

**CITY OF VAUGHAN**  
**REPORT NO. 1 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
on May 7, 2019***

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The Heritage Vaughan Committee met at 7:10 p.m., on March 20, 2019.

Present: Giacomo Parisi, Chair  
Antonella Strangis, Vice-Chair  
Sandra Colica  
Erica He  
Diana A. Hordo  
Waseem Malik  
Elly Perricciolo  
Shira Rocklin  
John Senisi  
Councillor Alan Shefman

Staff present: Katrina Guy, Cultural Heritage Co-ordinator  
Sharhzad Davoudi-Strike, Senior Urban Designer  
Rose Magnifico, Acting Deputy City Clerk

The following items were dealt with:

**1            ELECTION OF THE CHAIR AND VICE-CHAIR**

The Heritage Vaughan Committee advises:

- 1) That Giacomo Parisi was elected Chair and
- 2) That Antonella Strangis was elected Vice-Chair.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

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**2**

**MEMBER ORIENTATION**

The Cultural Heritage Co-ordinator provided a presentation regarding the Ontario Heritage Act and the Acting Deputy Clerk provided a presentation with respect to the roles and procedures of the Heritage Vaughan Committee.

**3**

**NEW CONSTRUCTION AND DEMOLITION - SINGLE  
DETACHED DWELLING, 40 KLEIN'S CRESCENT  
KLEINBURG-NASHVILLE HERITAGE  
CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 20, 2019, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That the deputation of Mr. Dan Cesana, Firglen Ridge, Woodbridge, was received.

**Purpose**

To seek a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling and the proposed construction of a detached dwelling located at 40 Klein's Crescent, 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 demolish the existing dwelling and to construct a new detached dwelling.
- 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 42 (1) of the *Ontario Heritage Act* ("OHA").
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

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**Recommendations**

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed demolition of the existing detached dwelling at 40 Klein's Crescent.
2. THAT Heritage Vaughan Committee recommend approval to Council for the proposed new construction (detached dwelling) at 40 Klein's Crescent under Section 42 of *Ontario Heritage Act*, 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 Heritage Vaughan Committee 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; and
  - c) 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 40 Klein's Crescent and is located on the north side of Nashville Road, west of Stevenson Avenue (Attachment 1).

***The Cultural Heritage Impact Assessment submitted in support of the application concludes that the existing bungalow does not have any cultural heritage value as identified in the Kleinburg-Nashville Heritage Conservation District or Regulation 9/06 of the Ontario Heritage Act.***

The subject property currently contains a non-contributing 1970's bungalow that is proposed for demolition. The applicant has submitted a Cultural Heritage Impact Assessment ("CHIA") that determined that the building does not contain any cultural heritage value or interest. Cultural Heritage staff concurs with this assessment.

**Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

***The Owner is proposing to demolish the existing dwelling and build a one-storey dwelling.***

The proposed dwelling will be one-storey in height with a rear-walkout basement condition that contains a secondary suite. The proposed dwelling has been designed in the Regency Cottage style, with buff stone materials and slate roofing materials with some metal roof accents.

A Minor Variance application will not be required for the proposed dwelling.

***The proposed demolition and new construction is consistent with the following relevant sections of the KNHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.***

## **Objectives for Heritage Buildings**

### ***Section 5.2.2 District Goals and Objectives – Future Development***

*“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.

### ***Section 5.2.2 District Goals and Objectives – Future Development***

*“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 overall proposed design is compatible with the character of the District in terms of architectural style, height, setbacks and massing.

## **New Development**

### ***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 dwelling is one-storey in height and will be set in a similar location as the current dwelling.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

- The variations in the set back and footprint between the existing dwelling and the proposed new construction were determined in part by TRCA regulations.

**Section 9.5.3.1 – Residential Villages – Site Planning**

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

- The proposed dwelling is sited generally in the same location of the existing house but set closer to the street on the west corner of the site. Cultural Heritage staff are satisfied that the siting of the proposed dwelling reinforces the variety of setbacks characteristic of the village setting.

**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 represents the Regency Cottage style found in Section 9.2.1

**Section 9.5.3.2 – Residential Villages – Architectural Style**

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

- The proposed dwelling has a low slope hipped roof and is one-storey in height, which is consistent with the style details described in Section 9.2.
- The proposed dwelling includes two bays, with the main entrance bay having a centre hall plan, a symmetrical façade and a verandah along this main entrance bay. These details are consistent with the style details described in Section 9.2.
- The tall French windows and central entrance with sidelights and transom are also typical of the Regency Cottage style.
- The proposed dwelling will use a limestone material. This type of material is not listed in the style details described in Section 9.2. However, staff is satisfied that this material is consistent with the Regency style in other areas of Ontario and where limestone was more readily available. Other Vaughan examples of the Regency style are known to use stone materials.

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

*“New residential construction in the Residential Villages should respect local heritage precedents in scale and massing”.*

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

- The proposed one-storey dwelling is in keeping with existing local heritage precedents in terms of scale and massing. In particular the proposed height and massing is in keeping with Regency Cottage styles found in Kleinburg and Vaughan.

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

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

- The proposed dwelling is consistent with the surrounding area, which is made up of predominantly one-storey bungalows with larger building frontages. It should be noted that the proposed dwelling will be sited generally in the same area as the existing house, with a similar building footprint.

***Section 9.3.8 Outbuildings for Heritage Buildings***

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

- The proposed garage is internal to the proposed dwelling but has access along the west elevation. Cultural Heritage staff are satisfied that the placement of the garage mitigates the fact that the garage is not a separate rear outbuilding as it will not be entirely visible from the street frontage.

***Section 9.3.8 Outbuildings for Heritage Buildings***

*“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”.*

- As described above, the proposed garage is connected to the main dwelling, but the vehicle access is along the west elevation. The placement of this garage disguises this function from the main front façade.

***Section 9.3.8 Outbuildings for Heritage Buildings***

*“Use single-bay garage doors, compatible with traditional designs”.*

- The proposed garage doors reflect a historical design similar to those found in Section 9.3.8.

**Materials**

***Section 9.10.1 Heritage Buildings – Appropriate Materials***

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

*“Smooth red clay face brick, with smooth buff clay face brick as accent” or “smooth, painted, wood board and batten siding.”*

- The proposed limestone material is not listed as a material in the appropriate or non-appropriate sections. However, stone material is quite common in Regency Cottage styles found in Ontario, and it has a historical precedence in Vaughan. The Regency cottages at 2057 Major Mackenzie Drive and 12330 Highway 27 are constructed with fieldstone, and other Regency cottages found in Vaughan utilize wood, brick or stucco finishing. Limestone is seen in Regency Cottages across Ontario, where that material was more readily available. Cultural Heritage staff are satisfied that the proposed limestone material is appropriate for the selected style of building.

**Section 9.10.1 Heritage Buildings – Appropriate Materials**

*“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. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.”*

- The proposed hipped roof is appropriate to the Regency style. The slate material for the main roof is appropriate, as is the standing seam metal roofing for the porch details. The proposed cupola is an appropriate and accurate design feature for Regency cottages.

**Landscaping**

**Section 9.5 – The Village Forests**

*“Site buildings and additions to preserve suitable mature trees”.*

- The proposed trees to be replanted are either listed as appropriate species in Section 9.9, or not listed as inappropriate species. Therefore, Cultural Heritage staff are satisfied that the proposed tree removals will be sufficiently replanted with appropriate species.

**Timeline**

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on February 27, 2019, and must be deliberated upon by May 28, 2019, to meet the 90-day timeline.

**Financial Impact**

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

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

**Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the Application for demolition and construction of a single-detached dwelling on the property municipally known as 40 Klein's Crescent and is satisfied that the proposal is consistent with 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*, subject to the recommendations in this report.

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

**Attachments**

1. Location Map
2. Subject Property
3. Streetview of 40 Klein's Crescent
4. Cultural Heritage Impact Assessment (CHIA)
5. Current Survey
6. Proposed Site Plan
7. Elevation Drawings
  - a. Front and Side Elevations
  - b. Rear Elevation Drawing
8. Material Samples and Colours
9. Historic stone regency houses in Vaughan
10. Landscape Plans
  - a. Planting Plan
  - b. Replant Site Plan

**Prepared by**

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Shahrazad Davoudi-Strike, Senior Urban Designer, ext. 8653

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

/CM



**4**                      **NEW CONSTRUCTION -TWO STOREY  
ADDITION 169 CLARENCE STREET  
WOODBIDGE HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 20, 2019, be approved;
- 2) That the style and proportion of the window over the garage of the proposed extension be match the dormer of the original structure; and
- 3) That the colour of the garage door be more reflective of the colours of the original building.

**Purpose**

THAT Heritage Vaughan Committee recommend approval to Council for the demolition of a detached garage and the construction of a two-storey addition to the existing one and a half-storey detached dwelling located at 169 Clarence Street, a property located in the Woodbridge Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing to demolish an existing detached garage and construct a two-storey addition to an existing one and a half-storey dwelling located at 169 Clarence Street.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan ("WHCD Plan").
- Heritage Vaughan approval is required under the *Ontario Heritage Act* ("OHA").
- Staff are recommending approval of the proposal as it conforms with the WHCD Plan.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

**Recommendations**

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed demolition of the existing garage and a two-storey addition to the existing dwelling at 169 Clarence Street under Section 42 of Ontario Heritage Act, subject to the following conditions:
2.
  - 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;
  - c) That Heritage Vaughan Committee 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; and
  - d) 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 169 Clarence Street and is located on the east side of Clarence Street and north of Meeting House Road, as shown in Attachment 1.

The existing building is identified as a contributing property in the Woodbridge Heritage Conservation District ('WHCD') Plan. The WHCD Plan Inventory identifies the existing building as being built from 1925-1950, in the 1940's Cottage Style, as shown in Attachment 3, and notes that it is "largely original".

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

***The Owner is proposing to demolish the existing detached one-storey garage and build a new two-storey addition containing a garage.***

Currently, the garage is a small detached one-storey garage as shown in Attachment 4. The applicant is proposing a tandem garage with a new second-storey level connected to the existing dwelling as shown in Attachment 8. The proposal requires the demolition of the existing storage shed at the north east

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

corner of the back yard. The proposed rooflines and second-storey dormers have been designed to complement the existing building form and features. The new addition is proposed to be set back from the front of house, roughly in line where the setback of the existing garage and with the existing architectural elements of the house being left intact and viewed in its current state. The proposed materiality for the addition utilizes shingles and brick that will be matched as close as possible to the existing material, creating a smooth transition from the existing dwelling to the proposed addition.

***The proposed new construction is consistent with the following relevant sections of the WHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.***

#### **6.2.1 Standards and Guidelines for Conservation**

*“Rehabilitation: The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource”.*

- The proposed addition will allow for the continued use of the contributing building while protecting its built heritage value of the original home in the 1940's Cottage Style.

#### **Section 6.1.5 – Clarence Street and Park Drive Heritage Attributes**

*“1. The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape”.*

- The proposed addition will not impact the existing residential character, as the existing single family detached building type will remain and the two-storey addition is set to the side and behind the existing building and appears secondary to the main dwelling as shown in Attachments 6 and 7. The additional building height is mitigated by the placement of this addition at the rear of the property, with the proposed preservation of existing trees that will buffer this proposed addition from Clarence Street.

*“4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m)”.*

- The proposed addition is 2 floors and 8.3 m in height. This proposed height is consistent with the allowable building height as per the above policy. It is

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

noted that the proposed addition is greater in height than the existing building, however Cultural Heritage staff are satisfied that this additional height is mitigated by the rear/side placement of the proposed addition.

- A streetscape rendering (Attachment 10) illustrating the impact of the proposed addition on the overall streetscape has been submitted by the applicant. Cultural Heritage staff are satisfied that this streetscape rendering demonstrates that the side/rear addition contextually fits with the adjacent scale and building massing and will not negatively impact the existing contributing building or the residential character of Clarence Street.

*“5. Detached residential units must provide a side yard as per zoning with open east-west views”.*

- The Building Standards Department had the following comment, *“A minimum interior side yard setback of 0.6 metres is required to the shed of 2.4 m high, 5.98m<sup>2</sup>, whereas a setback of 0.14 metres is shown on Drawing A3”.* However, the applicant will be relocating the shed indicated on the site plan to another location in consultation with the Building Standards Department. Therefore, no minor variances will be required to the side yard setback. Further, the shed itself has no bearing on the design or function of the proposed garage addition.

**Section 6.4.2 – Street Wall Height and Scale**

*“The height of a building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof”.*

- The proposed roof height has been correctly measured as per the above definition, resulting in a proposed height of 8.3 m.

**Section 5.3.2.5 – Circulation, Vehicular Access and Parking**

*“On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”*

- The proposed garage forms part of the ground level of the 2-storey addition proposed to be located to the rear side of the existing contributing building that fronts onto Clarence Street. The garage will be visible from Clarence Street, with the additional building height being mitigated by the placement of the addition, and the preservation of existing trees that will buffer this proposed addition from Clarence Street. Further, the existing garage is also currently visible from Clarence Street.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

**Materials**

**Section 6.3.3 Architectural Guidelines – Material Pallet**

*“There is a very broad range of materials in today’s design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals”.*

- The proposed architectural style and materials as shown on Attachments 7 and 8 are consistent with those of the original building. The placement of the proposed stone foundation line and brick materials are consistent with the material placement of the existing house.

**Section 6.2.8 – Appropriate Materials**

*Doors: Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.*

- The proposed garage door will be wood paneled.

All exterior materials are shown in Attachments 7 and 8.

**Landscaping**

**Section 6.6.3 – Tree Canopy and Vegetation – Guidelines**

*“3. Trees on public and private property, having a tree diameter of twenty (20) centimeters or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 052-2018 must be adhered to.”*

- The submitted Arborist Report as shown on Attachment 9 confirms that the existing trees on the property will not be removed and will be protected in accordance with City of Vaughan requirements.

**Timeline**

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on February 27, 2019, and must be deliberated upon by May 28, 2019, to meet the 90-day timeline.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

---

**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 a two-storey addition to the existing dwelling on the property municipally known as 169 Clarence Street and is satisfied that the proposal is consistent with the WHCD Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed alterations 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. Subject Property
3. Site Photos
4. Existing Level Plans
  - a. Ground Floor
  - b. Main Floor
  - c. Second Floor
5. Proposed Site Plan
6. Proposed Level Plans
  - a. Ground Floor
  - b. Main Floor
  - c. Second Floor
  - d. Roof Plan
7. Elevation Drawings
  - a. Existing and Proposed Western Elevation
  - b. Existing and Proposed Southern Elevation
  - c. Existing and Proposed Eastern Elevation
  - d. Existing and Proposed Northern Elevation
  - e.
8. Materials
9. Arborist Report

**REPORT NO. 1 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON MAY 6, 2019**

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10. Proposed Addition Streetscape

**Prepared by**

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Shahrazad Davoudi-Strike, Senior Urban Designer, ext. 8653

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

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

Report Prepared by: Rose Magnifico, Acting Deputy City Clerk