

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2020

Item 19, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2020.

19. DEMOLITION AND NEW CONSTRUCTION OF A TWO-STOREY HOUSE LOCATED AT 27 LESTER B. PEARSON STREET, NEAR THE CORNER OF NASHVILLE ROAD AND ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated January 21, 2020:

Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of January 15, 2020 (Item 3, Report No. 1), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved:

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, date January 15, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of an existing building and the construction of a new two-storey house at 27 Lester B. Pearson Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act*.
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Committee of the Whole (2) Report

DATE: Tuesday, January 21, 2020

WARD: 1

TITLE: DEMOLITION AND NEW CONSTRUCTION OF A TWO-STOREY HOUSE LOCATED AT 27 LESTER B. PEARSON STREET, NEAR THE CORNER OF NASHVILLE ROAD AND ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing building and new construction of a two-storey dwelling located at 27 Lester B. Pearson Street, a property located in the Kleinburg-Nashville Heritage Conservation District as shown in Attachments 1 and 2, and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner seeks approval for the demolition of an existing building and the construction of a new two-storey dwelling at 27 Lester B. Pearson Street.
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD Plan").
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the proposal, as it conforms with the policies of the KNHCD Plan.

Recommendations

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved:

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THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of an existing building and the construction of a new two-storey house at 27 Lester B. Pearson Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act*.
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The subject property is located directly across the street from a designated heritage house which was the home of Lester B. Pearson's father and where Primer Minister Pearson grew up as a child.

Property ownership records show that the subject property at 27 Lester B. Pearson was originally part of a 200-acre parcel, recorded as Lot 24, Concession 8, Vaughan. Ownership was issued by the Crown to Andrew Mitchell in the 19th century. In March 1848 Andrew Mitchel granted part of Lot 101 from the original land parcel to William Mitchell. The property was re-granted in 1852 by Trustees to John Mehaffy. Mr. Mehaffy transferred ownership in 1855 to Robert Cheffey. City Staff surmise that this larger land parcel had then remained essentially vacant over the century.

Records show that in 1958 a 'designated Sub-division' was established for the property, at which time the present non-heritage residence on today's lot was constructed. The house remained in ownership of the Ireland family until the present owners acquired the lot in 2018 for purposes of redevelopment. A complete Cultural Heritage Impact Assessment report and site history is included as part of this report as Attachment 3.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan.

The following is an analysis of the proposed development according the KNHCD Plan.

5.2.5 FUTURE DEVELOPMENT IN THE DISTRICT *states:*

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

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

The proposal includes the removal of the existing modest split-level brick building and proposes a replacement with a two-storey Georgian style brick building. The proposed new building is in keeping with the architectural styles within the KNHCD, and the scale and massing is reflective of the contemporary construction scale without overwhelming or dwarfing other properties on the street or within the immediate neighbourhood. A schematic streetscape view is shown in Attachment 5.

6.3 POLICIES FOR NEW DEVELOPMENT *states:*

“New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them.

New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building.

New development within the District should be consistent with the Guidelines in Section 9.5.”

The proposed new building complements the architecture of the street by designing a clean line Georgian building centered onto the intersection of Lester B. Pearson Street with Main Street. The proposed new building is sited within the existing canopy of the trees on site, and the chosen material colours compliment the neighbourhood’s other properties by adding to the street colour palette. The proposed building elevations and suggested colour palette are shown in Attachment 4.

9.1.1 CONTEXTS states:

“The heritage character of the District includes a variety of historical and geographical contexts. The Guidelines for exterior work in the District necessarily take account of this variety. Existing buildings are either heritage or non-heritage and are treated differently in the Guidelines. The geographical settings also differ, ranging lands. Guidelines for new construction respect these different settings and special attention is given to roadways and natural and agricultural areas.”

9.2 ARCHITECTURAL STYLES states:

“Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or château style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.”

The proposed design carefully takes into consideration the topographical features and the existing vegetation of the site and addresses the elevation drop from the crest of the hill by placing the lower-mass double garage adjacent to the existing property so as to visually separate the neighbour from the proposed new building. Additionally, the massing and style of the new building, with symmetrical dormers on the main roof and enlarged dormers on the garage roof, reinforce the simple lines of the Georgian style and compliment the property directly opposite across the street by mirroring the construction elements and form – with matching the number and the position of the dormers on the new building.

9.5.3.2 ARCHITECTURAL STYLE states:

“Guidelines:

- *Design houses to reflect one of the local heritage Architectural Styles*
- *Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area (such as Tudor or French Manot) are not appropriate*
- *Use authentic detail, consistent with the Architectural Style*
- *Research the chosen Architectural Style*
- *Use appropriate materials”*

The proposed building uses one architectural style consistent in mass, form, choice of materials, and proportions with the approved architectural styled of the KNHCD Plan.

9.5.3.3 SCALE AND MASSING states:

“New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots.

Guideline:

- *New buildings should be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 ½ storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.”*

The proposed new building is set forward from the existing building's front yard setback without negatively affecting the frontage in relation to the rest of the street. The design respects the side yard separation distances by maintaining a setback similar to that of the existing building and provides an extension to the rear of the property that increases the footprint of the proposed dwelling without negatively impacting the streetscape.

The proposed design also takes into consideration the existing trees and vegetation of the site and proposes a landscape design that is consistent and complementary to the street and the immediate neighbourhood and is in keeping with the Villages landscaping guidelines of the KNHCD Plan. The proposed landscape plan and planting list is shown in Attachment 6.

9.10.2 NON-HERITAGE BUILDINGS states:

“Appropriate Materials:

Exterior Finish: *Use materials compatible with the original design*

Roofs: *Slopes and layouts compatible with the original design*

Doors: *Use materials and designs compatible with the original design*

Windows: *Use windows compatible with the original design”*

All construction materials and colour palette of the proposed design are respectful of the chosen architectural style and are in keeping with the approved materials and colours specified by the KNHCD Plan. The proposed materials samples are shown in Attachment 7.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed dwelling conforms to the policies and guidelines within the KNHCD Plan.

Accordingly, staff can support Council approval of the proposed demolition of the existing building and the construction of a new two-storey house at 27 Lester B. Pearson Street under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 27LesterB.Pearson _Location Plan
- Attachment 2 – 27LesterB.Pearson_Site Plan
- Attachment 3 – 27LesterB.Pearson_CHIA
- Attachment 4 – 27LesterB.Pearson_Colour Renderings
- Attachment 5 – 27LesterB.Pearson_Street elevation
- Attachment 6 – 27LesterB.Pearson_Material Palette
- Attachment 7 – 27LesterB.Pearson_Landscape Plan

Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813
Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191
Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
Mauro Peverini, Director of Development Planning, ext. 8407



Location Map

LOCATION:
27 Lester B. Pearson Street (Kleinburg)
Part of Lot 24, Concession 8



Attachment

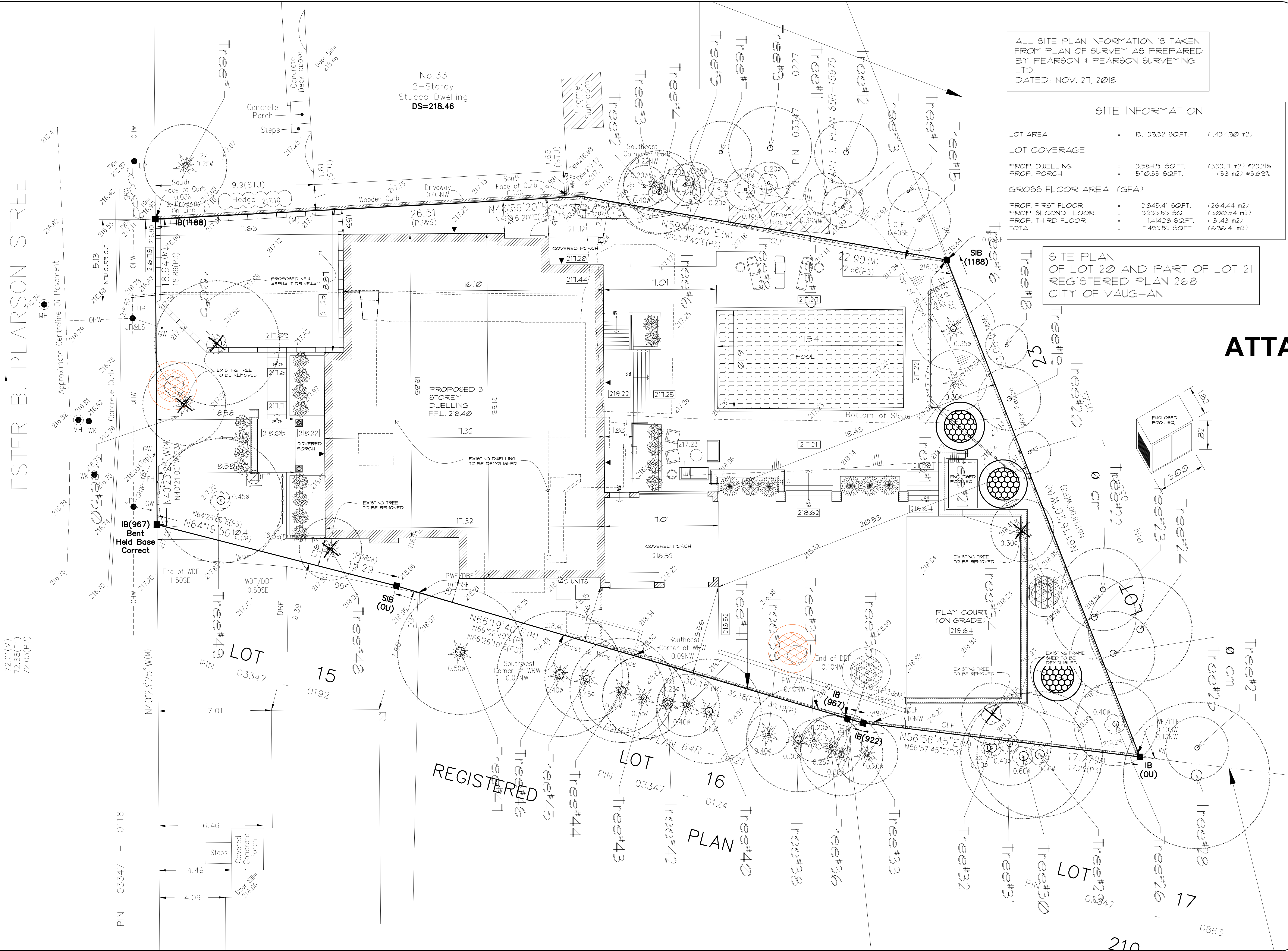
DATE:
January 14, 2020

1

LESTER B. PEARSON STREET

72.01(M)
72.68(P1)
72.03(P2)

PIN 03347 - 0118



ALL SITE PLAN INFORMATION IS TAKEN FROM PLAN OF SURVEY AS PREPARED BY PEARSON & PEARSON SURVEYING LTD.
DATED: NOV. 27, 2018

SITE INFORMATION			
LOT AREA	=	15,439.52 SQFT.	(1,434.90 m ²)
LOT COVERAGE			
PROP. DWELLING	=	3,584.91 SQFT.	(333.17 m ²) @23.21%
PROP. PORCH	=	510.35 SQFT.	(53 m ²) @3.69%
GROSS FLOOR AREA (GFA)			
PROP. FIRST FLOOR	=	2,845.41 SQFT.	(264.44 m ²)
PROP. SECOND FLOOR	=	3,233.23 SQFT.	(300.54 m ²)
PROP. THIRD FLOOR	=	1,414.28 SQFT.	(131.43 m ²)
TOTAL	=	7,493.52 SQFT.	(696.41 m ²)

SITE PLAN OF LOT 20 AND PART OF LOT 21 REGISTERED PLAN 268 CITY OF VAUGHAN

ATTACHMENT 2

DETAIL NO.
SHEET NO.
REVISIONS

NO.	ISSUED FOR PRE APPLICATION CONSULTATION	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & GFA ADJUSTMENTS	04/26/2019
3	ROOF LINE & GFA ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	09/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

KEY PLAN

ARCHITECTURAL SEAL

STRUCTURAL SEAL

ALL DRAWINGS ARE THE PROPERTY OF GEORGIO LOLOS DESIGN INC. AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DO NOT SCALE DRAWINGS.

CONSULTING DESIGN BY:

Georgio Lolos Design Inc.

A Division of Delta Design

Distinctive & Innovative Design

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TORONTO, ONTARIO
M3B 3J8
TEL: (416) 635-5108
FAX: (416) 794-1198
glolos@glolosdesigns.com

BATTAGLIA ARCHITECT INC.

8888 KEELE ST. UNIT 8
CONCORD, ONT.
L4K 2N2

TEL: (905) 508-2168
FAX: (416) 848-7961

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI RESIDENCE

21 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET S.P.
DATE FEB. 2019	SCALE 1:100	FILE 19-06

ATTACHMENT 3

CULTURAL HERITAGE IMPACT ASSESSMENT And CULTURAL HERITAGE DISTRICT CONFORMITY REPORT

**27 Lester B. Pearson St.
Kleinburg District, Vaughan,
Ontario, Canada**

27 May 2019

prepared by



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

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27 Lester B. Pearson Street
Kleinburg District, Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
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1.0 INTRODUCTION TO THE PROPERTY

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

27 Lester B. Person Street is located within the Kleinburg-Nashville Heritage Conservation District, City of Vaughan, northwest quadrant of the 'Villages' portion of heritage district, north of Nashville Road. The property is located on a trapezoidal parcel presently containing a single-family ranch-style residence fronting on Lester B. Pearson Street, at the intersection with Main Street in the district.

27 Lester B. Pearson Street is not a Designated Heritage Property under Part IV of the Ontario Heritage Act but is within the Vaughan Heritage Inventory under Part V of the Ontario Heritage Act.

The owner retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) of the property and review of the planned redevelopment.

The subject property is owned by:

Laura DeFaveri and Chris Adamkowski
43 Gamble Street
Woodbridge, Ontario L4L 1R3

Contact information is as follows:

Ms. Laura DeFaveri
43 Gamble Street
Woodbridge, Ontario L4L 1R3
TEL: 416 898 5890
Email: lauradefaveri1@gmail.com
or
Mr. Chris Adamkowski
Woodbridge, Ontario L4L 1R3
TEL: 416 904 1419
Email: cadamkowski@google.com

2.1 History of the property and evolution to date

Property ownership records show that this residential lot at 27 Lester B. Pearson [lot 20 and part lot 21, Registered Plan 268, Part 2, Plan 65R-15975] was originally part of a 200 acre parcel, recorded as Lot 24, Concession 8, Vaughan. This larger parcel, a standard allocation of lands in the 19th century by the Crown, was issued by the Crown to Andrew Mitchell in the 19th century. In March 1848 Andrew Mitchel granted part of Lot 101 from the original larger lot to William Mitchell. The property was re-granted in 1852 by Trustees to John Mehaffy. Mehaffy transferred ownership in 1855 to Robert Cheffey. There is no record of change of ownership or further subdivision between 1855 and 1954 when James Devins transferred the property to Samuel George Ireland. From this information we surmise that this earlier larger lot, which is directly across the street from a presently designated heritage house which was the home of Lester B. Pearson's father and where Primer Minister Pearson grew up as a child. The larger lot had remained essentially vacant over the century. The larger lot lands directly north of 27 Lester B. Pearson Street may have had some connection to Independent Order of the Good Templars, a social organization oriented around temperance. Records show that in 1956 Mabel Ireland, widow of Samuel George Ireland transferred a large lot to Jack Ireland, and in 1958 a 'designated Sub-division' was established for the property, at which time we surmise that the present non-heritage residence on today's lot was constructed. In 1990 Jack Ireland's estate was transferred to Ethel Christine Ireland. The house presently on the lot remained in ownership of the Ireland family until the present owners acquired the lot in 2018 for purposes of redevelopment.

2.2 Context and setting of the subject property

Application is in the process of being made by the present owners of the lot to City of Vaughan to redevelop the property by removing the existing residential building which is clearly not a historic building, and does not conform with the guidelines for the heritage district. Plans are to replace the existing non-heritage house on the lot with a two storey residential building that conforms with the guidelines for new development within the heritage district.

Lester B. Pearson Street is an L-shaped street encompassing predominantly single-family residential buildings with only one 19th century historic building, a designated heritage house

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circa 1870 is a former 1 ½ storey residence with a two-storey contemporary addition. In the 19th century, this area was a relatively undeveloped area of the Village just north and east of the core area. Lester B. Pearson street was named after the former prime minister of Canada. The designated heritage house is located across the street from the subject property, at the corner of Main Street. All other residential buildings in this area seem to be mid to late 20th century buildings which are relatively modest in scale. The existing house is a former single-storey, mid-twentieth century building with no special features, and is presently vacant. Apparently, this existing house was constructed with a septic system, but sewer service has now been provided in this area. Owners of the property plan to remove the existing building and to construct a new, two storey residence designed in the Georgian style, which would be of a design compatible with the only other 19th century style structure on the street.

2.3 Architectural evaluation of the subject property

The existing single-family residence at 27 Lester B. Pearson Street is in relatively sound physical condition, modest in character and visually not a 'heritage' structure, but is more in keeping with some of the other mid-20th century development of Kleinburg-Nashville. At the time that this house was constructed the Village of Kleinburg appears to have experienced substantial new development prior to the present emphasis on heritage conservation of the village in early 2000 with the establishment of the Kleinburg-Nashville plan in 2003.

A search has been conducted with the Vaughan Building Department, but no existing plans exist at the Building Department for the house presently on the property. It is not considered a significant building.

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

The 2010 Official Plan for Kleinburg-Nashville calls for 'Low Rise Residential, Mixed Use' for the entire heritage district. Planned redevelopment of the property is to remove the existing building on the property and to construct a new residence that reinforces the heritage district in architectural character.

Plans call for a two storey Georgian style brick veneer building fronting on Lester B. Pearson Street, directly across the street from the existing heritage building, following the criteria outlined for new buildings noted in the Kleinburg-Nashville Conservation District Plan.

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

Existing structures on the property have a marginal contribution to the preservation/mitigation option for cultural heritage resources, due to their scale.

Maintenance of the street setback with adjacent structures, combined with use of red brick appropriate fenestration/door sizes and shape will be consistent with the heritage district.

Following are mitigation options considered:

Avoidance Mitigation

There are no significant cultural heritage resources on the property.

Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered.

Historical commemoration

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

2.6 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"><i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of any significant <u>heritage</u> element</i>
<i>Potential Negative Impact</i>	<i>Assessment</i>

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-
- | | |
|---|---|
| • <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i> | <i>not applicable</i> |
| • <i>a change in land use where the change in use negates the property's cultural heritage value</i> | <i>land use would remain</i> |
| • <i>siting, massing, and scale</i> | <i>redevelopment of 8183 Kipling will provide an appropriate use of the site at a scale consistent with guidelines for development within the Heritage District</i> |
| • <i>design that is sympathetic with adjacent properties</i> | <i>building design fits requirements with the Heritage District.</i> |

3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.3 of the PPS requires that “...*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*” “*Conserved*” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*.”

The property contains no built heritage resource that has cultural value or interest per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act*.

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and
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This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

A handwritten signature in black ink, appearing to read 'Mark Hall', is positioned below the company name.

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

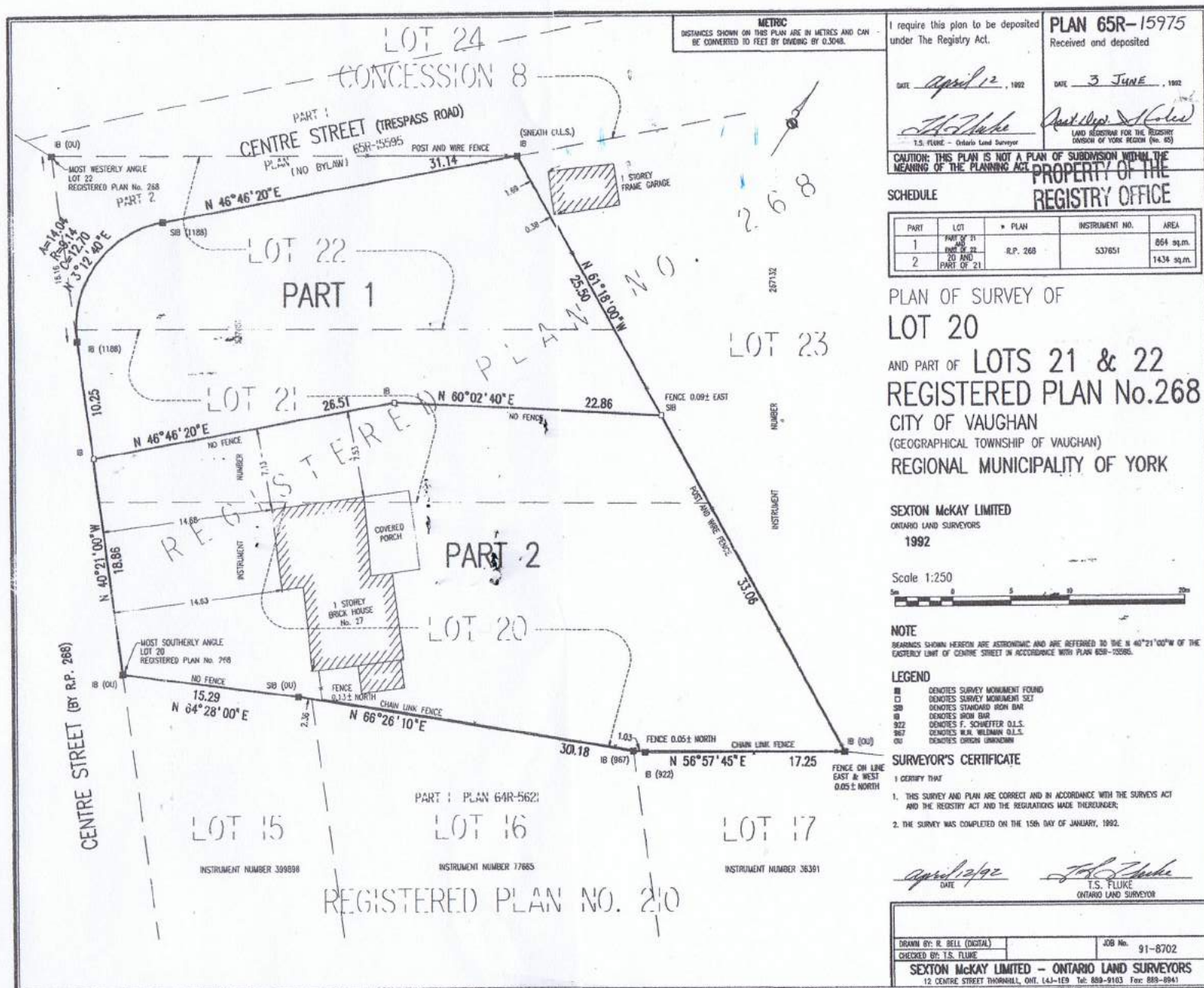
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REFERENCES

- a) Kleinburg-Nashville Heritage District Study and Plan,
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) Vaughan Official Plan, Land Use, 2010
- f) City of Vaughan Guidelines for Cultural Heritage Impact Assessments

APPENDICES

- 1. Property Survey, 27 Lester B. Pearson Street
- 2. Existing exterior and interior photographs, 27 Lester B. Pearson Street
- 3. Photographs of adjacent buildings on Lester B. Pearson Street
- 4. Vicinity Map, 27 Lester B. Pearson Street, Village of Kleinburg, City of Vaughan, Ontario
- 5. Aerial Photograph of Vicinity of subject property
- 6. 1860 Tremaine Map, excerpt showing approximate property location
- 7. 1878 Illustrated Atlas Map of Vaughan, excerpt showing location of property
- 8. 1878 Village of Klineburg, Township of Vaughan Map
- 9. Vaughan Official Plan map
- 10. Heritage Conservation District Map, Woodbridge
- 11. Chain of Property Ownership
- 12. Site Plan of planned redevelopment of subject property
- 13. Preliminary elevation drawings of planned redevelopment of subject property
- 14. Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP



65R/15975

HIA Photos

27 Lester B Pearson

Current structure as of May 20, 2019

Structure from the West (Front)



Living room



Living Room and Entrance



Dining Room



Hallway to bedrooms and bathroom



Bathroom



Bathroom shower



Bedroom 1



Bedroom 2



Bedroom 3



Kitchen



Basement cold cellar



Basement



Basement



Back porch



East view (Rear)



North view (side)



South view (side)





3a- View from Southeast



3b- View from South



3c- View from East



3d- View from East



3e- 24 Lester B. Pearson Street



3f- 9 Lester B. Pearson Street



3g- 16 Lester B. Pearson Street



3h- 12 Lester B. Pearson Street



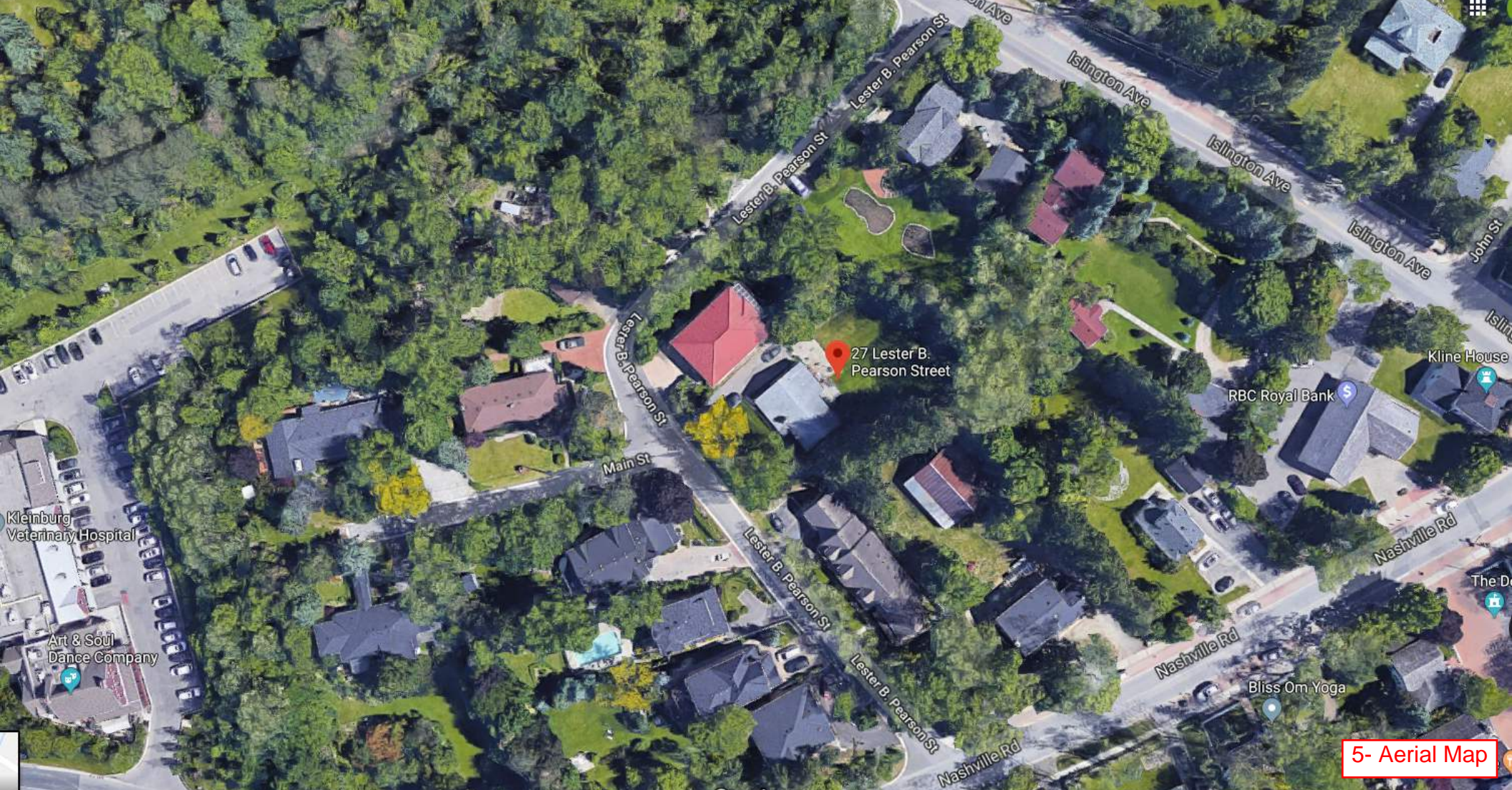
3i- 8 Lester B. Pearson Street



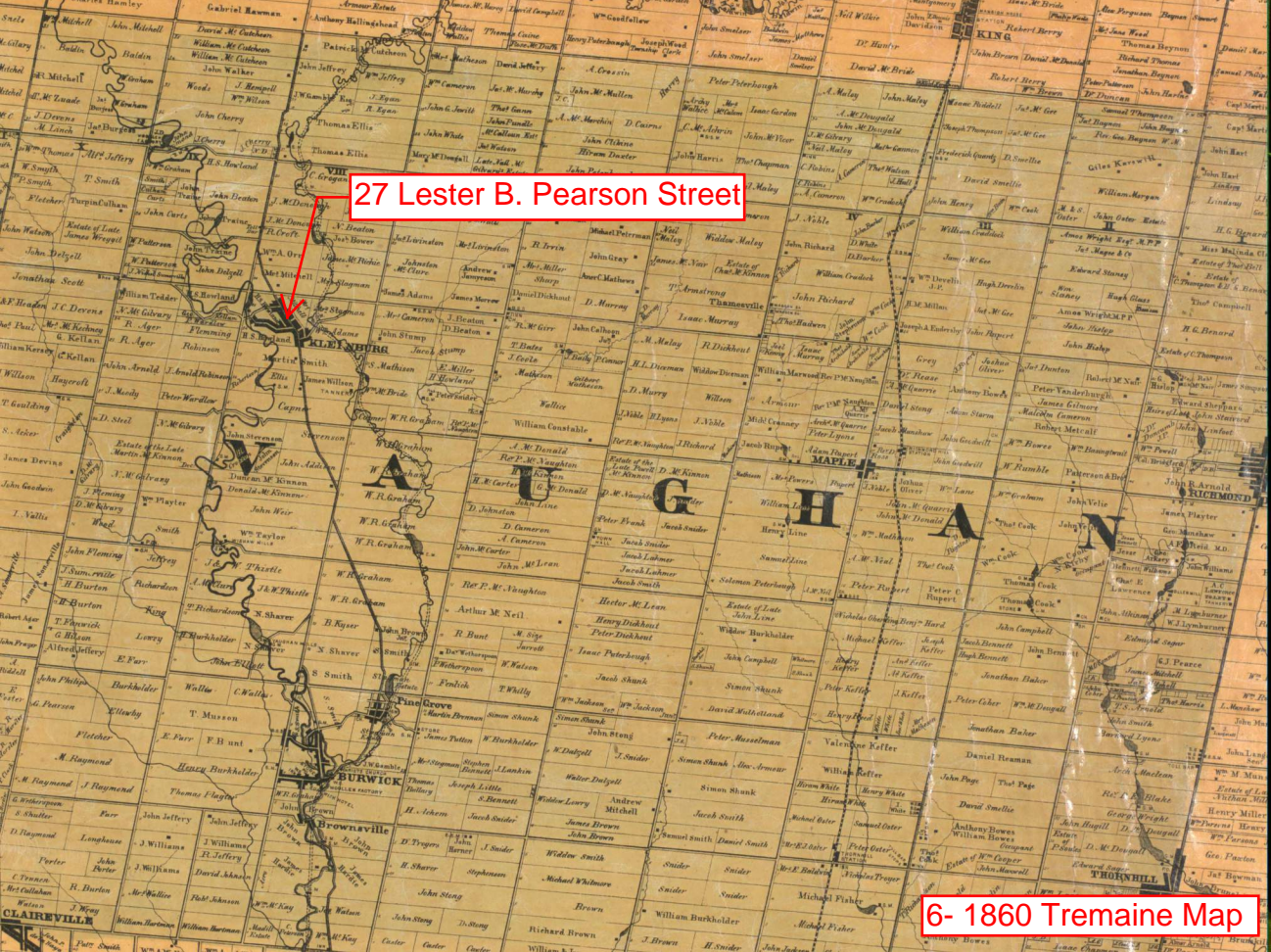
3j- 33 Lester B. Pearson Street



4- Vicinity Map

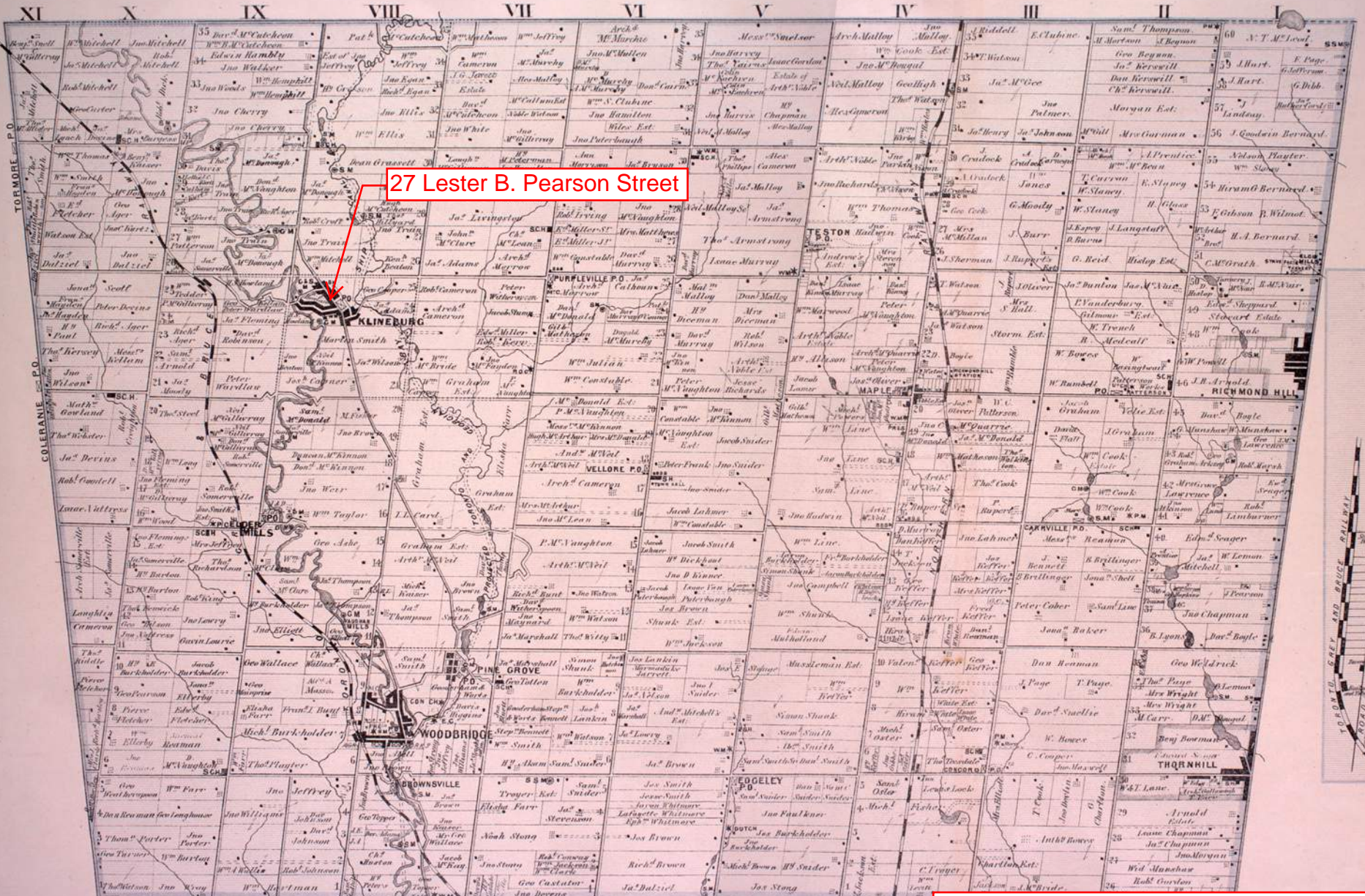


5- Aerial Map



27 Lester B. Pearson Street

6- 1860 Tremaine Map

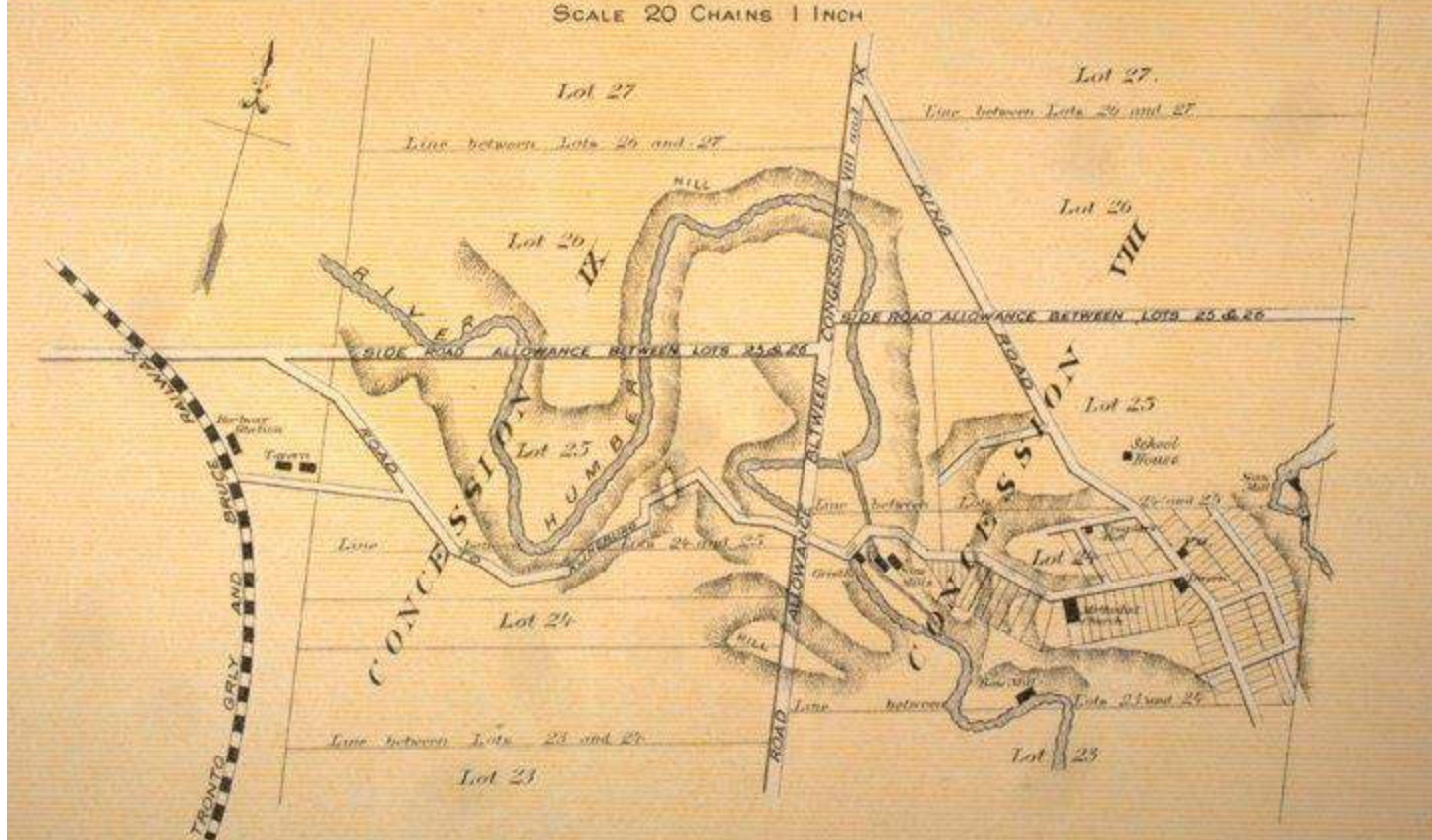


27 Lester B. Pearson Street

VILLAGE OF KLINEBURG.

TOWNSHIP OF VAUGHAN

SCALE 20 CHAINS 1 INCH



SCHEDULE 13

Land Use

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

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2.

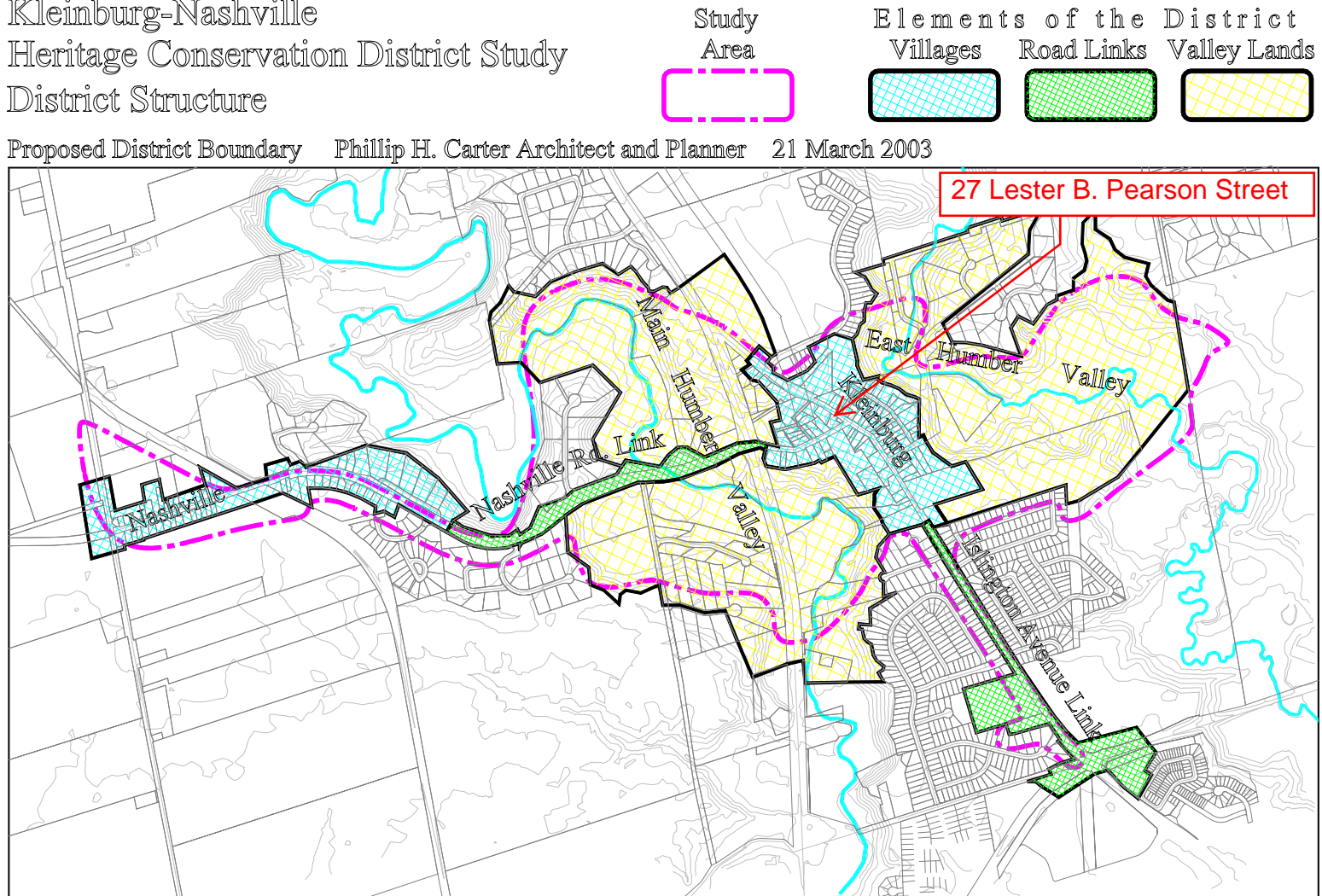


February 2014

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

Kleinburg-Nashville Heritage Conservation District Study District Structure

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



27 Lester B Pearson Street, Vaughan (Kleinberg)

Owner:

Christopher Nolan Adamkowsli and

Laura Anna De Faveri

Outstanding mortgage: nil

CHAIN OF TITLE

Lot 20, pt. lot 21, Registered Plan 268,

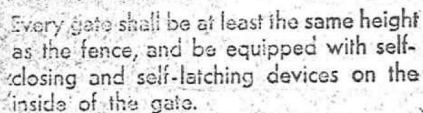
Part 2, Plan 65R-15975, Vaughan

PIN 03347-0228 LT

	Patent			Crown	Andrew Mitchell	All 200 ac. Lot 24, concession 8, Vaughan.
37668	B & S	20 March 1848	6 Aug. 1850	Andrew Mitchell	William Mitchell	Pt. of lot 101 (?)
46176	B & S	6 Apr. 1852	3 Nov. 1852	W. McMaster and J. Mitchell, and John M. Klein, Trustees	John Mehaffy	Pt. of lot 101 (?)
56680	B & S Lb. 425	10 Jan 1855	13 Feb. 1855	John Mahaffy	Robert S. Cheffey	
Plan 268			8 Oct. 1862	Robert S. Cheffey		See note re Plan -s/b lot 8
31925	Grant	26 July 1954	29 July 1954	James Devins, the Last	Samuel George Ireland	Lot 22, Plan 268

				surviving Lodge Deputy of the Grand Chief Templar of the independent Order of Good Templars, Kleinberg Lodge		"The said grantor James Devine was appointed a Lodge Deputy for the Kleinberg Lodge of the Independent Order of Good Templars by J. D. Andrews, Grand Chief Templar, by a certificate dated the 13 th day of November 1894, and the said appointment was never cancelled"
36489	Grant	15 Jan. 1952	13 July 1956	Mabel Ireland, Widow, estate of Samuel George Ireland (died intestate Nov. 9, 1950)	Jack Ireland	Lots 21, 22, Plan 268 See 80640 & 10132
39870	By-law number	23 Jan. 1958	24 Jan. 1958	To designate an area of Sub- division Control. A By law to amend By-law 1875		
53765 (27 Centre St., Vaughan)	Transfer	14 Mar. 1990	21 Mar. 1990	Jack Ireland Estate	Ethel Christine Ireland	Lots 20, 21, 22 Plan 268, (pt. con. 8, Lot 24)
Deposit 65081	Transfer		2002/11/25	Jack Ireland et al		

YR235591	Transfer		2002/11/25	Ethel Christine Ireland	Ethel Christine Ireland and Heather Marie Ireland	Lots 20, pt. lot 21, Plan 268, pt. 2, 65R-15975 PIN 03347-0228
YR987407	Application		2007/05/18	To clear execution certificate		PIN 03347-0228
YR2594642	Survivor Application		2016/12/12	Ethel Christine Ireland	Heather Marie Ireland	PIN 03347-0228
YR2811540	Transfer		2018/12/18	Heather Marie Ireland	Christopher Nolan Adamkowski And Laura Anna De Faveri	PIN 03347-0228 \$1,400,000
Last instrument June 4, 2019						



PLANS EXAMINER

REF. 65059



DETAIL NO.
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/06/2019
2	NOOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
3	NOOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
4	ISSUED FOR B.P.A.	06/02/2019

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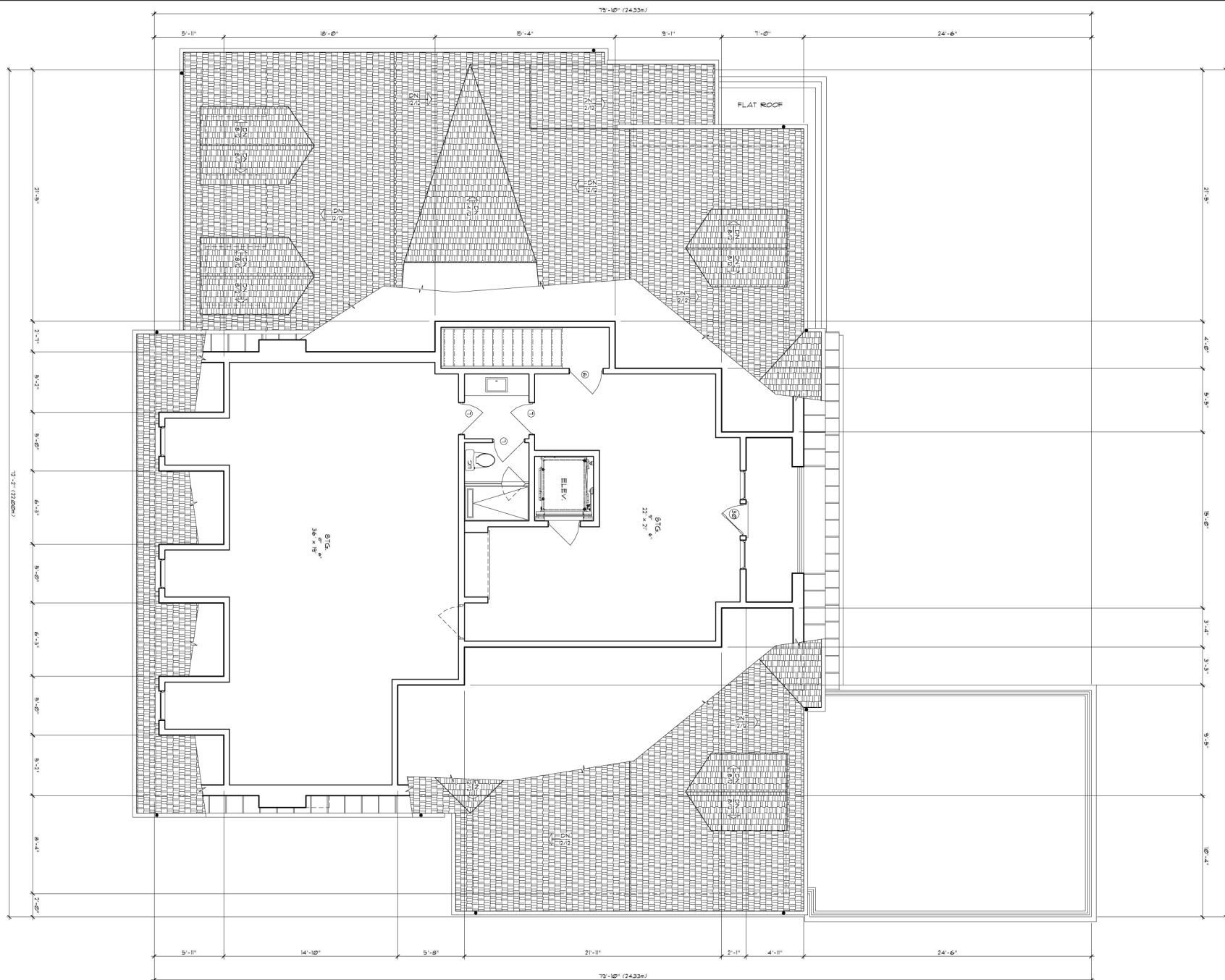
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8880 KEELE ST. UNIT 8 TEL: (905) 849-2108
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LAK 20

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
21 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

SECOND FLOOR PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-3
DATE FEB. 2019	SCALE 1/8" = 1'-0"	FILE 19-006



DETAIL NO.
DELTA
10-10

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/06/2019
2	NOOF LINE + G.F.A. ADJUSTMENTS	04/06/2019
3	NOOF LINE + G.F.A. ADJUSTMENTS	04/06/2019
4	ISSUED FOR P.P.A.	06/07/2019

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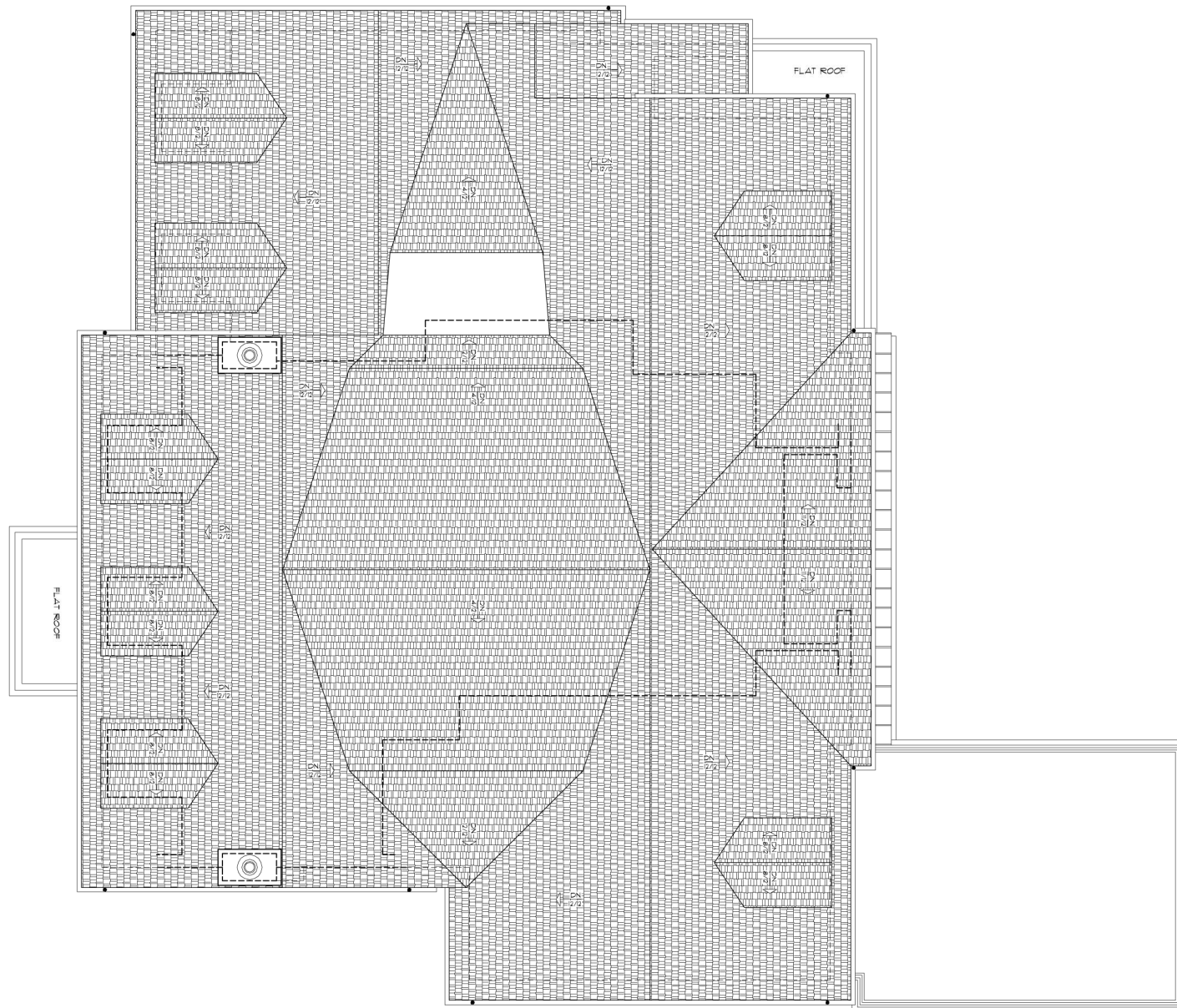
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L4K 2G3

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
21 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

ATTIC FLOOR PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-4
DATE FEB. 2019	SCALE 1/8" = 1'-0"	FILE 19-006



DETAIL NO.
REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/06/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
4	ISSUED FOR R.P.A.	06/02/2019

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PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
21 LEBSTER B. PEARSON ST.
VAUGHAN, ONTARIO

ROOF PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-5
DATE FEB. 2019	SCALE 1/8" = 1'-0"	FILE 19-006

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

ACADEMIC + PROFESSIONAL TRAINING

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

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President

MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

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

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

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

HISTORIC PRESERVATION / ADAPTIVE REUSE

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

ARCHITECTURE

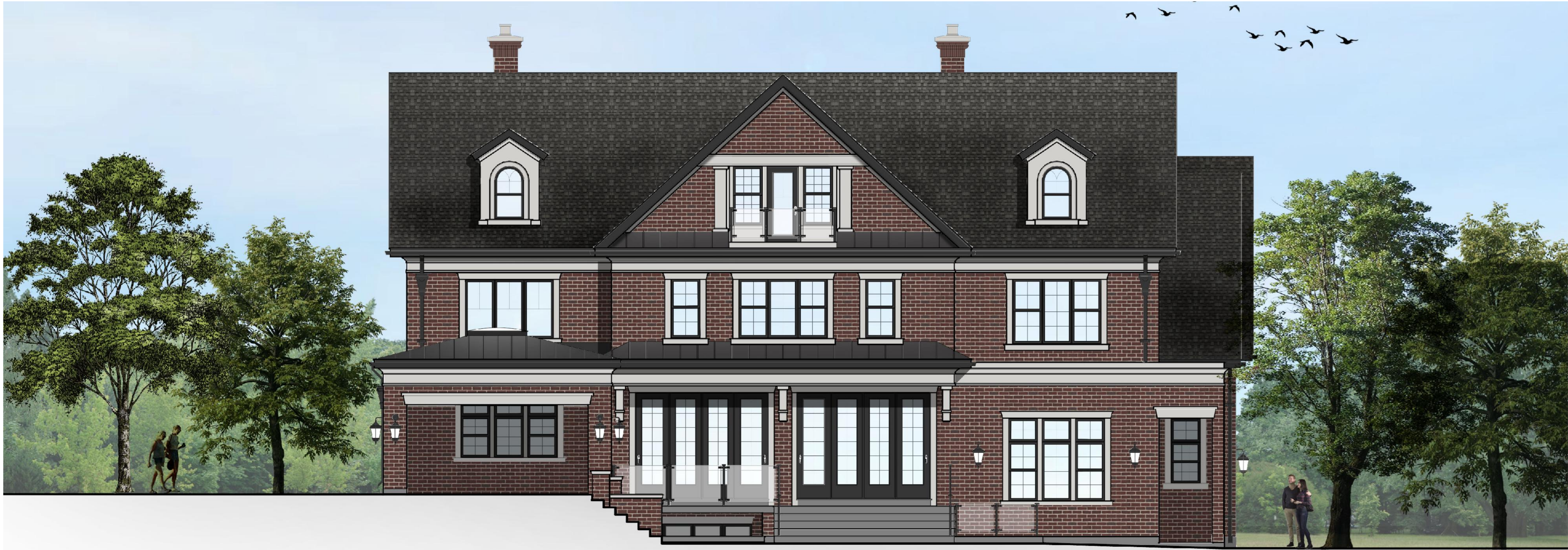
A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential,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

COMMUNITY & EDUCATION SERVICE

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



FRONT ELEVATION



REAR ELEVATION

DETAIL NO.
SHEET NO.

REVISIONS

NO.		DATE
1	ISSUED FOR FIRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	08/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

LEGEND

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SCARBOROUGH, ONT. battaglia.arch@gmail.com
M1W 2L8

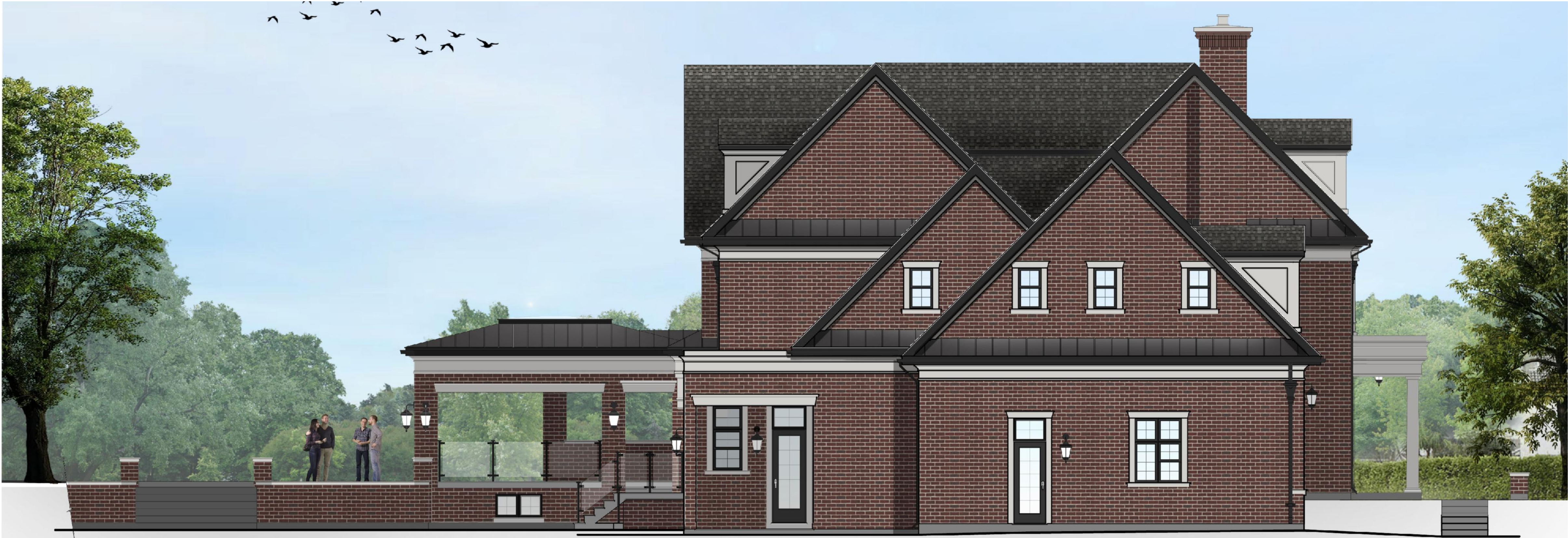
PROPOSED 3 STOREY DWELLING FOR:
**ADAMKOWSKI-DE FAVERI
RESIDENCE**
27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

RENDERS

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-10
DATE FEB. 2019	SCALE 3/16" = 1'-0"	FILE 19-06



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

DETAIL NO.
DETAIL
SHEET NO.

REVISIONS

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6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

LEGEND

ARCHITECTURAL SEAL:-

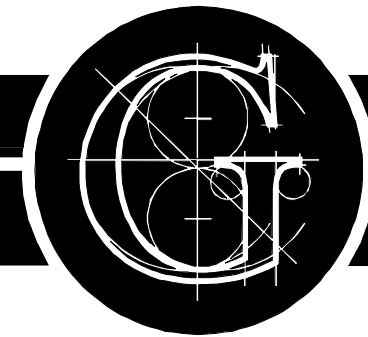
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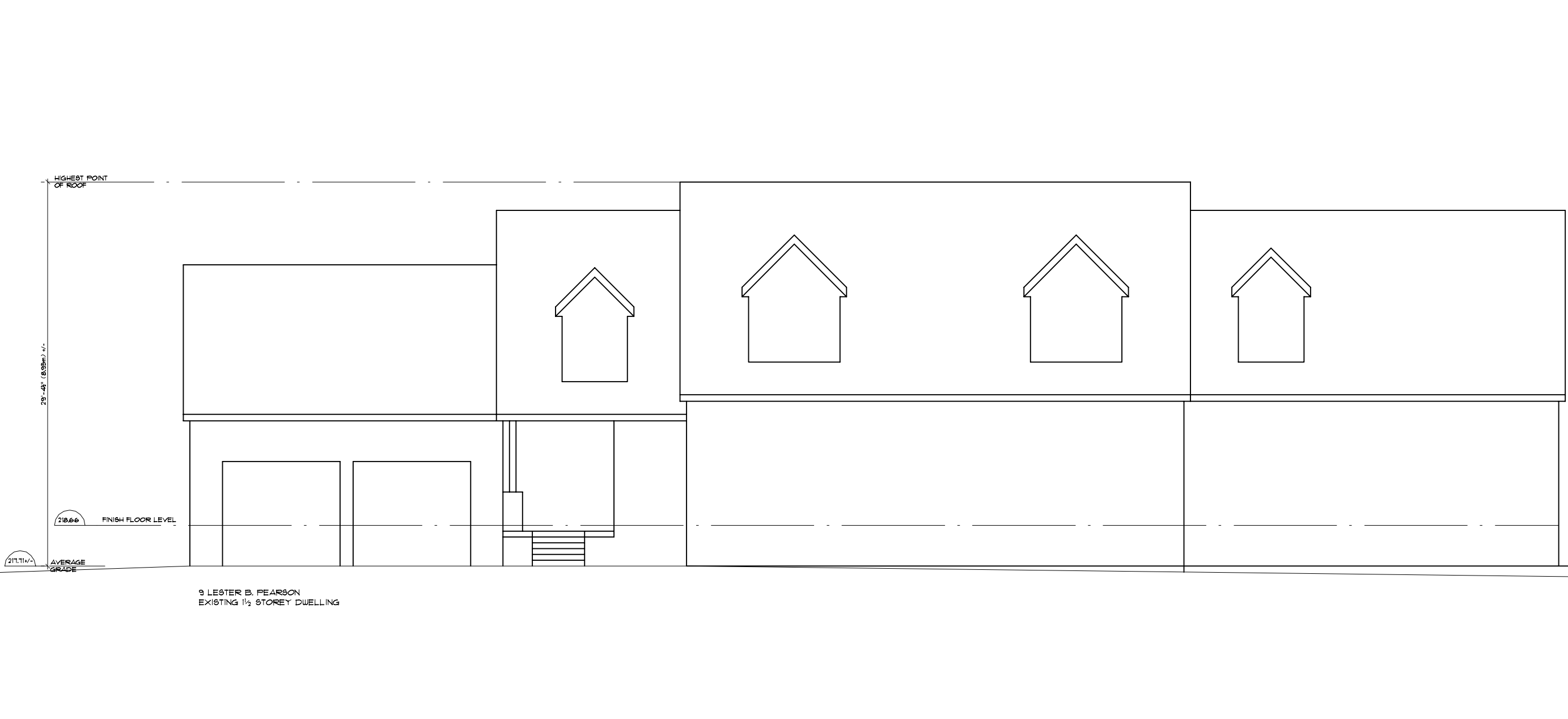
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PROPOSED 3 STOREY DWELLING FOR:
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RESIDENCE**
27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

RENDERS

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DATE FEB. 2019	SCALE 3/16" = 1'-0"	FILE 19-06

ATTACHMENT 5



DETAIL NO.
SHEET NO.

REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	09/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

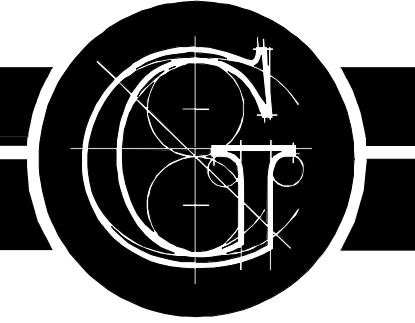
KEY PLAN

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L4K 2N2

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

STREET VIEW

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-13
DATE FEB. 2019	SCALE 1:50	FILE 19-06



FRONT ELEVATION



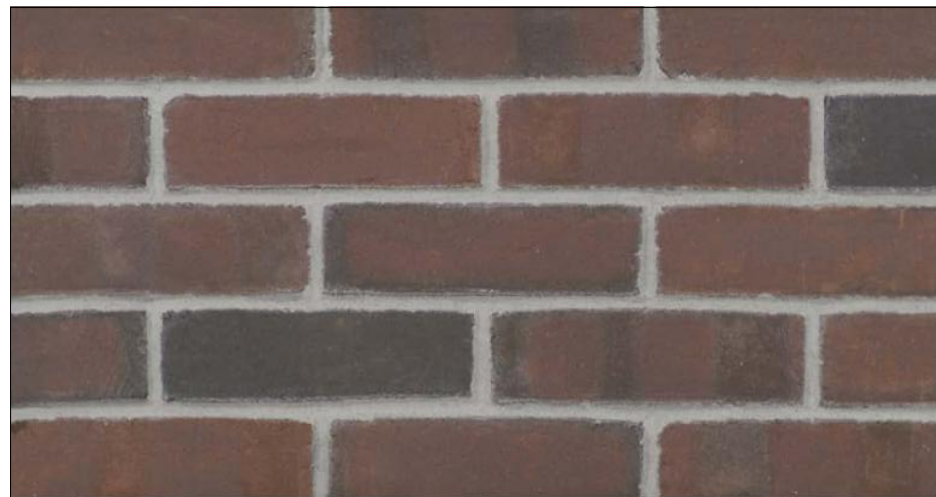
REAR ELEVATION



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION



BRICK: 5I-DDX (MODULAR) MANGO'S MASONRY



SOFFIT AND FASCIA (BLACK)

LIME STONE FIN. CORNICE
MOLDINGS (AT FRONT)
LIME STONE FIN. HEADERS,
SOURROUNDS & SILLS (AT
FRONT)



NATURAL MAN-MADE STONE OR
EQUIVALENT PRE-CAST FIN.
CORNICE MOLDINGS, SURROUNDS,
HEADERS & SILLS AT BACK AND
SIDE ELEVATIONS (TYP). AS
SPEC'D.



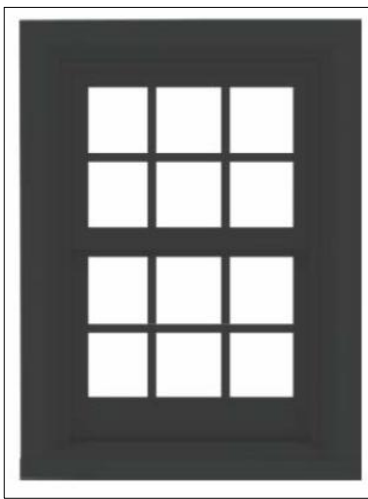
HALF ROUND GUTTERS AND LEADERS (BLACK)



ROOF SHINGLES:
IKO ASPHALT CAMBRIDGE

WINDOWS

E-SERIES - DOUBLE-HUNG BY
ANDERSEN WINDOW AND DOORS
MADE OF WOOD WITH AN
ALUMINUM EXTERIOR
(CHARCOAL BLACK)



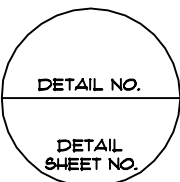
WINDOW SHUTTERS
COMPOSITE WOOD
PANEL SHUTTERS BY
ELITE MOULDINGS
(CHARCOAL BLACK)



ATTACHMENT 6



TYPICAL LIMESTONE FINISH PILASTER DETAILS



REVISIONS

NO.		DATE
1	ISSUED FOR FIRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
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6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

LEGEND

ARCHITECTURAL SEAL:-

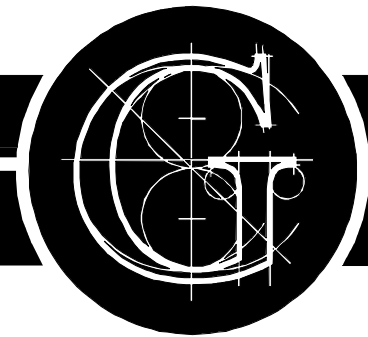
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glolos@glolosdesigns.com

BATTAGLIA ARCHITECT INC.

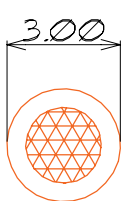
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SCARBOROUGH, ONT. battaglia.arch@gmail.com
M1W 2L8

PROPOSED 3 STOREY DWELLING FOR:
**ADAMKOWSKI-DE FAVERI
RESIDENCE**
27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

MATERIALS

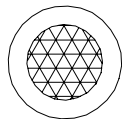
DRAWN BY: D. POVEDA	CHECKED BY: GL	SHEET A-12
DATE FEB. 2019	SCALE 3/16" = 1'-0"	FILE 19-06

ATTACHMENT 7

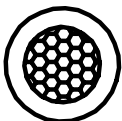


Replacement Trees

Sugar Maple
(Acer saccharum)



Red Maple
(Pinus strobus)



Ironwood
(Ostrya occidentalis)

Shrubs



Hicks Yew
(Taxus x Media "Hicksii")



Hydrangea
(Hydrangeaceae)

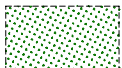


Golden Dream
(Buxus Microphylla)



Green Mountain
(Buxus Hybrid)

Built Elements



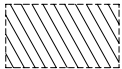
Sod



Patio Pavers
(Flagstone on Grade)



Retaining Wall



Wood Fence



Asphalt Driveway

LESTER B. PEARSON STREET

Approximate Centreline Of Pavement

