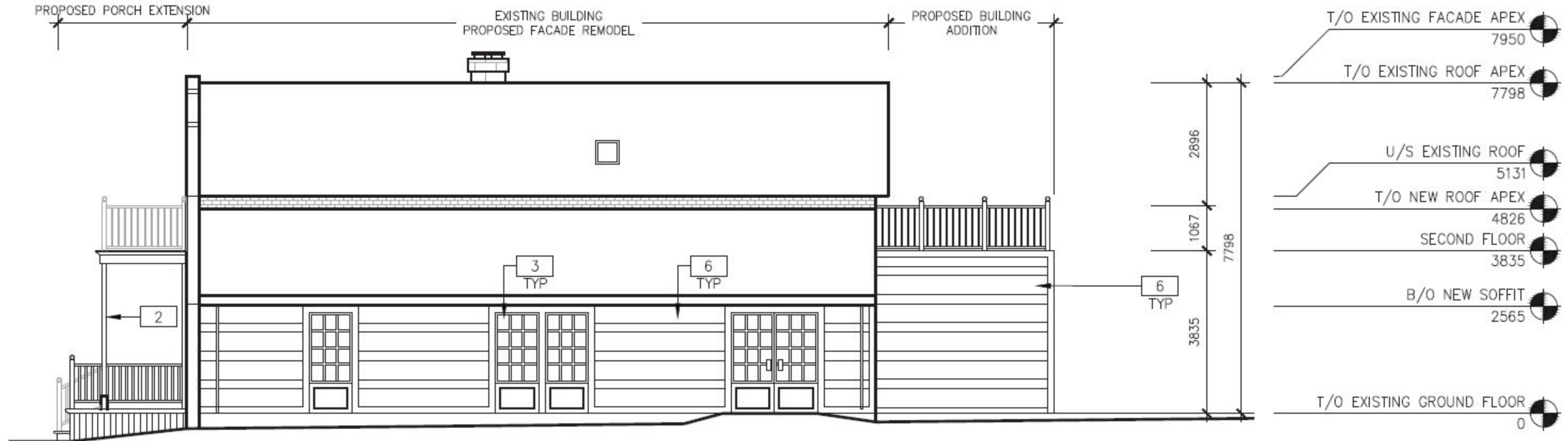




WEST EXTERIOR ELEVATION

SCALE: 1:50

A

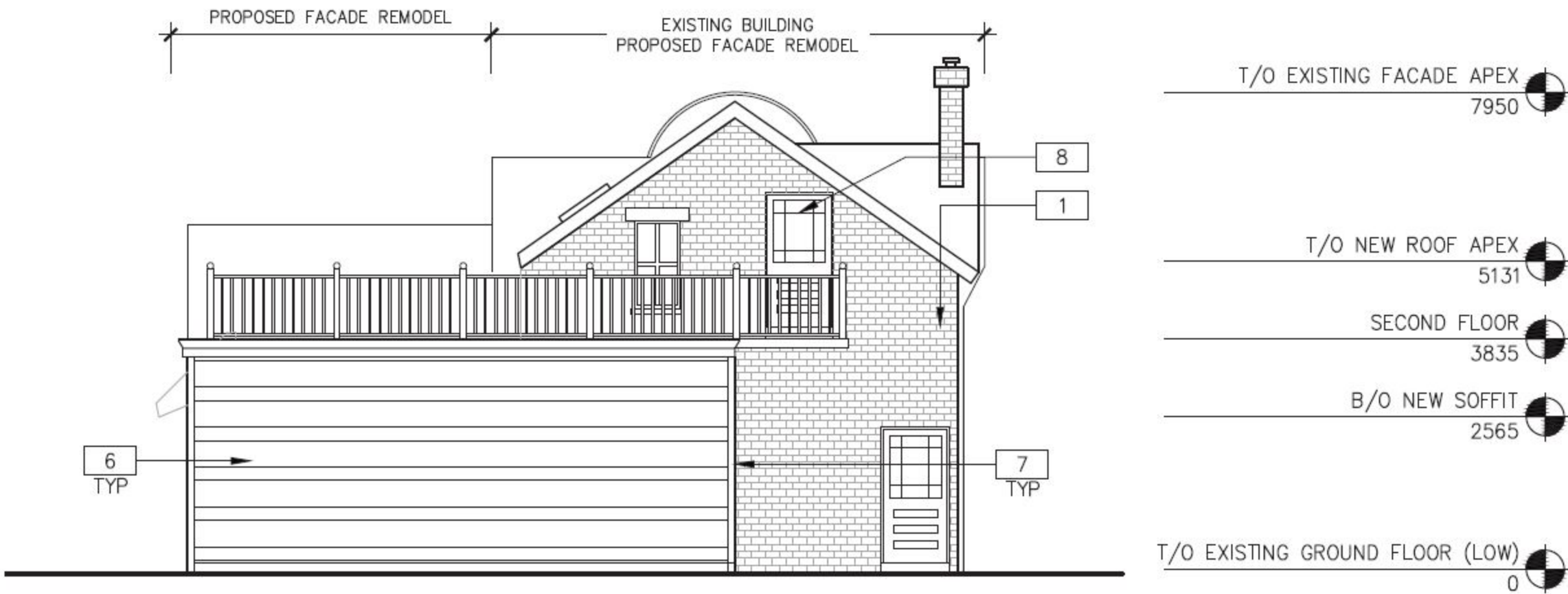


# PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 1:100

D



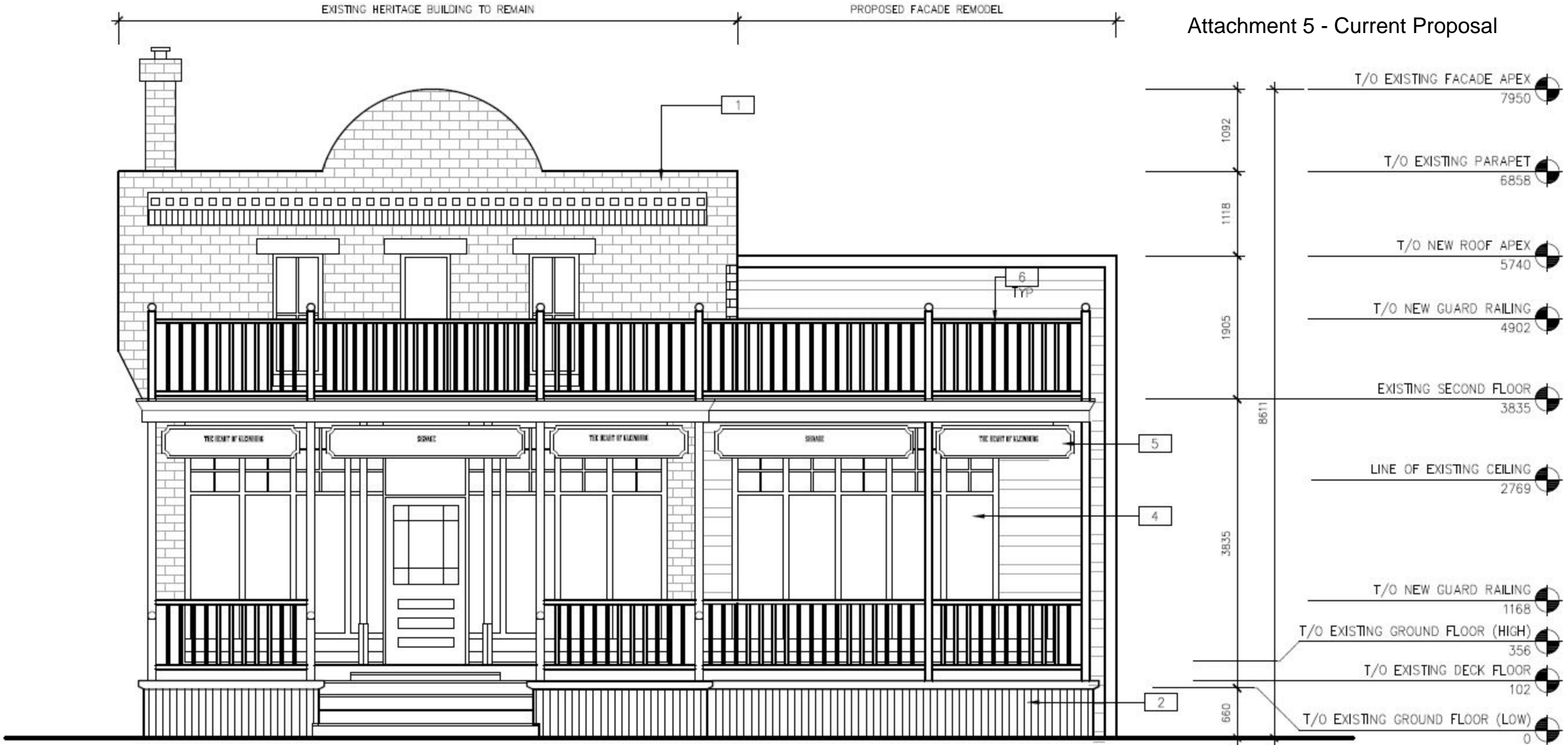


PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1:100

B



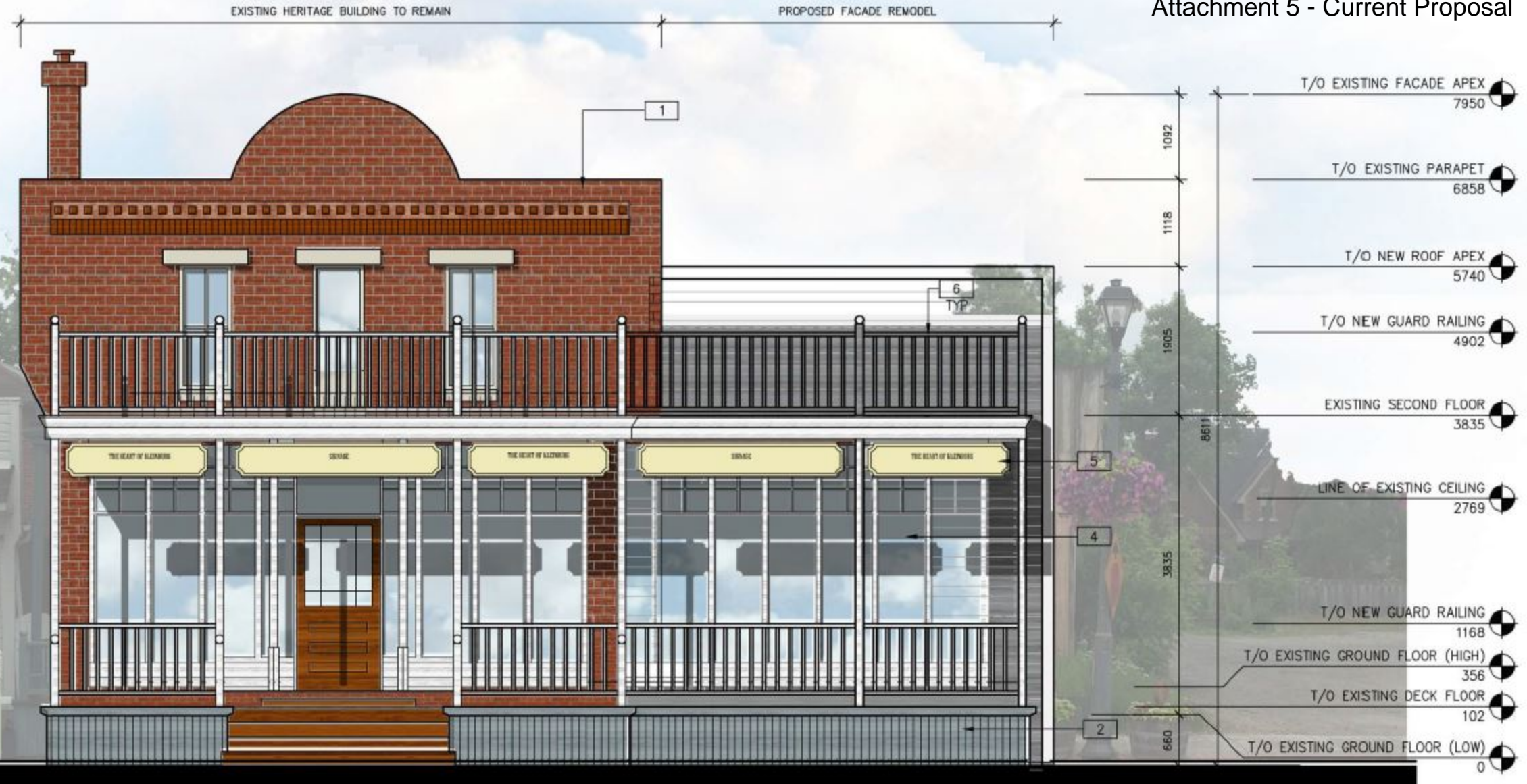


WEST EXTERIOR ELEVATION

SCALE: 1: 50

A

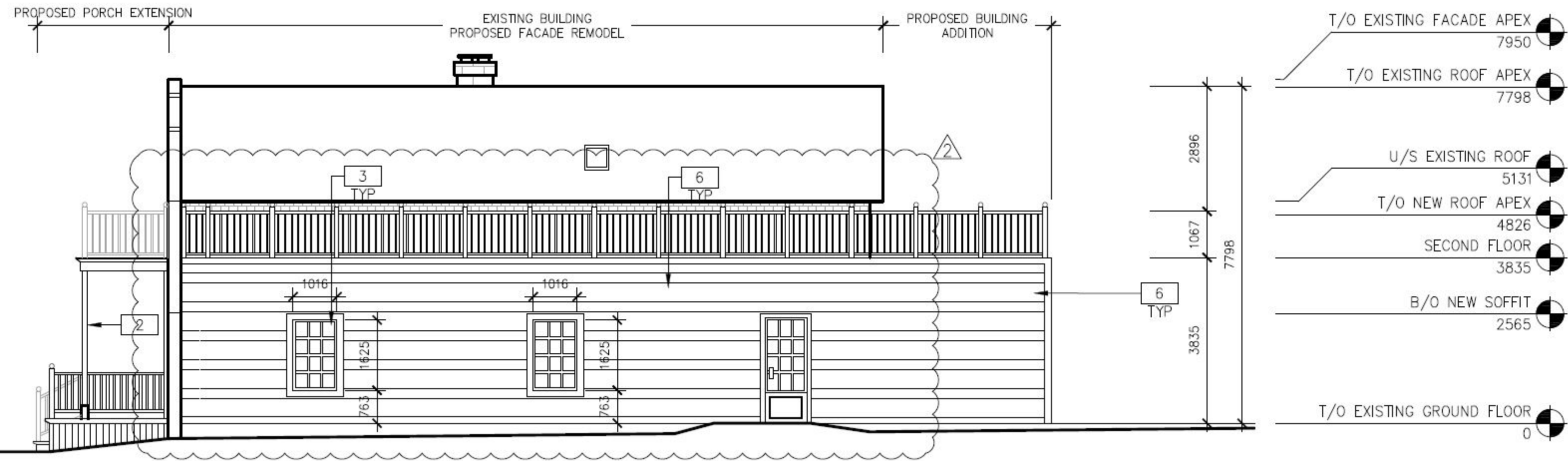




WEST EXTERIOR ELEVATION

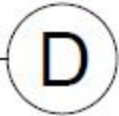
SCALE: 1:50

A

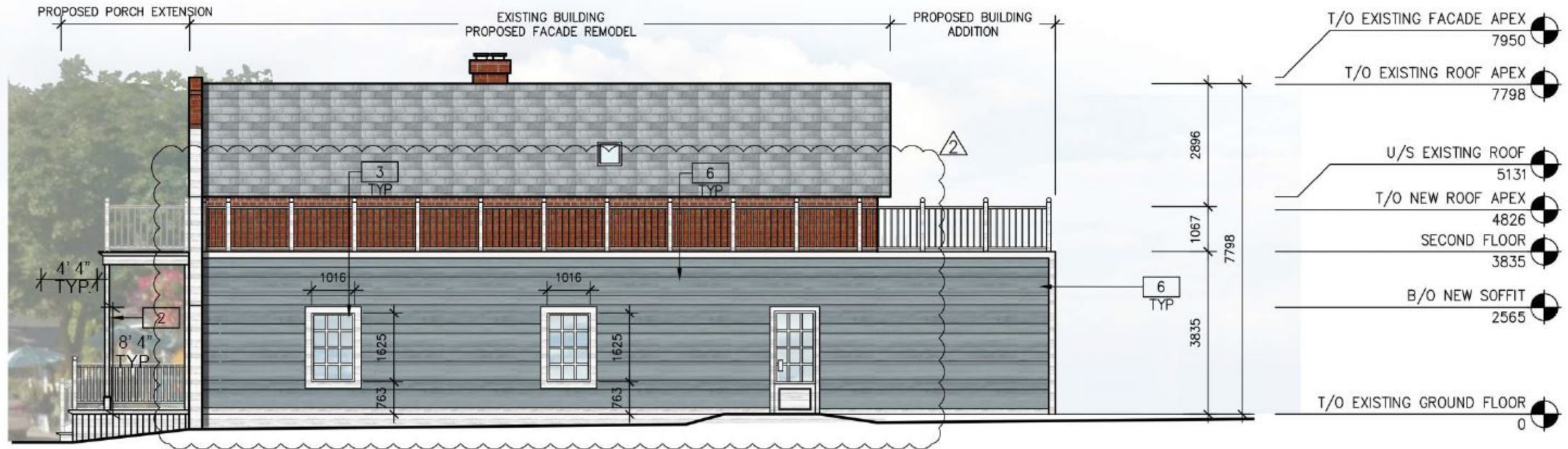


# PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 1:100





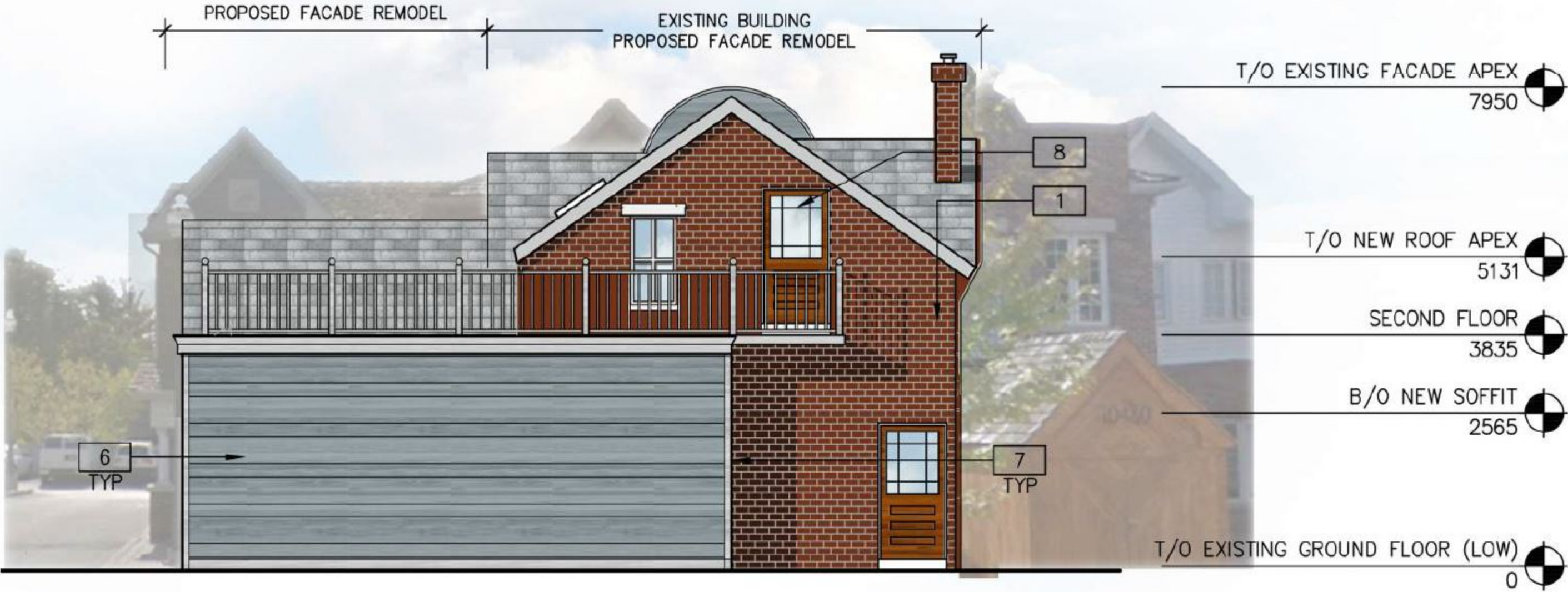


# PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 1:100

D

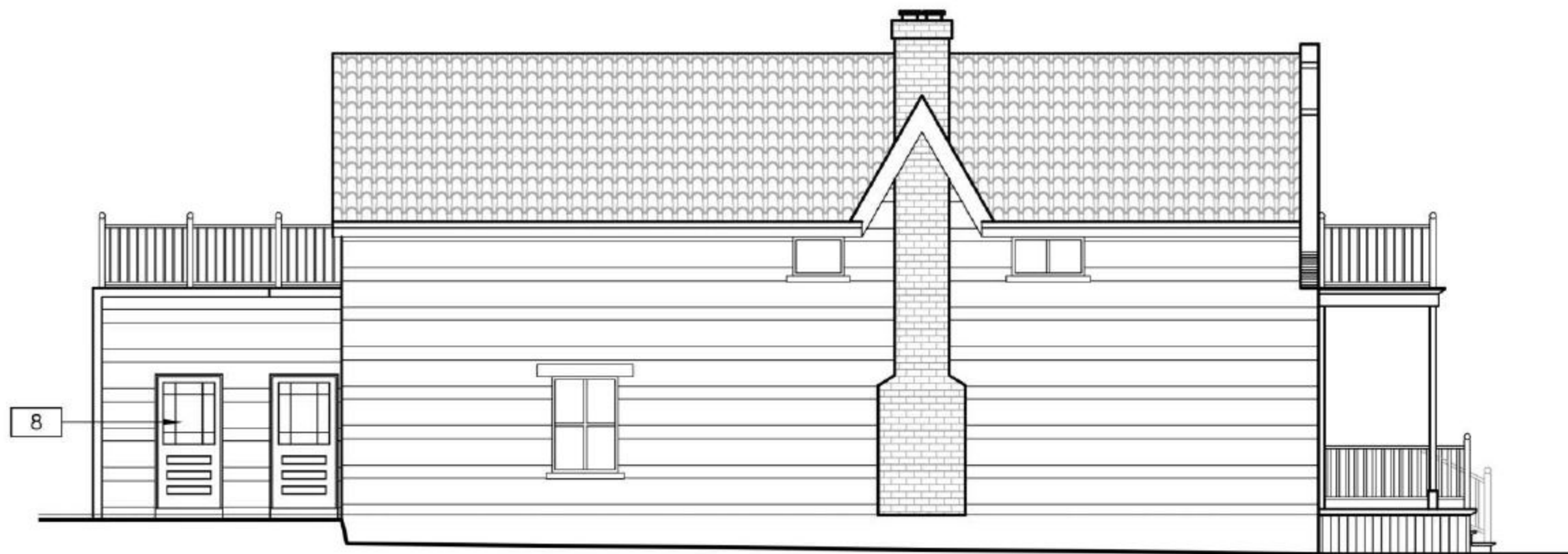




PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1:100

B



## PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 1:100

C