

Heritage Vaughan Committee Report

DATE: Wednesday, January 28, 2026

WARD: 1

**TITLE: PROPOSED ALTERATION AND ADDITION AT 22 JOHN ST.
WITHIN THE KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT**

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

Seeking a recommendation of approval from the Heritage Vaughan Committee to Council for the proposed alteration and addition located at 22 John St., a property which is designated under Part V of the *Ontario Heritage Act* in the Kleinburg-Nashville Heritage Conservation District (Attachment 1).

Report Highlights

- The owner is proposing a two-storey addition at 22 John St. along with some alterations to the landscape, to include fencing and plantings.
- The existing main dwelling is identified as a non-historic and non-contributing property in the Kleinburg-Nashville Heritage Conservation District.
- The proposal is consistent with the relevant policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan.

Recommendations

1. That pursuant to Section 42 of *Ontario Heritage Act*, the Heritage Vaughan Committee recommends Council approve the proposed alteration and new addition at 22 John St., 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 and Parks Planning and Senior Manager of Urban Design and Cultural Heritage; and
 - b. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the City of Vaughan Development and Parks Planning Department, Urban Design and Cultural Heritage Division.
2. That prior to issuance of the heritage permit, the applicant enters into a letter of undertaking for the purpose of completion of all landscaping in accordance with the approved plans to the satisfaction of the City.
3. That prior to issuance of the heritage permit, the applicant enters into a Private Tree Removal Permit to the satisfaction of the City.

Background

The subject property is located on the west side of John Street, between Napier Street and Islington Avenue, as shown in Attachment 1. The property at 22 John St. is designated under Part V of the *Ontario Heritage Act* and is identified as a non-historic and non-contributing property as part of the Kleinburg-Nashville Heritage Conservation District.

The Heritage Vaughan Committee previously approved a new addition for the property at 22 John St. on June 19, 2019. The proposed 2019 addition was similar to the currently proposed addition in its form, proportion, sitting, and architectural style – taking cues from the existing property, to provide a garage and mudroom at the ground level, along with a master bedroom extension at the second floor with a partial rear walkout balcony. The current proposal, however smaller in scale, no longer proposes a tandem garage or rear balcony, and maintains an existing mudroom at the rear elevation. The current proposal also includes modifications to the design of its street-facing elevation, to match the home's existing composite board and batten wall cladding, as well as replicating the existing rooflines.

Cultural Heritage staff were first contacted by Fausto Cortese Architects in April 2025, on behalf of the owner, to discuss the requirements of the Heritage Review for the subject property. Common Bond Collective was retained by the applicant as the heritage consultant to prepare a *Cultural Heritage Impact Assessment* as shown on Attachment 2.

Previous Reports/Authority

[ADDITION TO EXISTING HOUSE – 22 JOHN ST., KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT](#) - Presented by Staff at the Heritage Vaughan Committee meeting on June 19, 2019.

Analysis and Options

The owner has proposed alterations to the street-facing landscaping, to include a new security fence with hedging and enlarged paved driveway, as well as a new two-storey addition to the north of the existing two-storey residential building, with a garage at grade and a master bedroom extension at the second level as shown on Attachments 3 and 4.

The Kleinburg-Nashville Heritage Conservation District Plan provides policies per Section 2 and guidelines per Section 4 for all alterations, additions and new development of a non-contributing property. All alterations, additions, and new development within the boundary of the district must adhere to the Plan. The following is an analysis of the policies and guidelines which apply to the subject property:

Section 2.4.2 Alteration & Additions to Non-Contributing Properties

Many of the buildings and properties within the Heritage Conservation District are non-contributing and many of these non-contributing properties are 'good neighbours' to adjacent existing historic and contributing properties with appropriate scale, massing and design.

Additions and alterations to non-contributing buildings have an impact on their contributing neighbours, the streetscape and the overall character of the Heritage Conservation District. As non-contributing buildings are altered and added to, these shall aim not to detract from the heritage character of the Heritage Conservation District overall and to adjacent properties. Any irreversible alterations or modifications proposed will require a Cultural Heritage Impact Assessment within the Heritage Conservation District. Designs shall be sympathetic in nature and materials without recreating heritage styles.

Although classified as a non-historic and non-contributing property within the Kleinburg-Nashville Heritage Conservation District, the alterations and additions to the property at 22 John St. may have an impact on their contributing neighbours, the streetscape and the overall character of the Heritage Conservation District.

Section 4.2.4.2 New Additions to Heritage Buildings

General Guidelines for New Additions to Heritage Buildings:

- *If possible, avoid new additions if the needs can be met by altering a secondary non character-defining space;*
- *An addition shall be designed so that the heritage value of the historic place is not impaired and its attributes are not obscured, damaged or destroyed.*
- *The addition shall be physically and visually compatible with, subordinate to, and distinguishable from the historic place;*
- *Apply principles of minimal intervention, compatibility and reversibility regardless of size.*
- *Follow the relevant guidelines for new construction for features such as roofs, dormers, foundations, windows, and doors, porches etc. see Section 4.4 Design Guidelines for New Development.*

The proposed two-storey addition is a contemporary construction that replicates the architectural style and form of the existing property. The proposed addition also maintains the existing residential character as a single family, detached building, to support the heritage character of the Heritage Conservation District through appropriate scale, massing, and design. While the design meets the requirements of the Kleinburg-Nashville Heritage Conservation District Plan, it will also be subject to the review of other departments within the City.

Site Planning:

- *Location of the proposed addition is a key consideration for the complementary additions to heritage buildings. Usually, additions shall be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*

The two-storey addition is designed as a one-bay extension to the existing building, that complements, yet is distinct from, the original building's design with a minor setback from the main existing elevation.

Section 4.3.1.2 Contemporary Addition

In some cases, a modern building may be altered in a way that respects and complements its original design. As in every era, modern buildings vary in architectural quality, and some modern homes in the district are quite outstanding. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century.

- Additions and alterations using the Contemporary Alteration approach shall respect, and be consistent with, the original design of the building.*
- Many modern buildings are old enough to have already undergone renovations, which may not be in character with either the original design, or historic precedent. In such cases, the design of further new work shall restore the architectural consistency of the whole.*

The subject property has been renovated since the 2019 addition and alterations proposal approved by the Vaughan Heritage Committee, to better maintain and support the heritage character of the Heritage Conservation District. The two-storey addition is proposed at 7.735m in height, to the top ridge of the gable form which is lower than the height of the main house at 8.4m, with a main façade height of 5.9m (excluding the shallow cross-gable) matching the datum lines of the main house. The addition includes a garage door at the ground level, detailed with a pent roof that is reminiscent of the main building's porch, and a centered window at the second level within a shallow cross-gable.

The following sections outline guidelines for specific additions and alterations to building components of non-heritage buildings employing the historical conversion and contemporary addition design approach.

Windows:

- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as aluminum, composites, wood clad are also acceptable. Use of Vinyl is not acceptable. Because of the short functional lifespan of plastic products exposed to elements, they are not a suitable material for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.*
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the building.*

Roof 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 and browns are encouraged as these are commonly used in the District.*
- *The use of wood shingle roofs (cedar) may be acceptable depending on the architectural style of the dwelling. Standing seam metal roofing is acceptable, if appropriate to the style.*
- *Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: metal roofs, clay tile or metal tile roofs, and plastics and other synthetics.*

Wall Materials:

- *The retention or use of traditional materials and products such as brick and wood siding are encouraged.*
- *The use of non-traditional or modern materials such as cement fibre-board, vinyl and aluminum, in configurations and profiles that complement the original design, is also acceptable.*
- *Not all exterior wall materials are necessarily appropriate for use in a Heritage Conservation District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.*

Soffits and Fascia:

- *Painted wood porches, railings, decorative trim, shutters, fascias and soffits.*
- *Painted wood gingerbread bargeboards and trim, where appropriate to the design.*
- *Appropriate materials include wood, cement fibre-board, aluminum.*

Colours:

- *The use of colours complementary to the character of the contemporary style of architecture or from a heritage palette available from most paint companies is considered appropriate.*

The addition incorporates materiality (composite board and batten wall siding, with standing seam metal roof finish), forms (articulated roofline profiles), and a colours palette that complement the existing building, while being sympathetic to the heritage character of the Heritage Conservation District. The new main elevation's second level

window unit is proposed to match the existing aluminum-clad wood windows' materiality, proportions and casement-style design.

Section 4.5.3.2 Residential Streets

In the residential village setting, setbacks are generally consistent but not identical. Residential front yards range considerably in depth, but generally are smaller in the front yard and are very generous in the rear yard creating a more modest street wall even in the residential portion of the village.

- *New development shall be sited to be either in line with adjacent contributing buildings or mid-way between new development and contributing buildings.*
- *Setbacks shall be consistent but not identical.*
- *Extreme variation from the existing neighbouring setbacks is not appropriate*
- *An average of the front setbacks shall be maintained for the new building.*

The proposed two-storey addition is slightly setback from the existing two-storey residential building, to maintain the existing street-wall and front yard depth, characteristic of the residential part of the historic village core. The proposed addition height is sympathetic to the existing residential building and the neighbouring properties.

Section 2.9.1 Landscape Treatment

Existing historical landscapes are to be protected and conserved. Mature trees will be preserved except where removal is necessary due to disease, damage or they pose a risk to public health and safety. Existing vegetation performing a visual screening function shall not be removed.

New complementary landscaping and tree plantings shall be used to enhance the Heritage Conservation District character. Plantings can be used to screen modern elements such as parking lots, fenced playing fields etc. New vegetation shall not obstruct existing views and vistas and shall not create visual barriers.

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this document can help maintain and enhance the natural heritage of the Heritage Conservation District.

The proposed alterations to the landscape include a new security fence (plain metal picket fencing with limestone concrete posts), new plantings, and an enlarged existing driveway. The removal of a tree to the north of the existing residential building is required to accommodate the construction of the new addition.

The installation of four new trees (Columnar European Beech) is proposed to mitigate any negative impacts to the streetscape and the existing tree canopy as a result of the removed tree, the enlarged driveway, and the new two-storey addition.

Complementary plantings are proposed adjacent to the streetscape to screen the new fence's limestone concrete posts and metal pickets, to provide a visual screen to the proposed alterations and new addition from the public streetscape. Any negative impacts have largely been mitigated through the new front yard plantings and the materiality of the new fencing. As a result, the proposed alterations do not detract from the overall heritage character of the Heritage Conservation District.

Section 4.5.6.2 Front Gardens / Yards

Front yard areas created by building setbacks shall be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front yard areas is not in keeping with the village character.

- *Where front yard patios are installed, they shall take the character of a fenced front yard, not a suburban deck with a railing; in-ground planting shall be used to soften the landscape in such patios.*
- *Existing mature trees shall be preserved, and new tree planting shall be designed to reflect the traditional village pattern described above.*

As the addition includes a garage at the ground level, additional paving is proposed at the front yard. Though the predominance of paving in the front yard area is not in keeping with the village character, the negative impacts are largely mitigated by the continued materiality of the existing driveway's 'interlocked' paving stones, and the strategic trees and shrub plantings along the perimeter of the proposed new fence as well as the north property line.

Section 4.5.6.3 Fencing and Hedges

The presence of low fencing or hedging on the street line helps to define the public realm of the street, and is in keeping with the village character. Wood picket fences were the most common, with various shapes and patterns of pickets.

- *Fencing shall be fairly low in keeping with historic front yard fencing styles.*

The proposed alterations to the front yard include the removal of the existing garden area and stone retaining wall along the property line, to be replaced with an enlarged driveway as well as a new security fence with hedging along the street line, to help

define the public realm of the street. The fencing posts, designed to hide the machinery required for the mechanically operated gate at the driveway, are 1220mm (4ft) in height, while the metal pickets are shorter at 1065mm (3.5ft). While contemporary in design, the materiality of the proposed fencing (metal pickets with limestone concrete posts) is sympathetic to historic fencing typologies and does not detract from the overall heritage character the Heritage Conservation District.

Section 4.6.1 Invasive Species

Planting of invasive species is prohibited in the Heritage Conservation District.

These species include [...].

The proposed hedge plantings at the security fence and northern property line include both deciduous and coniferous shrubs: *Hydrangea Macrophylla* (Masja Hydrangea); *Juniperus Virginiana* (Red Juniper); and *Thuja Occidentalis* (Emerald Green or Golden Globe). The proposed deciduous trees at the perimeter of the enlarged driveway include *Fagus Sylvatica* 'Fastigiata' (Columnar European Beech). None are included on the list of prohibited invasive species.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development and Parks Planning Department is satisfied that the proposed alteration and addition conform to the policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed alteration and addition of 22 John St., under the *Ontario Heritage Act*.

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 related to the subject application.

For more information, please contact Amanda Sherrington, Heritage Specialist, ext. 3124.

Attachments

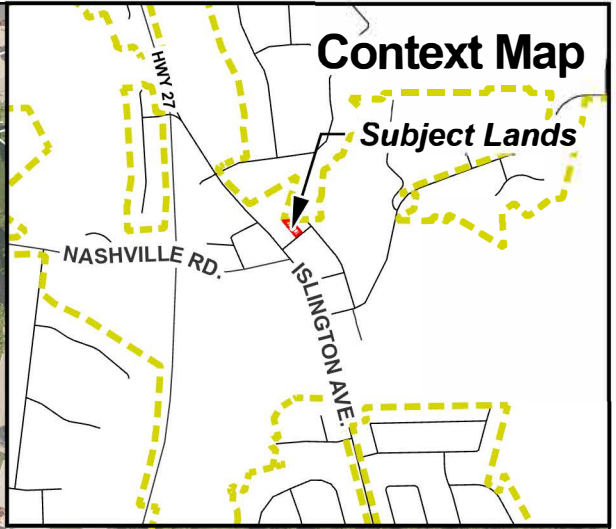
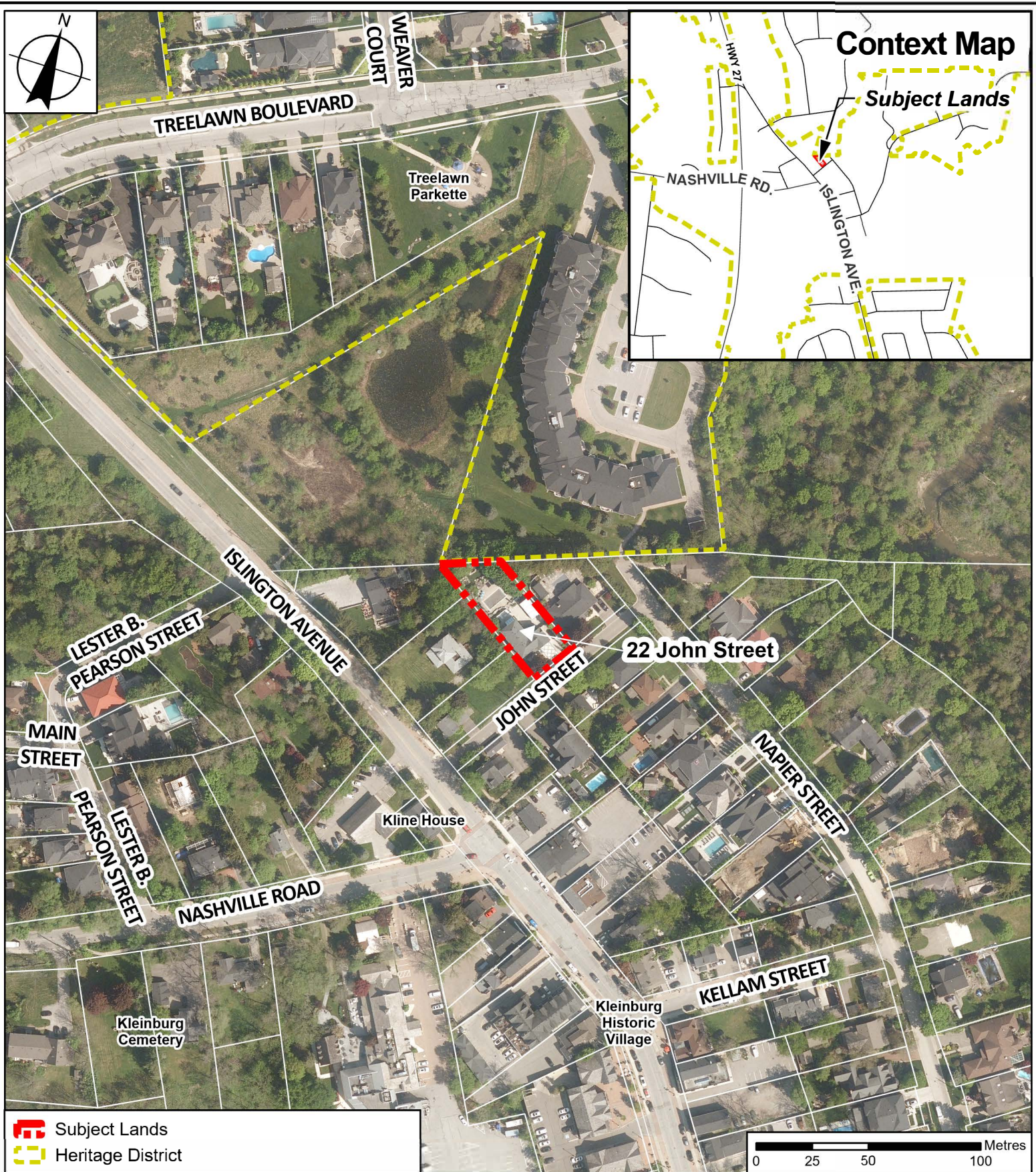
1. Location Map
2. Cultural Heritage Impact Assessment
3. Site Plan
4. Architectural Drawings
5. Landscape Plan
6. 3D Coloured Rendering
7. Materials Sample Board



Prepared by

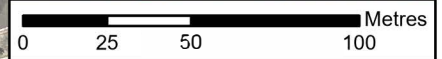
Amanda Sherrington, Heritage Specialist, ext. 3124

Shahzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



-  Subject Lands
-  Heritage District



Location Map

Location:
 22 John Street
 Part of Lot 24, Concession 8



Attachment

Date:
 January 28, 2026

1

22 JOHN STREET, KLEINBURG CULTURAL HERITAGE IMPACT ASSESSMENT

FINAL
DECEMBER 1, 2025

PREPARED FOR
FAUSTO CORTESE
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22 JOHN STREET, KLEINBURG - CHIA

FINAL

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EXECUTIVE SUMMARY

The subject property at 22 John Street is located in the Kleinburg-Nashville Heritage Conservation District (KNHCD). The proposed development involves an addition to the existing dwelling, as well as landscape alterations including a new fence along the front of the property.

The subject property's architectural style is classified as Post-War Suburban by the HCD Plan, which is a non-historic and non-contributing style. There are five adjacent parcels to the subject property within the KNHCD, two of which are classified with architectural styles that contribute to the district's cultural heritage value or interest: 10555 Islington Avenue and 10545 Islington Avenue.

The City of Vaughan requires a Cultural Heritage Impact Assessment (CHIA) and Heritage Conservation District Conformity report (HCDC) for the proposed development. These requirements are to evaluate the project in the context of the KNHCD and surrounding heritage resources, to ensure there are no impacts to recognized cultural heritage values or attributes and to assess the project's conformity to the objectives, policies and guidelines of the HCD Plan.

Based on document review, identification of impacts, and compliance review against the HCD Plan, this CHIA finds that the proposed development is sympathetic to the existing dwelling, will not have adverse impacts to heritage values on the subject or adjacent properties, and is compliant with the HCD Plan's relevant policies and guidelines. As such this CHIA recommends that the proposed development can occur.

1.0 INTRODUCTION

1.1 CHIA & HCDC REQUIREMENTS

In August 2025 Common Bond Collective was engaged by Fausto Cortese Architects (FCA) to complete a Cultural Heritage Impact Assessment (CHIA) for a proposed development to the subject property municipally known as 22 John Street, Vaughan (Figures 1 & 2). A CHIA is required because the subject property is located within the Kleinburg-Nashville Heritage Conservation District (KNHCD).

The KNHCD Plan classified the subject property as a style of Suburban - Post-War Suburban, which is a non-historic and non-contributing style. As such it is not considered to contribute to the district’s cultural heritage value or interest and is non-contributing to the HCD. Under Policies For Existing Non-Contributing Properties, KNHCD Plan Section 2.4.2 Alteration & Additions to Non-Contributing Properties notes that “Additions and alterations to non-contributing buildings can have impacts beyond their individual properties, potentially affecting contributing neighbouring properties, the streetscape and the overall character of the HCD. As such, the policy notes that “any irreversible alterations or modifications proposed will require a Cultural Heritage Impact Assessment within the HCD.”¹ In addition to completion of a CHIA, the City of Vaughan also requires a Heritage Conservation District Conformity (HCDC) report.

This CHIA has been prepared in accordance with the following City of Vaughan terms of reference:

1. *Guidelines for Preparing a Cultural Heritage Impact Assessment (2022)*
2. *Heritage Conservation District Conformity report (2022).*

As a non-contributing property, the City’s Heritage Specialist agreed that the CHIA could omit the following sections outlined in the TOR:

4. A chronological description of the history of the subject property to date and past owners, supported by archival and historical material.
5. 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.
6. A condition assessment of the cultural heritage resources found on the subject property.
8. A statement of cultural heritage value if one does not already exist.

¹ “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 2 - The Plan,” p. 36.

It was also agreed that the CHIA would address the requirements of the HCDC report within the body of the document rather than in a separate report.² The following chart identifies which sections of the CHIA fulfills the requirements of the HCDC report.

HCDC Requirement	CHIA Section
1. The HCDC report must be prepared by a qualified heritage professional with expertise relating to the subject heritage resource and should be registered in the “building specialist” or “planning” category.	David Deo and Ellen Kowalchuk are both Professional Members in good standing of the CAHP with the designation of ‘Historian’.
2. The HCDC report shall contain specific references to the City of Vaughan Official Plan (2010), together with a rationale showing how the proposed development supports and/or enhances the applicable <i>City of Vaughan Official Plan</i> policies.	Section 2.2.1 and Section 5.3.
3. The HCDC report shall contain direct references to aspects of the HCD Plan in which the development is proposed, together with a rationale showing how the proposed development supports and/or enhances the applicable HCD Plan guidelines.	Section 2.3 and Section 5.2.
4. The HCDC report shall contain references to Section 41 of the Ontario Heritage Act or other applicable sections, and their application and effects on the proposed design.	Section 2.1.1
5. The HCDC report shall contain scaled plans, street elevations, and massing 3D models (to the satisfaction of The City) of the proposed design as visual support for the rationale of the report.	Appendices A & B

² Email from Vanessa Lio, City of Vaughan to Ellen Kowalchuk, Common Bond Collective, 28 August 2025.

1.2 CONTACT INFORMATION

<i>Applicant</i>	<i>Owner</i>
Fausto Cortese Principal, Fausto Cortese Architects	Mark Bonitabitus
416-806-7000 fcortese@fcarchitects.ca	416-276-8777 Mark@Vaughanelectrical.ca

1.3 STUDY TEAM AND METHODOLOGY³

The Study Team was composed of David Deo (BA, Dipl. Heritage Conservation, CAHP) and Ellen Kowalchuk (MA, CAHP) both partners at Common Bond Collective.

The project commenced with review of relevant heritage planning documents including the *Kleinburg-Nashville Heritage Conservation District Study and Plan* (September 2021) and the *City of Vaughan Official Plan* (2025).

A site review was conducted by David Deo on September 24, 2025 and he was accompanied by Fausto Cortese of FCA. The exterior of the subject property was documented in photographs as was the context of John Street. The scope and details of the proposed development were drafted by the Study Team using plans, elevations and renderings provided by FCA, with additional clarification from the designers as requested.

Terminology

This report uses the term ‘proposed development’ to refer to the collection of alterations proposed for the subject property. These include an addition to the existing dwelling, a new fence and landscape modifications, and are described in detail in Section 4. Please note that the term ‘proposed development’ differs from the definition of ‘development’ employed in the *City of Vaughan Official Plan*.

Nominal Directions

The street grid surrounding the subject property does not directly correspond to the cardinal directions. To simply language, this report considers the subject property’s John Street elevation to be the EAST elevation. All other elevations and property boundaries are described relative to this standard.

³ See Appendix D for consultant qualifications.

2.0 POLICY CONTEXT

This section partially fulfills the requirements 2, 3, and 4 of the Heritage Conservation District Conformity (HCDC) Terms of Reference.

2.1 PROVINCIAL POLICY CONTEXT

2.1.1 ONTARIO HERITAGE ACT

The *Ontario Heritage Act* (OHA) is the key piece of legislation for the conservation of cultural heritage resources in the province. Among other things, it regulates how municipal councils can identify and protect heritage resources including archaeological sites within their boundaries.

The OHA permits municipal clerks to maintain a register of properties that are of cultural heritage value of interest. The City of Vaughan's Heritage Register includes: individual properties that have been designated under Part IV, subsection 29(1) of the OHA; properties in a heritage conservation district designated under Part V, subsection 41(1) of the OHA; and properties that have not been designated, but that the City believes to be 'Properties of Architectural and Historical Significance' (LSHS) and thus have protection against demolition under Part IV of the Ontario Heritage Act.

The subject property is designed under Part V of the OHA and is identified in Vaughan's Municipal Heritage Register. As such a permit from the municipality is required to alter the property as stipulated by the OHA subsection 42 (1).

2.2 MUNICIPAL POLICY CONTEXT

2.2.1 CITY OF VAUGHAN OFFICIAL PLAN (JANUARY 2025)

Section 3.7 of Vaughan's Official Plan (OP) pertains to cultural heritage and in conjunction with other Provincial legislation establishes key processes for protecting cultural heritage resources through the planning process.

Policies applicable to the proposed development within the Kleinburg-Nashville HCD include the following:

3.7.5 Designated Heritage Properties

3.7.5.6: "To require that for any irreversible alteration, addition, demolition or removal of a Designated Heritage Property the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Terms of Reference for Cultural Heritage Impact Assessments..."⁴

⁴ City of Vaughan Official Plan, p. 193.

3.7.7 Cultural Heritage Impact Assessments

3.7.7.1: Policy of council that CHIAs shall be prepared by qualified heritage professionals; demonstrate whether the heritage values are being retained, improved, adversely impacted, or lost through the proposed development; and use heritage values approved by the City.

3.7.9 Heritage Conservation Districts

3.7.9.1 states that the historic villages of Kleinburg/Nashville, Maple, Woodbridge, and Thornhill are designated as Heritage Conservation Districts (HCDs) on Schedule 14B of the OP and are guided by the Ontario Heritage Act, as well as the policies of this Plan and applicable Provincial, Regional, and Conservation Authority policies. Schedule 14B identifies the HCDs as being subject to Area Specific Policy 12.2 which requires land use planning decisions in HCDs to conform to the requirements of the applicable HCD Plan. The subject property must meet the requirements of the Kleinburg-Nashville Conservation District Plan, By-Law 268–2003.

3.7.9.4 “To Conserve Heritage Conservation Districts by approving only those alterations, additions, new Developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, a Secondary Plan, or any other planning document, the Heritage Conservation District Plan shall prevail.”

3.7.9.7 “That all applications for irreversible alterations, additions, or other activities affecting properties within Heritage Conservation Districts must be accompanied by a Cultural Heritage Assessment report and/or a Heritage Conservation District Conformity report that attests to the proposal's adherence to the policies and guidelines specified in the Heritage Conservation Districts Plan and the Ontario Heritage Act.”

2.3 KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (HCD)

The Kleinburg-Nashville Heritage Conservation District (KNHCD) Study and Plan was prepared in 2001. It provided high-level guidance on protecting the heritage values and character of the villages. Due to regulatory and policy changes in the Province of Ontario, the City of Vaughan commenced a comprehensive update to the Kleinburg-Nashville HCD Study and Plan in October 2019.

The purpose of the KNHCD Study and Plan update was to respond to a changing legislative environment and identify planning tools that can strengthen heritage conservation of the HCD, identify potential CHLs and contributing heritage resources in the HCD, and integrate the community’s long-term vision.

2.3.1 KLEINBERG-NASHVILLE HCD STUDY (SEPTEMBER 2021)

The key objectives of updating the HCD Study was to:

- Evaluate the 2003 KNHCD Plan’s Strengths, Weaknesses, Opportunities and Threats (SWOT), and integrate new background context for the study, including existing policy frameworks and plans;
- Engage the key stakeholders and community in an open, transparent and meaningful way, incorporating feedback into the SWOT analysis;
- Develop a dataset of all properties in the HCD and identify contributing and non-contributing values;
- Develop maps of existing and proposed cultural heritage resources in the HCD;
- Develop a Statement of Significance and a list of contributing heritage attributes; and
- Assess if a change in the KNHCD boundary is warranted.

The KNHCD Study Update developed four categories of architectural styles:

1. Existing Historic and Contributing Styles (56 properties; 22 percent)
2. Existing Non-historic and Contributing Styles (23 properties; 9 percent)
3. Existing Non-historic and Non-contributing Styles (148 properties; 58 percent)
4. Miscellaneous (Existing Non-historic and Historic and Contributing Styles or Non-contributing Styles) (28 properties; 11 percent)

Based on these styles, the 255 properties in the HCD were identified as ‘contributing’ or ‘non-contributing.’ Effectively, properties that were included in Categories 1 and 2 were identified as ‘contributing’ and those in Category 3 as ‘non-contributing.’ The updated study also mapped these properties, developed a Statement of Significance identifying heritage values and attributes, and proposed changes to the HCD boundary.

HCD Statement of Cultural Heritage Value or Statement of Significance

A Statement of Significance for the HCD is contained in the Study (Section 6.3, p. 163). It identifies the following values:

- Design/physical value as a “representative example of a pair of organically evolved historic village communities dating from the mid-19th century. The HCD reflects a variety of architectural styles that contribute to a varied streetscape and indicate the organic growth of the villages over time.”
- Historical/Associative Value for its “association with key figures, companies and organizations related to the development of both villages including John Kline, the Howland Brothers, the McMichael’s and Pierre Berton.”

- Contextual value due to it being “historically and functionally linked to its surroundings.”

The heritage attributes identified in the Statement of Significance include:

- A list of Landmark properties
- A list of Cultural Heritage Landscapes
- A list of views to/from heritage attributes
- Collection of structures dating from the mid-19th to early-20th century representing different architectural styles and materials expressed in rural Ontario villages during this era
- Mature trees in front, side and rear yards of residential and commercial properties
- Variety of setbacks in the residential areas

2.2.3 Contributing/Non-contributing Properties

Appendix B of the HCD Study is the Architectural Style Inventory - List of Contributing and Non-contributing Properties. It provides the following definitions:

Contributing

These buildings contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values (see Section 6.3 - Statement of Significance). They are predominantly historic buildings from the villages of Kleinburg and Nashville. Non-historic buildings also contribute to the character of the district through their landmark architectural style or through their modest architecture that is sympathetic to the historic buildings.

Non-Contributing

These buildings do not contribute to the design or physical, historical or associative, or contextual value of the HCD.

Further, the HCD Study states that non-contributing properties “do not possess any significant architectural integrity that contributes to the character of the KNHCD because they are ‘faux’ styles that are improperly rendered.”⁵

The subject property at 22 John Street is classified with the style of Suburban (3A); Post-War Suburban 3a(ii), which is classified as non-historic and non-contributing to the KN HCD.⁶

5 “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 1 - The Study,” p. 90.

6 “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 1 - The Study,” pp. 244 & 223.

2.3.2 KLEINBERG-NASHVILLE HCD PLAN (SEPTEMBER 2021)

The purpose of the KNHCD Plan is to take the findings from the KNHCD Study and provide clear and concise objectives, policies and guidelines to better protect and conserve the heritage values and attributes of the KNHCD. The policies in the Plan encourage development of features which contribute to the special character of the KNHCD. The guidelines provide more tangible instructions on appropriate development in the KNHCD. The Plan came into effect on February 22, 2023.

The updated plan builds upon the 2003 KNHCD Plan by addressing the changing legislative environment, provincial and municipal policy frameworks. The updated plan identifies planning tools that can strengthen heritage conservation of the HCD, contributing heritage resources in the HCD as well as potential Cultural Heritage Landscapes.

As the subject property is classified as non-contributing, the design guidelines for non-contributing properties in Section 4.3 of the Plan will be used. Additionally, Section 4.5 of the Plan includes Urban Design Guidelines specific to the HCD while Section 4.6 provides Landscape Design Guidelines. The applicable objectives, policies and guidelines are addressed in Section 5.2 of this CHIA.

Under Policies For Existing Non-Contributing Properties, KNHCD Plan Section 2.4.2 Alteration & Additions to Non-Contributing Properties notes that “Additions and alterations to non-contributing buildings can have impacts beyond their individual properties, potentially affecting contributing neighbouring properties, the streetscape and the overall character of the HCD. As such, the policy notes that “any irreversible alterations or modifications proposed will require a Cultural Heritage Impact Assessment within the HCD.”⁷

⁷ “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 2 - The Plan,” p. 36.

3.0 DESCRIPTION OF SUBJECT PROPERTY

This section provides descriptions of the site, including its context and adjacent heritage properties. Documentation of these elements is provided in the form of photographic figures referenced.

3.1 CONTEXT

The subject property is located on John Street within the Village of Kleinburg (see Figure 1). John Street is a short and narrow road connecting Islington Avenue with Napier Street (Figures 3 & 4). The subject property is located on the east side of the street, and is one of four properties that face John Street, the others being number 15, 32 and 96 (Figures 5 & 6). As some surrounding properties face onto Islington Avenue, the immediate context is characterized by a combination of front and exposed side yard conditions (Figure 7). The neighbouring dwellings are primarily single family homes, and display a range of house styles and ages, including Victorian, Edwardian, post-war and more recent construction (Figure 8). Adjacent heritage properties are described in Section 3.3 below. To the rear of the subject property are several larger parcels, containing a low-scale condominium complex and private green space. The residential complex is oriented toward Treelawn Boulevard, rather than the historic Village of Kleinburg, although pedestrian access can be made to Napier Street (Figure 9).

3.2 22 JOHN STREET

The subject property is located at 22 John Street in Vaughan, within the community of Kleinburg. It is a trapezoidal parcel of land containing a detached dwelling, enclosed pergola and in-ground pool (see Figure 2). The lot has a frontage of roughly 22 m and a maximum depth of 66.4 m. The existing dwelling is set back approximately 11.5 m from the street. The front yard contains a driveway, paved walkways, grassed areas, gardens and a stone retaining wall (Figures 10 & 11). A mature maple tree is a prominent feature of the front yard (Figure 12). The side and rear portions of the property are landscaped with grassed areas, hardscaping with paving stones and stone retaining walls. Wood fencing delineates the property line behind the dwelling.

The existing dwelling is two-storeys with an L-shaped plan, featuring a combination of hipped and gable roofs (Figures 13 & 14). The principal elevation is defined by two sections. The first incorporates the main entry with covered front porch and is slightly set back from the second, a prominent gabled massing (Figure 15). The overall composition and relationship between massings is asymmetrical in nature. Window openings are rectangular and vary in size. On the recessed massing, the second storey windows are topped by shallow roof gables. The windows are casement types, made of wood with aluminum cladding. Doors are typically single panel glazed types. Standing-seam metal roof claddings are used throughout, with aluminum soffits and

fascia. Exterior walls are clad with a composite cladding with an accurate board and batten configuration. The house has a dichromatic colour scheme, featuring white walls with board and batten patterning contrasting by black roofing, windows, doors, and other details.

These materials and design characteristics are continued on the side and rear elevations of the dwelling (Figures 16 & 17). The north elevation of main gabled massing will effectively be replaced by the proposed development (see Section 4.1). This elevation is defined by a pair of evenly spaced rectangular windows at grade, and a larger offset window opening above. The second storey window is topped by a gable dormer (Figure 18).

According to KNHCD Plan's inventory sheet, the dwelling dates from c.1990 and was renovated in 2021. The inventory sheet contains an earlier photograph of the dwelling, which shows a similar massing and composition to the current dwelling.⁸ Changes to the original design appear primarily related to windows, doors, and wall and roof cladding types.

3.3 ADJACENT LANDS⁹

There are five parcels adjacent to the subject property which are included in the KNHCD. Two of these are classified as contributing styles, while two are non-contributing (Figure 19). The fifth parcel is not assigned an address or style through the KNHCD Plan. The adjacent properties are summarized below, with an indication of their style status within the KNHCD:

10565 Islington Avenue

KNHCD Style: Ranch (non-historic and non-contributing)

Heritage Register: Part V

Dated to c.1960, this property is adjacent to the rear yard of 22 John Street on the south side. It contains a dwelling and mature trees. The dwelling is located over 29 m from subject property, and over 45 m from the southwest corner of the subject property's dwelling. As such any impacts related to the proposed development are not anticipated.

⁸ "Kleinburg-Nashville Heritage Conservation District Plan Update. Part 3 - The Inventory September 2021," p. 69.

⁹ The Vaughan OP defines 'adjacent lands' when applied to cultural or built heritage, as 'those lands contiguous to a protected heritage property.' See "City of Vaughan Official Plan," p. 366.

10555 Islington Avenue

KNHCD Style: Edwardian (historic and contributing)

Heritage Register: Part V

Dated to c.1920, this property is featured in the KNHCD Study as an example of a ‘2 storey hipped roof of an Edwardian Style House with centre hip-roofed dormer’.¹⁰ The property contains mature trees and dwelling, which appears to be under renovation. The dwelling is located centrally in its property, which is south and slightly west of 22 John Street’s existing dwelling. The two buildings are over 17 m apart. As the proposed development will be primarily impacting the north east portion of the 22 John Street’s dwelling, impacts to the Edwardian dwelling 10555 Islington Avenue are not anticipated (Figure 20).

The KNHCD Plan provides the following description of the Edwardian style:

*The Edwardian style is simple, classical and balanced. It can be two storeys or more, often clad in brick and organized in two bays with two symmetrically placed windows on each storey. Roofs are hipped or gable with heavy cornices. Windows can be sash or paned and are usually one-over-one. They typically feature a verandah along the full length of the facade.*¹¹

10545 Islington Avenue

KNHCD Style: Victorian Vernacular (historic and contributing)

Heritage Register: Part V; Heritage Register (LSHS)

Dated to c.1900, the property contains a one-storey wood dwelling and mature trees. The corner property appears to be unused as the dwelling is surrounded by protective fencing and has windows boarded up. The parcel is south of the subject property. The one-storey dwelling is located close to the intersection of John Street and Islington Avenue, over 34 m from the dwelling at 22 John Street (Figure 21). The portion of the property adjacent to the subject property is a grassed area containing mature trees (Figure 22). A split rail fence separates the property from 10555 Islington Avenue. As the proposed development will be primarily impacting the north east portion of the 22 John Street’s dwelling, any impacts to the Victorian Vernacular dwelling are not anticipated.

The KNHCD Plan provides the following description of the Victorian Vernacular style:

*These structures are typically not designed by a professional architect and are influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.*¹²

¹⁰ “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 1 - The Study,” p. 108.

¹¹ “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 2 - The Plan,” p. 29.

¹² Ibid., p. 27.

32 John Street

KNHCD Style: Range (non-historic and non-contributing)

Heritage Register: Part V

Dated to c.1960, the property contains a one-storey brick dwelling and mature trees (Figure 23). 32 John Street is the only adjacent property that fronts onto John Street. Its dwelling is also the closest to the existing building at 22 John Street, and is adjacent to the portion of that building that is receiving the addition. As a Part V property classified with a non-contributing style, potential impacts to 32 John Street are addressed in Section 5 through the applicable policies and guidelines from the KNHCD Plan.

Unnumbered Parcel

This parcel is adjacent to the subject property's western edge. It has a wedge shape, and contains a pond, trees and grass. The parcel is not associated with a municipal address through the York Region mapping system, nor the KN HCD Plan. As such, the plan does not attribute a style to the parcel, and its potential contributions to the KNHCD are not stated. In any case, the parcel is located far from the subject property's proposed development, and any impacts are not anticipated.

4.0 SUMMARY OF PROPOSED DEVELOPMENT

The proposed development for the subject property includes an addition off the north elevation of the existing 2-storey dwelling, which will be used as a garage at grade and additional space off the master bedroom at the second storey. The project also includes landscape alterations, including a new fence and gate at the front property line to provide additional security for the property. The site plan and drawings of the proposed development are included as Appendix A, with a streetscape rendering as Appendix B and sample material board as Appendix C.

Per the guidelines provided by the KN HCD Plan (2021) for non-contributing properties, the proposed development is considered a contemporary addition (rather than a historical conversion), because the designs respect and complement the existing dwelling (see descriptions below).¹³

4.1 ADDITION

The addition is 2-storeys with a rectangular plan, rising to a gabled roof. A pent roof divides the first and second storeys on the east elevation, with a short return on the north elevation. The addition features a simple rectangular massing from grade to the soffit. Rectangular window openings are found on the west, north and east elevations of the addition, with garage doors located on the west and east elevations at grade. The gabled roof uses a twinned 8:12 slope, with an overhang of 415 mm on the front and rear walls, and 255 mm on the over the side elevation.

The addition will be of frame construction rising from a concrete slab on grade. The front (east) elevation is 4375 mm in length, with the north and west being 7010 mm and 4580 mm respectively. The addition rises to a top of roof height of 7735 mm, 670 mm shorter than the roof height of the existing dwelling. Garage door and window openings are centred or symmetrically located on their respective elevations. The front window opening uses a similar width to those on the south part of the existing dwelling, with a slightly shorter height. A shallow cross gable is located above the front second storey window, matching those found on the south portion of the existing house. Windows on the side elevation repeat the dimensions of the existing windows the addition is removing. The windows will be wood with aluminum cladding type to match existing. The walls will have a white board and batten finish, and roofs will be a standing steam metal type, both matching the existing house's materials and aesthetics.

Overall the composition of the addition reflects an adherence to the existing house's design and forms. This is in part seen in the roof shapes, height of eaves, and use of centred rectangular window and door openings. The addition's proportions retain the asymmetrical nature of the existing design. The addition is also subordinate to the

¹³ Ibid., pp. 130-131.

existing dwelling, being 670 mm shorter in height, and having a 770 mm setback from the existing cross gabled elevation. These factors make the addition compatible with and subordinate to the existing dwelling through complementary design.

4.2 FENCE & LANDSCAPE ALTERATIONS

Landscape alterations include a new fence with associated plantings, and alterations to the existing driveway.

The fence extends inside the length of the front property line, and continues near the north and south property lines for 10.29 m and 9.14 m respectively. On the south side, the fence is to be located over the southern portion of the existing stone retaining wall (see Figure 22). It is composed of posts with a smooth limestone finish separating panels of fencing defined by black metal pickets. The pickets are supported by horizontal members running between posts. The fence includes a mechanically operated gate at the driveway, flanked by posts containing the machinery. The pickets rise 3.5 feet (1065 mm) and fence posts are 4 feet (1220 mm) high. The standard posts are 1 foot (305 mm) in width, with corner posts being 3 feet (915 mm) wide. Those flanking the driveway contain the machinery to operate the gates and are 5 feet (1525 mm) wide. All posts are 1 foot (305 mm) deep.

The fence employs contemporary materials and technology in a design that references the scale, character and visual permeability of precedents in the KNHCD that have been used historically to demarcate public and private realms (Figure 24).^{14,15} In particular, the use of regularly spaced pickets with a defined horizontal support bar alludes to the design and function of traditional wood picket fencing (Figure 25), while the use of black painted metal references the aesthetics of wrought iron types. The black colour lowers the visual impact of the landscape feature.

The new fence will necessitate removal of an existing garden area with shrubs and decorative trees near the northeast corner of the property, and a stone retaining wall along the south property line. However the proposed development also includes provision of new shrubs and additional plantings along the John Street portion of the fence. The proposal also includes enlargement of the current driveway by 36.06 m² near the northeast corner of the property.

14 “Kleinburg-Nashville Heritage Conservation District Plan Update Part 1 - The Study,” pp. 124 & 136.

15 “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan,” pp. 38 & 89.

5.0 IMPACT ANALYSIS AND HCD PLAN COMPLIANCE

This section provides a summary of the potential impacts of the proposed development, followed by an assessment of its compliance with the relevant objectives, policies and guidelines from the KNHCD Plan.

The KN HCD Plan classifies 22 John Street with the style of Post-War Suburban style, which is defined accordingly:

Buildings grouped in the Suburban style have a non-descript style but share the common element of a single detached house with extensive front yard lawns and large driveways to serve the garages. This category represents production-type or builder houses based on standard single detached models.¹⁶

As Post-War Suburban is categorized as a non-historic and non-contributing style, the building is not considered to contribute to the HCD’s design or physical, historical or associative, or contextual values.¹⁷ This classification also serves to identify which policies and guidelines are relevant to address within this CHIA.

5.1 IMPACT ASSESSMENT

These impacts provided by the Vaughan CHIA Terms of Reference are presented in the table below, along with a corresponding assessment of the degree of impact and a rationale.

Impact Type	Assessment
Destruction of any, or part of any, significant heritage attributes or features;	No impacts - the subject property is classified as the non-historic and non-contributing style of Post-War Suburban. The proposed development will not have any impacts on elements of the property that correspond to specific heritage attributes identified in the district’s Statement of Significance (mature trees, variety of setbacks, and low-density scale and massing). Additionally, the proposed development will not necessitate removal or injury of mature trees on adjacent properties within the KNHCD. As such, no significant heritage attributes or features will be destroyed by the proposed development.

¹⁶ Ibid., p. 35.

¹⁷ “Kleinburg-Nashville Heritage Conservation District Plan Update Part 1 - The Study, Appendix A,” p. 3.

Impact Type	Assessment
Removal of natural heritage features, including trees;	No impacts - no mature trees or other significant natural heritage features are being removed on the subject property, or on adjacent properties within the KNHCD.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	No impacts - the proposed development is compliant with the KNHCD Plan’s (2021) guidelines for Alteration & Additions to Non-Contributing Properties (HCD Plan p.36) (see Section 5.2.3).
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;	No impacts - no heritage attributes have been identified on the subject property or adjacent properties that would be in any way impacted by potential shadows related to the proposed development.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No impacts - no relationships between heritage attributes and their surrounding contexts have been identified that would be impacted by the proposed development.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	No impacts - no significant views or vistas related to the subject property are identified in the KNHCD Plan (2021).
A change in land use where the change in use negates the subject property’s cultural heritage value, and	No impacts - the proposed development will not result in a change in land use.
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	No impacts - no cultural heritage resources have been identified that would be affected by any potential land disturbances related to the proposed development.

5.2 HCD COMPLIANCE

The following objectives, policies and guidelines apply to the proposal at the subject property.

5.2.1 HCD OBJECTIVES

The KNHCD Plan (2021) outlines five objectives.¹⁸ The objectives are listed below, alongside the assessed compliance of the proposed development.

Objective	Assessment
1. Preserve, protect, maintain and restore the unique character of the villages of Kleinburg and Nashville; (HCD Plan p.19)	Objective Met - The proposed development preserves the unique character of the villages of Kleinburg and Nashville through compliance with the relevant policies and guidelines related to the proposed development. See Sections 5.2.2 through 5.2.5 for details.
2. Conserve properties which contribute to the heritage character of the HCD; (HCD Plan p.19)	N/A - 22 John Street is listed as a property with the non-contributing style of Post-War Suburban, and as such is not considered to contribute to the district’s cultural heritage value or interest.
3. Manage designs for new development to ensure appropriate contribution to the heritage character; (HCD Plan p. 20)	N/A - The proposed development comprises an addition to an existing dwelling and landscape alterations, and is not considered a new development per the KN HCD Plan’s policies. ¹⁹
4. Maintain Kleinburg-Nashville as local communities as well as a destination for visitors (HCD Plan p. 20)	Objective Met - The proposed development maintains existing use of the property, and is compliant with the relevant policies and guidelines of the KN HCD Plan (2021).
5. Align with the community’s long term vision; (HCD Plan p.20)	Objective Met - The proposed development is compliant with the relevant policies and guidelines of the KN HCD Plan (2021), which has aligned itself with the defined vision for the community.

¹⁸ See Section 2.1, “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan.”

¹⁹ “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 2 - The Plan,” p. 37.

5.2.2 POLICIES FOR EXISTING NON-CONTRIBUTING PROPERTIES

The KNHCD Plan (2021) provides specific policies for properties classified as non-contributing within the HCD.²⁰ The specific policies relevant to this CHIA, and their assessed compliance are listed below

Policy	Compliance
2.4.2 Alteration & Additions to Non-Contributing Properties (HCD Plan p.36)	Compliant - The proposed development is compliant with the KN HCD Plan’s relevant design guidelines for non-contributing properties, ensuring that the changes will not detract from the district’s or adjacent properties’ heritage character. Compliance with these guidelines also demonstrates that the design is sympathetic in nature and materials without recreating heritage styles. This CHIA demonstrates these findings and confirms there will be no adverse impacts to heritage values or attributes.

5.2.3 GUIDELINES FOR EXISTING NON-CONTRIBUTING PROPERTIES

The KNHCD Plan (2021) provides specific guidelines for properties classified as non-contributing within the HCD.²¹ The specific guidelines relevant to this CHIA, and their assessed compliance are listed below. Guideline 4.3.1.2 explicitly notes that guidelines in Section 4.2.4 for additions to heritage buildings apply, with respect to siting, scale and locations of additions.

Guideline	Compliance
4.3.1.2 Contemporary Addition - General Guidelines for the Contemporary Addition Approach (HCD Plan p.131)	Compliant - As described in Section 4.1 (Summary of Proposed Development), the addition reflects the existing house’s design and forms, and is subordinate to the earlier structure. As such it is considered to respect, and be consistent with the original design of the building.

²⁰ See Section 2.4, “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan.”

²¹ See Section 4.3, “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan.”

Guideline	Compliance
4.3.1.2 Contemporary Addition - Windows (HCD Plan p.132)	<p>Compliant - The window materials of wood with aluminum exterior cladding are acceptable. As described in Section 4.1, the addition’s windows complement those of the existing building in the following ways:</p> <ul style="list-style-type: none"> ● they use the same rectangular shapes, reflecting the design approach found on the existing; ● they employ similar, if not identical sizes of openings; and, ● they use the same materials.
4.3.1.2 Contemporary Addition - Roof Materials and Features (HCD Plan p.132)	<p>Compliant - The addition uses a contemporary standing-seam metal roof. This is appropriate to the property’s identified Post-War Suburban style, which lacks strict material or stylistic standards.</p>
4.3.1.2 Contemporary Addition - Wall Materials (HCD Plan p.133)	<p>Compliant - The addition uses a modern composite cladding, with an accurate board and batten configuration supported by wood grain texture and historically accurate dimensions (see Appendix C). The material matches the existing building’s cladding and design. The aesthetic also complements the HCD’s character, as board and batten siding is identified as an important heritage feature of the HCD when found on historic buildings.²²</p>
4.3.1.2 Contemporary Addition - Exterior Details (HCD Plan p.133)	<p>Compliant - As described in Section 4.1, architectural and decorative features associated with addition are in keeping with the existing design of the house. The colour palette of white walls with black accents matches and is complementary to that of the existing dwelling. Soffits and fascia are aluminum, an appropriate material.</p>
4.3.1.2 Contemporary Addition - Foundations (HCD Plan p.133)	<p>Compliant - The addition provides similar foundation treatments as found on the existing dwelling - concrete foundations with a combination of exposed and clad finishes.</p>
4.2.4.2 New Additions To Heritage Buildings - Site Planning (HCD Plan p. 115)	<p>Compliant - Being located on the side of the existing building, the addition is set back by 770 mm from the adjacent building mass.</p>

²² “Kleinburg-Nashville Heritage Conservation District Plan Update. Part 2 - The Plan,” p. 70.

Guideline	Compliance
4.2.4.2 New Additions To Heritage Buildings - Scale and Massing (HCD Plan p. 117)	Compliant - The addition has an appropriately subordinate scale to the existing building, being 670 mm shorter, and having a shorter front elevation than both elements of the existing building mass (see Appendix A - Drawing A300). The addition also supports the configuration of the original massing, in retaining the asymmetrical nature of the overall composition.

5.2.4 URBAN DESIGN GUIDELINES

The KNHCD Plan (2021) provides specific urban design guidelines within the HCD.²³ The specific policies relevant to this CHIA, and their assessed compliance are listed below:

Guideline	Compliance
4.5.3.2 Street Wall - Residential Streets (HCD Plan p.174)	Compliant - The addition’s siting represents a consistent but not identical setback to the adjacent mass of the existing dwelling, and the dwelling at 32 John Street.
4.5.3.3 Street Wall Height and Scale - Residential Village (HCD Plan p.176)	Compliant - The addition’s height does not exceed the maximum heights described in the zoning by-law, and being shorter than the existing building height is considered sympathetic to the neighbouring property.
4.5.6.1 Private Realm Design Guidelines - Private Trees (HCD Plan p.183)	Compliant - The project will not involve removal of any mature trees. New landscape plantings are indicated on the site plan and fence elevations (Appendix A).
4.5.6.3 Private Realm Design Guidelines - Fencing and Hedges (HCD Plan p.184)	Compliant - The current property does not have any fencing in the front yard. The proposed fence will be fairly low, having a picket height of 3.5 feet (1065 mm). Shrubs planted on the street-facing side of the fence will provide a soft edge that aesthetically integrates the new feature into the landscape (see plantings as shown on site plan and fence elevations in Appendix A). As described in Section 4.2, the design of the fence is contemporary, but references the scale, character and visual permeability of front-yard precedents in the KNHCD that have been used historically to demarcate public and private realms.

²³ See Section 4.5, “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan.”

5.2.5 LANDSCAPE DESIGN GUIDELINES

The KNHCD Plan (2021) provides specific urban design guidelines within the HCD.²⁴ The specific policies relevant to this CHIA, and their assessed compliance are listed below:

Guideline	Compliance
4.6.1 Landscape Design Guidelines - Invasive Species (HCD Plan p.185)	Compliant - As indicated on site plan and fence elevations (Appendix A), new plantings will be of Green Gem Boxwood (<i>Boxus Mic. Var. Insulatrix</i>) and Masja Hydragena (<i>Hydragena Macrophylla</i>). Neither are included on the list of invasive species prohibited in the HCD.
4.6.2 Landscape Design Guidelines - Residential Lawns (HCD Plan p.185)	Compliant - Manicured lawn area will not be increased as a result of the landscape alterations.

5.3 SUMMARY

The preceding analyses find that the proposed development will have no impacts on the cultural heritage value of the property, adjacent properties, or HCD; and that it is compliant with the objectives, policies and guidelines provided by the KNHCD Plan. The proposed development is therefore found to have no impacts to cultural heritage value, and be compliant with the KNHCD Plan.

The preparation of this CHIA supports the applicable Vaughan OP policies 3.7.5.6 and 3.7.7. Per the findings of this report, the proposed development supports the Vaughan OP policies in Section 3.7.9 pertaining to Heritage Conservation Districts.

²⁴ See Section 4.6, “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan.”

6.0 MITIGATION, ALTERNATIVES & CONSERVATION METHODS

6.1 MITIGATION

As the proposed development at 22 John Street is found to have no impacts to cultural heritage value and compliant with the KNHCD Plan, mitigation measures are not required.

6.2 ALTERNATIVES

As the proposed development at 22 John Street is found to have no impacts to cultural heritage value and compliant with the KNHCD Plan, alternative options are not necessary.

6.3 CONSERVATION METHODS

Since 22 John Street lacks any significant heritage features, conservation methods are not recommended as part of this CHIA. Conservation of the HCD's heritage values is supported through adherence to the objectives, policies and guidelines provided in the KNHCD Plan (see Section 5.2 above)

7.0 FIGURES

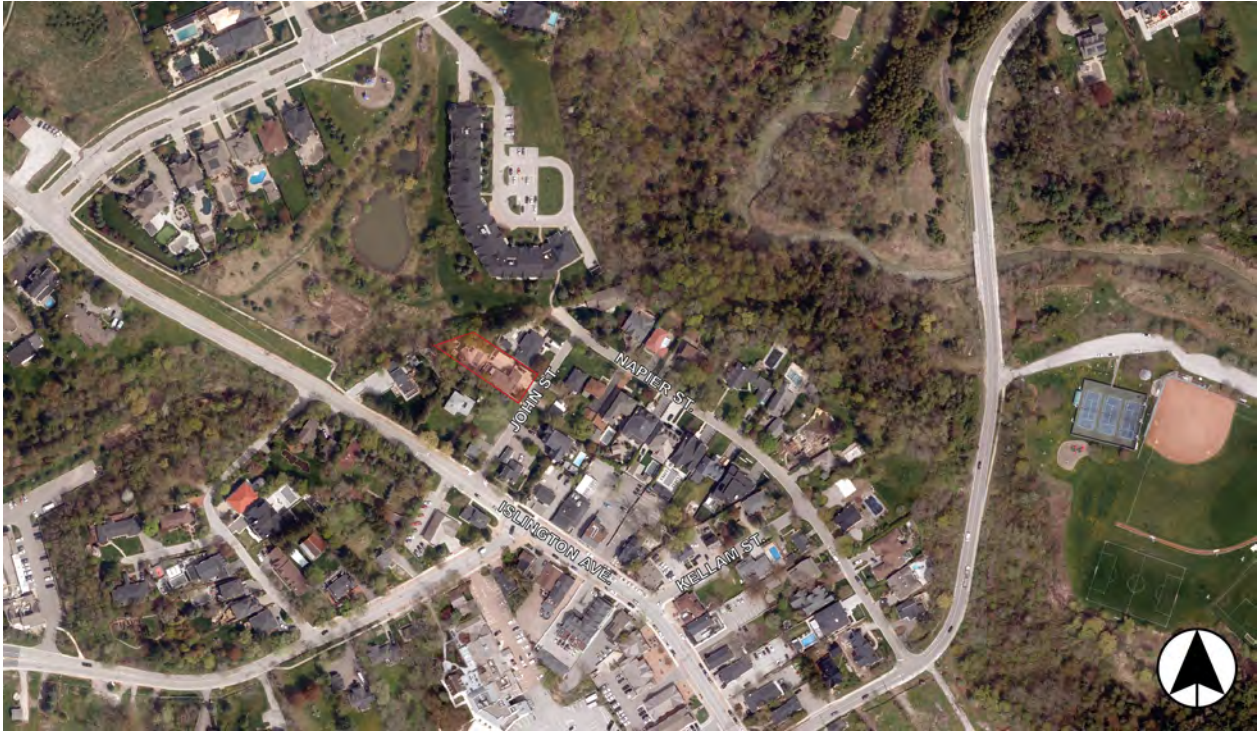


Figure 1: Aerial photograph from 2024 showing the subject property (red outline) and its broader context in the Village of Kleinburg (York Region, CBCollective 2025).



Figure 2: Aerial photograph from 2024 showing the subject property (red outline) at 22 John Street (York Region, CBCollective 2025).



Figure 3: Looking south on John Street from Napier Street (CBCollective 2025).



Figure 4: Looking north on John Street from Islington Avenue (CBCollective 2025).



Figure 5: The dwelling at 15 John Street fronts onto that street (CBCollective 2025).



Figure 6: 96 John Street is corner lot, with the dwelling oriented with a John Street frontage (CBCollective 2025).



Figure 7: View north west to the subject property, with the side yard condition visible to the left at the rear of 10545 Islington Avenue (CBCollective 2025).



Figure 8: View southwest of Jonh Street from Napier Street (CBCollective 2025).



Figure 9: Pedestrian access to the Treelawn Boulevard residential complex can be made from Napier Street's west terminus (CBCollective 2025).



Figure 10: Southeast view of the subject property's front yard condition, showing grassed lawn, vegetation, and stone retaining wall beyond the paved driveway and front walkway (CBCollective 2025).



Figure 11: Northeast view of the subject property's front yard condition, showing paved area with vegetation and grassed lawn beyond (CBCollective 2025).



Figure 12: West view of the subject property's front yard, showing the prominent mature maple tree (CBCollective 2025).



Figure 13: View of the existing dwelling's principal east elevation showing gabled roof (CBCollective 2025).



Figure 14: Southeast view of the east elevation showing the hipped roof section left of the gable (CBCollective 2025).



Figure 15: Southeast view showing the two massing that comprise the existing dwelling's front elevation (CBCollective 2025).



Figure 16: View east to the gabled massing's rear elevation, showing similar compositional elements, materials and details and the front elevation (CBCollective 2025).



Figure 17: South view of the existing dwelling's rear, showing similar compositional elements, materials and details and the front elevation (CBCollective 2025).



Figure 18: Southeast view showing the north elevation of the gabled massing on the left (CBCollective 2025).



Figure 19: Aerial photograph annotated to highlight the five adjacent parcels located within the Kleinburg-Nashville HCD. Those coloured yellow are classified as having contributing styles, while those coloured blue are not. The subject property is outlined in red (York Region, CBCollective 2025).



Figure 20: Northwest view showing the large gap between the brick dwelling at 10555 Islington Avenue (left) and the subject property (right). The addition to the existing dwelling will be north of the portion of the dwelling seen at far right (CBCollective 2025).



Figure 21: Northwest view showing the dwelling at 10545 Islington Avenue, oriented toward Islington Avenue at its intersection with John Street. Note the large distance between the dwelling and the subject property's existing dwelling, identified as the standing seam roof in the background (CBCollective 2025).



Figure 22: West view showing the boundary condition between the subject property on the right and 10545 Islington Avenue on the left (CBCollective 2025).



Figure 23: View of the property at 32 John Street showing the principal elevation and front yard condition. Aspects of the subject property are seen in the background (CBCollective 2025).

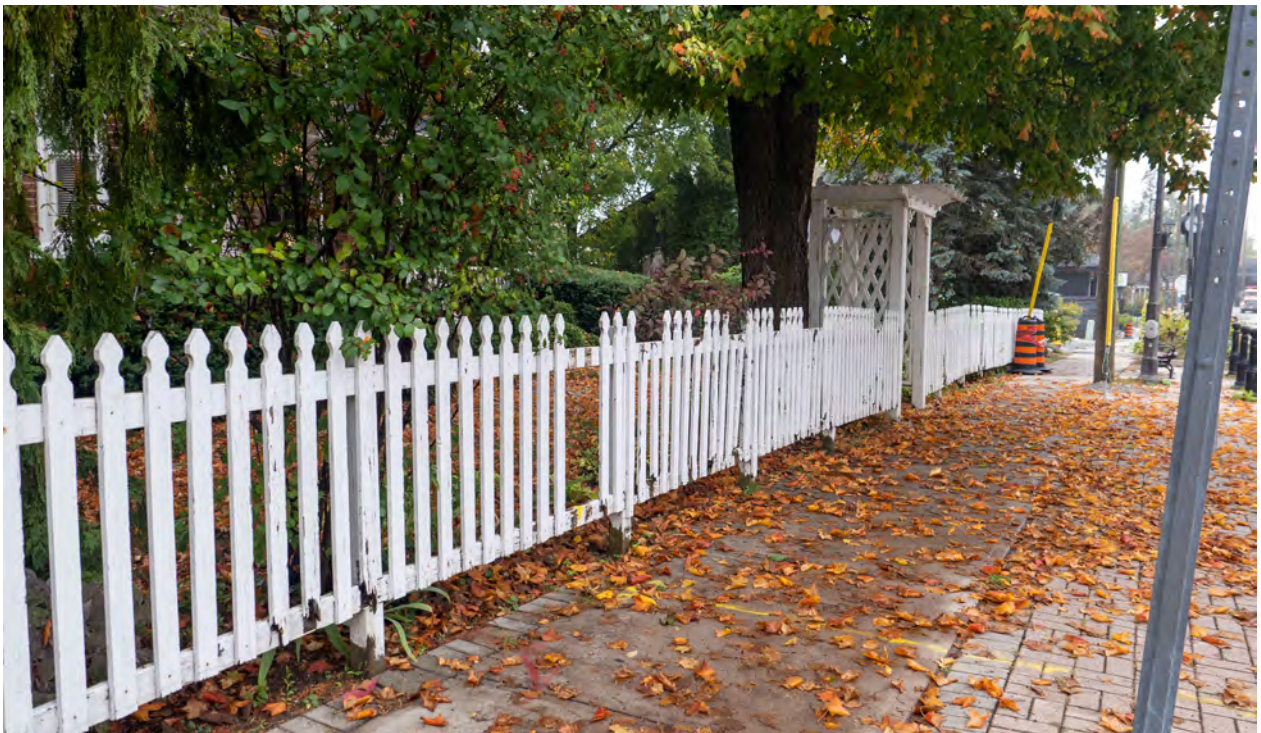


Figure 24: View of the white picket fence at 10535 Islington Avenue, facing Islington Avenue at the intersection with John Street. Picket size, spacing, height, and extension above horizontal elements are referenced in the design of the proposed fencing (CBCollective 2025).

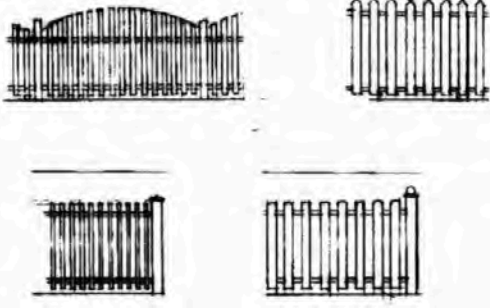


Image 36. Panel between posts

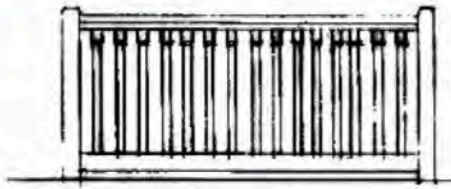


Image 37. A wood fence, built as a railing, with turned spindles. More expensive, and less common.

Figure 25: Examples of wood picket fences types as illustrated in the KNHCD Plan (*Kleinburg-Nashville HCD Plan*).

8.0 BIBLIOGRAPHY

Vaughan. “City of Vaughan Official Plan 2025 Final Draft January 2025.”

Vaughan. “Kleinburg-Nashville Heritage Conservation District Plan Update Part 1 - The Study September 2021.”

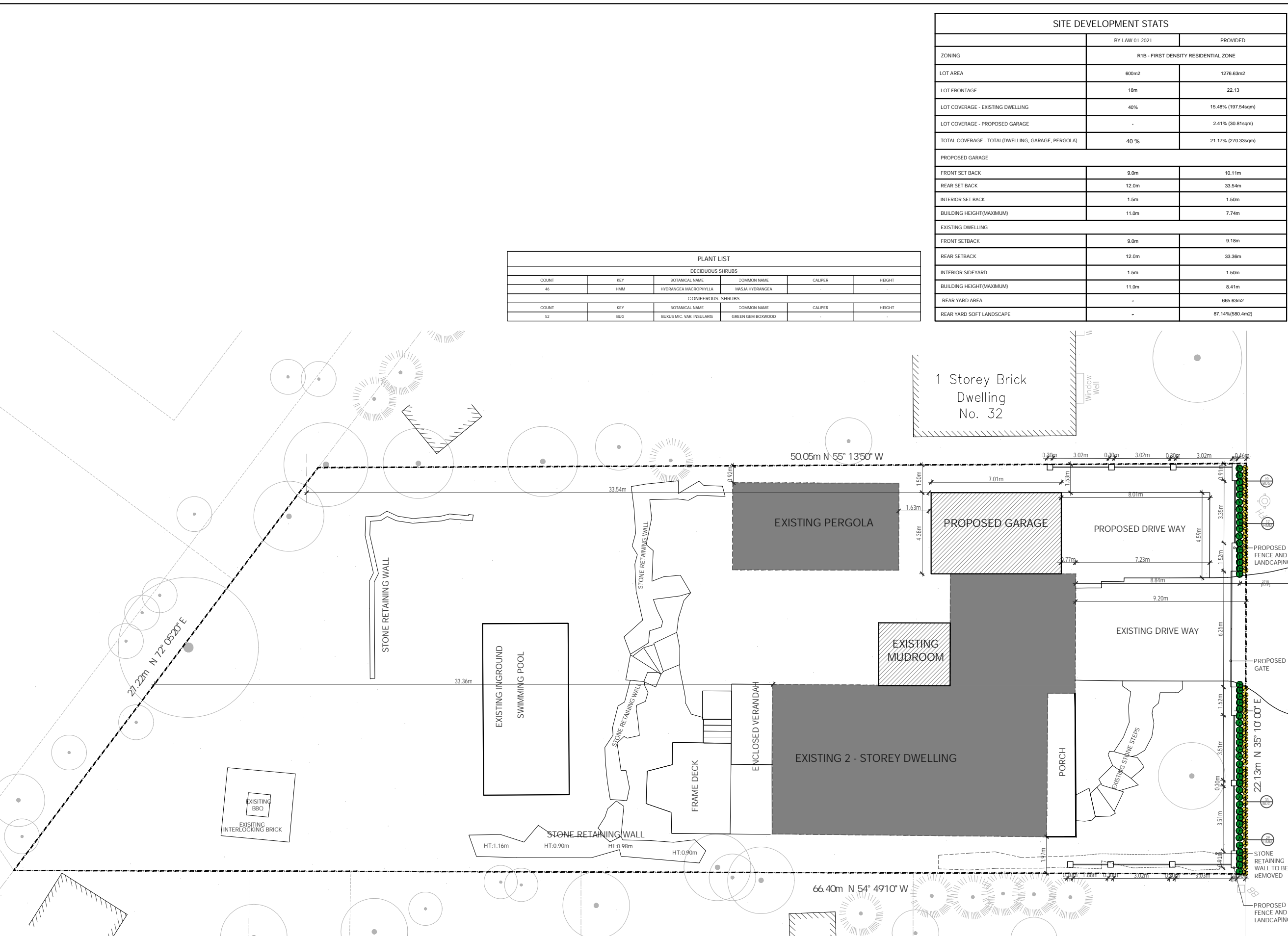
Vaughan. “Kleinburg-Nashville Heritage Conservation District Plan Update Part 2 - The Plan September 2021.”

Vaughan. “Kleinburg-Nashville Heritage Conservation District Plan Update Part 3 - The Inventory September 2021.”

York Region. YorkMaps: Discover York. <https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a9>

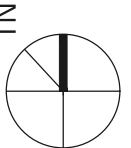
APPENDIX A: SITE PLANS & DRAWINGS

**FAUSTO CORTESE ARCHITECTS
(20 OCTOBER 2025; 7 NOVEMBER 2025)**



SITE DEVELOPMENT STATS		
	BY-LAW 01-2021	PROVIDED
ZONING	R1B - FIRST DENSITY RESIDENTIAL ZONE	
LOT AREA	600m ²	1276.63m ²
LOT FRONTAGE	18m	22.13
LOT COVERAGE - EXISTING DWELLING	40%	15.48% (197.54sqm)
LOT COVERAGE - PROPOSED GARAGE	-	2.41% (30.81sqm)
TOTAL COVERAGE - TOTAL(DWELLING, GARAGE, PERGOLA)	40 %	21.17% (270.33sqm)
PROPOSED GARAGE		
FRONT SET BACK	9.0m	10.11m
REAR SET BACK	12.0m	33.54m
INTERIOR SET BACK	1.5m	1.50m
BUILDING HEIGHT(MAXIMUM)	11.0m	7.74m
EXISTING DWELLING		
FRONT SETBACK	9.0m	9.18m
REAR SETBACK	12.0m	33.36m
INTERIOR SIDEYARD	1.5m	1.50m
BUILDING HEIGHT(MAXIMUM)	11.0m	8.41m
REAR YARD AREA	-	665.63m ²
REAR YARD SOFT LANDSCAPE	-	87.14%(580.4m ²)

PLANT LIST					
DECIDUOUS SHRUBS					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
45	HMM	HYDRANGEA MACROPHYLLA	MASJA HYDRANGEA		
CONIFEROUS SHRUBS					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
52	BUG	BUXUS MIC. VAR. INSULARIS	GREEN GEM BOXWOOD		



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-10-20
REVISIONS		

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

FCA

FAUSTO CORTESE ARCHITECTS

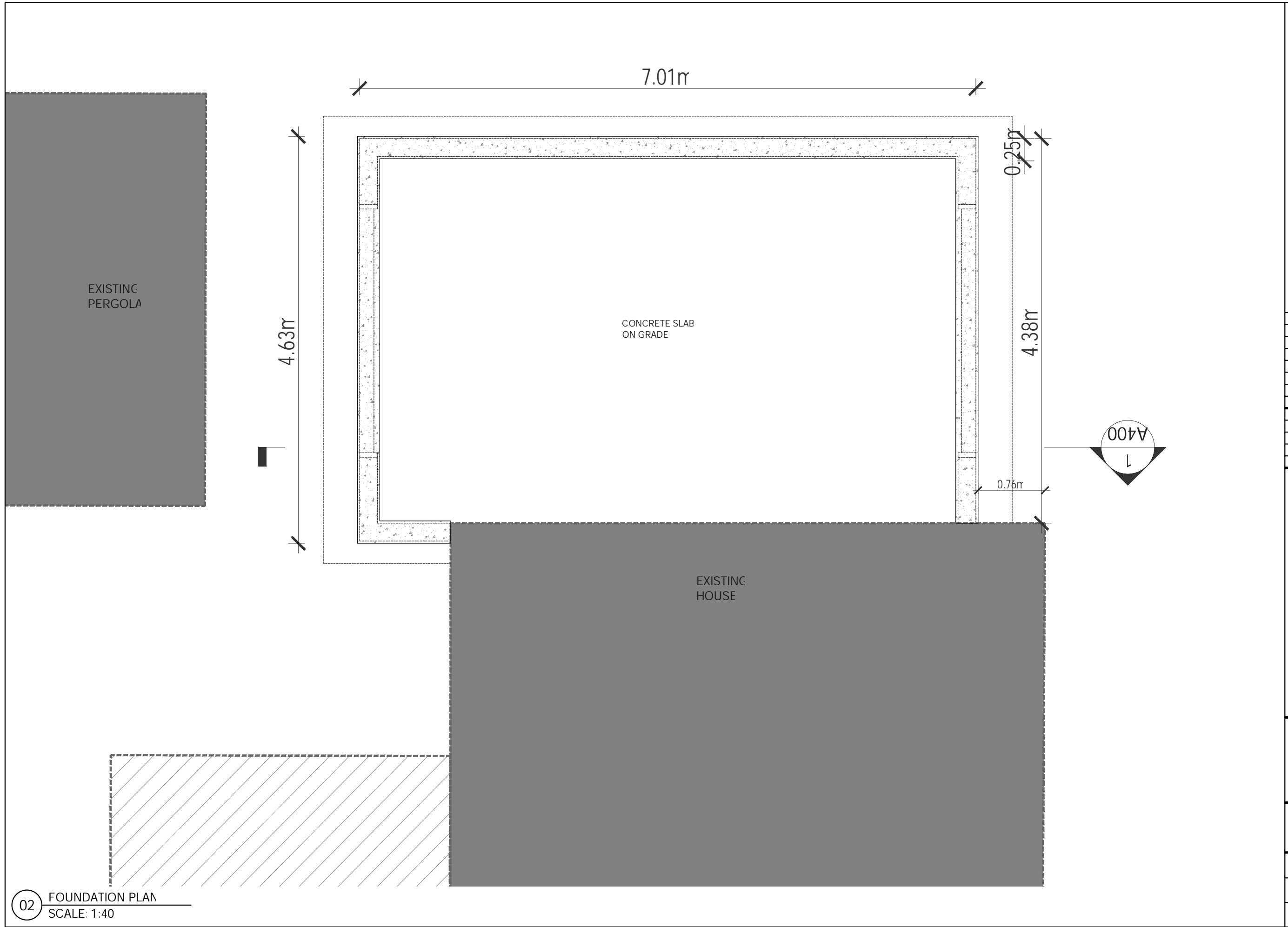
3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 416-806-7000
 FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
 ON
 22 JOHN STREET
 VAUGHAN ONTARIO

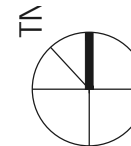
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PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A100
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

01 SITE PLAN
 SCALE: 1:200

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)



02 FOUNDATION PLAN
SCALE: 1:40



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BIC
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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ARCHITECTS

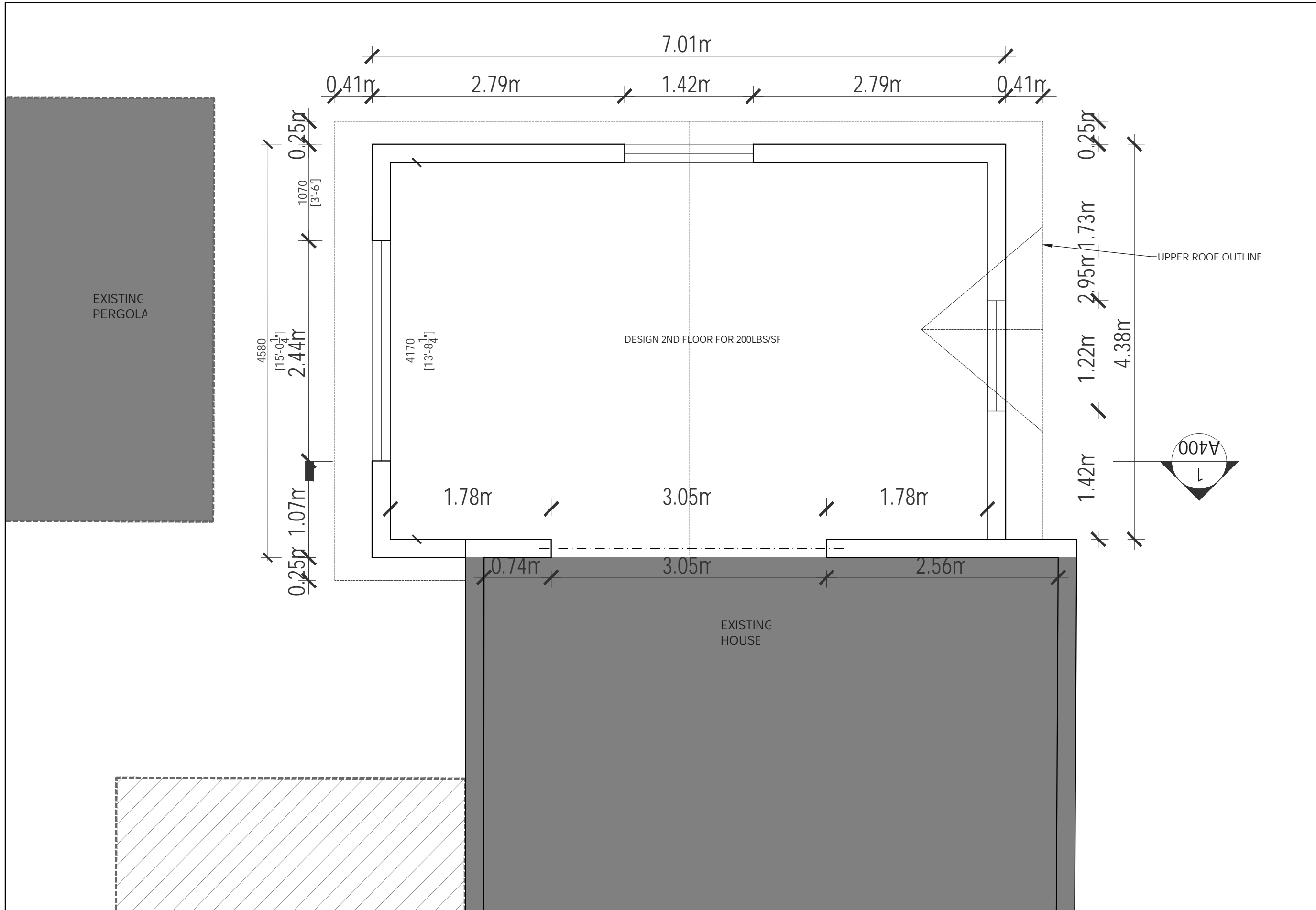
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
OR
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: FOUNDATION PLAN

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A200
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWGREFS
PLOT SCALE: 1=



04 2ND FLOOR PLAN
SCALE: 1:40

North Arrow

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION

ISSUED FOR BIC

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

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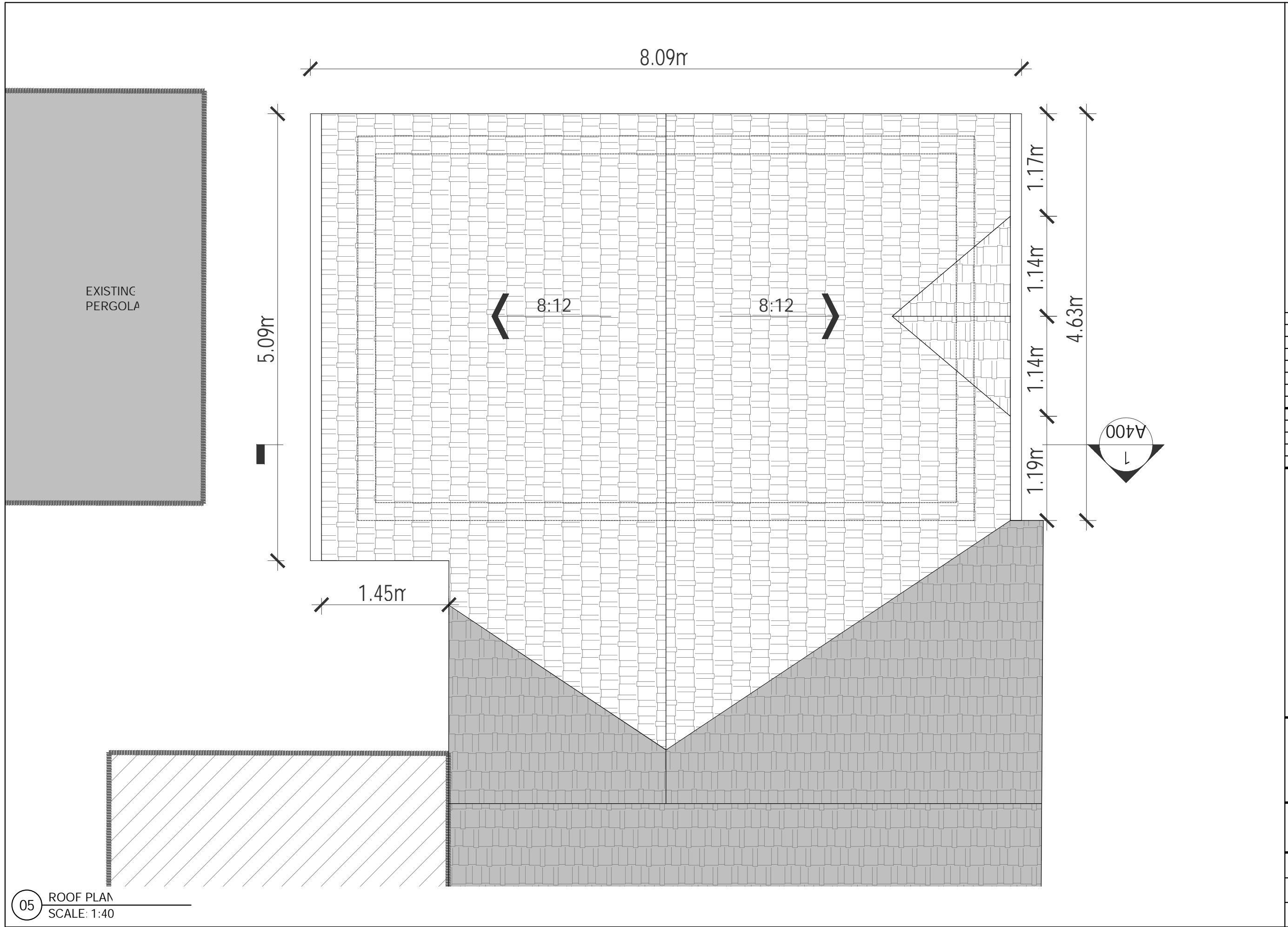
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OR
22 JOHN STREET
VAUGHAN, ONTARIO

DRAWING: 2ND FLOOR PLAN

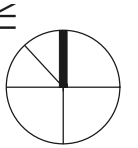
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SCALE: AS NOTED	DRAWING No: A202
DRAWN BY: S.A.	REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG.REFS
PLOT SCALE: 1"



05 ROOF PLAN
SCALE: 1:40



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
 ISSUED FOR BIC
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
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DRAWING: PROPOSED GARAGE
 OR
 22 JOHN STREET
 VAUGHAN
 ONTARIO

DRAWING: ROOF PLAN

PLOTTED: N/A
 DATE: 07/11/2025
 PROJECT No: 2025-17

SCALE: AS NOTED
 DRAWING No: A203
 DRAWN BY: S.A.
 REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)
 PLOT SCALE: 1=



06 FRONT ELEVATION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
 ISSUED FOR BIC
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

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 FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
 OR
 22 JOHN STREET
 VAUGHAN
 ONTARIO

DRAWING: FRONT ELEVATION

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A300
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DRAWN BY: S.A.	REVIEWED BY: F.C.

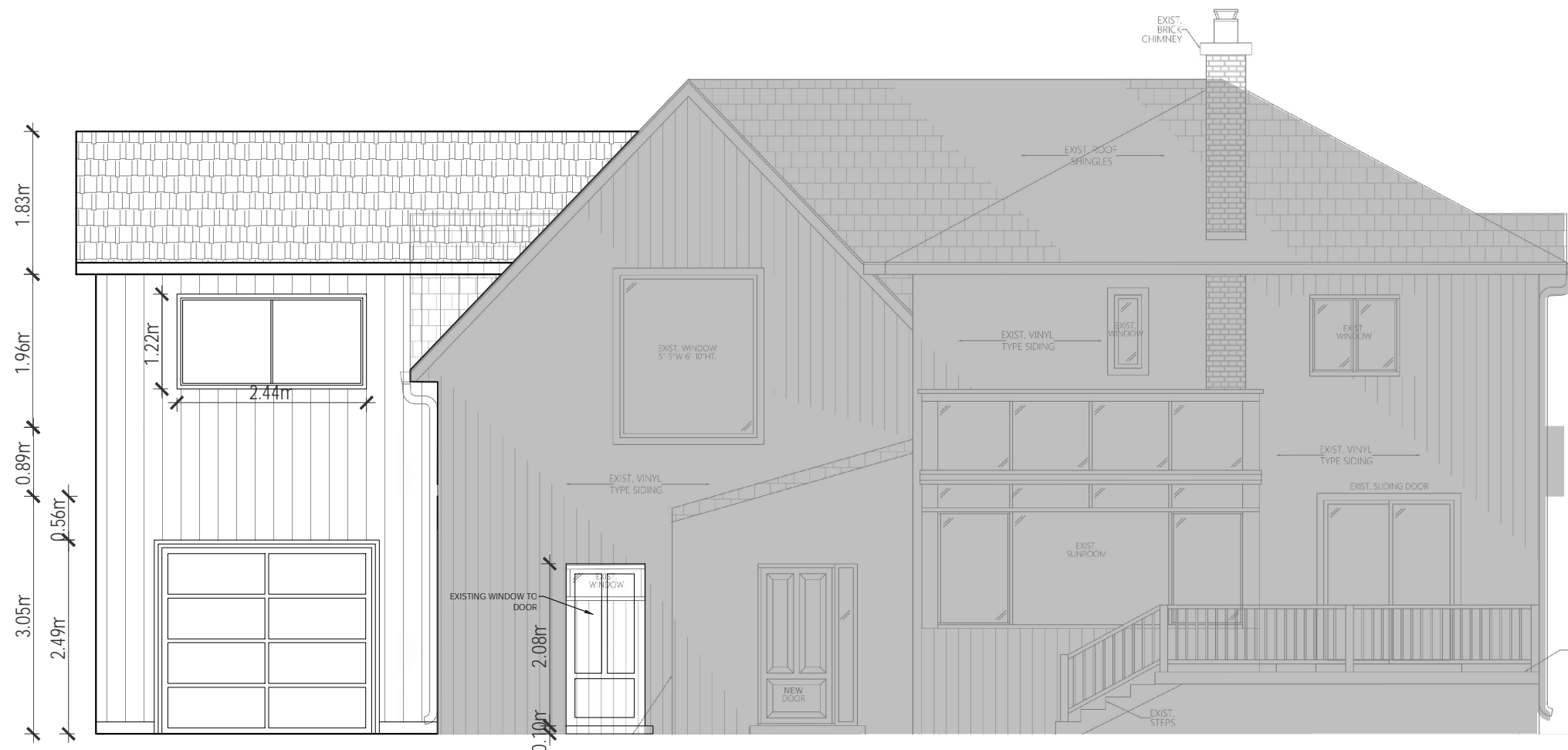
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 PLOT SCALE: 1=

7735 mm TOP OF ROOF

5900 mm U/S OF SOFFIT

3050 mm U/S OF SOFFIT

0 mm ESTABLISHED GRADE



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

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 FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
 ON
 22 JOHN STREET
 VAUGHAN
 ONTARIO

DRAWING: BACK ELEVATION

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A302
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

08 BACK ELEVATION
 SCALE: 1:75

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG/REFS
 PLOT SCALE: 1"



09 FRONT GATE ELEVATION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BIC
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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DRAWING: PROPOSED GARAGE
OR
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: FRONT GATE ELEVATION 1

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A303
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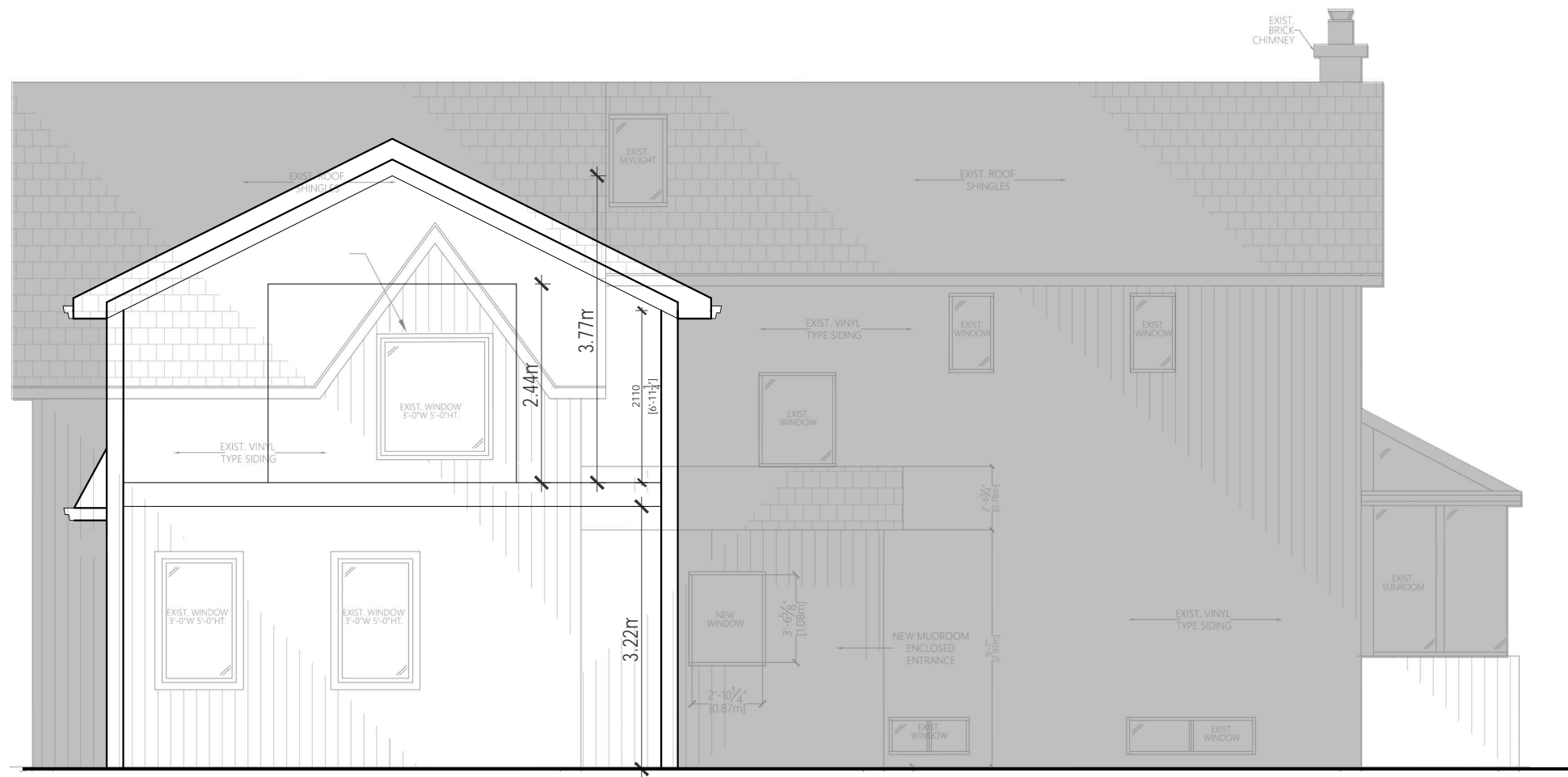
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PLOT SCALE: 1"

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5900 mm U/S OF SOFIT

3050 mm U/S OF SOFFIT

0 mm ESTABLISHED GRADE



SIDE SECTION

09 SECTION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BIC
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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DRAWING: PROPOSED GARAGE
OR
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: SECTION

PLOTTED: N/A
DATE: 07/11/2025
PROJECT No: 2025-17

SCALE: AS NOTED
DRAWING No: A400
DRAWN BY: S.A.
REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)
PLOT SCALE: 1"

APPENDIX B: STREETSCAPE RENDERING

FAUSTO CORTESE ARCHITECTS



22 John Street

APPENDIX C: MATERIAL BOARD

FAUSTO CORTESE ARCHITECTS



BOARD & BATTEN

MATERIAL: COMPOSITE
MANUFACTURER: ALIGN COMPOSITE CLADDING
STYLE: 12" B&B
COLOUR: WHITE



WINDOWS

FRAME MATERIAL: WOOD WINDOWS WITH
ALUMINUM CLADDING
COLOUR: BLACK



FENCE PIERS AND POSTS

MATERIAL: LIMESTONE CONCRETE
COLOUR: WHITE



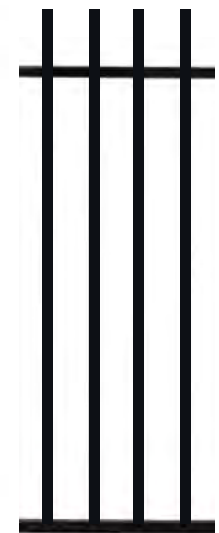
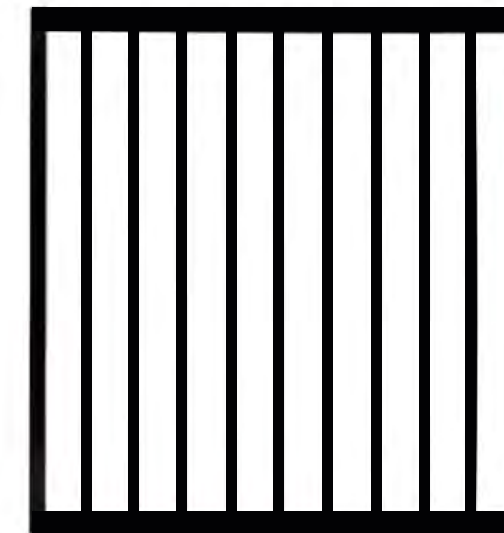
METAL ROOFING

STYLE: STANDING SEAM METAL ROOF
COLOUR: BLACK



SOFFIT & FASCIA

MATERIAL: ALUMINUM, VENTED SOFFIT
COLOUR: BLACK



GATE & FENCE PICKETS

MATERIAL: METAL
COLOUR: BLACK

APPENDIX D: CONSULTANT QUALIFICATIONS

DAVID DEO

B.A., Dipl. Heritage Conservation,
CAHP (Historian)

Partner, Common Bond Collective

EDUCATION

- 2015 Diploma Heritage Conservation, Willowbank School for Restoration Arts
- 2012 Bachelor of Arts, (History), Concordia University

WORK EXPERIENCE

- Common Bond Collective, Partner (October 2017 - present)
- Taylor Hazell Architects, Heritage Specialist (October 2015 - August 2017)
- Freelance Heritage Consultant, Niagara Falls (March 2015 - August 2015)
- McMichael Canadian Art Collection, Project Assistant to the CEO (October 2014 - March 2015)
- Vitreous Glassworks, Stained Glass Conservator, Assistant (February 2014 - June 2014)

As a graduate of Willowbank, Cultural Landscape theory was the foundation of his education and remains central to his thinking as a professional. With over a decade of experience as a heritage specialist, his work involves all aspects of the heritage planning process. He is well-versed in diverse traditional architecture and building materials and has extensive experience documenting, assessing and evaluation sites. He has worked with rural and urban sites of local and international significance, in addition to numerous National Historic Sites. David has returned to Willowbank as a lecturer, teaching about approaches to cultural landscapes.

PROFESSIONAL EXPERIENCE

COMMON BOND COLLECTIVE, PARTNER

Select Heritage Planning and Conservation projects:

- Homewood Museum Condition Assessment (Maitland), Michael Scott Architect/Ontario Heritage Trust, 2025.
- *46 Centre Street Documentation Package* (Thornhill), Michael Scott Architect, 2025
- *Wychwood Park Cultural Heritage Values Report and Property Evaluation* (Toronto), Wychwood Park Trustees, 2025.
- *West Annex Background Study on Apartment Buildings* (Toronto), Annex Residents' Association/City of Toronto, 2025.
- *Sheppard's Bush Condition Assessment* (Aurora), Michael Scott Architect/Ontario Heritage Trust, 2024.
- *Toronto Island Park Master Plan (Toronto)*, DTAH/City of Toronto, 2024.
- *Gothic Cottage Conservation Plan* (Thornhill), Private Client, in process.
- *Heritage Impact Assessment Peer Review* (Oakville), Town of Oakville, 2023.
- *361 University Avenue Courthouse Heritage Impact Assessment* (Toronto), Cumulus Architects/Infrastructure Ontario, 2023.
- *Student Centre Heritage Impact Assessment* (Waterloo), John MacDonald Architect/Wilfred Laurier University, 2023.
- *3 Cultural Heritage Impact Assessments* (London), City of London, 2023.
- *Heritage Impact Assessments for Residential Alterations* (Richmond Hill), Private Client, 2023.
- *Condition Assessment and Heritage Grant Application* (Toronto), Private Client, 2023.
- *Heritage Impact Assessments for Residential Infill* (Vaughan), Private Client, 2023.
- *Ontario Place Strategic Conservation Plan* (Toronto), Stevens Burgess Architects/Infrastructure Ontario, 2023.
- *Cultural Heritage Evaluation Report* (Waterloo), City of Waterloo, 2022.
- *Sir George-Étienne Cartier Park Cultural Landscape Study* (Ottawa), National Capital Commission, 2022.

PROFESSIONAL DEVELOPMENT

- Lectured at Willowbank School For Restoration Arts on approaches to cultural landscapes, 2017, 2018 & 2022
- Chair, Willowbank Curriculum Advisory Committee, 2019-2025
- Prince's Foundation for Building Community Summer School, 2017

WRITINGS

- *Kensington Market: A Place Apart*, The Site Magazine, 2017

PANEL DISCUSSIONS

- Moderator, *Views on a Room: Symposium & Charette*, Willowbank School, 2016

- *Bloor-Sterling Cultural Heritage Resource Assessment* (Toronto), Heritage Preservation Services, City of Toronto, 2021.
- *Mount Dennis Historic Context Statement and Heritage Screening* (Toronto), Perkins+Will/City of Toronto, 2021.
- *William Baker Park Historic Research Report* (Toronto), Canada Lands Company, 2021.
- *Heritage Impact Assessment for Historic Building Relocation* (Milton), AREA Architects, 2020.
- *Heritage Research for Historic Schoolhouse Relocation* (Brampton), AREA Architects, 2020.
- *Heritage Impact Assessment for Residential Redevelopment* (Picton), SvN/Private Client, 2020.
- *Oakville Harbour Cultural Heritage Evaluation and Conservation Plan (Oakville)*, Town of Oakville, 2020 **CAHP Award of Merit for Heritage Planning.
- *Bowmanville East Urban Centre Secondary Plan Update* (Bowmanville), SvN/Municipality of Clarington, Phase 1 2019, Phase 2 in process.
- *Peer Review of HIA for former Goodyear Lands Redevelopment* (Bowmanville), SvN/Municipality of Clarington, 2020.
- *Heritage Impact Assessment for Residential Infill* (Stouffville), Private Client, 2020.
- *Cultural Heritage Evaluation for Apartment Building on Isabella Street* (Toronto), SvN/Private Client, 2020.
- *46 Centre Street Heritage Impact Assessment & Conservation Plan* (Thornhill), Phaedrus Designs, 2020.
- *Crescent School Heritage Impact Assessment* (Toronto), Perkins+Will/Crescent School, 2019.
- *Cultural Heritage Landscape Impact Assessment for Residential Infill* (Mississauga), Private Client, 2018.
- *61-69 Niagara Street Cultural Heritage Evaluation* (Toronto) Private Client, 2018.
- *Heritage Impact Assessment for Residential Infill* (Mississauga) Private Client, 2018.
- *Western Fair District Cultural Heritage Evaluation and Heritage Impact Assessment* (London), Western Fair District, 2018.
- *Knox College Conditions Assessment* (Toronto), Michael Scott Architect/Knox College, 2018.
- *37-43 Mutual Street Cultural Heritage Evaluation* (Toronto), Private Client, 2018.
- *History of Voting Rights in Canada - Educational Materials Development*, Elections Canada, 2018.
- *Heritage Report for Residential Renovation* (Toronto), Julian Smith & Associates, 2018.
- *Thistletown Redevelopment Due Diligence Phase* (Toronto), SvN, 2018.
- *University of Toronto Mississauga (UTM) Cultural Landscape HIA*, Robyn Huether Architect, 2018.

TAYLOR HAZELL ARCHITECTS

Heritage planning, research and evaluations as Heritage Specialist.
Projects similar to the MVHCD Plan Update:

- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Picton Courthouse Building Envelope Study*, 2017.
- *Portsmouth Olympic Harbour and Kingston Penitentiary Visioning Study*, 2017.
- *Guild Park and Gardens HIA*, 2017
- *Distillery District National Historic Site HCD Study*, 2016.
- *King-Spadina Districts HCD Study & Plan*, 2016.
- *Dominion Public Building, 1 Front Street Heritage Advisory Services*, 2016.
- *Union Station Statement of Cultural Heritage Value*, 2016
- *TTC Headquarters Cultural Heritage Evaluation Report*, 2016
- *Strachan Pumping Station HIA*, 2016
- *Union Station Rail Corridor & Bathurst Street Bridge Cultural Heritage Evaluation Report*, 2016

FREELANCE HERITAGE CONSULTANT

Undertook condition assessments for a private residence and porch of a National Historic Site. Designed and built several stained glass windows for a wedding chapel, each 5' x 1.5' in 2013.

Freelance experience also includes research assistance for the Lake District's successful UNESCO World Heritage list application, and a Documentation and Salvage Report for an office building in Hamilton, Ontario in 2015.

MCMICHAEL CANADIAN ART COLLECTION PROJECT ASSISTANT TO THE CEO

David prepared a cultural landscape history of the McMichael site and presented it to all levels of institutional staff, including the Board of Directors. He prepared a grant application to support accessibility and program upgrades at the site, securing over \$470,000 for the organization.

VITREOUS GLASSWORKS, STAINED GLASS CONSERVATOR, ASSISTANT

David assisted in documentation and removal of historic leaded-glass windows at St. Michael's Cathedral Toronto.

ELLEN KOWALCHUK

M.A., CAHP (Historian)

Partner, Common Bond Collective

EDUCATION

- Master of Arts (Canadian History, Carleton University).
- Bachelor of Arts (Hon. History), Queen's University.

WORK EXPERIENCE

- Common Bond Collective, Partner (2017 - present)
- Taylor Hazell Architects, Associate & Manager of Heritage Planning (2012 - 2017)
- Infrastructure Ontario, Cultural Heritage Specialist (2007 - 2012)
- Contentworks Inc., Historian and Policy Specialist (2001 - 2007)
- Consulting Heritage Specialist (1994 - 2000)

PROFESSIONAL ACTIVITIES

- Canadian Association of Heritage Professionals (CAHP) - National Director & Co-chair Awards Committee (2015-2017); Ontario Chapter Secretary (2015-2021).
- National Historic Sites Alliance For Ontario (NHSAO) Secretary (2010-2012); Conference Chair (2009-2010).

PROFESSIONAL DEVELOPMENT

- Group Facilitation Methods (December 2015).
- Project Management Certification I (March 2013);

Ellen draws on 30 years of experience in the public and private sectors, providing expert advice to clients in the cultural heritage field. She is a founding partner of Common Bond Collective, a Toronto-based heritage planning firm. Ellen specializes in project management, stakeholder consultation, public speaking, heritage policy, evaluation, research and writing. She routinely collaborates with architects, planners, landscape architects, urban designers and engineers to identify and conserve places of local, provincial and national significance.

PROFESSIONAL EXPERIENCE

COMMON BOND COLLECTIVE, PARTNER (SEPTEMBER 2017-PRESENT)

Select Heritage Planning and Conservation projects:

- *Markham Village HCD Plan Update*, City of Markham, in process
- *University Avenue Cultural Heritage Landscape Study* (Toronto), City of Toronto, Final Draft, 2025.
- *Wychwood Park Cultural Heritage Values Report and Property Evaluation* (Toronto), Wychwood Park Trustees, 2025.
- *West Annex Background Study and Evaluation of 16 Apartment Buildings* (Toronto), Annex Residents' Association/City of Toronto, 2025.
- *Expert Witness, King-Spadina Heritage Conservation District Ontario Land Tribunal*, City of Toronto, 2024.
- *Toronto Island Park Master Plan, 2024 and Cultural Heritage Resource Assessment*, DTAH/City of Toronto, 2025.
- *Jane-Finch Cultural Heritage Resource Assessment* (Toronto), Heritage Preservation Services, City of Toronto, 2024.
- *Working with Cultural Landscapes: A Guide for the National Capital Commission* (Ottawa), National Capital Commission, 2023.
- *Sir George-Étienne Cartier Park Cultural Landscape Study* (Ottawa), National Capital Commission, 2022.
- *William Street Pumping Station Cultural Heritage Landscape CHER* (Waterloo). City of Waterloo, 2022.
- *Oakville Harbour Cultural Heritage Evaluation and Conservation Plan* (Oakville), Town of Oakville, 2020 **CAHP Award of Merit for Heritage Planning.
- *Bloor-Yorkville Cultural Heritage Resource Assessment* (Toronto), Heritage Preservation Services, City of Toronto, in progress.
- *Mount Dennis Historic Context Statement and Heritage Screening* (Toronto), Perkins+Will/City of Toronto, 2021.
- *William Baker Park Historic Research Report* (Toronto), Canada Lands Company, 2021.
- *West Toronto Junction Historic Context Statement* (Toronto), Heritage Preservation Services, City of Toronto, 2020.
- *Crescent School Heritage Impact Assessment* (Toronto), Perkins+Will/Crescent School, 2019.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* (Toronto), Perkins+Will, 2019.

Project Management
Certification II (May 2013) –
University of Waterloo

LECTURES & PANELS

- “From Space to Place: The Role of the Intangible in Identifying Significance.” Turner Fleischer Academy, 2021.
- Heritage Roundtable Lead, Turner Fleischer Academy, 2019.
- Speaker “Sense of Place” Architectural Conservancy of Ontario Symposium, 2019.
- Panelist, Technical Expert Panel of Heritage Surveys, City of Toronto Heritage Preservation Services, 2018
- Jury Member, Architectural Conservancy of Ontario Annual Awards, 2018
- Speaker, “The Role of the Intangible in Identifying Significance,” Community Heritage Ontario Conference, 2018.
- CAHP Awards Ceremony Presenter, October 2016.
- Jury Member, Architectural Conservancy of Ontario’s NextGen 3rd Annual Design Charrette, September 2014.
- Session Moderator “Adaptive Reuse of Institutional Properties,” Heritage Canada Conference, October 2013.
- Speaker, “Province as a Property Owner,” CAHP Session, Ontario Association of Architects (OAA) Conference, May 2013.
- Keynote speaker, “The Modern Can be Heritage Too,” North York Historical Society Annual General Meeting, February 2011.

TAYLOR HAZELL ARCHITECTS, ASSOCIATE AND MANAGER OF HERITAGE PLANNING (DECEMBER 2012-AUGUST 2017)

As Manager of the division, Ellen’s responsibilities included business development, promotion, client relationships and providing leadership for three staff members. She was involved in all aspects of heritage planning projects including proposal writing, project management, research, report writing, consulting stakeholders and public presentation. Select projects included:

- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Midtown in Focus Cultural Heritage Screening*, 2017.
- *Downsview Park Cultural Heritage Master Plan*, 2017.
- *Portsmouth Harbour (Kingston) Visioning Study*, 2017.
- *GO Transit Design Excellence Guidelines - Heritage Approach*, 2017.
- *Distillery District National Historic Site HCD Study*, 2016.
- *King-Spadina Districts HCD Study & Plan*, 2016.
- *Metrolinx Cultural Heritage Protocol*, 2014.
- *TTC Properties Heritage Screening*, 2014.
- *Union Station Rail Corridor Signalling Stations Cultural Heritage Evaluation Reports and Adaptive Reuse Study*, 2013.
- *Whitney Block Window Replacement Heritage Impact Assessment*, 2013.

INFRASTRUCTURE ONTARIO, CULTURAL HERITAGE SPECIALIST (JUNE 2007-DECEMBER 2012)

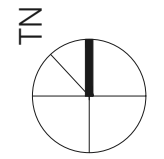
Ellen served as the lead for the implementation of IO’s Heritage Management Process. Achievements included: oversight for a province-wide portfolio of 6000+ properties; development and management of a 3-year, \$5 million dollar Vendor of Record for Built Heritage Consulting Services; project management of Cultural Heritage Evaluations (10), Conservation Plans (27) and Adaptive Reuse Studies (5); completion of Class EA heritage requirements (250 properties); stakeholder consultations with Ministry of Infrastructure, Ministry of Tourism, Culture and Sport, Ontario Heritage Trust and local heritage committees.

Conservation plans and adaptive reuse studies for provincially-significant cultural landscapes included: Whitney Block, Macdonald Block Complex; St. Thomas Psychiatric Hospital; Kingston Psychiatric Hospital; Guelph Correctional Centre; Huronia Regional Centre (Orillia); Brockville Psychiatric Hospital; London Psychiatric Hospital.

TEACHING EXPERIENCE

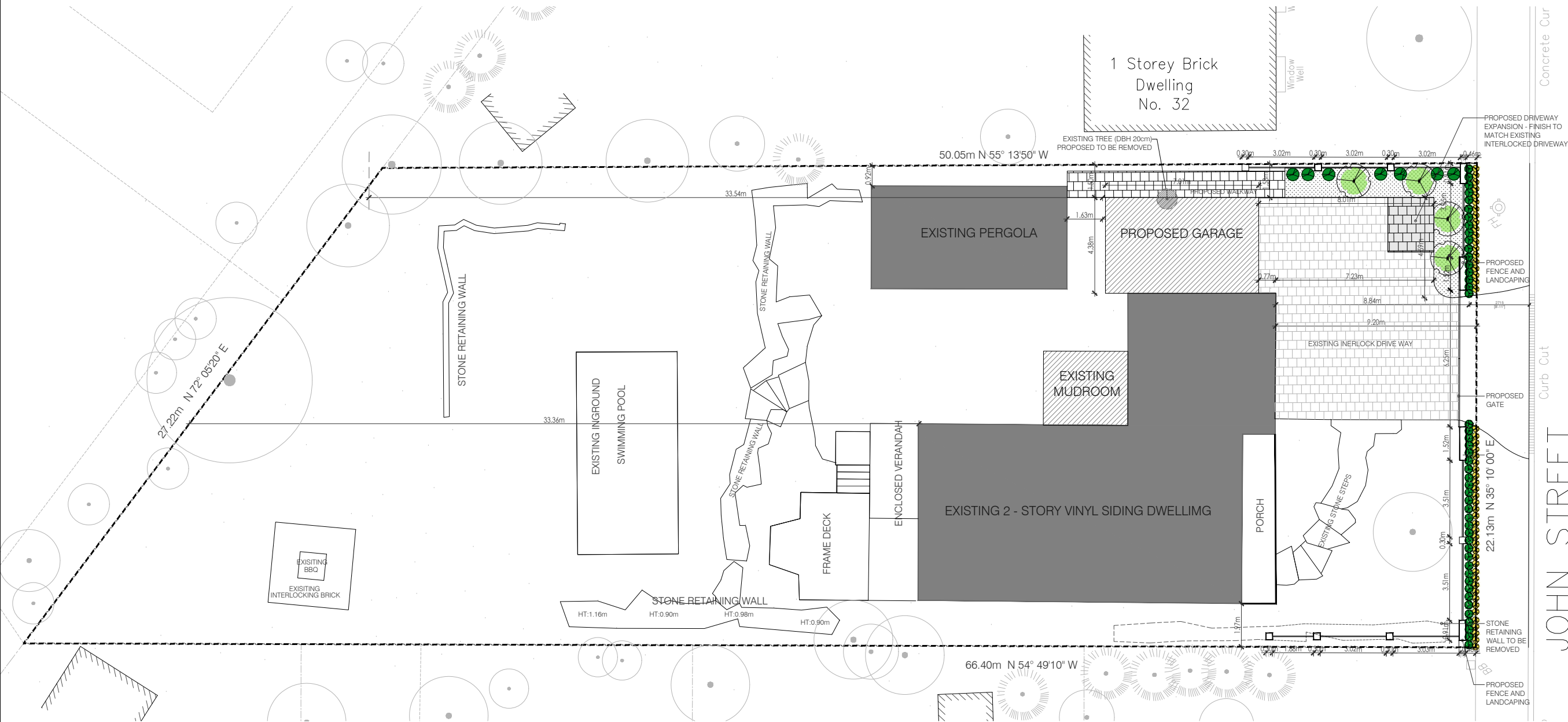
FACULTY ASSOCIATE, WILLOWBANK SCHOOL FOR RESTORATION ARTS

Professional Practice (2019, 2017, 2015, 2014); *Research Methods* (2012); *Cultural Landscape Approach to Heritage Planning* (2011).



SITE DEVELOPMENT STATS		
	BY-LAW 01-2021	PROVIDED
ZONING	R1B - FIRST DENSITY RESIDENTIAL ZONE	
LOT AREA	600m ²	1276.63m ²
LOT FRONTAGE	18m	22.13
LOT COVERAGE - EXISTING DWELLING	40%	15.48% (197.54sqm)
LOT COVERAGE - PROPOSED GARAGE	-	2.41% (30.81sqm)
TOTAL COVERAGE - TOTAL(DWELLING, GARAGE, PERGOLA)	40 %	21.17% (270.33sqm)
PROPOSED GARAGE		
FRONT SET BACK	9.0m	10.11m
REAR SET BACK	12.0m	33.54m
INTERIOR SET BACK	1.5m	1.50m
BUILDING HEIGHT(MAXIMUM)	11.0m	7.74m
EXISTING DWELLING		
FRONT SETBACK	9.0m	9.18m
REAR SETBACK	12.0m	33.36m
INTERIOR SIDYARD	1.5m	1.50m
BUILDING HEIGHT(MAXIMUM)	11.0m	8.41m
REAR YARD AREA	-	665.63m ²
REAR YARD SOFT LANDSCAPE	-	87.14%(580.4m ²)

LANDSCAPE PLAN LEGEND			
	EXISTING STRUCTURE		EXISTING TREE TO REMAIN
	PROPOSED STRUCTURE		EXISTING TREE TO BE REMOVED
	EXISTING INTERLOCK		PROPOSED DECIDUOUS TREE
	PROPOSED INTERLOCK		DECIDUOUS SHRUBS
	SOD RESTORATION		CONIFEROUS SHRUBS
	PLANT BED		



No.	DESCRIPTION	DATE
02	UPDATED PER HERITAGE COMMENTS	2025-12-19
01	ISSUED FOR HERITAGE PERMIT	2025-12-17

- ISSUED FOR CONSTRUCTION
- ISSUED FOR BID
- ISSUED FOR BUILDING PERMIT
- ISSUED FOR SITE PLAN APPROVAL
- SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

FAUSTO CORTESE
ARCHITECTS

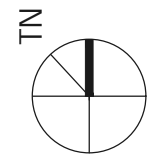
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

DRAWING: **PROPOSED GARAGE**
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: **SITE PLAN**

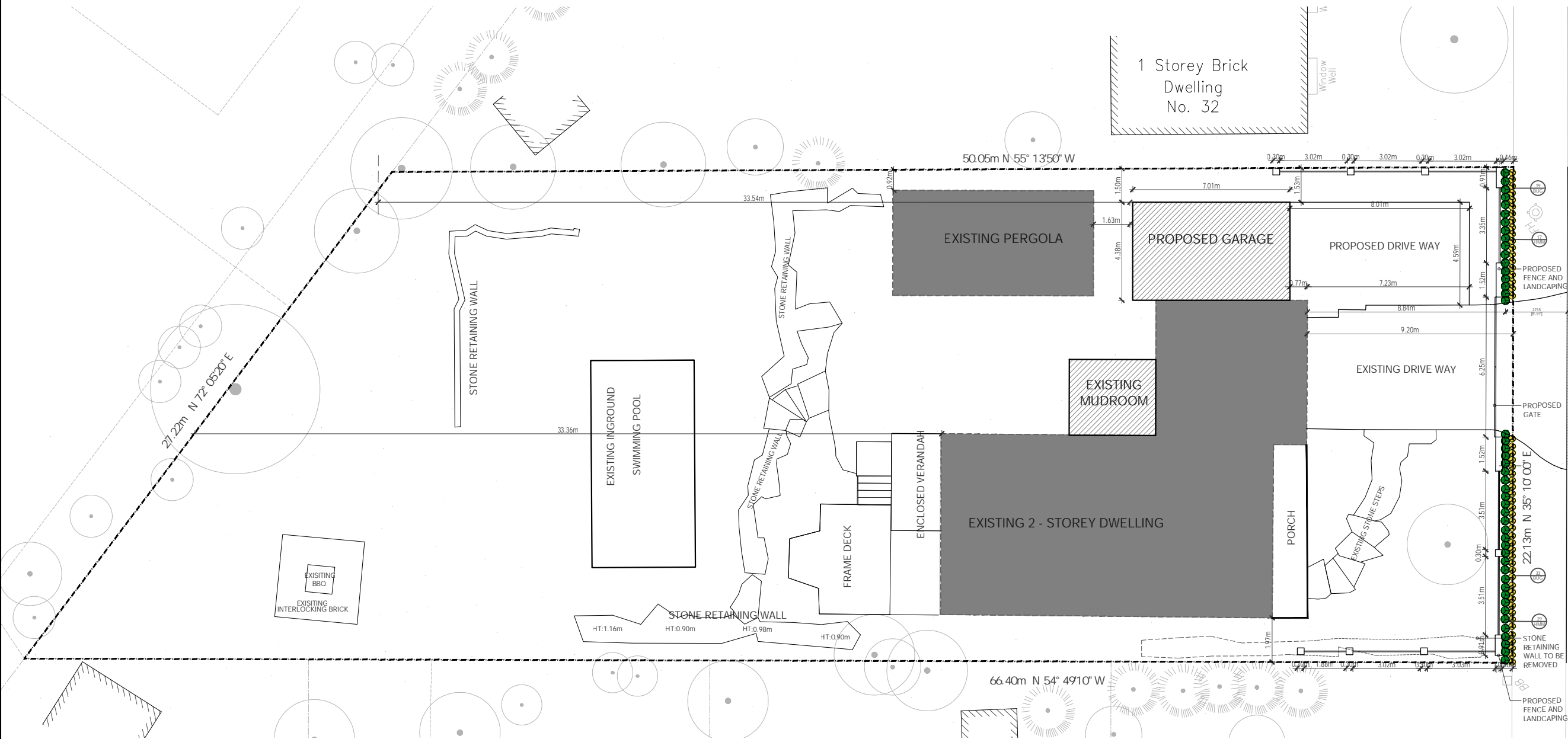
PLOTTED: N/A	PROJECT No: 2025-17
DATE: 18/12/2025	DRAWING No: A100
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

01 SITE PLAN
SCALE: 1:200



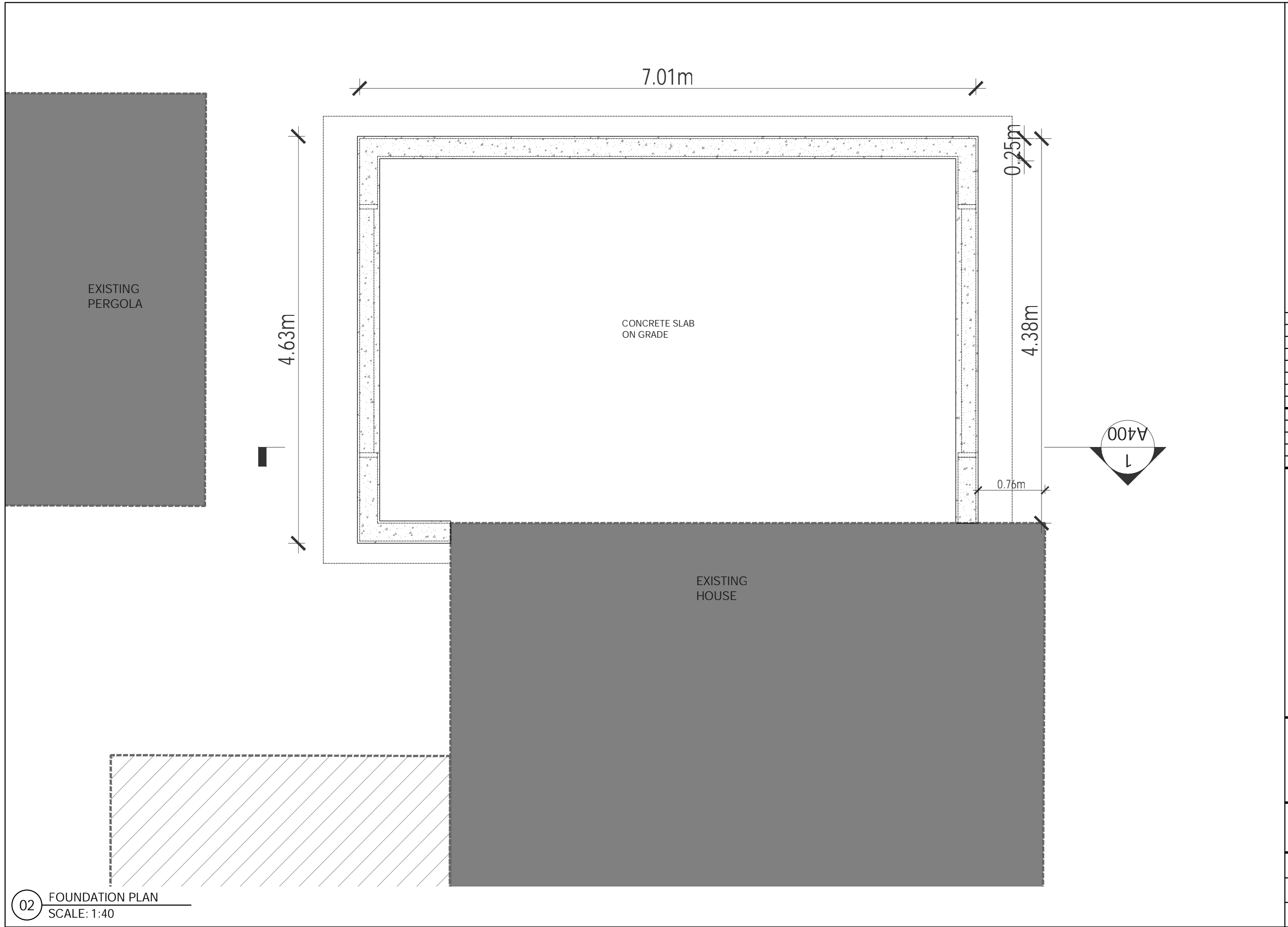
SITE DEVELOPMENT STATS		
	BY-LAW 01-2021	PROVIDED
ZONING	R1B - FIRST DENSITY RESIDENTIAL ZONE	
LOT AREA	600m ²	1276.63m ²
LOT FRONTAGE	18m	22.13
LOT COVERAGE - EXISTING DWELLING	40%	15.48% (197.54sqm)
LOT COVERAGE - PROPOSED GARAGE	-	2.41% (30.81sqm)
TOTAL COVERAGE - TOTAL(DWELLING, GARAGE, PERGOLA)	40 %	21.17% (270.33sqm)
PROPOSED GARAGE		
FRONT SET BACK	9.0m	10.11m
REAR SET BACK	12.0m	33.54m
INTERIOR SET BACK	1.5m	1.50m
BUILDING HEIGHT(MAXIMUM)	11.0m	7.74m
EXISTING DWELLING		
FRONT SETBACK	9.0m	9.18m
REAR SETBACK	12.0m	33.36m
INTERIOR SIDEYARD	1.5m	1.50m
BUILDING HEIGHT(MAXIMUM)	11.0m	8.41m
REAR YARD AREA	-	665.63m ²
REAR YARD SOFT LANDSCAPE	-	87.14%(580.4m ²)

PLANT LIST					
DECIDUOUS SHRUBS					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
45	HMM	HYDRANGEA MACROPHYLLA	MASJA HYDRANGEA		
CONIFEROUS SHRUBS					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
52	BUG	BUXUS MIC. VAR. INSULARIS	GREEN GEM BOXWOOD		

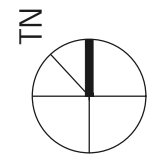


01	ISSUED FOR HERITAGE PERMIT	2025-10-20
No.	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.		
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FAUSTO CORTESE ARCHITECTS		
3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-806-7000 FCORTESE@FCARCHITECTS.CA		
DRAWING:	PROPOSED GARAGE	
	ON	
	22 JOHN STREET	
	VAUGHAN ONTARIO	
DRAWING:	SITE PLAN	
PLOTTED:	N/A	
DATE:	07/11/2025	PROJECT No: 2025-17
SCALE:	AS NOTED	DRAWING No: A100
DRAWN BY:	S.A.	REVIEWED BY: F.C.

01 SITE PLAN
SCALE: 1:200



02 FOUNDATION PLAN
SCALE: 1:40



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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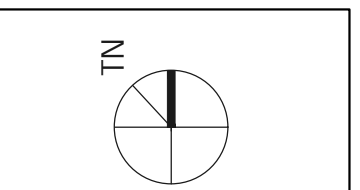
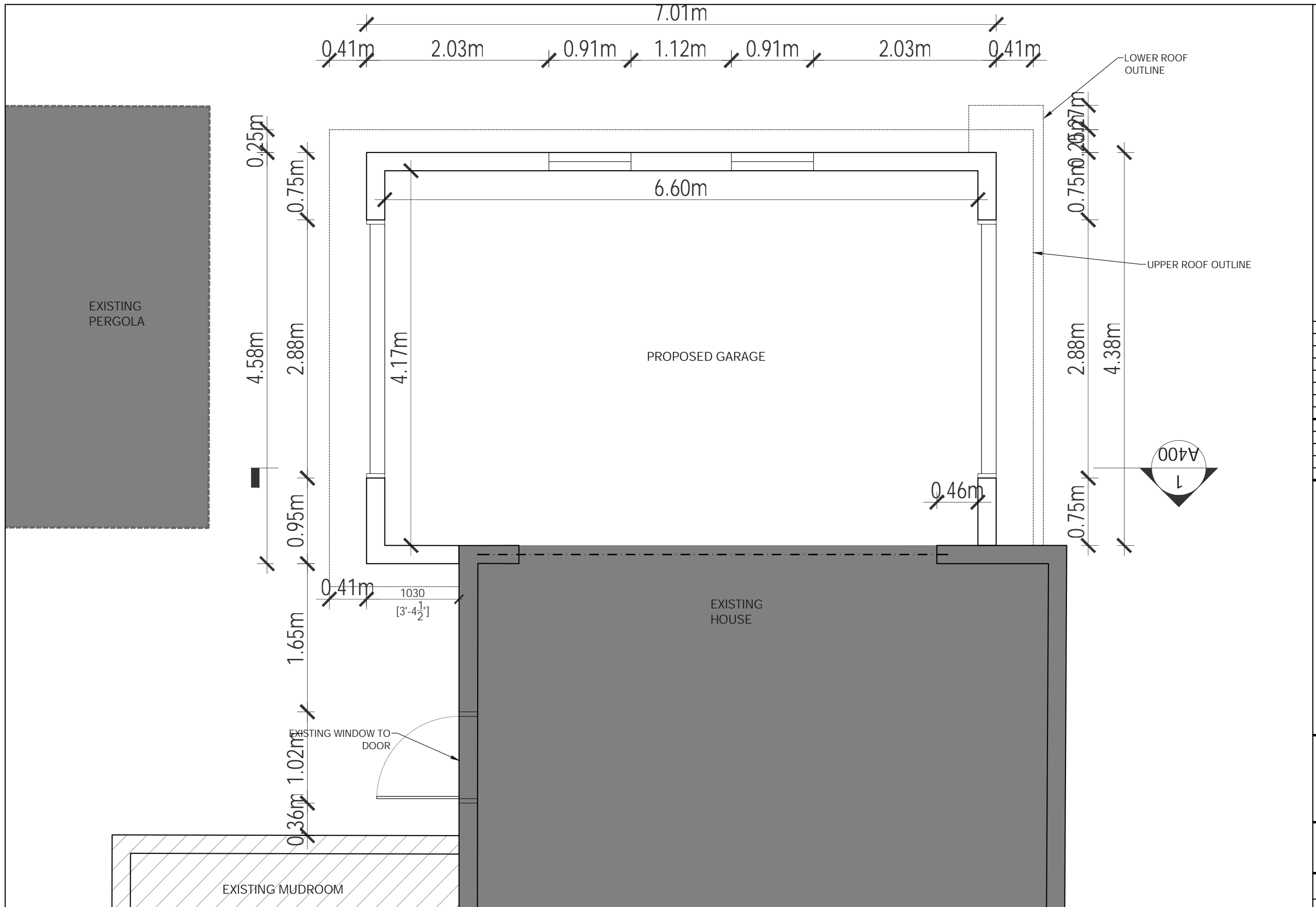
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: FOUNDATION PLAN

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A200
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)
PLOT SCALE: 1=



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

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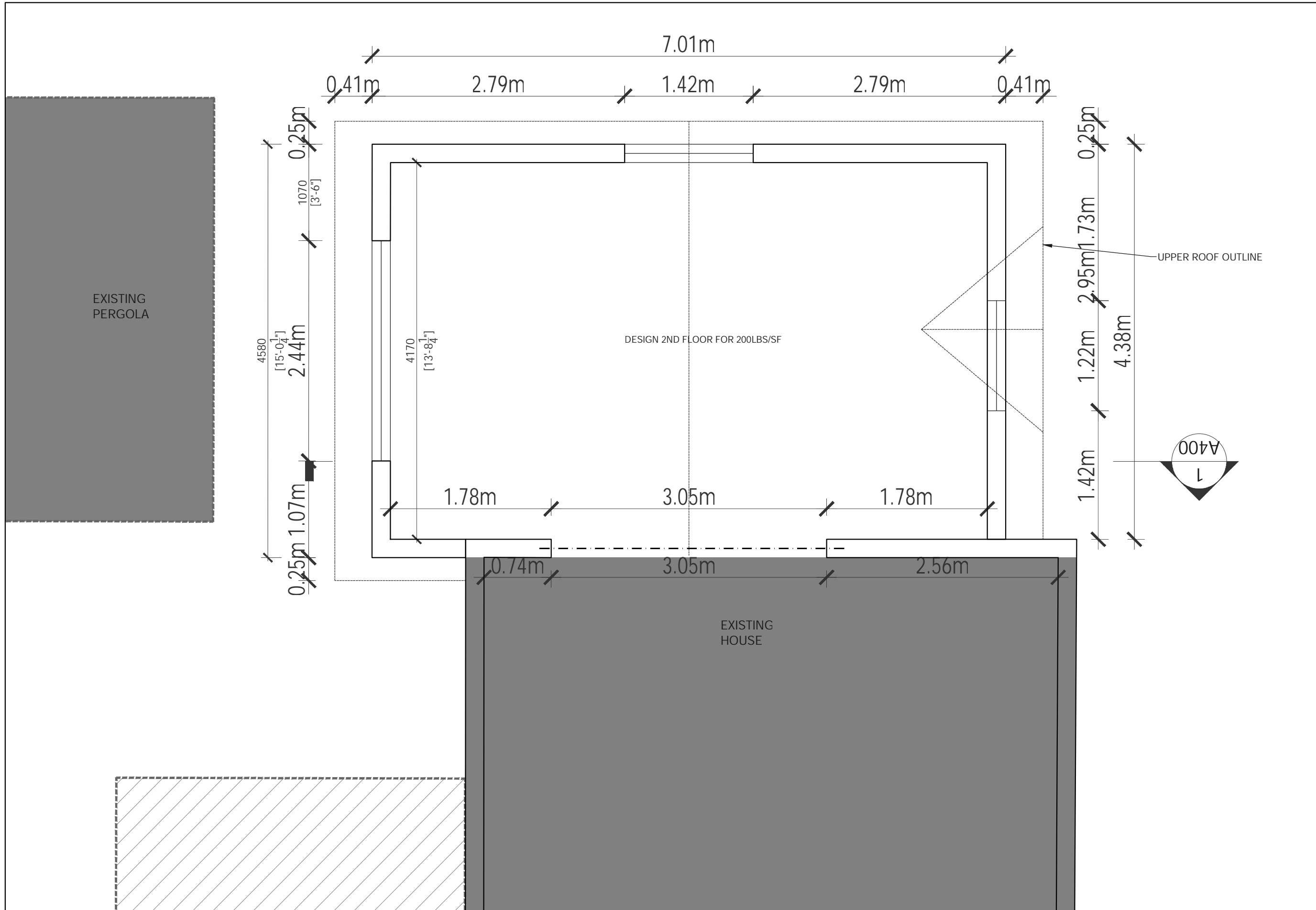
DRAWING: PROPOSED GARAGE
 ON
 22 JOHN STREET
 VAUGHAN
 ONTARIO

DRAWING: GROUND FLOOR PLAN

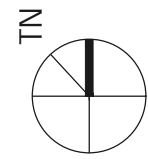
PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A201
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

03 GROUND FLOOR PLAN
 SCALE: 1:40

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)



04 2ND FLOOR PAN
SCALE: 1:40



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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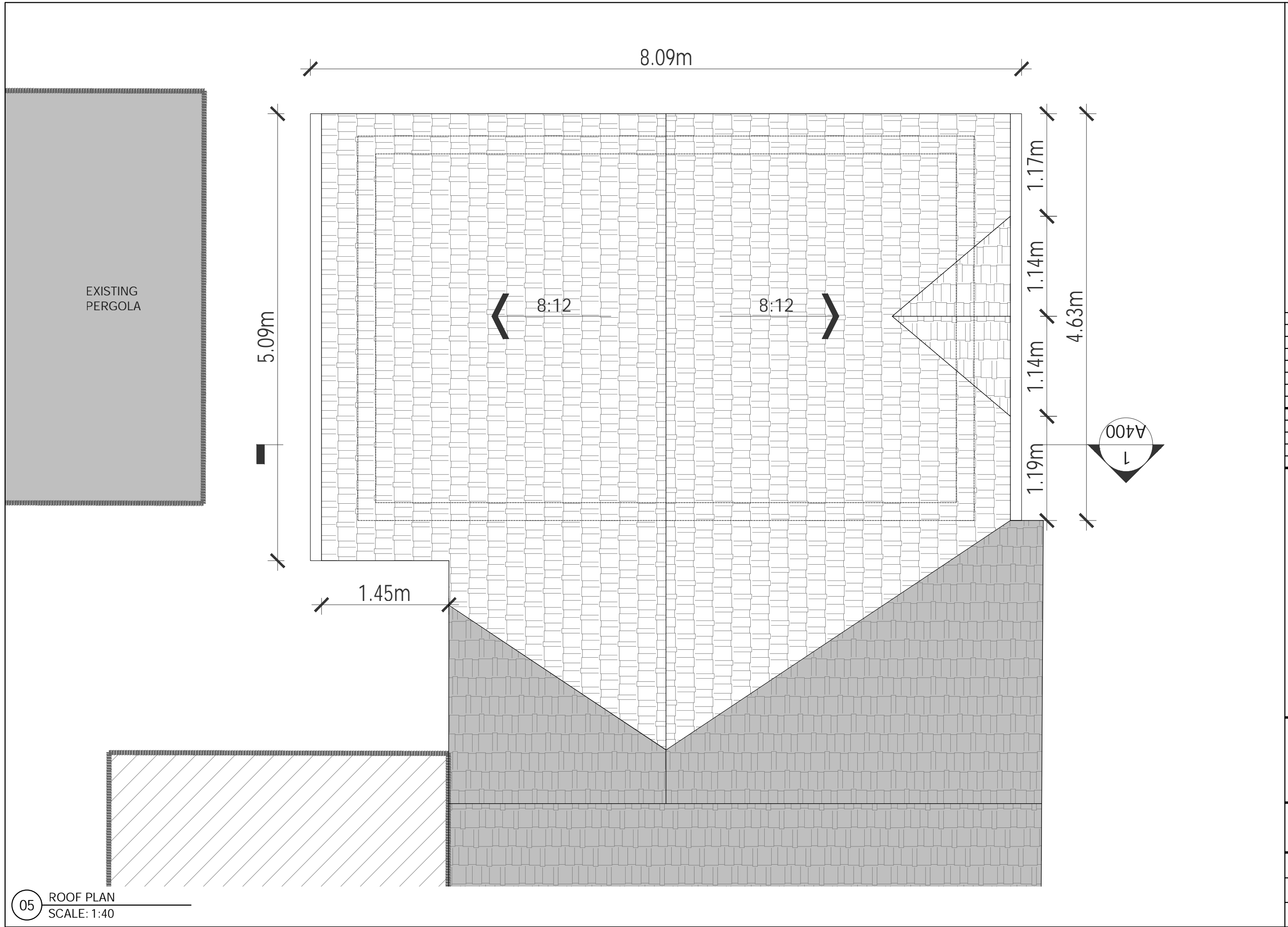
DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: 2ND FLOOR PLAN

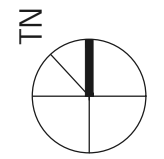
PLOTTED: N/A
DATE: 07/11/2025
PROJECT No: 2025-17

SCALE: AS NOTED
DRAWING No: A202
DRAWN BY: S.A. REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)
PLOT SCALE: 1=



05 ROOF PLAN
SCALE: 1:40



No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: ROOF PLAN

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A203
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG;REFS: PLOT SCALE: 1=



06 FRONT ELEVATION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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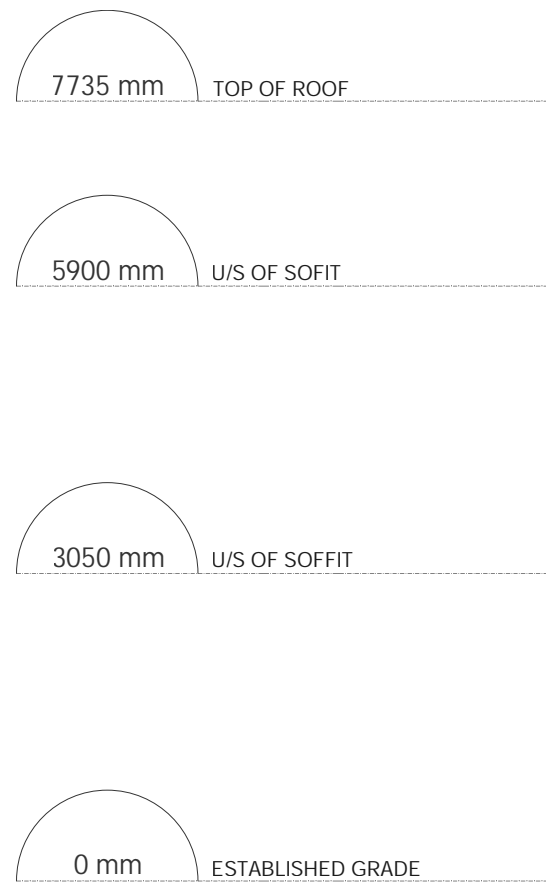
3590 RUTHERFORD RD. UNIT 7
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416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: FRONT ELEVATION

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A300
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG/REFS: PLOT SCALE: 1=



08 BACK ELEVATION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN ONTARIO

DRAWING: BACK ELEVATION

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A302
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG; REF: PLOT SCALE: 1=



09 FRONT GATE ELEVATION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: FRONT GATE ELEVATION 1

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 07/11/2025	DRAWING No: A303
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.

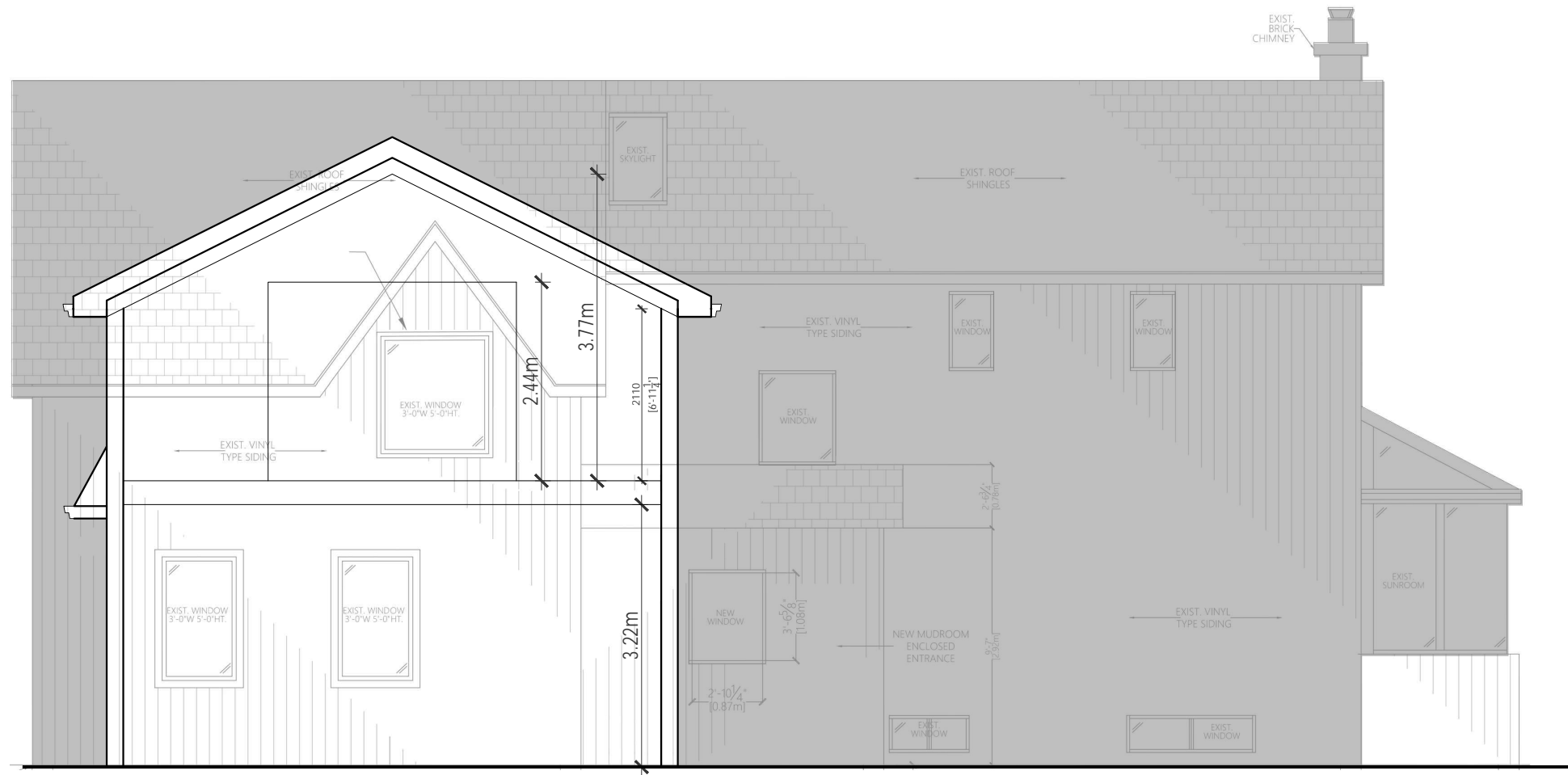
FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)
PLOT SCALE: 1="

7735 mm TOP OF ROOF

5900 mm U/S OF SOFIT

3050 mm U/S OF SOFFIT

0 mm ESTABLISHED GRADE



SIDE SECTION

09 SECTION
SCALE: 1:75

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE PERMIT	2025-11-07
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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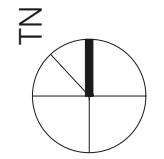
DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN
ONTARIO

DRAWING: SECTION

PLOTTED: N/A
DATE: 07/11/2025
SCALE: AS NOTED
DRAWN BY: S.A.
REVIEWED BY: F.C.

PROJECT No: 2025-17
DRAWING No: A400

FILE NAME: 22 JOHN STREET SITE PLAN 2025-10-01.DWG(REFS)
PLOT SCALE: 1=

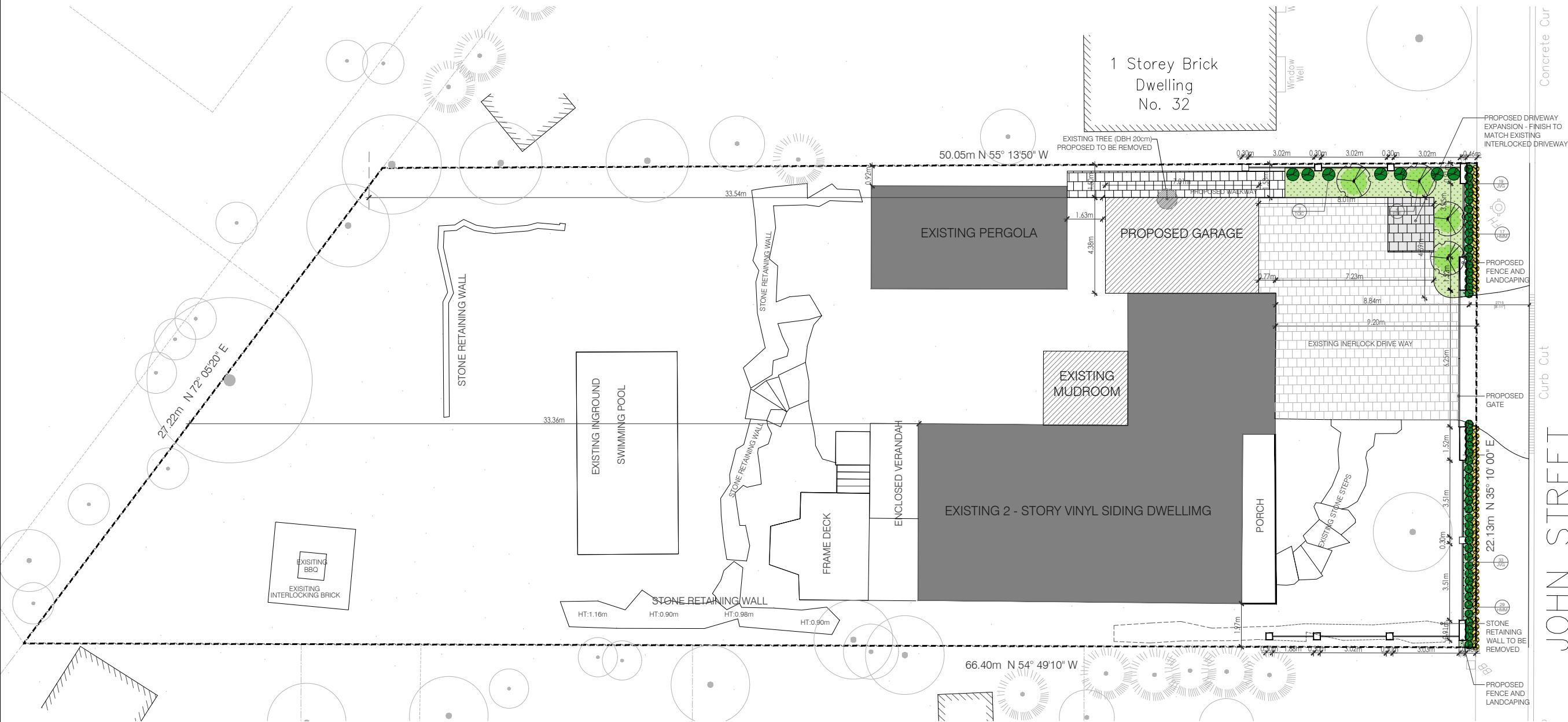


LANDSCAPE PLAN LEGEND

	EXISTING STRUCTURE		EXISTING TREE TO REMAIN
	PROPOSED STRUCTURE		EXISTING TREE TO BE REMOVED
	EXISTING INTERLOCK		PROPOSED DECIDUOUS TREE
	PROPOSED INTERLOCK		DECIDUOUS SHRUBS
	SOD RESTORATION		CONIFEROUS SHRUBS
	PLANT BED		

PLANT LIST

DECIDUOUS TREES					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
4	FSF	FAGUS SYLVATICA FASTIGIATA	COLLIMNAR EUROPEAN BEECH	50mm	-
DECIDUOUS SHRUBS					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
48	HMM	HYDRANGEA MACROPHYLLA	MASJA HYDRANGEA	-	-
CONIFEROUS SHRUBS					
COUNT	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
52	JVG	JUNIPERUS VIRGINIANA	RED JUNIPER	-	-
7	TOC	THUJA OCCIDENTALIS	EMERALD GREEN OR GOLDEN GLOBE	-	-



01 SITE PLAN
SCALE: 1:200

No.	DESCRIPTION	DATE
02	UPDATED PER HERITAGE COMMENTS	2025-12-19
01	ISSUED FOR HERITAGE PERMIT	2025-12-17

ISSUED FOR CONSTRUCTION

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAARCHITECTS.CA

DRAWING: PROPOSED GARAGE
ON
22 JOHN STREET
VAUGHAN ONTARIO

DRAWING: LANDSCAPE PLAN

PLOTTED: N/A	PROJECT No: 2025-17
DATE: 18/12/2025	DRAWING No: A101
SCALE: AS NOTED	
DRAWN BY: S.A.	REVIEWED BY: F.C.



22 John Street



BOARD & BATTEN

MATERIAL: COMPOSITE
MANUFACTURER: ALIGN COMPOSITE CLADDING
STYLE: 12" B&B
COLOUR: WHITE



WINDOWS

FRAME MATERIAL: WOOD WINDOWS WITH ALUMINUM CLADDING
COLOUR: BLACK



FENCE PIERS AND POSTS

MATERIAL: LIMESTONE CONCRETE
COLOUR: WHITE



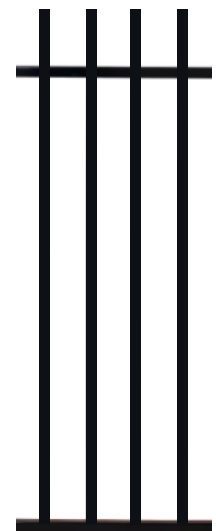
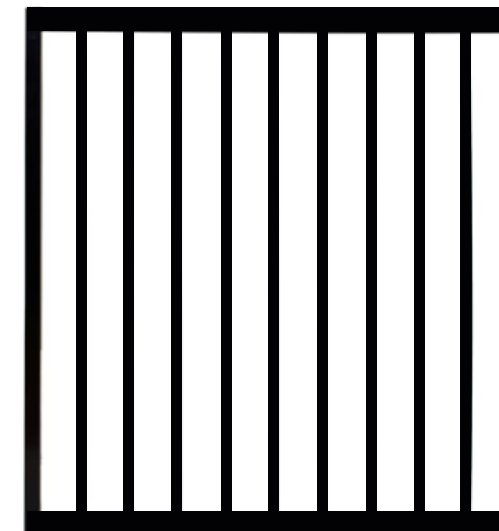
METAL ROOFING

STYLE: STANDING SEAM METAL ROOF
COLOUR: BLACK



SOFFIT & FASCIA

MATERIAL: ALUMINUM, VENTED SOFFIT
COLOUR: BLACK



GATE & FENCE PICKETS

MATERIAL: METAL
COLOUR: BLACK