

**CITY OF VAUGHAN**  
**REPORT NO. 3 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole (1)  
of the City of Vaughan  
on September 17, 2019***

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The Heritage Vaughan Committee met at 7:08 p.m., on June 19, 2019.

Present: Giacomo Parisi, Chair  
Erica He  
Diana A. Hordo  
Councillor Marilyn Iafrate  
Waseem Malik  
Riccardo Orsini  
Elly Perricciolo  
John Senisi  
Dave Snider

Staff Present: Rose Magnifico, Council / Committee Administrator  
Katrina Guy, Cultural Heritage Coordinator  
Wendy Whitfield Ferguson, Cultural Heritage Coordinator

The following item was dealt with:

**1. ADDITION TO EXISTING HOUSE -22 JOHN STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee advises Council:

1. THAT the Heritage Vaughan Committee approve the proposed new addition at 22 John Street, subject to 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 the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE  
COMMITTEE OF THE WHOLE (1), SEPTEMBER 17, 2019**

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- 2) That the report of the Senior Heritage Planner, Development Planning Department, dated June 19, 2019, was received; and
- 3) That the deputation of Ms. Natalie Aiello, architect for the applicant, was received.

(A copy of the foregoing report has been attached for reference.)

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The meeting adjourned at 7:51 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

Item: 1



## HERITAGE VAUGHAN REPORT

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**DATE:** Wednesday, June 19, 2019      **WARD(S):** 5

**TITLE: ADDITION TO EXISTING HOUSE - 22 JOHN STREET,  
KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT**

**FROM:**

Nick Borcescu, Senior Heritage Planner, Development Planning Department

**ACTION: DECISION**

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**Purpose**

To seek an approval from the Heritage Vaughan Committee regarding the proposed new addition at 22 John Street, a property located in the Kleinburg-Nashville Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

**Report Highlights**

- The Owner is proposing to construct a 2 storey addition at 22 John Street
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD Plan").
- The proposed works are in accordance with the Heritage Vaughan delegation by-law 193-2015 as amended by by-law 109-2016
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

## **Recommendations**

1. THAT the Heritage Vaughan Committee approve the proposed new addition at 22 John Street, subject to 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 the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

## **Background**

The subject property is municipally known as 22 John Street and is located on the east side of Islington Avenue, north of Nashville Road, as shown in Attachment #1.

The subject property currently contains a single detached dwelling. It was initially built as a single storey bungalow sometime before 1954 as shown in Attachment #2.

However, a series of alterations in the 1960's and the second storey addition in 1990 have resulted in its current form.

The property is not identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan. The KNHCD Inventory, while confirming its non-contributing status does state that in size and detail, it is appropriate to the District. (Attachment #3)

The current photos of the house as shown in Attachment #4 and streetscape indicate that the house has not changed materially from the Inventory and is in good condition. The owner wishes to further add to the dwelling and intends to match the existing condition.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

The owner is proposing to build a new side and rear addition with garage and mudroom on the ground level and master bedroom with closet and ensuite on the 2<sup>nd</sup> level with a partial rear walkout balcony. Further work proposes the creation of a new deck at the rear of the property and an expanded driveway. The proposal will require the removal of the existing rear sunroom.

The property is located within the Village Residential area of the District and is subject to the following policies and guidelines outlined in Section 9.4 of the KNHCD Plan. There are two ways of approaching alterations to non-heritage properties in the District. One is that of historic conversion, the second is to maintain the existing architectural style and to introduce alterations that are sympathetic to the existing style.

***The proposed new construction is consistent with the KNHCD Plan, with justification provided where the proposal does not meet certain polices in their entirety.***

### **Architectural Style**

The current structure represents a history of alterations that were contemporary to their time, and the choices of the 1960's and 1990's. The existing elevations, proportions and site plan are documented in Attachment #5.

#### **9.4.1.1 Contemporary Alteration Approach**

*Ordinarily, a modern building should be altered in a way that respects and complements its original design. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century. (KNHCD Plan)*

- Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.

The proposed addition continues this history of sympathetic alterations and the result is an extension of the existing architecture and materials. The proposed garage 2 storey addition is wrapped around the side and the rear of the existing attached garage.

While the District Plan prefers that garages be built as separate rear buildings, the house has an existing side garage built prior to 2003 and attached to the main building. Building only to the rear of the property is not currently possible due to the presence of an inground pool in the rear yard.

The proposed addition shown in Attachment #6, is slightly set back from the existing garage entry, and the additional single car garage door entry will have a minimal impact on the streetscape.

The second storey of the proposed addition, while giving extra living space to the family, is notably shorter than the main body of the house, which further minimizes the impact on the streetscape, while respecting the existing architecture.

The proposed new deck at the rear will not have any impact on the streetscape of John Street.

Lastly, the proposed addition does not require a site plan application nor any minor variances in lot coverage, setbacks, or driveway entrances; it will only require a building permit, once heritage approval is obtained.

## **Landscaping**

### **4.5.1 Landscape Treatment**

*Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. (KNHCD Plan)*

The proposed addition will not impact any mature trees, although two smaller trees are proposed to be removed.

## **Timeline**

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on June 6, 2019, and must be deliberated upon by September 5, 2019, to meet the 90-day timeline.

## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

## **Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the Application to permit an addition and associated works on the property municipally known as 22 John Street and is satisfied that the proposed addition is consistent with the KNHCD Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department supports the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

**For more information**, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115

## **Attachments**

1. Location Map
2. Aerial photo of property 1954 & 1970
3. KNHCD Inventory Extract
4. Current photos
5. Current elevations and Site Plan
6. Proposed Elevations
7. Proposed Site Plan

## **Prepared by**

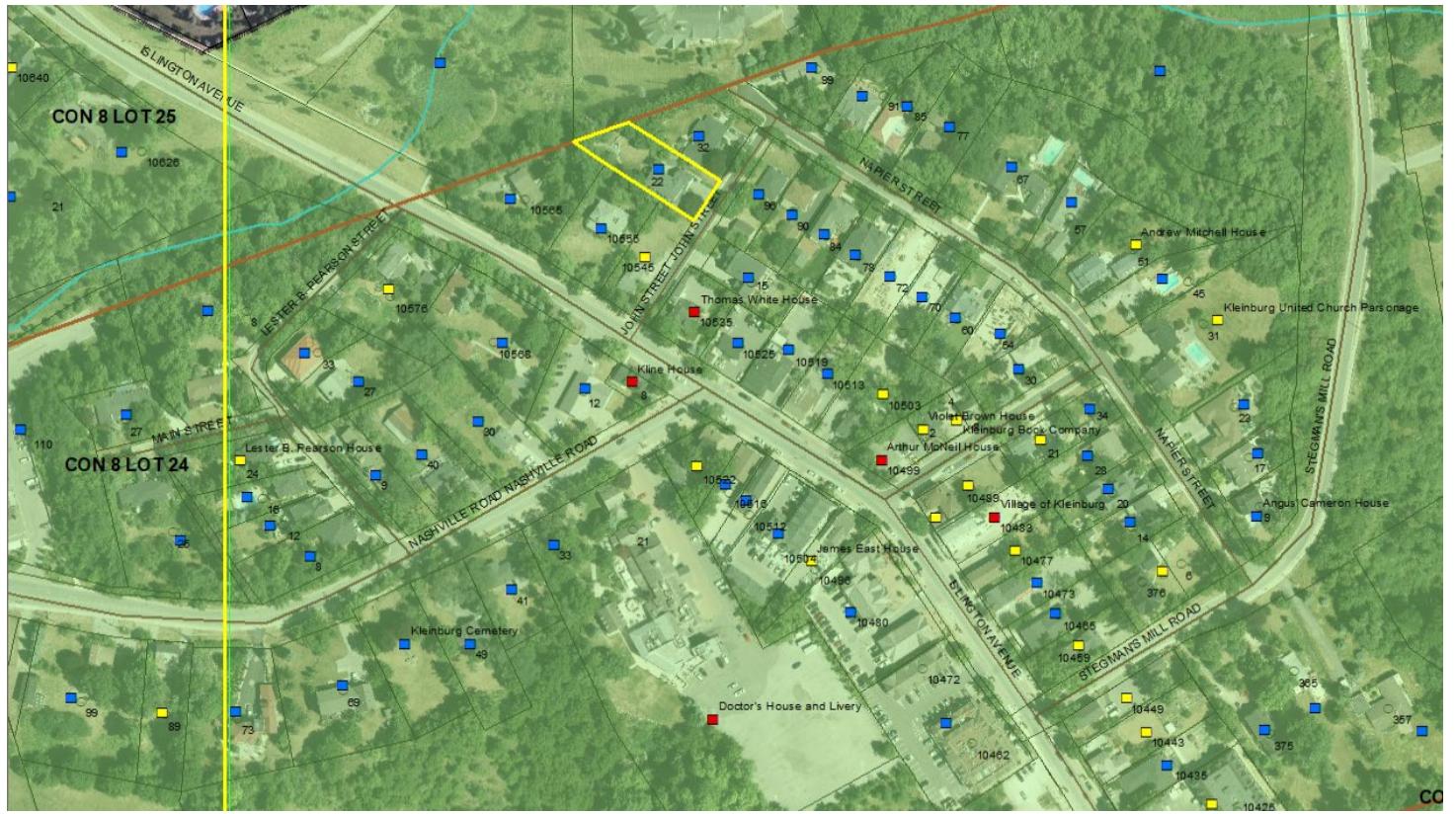
Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Nick Borcescu , Senior Urban Designer, ext. 8191

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/LG

## Attachment 1 Location Map



**22 John Street**

## Attachment 2 – Aerial Photos



1954



1970

John Street (north)

Kleinburg



### 22 John Street

- Two-storey, vinyl-clad, timber-frame house with various Post Modern features (c. 1990).
- Description – Large, vinyl-clad house is unmistakably recent, based on size, massing and materials, and yet pays some misquoted tributes to traditional and historic styles. Tall gable above garage (at RH side) evokes Victorian style, while segmental arched fanlight at upper window is typical of ground-floor masonry aperture, whether Georgian or early twentieth century. Wide, flat aperture of double-car garage below can only be contemporary, while strip of small windows above, with horizontally oriented panes formed by false dividers, is a quasi-traditional touch. Steps at LH side lead to raised, masonry verandah with simple, picket-type vinyl railings, while front screen door is traditional, colonial type, set between side-lights with false muntins. Windows elsewhere are casement, again with false dividers, for a somewhat French aspect, set between small, fake, vinyl shutters. Fine spacing on vinyl siding suggests, again, mid-nineteenth century practices, while soffits are clad in aluminum. Small peaks over upper floor windows complete the eclectic effect. Roof has grey asphalt shingles and gutters and downpipes are in contemporary aluminum profiles.
- Comments – Building is in excellent repair, and entirely of its post-modern time. Although not entirely appropriate to the historic context both in size and detail, this house should be retained as is. Note that transom beam over garage is curiously sagging.

**Attachment 4 Current Photos**



**Attachment 4 Current Photos (Rear)**







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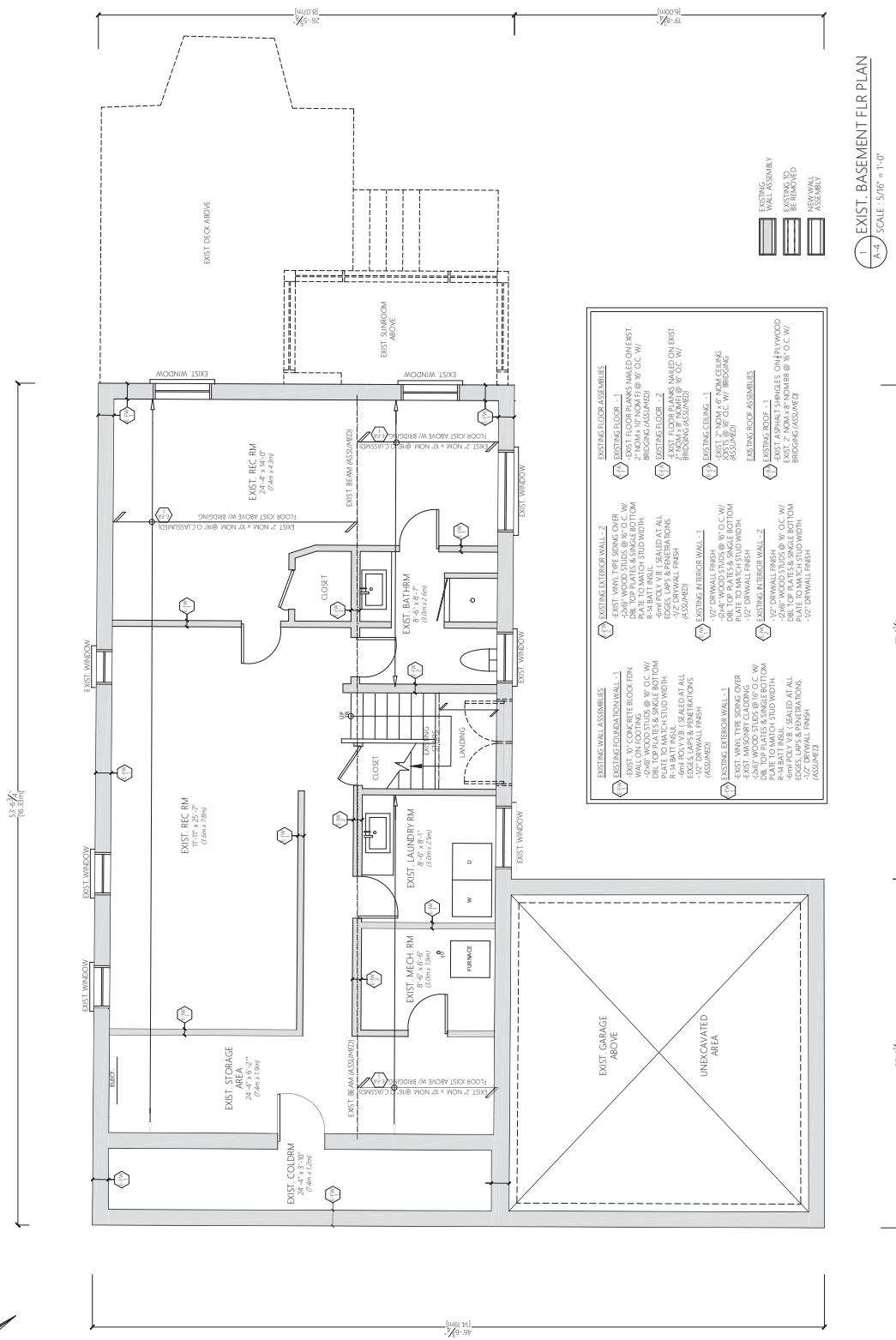
PROJECT:  
22 JOHN STREET  
KLEINBERG ON L4-3N5

The logo consists of a compass rose with four large arrows pointing North, South, East, and West. The word "TRUE NORTH" is written vertically along the left side of the compass, and "CONSTRUCTION NORTH" is written vertically along the bottom side.

PROJECT NO.: 190002  
DRAWN BY: NATALIE S. AIELLO  
DATE:

DRAWING TITLE: \_\_\_\_\_

A004





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PROJECT: JOHN STREET ON 4TH ST KLEINBURG ON L4H 3N5

KEY PLAN

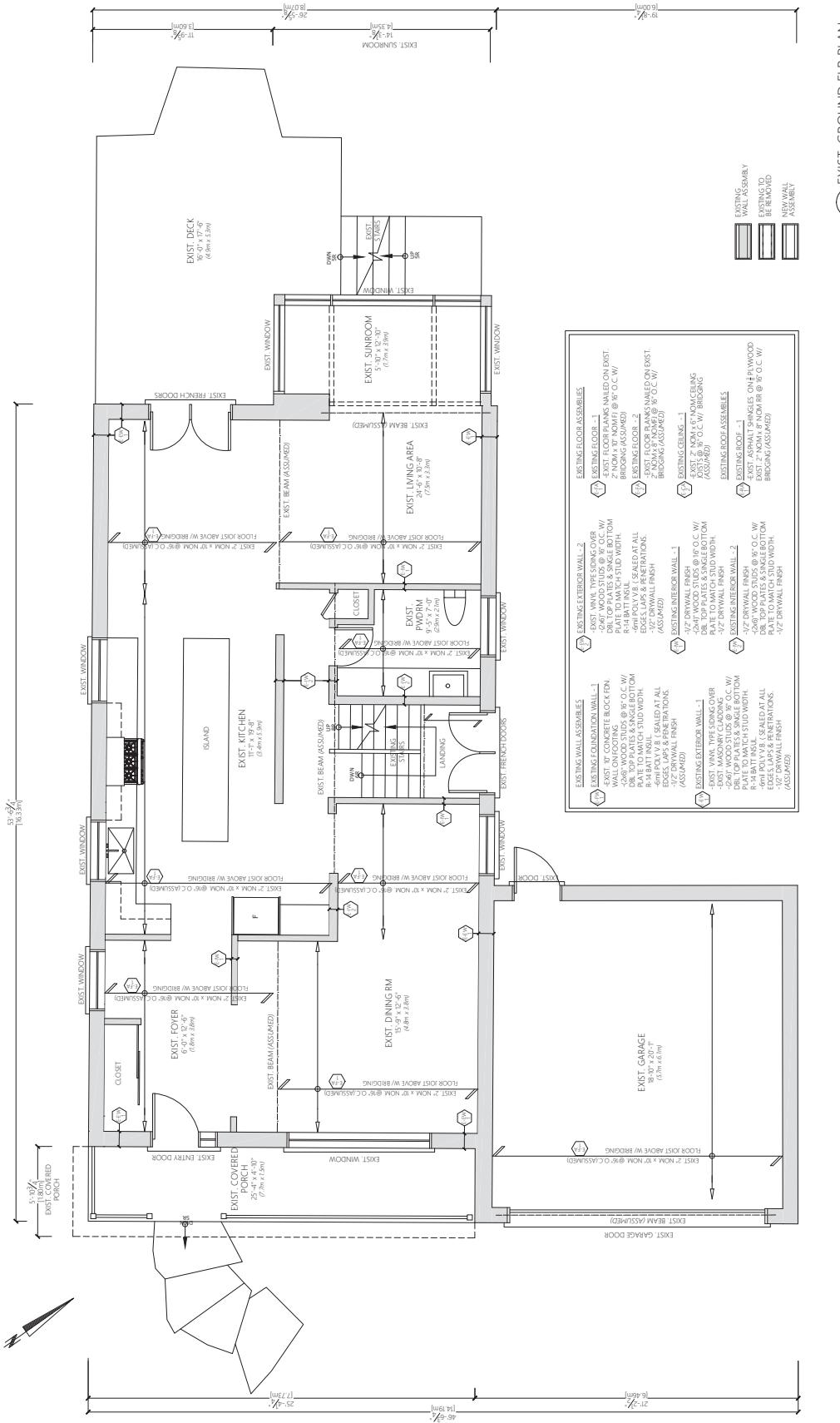
The logo consists of a circular compass rose with cardinal and intercardinal directions. A diagonal line extends from the top-left quadrant through the center to the bottom-right quadrant. To the left of the compass, the words "TRUE NORTH" are stacked vertically. To the right, the words "CONSTRUCTION" and "NORTH" are stacked vertically.

DATE:

5/16<sup>th</sup> = 1' - 0"

EXIST. FIRST FLOOR PLAN

DRAWING No.





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100

TRUE NORTH  
CONSTRUCTION  
NORTH

PROJECT No: 1900

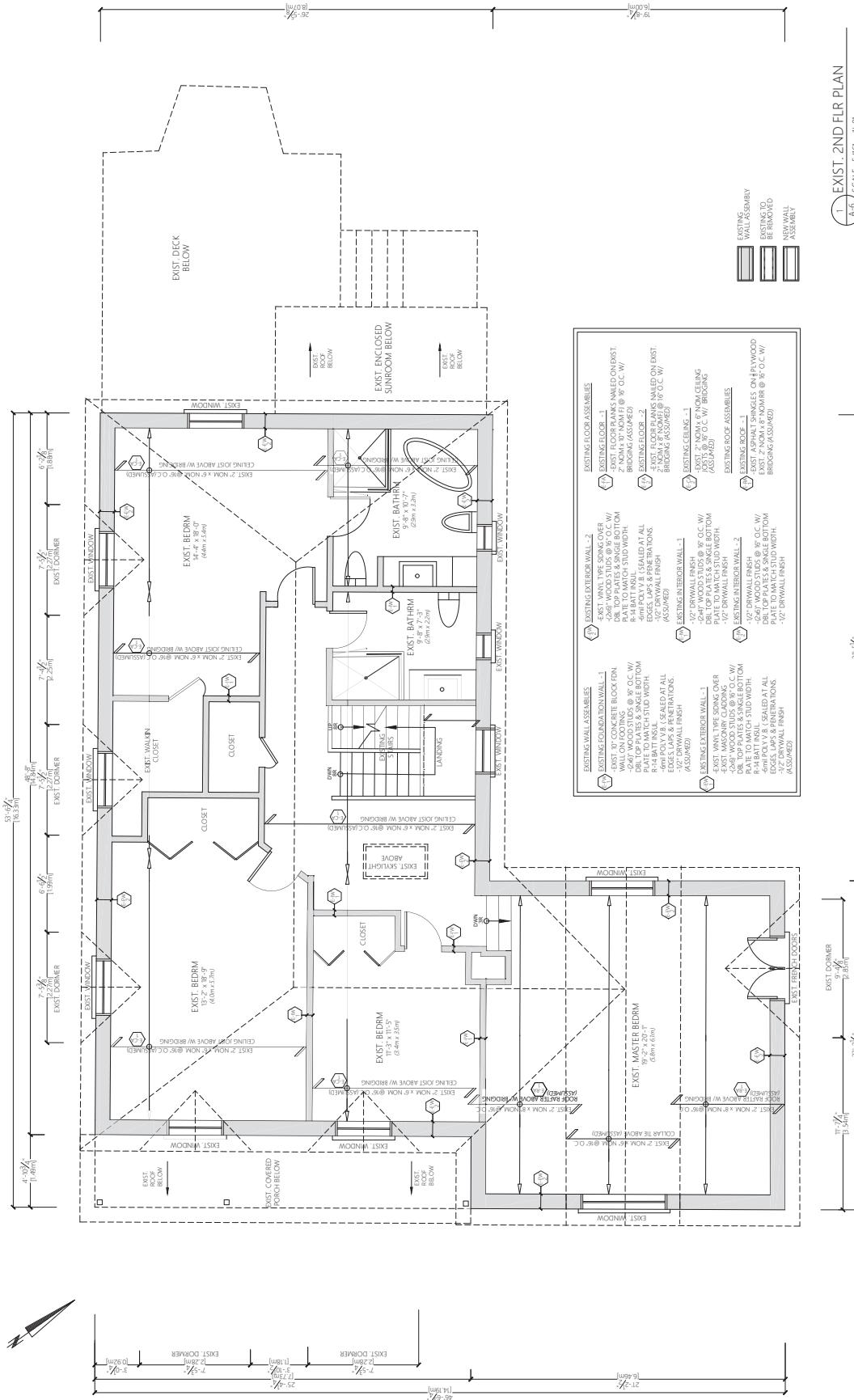
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$$5/16''=1$$

EXIST. SECOND FLOOR PL

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A00





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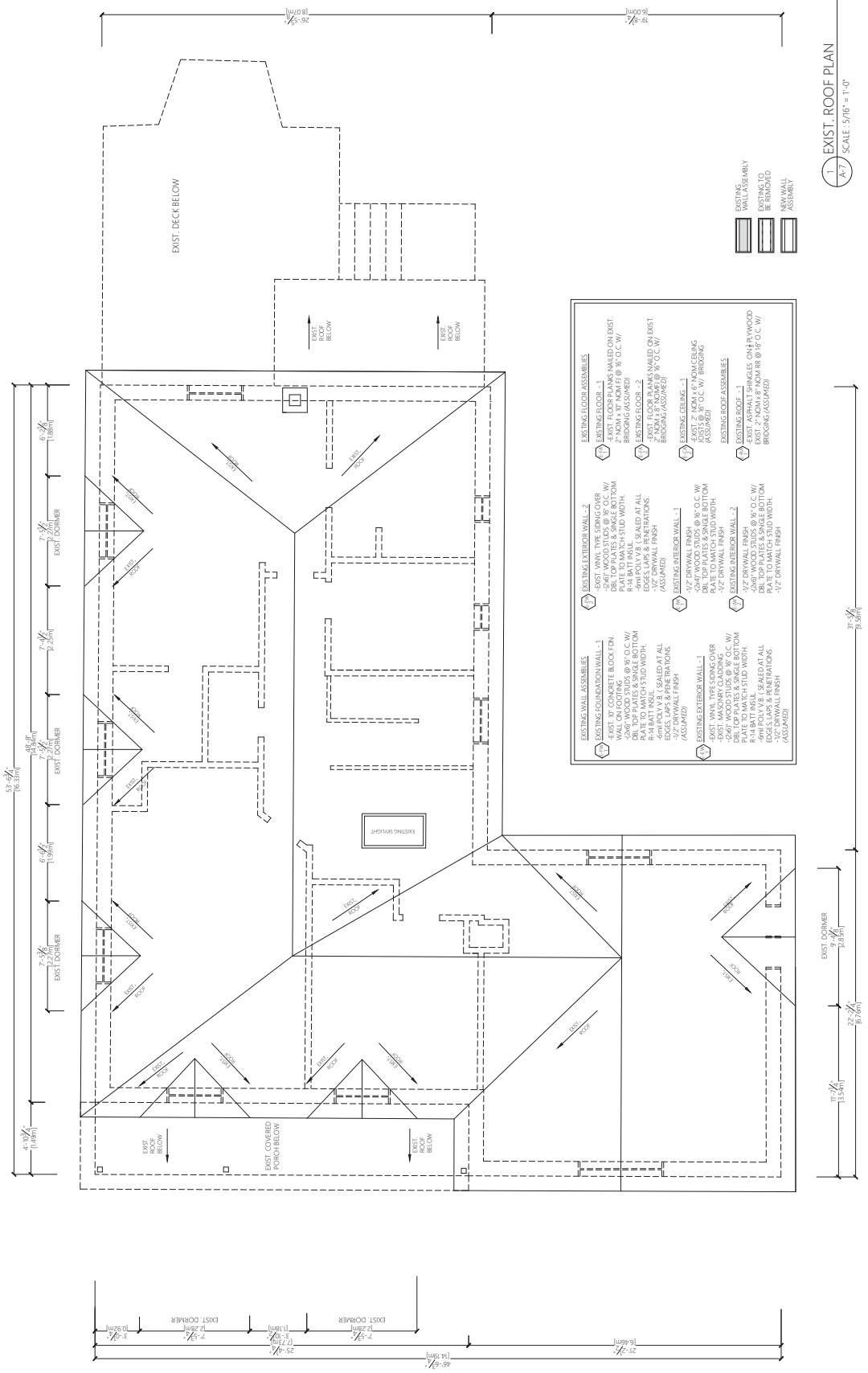
PROJECT:  
22 JOHN STREET  
KLEINBERG, ON L4B 5N5

KEY PLAN

The logo consists of a circular compass rose with cardinal directions (N, S, E, W) and intercardinal points (NE, SE, SW, NW). A diagonal line extends from the center to the top-right point (NE). The words "TRUE NORTH" are stacked vertically above the circle, and "CONSTRUCTION NORTH" are stacked vertically below it.

PROJECT  
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3/10 = 1-0  
EXIST. ROOF PLAN  
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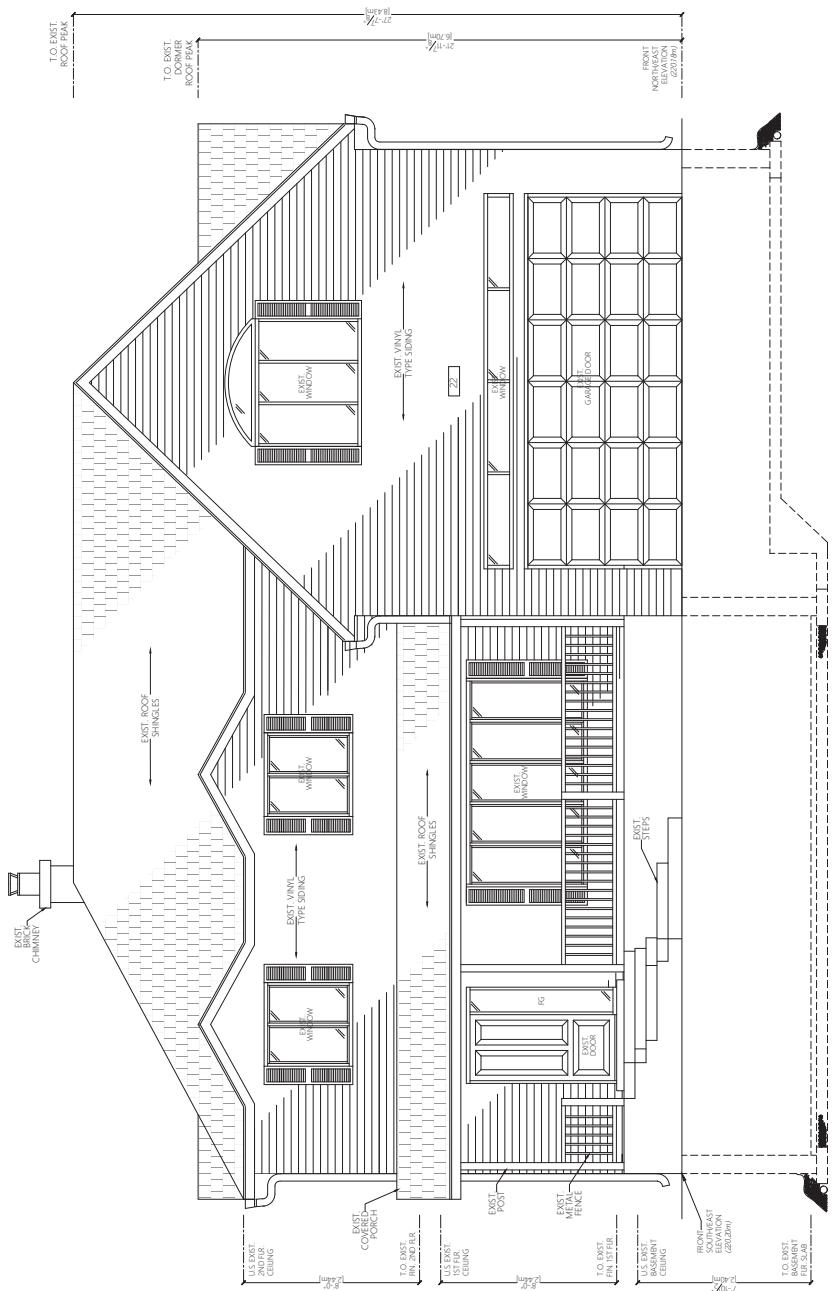
PROJECT:  
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KLEINBURG ON L4H3N5

A compass rose with four main points: North, South, East, and West. The 'N' for North is at the top. A diagonal line from the top-left to the bottom-right is labeled 'TRUE NORTH'. Another diagonal line from the top-right to the bottom-left is labeled 'CONSTRUCTION NORTH'.

PROJECT No:	190002
DRAWN BY:	NATALIE S. AIELLO
DATE:	MAR 25 2019

DRAWING NO. \_\_\_\_\_  
DRAWING TITLE: EXIST. FRONT(EAST) ELEVATION

A008





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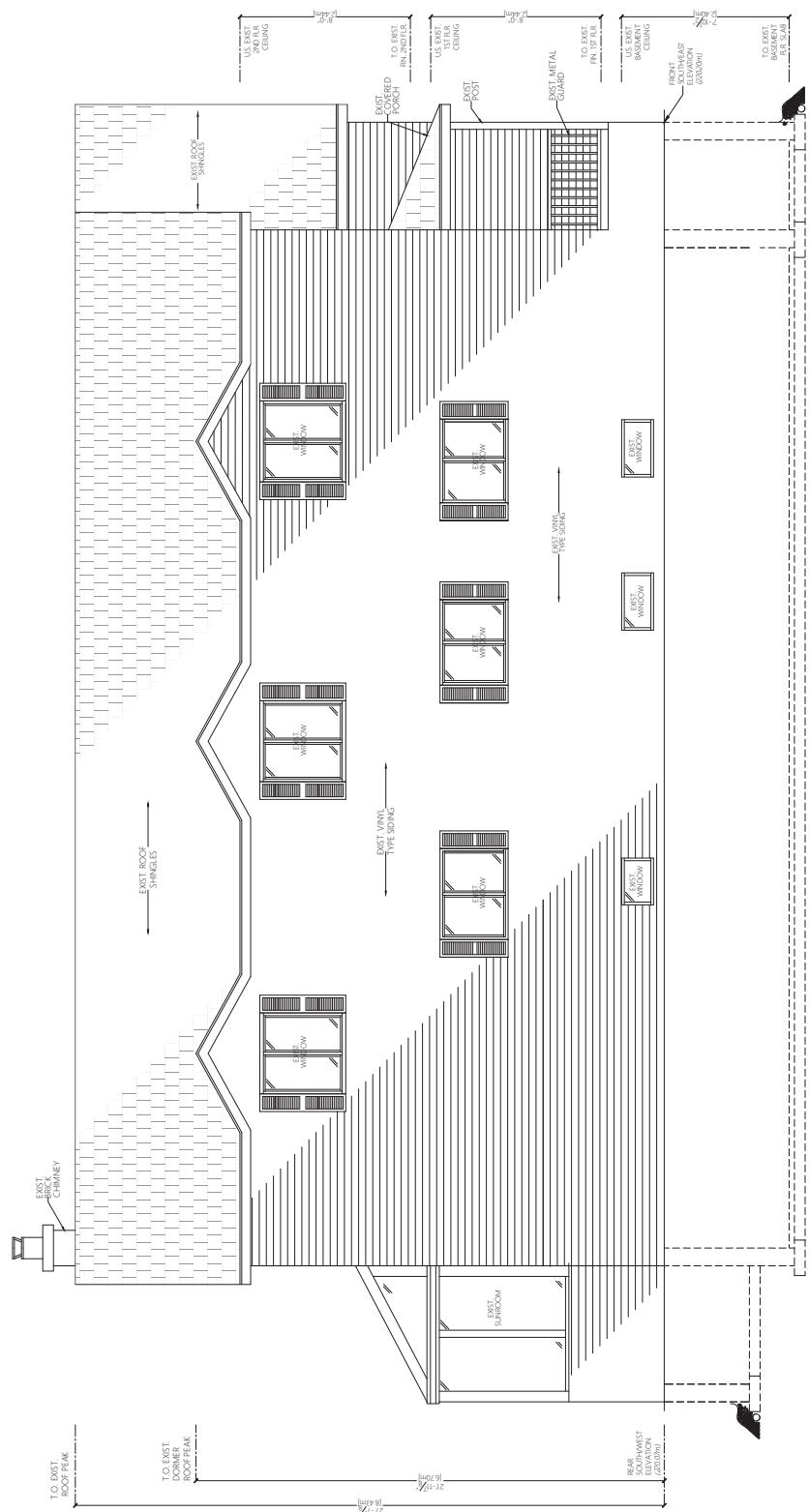
KEY PLAN STAMP:

CONSTRUCTION NORTH TRUE NORTH  
NORTH

PROJECT No.: 190002  
DRAWN BY: NATALIE S. ANIELLO  
DATE: MAR 25 2019  
SCALE: 3/8"=1'-0"

DRAWING TITLE: EXIST. (SOUTH) ELEVATION  
DRAWING NO. A009

1 EXIST. SIDE (SOUTH) ELEVATION  
SCALE : 3/8" = 1'-0"





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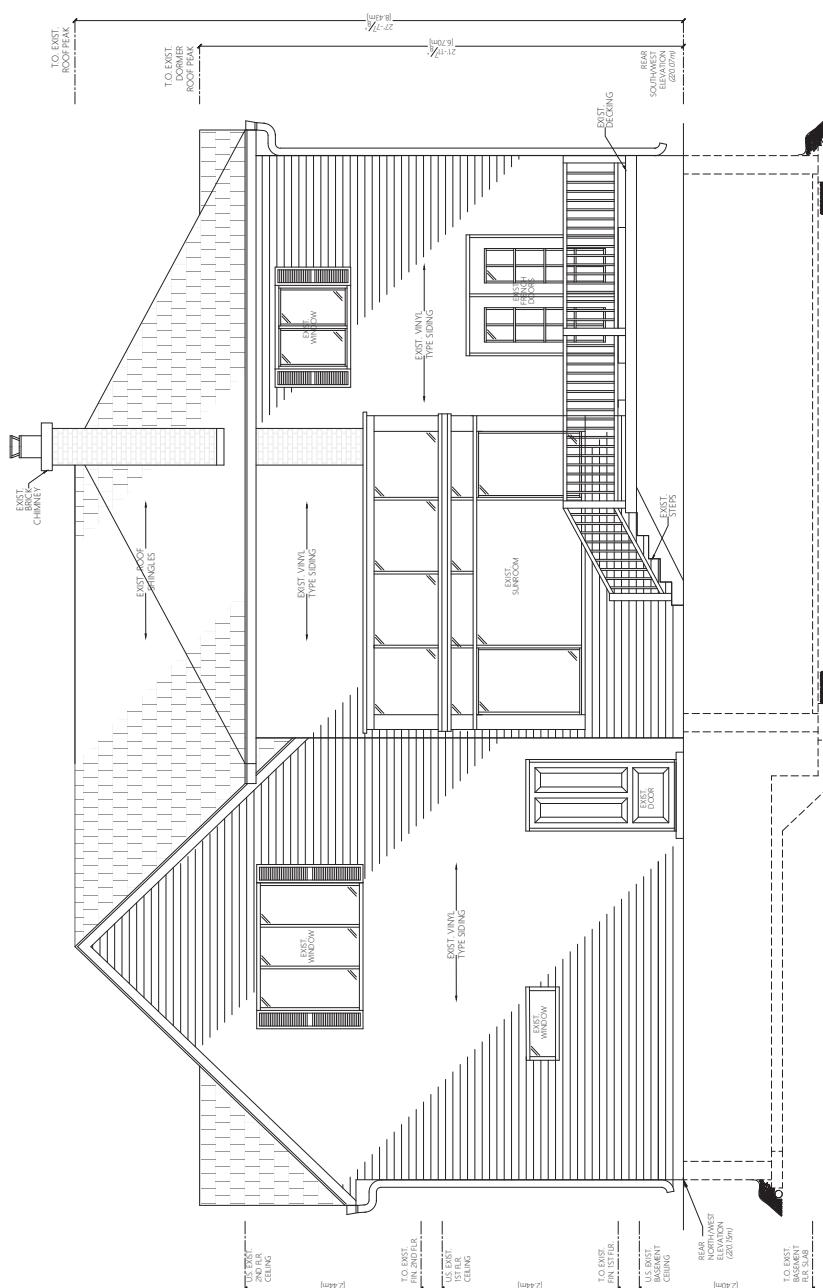
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PROJECT:  
22 JOHN STREET  
KLEINBURG ON L4H3N5

KEY PLAN	STAMP:	TO THE NORTH
		CONSTRUCTION

190002		
DRAWN BY:	NATALIE S. ANIELLO	
DATE:		MAR 25 2019
		2. 18° = 1°, 0"
	SCALE:	

DRAWING TITLE:  
EXIST. REAR (WEST) ELEVATION  
DRAWING No.





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REVISION NO.

This architectural drawing illustrates the exterior of a house with various components labeled and dimensioned:

- Roof:** The roof features multiple gables. Labels include "TO EAST ROOF PEAK" at the top left, "TO EAST DORMER ROOF" on the right, and "FRONT NORTHEAST ELEVATION" on the far right.
- Chimney:** An "EAST CHIMNEY" is located on the left side.
- Siding:** The main section has "EXIST VINYL TYPE SIDING". A lower section has "EXIST ROOF SHINGLES".
- Windows:** Several windows are labeled: "EXIST SKYLIGHT", "EXIST WINDOW", "EXIST WINDOW", "EXIST WINDOW", "EXIST WINDOW", "EXIST WINDOW", "EXIST WINDOW", and "EXIST LOW VVINYL".
- Doors:** A "FRONT DOOR" is shown on the right side.
- Dimensions:** Vertical dimensions are provided along the right edge, ranging from 8' 4 1/2" to 27' 7 1/2". Horizontal dimensions include "15' 0 1/2" IN 1ST FLOOR" and "15' 0 1/2" IN 2ND FLOOR".
- Notes:** A note "FRONT NORTHEAST ELEVATION" is present on the right, and "FRONT BASEMENT CEILING" is noted near the bottom right.

**EXIST. SIDE (NORTH) ELEVATION**



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PROJECT: JOHN STREET TOWER  
KLEINBERG ON 14-315

## Attachment 6 - Proposed Garage Addition

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PROJECT:  
22 JOHN STREET  
KLEENBURG ON 1443NS

No. REVISION DATE

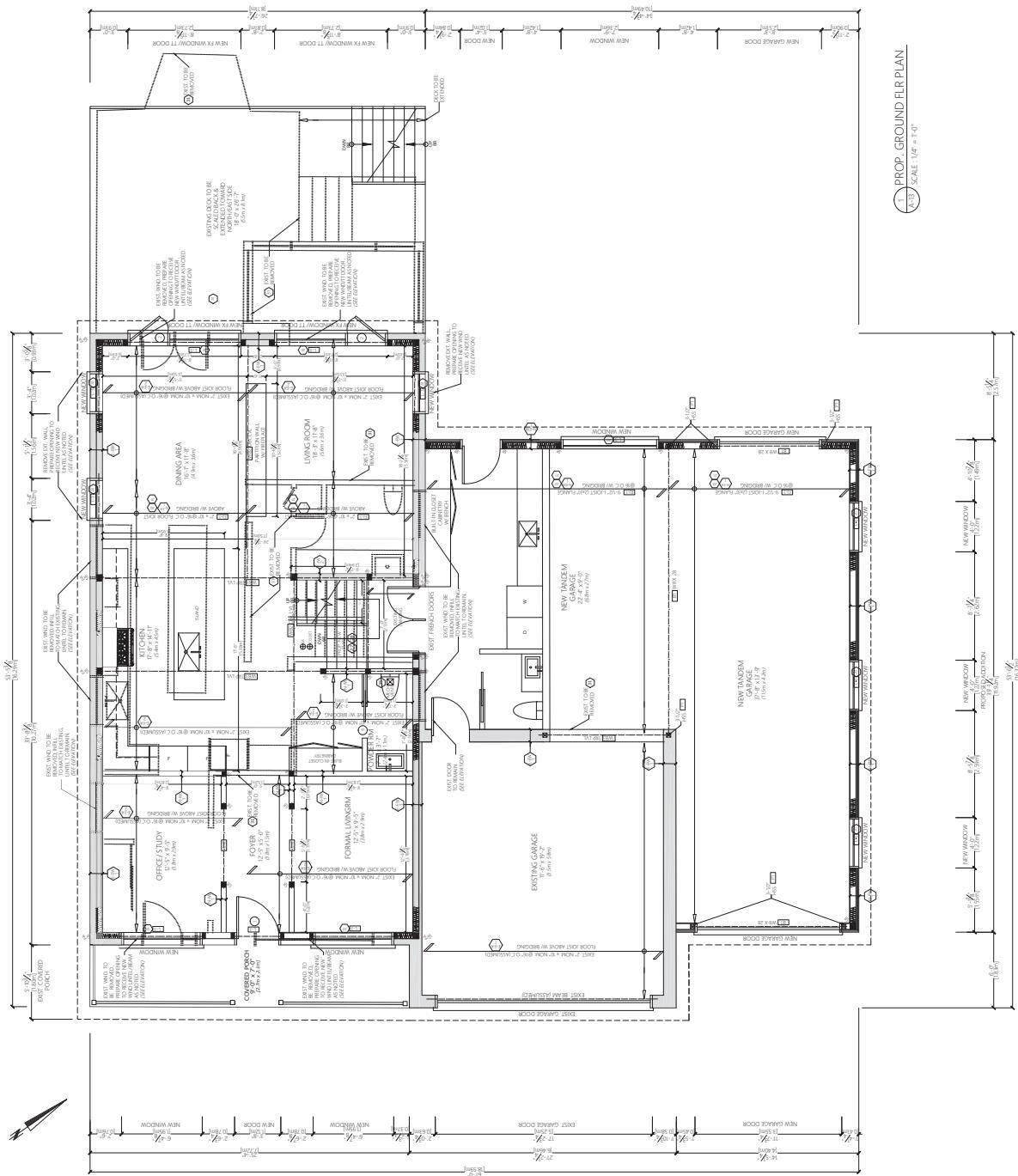
KEY PLAN

CONSTRUCTION  
NORTH  
TRUE NORTH  
STAMP:

PROJECT No.: 190002  
DRAWN BY: NATALIE S. AIELLO  
DATE: MAR 25 2019  
SCALE: 1/4" = 1'-0"

DRAWING TITLE: PROP. FIRST FLOOR PLAN  
DRAWING No.: A013

1/4" = 1'-0"





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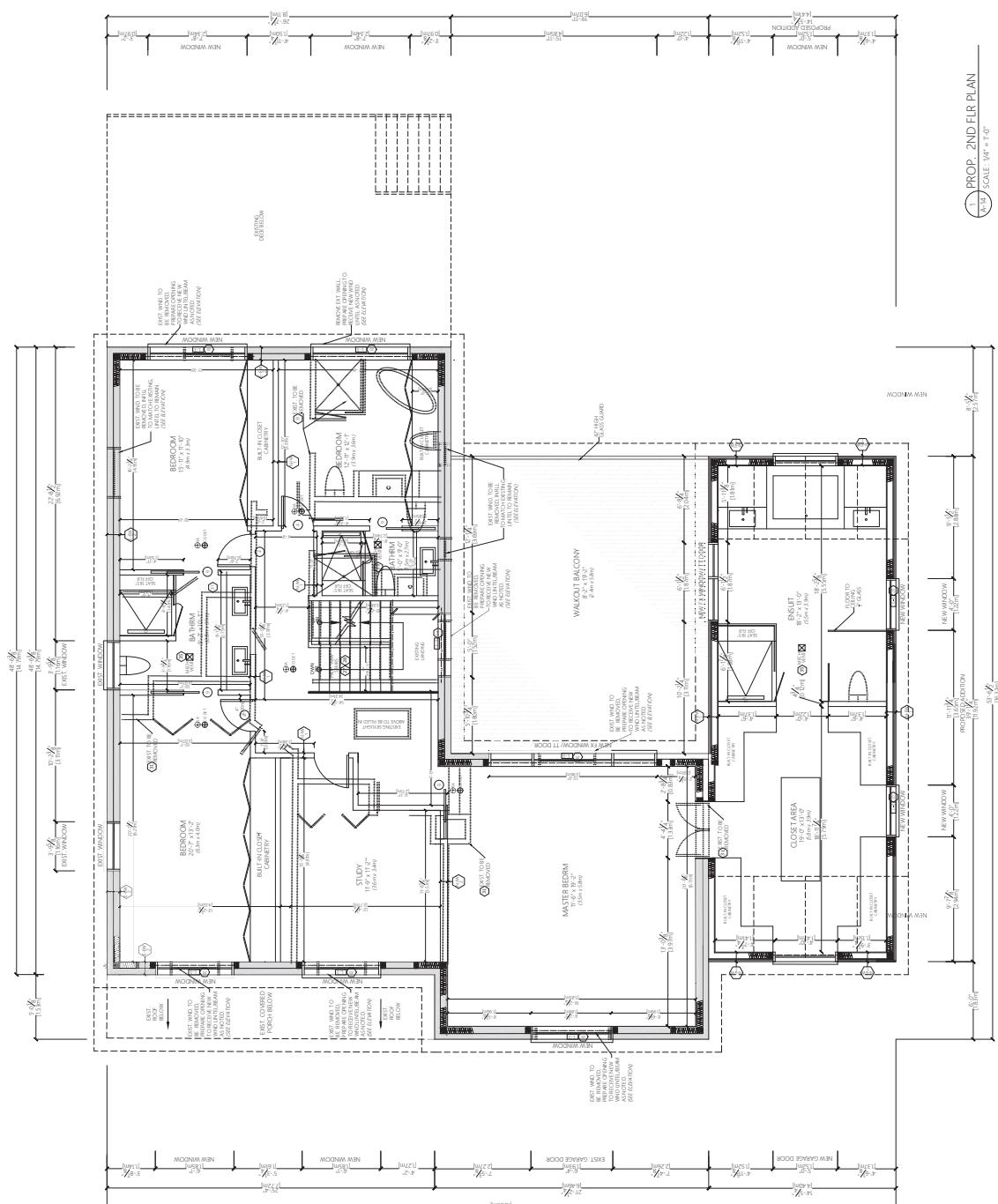
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TRUE NORTH  
CONSTRUCTION  
NORTH

PROJECT  
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DRAWING TITLE:

PROJ. SECOND FLOOR PLAN  
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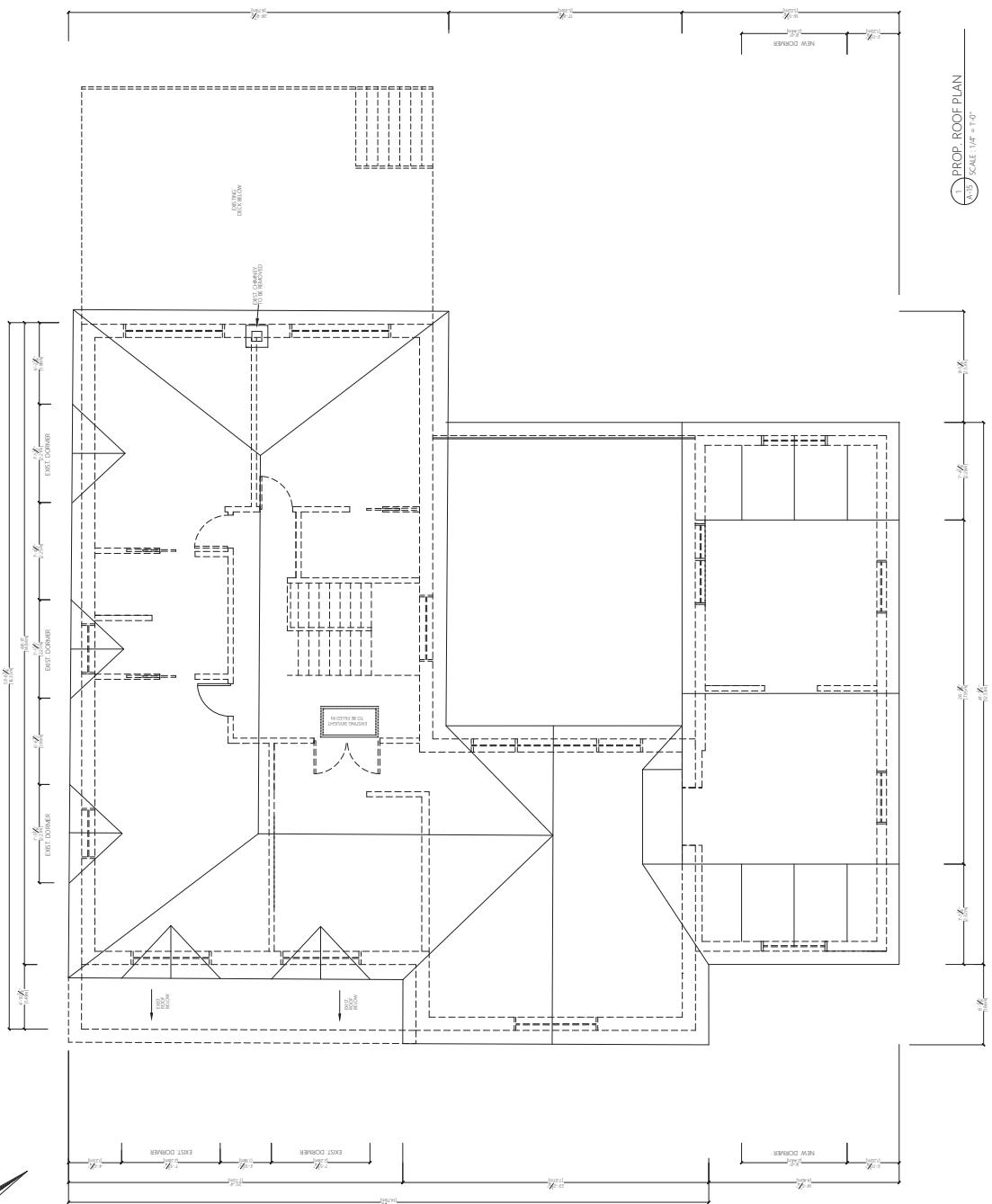
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CONFIRMATION OF CONSTRUCTION.  
PROJECT:  
22 JOHN STREET  
KLEINBURG ON L4H3N5

A compass rose with four main arrows pointing North, South, East, and West. The top arrow points towards the text "TRUE NORTH". The bottom arrow points towards the text "CONSTRUCTION NORTH".

PROJECT No:	19002
DRAWN BY:	NATALIE S. AIELLO
DATE:	MAR 25 2019

DRAWING TITLE: PROP. ROOF PLAN  
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PROJECT:  
22 JOHN STREET  
KLEINBURG ON L4H 3N5

No. REVISION DATE

KEY PLAN STAMP:

CONSTRUCTION NORTH  
TRUE NORTH

PROJECT No.: 190002

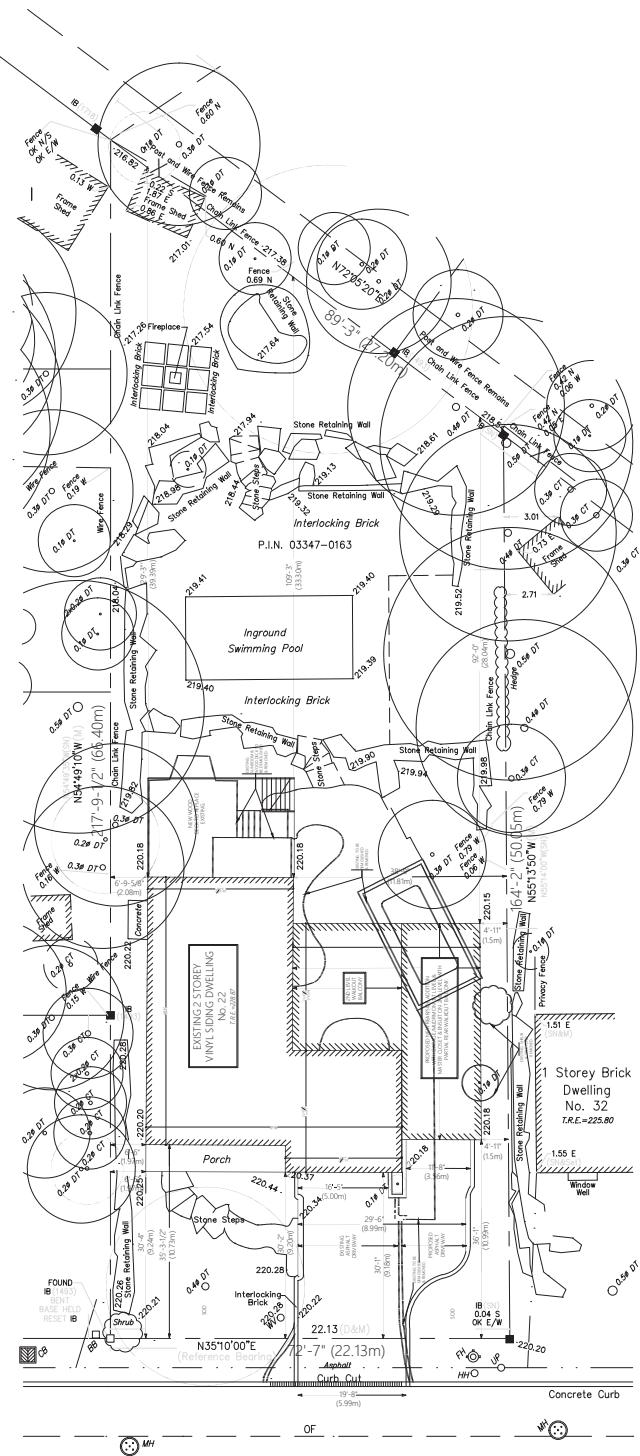
DRAWN BY: NATALIE S. AIELLO

DATE: MAR 25 2019

SCALE: 3/32" = 1'-0"

DRAWING TITLE: SITEPLAN

DRAWING NO. A002



EXISTING LOT COVERAGE		NEW LOT COVERAGE	
1. DWELLING	1762.40ft <sup>2</sup> (162.73m <sup>2</sup> )	1. DWELLING	1762.40ft <sup>2</sup> (162.73m <sup>2</sup> )
2. FRONT COVERED PORCH	12.3 ft <sup>2</sup> (1.14m <sup>2</sup> )	2. FRONT COVERED PORCH	12.3 ft <sup>2</sup> (1.14m <sup>2</sup> )
3. SUNROOM (TO BE DEMOLISHED/REMOVED)	103.20ft <sup>2</sup> (9.58m <sup>2</sup> )	3. NEW REAR WOOD DECK	47.9 ft <sup>2</sup> (4.42m <sup>2</sup> )
4. REAR WOOD DECK (TO BE DEMOLISHED/REMOVED)	329.05ft <sup>2</sup> (30.57m <sup>2</sup> )	4. PROPOSED SIDE/REAR ADDITION	102.20ft <sup>2</sup> (9.45m <sup>2</sup> )
	TOTAL 2318.16ft <sup>2</sup> (215.36m <sup>2</sup> )		TOTAL 3387.05ft <sup>2</sup> (314.67m <sup>2</sup> )
MAX. REQUIRED COVERAGE % = 30%		MAX. REQUIRED COVERAGE % = 30%	
LOT COVERAGE: 3387.05ft <sup>2</sup> (314.67m <sup>2</sup> )		LOT COVERAGE / LOT AREA = 3387.05ft <sup>2</sup> / 13,745.84ft <sup>2</sup> (1276.85m <sup>2</sup> ) = 24.64%	

EXISTING TO BE REMOVED

