# FINAL REPORT:

# ATTACHMENT 2 51 NAPIER

Scoped Cultural Heritage Impact Assessment

51 Napier Street, City of Vaughan, Ontario



LHC Heritage Planning & Archaeology Inc.

Kingston | Toronto | Ottawa

837 Princess Street, Suite 400 Kingston, ON K7L 1G8

Phone: 613-507-7817 Toll Free: 1-833-210-7817 E-mail: info@lhcheritage.com www.lhcheritage.com



13 February 2024 Project # LHC0415

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Report prepared for:	Mario Barone (Owner) 51 Napier Street Woodbridge, ON LOJ 1CO
Report prepared by:	Ben Daub, MA, CAHP Intern
Graphics prepared by:	Jordan Greene, BA
Reviewed by:	Benjamin Holthof, MPl, MMA, MCIP, RPP, CAHP Christienne Uchiyama, MA, CAHP

# **RIGHT OF USE**

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#### **REPORT LIMITATIONS**

The qualifications of the heritage consultants who authored this report are provided in Appendix A. A glossary of relevant vocabulary is included in Appendix B.

All comments regarding the condition of the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

A Cultural Heritage Impact Assessment (CHIA) for this Property was completed by MW Hall Corporation in 2022. The 2022 CHIA includes relevant background and property history information. This Scoped CHIA does not include additional or new historical background research for the Property and focuses exclusively on the proposed new house. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to the proposed new building and its consistency with the policies and guidelines from the Kleinburg-Nashville Heritage Conservation District Plan.

### **EXECUTIVE SUMMARY**

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 18 December 2023 by Fausto Cortese Architects on behalf of Mario Barone (the '**Owner**') to prepare a scoped Cultural Heritage Impact Assessment (**Scoped CHIA**) for the property located at 51 Napier Street (the '**Property**') in the City of Vaughan, Ontario (the '**City**').

LHC understands that the Property is designated under Part V of the *Ontario Heritage Act* (*OHA*) as part of the Kleinburg-Nashville Heritage Conservation District (**KNHCD**). The Property was formerly occupied by a house that has since been demolished. The Owner plans to build a new single-detached house on the Property. Given the current condition of the Property, the proposed house is being treated as a new development within the KNHCD.

This Scoped CHIA addresses the proposed new house and does not address any other heritage conservation concerns. A CHIA on this property was completed by MW Hall Corporation in 2022. The 2022 CHIA includes relevant background and property history information and LHC understands that no new historical background research is required for the Scoped CHIA.

It is LHC's professional opinion that the proposed redevelopment is generally consistent with the policies and guidelines identified within the *KNHCD Plan*. In cases where the proposed redevelopment is inconsistent with the *KNHCD Plan*, it remains compatible and consistent with the character of the area. Additionally, it was determined that the Property's redevelopment is unlikely to yield any direct or indirect negative impacts to the property itself, any adjacent heritage properties, or to the KNHCD.

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# **1** INTRODUCTION TO THE PROPERTY

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 18 December 2023 by Fausto Cortese Architects on behalf of Mario Barone (the '**Owner**') to prepare a scoped cultural heritage impact assessment (**Scoped CHIA**) for the property located at 51 Napier Street (the '**Property**') in the City of Vaughan, Ontario (the '**City**').

The Property is designated under Part V of the *Ontario Heritage Act* (*OHA*) as part of the Kleinburg-Nashville Heritage Conservation District (**KNHCD**). A house on the Property has been demolished and the Owner plans to build a new single-detached house. Given the current condition of the Property, the proposed new house is being treated as a new development in the KNHCD.

This Scoped CHIA addresses the proposed new house and does not address any other heritage conservation concerns. A CHIA on this property was completed by MW Hall Corporation in 2022. The 2022 CHIA includes relevant background and property history information and LHC understands that no new historical background research is required for the Scoped CHIA.

This Scoped CHIA was prepared in accordance with the City's *Guidelines for Preparing Cultural Heritage Impact Assessments* (2022), and the Ministry of Citizenship and Multiculturalism's (**MCM**) *Ontario Heritage Toolkit* (2006).

#### **1.1 Property Location**

The Property is located on the northeast side of Napier Street in the City of Vaugan, Ontario (Figure 1). The Property is legally described as PT LT 24 CON 8 VAUGHAN; PT LT 44 PL 275 VAUGHAN; PT LT 45 PL 275 VAUGHAN; PT LT 15 PL 11 VAUGHAN AS IN R382327; VAUGHAN.

#### **1.2 Property Description**

The Property is an irregularly shaped lot of approximately of 0.2 hectares. It is currently vacant, although part of the foundation of a demolished house remains (Figure 2).

#### **1.3 Property Owner**

The Property is owned by Mario Barone. The Owner's architect and agent for the proposed development is Fausto Cortese, who is an architectural designer at Fausto Cortese Architects located at 3590 Rutherford Road, Unit 7, Woodbridge Ontario. Soheil Hadian can be reached by email at: fcortese@fcarchitects.ca.

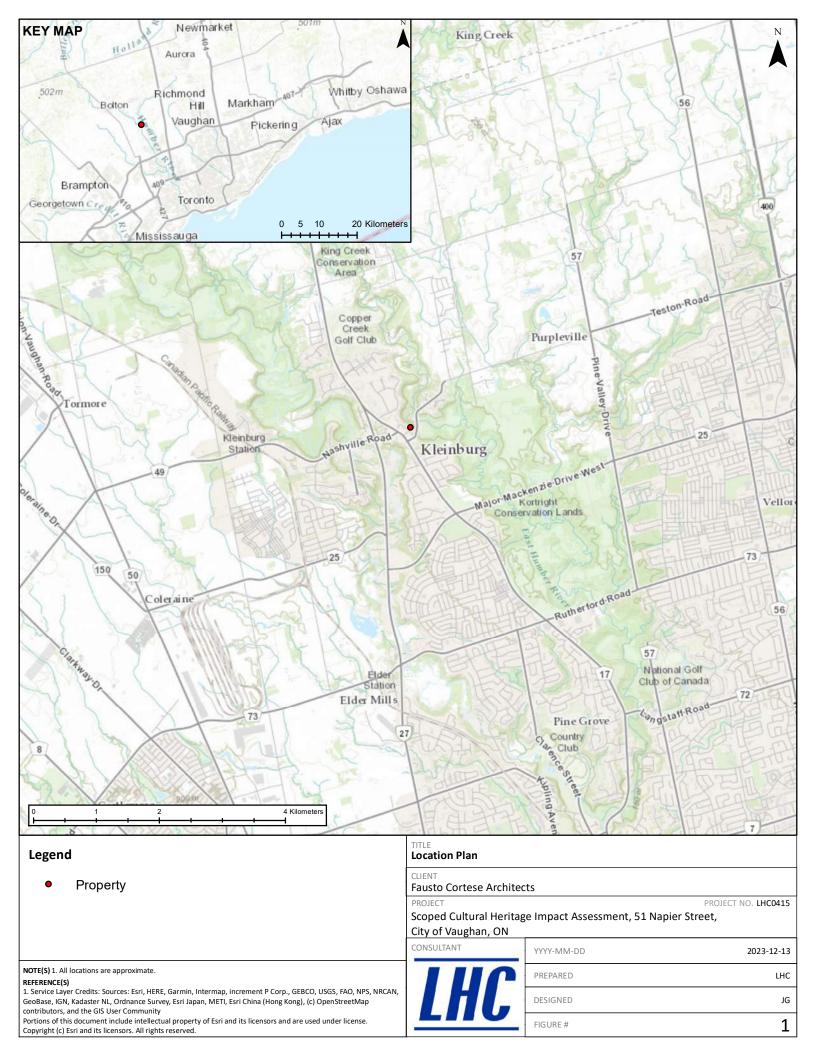
#### 1.4 Property Heritage Status

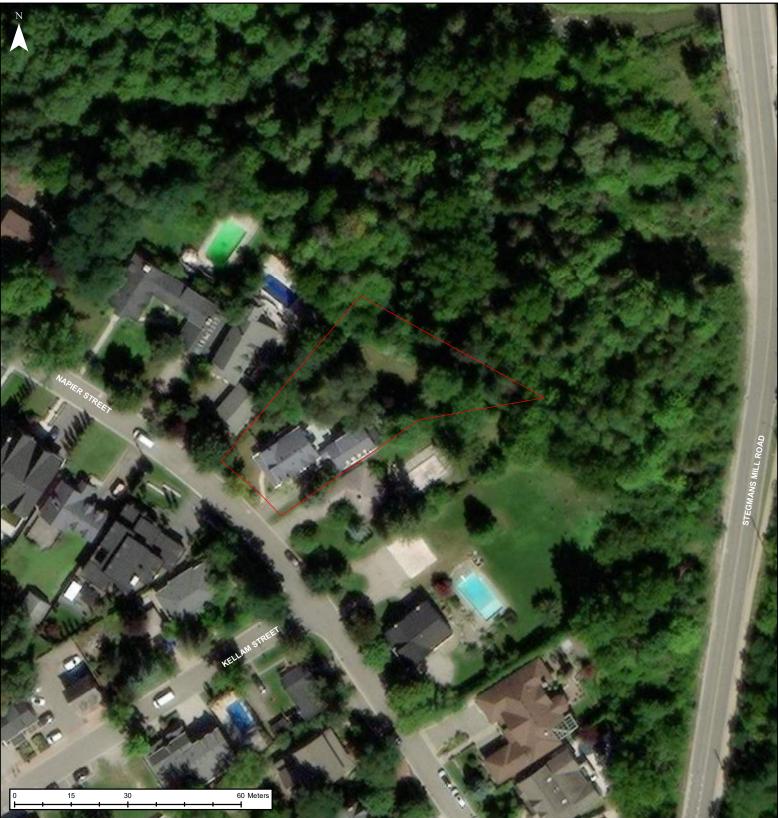
The Property is designated under Section 41 Part V of the OHA as part of the KNHCD.

#### 1.5 Adjacent Heritage Properties

The City's *Official Plan* defines 'adjacent', as it pertains to cultural heritage, as "those lands contiguous to a protected heritage property."<sup>1</sup> Using this definition, the Property is adjacent to three heritage properties, including 45 Napier Street, 57 Napier Street, and 67 Napier Street. All three adjacent heritage properties are designated under Section 41 Part V of the *OHA* as part of the KNHCD.

<sup>&</sup>lt;sup>1</sup> City of Vaughan. "City of Vaughan Official Plan Volume I." Consolidated December 2020. Accessed 14 December 2023. https://www.vaughan.ca/sites/default/files/2023-11/VOP%20Volume%201%20-%20OPA%20101%20Correction%20%28October%2017%202023%29%20Clean%20to%20Upload.pdf?file-verison=1703165857359. 323.





#### Legend

Property

NOTE(S) 1. All locations are approximate. REFERENCE(S) 1. Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.

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	TITLE Current Conditions		
	CLIENT Fausto Cortese Architec	ts	
	PROJECT		PROJECT NO. LHC0415
	Scoped Cultural Heritage Impact Assessment, 51 Napier Street,		
	City of Vaughan, ON		
	CONSULTANT	YYYY-MM-DD	2023-12-13
_		PREPARED	LHC
		DESIGNED	JG
		FIGURE #	2

FIGURE #

2

# 2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (*S&Gs*) and the MCM's *Ontario Heritage Tool Kit*.<sup>2</sup> Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This Scoped CHIA has also been completed following guidance from the City of Vaughan's *Guidelines for Preparing a Cultural Heritage Impact Assessment*. Appendix C includes the requirements and the location of relevant information in this report.

#### 2.1 Policy Review

This Scoped CHIA includes review of policy and guidance from the KNHCD Plan directly related to the proposed new building.

#### 2.2 Historical Research

A CHIA on this property was completed by MW Hall Corporation in 2022. The 2022 CHIA includes relevant background and property history information. Work on this Scoped CHIA is based on the history in the 2022 report and the KNHCD Study and Plan. It does not include additional or new historical background research for the Property. A summary of relevant historical information from the 2022 CHIA has been included in this report.

#### 2.3 Site Visit

A site visit was conducted on 21 December 2023 by Principal and Manager of Heritage Consulting Services Christienne Uchiyama. Access to the Property was granted by the owner. The purpose of this site visit was to document and gain an understanding of the Property and its surrounding context. Unless otherwise attributed all photographs in this Scoped CHIA were taken during the site visit. A selection of photographs from the site visit that documents the Property are included in Section 5.3.

<sup>&</sup>lt;sup>2</sup> Canada's Historic Places. "Standards and Guidelines for the Conservation of Historic Places in Canada." 2010. Accessed 19 December 2023. https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf. 3; and Ministry of Citizenship and Multiculturalism. "Heritage Property Evaluation." Ontario Heritage Tool Kit." 2006. Accessed 19 December 2023. https://www.publications.gov.on.ca/heritage-property-evaluation-a-guide-to-listingresearching-and-evaluating-cultural-heritage-property-in-ontario-communities. 18.

#### 2.4 Understanding of Cultural Heritage Value or Interest

A description of the heritage character of the area, cultural heritage value of Napier Street as part of the KNHCD, and any relevant heritage attributes of the KNHCD will be included in this Scoped CHIA to inform the impact assessment and design advice or mitigation measures.

#### 2.5 Description of Proposed Development

This Scoped CHIA includes a description of the proposed new house. Elevations and renderings of the proposed house are also included in the report and a full drawing package has been appended.

#### 2.6 Impact Assessment

The impact assessment considers the proposed house's compliance to the policy and guidelines identified in the *Kleinburg-Nashville Heritage Conservation District Plan* (see Section 3.1) as well as its compliance with the MCM's *Info Sheet #5* and the *S&Gs*, as described below. The impact assessment considers direct and indirect impacts to the HCD and to the adjacent heritage properties at 45 Napier Street, 57 Napier Street, and 67 Napier Street.

#### **2.6.1** *Info Sheet #5*

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include, but are not limited to:

- 1. **Destruction** of any part of any significant heritage attribute or features;
- 2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- 3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- 4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- 5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- 6. A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- 7. Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

# **3 POLICY AND LEGISLATION CONTEXT**

#### 3.1 Kleinburg-Nashville Heritage Conservation District Study and Plan (2021)

The Kleinburg-Nashville Heritage Conservation District Study (*KNHCD Study*) and Kleinburg-Nashville Heritage Conservation Plan (*KNHCD Plan*) were prepared by Dillon Consulting, ARA, and AREA in 2021.

Per Section 1.3 of the KNHCD Plan, activities that are subject to review include:

- All exterior construction activity, including **new buildings or structures**, additions and alterations to existing buildings and structures, and maintenance and repair activity on existing buildings and structures that affects the heritage character of the HCD; and,
- All activity in the HCD that falls under the purview of Site Plan Control, the Sign By-Law, the Building Code Act, and the Planning Act. These include **activities that require planning permission**, site plan review, building permits, signage permits, and demolition and relocation permits.<sup>3</sup>

Section 2.1 of the *KNHCD Plan* defines its objectives, among them is to "[m]anage designs for new development to ensure appropriate contribution to the heritage character". The intent of this objective is:

Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Reiterating again that lot consolidation, particularly in the residential areas, shall be discouraged in order to protect and maintain the original lot design of the 19<sup>th</sup> century as much as possible, new developments will be restricted to the original lot fabric.<sup>4</sup>

Section 2.5 of the *KNHCD Plan* identifies **policies** for new development. The following description is provided:

New development shall complement and enhance the character of the HCD and shall be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them. New development shall be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a

<sup>&</sup>lt;sup>3</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." Last updated September 2021. Accessed 14 December 2023. https://www.vaughan.ca/sites/default/files/2023-02/KNHCD%20Plan%20Update%202022%20Final\_0.pdf?file-verison=1703165767437. 6.

<sup>&</sup>lt;sup>4</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 20.

real heritage building. The City may require a Cultural Heritage Impact Assessment when new development is proposed within the HCD...

Within the District, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- A. the local pattern of lots, streets and blocks;
- B. the size and configuration of lots;
- C. the building type of nearby residential properties;
- D. the orientation of buildings;
- E. the heights and scale of adjacent and immediately surrounding residential properties;
- F. the setback of buildings from the street;
- G. the pattern of rear and side-yard setbacks;
- H. the presence of mature trees and general landscape character of the streetscape;
- I. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties; and,
- J. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

The above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rain barrels). Different uses and different settings within the HCD have different characters and requirements for new development. These are outlined in the following sections.<sup>5</sup>

Section 2.5.1 identifies policies pertaining to new residential development in the KNHCD. Each of the relevant policies from this section of the KNHCD Plan are described in Section 8.3.1 of this HIA along with commentary on how the proposed house does or does not comply with HCD Plan policy.

Section 4.4 of the *KNHCD Plan* identifies design and architectural **guidelines** for new development. The following description is provided:

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance

<sup>&</sup>lt;sup>5</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 37.

than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District shall conform to qualities established by neighbouring contributing buildings which form the heritage context, and the overall character of the setting. Designs shall reflect a suitable local heritage precedent style. Research shall be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail. The following guidelines, describing the dominant elements that contribute to the heritage character of the District, are divided according the principal settings found in the District.<sup>6</sup>

Subsection 4.4.1 addresses 'Contemporary Design', stating the following:

Change is inevitable. Built environment – buildings, streetscapes and urban areas must evolve, adapt and change according to the new needs of their users or inhabitants.

Adding a new layer to an existing historic urban environment that recognizes, interprets and sustain heritage values is a critical issue facing architects, policy makers and conservation professionals. As studied and documented in Section 2.3, 22% of buildings in the HCD are contributing buildings with recognizable styles, contemporary architectural insertion, however shall be appropriate and "of its time". This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this "village" context while at the same time representing current design philosophy.

The quality of new insertions is important as it will not only impact the existing historic buildings but will also represent 'tomorrow's heritage'. The first act in this process is the Database step-this critical part is simply the recording and translation of the existing buildings into architectural and urban maps and drawings so that they can be analyzed. The recording of acts, processes and their resultant architectures and the urban fabric that they constitute are considered to be invisible as they are not 'legitimated' by formal civic processes but rather are embodied in the lives, activities and culture of a community and embodied in the urban fabric that surrounds them. The second step is to extract architectural and urban codes that can eventually be implemented as development guidelines

<sup>&</sup>lt;sup>6</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 134.

for both alteration of existing buildings and also any new contemporary addition within the HCD boundary. The Ministry of Heritage, Sport, Tourism and Culture Industries lists the Eight guiding principles in the conservation of historical properties. The following guideline focuses on distinguishability "New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new."

These buildings will be subject to prevailing laws, regulations and policies to secure conservation and to manage change in a way that its significance is conserved. The following guidelines provide sets of rules and values that anticipate design solutions that can act as a paradigmatic model for the HCD thereby facilitating the preservation of its cultural and architectural urbanity.<sup>7</sup>

Subsection 4.4.2 addresses new development specifically in residential areas of the KNHCD. It is prefaced with the following discussion:

The historical residential villages were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Front- yard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses.<sup>8</sup>

Subsection 4.4.4 of the *KNHCD Plan* provides guidelines regarding materials. Subsection 4.4.5 of the *KNHCD Plan* provides the following guidelines regarding lighting. Section 4.5 of the *KNHCD Plan* provides the following guidelines regarding urban design. Section 4.6 of the *KNHCD Plan* includes guidance on landscaping. Specific guidelines relevant to the proposed development on the Property are included in Section 8.3.2 if this HIA along with commentary on how the proposed new house does or does not comply with the guidance from the HCD Plan.

<sup>&</sup>lt;sup>7</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 134-135.

<sup>&</sup>lt;sup>8</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 135.

# 4 HISTORIC CONTEXT

#### 4.1 History from 2022 CHIA

The CHIA prepared by MW Hall Corporation dated 7 April 2022 provided the following history for the Property:

According to the Kleinburg-Nashville Conservation District Study (Reference A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village remained small with surrounding lands occupied by farms. Early lots, including 51 Napier, were surveyed and established as lots for residential use but remained undeveloped until the present 21<sup>st</sup> century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

This property was transferred from the Crown, as part of a 200-acre lot, to Andrew Mitchell in 1847. A survey of this lot in 1848 of this property as one of a series of subdivided lots at the northern end of a 'Street' heading north from the Road labelled "to Stegman's Mill", overlooking the East Humber River leading to the Mill Pond for Stegman's Saw Mill Pond further north. Subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. In 1856 Andrew Mitchell died and the property transferred to William Sharpe, and in 1860 to James Barbor. The lot changed ownership a few times for nominal amounts for the next 1½ centuries. Recent growth throughout southern Ontario has been experienced throughout the City of Vaughan. The property at 51 Napier was recently sold to the present owner as a family residence for purposes of redevelopment.<sup>9</sup>

#### 4.2 Recent Developments

The Property had a single-detached house that was a contributing building to the KNHCD. The *KNHCD Plan* provides the following description of the house that formerly occupied the Property:

Two-storey, pitched-roof, clapboard house with steep central dormer over elegant front door entablature, and with similar, but later, large addition to rear (c. 1870).

#### Comments

This is a very pretty house in good original condition – aside from the areas of rot recently revealed at ground-floor level. (House, moved to present site from

<sup>&</sup>lt;sup>9</sup> Hall, M. "Cultural Heritage Impact Assessment: 51 Napier Street Kleinburg, Ontario, Canada." Published 7 April 2022. Accessed 21 December 2023.

Mount Vernon in 1922, is set on wooden piles.) Building should be maintained as is, with exception of front porch, which is out of character. It may be that the original house had no porch, in which case the existing entablature should be suitably repaired. It also appears, however, that this house did have a full-width verandah, which might be reinstated if desired. See also the City of Vaughan files for further information about this building.

#### Description

Front elevation displays a number of heritage features, including fairly closely spaced clapboard, corner-boards, 6-over-6 windows (behind wooden storms) and operational, ground-floor wooden shutters, with adjustable lower louvres. South and north elevations have similar elements, including broad windows casings without profiled outer bands, and thick wooden sills. Front door is framed by narrow, fluted pilasters supporting modest entablature, with row of fine, decorative wooden corbels below architrave. Original cornice of entablature may be missing, or perhaps partly concealed by flashing, and recent removal of porch reveals heavy plank sheathing of wooden structure behind. Front door is traditional, solid four panel door with sidelights each comprising four small upper panes (all somewhat obscured by metal storm windows and door). At time of site visit, lower fascias were being removed, revealing also the surprising fact that this house is supported entirely on wooden piles. At second floor level, small, steep dormer contains modest 1/1 window (behind metal storm), with ornamental shingles at wall surface on either side. Soffits are finished with wide, plain board, with bevelled moulding adjacent wallhead, and with very narrow fascias supporting small shingle-moulding at upper edge. At main roof peak, flatter pitch of peaked roof beyond is just visible, with central, lunette, louvred vent within surface clad in decorative, painted shingles. Roofs are clad in asphalt shingles, and there are no gutters at front elevation.<sup>10</sup>

Plans were made to modify the former house. During construction processes, the house was found to be in poor physical condition and it was subsequently demolished leaving the Property vacant.

<sup>&</sup>lt;sup>10</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 3 – The Inventory." Last updated September 2021. Accessed 14 December 2023. https://www.vaughan.ca/sites/default/files/2023-02/KNHCD%20Plan%20Update%202022%20Final\_0.pdf?file-verison=1703165767437. 91.

# 5 **EXISTING CONDITIONS**

#### 5.1 Surrounding Context

The Property is located in the City of Vaughan in York Region. The Property is in the KNHCD located in the City's northwest corner. The KNHCD is irregularly shaped and is generally divided into three areas including Kleinburg Village, Nashville Village, and areas surrounding the Humber River. The KNHCD includes properties on Bell Court, Highway 27 near its intersection with Islington Avenue to the north and the property at 10299 Highway 27 to the south, Howland Mill Road, Islington Avenue between Highway 27 and the property at 10341 Islington Avenue, John Street, Kellam Street, Klein's Crescent, Lester B. Pearson Street, Main Street, Napier Street, Nashville Road between Huntington Road and Islington Avenue, Stegman's Mill Court, Valley Road, and Windrush Road.

The Property is located along the northeast edge of Kleinburg Village. It is bounded by Napier Street to the southwest, 57 Napier Street to the northwest, 67 Napier Street to the northeast, and 45 Napier Street to the southeast. Napier Street is a local road providing access between John Street to the northwest and Stegman's Mill Road to the southeast. Napier Street is approximately 7.5 metres wide and is composed of one northwest-bound lane and one southeast-bound lane. On-street parking is available on the northeast side of the road. The road has an asphalt driving surface with a short, concrete mower edge curb on both sides. Wood electrical poles are on both sides of the road. Electrical poles on the southwest side of the road all have streetlights (Photo 1).

The adjacent property at 57 Napier Street is a rectangular shaped lot with an approximate area of 0.12 hectares. The house on it is a single detached, board and batten clad one-and-a-half storey building (Photo 2). The adjacent property at 67 Napier Street is an irregularly shaped lot with an approximate area of 0.56 hectares. The house on it is a single detached, red brick two-storey building with half timbering (Photo 3). The adjacent property at 45 Napier Street is an irregularly shaped lot with an approximate area of 0.15 hectares. The house on it is a single detached, red brick two-storey building with half timbering (Photo 3). The adjacent property at 45 Napier Street is an irregularly shaped lot with an approximate area of 0.15 hectares. The house on it is a single detached, red brick one-story building (Photo 4).

The topography is flat surrounding the Property. Mature deciduous and/or coniferous trees are common in front and rear yards in the area. Hedges, shrubs, juvenile deciduous and/or coniferous trees, and gardens with perennial flowers are also common in the front and side yards of properties in the area.

The area is typically contained within a first density residential zone (R1A and R1B) that is an established neighbourhood (EN suffix). Single-detached houses are the most common building type in the area. Houses range from one to two-and-a-half storeys in height. Brick is the most common building material in the area, but board and batten, clapboard, and stone are also present. Residential properties are generally rectangular in shape, with a narrow lot frontage and deep length. Buildings generally have a short to moderate setback from the street, ranging from no less than approximately 12 metres to no more than approximately 22 metres (Photo 5 and Photo 6).



Photo 1: View northwest showing Napier Street



Photo 2: View northeast showing the adjacent property at 57 Napier Street



Photo 3: View northeast showing the adjacent property at 67 Napier Street



Photo 4: View northeast showing the adjacent property at 45 Napier Street



Photo 5: View southwest showing properties on the southwest side of Napier Street



Photo 6: View southeast showing properties on the southwest side of Napier Street

#### 5.2 Adjacent Heritage Properties

The City's *OP* defines 'adjacent', as it pertains to cultural heritage, as "...those lands contiguous to a protected heritage property."<sup>11</sup> Given that the Property is in a heritage conservation district, each of the adjacent properties described in Section 5.1 above are considered adjacent heritage properties. The property at 45 Napier Street (Photo 4) and 57 Napier Street (Photo 2) are both considered non-contributing in the *KNHCD Plan*. The property at 67 Napier Street is a contributing property (Photo 3). The building on 67 Napier Street is separated from the Property by 57 Napier Street.

The adjacent properties at 45 Napier Street and 57 Napier Street are both undergoing redevelopment processes. Two-and-a-half storey single-detached houses are proposed for both of these properties. The proposed houses for 45 Napier Street and 57 Napier Street will reach a maximum height of 8.55 metres and 9.50 metres, respectively.

Property	Description from KNHCD Plan
45 Napier Street	Red-brick bungalow with single-car front garage and modest verandah beyond (c. 1960). Comments
	This suburban bungalow and is [sic] without conventional heritage features but is typical of low-scale development in the Kleinburg periphery. Modest scale of building allows it to integrate quietly into the generally older, and more vertically oriented character of the Heritage District. Various changes to this structure might be permitted, so long as these to not increase its presence on Napier Street. Any addition to this structure should not rise above existing rooflines. See also the Plan and Guidelines.
	Description
	Modest, hip-roofed structure is set well back from street, partly by virtue of prominent garage in front. Materials and elements are typical of recent construction – picture windows with narrow, false shutters, flushply front door with three false panels (behind metal storm door), broad aluminum soffits, ribbed aluminum garage door, aluminum ogee-type gutters and light-grey asphalt shingles. A single chimneystack rises near centre of roof. <sup>12</sup>

#### Table 1: Adjacent Heritage Properties

<sup>&</sup>lt;sup>11</sup> City of Vaughan. "City of Vaughan Official Plan Volume I." 323.

<sup>&</sup>lt;sup>12</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 3 – The Inventory." 90.

Property	Description from KNHCD Plan
57 Napier Street	1 <sup>1</sup> ⁄ <sub>2</sub> storey, pitched-roof, board and batten house with raised rear roof sections, all tucked behind double-car garage (c. 1980).
	Comments
	Aside from the prominent garage which, given that it almost totally hides the house is unusual in itself, this is an extraordinary structure. Steeply pitched roof and general massing suggest, as mentioned, a feed mill, whether intentionally or not. Board-and-batten siding also traditional, as are wooden window casings and trim. Windows themselves are evidently modern, but with their apparent multiple panes, seem from a distance to echo possible period windows. Only the wide garage door seems out of place within the Heritage context, though in fact the entire structure is rather incongruous; but the elements listed enable it to sit discreetly in village periphery and it should be retained as is.
	Description
	North Wing – Part of house visible from street is ordinary suburbia, with large articulated, roll-up garage door in hipped roof, one-storey, board and batten structure. Steeply gabled structure behind seems more interesting, with recent, modern, casement-type bay window at upper floor, having typical false muntins. Main building, clad entirely in band- sawn board and batten, stretches well back into depth of site, with modern windows throughout set within traditional wooden frames, with peaked heads and back-band mouldings. Some sixty feet back, raised, smaller, pitched roof section evoked feed mill, although most unlikely in the locations and this structure is, apparently, of quite recent origin. Beyond penthouse, pitched roof continues at another, higher level, to end of structure. Soffits are clad in aluminum, gutters and downpipes are conventional aluminum profiles, and roofs have asphalt shingles. <sup>13</sup>
67 Napier Street	Old, red-brick Schoolhouse, with various additions and alterations (1856 and later).
	Comments
	Old Schoolhouse elements are by far the most valuable within this curious building, and certainly north (brick) wing seems worthy of restoration. Archival documents, particularly school or community photos, should reveal original appearance of front porch and windows and these should, one day, be restored. Remainder of assembly to south

<sup>&</sup>lt;sup>13</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 3 – The Inventory." 93.

Property Description from KNHCD Plan	
	seems more altered but is nonetheless interesting for its reputed age. This older wing, now much altered, and recent garage are sufficiently recessed from Napier Street, and sufficiently screened by trees, that these do not compromise the merit and potential of the brick Schoolhouse building. See also City of Vaughan files for further information on this historic property.
	Description
	North Wing – Old, pitched roof schoolhouse is built of hand-made red brick laid in Flemish bond, suggesting solid masonry construction. Carefully cut closers at main (west) elevation are a noticeable feature. Pitched roof beyond front gable is assumed to be original, with very fine front fascia of unusual construction. Recessed, oval brick oculus suggests gable is in brick also, now concealed by Tudor-style vertical boards with stucco between. Window apertures are altered in similar manner, with modern casement windows, with false muntins, replacing presumed double-hung originals (probably with multiple small panes, each sash being three panes wide). As at front gable, brick arches and voussoirs are assumed to remain above later, projecting Tudor style cladding – and indeed, original window cases may also remain. Central brick masonry shows witness of original, taller front porch with low-pitched roof. Wooden front door, with unusual, large, facetted wooden panels, is old, but probably not original to this building. Door is effectively obscured by modern, glazed screen door and peripheral trim. Modest canopy above is of recent origin, and rainwater goods are modern.
	South Wing – Brick structure to north is apparently more recent than south wing (see A Walking Tour of Kleinburg, no. 7), which is reworking of original, 1856, wood-frame school, now having boarded lower level and Tudor-style upper floor. Extent of historic structure and materials within should be investigated. Casement windows, with false muntins, are probably unsuitable to this construction. Large, brick garage to south completes this varied assembly. <sup>14</sup>

<sup>&</sup>lt;sup>14</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 3 – The Inventory." 96.

#### 5.3 The Property

The Property is an irregularly shaped lot with an approximate area of 0.2 hectares on the northeast side of Napier Street in the KNHCD. A solid plywood fence largely obscures the Property from view from Napier Street (Photo 7). The fence on the Property is generally limited to the area surrounding the former house; it does not extend along the property lines.

The only remaining built components of the former house are the southwest foundation wall, as well as the southmost sections of the northwest and southeast foundation walls (Photo 8 and Photo 9). The foundation walls are composed of stretcher coursed concrete block. The exterior side of the foundation wall is also typically clad in rigid foam insulation. Much of the area immediately surrounding the remining foundation walls has been excavated (Photo 10). Excavated dirt has been retained on site, within the fenced area. Some building materials from the former house, including a staircase and part of the roof structure, are also contained within the dirt pile (Photo 11). There remain no landscaping features on the Property and vegetation is limited to two mature coniferous trees located along the southeast property line.

No permanent structures are located exterior to the plywood fence on the Property; a square tent covering a wood workbench is the sole structure (Photo 12). Some structural wood members from the former house are present (Photo 13). Mature deciduous and coniferous trees are intermittently located outside the fence to the northwest, northeast, and part of the southeast. Tall grass is present to the northeast of the fence.



Photo 7: View north showing the plywood fencing obscuring the Property



Photo 8: View southeast showing the southmost section of the fenced area



Photo 9: View east showing the northmost section of the fenced area



Photo 10: View southeast showing the remaining foundation wall of the former house



Photo 11: View east showing the excavated dirt pile on the property



Photo 12: View east showing the tent and workbench outside the fence



Photo 13: View east showing structural wood members from the former house

# 6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

#### 6.1 *Kleinburg-Nashville Heritage Conservation District*

#### 6.1.1 Statement of Significance

The *KNHCD Study* provides the following statement of significance for the HCD:

The Kleinburg-Nashville Heritage Conservation District contains the historic villages of Kleinburg and Nashville, portions of the Humber River valley and historic road linkages. The HCD boundary is generally centred around the Kleinburg's historic core at the intersections of Islington Avenue, Nashville Road and County Road 27. It extends westerly along Nashville Road to encompass the Hamlet of Nashville, also known as Kleinburg Station, which is historically connected to the Village of Kleinburg. It includes the Humber River Valley which was the reason for development of mills at this location, thus the functional tie between the river and the villages has been preserved.<sup>15</sup>

#### 6.1.2 Heritage Attributes

The *KNHCD Study* identifies the following list of heritage attributes:

- Landmark properties:
  - Pierre Berton Heritage Centre, 10418 Islington Avenue, (Former Kleinburg United Church Building)
  - McMichael Art Gallery, 10365 Islington Avenue
  - o Railway Station, 10415 Islington Avenue (By-law 144-78)
  - o 10535 Islington Avenue (By-law 30-85)
  - 10483 Islington Avenue (By-law 32-85)
  - Arthur McNeil House, 10499 Islington Avenue (By-law 39-88)
  - Doctor's House, 21 Nashville Road (By-law 48-79)
  - Kline House, 8 Nashville Road (By-law 73-83)
- Cultural Heritage Landscapes including:
  - Humber River and Valleys
  - McMichael Canadian Collection Property (10365 Islington Avenue)
  - Historic Village Core of Kleinburg
  - Historic Village Core of Nashville
  - Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)
  - Kleinburg Cemetery (59 Nashville Road)
- Mature trees in front, side and rear yards of residential and commercial properties;

<sup>&</sup>lt;sup>15</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 1 – The Study." Last updated September 2021. Accessed 14 December 2023. https://www.vaughan.ca/sites/default/files/2023-02/KNHCD%20Plan%20Update%202022%20Final\_0.pdf?file-verison=1703165767437. 163.

- Collection of structures dating from the mid-19<sup>th</sup> to early-20<sup>th</sup> century representing different architectural styles and materials expressed in rural Ontario villages during this era;
- Collection of modernist architecture;
- Commercial core of Kleinburg that is pedestrian oriented with narrow setbacks from the street, and the building entrances that face the street;
- Variety of setbacks in the residential areas;
- Islington Avenue as a remnant of the Carrying Place Trail;
- Nashville Road as an historic link between Kleinburg and Nashville;
- Rural curbless cross-section, with drainage ditches on both sides of the roadway of Islington Avenue from Major Mackenzie to Pennon Road, and Nashville Road intermittently from Lester B. Pearson Street to Highway 27, and west of the bridge along Nashville Road to Huntington Road;
- Low-density scale and massing of structures ranging from one to two-and-a-half storeys in building heights; and
- Views to/from heritage attributes including:
  - Classic village views exist along Islington Avenue within the business district of Kleinburg generally extending between Redcroft House (west side) and the McMichael Canadian Art Collection (east side) to the intersection with Nashville Road. In particular the views looking north in the vicinity of Stegman's Road and south from Nashville Road.
  - Between Howland Road and Klein's Ridge Road, Nashville Road curves northward and crosses the Humber River affording views up and down the valley, particularly to the north. Driving eastward through this area gives long range views to the hilly terrain that surrounds Kleinburg.
  - View directly south from the Nashville Road along the railway to the relic of the grain elevator that portrays the early industrial history of Nashville.
  - Highway 27, at the crossing of the Humber River, views of the river and valley, particularly to the west.<sup>16</sup>

#### 6.2 Kleinburg Village

The Property is in the Kleinburg Village character area, which is given the following description in the *KNHCD Plan* "Kleinburg Village, which is set on the narrow ridge between the valleys of the two branches of the Humber River and centred on what is now Islington Avenue. The village was founded in 1848 around the existence of several mills."<sup>17</sup> Additional description is provided in Section 2.7.2 of the *KNHCD Plan*, which states:

Within the historic Village Core of Kleinburg, the major artery is Islington Avenue, with Nashville Road as a secondary route. The remaining streets within the Village Core include: Stegmans Mill Road, Main Street, Lester B Pearson Street,

 <sup>&</sup>lt;sup>16</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 1 – The Study." 166-167.
 <sup>17</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 16.

John Street, Napier Street, and Kellam Street. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. The existing condition is a great deal more urban than that of the Village of Nashville, and in some areas the new development along the west side of Islington Avenue are over-urbanized which dampen the visual quality of the village character, which has been buried under an array of standard pavers, bollards, and planting tubs. Reconfiguring these elements can help to restore the village character of Kleinburg.

Majority of the houses along the Islington Avenue do not front onto the street and thus require reinforcing of the sense of place. Other buildings within the Kleinburg Village Core include a few commercial properties which front onto the street and have a shorter setback. Building frontages and mature trees enhance the streetscape. The width of the right of way creates space for a wide range of activities and programs. Currently, the roadway is busy and should be designed to calm traffic and focus on transforming the street into a pedestrian-oriented place.

There is an existing set of streetscape guidelines, Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (2011), for the stretch of Islington Avenue from Major Mackenzie Road north to Regional Road 27 and also along Nashville Road from Regional Road 27 to Islington Avenue. The guidelines support the pedestrian-oriented road design and village character of Kleinburg and will be reinforced in this Plan.<sup>18</sup>

#### 6.3 Napier Street

Napier Street, and the properties thereon, contains several of the KNHCD's heritage attributes, as identified in Section 6.1.2, including the presence of mature trees in front, side, and rear yards; collection of mid-19<sup>th</sup> to early-20<sup>th</sup> structures that represent different architectural styles and materials; collection of modernist architecture; variety of building setbacks from the street; and low-density scale with buildings ranging from one to two-and-a-half storeys. The presence of mature trees is also a noted characteristic of the Kleinburg Village Area. Note that Napier Street is identified as being part of the Historic Village Core of Kleinburg in Section 2.7.2 of the *KNHCD Plan*, but it is not included in this area on mapping data (see Figure 25 in the *KNHCD Study*).

Extensive redevelopment has occurred along Napier Street, akin to Islington Avenue as described in Section 2.7.2 of the *KNHCD Plan*. Since the early 2000s, sixteen of twenty-seven properties that border Napier Street have been redeveloped or are in the process of being redeveloped. Although many of the recently developed buildings share similar architectural influences as the older building stock, they are often larger in height and floor area. Napier

<sup>&</sup>lt;sup>18</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 42.

Street remains a low-density residential street with one to two-and-a-half storey houses that include a range of setbacks from the street.

Napier Street is a mix of new and old building stock and lacks a specific continuous character. At present it can be described as a low-rise residential street with one to two-and-a-half storey houses that vary in age, architectural influence(s), and scale. The houses are similarly setback from the street but have different side yard and back yard depths, generally due to the size the recently developed houses. All properties have a manicured front lawn; however, the size of the lawn differs between lots. Likewise, the type and amount of vegetation and landscaping differs between lots. Bushes, shrubs, and gardens with perennial flowers are present throughout, but mature trees are typically limited to properties that have not been redeveloped. As a result, the street does not have a continuous tree canopy. Hard landscaped surfaces, including driveways and walkways, also differ considerably in size, configuration, and materiality between properties.

# 7 DESCRIPTION OF PROPOSED DEVELOPMENT

The Client is proposing to redevelop the Property with a two-storey, single-detached rectangular house with a rectangular rear wing that has influences from the Georgian architectural style (Figure 3 through Figure 8). The mid-point and top of the house's roof are approximately 8.01 and 10.01 metres above grade, respectively. The house's primary façade faces southwest and is divided into two distinct sections.

The western section of the house's southwest façade is the building's focal point. It has the narrowest setback from Napier Street, is the tallest section of the house, and is generally divided into three bays with one additional bay on its northwest elevation. The three-bay section is clad in variegated light brown stretcher bond brick and has a foundation with the appearance of fieldstone and the northwest bay is clad in 6" wood clapboard. The roof is a moderately pitched, side gable style with moderately overhanging eaves clad in cedar shakes. Three projecting eave dormers clad in 6" wood clapboard are in the roof. The centre dormer aligns with the houses main entrance and the outermost dormers align with the outermost window bays on the first storey. Rectangular, partially external brick chimneys are situated on both sides of the proposed house's western section. The chimneys are typically set in stretcher bond brick but have two soldier courses separated by a herringbone section near their upper terminus'.

The eastern section of the house's southwest façade is set back further from Napier Street and is shorter than the western section. It is divided into three bays composed of one window bay and two garage door bays. The window bay is setback 4.24 metres, and the garage bays are setback 2.71 metres from the west section's façade. The window bay, along with part of the second storey above the eastmost garage, is clad in 6" wood clapboard. The garage bays are clad in variegated light brown stretcher bond brick and have a foundation with the appearance of fieldstone. The eastern section has a side gable roof with moderately overhanging eaves. A shallow, open front gable roof covers the garage bays. Both roofs are clad in cedar shakes.

The house's northeast, southeast, and northwest elevations are clad in 6" wood clapboard.

All the house's windows have an aluminum frame, are set into a flatheaded opening, and have a decorative wood lug sill. All windows set into brick walls have a header composed of one soldier course row and all others have a simple wood surround. A sash style, four-over-four window is the most common. This window style appears in different widths and is present in single unit, two mulled unit, and three mulled unit formations. Three single fixed pane windows are on the west side of the house's northeast elevation and one six-over-six window is present on the house's southeast elevation.

The house has seven entrances, including five doors and two garages. The house's main entrance is centrally located in the western section of the southwest elevation. The main entrance has a wood, single leaf, shaped panel door with a flatheaded opening, and simple trim. The main entrance is accessed via a verandah that extends the full width of the western section of the house's southwest elevation. The verandah has a hipped roof supported by eight posts organized into four pairs. A second single leaf door providing access to the garage is located on the southmost section of the house's northeast elevation. This entrance has a solid single leaf door, flatheaded opening, and simple trim. The remaining three doors are each composed of two or three sliding glass doors. All three have a flatheaded opening and simple trim. The two garage doors have a flatheaded opening and have wood doors. See Appendix D for the drawing package and Appendix E for the material sample board.

Landscaping features include an interlock pathway, gardens, and trees and shrubs. The interlock pathway extends around the west side of the southwest, northwest, and west side of the northeast elevations. The pathway provides access between the asphalt driveway and the house's main entrance and to the house's backyard. Between the pathway and west section of the house's southwest elevation are gardens that will be planted with hydrangeas and boxwood. Columnar European beech trees will be planted in the front yard, tricolour beech trees will be planted along the northwest property line, and pyramidal English oak, royal red maple, and serviceberry trees will be planted in the backyard. See Appendix F for the landscape plan.



Figure 3: View northeast showing a rendering of the proposed house's southwest elevation.



Figure 4: View northeast showing a rendering of the proposed house's southwest elevation.



Figure 5: View northeast showing the proposed house's southwest elevation



Figure 6: View southwest showing the proposed house's northeast elevation



Figure 7: View northwest showing the proposed house's southeast elevation

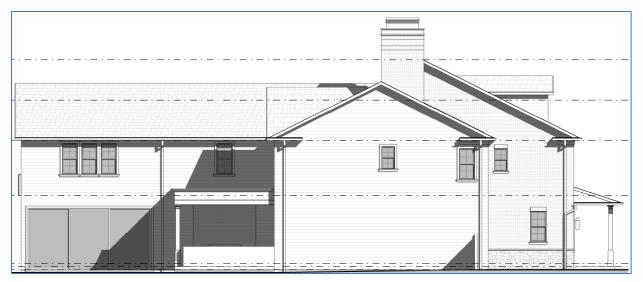


Figure 8: View southeast showing the proposed house's northwest elevation

# 8 IMPACT OF PROPOSED DEVELOPMENT

### 8.1 Potential Impacts to 51 Napier Street

The historic house on the Property has been demolished and no heritage attributes of that structure remain on site. Therefore, the Property no longer has specific heritage attributes that can be affected by the proposed new house.

## 8.2 Potential Impacts to Adjacent Heritage Properties

Given that the adjacent heritage properties at 45 Napier Street and 57 Napier Street are noncontributing properties that are undergoing redevelopment, the proposed redevelopment of the Property will not result in the direct or indirect loss of either properties' cultural heritage value or interest. Likewise, although the contributing property at 67 Napier Street is adjacent to the Property, the building on the property is separated from the Property by 57 Napier Street. Because of this separation distance, the proposed redevelopment of the Property will not result in the direct or indirect adverse impacts to of the cultural heritage value or interest of 67 Napier Street.

# 8.3 Compliance with the *KNHCD Plan* Policies and Guidelines and Potential Impacts to the KNCHD

#### 8.3.1 Compliance with KNHCD Plan Policies

Table 2 assesses the proposed development's compliance with policies pertaining to new residential development in the *KNHCD Plan*.

Policy #	Policy	Discussion
2.5.1.1 Site Planning	<ul> <li>The historical residential villages of Kleinburg and Nashville were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Frontyard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low.</li> <li>The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:</li> <li>Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;</li> <li>A variety of front-yard setbacks;</li> <li>Original yards may have been enclosed with low picket fencing. Currently, fenced front yards are rare; and,</li> <li>The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.</li> </ul>	This policy is met. The Property is a generously sized lot with several mature deciduous and coniferous trees. These general site characteristics will remain unchanged through redevelopment. The proposed house will cover 27.44% of the lot. The front yard setback is similar to other properties on the street.

<sup>&</sup>lt;sup>19</sup> City of Vaughan. "Kleinburg-Nashville Heritage Conservation District Plan Update: Part 2 – The Plan." 38.

Policy #	Policy	Discussion
2.5.1.2 Architectural Style	New construction in the residential villages shall be sympathetic and complementary to the historic built form of neighbouring properties. New buildings shall be designed with local heritage styles in mind. Designs shall not look to re-create but rather incorporate and highlight appropriate features. In particular, windows, doors and trim shall be similarly attenuated and architectural detailing should be visible in spirit but not a direct duplication. Materials shall be of a similar palette those found within the HCD.	This policy is met. The proposed house is a contemporary building with influences from the Georgian style, which is a contributing architectural style identified in the <i>KNHCD Plan</i> . The proposed house has a rectangular floor plan, is two storeys, has a symmetrical three-bay façade, a moderately pitched side gable roof with three symmetrically positioned dormers, four-over-four double-hung windows, and a full width verandah. These design elements are in keeping with those often found on houses with influences from the Georgian architectural style.
2.5.1.3 Scale and Massing	New residential construction in the residential villages shall respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Underground parking shall not be permitted as it is a permanent alteration to the entire residential lot and has long term detrimental affects to existing vegetation and mature tree canopy.	This policy is met. The scale and massing of the proposed house is in keeping with the characteristics of Napier Street. Underground parking has not been proposed as part of the redevelopment.

### 8.3.2 Compliance with *KNHCD Plan* Guidelines

Table 3 assesses the proposed development's compliance with policies pertaining to new residential development in the *KNHCD Plan*.

Table 3: Proposed Development's Compliance with Guidelines Pertaining to New Development in Residential Areas of the *KNHCD Plan* 

Guideline #, Section	Guideline	Discussion
4.4.2, Site Planning Guidelines	New development shall respect the overall setback pattern of the streetscape on which it is proposed. In case the minimum requirement for front yards does not permit this, appropriate variances to the zoning by-laws shall be sought.	This guideline is met. The proposed new house will comply with the City's zoning By-law.
4.4.2, Site Planning Guidelines	Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill shall be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.	This guideline is met. The proposed house is nearly aligned with adjacent buildings.
4.4.2, Site Planning Guidelines	New buildings shall generally be located with the front façade parallel to the roadway.	This guideline is met. The front façade will be generally parallel to Napier Street. However, due to the curve of the street it is not exactly parallel.
4.4.2, Site Planning Guidelines	In the village setting, setbacks are generally consistent, but not identical.	This guideline is met. The proposed house is set back similar but not identical to adjacent buildings.
4.4.2, Site Planning Guidelines	Extreme difference in setback from neighbouring houses is not appropriate.	This guideline is met. The proposed house will have a setback similar to adjacent houses and other houses on the street.

Guideline #, Section	Guideline	Discussion
4.4.2, Site Planning Guidelines	Underground parking shall not be permitted.	This guideline is met. Underground parking is not proposed.
4.4.2, Scale and Massing	New residential construction in the residential villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.	This guideline is met. The proposed house respects the scale and massing patterns of the area, and it does not predominate over the houses on the adjacent properties.
4.4.2, Scale and Massing	New development shall not exceed a building height of 9.5 metres.	This guideline is met. The middle of the proposed house's roof is at a height of approximately 8.1 metres. This complies with the <i>KNHCD Plan</i> and the City's Zoning By-law.
4.4.2, Scale and Massing	New development shall not be designed to a greater height or scale than the surrounding buildings, it should fit in with the existing streetscape in terms of rhythm, alignment and spacing. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.	This guideline is met. Two storey buildings are common on Napier Street. The proposed two storey house will be in keeping with the general height and scale of the adjacent properties at 45 Napier Street and 57 Napier Street following their redevelopment.
4.4.2, Scale and Massing	New buildings shall be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses shall be accommodated without great increases in building frontage.	This guideline is met. Proposed side yards are 2.3 metres and 1.5 metres. This appears consistent with the side yards of many properties on the street.
4.4.2, Scale and Massing	Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and	This guideline is met. The proposed house is similar in size to other houses on the street. Furthermore, the proposed house's primary,

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	overall building mass into elements that proportionally reflect the adjacent building forms.	southwest façade is also broken up into several distinct sections.
4.4.2, Scale and Massing	New residential construction shall reflect the typical directional emphasis and building form of the surrounding streetscape. It shall not overwhelm the heritage character of the district.	This guideline is met. The proposed house reflects the directional emphasis and building form of its surrounding streetscape and it does not overwhelm the heritage character of the district.
4.4.2, Architectural Styles	The new construction can be contemporary in their construction and composition but shall be compatible by employing the materials, scale, massing or proportions typically found in the heritage buildings within the Heritage Conservation District.	This guideline is met. The proposed house is compatible with other buildings within the immediate vicinity and within the KNHCD. The proposed house generally employs materials, scale, massing and proportions typically found in the HCD.
4.4.2, Architectural Styles	Design houses to reflect one of the local heritage Architectural Styles in spirit (i.e. massing, scale, and proportions) example Victorian, Georgian but not a direct replica. See Section 2.5.	This guideline is met. The proposed house has influences from but is not a replica of the Georgian style, which is a contributing architectural style identified in the <i>KNHCD Plan</i> .
4.4.2, Architectural Styles	A consistent approach to design detail for the chosen style shall be used for all building elements. Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not historically found in the area, such as Tudor or French Manor, are not appropriate.	This guideline is met. Design elements are limited to influences from the Georgian style, which is a contributing architectural style identified in the <i>KNHCD Plan</i> .
4.4.2, Architectural Styles	In order to reflect a village pattern, adjacent detached buildings shall not be identical.	This guideline is met. The proposed house is not identical to the houses on 45 Napier Street or 57 Napier Street.

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4.4.2, Architectural Styles	Inappropriate "vintage" materials and assemblies that do not belong to the period or chosen style shall not be used.	The proposed house does not include inappropriate vintage materials or assemblies.
4.4.2, Architectural Styles	Architectural details that reinterpret traditional ones responding to the chosen style are encouraged. Contemporary interpretations of traditional details e.g. new designs for windows and door surrounds can provide visual interest and also convey the fact that the building is new. These contemporary reinterpretations shall be similar in scale and proportions to those used historically.	This guideline is met. The proposed house employs several common characteristics of the Georgian style, including its rectangular floor plan, two storey height, symmetrical three-bay façade, moderately pitched side gable roof with three symmetrically positioned dormers, four-over-four double-hung windows, and full width verandah. Architectural details reinterpreting Georgian features for window and door surrounds should be considered for the proposed house.
4.4.2, Architectural Styles	Research the chosen Architectural Style. See Section 8 for useful resources	This guideline is met. The proposed design included influences from a Georgian style house.
4.4.2, Architectural Styles	Use appropriate materials. See Section 4.4.4.	See analysis of Section 4.4.4 guidelines below.
4.4.2, Roof Form, Materials, and Features	Roof design (both form and overhang) in the District shall be compatible with the historic roof types in the village and the selected building style.	This guideline is met. The proposed house, including the garage, uses a moderately pitched gable roof. This is in keeping with the historically compatible roof types and is consistent with the Georgian architectural style.
4.4.2, Roof Form, Materials, and Features	The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks	N/A, cedar shakes are proposed.

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	and browns are encouraged as these are commonly used in the District.	
4.4.2, Roof Form, Materials, and Features	The use of wood shingle roofs (cedar) is acceptable depending on the architectural style of the dwelling; standing seam metal roofing, if appropriate to the style.	This guideline is met. Cedar shakes are proposed. Cedar shakes are consistent with buildings designed in the Georgian style.
4.4.2, Roof Form, Materials, and Features	Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: clay tile or metal tile roofs, and plastics and other synthetics.	N/A, cedar shakes are proposed.
4.4.2, Roof Form, Materials, and Features	Roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.	This guideline –for dormers—is not met. Three gable dormers are located on the proposed house's primary, southwest elevation. However, there are other properties with dormers visible from public view on Napier Street, including, 91, 72 and 60 Napier Street. This guideline is met for mechanical
		equipment, solar panels, skylights and satellite dishes. It is understood that none of these features are proposed on the house.
4.4.2, Roof Form, Materials, and Features	Eavestroughs shall co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged.	This guideline is met. Copper eavestroughs and downspouts are proposed, which coordinate with the building's proposed colour palette.
4.4.2, Roof Form, Materials, and Features	Flashing and caulking shall co- ordinate with the wall color.	Flashing and caulking will be coordinated with the wall colour.

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4.4.2, Roof Form, Materials, and Features	Downspouts shall not obscure architectural features.	This guideline is met. Downspouts will not obscure any architectural features.
4.4.2, Roof Form, Materials, and Features	The design of historic chimneys shall be used as a reference in new chimney design. Chimneys on large roofs can be used as a means of breaking up the massing to a more appropriate scale.	This guideline is met. The two large chimneys help to define the main three bay section of the house from the garage section and are in keeping with the Georgian architectural style.
4.4.2, Roof Form, Materials, and Features	Pot lights in the eaves are not supported.	This guideline is met. Pot lights in the eaves are not proposed.
4.4.2, Roof Form, Materials, and Features	Flat roofs, shallow roofs, overly massive roof and roof-top patios or decks are not supported.	This guideline is met. The proposed house has a moderately pitched gable roof.
4.4.2, Dormer	Dormers in new construction shall be consistent with the style of the house and shall be consistent with traditional dormer scale and proportions.	This guideline is met. The dormers are consistent with the style of the house and are an appropriate proportion. Furthermore, the location of the dormers is consistent with Georgian style architecture.
4.4.2, Dormer	Dormers shall reflect the traditional hierarchy of windows on a structure, in that the windows in the dormer shall be of a lesser scale than the windows on the lower part of the building.	This guideline is met. The dormers windows appear to be a lesser scale than windows on the lower part of the house.
4.4.2, Dormer	The predominant type of dormer in the district is the roof dormer.	This guideline is met. The proposed house has three roof dormers.
4.4.2, Windows	Windows on new construction shall appear similar in scale, proportion and character to those used	This guideline is met. The proposed windows are a scale, proportion, and

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	traditionally and be consistent with the style of the house.	character to those traditionally used on Georgian houses.
4.4.2, Windows	New windows for a new development shall use materials such as wood, aluminum, composites, wood clad. Use of Vinyl is not acceptable.	This guideline is met. The proposed windows will be aluminum.
4.4.2, Windows	Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the new building.	This guideline is met. The shape, configuration, and profile of the windows complements the architectural design of the proposed building. Four-over-four sash windows are proposed as the main window style on the front of the house. This is consistent with the style of house, other properties in the HCD.
4.4.2, Windows	A consistent approach to window proportion and type shall be followed in the design of a new building. As a general principle, windows shall be taller than their width (usually 2:1 ratio of length to width).	This guideline is met. Windows visible from the street comply with the identified proportions.
4.4.2, Windows	Divided windows shall include real, externally perceivable muntin bars (external, permanently adhered muntin bars are also acceptable). The type, size and profile of muntin bar division shall be compatible with the architectural style of the house.	This guideline is met. The windows have externally perceivable muntin bars. The type, size, and profile of muntin bar division is compatible with the Georgian style.
4.4.2 <i>,</i> Windows	Skylights or roof windows are not appropriate on elevations of the building visible from the street.	This guideline is met. The proposed house does not have skylights or roof windows on elevations visible from the street.

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4.4.2, Windows	All windows shall have sills. Window sills shall be made of wood, stone, or concrete; brick sills shall not be used. Sills are not only part of traditional architecture, they represent good construction practice for contemporary buildings.	This guideline is met. The proposed windows will have sills.
4.4.2, Windows	New construction shall respect the traditional ratio of 15–20% of window-to-wall coverage. Greater window-to-wall ratios shall be avoided.	This guideline is met. The proposed house has a traditional window-to- wall ratio. The façade window to wall ratio is approximately 16%.
4.4.2, Windows	On façades that are visible from the street, new windows shall maintain historic proportions and placement patterns typically found in the District.	This guideline is met. The proposed house's windows maintain historic proportions and placement patterns. Windows are aligned vertically on the front façade, generally windows on the second floor are directly above first floor windows. Furthermore, the central dormer window lines up with the central window on the second floor and the door on the first floor. The outside two dormer windows are centred over the paired windows on the lower floors. This is consistent with historic window placement patterns.
4.4.2, Windows	See illustrations below to view appropriate and inappropriate door [sic; window] designs and styles.	This guideline is met. The proposed house's windows are an appropriate design and style.
4.4.2, Doors	Doors on new construction shall visually reflect the historic doors in the District and be consistent with the style of the house.	This guideline is met. The proposed house's main entrance—with its central single leaf door—is consistent

Guideline #, Section	Guideline	Discussion
		with the KNHCD and with the Georgian architectural style.
4.4.2, Doors	New doors for a new development shall use materials such as wood, aluminium, composites, wood clad materials. Use of Vinyl is not acceptable.	This guideline is met. The main entrance will have a solid wood or wood clad door and the garage doors will be wood clad.
4.4.2, Doors	Door surrounds shall be consistent with the traditional design of these elements seen in the District.	This guideline is met. The proposed house's main door surrounds are consistent with the traditional design of the KNHCD.
4.4.2, Doors	Modern doors of compositions and materials that are not consistent with the character of the District shall be avoided.	This guideline is met. The proposed front door composition is consistent with the character of the District.
4.4.2, Doors	On façades that are visible from the street, new doors shall maintain historic proportions and placement patterns typically found in the District.	This guideline is met. The proposed house's main entrance is located in the central bay of the southwest façade. This is consistent with the KNHCD and with the Georgian architectural style.
4.4.2, Wall Materials	The use of traditional materials and products for any new structure shall be visually compatible with the adjacent historical buildings. Traditional cladding materials in KNHCD include red clay brick, stucco and wood siding.	This guideline is met. The Proposed house is predominantly clad in siding, brick, and stone. Specific materials and colours are unknown at the time of writing and traditional cladding materials or modern composites that meet KNHCD Plan guidance are recommended for the house.
4.4.2, Wall Materials: Brick	Brick shall be of the standard size, Ontario Size variety (no greater than 2½" by 8½"), and of a traditional local colour and texture. CSR size brick is also acceptable. The use of traditional mortar colour, profile, and texture is encouraged.	<ul> <li>The proposed brick is a traditional size at 2 ¼" x 7 ½". It has a traditional finish, mortar colour and mortar finish.</li> <li>The proposed brick colour is generally variations on light brown, which is not a traditional brick for the</li> </ul>

Guideline #, Section	Guideline	Discussion	
		HCD. However, light brown cladding is present in the HCD, on some brick buildings and on buildings with siding.	
4.4.2, Wall Materials: Brick	Brick coursing shall reflect traditional local examples with respect to pattern, alignment, and colour	This guideline is generally met. Sections of the proposed house to be composed of brick use a stretcher bond pattern which is a traditional pattern and alignment for brick courses.	
4.4.2, Wall Materials: Wood Siding	Wood siding: 4" horizontal wood clapboard. 5-6" wide may also be used.	This guideline is met. 6" wood clapboard will be used.	
4.4.2, Wall Materials: Wood Siding	The use of non-traditional or modern materials such as cement fibre- board, and aluminium, in configurations and profiles that complement the original design, is also acceptable.	N/A, wood clapboard will be used.	
4.4.2, Wall Materials: Wood Siding	Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone (currently being used), vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.	This guideline is met. Stone and artificial stone (aside from the fieldstone foundation), vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile are not proposed.	
4.4.2, Porches and Verandahs	The traditional porches and verandahs are encouraged as features of new construction in the District.	This guideline is met. The proposed house has a verandah that extends the full width of its three-bay section.	

Guideline #, Section	Guideline	Discussion	
4.4.2, Porches and Verandahs	The new porch design shall be appropriate to the style of the building and/or district.	This guideline is met. The proposed house has a verandah that extends the full width of its three-bay section.	
4.4.2, Porches and Verandahs	Flooring used on porches and verandas is to be laid perpendicular to the adjacent wall.	This guidance has been noted by the architect.	
4.4.2, Porches and Verandahs	Incorporating porches on buildings where their style or historic evidence does not support them is not supported.	This guideline is met. A full width, verandah is consistent with the Georgian architectural style.	
4.4.2, Porches and Verandahs	Lighting fixtures shall complement the historic character of the building. Pot lights in the eaves are not supported.	This guideline is met. Lighting fixtures complement the historic character of the building. Pot lights in the eaves are not proposed.	
4.4.2, Porches and Verandahs	The introduction of front yard decks is not supported.	This guideline is met. A front yard deck is not proposed.	
4.4.2, Porches and Verandahs	Modern glass porches are not supported.	This guideline is met. A glass porch is not proposed.	
4.4.2, Colours	The use of colours complementary to the character of the contemporary style of architecture, appropriate to the period and style of the building, and compatible with surrounding heritage buildings is considered appropriate.	This guideline is met. Proposed colours are complementary to the character of the contemporary building and compatible with surrounding buildings in the HCD.	
4.4.2, Foundations	Foundations on new construction shall be of a height that is appropriate to the historic architectural forms of the District.	This guideline is met. The height of the foundation is appropriate to the historic forms of the District. Houses on the street have very short foundation walls above grade, and the proposed house is consistent with this. The proposed house also has stone cladding 30" above grade	

Guideline #, Section	Guideline	Discussion
		on the front façade which is similar to other houses with exposed stone foundation walls.
4.4.2, Foundations	Exposed foundation walls above grade shall appear structural, as in a traditional fieldstone foundation, or cultured stone with a similar appearance. The stone shall be of mixed colours and types representative of locally found fieldstone. The stone shall not be laid in a flagstone pattern resembling modern stone veneering.	This guideline is met. The proposed house has a foundation wall that appears to be fieldstone, appears structural and is consistent with local colour patterns.
4.4.2, Landscape	Landscape features around a building and the overall streetscape like trees, fencing, walkways, driveways, sheds can contribute to the special character of the District and shall be incorporated within the new design.	This guideline is met. Landscaping will contribute to the character of the KNHCD.
4.4.2, Landscape	Maintain greenspace by having generous setbacks between buildings and presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards. The ratio of greenspace to building mass and the side yard setbacks shall be generally consistent with the character of adjacent properties.	This guideline is met. The proposed house will have front and side yard setbacks similar to other properties on Napier Street. The ratio of greenspace to building appears similar to other properties on the street.
4.4.2, Landscape	New parking areas shall be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation and the views of the building.	This guideline is met. The driveway will have minimal impact on the lawn, garden, mature vegetation and views of the building.
4.4.2, Landscape	Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an	This guideline has been considered as part of this Scoped CHIA.

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	early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.	
4.4.2, Landscape	Front yard fences are to be low (3 feet or so) of a variety of wooden picket fencing in a simple design. Appropriate materials include wood. Inappropriate materials include: metal, wrought iron, brick, chain link, stock trellis.	N/A. There has been no front yard fence proposed.
4.4.2, Landscape	Back yard fences must meet existing bylaws regarding height and other safety measures. Simple design and can be higher than front yard fencing. Appropriate materials include wood. Inappropriate materials [sic] include: metal, brick, stone. Black or dark green chain link shall only be used to enclose a pool.	This guideline is met. The back yard fence is 6' tall and is composed of wood.
4.4.2, Utility Equipment	Utility and service equipment shall not be readily visible, especially on the front or side façades.	This guideline is met. Utility and service equipment is not readily visible.
4.4.2, Utility Equipment	The following equipments shall be screened if placed In front of the building – telephone connection boxes, utility meters, cable.	This guideline is met. No telephone connection boxes, utility meters or cable boxes are proposed in front of the building.
4.4.2, Utility Equipment	Wall mounted air-conditioning units, ground-mounted heat pumps, transformers shall not be installed on the front elevations or shall be screened in a proper manner.	This guideline is met. Wall mounted air-conditioning units, ground- mounted heat pumps, and/or transformers will not be installed on the front elevations.
4.4.2, Garages and Outbuildings	Garages shall be lower in profile than the principle building and complementary in design and colour.	This guideline is met. The attached garage is lower in profile than the main section of the house and it has

Guideline #, Section	Guideline	Discussion	
		a slightly deeper setback from Napier Street.	
4.4.2, Garages and Outbuildings	A garage shall be located in such a way that the house not the garage is the focal point of the new construction. Below grade garages for single family dwellings is not supported.	This guideline is met. The westmost, three-bay section of the house is closer to Napier Street and is clearly the focal point. The proposed garage will not be below grade.	
4.4.2, Garages and Outbuildings	Windows and doors shall be compatible with the District character.	This guideline is met. The attached garage uses the same style of window that are proposed on the rest of the house. The proposed garage doors are compatible with the District character. No outbuildings are proposed.	
4.4.2, Garages and Outbuildings	The use of traditional materials and products such as wood windows and sidings, is always preferred.	This guideline is met. The garage is part of the house and uses the same materials as the house.	
4.4.2, Garages and Outbuildings	Non-traditional materials and products (aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used.	N/A, the garage is composed of brick, stone, and wood clapboard.	
4.4.2, Garages and Outbuildings	New garage doors shall reflect simple historic doors in a form that is consistent with the historic vernacular architecture of Kleinburg- Nashville HCD.	This guideline is met. The garage doors reflect simple historic doors in a form that is consistent within the KNHCD.	
4.4.4, Appropriate Materials	Exterior Finish: Use materials compatible with the nearby contributing buildings which form the heritage context.	This guideline is met. The general exterior finishes, roofs, doors, and windows are compatible with the nearby buildings.	

Guideline #, Section	Guideline	Discussion
	Roofs: Slopes and layouts compatible with the nearby contributing buildings which form the heritage context.	
	Doors: Use materials and designs compatible with the nearby contributing buildings which form the heritage context.	
	Windows: Use windows compatible with the nearby contributing buildings which form the heritage context.	
	Refer to Section 4.2.2 for a list of appropriate materials used in the HCD.	
4.4.4, Inappropriate Materials	<ul> <li>Exterior Finish:</li> <li>Concrete block; calcite or concrete brick;</li> <li>Textured, clinker, or wire cut brick;</li> <li>Precast concrete panels or cast-in-place concrete;.</li> <li>Prefabricated metal or plastic siding;</li> <li>Stone or ceramic tile facing; and,</li> <li>"Rustic" clapboard or "rustic" board and batten siding; wood shake siding.</li> </ul>	This guideline is met. None of the listed materials will be used.
	<ul> <li>Exterior Detail:</li> <li>Prefinished metal fascias and soffits;</li> </ul>	

Guideline #, Section	Guideline	Discussion
	<ul> <li>"Stock" suburban pre- manufactured shutters, railings, and trims;</li> <li>Unfinished pressure-treated wood decks, porches, railings, and trim;</li> </ul>	
	<ul> <li>Shopfronts:</li> <li>Standard metal shopfronts and prefinished metal spandrel material; and,</li> <li>Frameless tempered glass shopfronts.</li> </ul>	
	<ul> <li>Roofs:</li> <li>Slopes or layouts not suitable to the architectural style;</li> <li>Non-traditional metal roofing such as prefinished or corrugated metal; and,</li> <li>Modern skylights, when facing the street.</li> </ul>	
	<ul> <li>Doors:</li> <li>"Stock" suburban door assemblies;</li> <li>Flush doors. Sidelights on one side only;</li> <li>Aluminum storm and screen doors;</li> <li>Sliding patio doors; and,</li> <li>Double-bay, slab, or metal garage doors.</li> </ul>	
	Windows: • Large "picture" windows;	

Guideline #, Section	Guideline	Discussion
	<ul> <li>Curtain wall systems;</li> <li>Metal and plastic frames;</li> <li>Metal or plastic cladding;</li> <li>Awning, hopper, or sliding openers; and,</li> <li>"Snap-in" or tape simulated glazing bars.</li> <li>Flashings: <ul> <li>Pre-finished metal in inappropriate colours.</li> </ul> </li> </ul>	
4.4.5, Exterior Lighting	Minimize new exterior lighting in the valleys and on the ridgelines: Use small, low fixtures; use minimum required lighting levels. Use "dark sky" certified fixtures.	This guideline is met. Exterior lighting is limited to six light fixtures spread across the southwest elevation.
4.4.5, Exterior Lighting	Do not light trails.	This guideline should be considered in detailed design.
4.4.5, Exterior Lighting	Minimize existing exterior lighting in the valleys and on the ridgelines, on the basis of the normal replacement schedule. The use of timed, seasonal lighting on the playing fields in Bindertwine Park only, is considered to be minimized lighting.	This guideline should be considered in detailed design.
4.4.5, Exterior Lighting	Prevent the spread of light beyond where it is required, by screening with suitable planting. See Section 4.6 for planting guidelines.	This guideline should be considered in detailed design.
4.5.3.2	New development shall be sited to be either in line with adjacent contributing buildings or mid-way between new development and contributing buildings.	This guideline is met. The proposed house is setback similarly from other houses in the vicinity.

Guideline #, Section	Guideline	Discussion
4.5.3.2	Setbacks shall be consistent but not identical.	This guideline is met. The proposed house is setback similarly from other houses in the vicinity.
4.5.3.2	Extreme variation from the existing neighbouring setbacks is not appropriate.	This guideline is met. The proposed house is setback similarly from other houses in the vicinity.
4.5.3.2	An average of the front setbacks shall be maintained for the new building.	This guideline is met. The proposed house is setback similarly from other houses in the vicinity.
4.5.3.2	For frontages larger than 18 metres, the building mass shall be subdivided into discrete elements. These elements shall reflect the historical scale and shall have varied setbacks in keeping with the village character. Refer to image on previous page.	This guideline is met. The proposed house is subdivided into discrete elements with different setbacks that reflect the historical scale of the HCD.
4.5.3.3	Building heights shall not exceed maximums outlined in the Zoning By- law.	This guideline is met. The Property is in an R1B (EN) zone with a maximum height of 8.5 metres. The proposed house does not exceed this height.
4.5.3.3	Heights shall be sympathetic to neighbouring properties.	This guideline is met. The proposed two storey house will be in keeping with the general height and scape of the adjacent properties at 45 Napier Street and 57 Napier Street following their redevelopment.
4.5.4.1	New construction must be designed sympathetically to the adjacent character and must not detract from, or block the view of existing contributing buildings.	This guideline is met. The proposed house is sympathetic to its adjacent character and it does not detract from or block views of any contributing buildings.

Guideline #, Section	Guideline	Discussion
4.5.4.1	Existing historic setbacks shall be maintained with new development designed sympathetically to respect the existing setbacks per previously noted guidelines.	This guideline is met. The proposed house's setback is sympathetic to the existing setbacks in the area.
4.5.4.1	New buildings must have sympathetic setbacks to existing contributing buildings.	This guideline is met. The proposed house is setback similarly from other houses in the vicinity.
4.5.4.1	New buildings adjacent to existing contributing buildings shall provide an appropriate transition to the setback line of existing contributing buildings to maintain views.	This guideline is met. The proposed house will not impact views of the contributing building at 67 Napier Street.
4.5.6.2	Trees shall be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character.	This guideline is met. Trees are proposed for the front, side, and rear yards.
4.5.6.2	Trees shall be native species. See Section 4.6.4.	Most of the proposed trees to be planted are in keeping with those listed in Section 4.6.4 of the <i>KNHCD</i> <i>Plan</i> . Those that are not identified include pyramidal English oak and serviceberry. Pyramidal English oak trees are present on other properties in the KNHCD and serviceberry is native to Ontario.
4.6.2	Minimize the size of manicured lawns.	This guideline is met.
4.6.4	Conserve existing natural forest stands or groupings of trees.	This guideline is met. The proposed development will not affect the existing trees on the Property.

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4.6.4	Streetscapes shall conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.	This guideline is met. The proposed development will not affect the existing streetscape trees. The landscape plan proposes new trees near the side property lines in the front yard that will enhance the tree canopy along the street.

# 8.3.3 Summary of Compliance with Policies and Guidelines in the *KNHCD Plan* and Potential Impacts to the KNHCD

The proposed house generally complies with the policies and guidelines in the *KNHCD Plan*. Considerations surrounding detailed design, including flashing and caulking colour, porch flooring, and property lighting have been noted by the project architect and are expected to be consistent with guidance from the *KNHCD Plan*.

The proposed house generally complies with the policies and guidelines from the *KNHCD Plan* and will not have a direct or indirect adverse impact on the cultural heritage value or interest of the KNHCD.

## 8.4 Impact Assessment – Ontario Heritage Tool Kit

Given that the Property is vacant and that its heritage value was exclusively associated with the former house, no direct adverse impacts from destruction or alteration will occur as a result of the proposed development. Likewise, no indirect adverse impacts from shadows, isolation, obstruction, changes in land use, or land disturbances will occur.

Additionally, because the adjacent properties at 45 Napier Street and 57 Napier Street are noncontributing properties in the KNHCD that are also being redeveloped, no direct or indirect impacts are anticipated. Likewise, no direct or indirect impacts are anticipated for the adjacent property at 67 Napier Street. Although this property contributes to the KNHCD, the building on the property is separated from the Property by 57 Napier Street.

## 8.5 Impact Assessment Summary

The proposed redevelopment is generally consistent with the policies and guidelines identified within the *KNHCD Plan* and will not have a director indirect adverse impact on the KNHCD. In cases where the proposed redevelopment is not entirely consistent with the *KNHCD Plan* –such as visible roof dormers and not entirely traditional brick colour—it remains compatible and consistent with the character of the area and to the Georgian influences of the building. In addition, the visible roof dormers are features on other properties in the area.

### 8.6 Alternative Options, Mitigation Measures and Conservation Methods

The proposed new house is generally compliant with design guidelines from the *KNHCD Plan* in regard to mass, setback, setting and materials. The height and density is consistent with Napier Street. It is allowable and compatible infill and does not require isolation from significant built or natural features or vistas. No alternative options are required.

Since the old house on the Property has been demolished conservation methods do not apply to this project.

# 9 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 18 December 2023 by Fausto Cortese Architects on behalf of Mario Barone to prepare a Scoped CHIA for the property located at 51 Napier Street in the City of Vaughan, Ontario.

LHC understands that the Property is designated under Part V of the *OHA* as part of the KNHCD. The Property was formerly occupied by a house that has since been demolished. The Owner plans to build a new single-detached house on the Property. Given the current condition of the Property, the proposed house is being treated as a new development within the KNHCD.

It is LHC's professional opinion that the proposed new house is generally consistent with the policies and guidelines identified within the *KNHCD Plan*. In cases where the proposed redevelopment is inconsistent with the *KNHCD Plan*, it remains compatible and consistent with the character of the area. Additionally, it was determined that the Property's redevelopment is unlikely to yield any direct or indirect negative impacts to the property itself, any adjacent heritage properties, or to the KNHCD.

# **SIGNATURES**

Ben Daub, MA CAHP Intern Heritage Planner

Christienne Uchiyama, MA CAHP Principal, Manager Heritage Consulting Services

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Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

# **APPENDIX A** Qualifications

#### Ben Daub, MA (Plan) – Heritage Planner

Ben Daub is a heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning processes. Over the course of his time with LHC, Ben has worked on a wide range of technical cultural heritage projects including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, and Official Plan Amendments. In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research to ICOMOS Canada. Ben is an intern member of the Canadian Association of Heritage Professionals and a candidate member with the Ontario Professional Planners Institute.

#### Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

#### Christienne Uchiyama, MA CAHP - Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

#### Jordan Greene, B.A. (Hons) – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

# **APPENDIX B** Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS), Ontario Heritage Act (OHA),* and the *Vaughan Official Plan (OP).* In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent when applied to cultural or built heritage means, those lands contiguous to a protected heritage property (*OP*).

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb. "Alteration" has a corresponding meaning (*OHA*).

**Areas of archaeological potential** means areas with the likelihood of containing archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork (*PPS*)

**Built heritage** means a building, building, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (*PPS*).

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

**Cultural heritage landscape** means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as buildings, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples (*PPS*).

**Cultural Heritage Impact Assessment** a document prepared by a qualified professional with appropriate expertise comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures. The document shall include:

a. a description of the cultural heritage values of the Property; b. contextual information, including any adjacent heritage properties; c. the current condition and use of all constituent features; d. relevant planning and land use considerations; e. a description of the proposed development and potential impacts, both adverse and beneficial, on the cultural heritage values; f. alternative strategies to mitigate adverse impacts; and g. recommendations to conserve the cultural heritage values. (*OP*)

**Designated Heritage Property** real property designated under Parts IV, V or VI of the Ontario Heritage Act or real property that is subject to a heritage conservation easement under Parts II or IV of the Act. (*OP*)

**Heritage attributes** means, in relation to real property, and to the buildings and buildings on the real property, the attributes of the Property, buildings and buildings that contribute to their cultural heritage value or interest ("attributs patrimoniaux") (*OHA*)

**Heritage attributes** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the Property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (*PPS*).

# **APPENDIX C** City of Vaughan *Guidelines for Preparing a Cultural Heritage Impact Assessment*

Requirement	Location in Report
The CHIA report must be prepared by a qualified heritage specialist. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization.	Appendix A
Applicant and owner contact information.	Section 1.3
A description of the subject property, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.	Section 1.2; Section 5.3
A chronological description of the history of the subject property to date and past owners, supported by archival and historical material.	Section 4
A development history and architectural evaluation of the built cultural heritage resources found on the subject property, the site's physical features, and their heritage significance within the local context.	Section 4;
A condition assessment of the cultural heritage resources found on the subject property.	Section 5.3
The documentation of all cultural heritage resources on the subject property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties located within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.	Section 5.3
<ul> <li>A statement of cultural heritage value if one does not already exist.</li> <li>b. Part V properties will have an inventory entry that identifies features of interest on the property. Also identify the property's contributing status in the applicable HCD Plan.</li> </ul>	Section 6

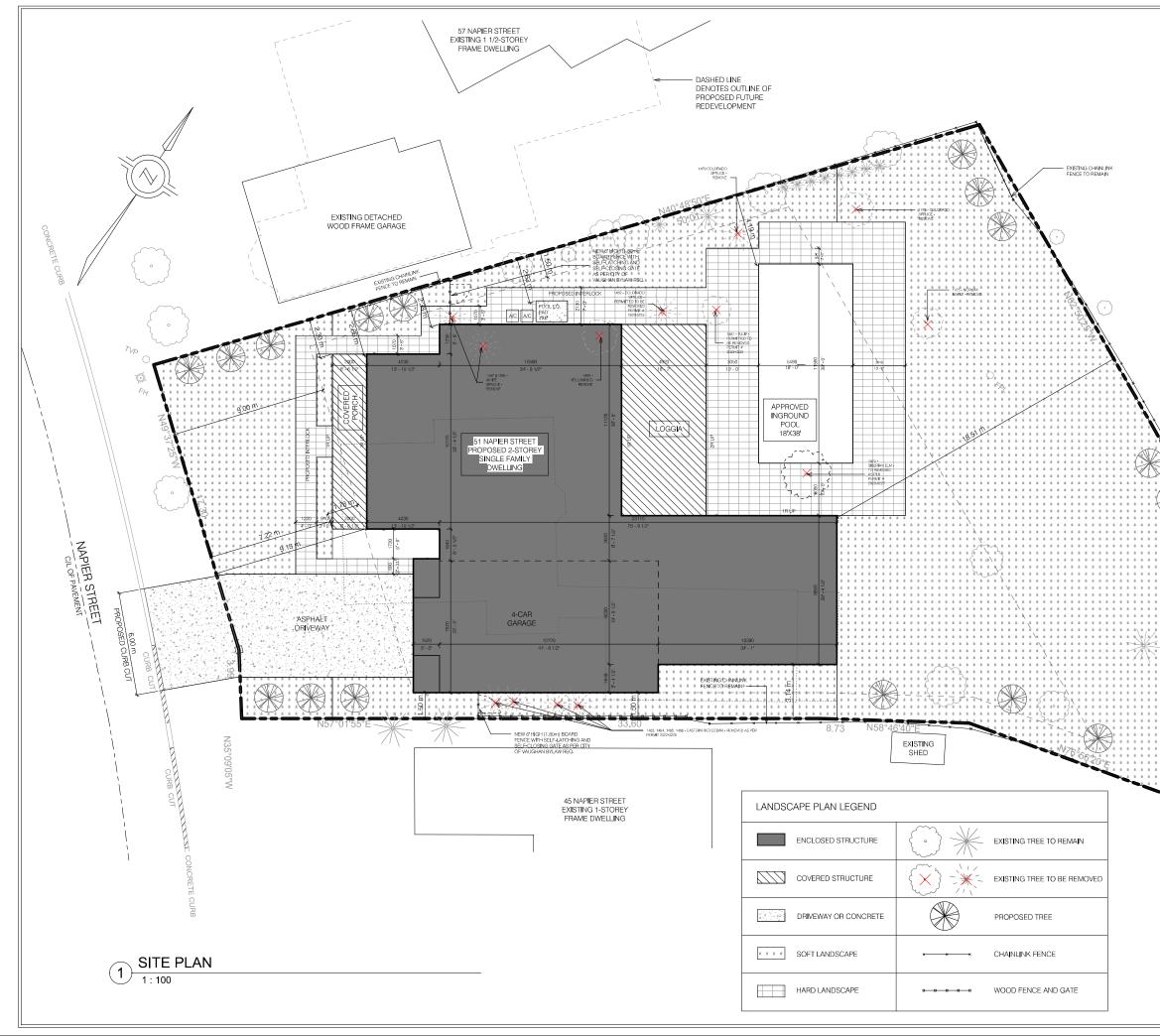
Requirement	Location in Report
An updated statement of cultural heritage value that reflects any new information about the property may be requested.	
<ul> <li>An summary of the development proposal for the subject property and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6-6.2.2.9 of the Vaughan Official Plan 2010. A site plan and tree inventory/arborist report are required for this section.</li> <li>Adverse impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</li> <li>Destruction of any, or part of any, significant heritage attributes or features;</li> <li>Removal of natural heritage features, including trees;</li> <li>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</li> <li>Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden;</li> <li>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li> <li>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;</li> <li>A change in land use where the change in use negates the subject property's cultural heritage value, and I Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.</li> </ul>	Section 7

Requirement	Location in Report
An assessment of alternative options, mitigation measures, and conservation methods that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:	Section 8.6
<ul> <li>Alternative development approaches</li> <li>Isolating development and site alteration from significant built and natural features and vistas</li> <li>Design guidelines that harmonize mass, setback, setting, and materials</li> <li>Limiting height and density</li> <li>Allowing only compatible infill and additions</li> <li>Reversible alterations</li> </ul>	
The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:	
<ul> <li>A mitigation strategy including the proposed methods</li> <li>A conservation scope of work including the proposed methods</li> <li>An implementation and monitoring plan</li> </ul>	
Recommendations for additional studies/plans related to, but not limited to conservation, site specific design guidelines, interpretation/commemoration, lighting, signage, landscape, stabilization, additional record and documentation prior to demolition, and long-term maintenance.	

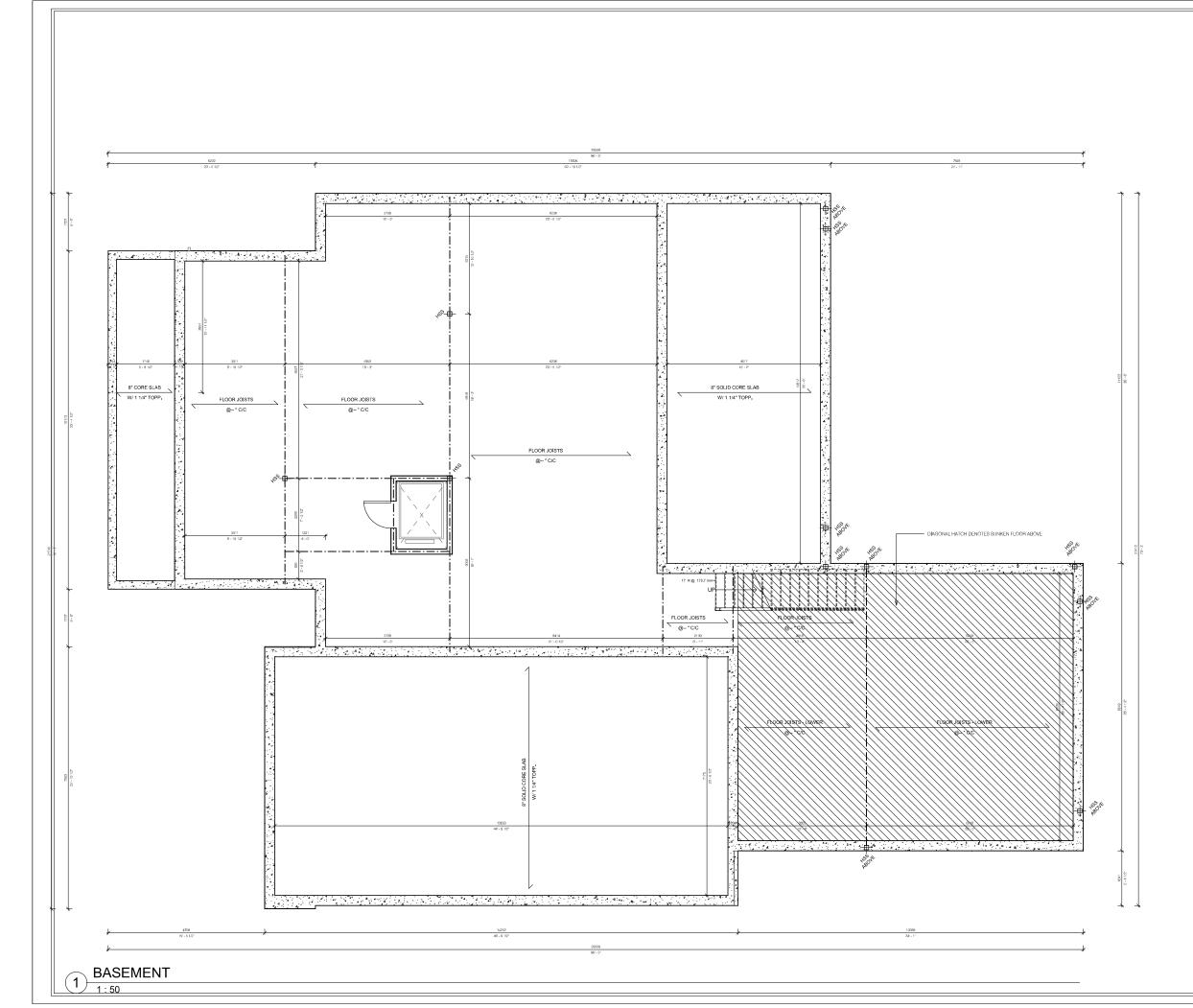
# APPENDIX D Drawing Package

## Project #LHC0415

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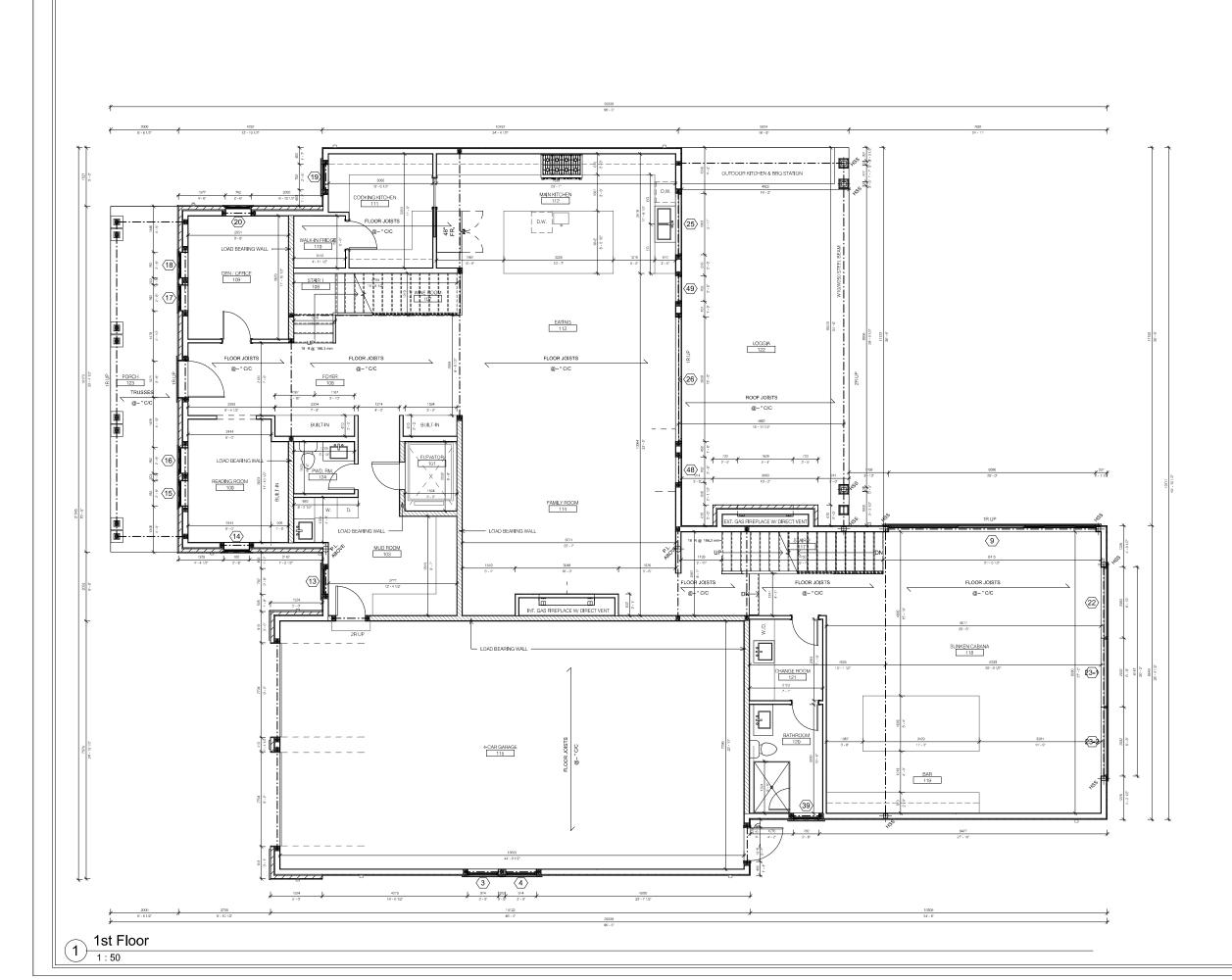
			24' × 36'
SITE DEVE	LOPME	INT	
7015	ZONE R1B(EN)- 336	PROVIDED	
ZONE	(BY-LAW 01-2021)	m2	
TOTAL LOT AREA	600 m2	1707 m2	
LOT FRONTAGE	18 m	21.28 m (EXISTING)	
HOUSE COVERAGE	_	23.04%	
	-	393.33 m2	
REAR LOGGIA COVERAGE	_	3.20%	
	_	54.74 m2	
FRONT PORCH COVERAGE	_	1.19%	
		20.34m2	
TOTAL COVERAGE	40%	27.44 %	
	-070	468.41 m2	
MAX. HEIGHT	8.50 m	8.38 m	
FRONT SETBACK	9.00 m	9.13 m	
REAR SETBACK	12.00 m	18.51 m	
INTERIOR SETBACK - SOUTH	1.50 m	1.50 m	
INTERIOR SETBACK - NORTH	1.50 m 351.96m2	2.38 m	
REAR YARD SOFT LANDSCAPING	[60% OF (721.6m2 - 135m2)]	671.50 m2	



	LEGEND
	DESCRIPTION
$\bigotimes_{\rm S.D.}$	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR INTER LINKED W/ PROBE
₽ \$}	STEEL POST
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<b>*</b> *	SB - SOLID BEARING TO MATCH BEAM/LINTEL PLY - MIN. (3)-2"X6" SPF
-4 <sup>2%4</sup>	P.L POINT LOAD FROM ABOVE
D#	DOOR TYPE
(###)	WINDOW TYPE
M#	MATERIAL TAG



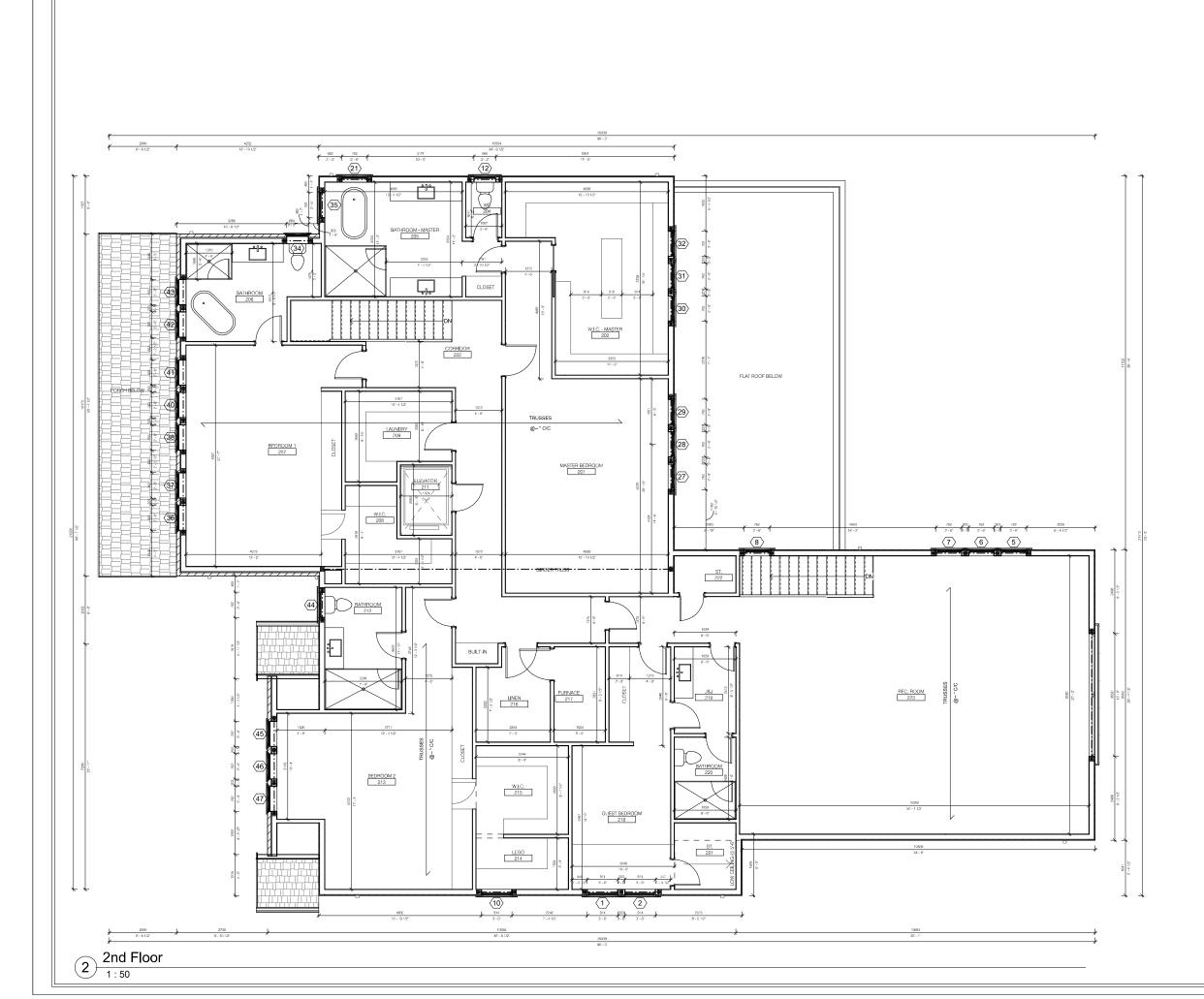
24' × 36'



	LEGEND
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4	ESUED FOR CUEN ESUED FOR CUEN ESUED FOR CUEN	r BPV PW	2024-01-05			
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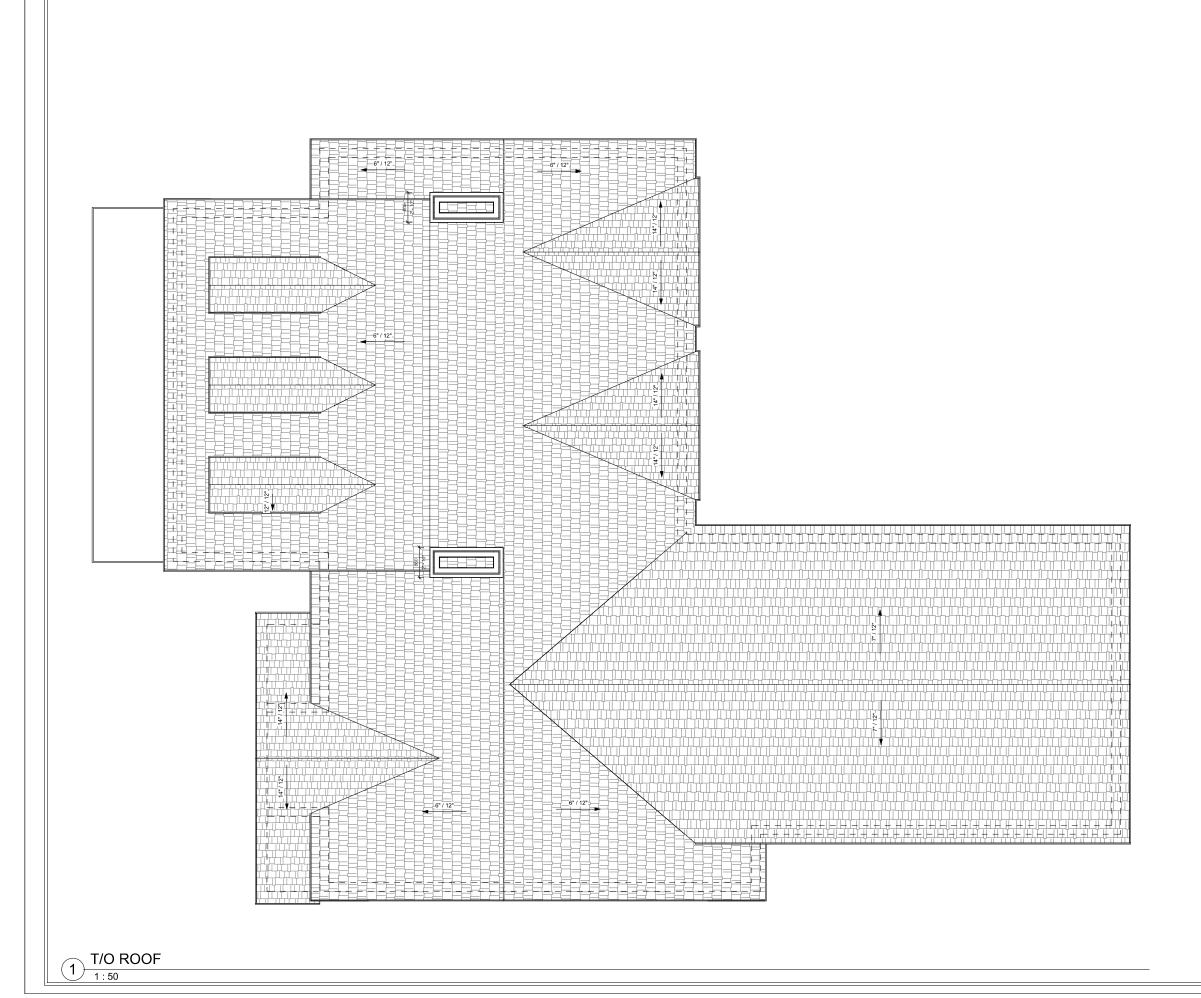
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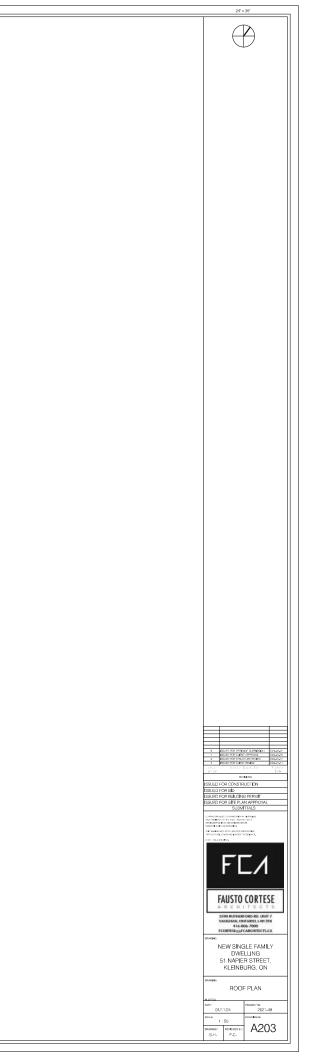


	LEGEND
	DESCRIPTION
$\bigotimes_{\rm S.D.}$	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR INTER LINKED W/ PROBE
<del>ф</del>	STEEL POST
	STEEL POST ABOVE
₩	SB - SOLID BEARING TO MATCH BEAM/LINTEL PLY - MIN. (3)-2'X6' SPF
$-\sqrt{-\frac{1}{p^{2}}}$	P.L POINT LOAD FROM ABOVE
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24' × 36'



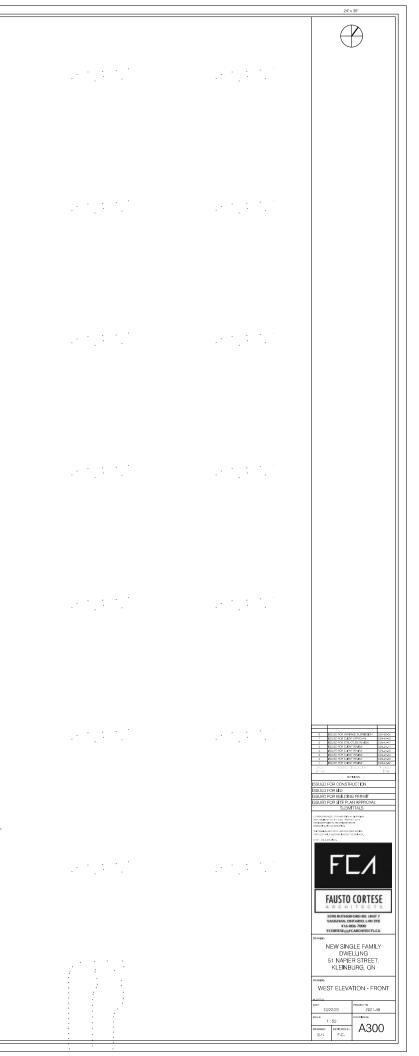




Use Elevation - Front

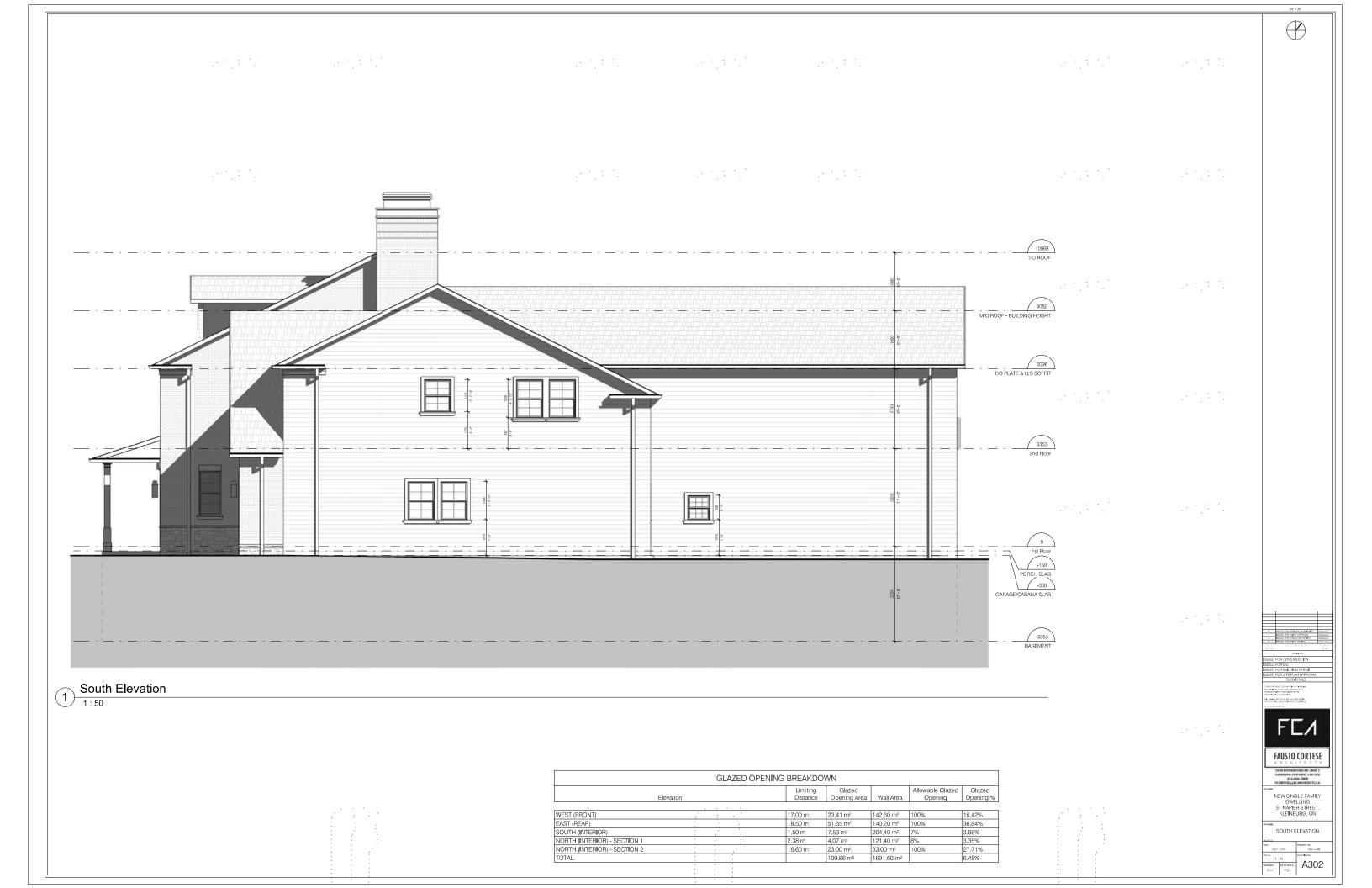
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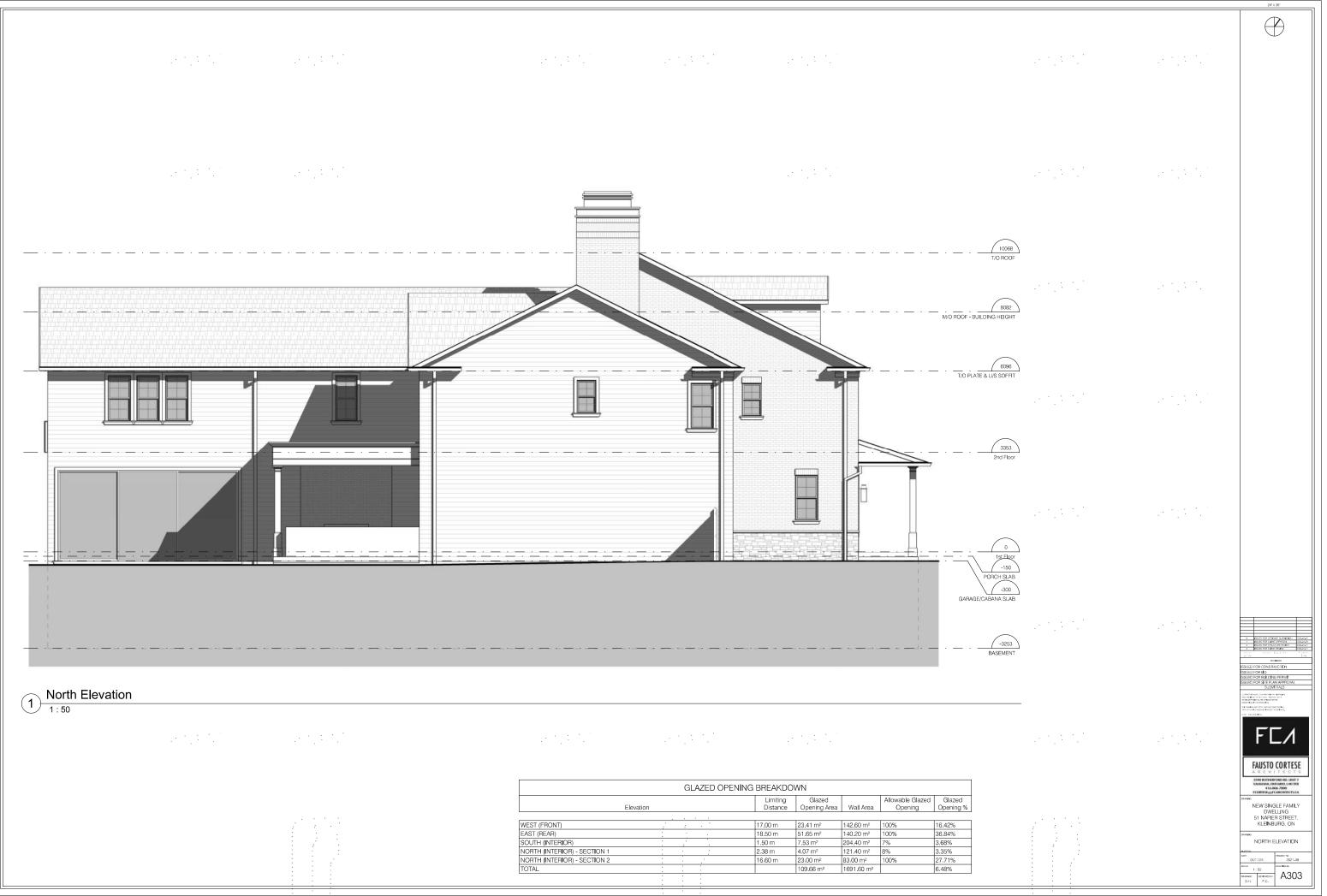
GLAZED OPENING BREAKDOWN										
	Wall Area	Allowable Glazed Opening	Glazed Opening %							
WEST (FRONT)		1.000		17.00 m	23.41 m <sup>2</sup>	142.60 m <sup>2</sup>	100%	16.42%		
EAST (REAR)				18.50 m	51.65 m <sup>2</sup>	140.20 m <sup>2</sup>	100%	36.84%		
SOUTH (INTERIOR)	:			1.50 m	7.53 m <sup>2</sup>	204.40 m <sup>2</sup>	7%	3.68%		
NORTH (INTERIOR) - SECTION 1			:	2.38 m	4.07 m <sup>2</sup>	121.40 m <sup>2</sup>	8%	3.35%		
NORTH (INTERIOR) - SECTION 2				16.60 m	23.00 m <sup>2</sup>	83.00 m <sup>2</sup>	100%	27.71%		
TOTAL					109.66 m <sup>2</sup>	1691.60 m <sup>2</sup>		6.48%		
	:	1								





	Limiting Distance	Glazed Opening Area	Wall Area	Allowable Glazed Opening	Glazed Opening %		
		1					
WEST (FRONT)	1	1	17.00 m	23.41 m <sup>2</sup>	142.60 m <sup>2</sup>	100%	16.42%
EAST (REAR)	:	1 A A A A A A A A A A A A A A A A A A A	18.50 m	51.65 m <sup>2</sup>	140.20 m <sup>2</sup>	100%	36.84%
SOUTH (INTERIOR)	:		1.50 m	7.53 m <sup>2</sup>	204.40 m <sup>2</sup>	7%	3.68%
NORTH (INTERIOR) - SECTION 1	:		2.38 m	4.07 m <sup>2</sup>	121.40 m <sup>2</sup>	8%	3.35%
NORTH (INTERIOR) - SECTION 2			16.60 m	23.00 m <sup>2</sup>	83.00 m <sup>2</sup>	100%	27.71%
TOTAL				109.66 m <sup>2</sup>	1691.60 m <sup>2</sup>		6.48%





GLAZED OPENING BREAKDOWN										
Limiting         Glazed         Allowable Glazed           Elevation         Distance         Opening Area         Wall Area         Opening										
WEST (FRONT)	1	1.000	17.00 m	23.41 m <sup>2</sup>	142.60 m <sup>2</sup>	100%	16.42%			
EAST (REAR)		1	18.50 m	51.65 m <sup>2</sup>	140.20 m <sup>2</sup>	100%	36.84%			
SOUTH (INTERIOR)			1.50 m	7.53 m <sup>2</sup>	204.40 m <sup>2</sup>	7%	3.68%			
NORTH (INTERIOR) - SECTION 1	:	÷ :	2.38 m	4.07 m <sup>2</sup>	121.40 m <sup>2</sup>	8%	3.35%			
NORTH (INTERIOR) - SECTION 2			16.60 m	23.00 m <sup>2</sup>	83.00 m <sup>2</sup>	100%	27.71%			
TOTAL				109.66 m <sup>2</sup>	1691.60 m <sup>2</sup>		6.48%			
	:		•							

## **APPENDIX E** Material Sample Board

## Project #LHC0415

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CLAPBOARD SIDING MATERIAL: WOOD COLOUR: WHITE

**BRICK VENEER** MANUFACTURER: TEXAS OLD BRICK NAME: TIFFANY BROWN COLOUR: IVORY SIZE: MODULAR



WINDOW SILL & SORROUND MATERIAL: WOOD ON SIDING, PRECAST ON BRICK COLOUR: STANDARD WHITE



**GARAGE DOOR** MATERIAL: WOOD CLAD COLOUR: WHITE OAK

**FRONT DOOR** MATERIAL: WOOD COLOUR: WHITE OAK



WINDOWS MATERIAL: ALUMINUM COLOUR: MATTE SILK GREY STYLE: CASEMENT WITH HORIZONTAL MIDDLE SASH



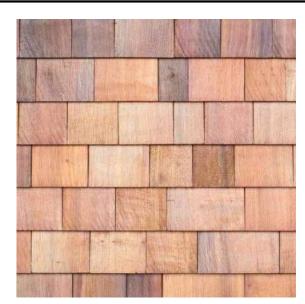




SOFFIT & FASCIA FRAME MATERIAL: **ALUMINUM VENTED** SOFFIT AND FASCIA COLOUR: WHITE







ROOFING STYLE: CEDAR SHAKES COLOUR: NATURAL

**EAVESTROUGH** & DOWNSPOUT MATERIAL: COPPER



**EXTERIOR** LIGHTING MATERIAL: COPPER STYLE: SCONCE SERIES: ACCLAIM MANCHESTER

SAMPLE BOARD **51 NAPIER STREET** 

## **APPENDIX F** Landscape Plan

## Project #LHC0415

