

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 41, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 12, 2019.

41. NEW CONSTRUCTION AND DEMOLITION – SINGLE DETACHED DWELLING 14 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 4, 2019:

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 3, Report No. 2), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved.



COMMITTEE OF THE WHOLE REPORT

DATE: Tuesday, June 04, 2019

WARD(S): 1

TITLE: NEW CONSTRUCTION AND DEMOLITION – SINGLE DETACHED DWELLING 14 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Nick Spensieri, Deputy City Manager, Corporate Services

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling, rear yard shed and the proposed construction of a detached two (2) storey dwelling and accessory structure located at 14 Napier Street, a property located in the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan and designated under Part V of the *Ontario Heritage Act* as shown on Attachments 2, 3 and 4.

Report Highlights

- The Owner is proposing to demolish the existing dwelling and to construct a new detached dwelling and accessory structure (pool house).
- The main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under of the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the KNHCD Plan.

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 3, Report No. 2), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved.

Background

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019:

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of the existing detached dwelling and shed at 14 Napier Street and new construction of a detached dwelling unit and accessory structure (pool house) under Section 42 of Ontario Heritage Act, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

The subject property is located on the west side of Napier Street in the Kleinburg-Nashville Heritage Conservation District and is Designated Part V as per the *Ontario Heritage Act*. The property presently holds one dwelling and one accessory structure (shed).

The Cultural Heritage Impact Assessment (CHIA) submitted in support of the application concludes that the existing dwelling does not have any cultural heritage value as identified in the KNHCD Plan or Regulation 9/06 of the *Ontario Heritage Act*.

Cultural Heritage staff concurs with this assessment. (Attachment #1) Staff find that there are no adverse impacts on the heritage character of the area by the proposed demolition or new construction.

Policies and guidelines within the KNHCD Plan apply to all new construction within the KNHCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing a two-storey dwelling and accessory building (pool house) at 14 Napier Street.

A Minor Variance application is required for the proposed dwelling, citing setbacks and height non-conformity.

All new development must conform to the policies and guidelines within the KNHCD Plan. The following is an analysis of the proposed development according the KNHCD Plan.

Section 5.2.2 District Goals and Objectives – Future Development defines:

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

The proposed new dwelling is the third such replacement construction on a lot that contains a non-heritage building. The existing building dates back to 1974, with various alterations/additions to it up to 1990. The previous building before it dates to 1956.

Section 5.2.2 District Goals and Objectives – Future Development states:

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

The overall proposed design is compatible with the character of the District in terms of architectural style, height, setbacks and massing: it is a clean representation of a Georgian-style two-storey house with a modestly-modern 2-car garage at front but retaining and respecting the purist architectural elements of the Georgian architectural style.

Section 9.5.3.1 – Residential Villages – Site Planning states:

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

The proposed dwelling is sited to use part of the foundation of the existing house but set closer to the street on the west corner of the site. Cultural Heritage staff are satisfied

that the siting of the proposed dwelling reinforces the variety of setbacks characteristic of the village setting.

Section 9.5.3.2 – Residential Villages – Architectural Style states:

1. *“Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.”*
2. *Use authentic detail, consistent with the Architectural Style. See Section 9.2.1”.*

The proposed Georgian style design includes a front red brick façade that plays with the symmetrical aspects and classical proportions by balancing a 2-car garage with a proportional box window extrusion on the ground floor, and subtle decorative Limestone elements and banding on both levels. A limestone covered front entry portico, with solid-panel main door with sidelights enhances the entry. The windows are in keeping with Georgian-style double hung windows with clean line stone sills and framing. The applicant has provided a satisfactory architectural drawings set that delineates a house which will contribute positively to the overall character of the district.

Section 9.5.3.2 – Residential Villages – Scale & Massing states:

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

The proposed two-storey dwelling and accessory structure (pool house) aligns with local heritage precedents in terms of scale and massing. The proposed height and massing of the dwelling is in keeping with Georgian Neo-Classical styles found in Kleinburg and Vaughan.

Section 9.5.3.2 – Residential Villages – Scale & Massing states:

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

The proposed dwelling is consistent with the surrounding area, which is made up of a variety of one-storey and two-storey dwellings. The proposed dwelling will be sited in the same area as the existing house. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district. Where the proposed building exceeds the allowable maximum height, it is noted that the proportions of the building and the positioning on the site will not constitute a negative impact upon the immediate property, its neighbours, or the larger scale area. (attachment 5, 6, 7)

Section 9.3.8 Outbuildings for Heritage Buildings states:

1. *“Connected garages should minimize their street presence.”*
2. *Use single-bay garage doors, compatible with traditional designs”.*

The plan includes a double garage connected to the main dwelling with placement on the front façade. The two proposed single-bay garage doors align with historical designs similar to those found in Section 9.3.8. showcasing a panelling division of 1/3 over 2/3

so as to reinforce the human scale of the front elevation. The applicant has provided a satisfactory design that will contribute to the overall character of the district.

Section 9.10.1 Heritage Buildings – Appropriate Materials states:

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

The proposed plans include a satisfactory Materials Palette this is comprised of a suitable integration of red brick with limestone accents, charcoal roofing, garage doors and window detailing. Limestone material is not listed as a material in the appropriate or non-appropriate sections. However, it has a historical precedence in Vaughan. Cultural Heritage staff are satisfied that the proposed limestone material is appropriate for the selected style of building. (Attachment #10)

Section 9.5 – The Village Forests states:

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

The application includes a satisfactory Tree Inventory and Protection Plan which details the retention of eight (8) trees and removal of one (1) tree on the property. Staff are satisfied that the proposed tree removal and subsequent replacement with four (4) trees adheres to the guidelines and the City of Vaughan’s Council endorsed Tree Protection Protocol. (Attachment #9)

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction at 14 Napier Street under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Cultural Heritage Impact Assessment (CHIA)
2. Aerial Plan
3. Context Plan
4. Site Plan
5. Colour Rendering
6. Floor Plans
7. Building Elevations

8. Pool House
9. Landscape Plan and Details
10. Architectural Materials

Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Nick Borcescu, Senior Heritage Planner, ext. 8191

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

CULTURAL HERITAGE DISTRICT IMPACT ASSESSMENT

**14 Napier Street
Vaughan, Ontario, Canada**

2 March 2019

prepared by



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

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

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- 2.5 Examination of preservation / mitigation options for cultural heritage resources
- 2.6 Impact of development and mitigating measures – summary

3.0 RECOMMENDATIONS

REFERENCES

APPENDICES

- 1- Vicinity Map, 14 Napier Street, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 14 Napier Street
- 4- Photographs of adjacent buildings on Napier Street
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Preliminary drawings of planned redevelopment of subject property
- 8- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2017.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 14 Napier Street is located east of and outside the historic centre of Kleinburg. It is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 14 Napier Street is east of Islington Avenue, on the west side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 14 Napier Street is a 20th century residence that is to be demolished, and a new residence constructed on the existing site. Design for the planned improvements have been reviewed vis-à-vis Guidelines for the heritage district reflecting issues noted in the Guidelines.

The owner of the property, at the direction of Vaughan Heritage Department staff, and working with R G Consulting Inc, Design Planning Consultants, retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a truncated Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

The subject property is owned by:

Matteo Iacovellu
99 Charles Cooper Court
Kleinburg, Ontario
L0J 1C0

Contact information is as follows:

Frank Campoli
JTF Homes Ltd.
T: 416 787 1333
F: 416 787 5436
e: frank.campoli@jtfhomes.ca

2.1 History of the property and evolution to date

The property was purchased by the present owner for purposes of redevelopment. Application for Site Plan approval is currently under review at City of Vaughan to redevelop the property. The existing house and garage are relatively contemporary buildings and are not Listed or Designated except as being within and under Part V of the Ontario Heritage Act heritage district.

2.2 Context and setting of the subject property

There are individual heritage buildings in the vicinity of 14 Napier Street, but the majority of the houses on Napier are not individually Designated or Listed structures. The core area of the heritage district is essentially located along Islington Avenue.

There are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 36 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

There no significant or mature trees in the front yard. There are two existing mature trees located on the property line at the southern property line, and one mature tree at the rear property line to the west as indicated on the site plan for the planned improvements. Parks and Forestry Operations department has reviewed and approved the planned redevelopment of the property and issued a permit for the planned changes.

Section 9.2.1 of The Conservation District Study identifies various architectural styles that would be in keeping with the Conservation Study, including the Georgian style. Existing residences on the street are a mixture of 19th and 20th century styles.

2.3 Architectural evaluation of the subject property

The existing later 20th century ranch style house on the property is a single storey structure with low pitch roof, with a two-car garage facing the entrance drive, with stucco and stone exterior. The building would be categorized in the Kleinburg-Nashville Heritage District Study as 'Existing Non-Heritage Styles' Ranch House, 1950-1975.

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

Planned redevelopment of 14 Napier Street property is to provide a new Georgian style, two-storey residence with a two-car garage entered from the driveway, facing Napier Street. Although the Georgian style typically has a symmetrical façade facing the street, this structure will have a main entry door at the approximate midpoint of the façade, with two bays of windows to the left of the main entry, and three bays, incorporating the garage door at grade to the right side of the main entry, a mansard roof with three dormers, and predominantly red brick cladding with limestone trims at the front façade that generally conform with the Georgian style. While there is a fireplace planned it appears to be gas fired rather than the more typical wood fired, therefore no chimneys planned.

The prominently placed garage door on the front façade of the house is to be a dark grey colour, with three-bay panels at the ground floor approximating the three bays of six-over-six double hung windows at the second floor. The darker garage door will approximate the darker glazing at the second floor. While it is assumed that the windows will be insulated glass, details have not yet identified the sizes of mullions and muntins, which should be 7/16" width simulated divided light, with internal spacers to match the colour of the mullions/muntins. Punched windows, windows and roof forms appear consistent with the Georgian style. Existing historic structures are a part of the concept.

It is our opinion that the scale and general architectural character of the planned replacement residence are generally consistent with most of the architectural character of Napier Street and the Conservation District, an improvement over the original non-heritage house, and generally consistent with heritage district guidelines.

2.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned replacement of the existing non-historic styled residential building is compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District.

2.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 14 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect exiting character of the HCD. Revisions/additions to the existing residence reflect, in general, architectural guidelines for the District.

2.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 14 Napier Street have salvage value.

2.8 Historical commemoration

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

2.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none">• <i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of significant <u>heritage</u> attribute or feature</i>
<ul style="list-style-type: none">• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>siting, massing, and scale</i>	<i>planned improvements are consistent with the heritage district.</i>
<ul style="list-style-type: none">• <i>design that is sympathetic with adjacent properties</i>	<i>building design fits requirements noted to be sympathetic with structures within the heritage district and represent an architectural style at 14 Napier Street more in keeping with the Heritage District.</i>

3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that the decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014).

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

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

The property contains one potential built heritage resource that does not have cultural value or interest under the Ontario Heritage Act, other than being an existing property within the Heritage Conservation District. It is our opinion that the planned improvements to 14 Napier Street are consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and make a positive contribution to maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



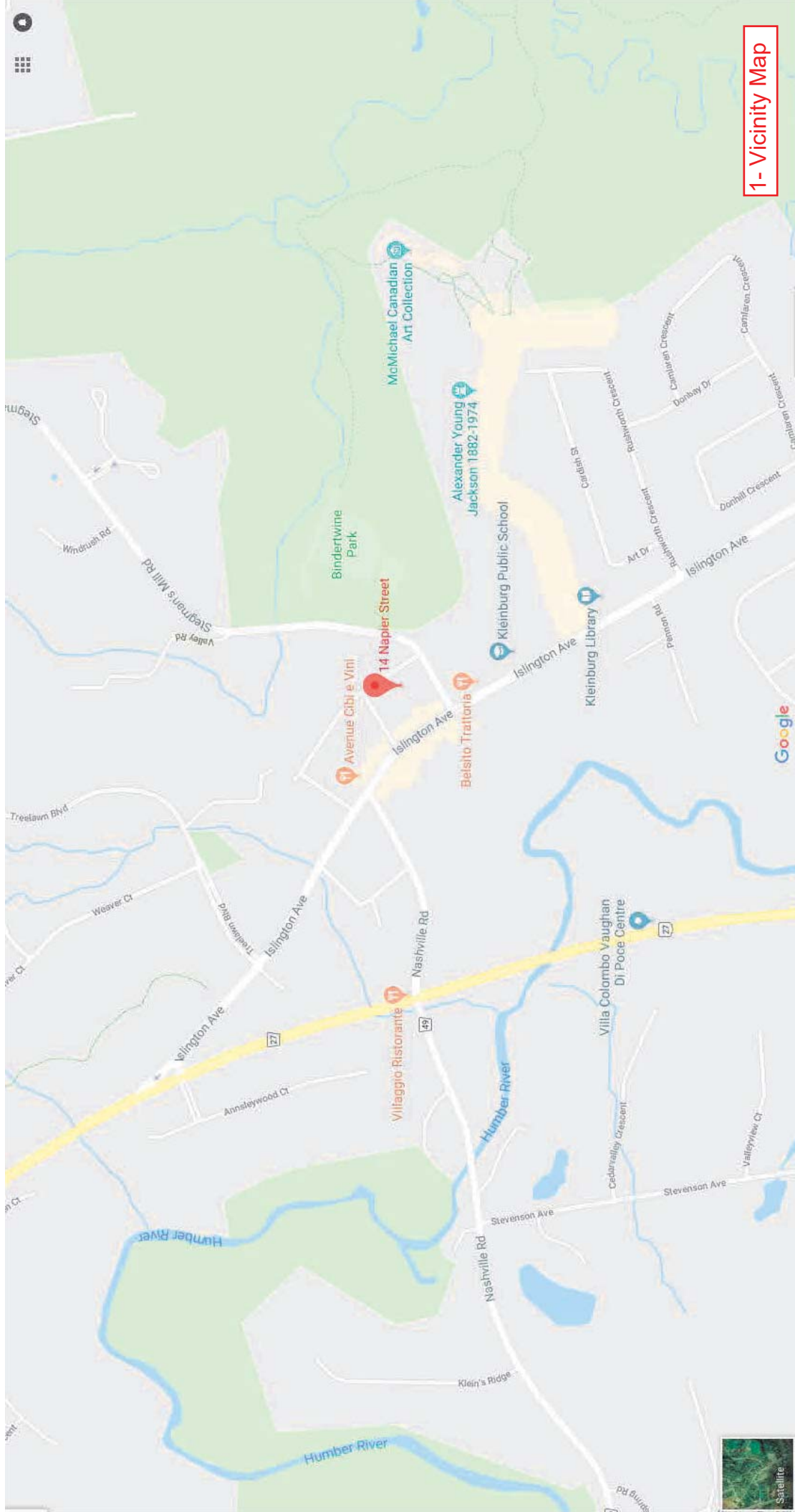
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan,
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) City of Vaughan Guidelines for Heritage Impact Assessments, 2017 [truncated]

APPENDICES

- 1- Vicinity Map, 14 Napier Street, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 14 Napier Street
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1- Vicinity Map





2- Aerial Map



3a - View from East, 14 Napier St.





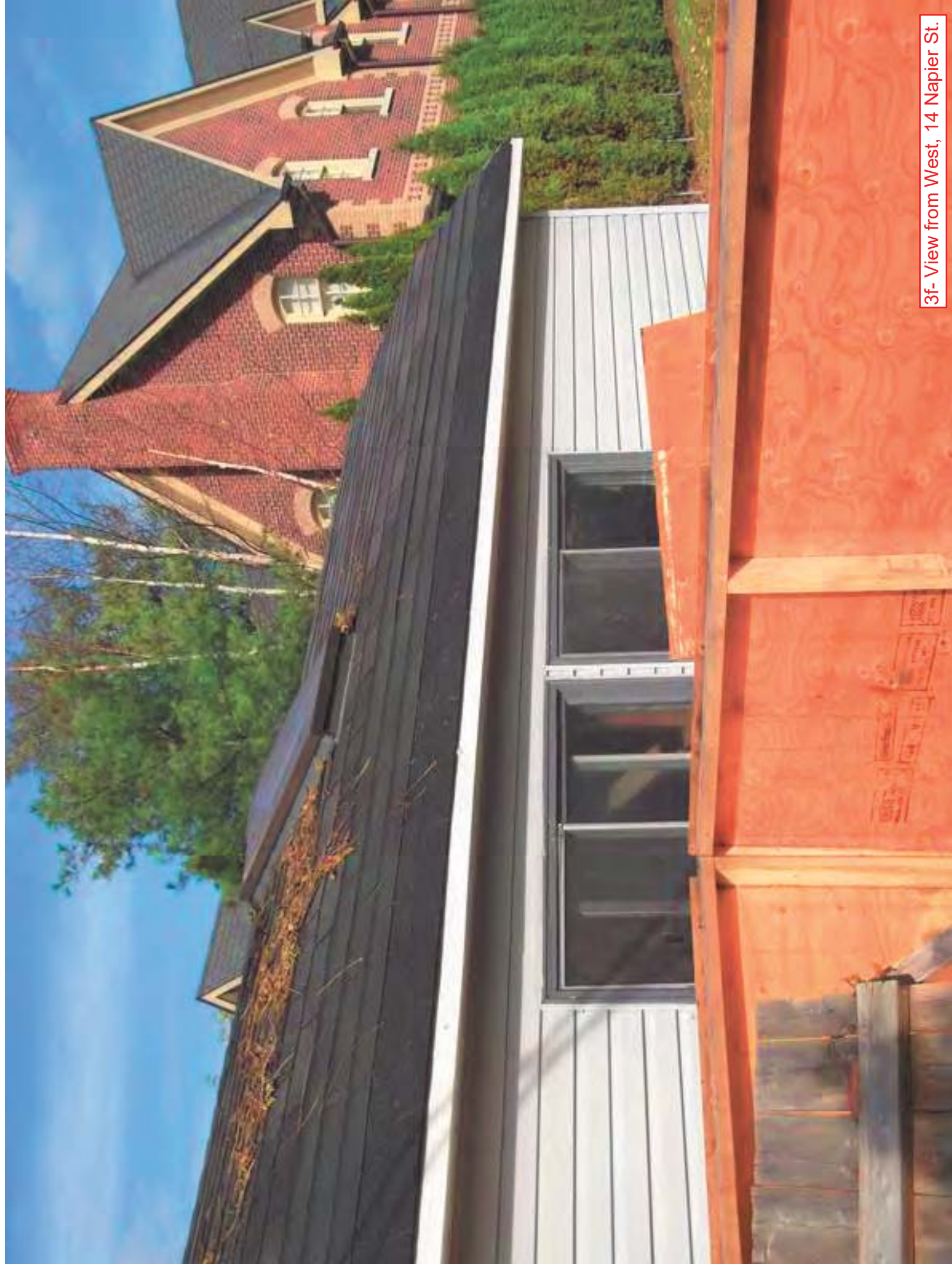
3c- North Elevation, 14 Napier St.



3d- View from South, 14 Napier St.



3e- View from west, 14 Napier St.



3f- View from West, 14 Napier St.



4a- View from East, adjacent to 14 Napier St.



4b- View from west, across 14 Napier St.



4c - View from East, 20 Napier St.



4d- View from West, 31 Napier St.



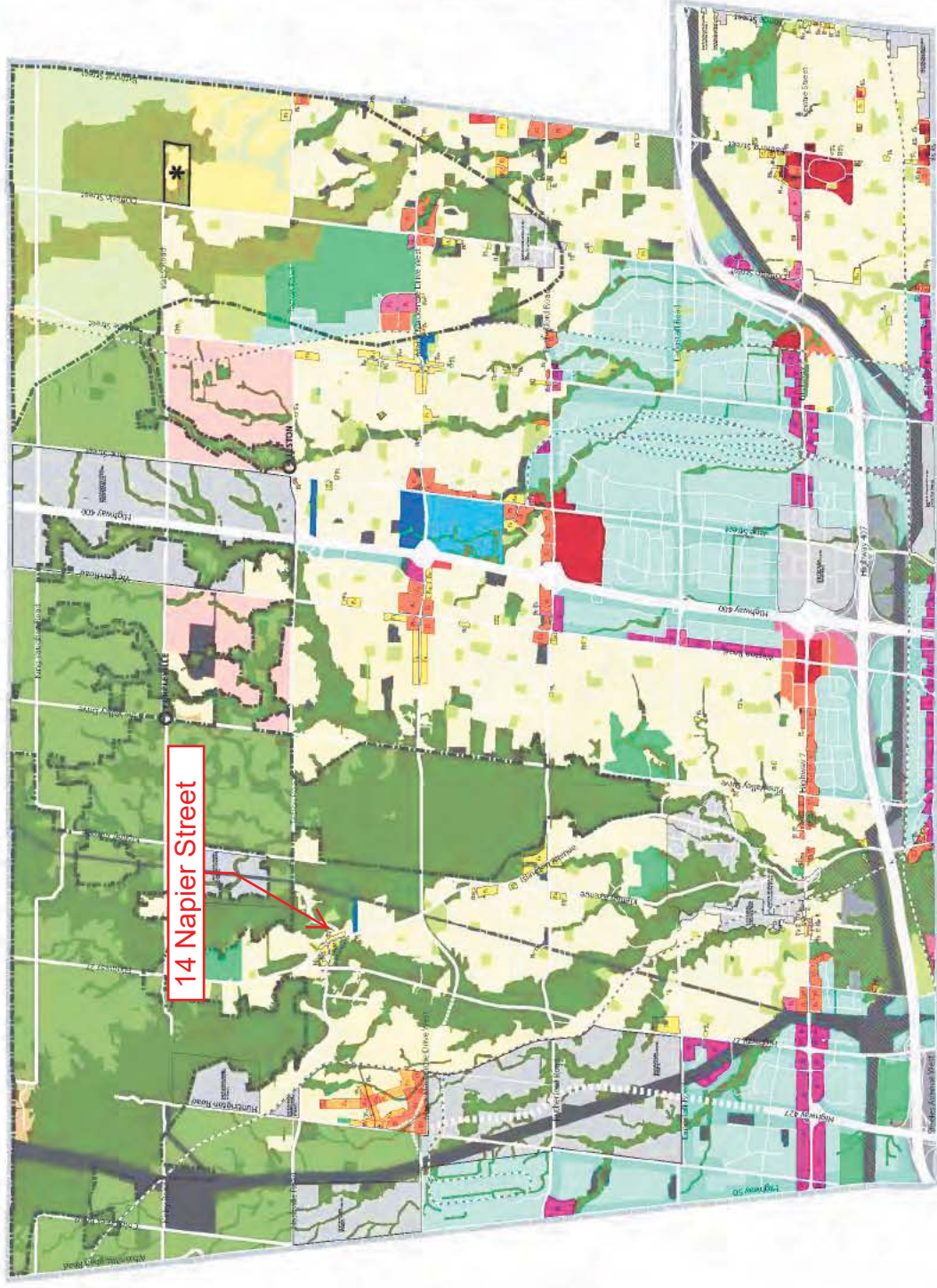
4e- View from East, 34 Napier St.

SCHEDULE 13
Land Use

- Natural Areas
 - Parks
 - Private Open Spaces
 - Agricultural
 - Rural
 - Low-Rise Residential
 - Low-Rise Mixed-Use
 - Mid-Rise Residential
 - Mid-Rise Mixed-Use
 - High-Rise Residential
 - High-Rise Mixed-Use
 - Community Commercial Mixed-Use
 - General Employment
 - Prestige Employment
 - Major Institutional
 - New Community Areas
 - Theme Park and Entertainment
 - Periphery Belt West Lands
 - Infrastructure and Utilities
 - Lands Subject to Approved Area Specific Secondary Plans (see Schedule 24)
 - Roads
 - Railway
 - Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
 - Oak Ridges Moraine Natural Core
 - Oak Ridges Moraine Linkage
 - Oak Ridges Moraine Countryside
 - Hamlet
 - Minister's Decision on OIMCP Designation Defined
 - Municipal Boundary
- Refer to Schedules 14-24 for Lands Subject to Area and Site Specific Policies in all Lines 2



14 Napier Street



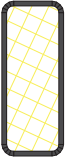
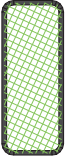
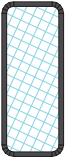
In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.

Kleinburg-Nashville
Heritage Conservation District Study
District Structure

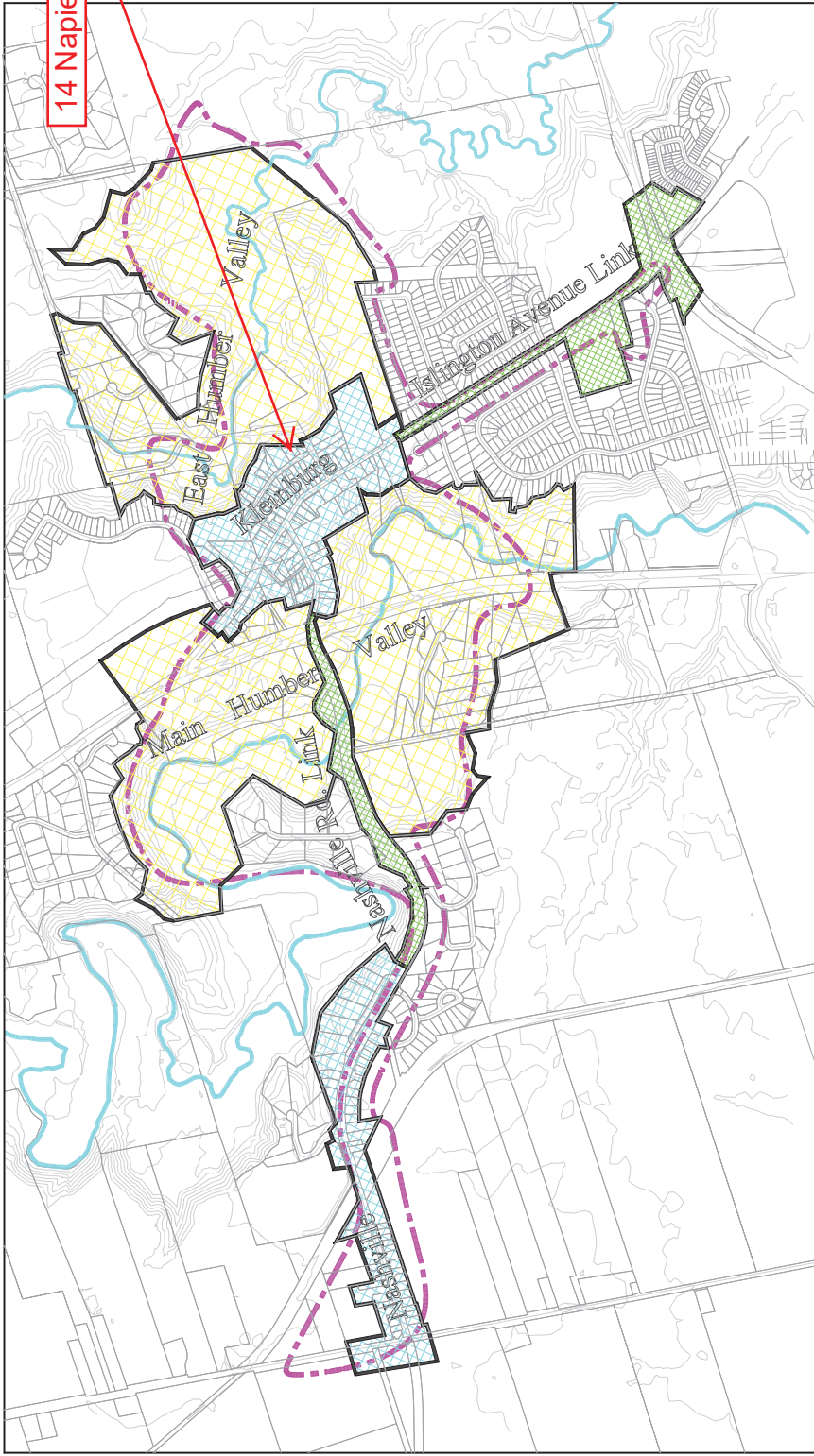
Study
Area



Elements of the District
Villages Road Links Valley Lands



Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003



PRIVATE RESIDENCE 14 Napier Street, Kleinburg Ontario S1E STATISTICS - KLEINBURG BY-LAW 1-58				MAY 4, 2018			
ZONING	R1	LOT NO.	12	LOT NO.	12	LOT NO.	12
PLAN NO.	11	LOT AREA	891.05 SQ. M.	LOT AREA	891.05 SQ. M.	LOT AREA	891.05 SQ. M.
PLAN FRONTAGE	17.84 M.	LOT DEPTH	49.59 M.	LOT DEPTH	49.59 M.	LOT DEPTH	49.59 M.
DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION			
MAX. LOT FRONTAGE	17.84 M.	SAME	18 M.				
MIN. LOT AREA	891.05 SQ. M.	SAME	540 SQ. M.				
MAX. BUILD. HT.	10.65 M. TO PEAK	SAME	10.65 M. TO PEAK				
BUILDING WIDTH	14.84 M.	N/A	N/A				
NO. OF STOREYS	2 STOREYS						
BUILDING AREA NO. 1	387.91 SQ. M. (with front porch)						
POOL HOUSE COVERAGE	18 SQ. M.						
LOT COVERAGE	307.32 SQ. M. (24.31%)		30% (24.31%)				
1ST FLOOR AREA	205.48 SQ. M.						
2ND FLOOR AREA	202.37 SQ. M.						
FIN. BASEMENT AREA	183.14 SQ. M.						
GROSS FLOOR AREA	407.85 SQ. M.						
FIN. FIN. AREA	1.21 M. (from finished grade to top)						
DEVELOP. ENVELOPE	1.21 M. (from finished grade to top)						
1ST FLOOR HEIGHT							
SETBACK	EXISTING	PROPOSED	REQUIRED				
FRONT (F)	7.83 M.	7.5 M.					
SIDE (S)	1.80 M.	1.5 M.					
SIDE (N)	1.07 M.	1.4 M.					
REAR (R)	21.45 M.	7.8 M.					

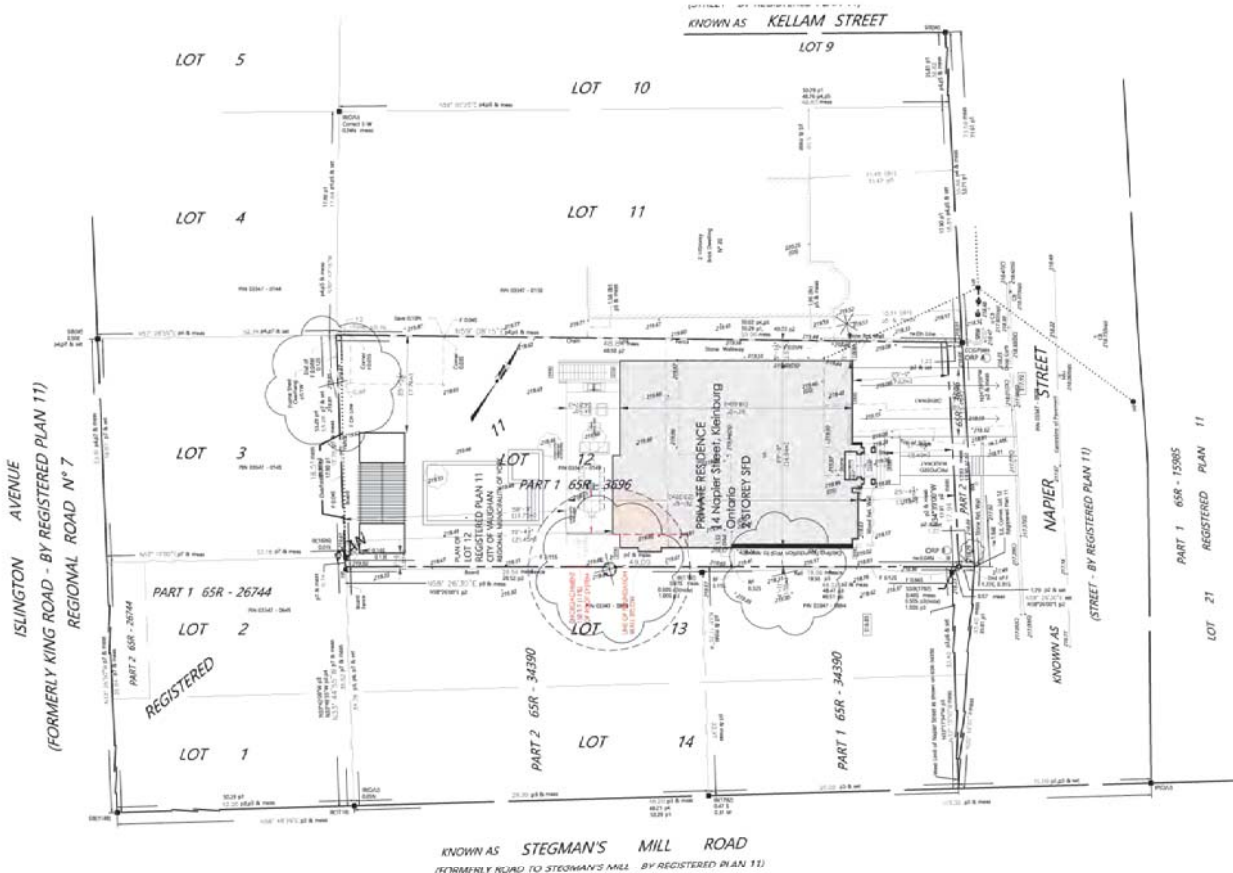
1
A0.0
STATISTICS
SCORE: NIS



2
A0.0
CONTEXT PLAN
SCORE: NIS

GENERAL FIRE PROTECTION NOTES

- Hydrants shall be unobstructed and ready for use at all times.
- Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- Ensure designated firebreaks are identified on permit drawings
- Proposed Building will not be sprinklered as it is not required in a Part 9 single family residential building.
- Parking is permitted within property. Car garage and drive parking is being provided
 - General concerns of vehicle parking on the roads which would reduce the width below the minimum code requirements for fire route.



3
A0.0
SITE PLAN
SCORE: 15

7- Preliminary Drawings of Planned Redevelopment

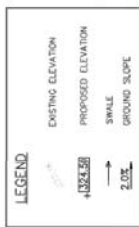
No.	Revision	Date
1	2472836 Ontario Inc. 14 Red Ash Court Brampton, Ont. 647-929-9033	

No.	Issue	Date
1	SITE PLAN APPROVAL	SEP. 30, 2018
2	SITE PLAN APPROVAL REV.	FEB. 10, 2018

SITE STATISTICS
CONTEXT PLAN
SITE PLAN

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
DATE	SEPTEMBER 2018
Scale	A0.0
Author	AS NOTED



DATE	BY	REVISIONS
1. July 2018	WAF	Comments from City of Vaughan UGT (bribe added)
2. Jan-29-2018	WAF	

PROJECT TITLE: **14 Napier Street, Kleinburg**
LOT 12 REGISTERED PLAN 11
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE GRADING PLAN

CITY FILE NO. CA 18100

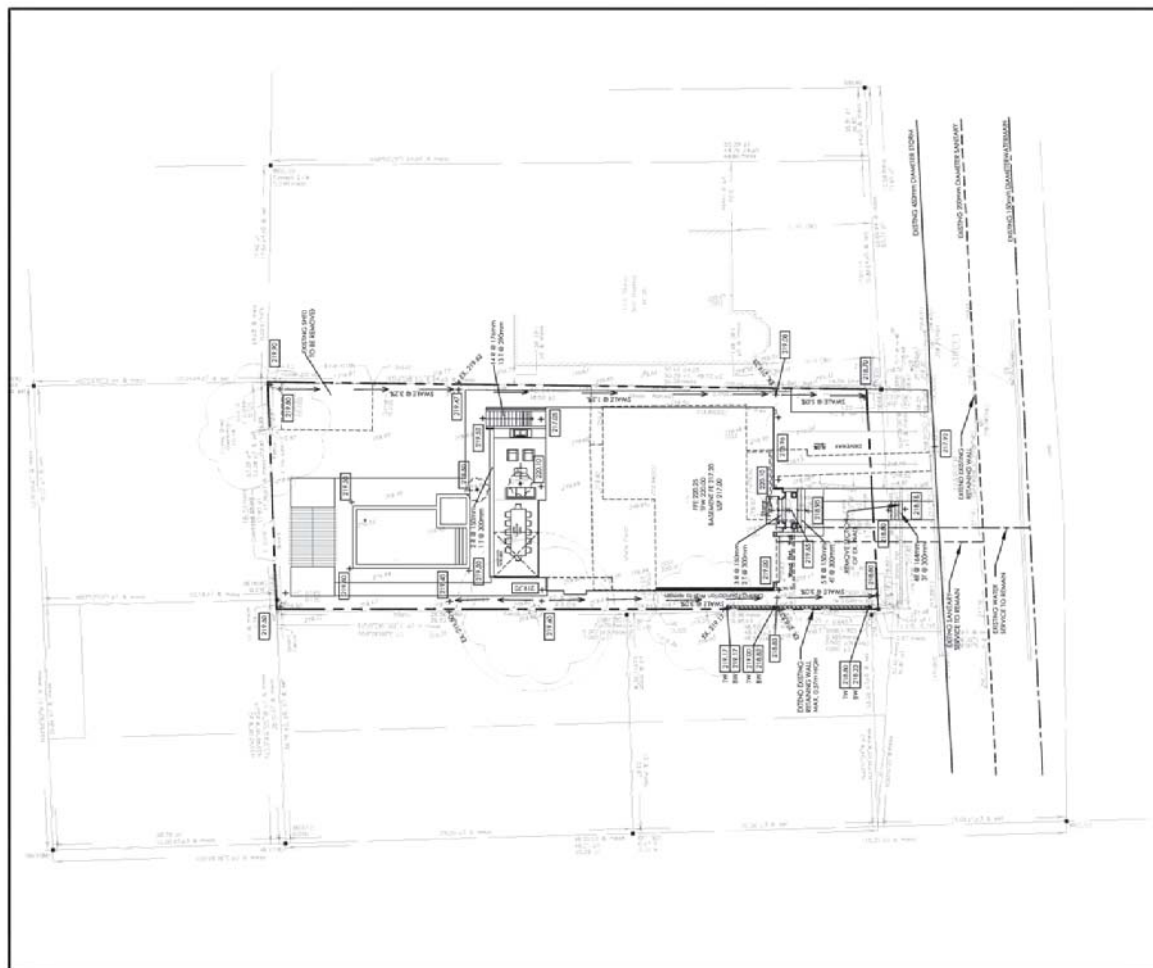
BaseTech Consulting Inc.
Raymond Christen
Phone : / 603 / 883 - 7700

Newmarket, Ontario
L3Y 1A6
phone : (905) 881-7720
e-mail : baseftechconsulting@ Rogers.com

18-48

GR-1

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM REGIONAL MUNICIPALITY OF YORK
1:100,000 MAP, N° 81-100, HAVING A BUSHY (SOUTH) ELEVATION OF 210.00.



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

ACADEMIC + PROFESSIONAL TRAINING

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

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

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

HISTORIC PRESERVATION / ADAPTIVE REUSE

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

ARCHITECTURE

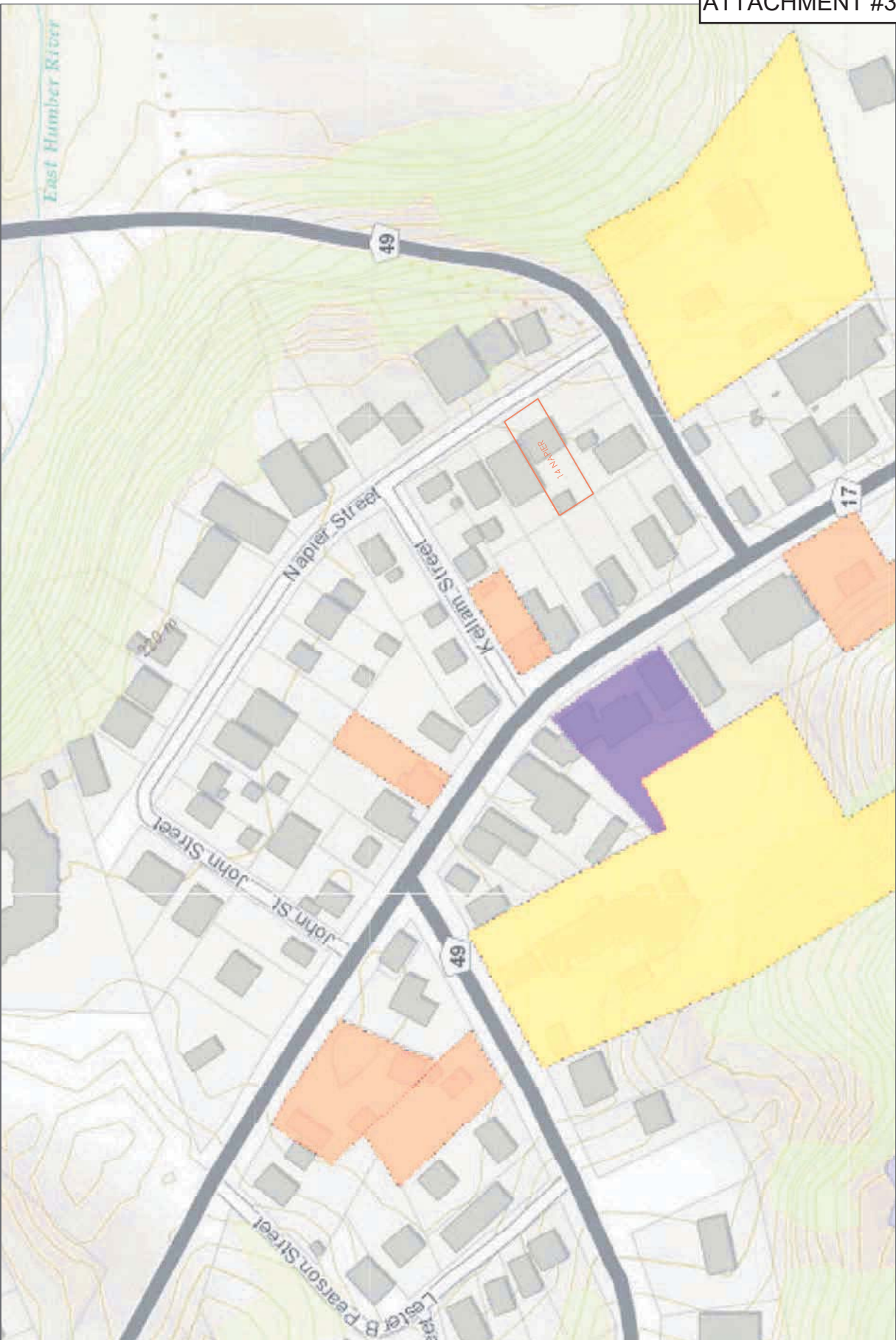
A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential,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

COMMUNITY & EDUCATION SERVICE

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



No.	REVISION				PROJECT TITLE:			
1	SITE PLAN APP. - SEPT 30/18				PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
					SHEET TITLE: AERIAL		SCALE: NTS	DATE: SEPT. 30-18



No.	REVISION				PROJECT TITLE:			
1	SITE PLAN APP. - SEPT 30/18				PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
					SHEET TITLE: CONTEXT PLAN		SCALE: NTS	DATE: SEPT. 30-18

14 Napier Street, Kleinburg
Ontario
M7A 1S8
707-2834 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-939-5033

No.

Revision

Date

3

HERITAGE COMMENTS

MAY 4, 2019

2

SITE PLAN APPROVAL REV.

FEB. 10, 2019

1

SITE PLAN APPROVAL

SEPT. 30, 2018

No.

Issue

Date

SITE STATISTICS

CONTEXT PLAN

SITE PLAN

Project Name and Address

PRIVATE RESIDENCE

14 Napier Street, Kleinburg

Ontario

Project

Sheet

A0.0

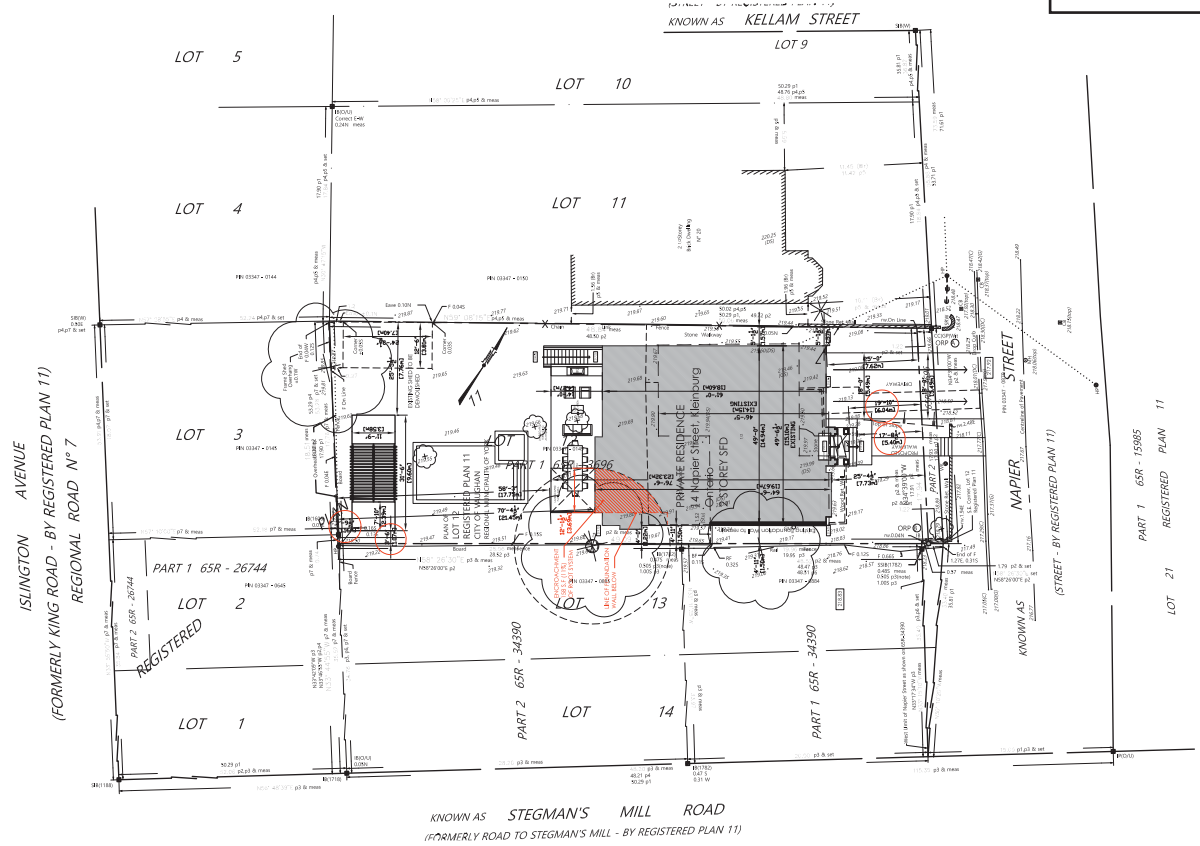
Date

SEPT. 2018

Scale

AS NOTED

ATTACHMENT #4



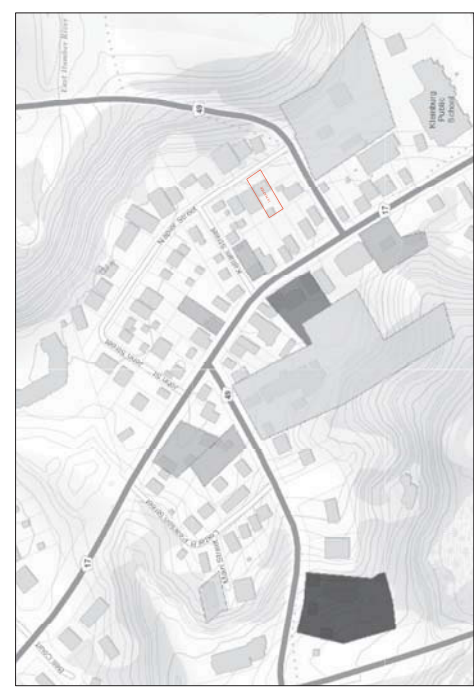
3 SITE PLAN
Scale: 1/8" = 1'-0"

GENERAL FIRE PROTECTION NOTES

1. Hydrants shall be unobstructed and ready for use at all times.
2. Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
3. Ensure designated firebreaks are identified on permit drawings
4. Proposed Building will not be sprinklered as it is not required in a Part 9 single family residential building.
5. Parking is permitted within property. Car garage and drive parking is being provided
 - o General concerns of vehicle parking on the roads which would reduce the width below the minimum code requirements for fire route.

PRIVATE RESIDENCE 14 Napier Street, Kleinburg Ontario M7A 1S8 SITE STATISTICS- KLEINBURG BY-LAW 1-88				MAY 4, 2018			
ZONING	R1	LOT NO.	12				
PLAN NO.	11	LOT AREA	891.05 SA				
LOT FRONTAGE	17.94 M	LOT DEPTH	49.29 M				
DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION			
MPL LOT FRONTAGE	17.97 M	SAME		18 M			
MPL LOT AREA	891.05 SA	SAME		891.05 SA			
MAX BUILT-UP	10.45 M TO REAR	10.45 M TO REAR		10.45 M TO REAR			
BUILDING WIDTH	14.4 M	14.4 M		N/A			
NO. OF STOREYS	2 STOREYS	2 STOREYS		2 STOREYS			
BUILDING AREA (M ²)	597.75 M ² (FROM 179.4M)	597.75 M ² (FROM 179.4M)		597.75 M ² (FROM 179.4M)			
POOL COVER COVERAGE	18.5 M	18.5 M		18.5 M			
LOT COVERAGE	30% (27.71%)	30% (27.71%)		30% (27.71%)			
1ST FLOOR AREA	205.48 SA	205.48 SA		205.48 SA			
2ND FLOOR AREA	232.27 SA	232.27 SA		232.27 SA			
FIN. BASEMENT AREA	183.74 SA	183.74 SA		183.74 SA			
GROSS FLOOR AREA (incl. porch)	437.25 SA	437.25 SA		437.25 SA			
DEVELOP. ENVELOPE	1.21 M (from established grade at front)	1.21 M (from established grade at front)		1.21 M (from established grade at front)			
1ST FLOOR HEIGHT	1.21 M	1.21 M		1.21 M			
SETBACK	EXISTING	PROPOSED	REQUIRED				
FRONT (M)	7.45 M	7.45 M	7.45 M				
SIDE (S)	1.50 M	1.50 M	1.5 M				
SIDE (N)	1.57 M	1.57 M	1.5 M				
REAR (M)	21.45 M	21.45 M	21.45 M				

1 STATISTICS
Scale: NTS



2 CONTEXT PLAN
Scale: NTS



Project	Sheet
Date	A0.1
Scale	
AS NOTED	

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No. Section Date

7472834 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-929-5033

3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018
No.	Issue	Date

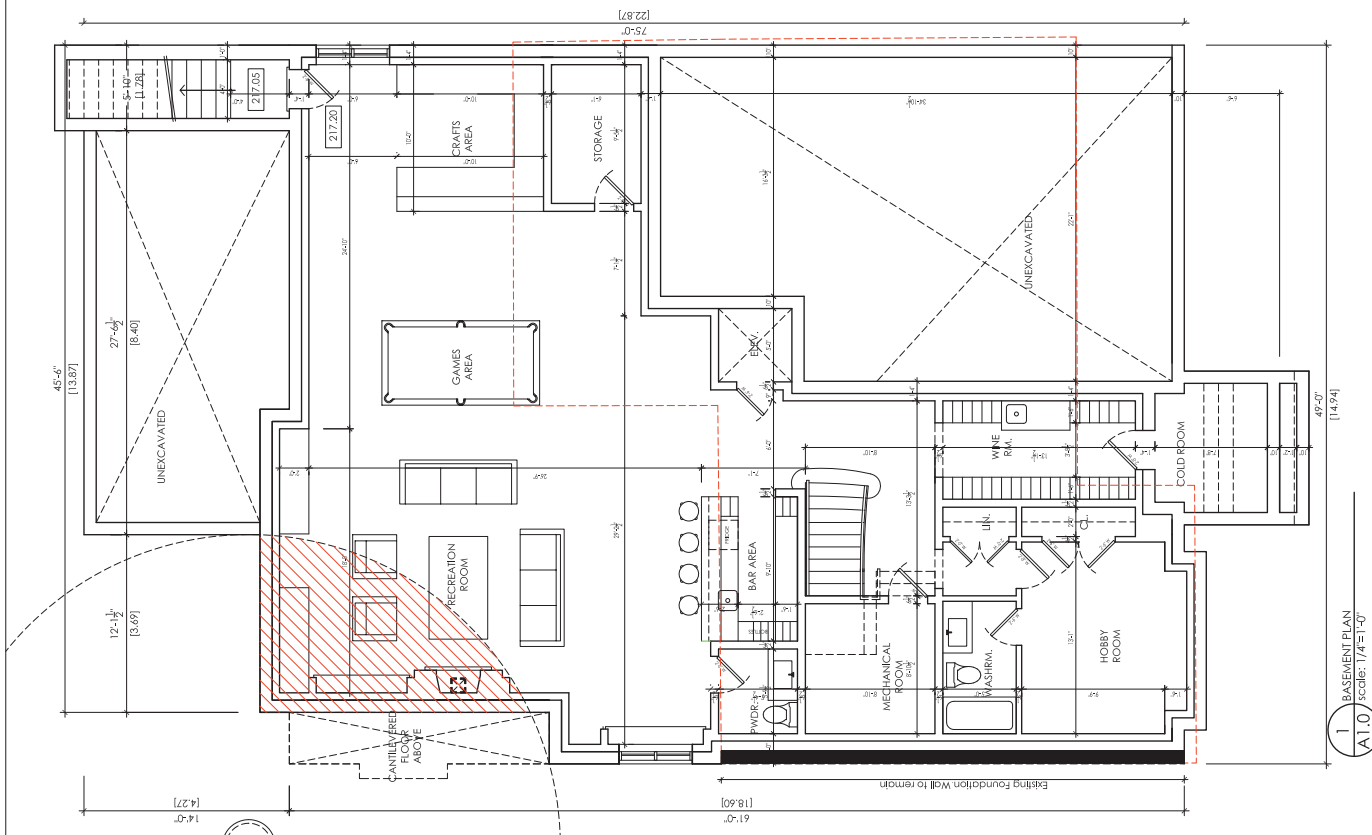
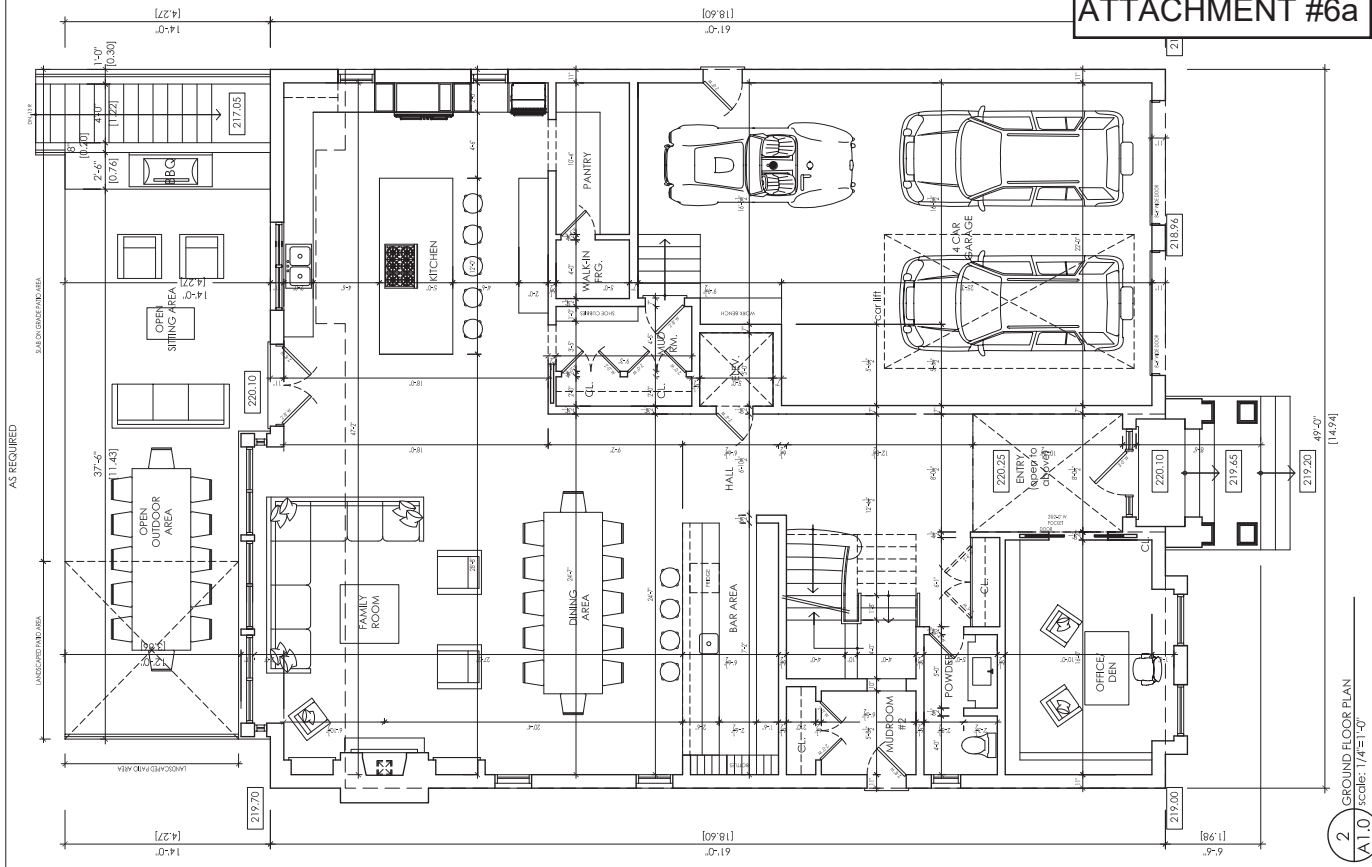
BASEMENT FLOOR PLAN
 GROUND FLOOR PLAN

Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

Project	Sheet
Date	SEPTEMBER 2018
Scale	AS NOTED

A1.0

ATTACHMENT #6a



2017/2018 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-929-5033

No.	Revision	Date

No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

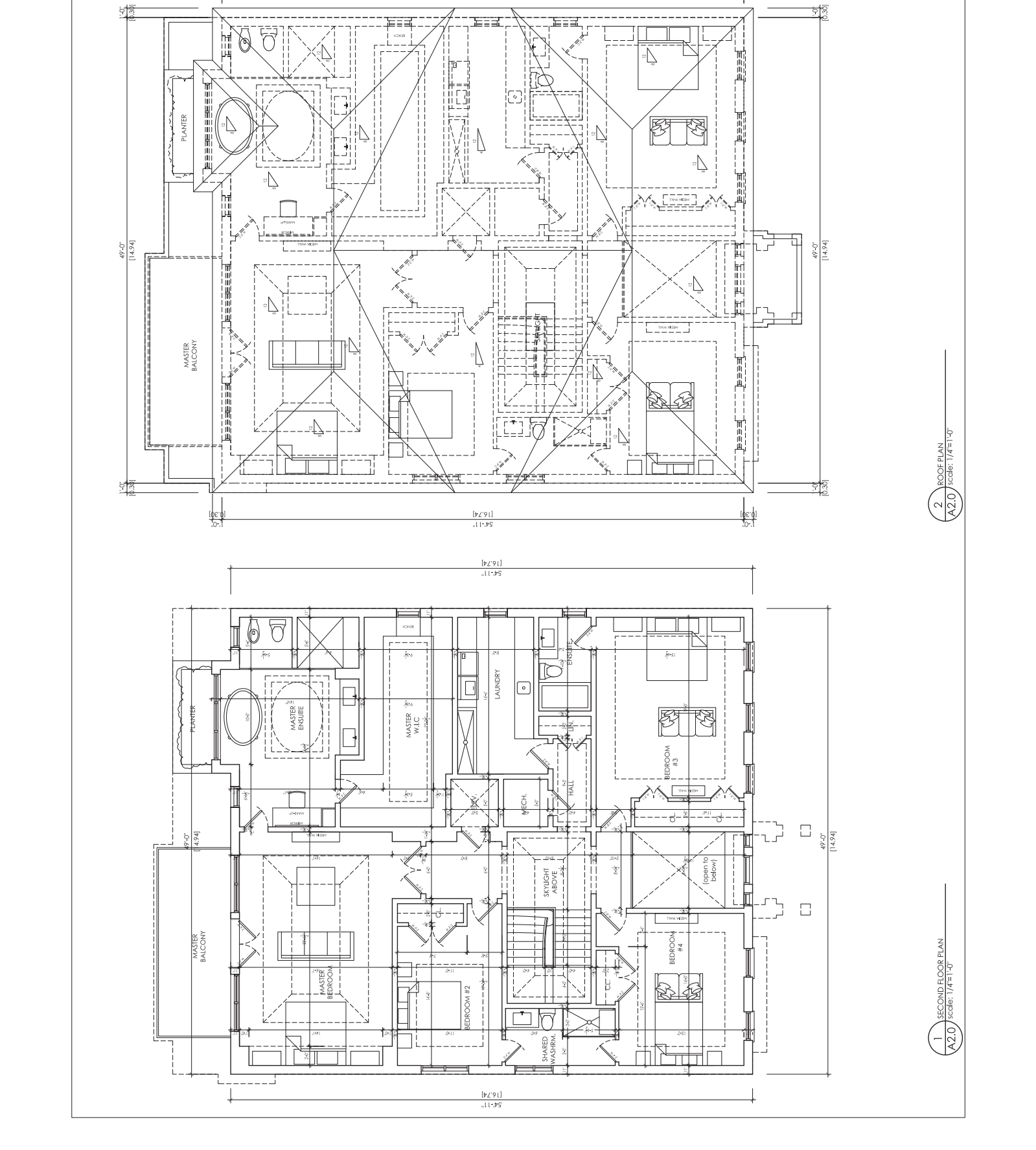
No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

No.	Issue	Date

ATTACHMENT #6b



2 SECOND FLOOR PLAN
 A2.0 scale: 1/4"=1'-0"

1 SECOND FLOOR PLAN
 A2.0 scale: 1/4"=1'-0"

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No.	Revision	Date

7472834 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-939-5033

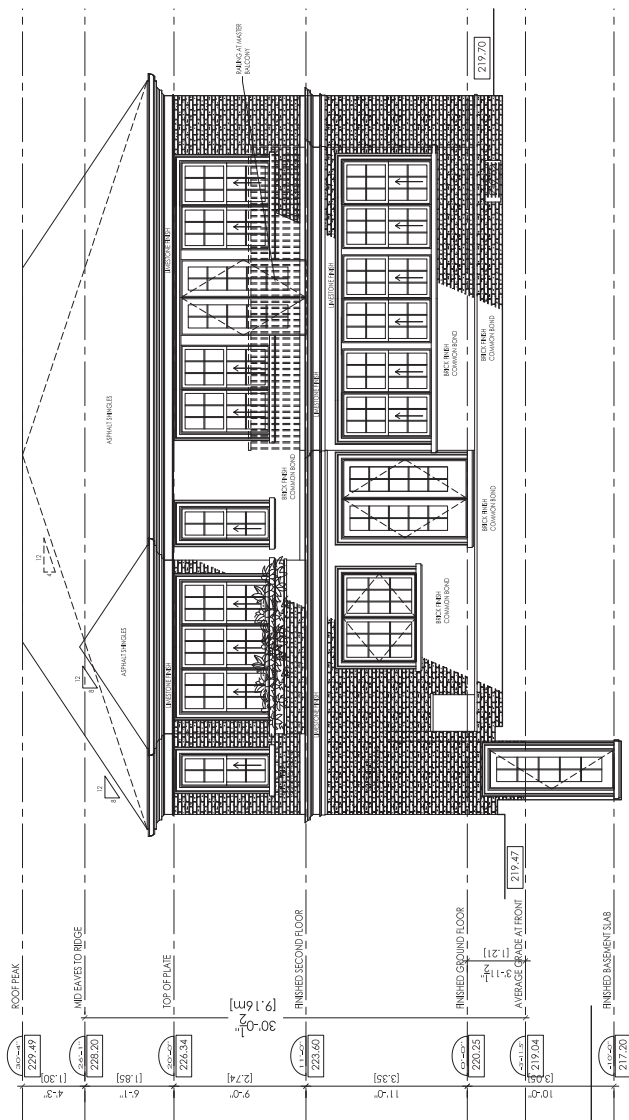
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018
No.	Issue	Date

REAR (WEST) ELEVATION
SIDE (SOUTH) ELEVATION

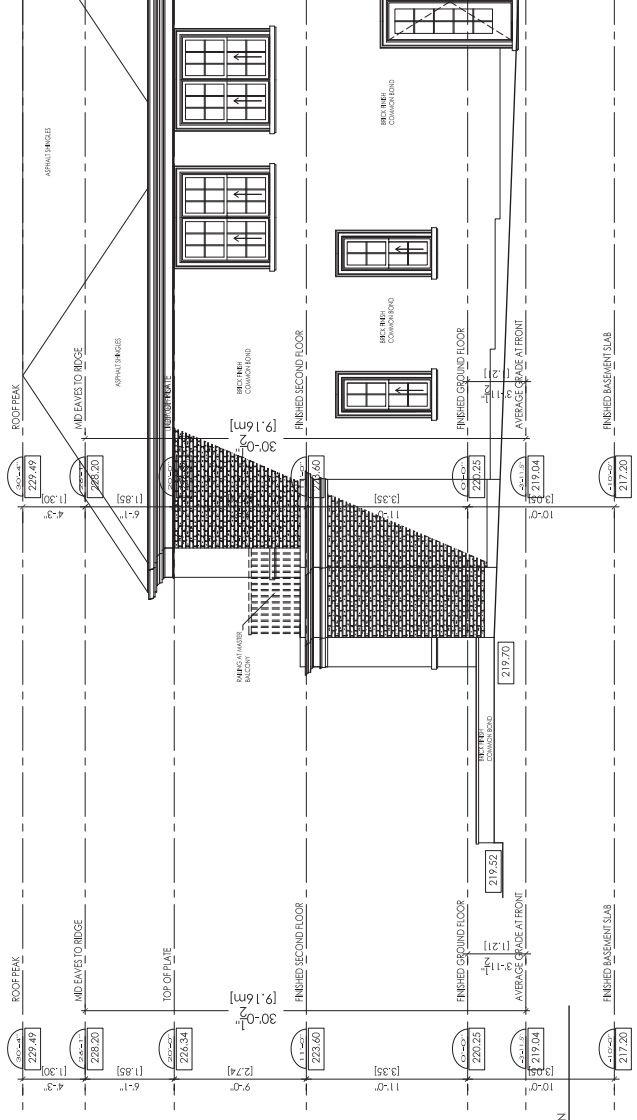
Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
Date	A4.0
Scale	AS NOTED

ATTACHMENT #7b



1 WEST ELEVATION
scale: 1/4"=1'-0"



2 SOUTH ELEVATION
scale: 1/4"=1'-0"

No.	Revision	Date

2472836 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-239-5033

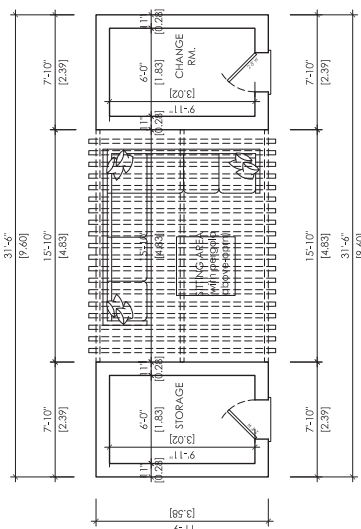
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018
No.	Issue	Date

POOL HOUSE

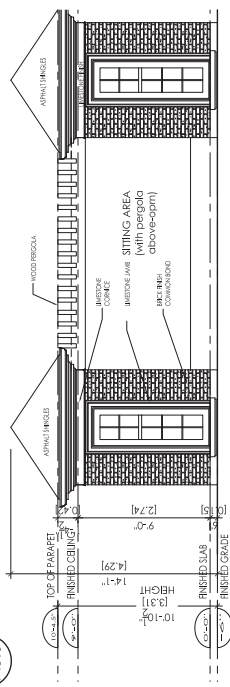
Project Name and Address

PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

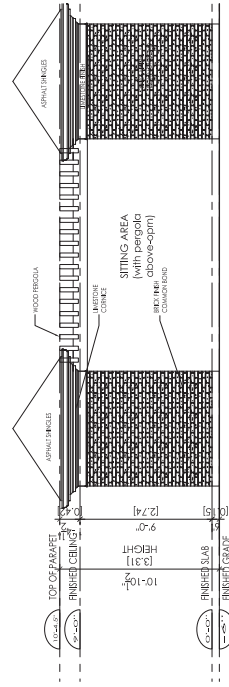
Project	Sheet
Date SEPTEMBER 2018	A5.0
Scale A5 NOTED	



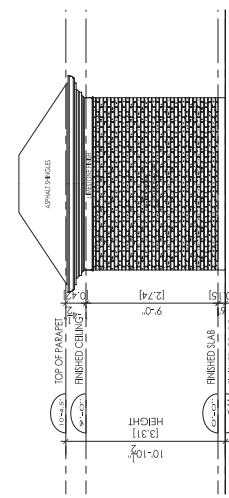
1 POOL HOUSE-FLOOR PLAN
scale: 1/4"=1'-0"



2 POOL HOUSE-EAST ELEV.
A5.0 scale: 1/4"=1'-0"



3 POOL HOUSE- WEST ELEV.
scale: 1/4"=1'-0"



4 POOL HOUSE- NORTH AND SOUTH ELEV.,
A5.0 scale: 1/4"=1'-0"

ATTACHMENT #9

[illegible]

LANDSCAPE CONSULTANTS:
MDP
LANDSCAPE CONSULTANTS LIMITED
10405 YONGE STREET, SUITE 40-108
AURORA, ONTARIO L6B 0B8
TEL: (905) 709-4373 FAX: (905) 709-4366

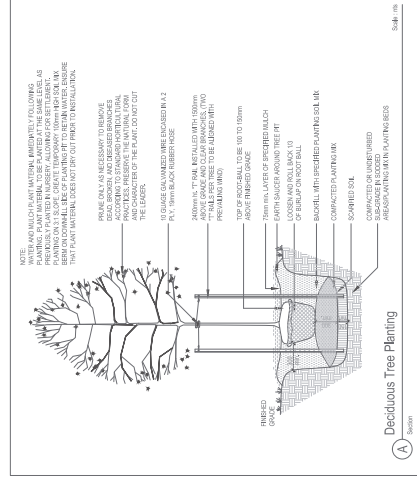
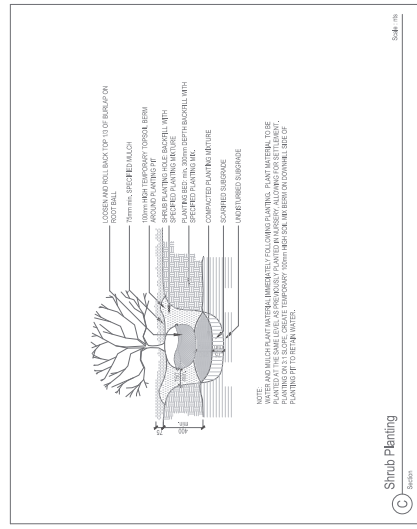
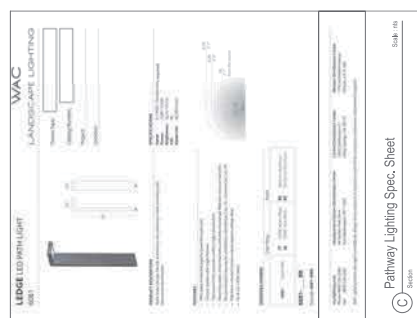
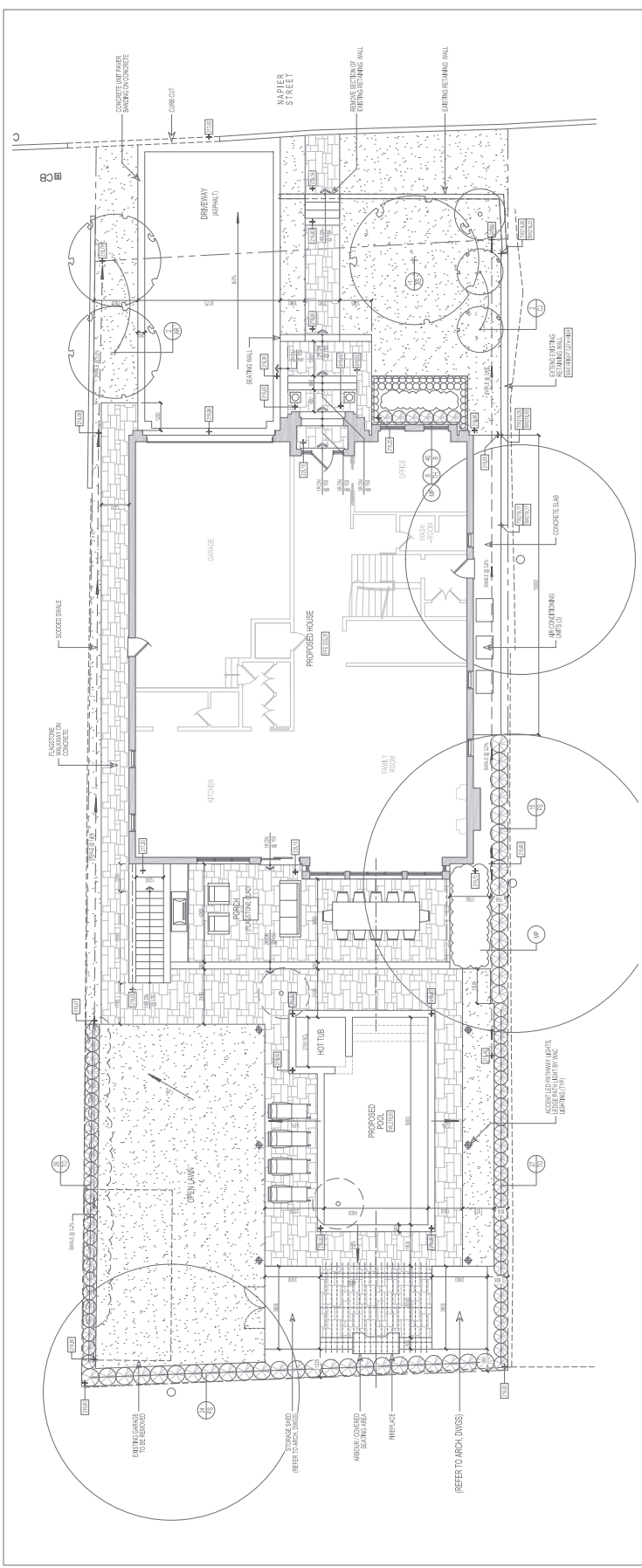
14
NAPIER STREET

LANDSCAPE
CONCEPT PLAN

NAME 氏名	S.B.	CREATED 作成	M.P.
DATE 日付			

SCALE	1 : 75	DATE	FEBRUARY 07, 2019
PROJECT NAME:		DRAWING NO:	

L-1 SITE PLAN APPROVAL	SUBMITTED FOR:
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PLANT LIST				
Synonym	Botanical/Common Name	Root	Size	Remarks
Deciduous Trees				
AS	1	Acer saccharum	WB	50mm cal.
		Sugar Maple		
AR	2	Rhus glabra	WB	50mm cal.
		Red Maple		
CJ	2	Cercidiphyllum japonicum	WB	70mm cal.
		Katsura Tree		
Coniferous Trees				
TO	33	Thuja occidentalis 'Fastigiata'	WB	2.4m
		Arborvitae		
		Columna White Cedar		
Deciduous Shrubs				
FS	39	Fagus sylvatica	Polated	2.0m high
		European Beech		
Evergreen Shrubs				
B	40	Buxus microphylla 'Green Giant'	Polated	50cm
		Green Giant Boxwood		
TH	6	Thuja media 'Hill'	Polated	100cm
		Hill's yew		
Mixed Perennials				
MP				



ATTACHMENT #10

2472836 Ontario Inc. 14 Red Ash Court Brampton, Ont. 647-939-5033				
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3	HERITAGE COMMENTS		MAY 4, 2019
2	SITE PLAN APPROVAL REV.		FEB. 10, 2019
1	SITE PLAN APPROVAL		SEPT. 30, 2018
No.	Issue		Date

MATERIAL BOARD

Project Name and Address

PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
Date	A0.2
Scale	
AS NOTED	