Item:

# Committee of the Whole Report

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**DATE:** Tuesday, June 05, 2018 **WARD(S):** 1

**TITLE: NEW CONSTRUCTION – DETACHED DWELLING 10 BELL COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**FROM:**
Todd Coles, City Clerk

**ACTION:** DECISION

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## Purpose

To forward a recommendation from the Heritage Vaughan Committee regarding the proposed construction of a detached dwelling located at 10 Bell Court, a property located in the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD Plan") and designated under Part V of the *Ontario Heritage Act.*

## Report Highlights

- The Owner is proposing a new detached dwelling to be located at 10 Bell Court.
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD Plan").
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

## Recommendations

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of May 16, 2018 (Item 4, Report No. 2) for Council's consideration:

1) That the following recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 16, 2018, be approved and 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:

1. THAT Heritage Vaughan recommends approval to Council of the Heritage Permit application to permit a new detached dwelling on the subject lands (10 Bell Court) under Section 42 of *Ontario Heritage Act* subject to the following conditions:

   i) The Owner shall successfully obtain approval of the related Site Development File DA.17.105 from Vaughan Council*;*

   ii) The Owner shall successfully obtain approval of a Minor Variance application from the Committee of Adjustment for the site-specific exceptions to Zoning By-law 1-88 required for the proposed new construction (detached dwelling) at 10 Bell Court;

   iii) 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;

   iv) That Heritage Vaughan Committee's recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

## Background

The subject property is municipally known as 10 Bell Court and is located on the north side of Bell Court, west of Islington Avenue. There is an existing 1-storey ranch-style house on the property that was built in the 1960's. The subject property is not identified as contributing property within the KNHCD Plan.

## Previous Reports/Authority

Not applicable.

## Analysis and Options

***The Owner is proposing a new dwelling on the subject property***

The Owner is proposing to demolish the existing dwelling on the subject property and construct a new two-storey detached dwelling, as shown on Attachments #4 to #7.

***Minor Variance are required to permit the new dwelling***

A related Site Development Application (File DA.17.105) has been submitted to permit the new dwelling. The application has been reviewed by the Zoning Department, and it has been confirmed that variances to Zoning By-law 1-88 will be required to permit site-specific exceptions to the maximum building height, lot coverage, front, rear and side yard setbacks and pool encroachment provisions of Zoning By-law 1-88.

At the time of the preparation of this report, a Minor Variance Application has not been submitted to the Committee of Adjustment. Cultural Heritage staff can support this Heritage Permit application, subject to the Owner successfully obtaining Site Plan Approval from Vaughan Council and approval of the Minor Variance application from the Committee of Adjustment.

***The proposed dwelling is consistent with the following relevant sections of the KNHCD Plan***

<u>New Development</u>

*5.2.5. Future Development in The District:*

*"To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings*".

- The proposed new dwelling is replacement construction on a lot that contains a non-heritage building.

*"To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within".*

- The Victorian-inspired design of the dwelling is compatible to the character of the District.

<u>Site Planning</u>

*Section 9.5.3.1 – Residential Villages – Site Planning:*

*"Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development."*

- The proposed massing of the dwelling is consistent with adjacent buildings in terms of height and scale along the street. It is noted that the lot is smaller than the adjacent lots. The proposed lot coverage required to permit the proposal can

be supported from a heritage perspective, as the height and scale of the dwelling is in keeping with the context of the KNHCD Plan area.

*"Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristic of the village."*

- The proposed dwelling is set closer to Bell Court by approximately 2 metres than the adjacent dwelling located at 20 Bell Court, with no other lots located on the east side of the subject property. Therefore, the above policy has been met.

*"Site new houses to preserve existing mature trees. See Section 9.9"*

- The proposed dwelling will require the removal of five trees. Seven trees are proposed to be replanted that are either listed as appropriate species in Section 9.9 of the KNHCD Plan, or not listed as inappropriate species. Therefore, Cultural Heritage staff are satisfied that the proposed tree removals can be sufficiently replanted.

<u>Architectural Style</u>

*Section 9.5.3.2 – Residential Villages – Architectural Style:*

*"Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2."*

- The proposed design reflects the Victorian style as depicted in Section 9.2.1 of the KNHCD Plan.

*"Use authentic detail, consistent with the Architectural Style. See Section 9.2.1"*

- The high peaked roof, peaked gables, bay windows, and arched windows are all details consistent with the chosen Victorian style as depicted in Section 9.2.1 of the KNHCD Plan.

<u>Height, Massing & Scale</u>

*Section 9.5.3.2 – Residential Villages – Scale & Massing:*

*"A new house should fit in with the scale of its neighbourhood."*

- As illustrated on the building elevations (Attachment #5), the proposed dwelling is consistent in height and massing to the adjacent dwelling on 20 Bell Court.

<u>Garages and Outbuildings</u>

*Section 9.3.8 Outbuildings for Heritage Buildings:*

*“New garages should respect traditional siting as separate rear outbuildings.”*

- The proposed plan includes two garages separated by an interior courtyard, that are subject to the following applicable policies for connected garages.

*“Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden.”*

- The first garage, located on the south side of the interior courtyard, is oriented internally towards the rear of the subject property to create an interior court-yard. This rear facing garage is completely concealed from Bell Court and not distinguishable as a garage from the street.

- The second garage, located on the north side of the interior courtyard, is placed at the rear of the building, and the connection between the garage and the building is concealed by the massing of the building.

- The car port further conceals the view of the second garage.

*“Garage doors should follow the example of historic garage and carriage house doors.”*

- The proposed rear garage doors are consistent with historic garage and carriage house doors.

<u>Materials:</u>

*Section 9.10.1 Heritage Buildings – Appropriate Materials:*

*“Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent.”*

- The proposed red brick is an appropriate material.

*“Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings.”*

- The proposed stone foundation is an appropriate material.

*“Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.”*

- The proposed high peaked roof, asphalt shingles and metal roofs along the bay windows are appropriate for the Victorian style.

Timeline

This Application is subject to the 90 day review under the *Ontario Heritage Act.* This Application was declared complete on April 23, 2018, and must be deliberated upon by July 22, 2018, 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 Heritage Permit application to permit a detached dwelling on the property municipally known as 10 Bell Court and is satisfied that the proposed detached dwelling is consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act.*

**For more information**, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813.

## Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan, RN Design, April 19, 2018
5. Elevations, RN Design, April 19, 2018
6. Material Samples, RN Design, April 19, 2018
7. Landscape Plans, Cosbourn Giberson, April 23, 2018
8. Cultural Heritage Impact Assessment, MW Hall Corporation, April 19, 2018

## Prepared by

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813
Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

**Attachment 1**

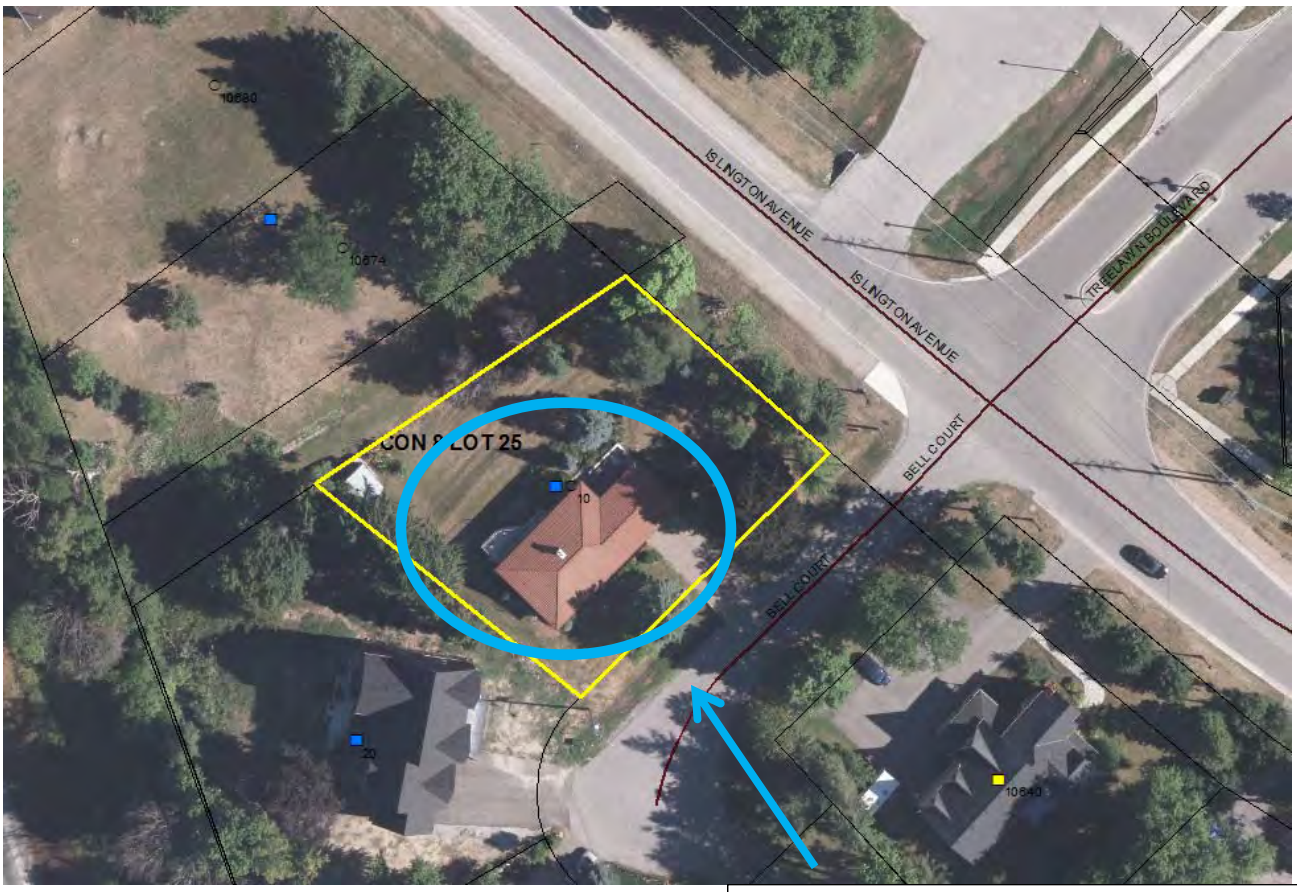
## Location Map

**Kleinburg-Nashville HCD (Green shaded area)**

**24 Lester B. Pearson Street**

**Attachment 2**

**Subject Property**




**Existing house**

**Attachment 3**

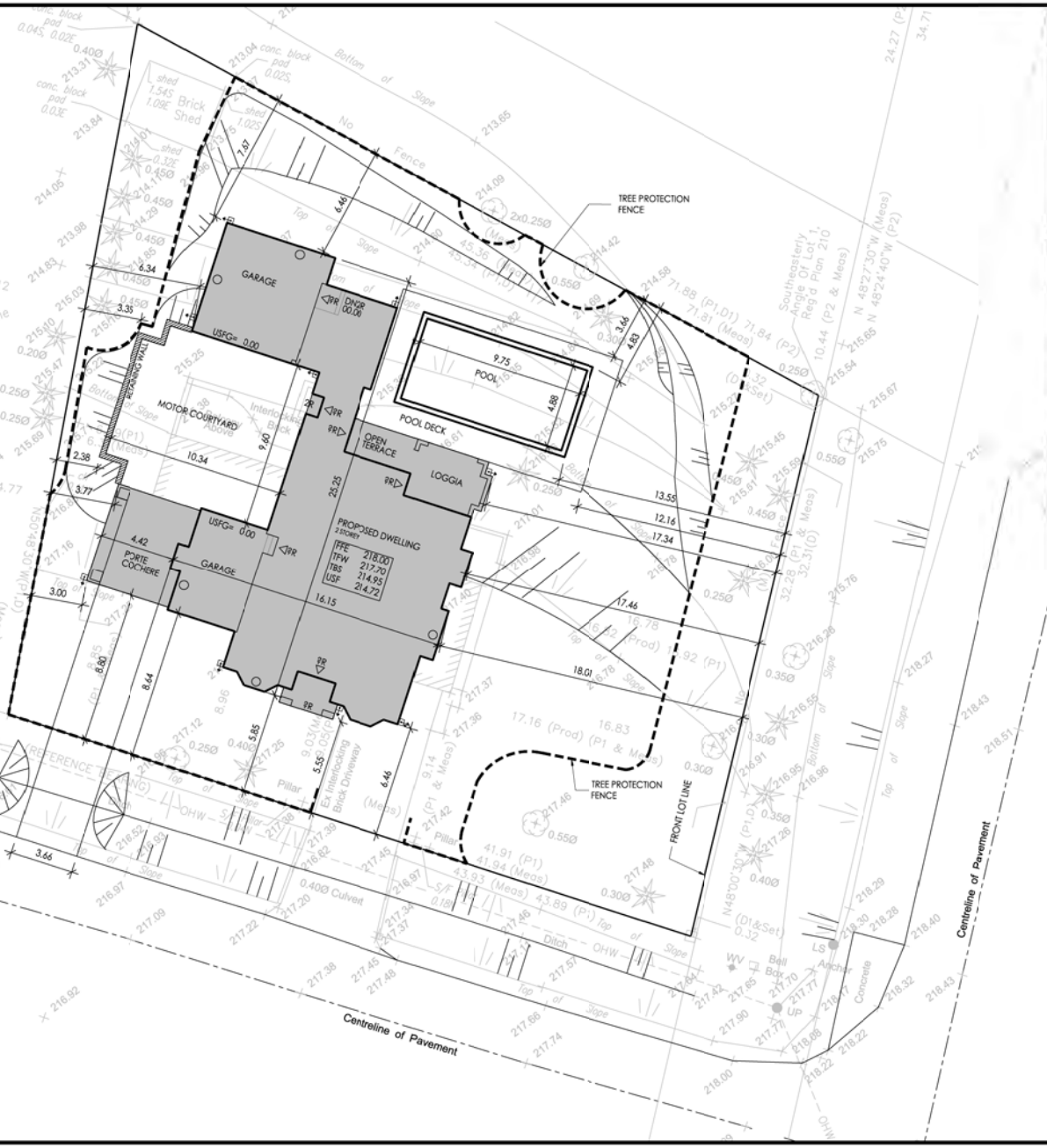
**Existing House**

**Existing House**

**View of Backyard from Islington Avenue**

# SITE STATISTICS - 10 BELL COURT

| | PROPOSED | | REQUIRED | |
|---|---|---|---|---|
| LOT AREA | 1545.46m2 | | 4000.0m2 | |
| LOT FRONTAGE | 41.73m | | 45.0m | |
| GROSS FLR. AREA | 388.24m2 | | N/A | |
| BUILDING AREA | 311.86m2 | | 154.55m2 | |
| BUILDING COVERAGE | 20.18% | | 10.0% | |
| TOTAL PAVED AREA | 150.90m2 (9.76%) | | N/A | |
| POOL AREA | 56.86m2 (3.68%) | | N/A | |
| LANDSCAPED AREA | 1025.84m2 (66.38%) | | 154.55m2 (10.0%) | |
| BUILDING HEIGHT | 9.49m | | 9.5m | |
| SETBACKS | | | | |
| FRONT YARD | 17.34m | | 15.0m | |
| REAR YARD | 3.00m | | 15.0m | |
| INT. SIDE YARD | 6.46m | | 4.50m | |
| EXT. SIDE YARD | 5.85m | | 9.00m | |
| COVERAGE | | | | |
| TOTAL COVERAGE | 20.18% | | 10.0% | |
| DWELLING (INCL. GARAGE) | 253.37m2 | 16.40% | N/A | N/A |
| PORCHES & LOGGIA | 29.53m2 | 1.91% | N/A | N/A |
| PORTE COCHERE | 28.96m2 | 1.87% | N/A | N/A |




NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

## BUILDING STATISTICS

| | |
|---|---|
| REG. PLAN No. | |
| ZONE | RR |
| LOT NUMBER | 10 BELL COURT |
| LOT AREA(m)$^2$ | 1545.46 |
| BLDG AREA(m)$^2$ | 311.86 |
| LOT COVERAGE(%) | 20.18% |
| No. OF STOREYS | 2 |
| MEAN HEIGHT(m) | 9.59 |
| PEAK HEIGHT(m) | TBD |
| DECK LINE(m) | TBD |

## LEGEND

| | | | |
|---|---|---|---|
| FFE | FINISHED FLOOR ELEVATION | | SUMP PUMP |
| TFW | TOP OF FOUNDATION WALL | | BELL PEDESTAL |
| TBS | TOP OF BASEMENT SLAB | | CABLE PEDESTAL |
| USF | UNDER SIDE FOOTING | | CATCH BASIN |
| USFR | UNDER SIDE FOOTING @ REAR | | DRL CATCH BASIN |
| USFG | UNDER SIDE FOOTING @ GARAGE | | ENGINEERED FILL |
| TEF | TOP OF ENGINEERED FILL | | HYDRO CONNECTION |
| R | NUMBER OF RISERS TO GRADE | | FIRE HYDRANT |
| WOD | WALKOUT DECK | | STREET LIGHT |
| LOB | LOOKOUT BASEMENT | | MAIL BOX |
| WOB | WALK OUT BASEMENT | | TRANSFORMER |
| REV | REVERSE PLAN | | SEWER CONNECTIONS 2 LOTS |
| STD | STANDARD PLAN | | SEWER CONNECTIONS 1 LOT |
| | DOOR | | WATER CONNECTION |
| | WINDOW | | WATER VALVE CHAMBER |
| | AIR CONDITIONING | | HYDRANT AND VALVE |
| | DOWN SPOUT TO SPLASH PAD | | HYDRO METER |
| | DOWNSPOUT CONNECTED TO STM | | GAS METER |
| | SWALE DIRECTION | | MANHOLE - STORM |
| | CHAINLINK FENCE | | MANHOLE - SANITARY |
| | PRIVACY FENCE | | |
| | SOUND BARRIER | | |
| | FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE | | |

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR PRECIDENCE. THIS MAY SUPERSEDE THIS SITE.

## ISSUED OR REVISION COMMENTS

| NO. | DESCRIPTION | DATE | DWN | CHK |
|---|---|---|---|---|
| 3. | REALIGNED BUILDING TO BELL COURT | 12-OCT-17 | NS | SMH |
| 4. | ISSUED FOR SPA | 26-NOV-17 | NS | SMH |
| 5. | UPDATED HOUSE TEMPLATE | 03-APR-18 | ESG | SMH |
| 6. | UPDATED SITE STATS | 19-APR-18 | ESG | SMH |


Imagine - Inspire - Create
RN DESIGN LTD.
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO L4K 5Y2
T: 905-738-3177 | F: 905-738-5449


CLIENT
FIFTH AVENUE HOMES INC.

PROJECT/LOCATION
ISLINGTON AND BELL COURT
KLEINBURG, ONT.

DRAWING
SITE PLAN

| | |
|---|---|
| DRAWN BY: SMH | SCALE: 1:250 |
| PROJECT No.: 17029 | LOT NUMBER: |

GARAGE VIEW ELEVATION 'A'

FRONT ELEVATION 'A'

RIGHT SIDE ELEVATION 'A'

RN design
Imagine • Inspire • Create

Fifth Avenue Homes Inc.

Custom Homes - Islington Avenue & Bell Court

CUSTOM

17029

3/16" = 1'-0"

A4

4.13

Attachment #5

REAR ELEVATION 'A'

LEFT SIDE ELEVATION 'A'

RN design
Imagine • Inspire • Create

I, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN AND UNDER RN DESIGN'S PART-3 SUBSCRIPTION TO THE OF THE BUILDING CODE, I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER RCN
FIRM RCN
DATE

SIGNATURE

4.14

| # | revisions | | | |
|---|---|---|---|---|
| 1 | ISSUED FOR DPA | | | |
| 2 | REVISED PER CITY COMMENTS | | | |
| 3 | REVISED AS PER DPA COMMENTS | | | |
| 4 | REVISED AS PER CLIENT COMMENTS | | | |

client
Fifth Avenue Homes Inc.

project
Custom Homes - Islington Avenue & Bell Court

model
CUSTOM

project #
17029

scale
3/16" = 1'-0"

page
A5

20 BELL COURT

FRONT ELEVATION 'A'

10 BELL COURT

RN design
Imagine • Inspire • Create

I, DECLARE THAT I HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN AS UNDER BUILDING CODE PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE, I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN
FIRM BCIN
DATE

SIGNATURE

| # | REVISIONS | DESIGN | DRAWN | CHKD |
|---|---|---|---|---|
| 1 | REVISED AS PER CLIENT COMMENTS | | | |

client
Fifth Avenue Homes Inc.

project
Custom Homes - Islington Avenue & Bell Court

model
CUSTOM

project #
17029

scale
3/16" = 1'-0"

page
A7

4.15

FIFTH AVENUE HOMES
10 Bell Court - Kleinburg
RN JOB #: 17029
Created: April 20, 2018
Revised:

| EXTERIOR COLOUR SELECTIONS | MANUFACTURER | Package 1 |
|---|---|---|
| Roof Shingle | CERTAINTEED – LANDMARK | Moire Black |
| Metal Roof (where applicable) | IDEAL ROOFING | Black #8262 |
| Stucco | DUROCK | To match stone |
| Molding | | To match stone |
| Brick | MERIDIAN | Wellington |
| Stone | NG STONE - Ledgestone Series | Custom Lime Stone Colour |
| Soffit/Fascia/Downspout - Aluminum | TBA | Black |
| Metal wood look siding | MAC | Torrified |
| Railings | TBA | Black |
| Windows and spandrel panel | TBA | Black |
| Front Door | UNITECH (or equivalent) | UNI 9A |
| Garage Door | TBA | UNI 9A |

SHINGLE

METAL ROOF

SOFFIT/FASCIA

WINDOW

BRICK

STUCCO / CROWN MOULDING

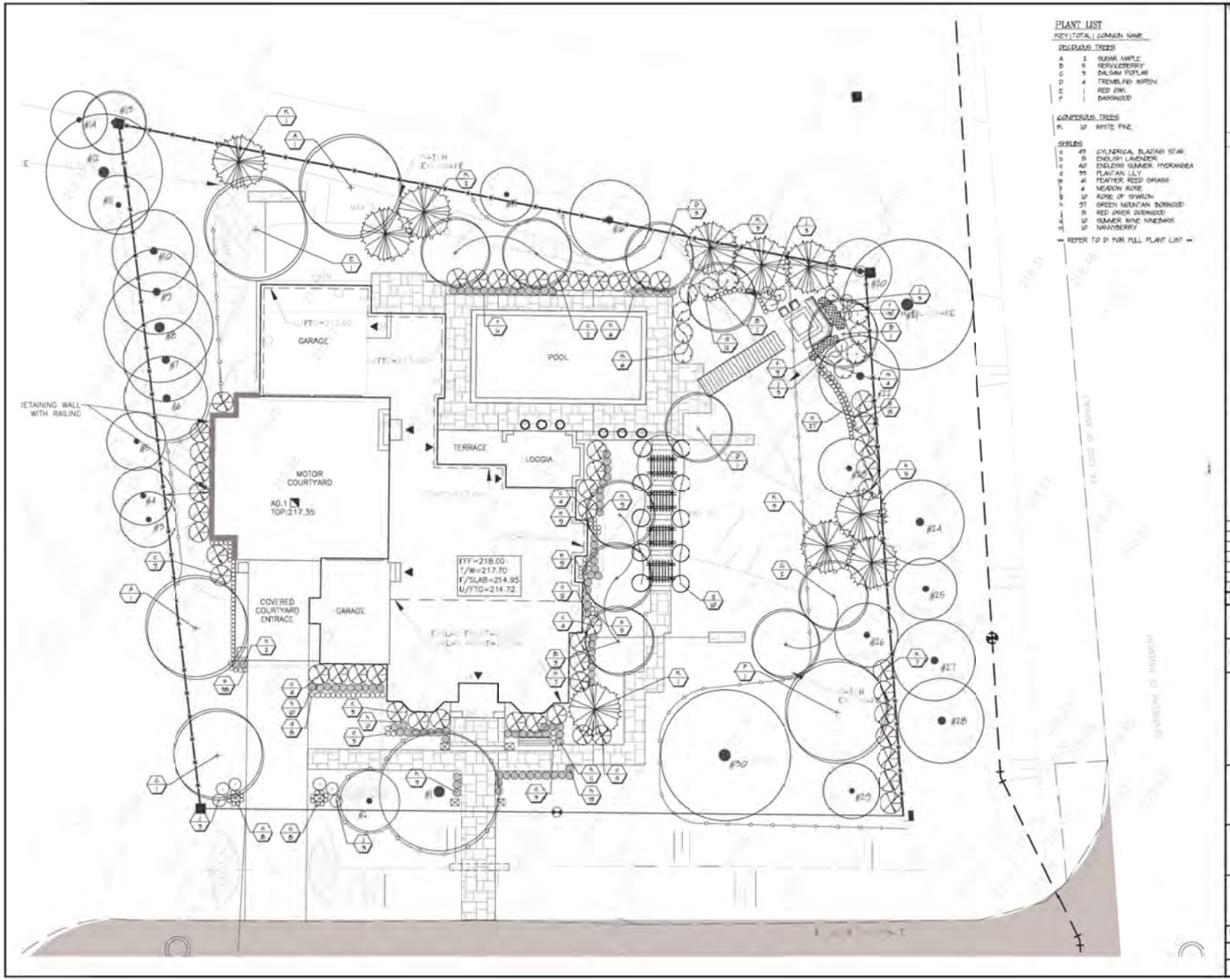
STONE

FRONT DOOR

GARAGE DOOR

Attachment #6

4.16




4.17

Attachment #7

# CULTURAL HERITAGE IMPACT ASSESSMENT

## 10 Bell Court
## Kleinburg, Ontario, Canada

**19 April 2018**

**prepared by**

MW HALL CORPORATION

architecture + planning + urban design
+
heritage conservation
+
real estate development

21 Scollard St., #103
Toronto, ON M5R 1G1
CANADA
416.920.8105
mark@mwhallcorp.com
www.mwhallcorp.com

**10 Bell Court**
**Kleinburg-Nashville Heritage District**
**Vaughan, Ontario, Canada**
**CULTURAL HERITAGE IMPACT ASSESSMENT**
**19 April 2018**

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REFERENCES

APPENDICES

1- City of Vaughan Guidelines for Cultural Heritage Impact Assessments
2- Property Survey, 10 Bell Court
3- Photographs, 10 Bell Court
4- Photographs of adjacent buildings on Bell Court
5- Vicinity Map, 10 Bell Court, City of Vaughan, Ontario
6- Aerial Photograph of Vicinity of subject property
7- Chain of Property Ownership, 10 Bell Court
8- Heritage Conservation District Map, Kleinburg-Nashville
9- Site Plan of planned redevelopment of subject property
10- Preliminary elevation drawings of planned redevelopment of subject property
11- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

**10 Bell Court**
**Kleinburg-Nashville Heritage District**
**Vaughan, Ontario, Canada**
**CULTURAL HERITAGE IMPACT ASSESSMENT**
**19 April 2018**

## 1.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2016 (Appendix 1).

The Village of Kleinberg-Nashville is consolidated as part of the City of Vaughan. The property at 10 Bell Court is located outside the historic centre of Kleinburg which is now a designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 10 Bell Court is southwest of Islington Avenue, at the entry to Bell Court, bounded on the south by another property at 20 Bell Court. The land slopes down from Bell Court toward an older Mill Road [now closed] with approximately 4.0 meters difference in elevation. (see Survey, Appendix 2) Bell Court contains four relatively modern single-family dwellings. Entrance to Bell court has an older, Victorian style single family residence oriented with driveway access from Islington Avenue. 10 Bell Court is a single storey modern ranch-style dwelling with attached garage.

Directly across Islington Avenue is a relatively recently constructed subdivision of larger, single family dwellings that is not in keeping with the heritage district guidelines for Kleinburg. However, these structures are only at the edge of the existing Heritage District boundary.

The owner of the property, working with The KLM Planning, and RN Design, Architects, retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Cultural Heritage Impact Assessment (CHIA) of the property and review of the planned redevelopment.

The subject property is owned by:

Fifth Avenue Homes
1018 Roytec Road
Woodbridge, Ontario L4L SA9

Contact information is as follows:

Mr. Davide Plati
Tel: 289.371.0291
Email: dplati@fifthavenuehomes.ca

### 2.1 History of the property and evolution to date

The property was purchased by the present owner for purposes of redevelopment. Application is in the process of being made to City of Vaughan to redevelop the property.
The existing building on the property is not, in itself, of heritage significance other than it is within the heritage district. The Chain of Property Ownership (Appendix 9) indicates that the property was likely constructed circa 1965.

## 2.2 Context and setting of the subject property

The Kleinburg-Nashville Heritage Conservation District Study and Plan [reference a)] notes that the Kleinburg Village essentially terminates at Bell Court. Bell Court today is a 1960's development with ranch-style houses. Existing landscape at the edge of the property along Islington Avenue essentially blocks view of 10 Bell Court and most of the structures within this development from Islington Avenue. There is a Victorian style residence with multiple additions adjacent to Bell Court. This property is essentially blocked from road view by landscape/trees.

Section 9.2.1 of The Conservation District Study identifies various architectural styles that would be in keeping with Conservation Study, one of which is Victorian Gothic Revival. This style includes some aspects of the Georgian in its symmetry of main entry door with sidelights and arrangement of windows. Elements identified in the Conservation District Study that apply in this instance, and which are incorporated in design plans for the house are:

- Stone foundations
- Red brick masonry
- Brick chimney/s
- Steep roof
- Pointed 'gothic' window in dormer/s
- Decorative finials
- 4 over 4 windows
- Shake [in this instance simulated] shingles, or sheet metal roofing

At 10640 Islington Avenue, which is accessible from Bell Court, is locate a hybrid Victorian Gothic Revival house that is located adjacent to Islington Avenue. The planned residential structure would potentially have a similar relationship to Islington Avenue, with its side elevation facing the Avenue, but with the front elevation facing Bell Court, similar to the driveway of the residence at 10640 Islington Avenue.

## 2.3 Architectural evaluation of the subject property

The existing circa 1960 ranch style house on the property has a low pitch roof with terracotta clay, Spanish style roofing and garage in line with the front façade of the house. This building is clearly not a heritage styled structure that fits within this heritage district.

## 2.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources

Planned redevelopment of 10 Bell Court property is for a two storey, single family residence in Victorian Gothic Revival, oriented on the property similar to the existing ranch-style structure. However, rather than an automobile garage facing the street, automobiles are to enter a courtyard inside the façade of the house, with garages spaces off the courtyard and a side entry to the residence. The street facing façade of the house would have a formal entry door accessible from the driveway and street. Setbacks from the property line would be in keeping with the present requirements of City of Vaughan.

Landscaping plans have not yet been developed, but retention of existing mature trees, plus introduction of new trees and landscaping to visually block the house from Islington Avenue is being considered. Appendices 14 and 15 illustrate the site plan and architectural character of the planned residence as being in keeping with the Kleinburg-Nashville Conservation District Plan.

## 2.5 Examination of preservation/mitigation options for cultural heritage resources.

Recommendations from this examination are based upon recommendations of the Kleinburg-Nashville Heritage District Study recommendations that new development in the district be in keeping with architectural character and generally in scale with other heritage buildings in the District. Mention is made in the Conservation Plan that newer development across Islington from Bell Court are not in keeping with objectives of the Plan. The redevelopment of 10 Bell Court is, in the opinion of this author, a 'bridge' between this new, contemporary style and scale of residence, the structure at 10640 Islington Avenue, and certainly an improvement over the existing 1960's residence development on the property.

### Avoidance Mitigation

There are no significant cultural heritage resources on the property.

### Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered because there are not elements of the existing house to be removed that are of heritage significance.

### Historical commemoration

Historical commemoration is not considered applicable in this case and is not considered.

## 2.6 Impact of development / mitigating measures – summary

| *Potential Negative Impact* | *Assessment* |
|---|---|
| • *destruction of any, or part of any, significant attributes or features* | *no destruction of any part of significant heritage attribute or feature* |
| • *isolation of a heritage attribute from its surrounding environment, context, or a significant relationship* | *not applicable* |
| • *a change in land use where the change in use negates the property's cultural heritage value* | *not applicable* |
| • *siting, massing, and scale* | *redevelopment of 10 Bell Court will provide an appropriate use the site at a scale consistent with guidelines for development within the Heritage District* |
| • *design that is sympathetic with adjacent properties* | *building design fits requirements noted to be sympathetic with structures within the heritage district, and represent an architectural style on Bell Court more in keeping with the Heritage District.* |

## 4.0 RECOMMENDATION

Section 2 of the *Ontario Planning Act* indicates that City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.3 of the PPS requires that "*...Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*"

"*Conserved" means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.*"

The property, which is within the Heritage District contains one residential structure which is not itself of heritage significance and does not have cultural value or interest per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act.*
We recommend that permission be granted to the present owner of the property to remove the existing structure on the lands and construct a new residence in accord with Kleinburg-Nashville Heritage District guidelines.

**10 Bell Court**
**Kleinburg-Nashville Heritage District**
**Vaughan, Ontario, Canada**
**CULTURAL HERITAGE IMPACT ASSESSMENT**
**19 April 2018**

---

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

REFERENCES

a) Kleinburg-Nashville Heritage Conservation District Study and Plan,
b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3

APPENDICES

1- City of Vaughan Guidelines for Cultural Heritage Impact Assessments
2- Property Survey, 10 Bell Court
3- Photographs, 10 Bell Court
4- Photographs of adjacent buildings on 10 Bell Court, including 10640 Islington Avenue
5- Vicinity Map, 10 Bell Court, City of Vaughan, Ontario
6- Aerial Photograph of Vicinity of subject property
7- Chain of Property Ownership, 10 Bell Court
8- Heritage Conservation District Map, Kleinburg-Nashville
9- Site Plan of planned redevelopment of subject property
10- Preliminary elevation drawings of planned redevelopment of subject property
11- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

VAUGHAN

# GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

## Purpose

A Cultural Heritage Impact Assessment (CHIA) is a study to identify and evaluate built heritage resources and cultural landscapes in a given area (i.e. subject property) and to assess the impacts that may result from a proposed development or alteration on the cultural heritage value of a property. The Cultural Heritage Impact Assessment assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with cultural heritage policies. A CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.

2. Identify the impacts of the proposed development or alteration on the heritage resource.

3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development. This will be further developed through a Conservation Plan.

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## Provincial and Municipal Heritage Policies

**Planning Act**
*2. (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

**Ontario Heritage Act**
An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1), and Section 42 (2.2)

**Provincial Policy Statement 2014**
*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

**The Vaughan Official Plan 2010 (VOP2010)**
Chapter 6, Volume 1 of VOP2010 requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.

Section 6.2.2.5
*To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:*

a. *the proposed alteration or addition requires:*
    i. *an Official Plan amendment;*
    ii. *a Zoning By-law Amendment;*
    iii. *a Block Plan approval;*
    iv. *a Plan of Subdivision;*
    v. *a minor variance;*
    vi. *a Site Plan application; or*

b. *the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.*

Section 6.2.3.1
*That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:*

a. *the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;*
b. *the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or*
c. *there is potential for adverse impact to a cultural heritage resource from the proposed 7*

VAUGHAN

Section 6.2.3.2
*That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:*

*b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.*

Section 6.2.4
*Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.*

**Strategy for the Maintenance & Preservation of Significant Heritage Buildings**

Approved by Council on June 27, 2005, Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Impact Assessment requirements:

> *Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property.*

A Cultural Heritage Impact Assessment should not be confused with an Archaeological Resource Assessment. A Cultural Heritage Impact Assessment will identify, evaluate and make recommendations on ***built heritage resources and cultural landscapes.*** An Archaeological Resource Assessment identifies, evaluates and makes recommendations on ***archaeological resources.***

## Good Heritage Conservation Practice

The Cultural Heritage Impact Assessment shall be conducted and based on good heritage conservation practice as per international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

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## Requirements of a Cultural Heritage Impact Assessment

The requirement of a Cultural Heritage Impact Assessment shall be identified and requested by Cultural Heritage staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Heritage staff will identify the known cultural heritage resources on a property that are of interest or concern.

The following items are considered the minimum required components of a Cultural Heritage Impact Assessment:

1. The hiring of a **qualified heritage specialist** to prepare the Cultural Heritage Impact Assessment. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (http://www.caphc.ca).

2. Applicant and owner **contact information**.

3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources.

4. A **statement of cultural heritage value** if one does not already exist. Part IV individually designated properties will have statements provided in the existing City by-law. This statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.

5. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.

6. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.

7. A **condition assessment** of the cultural heritage resources found on the property.

8. The **documentation** of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.

9. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.

10. A comprehensive examination of the following **conservation/ mitigation options** for cultural heritage resources. Each option should be explored with an explanation of its appropriateness. Recommendations that result from this examination should be based on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. Options to be explored include (but are not limited to):

VAUGHAN

a) Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.

b) Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

c) Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

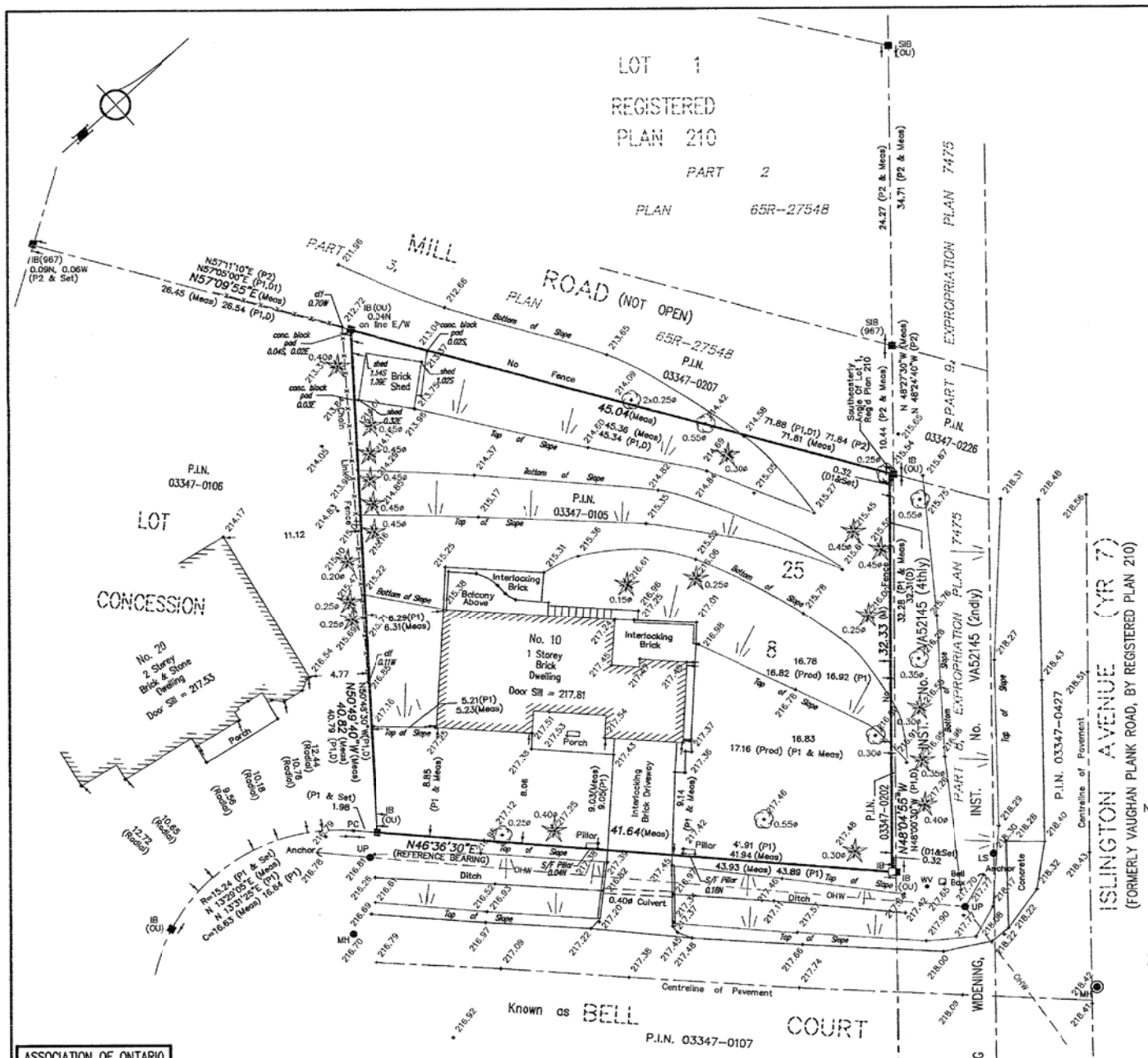
## Review/Approval Process

Two (2) hard copies and two (2) digital copies of the Cultural Heritage Impact Assessment shall be distributed to the City of Vaughan: One hard copy and one digital copy to the Development Planning Department and one hard copy and one digital copy to the Urban Design and Cultural Heritage Division within the Development Planning Department.

Staff will determine whether the minimum requirements of the Cultural Heritage Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. Revisions and amendments to the Cultural Heritage Impact Assessment will be required if the guidelines are not met. City staff will meet with the owner/applicant to discuss the Cultural Heritage Impact Assessment and recommendations contained therein.

The preparation and submission of a Cultural Heritage Impact Assessment may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.




SURVEYOR'S REAL PROPERTY REPORT, PART 1

# PART OF LOT 25, CONCESSION 8

(GEOGRAPHIC TOWNSHIP OF VAUGHAN)

# CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

0 1 2 3 4 5 10 15 20 25 METRES

© COPYRIGHT ERTL SURVEYORS 2015

## Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## Part 2

NO REGISTERED EASEMENTS OR RIGHTS OF WAY

FENCES AS SHOWN

SURVEY PREPARED FOR : PRADEEP KUMAR

## Notes

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BELL COURT AS SHOWN ON SURVEY BY HAROLD WHEELER ASSOCIATES, HAVING A BEARING OF N 46°36'30"E.

| | | |
|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | " | SURVEY MONUMENT SET |
| SIB | " | STANDARD IRON BAR |
| IB | " | IRON BAR |
| IP | " | IRON PIPE |
| WIT | " | WITNESS |
| Meas | " | MEASURED |
| P1 | " | SURVEY BY HAROLD WHEELER ASSOCIATES DATED JUNE 18th 1965 |
| P2 | " | PLAN 65R-27548 |
| D | " | INST. No. VA71362 |
| D1 | " | INST. No. VA52145 |
| 967 | " | W.N. WILDMAN, O.L.S. |
| PC | " | POINT OF CURVATURE |
| UP | " | UTILITY POLE |
| MH | " | MAINTENANCE HOLE |
| LS | " | LIGHT STANDARD |
| WV | " | WATER VALVE |
| OU | " | ORIGIN UNKNOWN |
| S/F | " | SOUTH FACE |
| | " | DECIDUOUS TREE WITH TRUNK DIAMETER |
| | " | CONIFEROUS TREE WITH TRUNK DIAMETER |
| N/S/E/W | " | NORTH/ SOUTH/EAST/WEST |

## Benchmark

BENCHMARK No. 54-5,
ELEVATION = 219.114

## Surveyor's Certificate

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 30th 2015.

DECEMBER 16th, 2015.
Date

M. PEARSON
Ontario Land Surveyor

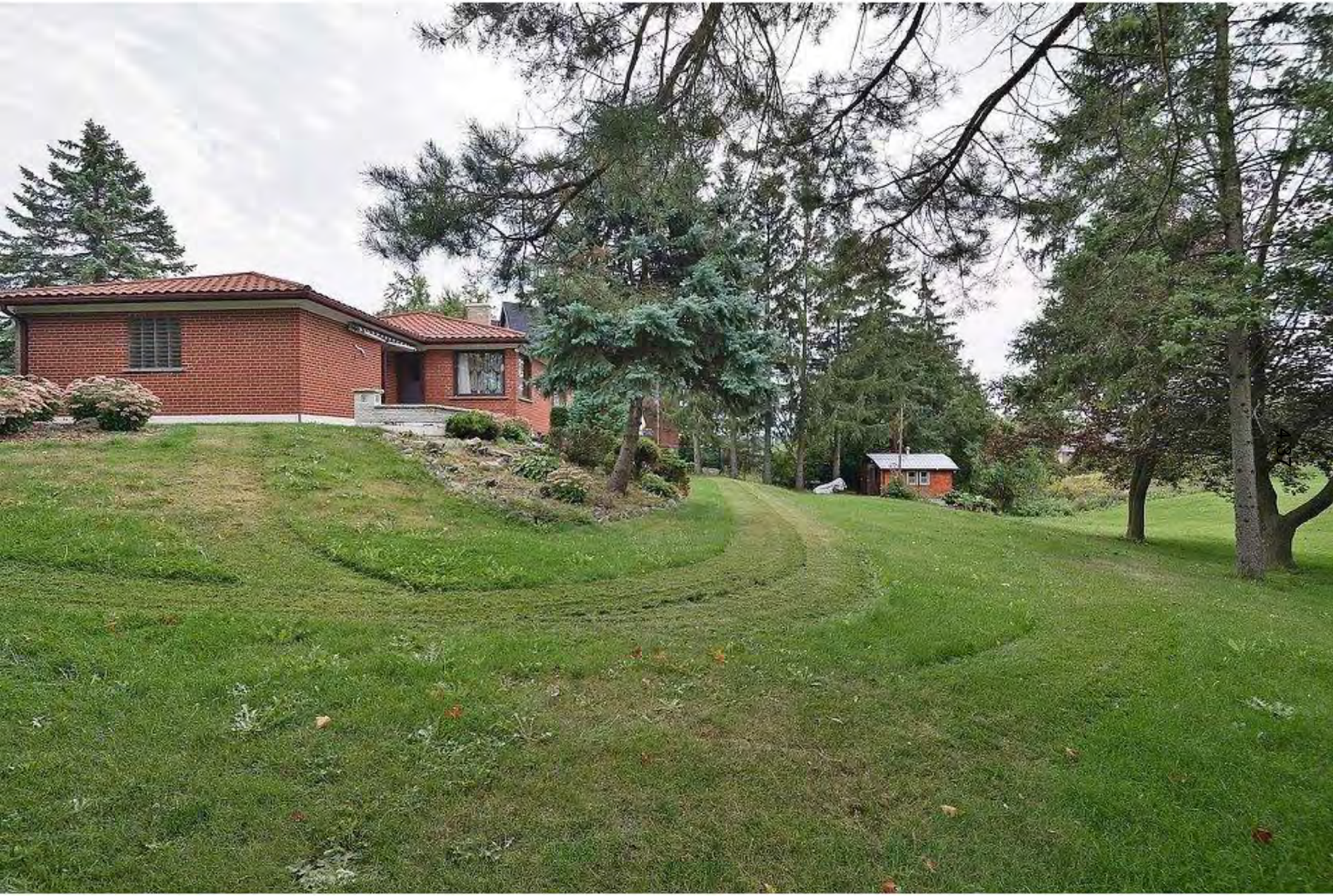
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1961131

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

ertl surveyors
Ontario Land Surveyors
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905)731-7852 EMAIL info@es-ols.com

DRAWING :15-665TOPO.DWG PROJECT : 15-665
CALC. BY DICKY, DRAWN BY FR/TH, CHECKED BY GT/MP

4.35



Google Maps 20 Bell Ct

4.42

Image capture: Sep 2011 © 2018 Google

Vaughan, Ontario

Google, Inc.

Street View - Sep 2011

[redacted]

4.43

Google Maps 10640 Islington Ave

4.44

Image capture: Nov 2016 © 2018 Google

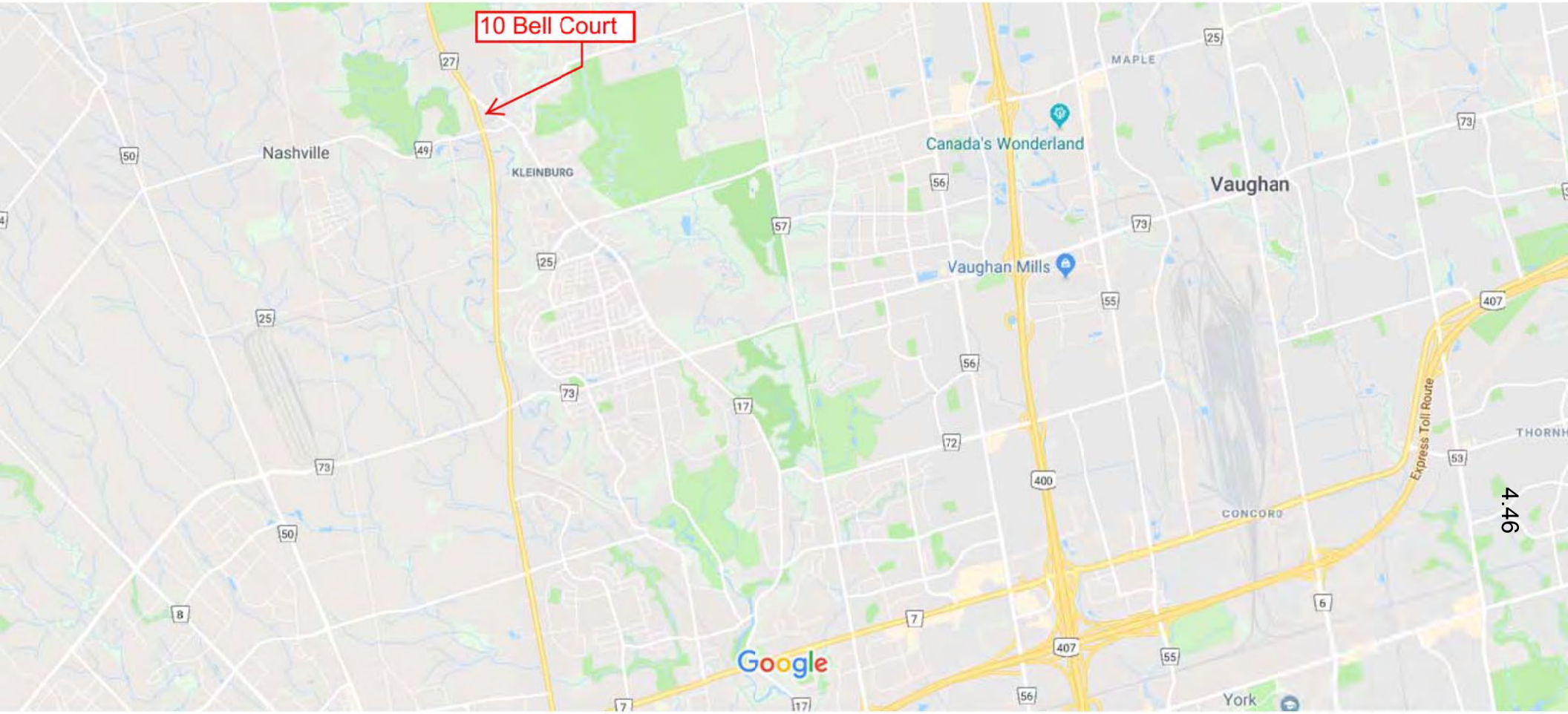
Vaughan, Ontario

Google, Inc.

Street View - Nov 2016

4.45

Google Maps




Map data ©2018 Google 1 km

VICINITY MAP

Google Maps

Imagery ©2018 Google, Map data ©2018 Google 50 m

AERIAL PHOTOGRAPH

4.47

10 Bell Court, Vaughan, Ontariio

Owner: Davide Plati and Melissa Plati

Outstanding mortgages: YR2631165 Royal Bank of Canada

**CHAIN OF TITLE**

**Part lot 25, Concession 8, Vaughan**

**PIN 03347-0105 LT**

| Instrument # | Instrument type and amount paid | Date of instrument | Registration date | Vendor | Purchaser | Amount of land |
|---|---|---|---|---|---|---|
| | Patent | | 4 April 1821 | Crown | Maria Lavenia Hamilton | All lot 25, con. 8 |
| 18472 | B & S | 4 May 1841 | 25 May 1841 | Robert J. Hamilton | Samuel Street | All |
| 45373 | Ind. | 15 May 1852 | 3 Aug. 1852 | Thomas C. Street | Caroline Macklem | Pt. W ½ |
| 45374 | Ind. | 16 June 1572 | 3 Aug. 1852 | Thomas C. Macklem | Alexander Mitchell | Pt. W ½ |
| 52956 | B & S | 21 Jan. 1852 | 2 Mar. 1854 | Caroline Macklem | Alexander Mitchell | W ½ 200 ac. |
| 53668 | B & S | 26 Mar. 1852 | 19 Apr. 1852 | Alexander Mitchell | John Mahaffy | 38 ac. |
| 56680 | B & S | 10 Jan. 1855 | 13 Feb. 1855 | John Mahaffy | Robert Samuel Chaffey | 38 ac. Exc. 7 ac. 2 rods |

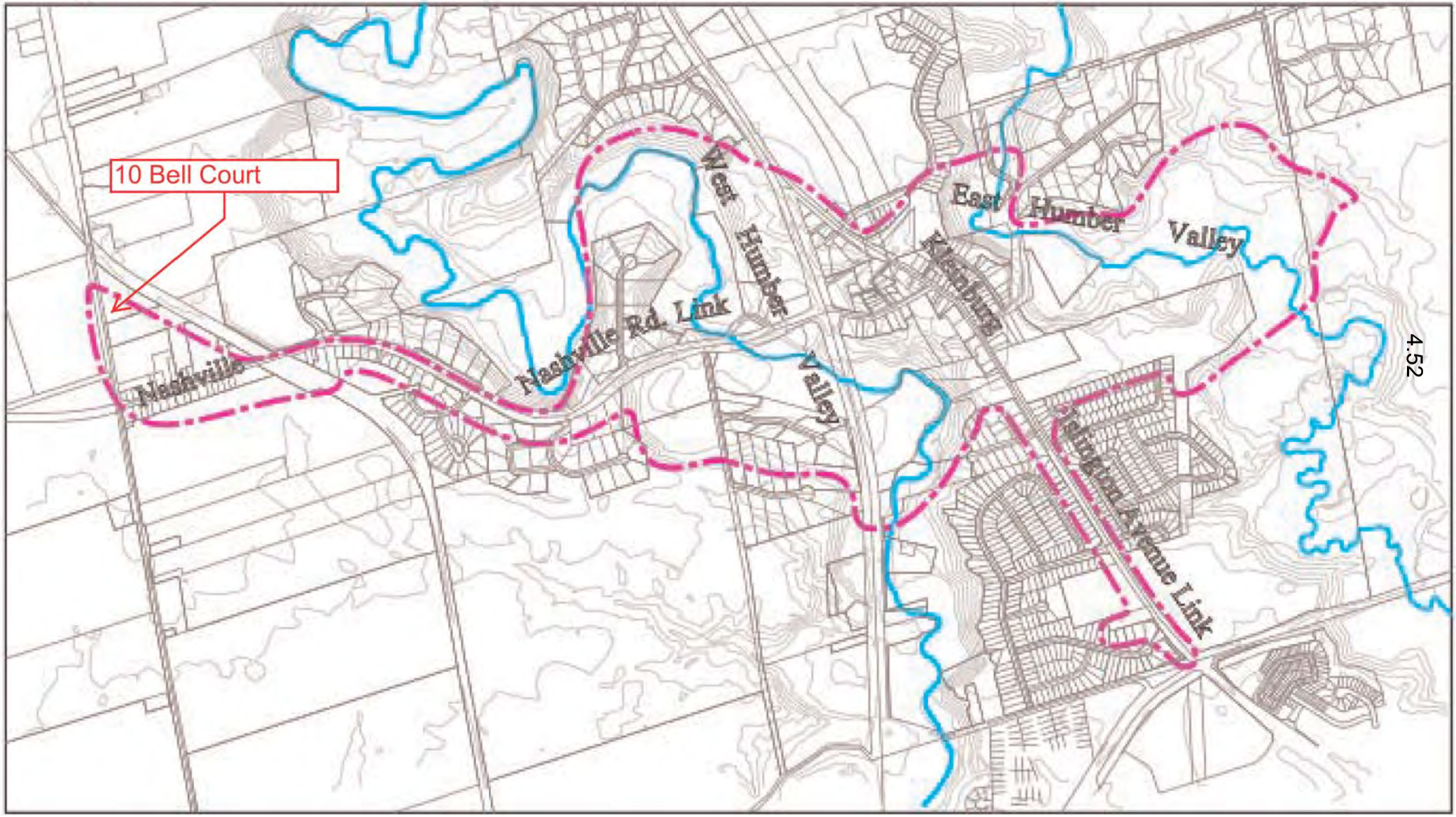
| | | | | | | |
|---|---|---|---|---|---|---|
| 794 | Grant<br>$1,000 | 23 Feb. 1871 | 9 Mar. 1871 | Robert Samuel Chaffey | John Armstead | As in 56680 |
| 3350 | Grant<br>$1,542 | 1 Aug. 1881 | 2 Aug. 1881 | John Armstead | Samuel Line | As in 56680 |
| 4104 | Grant<br>$1,000 | 12 Jan. 1885 | 17 Jan. 1885 | Samuel Line | Emerson Smith | As in 56680 |
| 6763 | Grant<br>$1,572 | 11 Feb.1899 | 17 Feb. 1899 | Emerson Smith | Charles Kitchen | As in 56680 |
| 7686 | Grant<br>$2,160 | 29 Apr. 1904 | 29 Apr. 1904 | Charles Kitchen | George M. Arnold | Pt. |
| 9541 | Grant<br>$3,500 | 1 June 1912 | 5 June 1912 | George M. Arnold | John H. Gowland | 38 ac. Exc. 12.26 ac. |
| 10510 | Grant<br>Nil | 9 Apr. 1915 | 15 May 1915 | John Hugill Gowland | Ethel Elizabeth Humphreys | Pt. |
| 10976 | Grant<br>$3,000 | 24 Mar. 1917 | 7 Apr .1917 | Ethel Elizabeth Humphreys | Margaret Mullin, wife of William Mullin | Pt. |
| 12054 | Grant<br>$4,800 | 1 Apr. 1920 | 9 Spr. 1920 | Margaret Mullin | Arthur Hambley | Pt. |
| 16153 | Grant<br>$8,000 | 8 Oct. 1931 | 16 Oct. 1931 | Arthur Hambley | Frederick J. Suhr | 38 ac, |
| 16267 | Grant<br>$8,000 | 25 Apr. 1932 | 2 May 1932 | Frederick J. Suhr | William P. Rowland | 38 ac. |
| | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 17291 | Grant<br>$4,000 | 29 June 1936 | 15 July 1936 | William Pierce Rowland | Cecil Gordon Bell | 38 ac. |
| 27401 | Grant<br>Nil | 10 Nov. 1949 | 13 Nov. 1951 | Cecil Gordon Bell | Clara May Bell and Cecil Gordon Bell | 38 ac. |
| 29326 | Stat. Declaration | 8 Aug. 1950 | 8 Aug. 1960 | Clara May Bell and Cecil Gordon Bell | | Declaration of Possession |
| 43648 | Agmt. | 22 Oct. 1959 | 16 Nov. 1959 | The Corporation of the Township of Vaughan | Gordon Bell | Re development |
| 52145 | Grant<br>Nil | 23 Sept. 1963 | 10 Jan. 1964 | Cecil Gordon Bell and Clara May Bell | The Corporation of the Township of Vaughan | For widening of road |
| 54476 | Grant | 8 Dec. 1964 | 22 Feb. 1965 | Cecil Gordon Bell and Clara May Bell | Anzil Construction Ltd. | Pt. (corrected by 56711) |
| 56711 | Grant | 12 Nov. 1965 | 28 Dec. 1965 | Cecil Gordon Bell and Clara May Bell | Anzil Construction Ltd. | Pt. to correct description in 54476 |
| 56717 | Grant | 4 Oct. 1965 | 28 Dec. 1965 | Anzil Construction Ltd. | Lloyd F. Archer and Dorothy Irene Archer | As in 56711 |
| 71362 | Grant | 27 Nov. 1972 | 15 Dec. 1972 | Lloyd F. Archer and Dorothy Irene Archer | Wilhelm Richter and Elly Elizabeth Richter | As in 56711 |
| YR2393681 | Transfer<br>$966,000 | | 24 Nov. 2015 | Wilhelm Richter and Elly Elizabeth Richter | Sudhir Madan | PIN 03347-0105 |
| YR2631164 | Transfer<br>$1,275,000 | | 27 Feb. 2017 | Sudhir Madan | Davide Plati and Melissa Plati | PIN 03347-0105 |

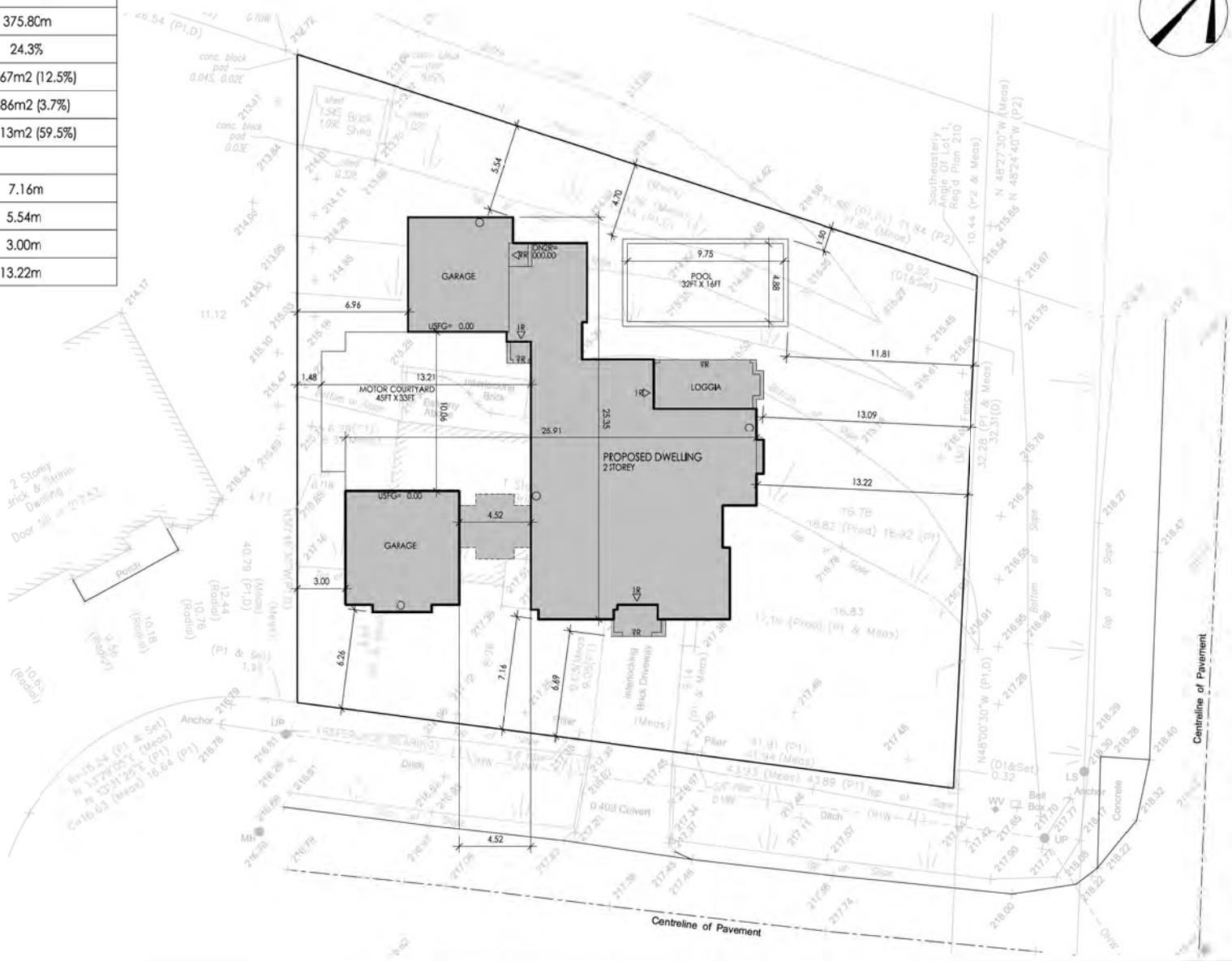
| | | | | | | |
|---|---|---|---|---|---|---|
| YR2631165 | Charge $1,275,000 | | 27 Nov. 2017 | Davide Plati and Melissa Plati | Royal Bank of Canada | PIN 03347-0105 |
| | | | | | | |

# Heritage Conservation District Study

## Study Area



| SITE STATISTICS - 10 BELL COURT | |
|---|---|
| LOT AREA | 1545.46m2 |
| LOT FRONTAGE | 41.73m |
| GRND FLR. AREA | 375.80m |
| BUILDING COVERAGE | 24.3% |
| TOTAL PAVED AREA | 193.67m2 (12.5%) |
| POOL AREA | 56.86m2 (3.7%) |
| LANDSCAPED AREA | 919.13m2 (59.5%) |
| SETBACKS | |
| FRONT YARD | 7.16m |
| REAR YARD | 5.54m |
| INT. SIDE YARD | 3.00m |
| EXT. SIDE YARD | 13.22m |




NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

| BUILDING STATISTICS | |
|---|---|
| REG. PLAN No. | |
| ZONE | RR |
| LOT NUMBER | 10 BELL COURT |
| LOT AREA(m)$^2$ | 1545.46m2 |
| BLDG AREA(m)$^2$ | 375.80m2 |
| LOT COVERAGE(%) | 24.3% |
| No. OF STOREYS | 2 |
| MEAN HEIGHT(m) | TBD |
| PEAK HEIGHT(m) | TBD |
| DECK LINE(m) | TBD |

LEGEND

| | | | |
|---|---|---|---|
| FFE | FINISHED FLOOR ELEVATION | SP | SUMP PUMP |
| TFW | TOP OF FOUNDATION WALL | | BELL PEDESTAL |
| TBS | TOP OF BASEMENT SLAB | | CABLE PEDESTAL |
| USF | UNDER SIDE FOOTING | | CATCH BASIN |
| USFR | UNDER SIDE FOOTING @ REAR | | DBL CATCH BASIN |
| USFG | UNDER SIDE FOOTING @ GARAGE | | ENGINEERED FILL |
| TEF | TOP OF ENGINEERED FILL | | HYDRO CONNECTION |
| R | NUMBER OF RISERS TO GRADE | | FIRE HYDRANT |
| WOD | WALKOUT DECK | | STREET LIGHT |
| LOB | LOCKOUT BASEMENT | | MAIL BOX |
| WOB | WALK OUT BASEMENT | | TRANSFORMER |
| REV | REVERSE PLAN | | SEWER CONNECTIONS 2 LOTS |
| STD | STANDARD PLAN | | SEWER CONNECTIONS 1 LOT |
| | DOOR | | WATER CONNECTION |
| | WINDOW | | WATER VALVE CHAMBER |
| AC | AIR CONDITIONING | | HYDRANT AND VALVE |
| | DOWN SPOUT TO SPLASH PAD | | HYDRO METER |
| | DOWNSPOUT CONNECTED TO STM | | GAS METER |
| | SWALE DIRECTION | | MANHOLE - STORM |
| | CHAINLINK FENCE | | MANHOLE - SANITARY |
| | PRIVACY FENCE | | |
| | SOUND BARRIER | | |

FOOTING TO BE EXTENDED TO 1.22 (48IN) BELOW GRADE

NOTE: USF IS BASED ON 1.50mm (5') FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SITE. MAY SUPERSEDE THIS SITE.

4.53

| ISSUED OR REVISION COMMENTS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DWN. | CHK. |
| 1. | ISSUED FOR PRE-SITE ONLY | 03/JUL/17 | MA | SMH |


RN DESIGN LTD.
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
T: 905-738-3177 | F: 905-738-5449


I, STEVE HUKARI DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 21038
FIRM BCIN: 26995
DATE:

SIGNATURE:

CLIENT
FIFTH AVENUE HOMES INC.

PROJECT/LOCATION
ISLINGTON AND BELL COURT
KLEINBURG, ONT.

DRAWING
SITE PLAN

| DRAWN BY | SCALE |
|---|---|
| MA | 1:250 |
| PROJECT No. | LOT NUMBER |
| 17029 | 10 BELL COURT |

File: D:\acadrn projects\17029\Site Planning\Architectural (RN)\Site Plan\17029-SP100.DWG Plotted: Jul 05, 2017 By:MohammadA

GROUND FLOOR PLAN ELEV. 'A'

| | |
|---|---|
| Floor Area: | 7929.9 |
| Open To Below: | 0.0 |
| Total Area (all levels): | 7929.9 |
| Coverage (see roof): | 3070.6 |
| Coverage (without roof): | 2717.2 |

RN design
Imagine • Inspire • Create

4.54

Rim Avenue Homes Inc.

Custom Homes - Hilington Avenue & Bell Court

CUSTOM

1909

1/8" = 1'-0"

A1

SECOND FLOOR PLAN ELEV. 'A'

Floor Area: 1,955.2
Open To Below: 166.6
Total Area (excluded): 1,922.0

RN design
Imagine • Inspire • Create

4.55

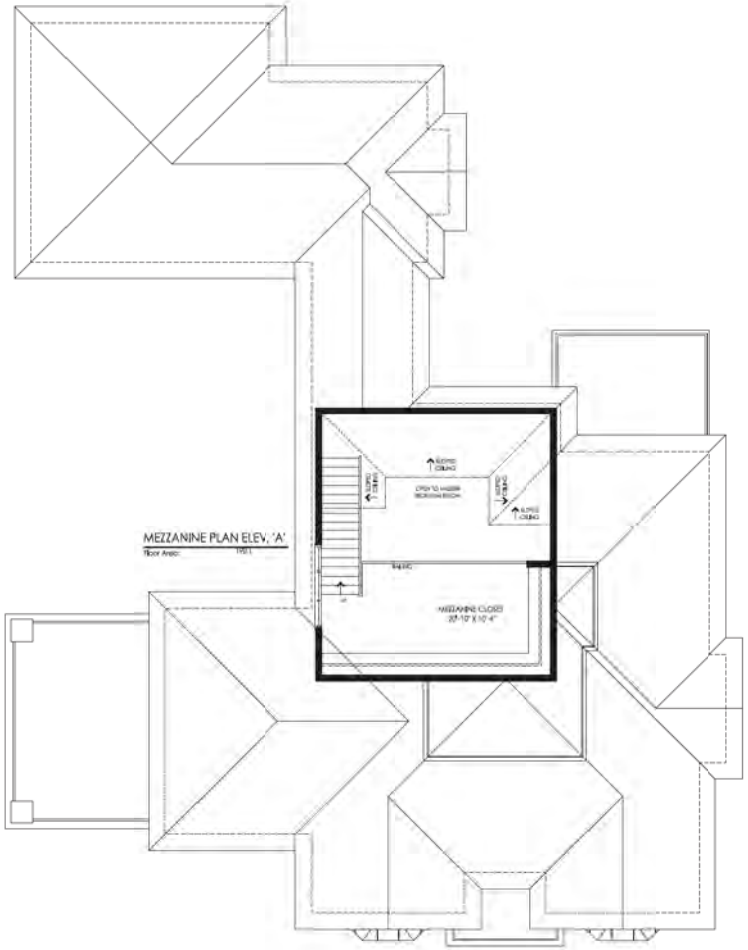
Rifh Avenue Homes Inc.

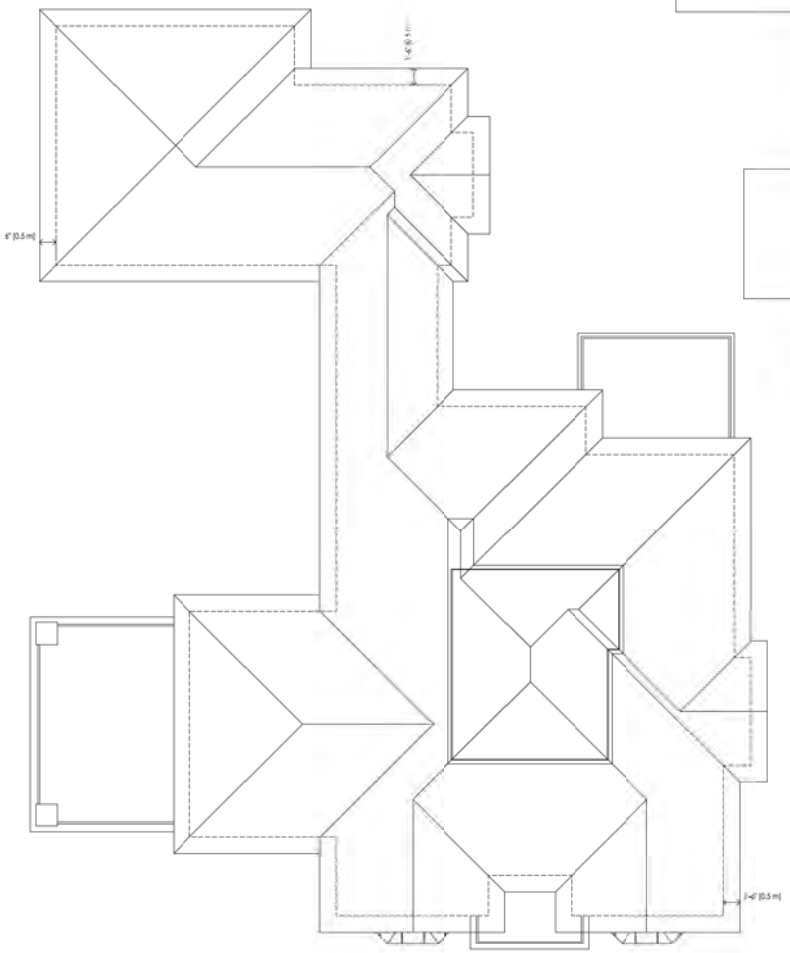
Custom Homes - Hilington Avenue & Hill Court

CUSTOM

1909

A2




ROOF PLAN ELEV. 'A'

ROOF AREA

RN design
Imagine • Inspire • Create

4.56

Fifth Avenue
Homes Inc.

Custom Homes -
Islington Avenue
& Bell Court

CUSTOM

17029

A3

GARAGE VIEW ELEVATION 'A'

FRONT ELEVATION 'A'

RIGHT SIDE ELEVATION 'A'

RN design
Imagine • Inspire • Create

Fifth Avenue Homes Inc.

Custom Homes - Hilington Avenue & Hill Court

CUSTOM

17029

1/8" = 1'-0"

A4

4.57

20 BELL COURT

FRONT ELEVATION 'A'

10 BELL COURT

RN design

Rim Avenue Homes Inc.

Custom Homes - Islington Avenue & Bell Court

CUSTOM

A7

4.58

# **Mark Hall**, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

## ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

## DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, Founding President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, Founding President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Founding Principal
DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

## CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. As founder and president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia. He has designed residential, commercial and industrial projects.

## HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. He served as preservation architect on renovations of the RC Harris Water Plan and Queens Park, designated cultural heritage buildings in Toronto. He has served as architect for restoration and additions to a number of historic buildings in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga, Vaughan, Brampton, Richmond Hill, Aurora, Niagara-on-the-Lake and in Los Angeles, Florida and Mexico. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

## ARCHITECTURE

An architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects. He was recently appointed to the Board of Directors of the American Institute of Architects, International.

## COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl.