CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 14, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

14. DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE 31 NAPIER STREET KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 5, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of a free standing three (3) car garage and construction of a single detached dwelling with an attached garage at 31 Napier Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. 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 Acting Deputy City Manager, Planning and Growth Management.

2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

3. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020 **WARD(S):** 1

TITLE: DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE 31 NAPIER STREET KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:
Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee for the approval of the proposed demolition of a free standing three (3) car garage and construction of a single detached dwelling with attached garage, for the lands known municipally as 31 Napier Street, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* as shown on Attachments 1 to 3.

Report Highlights

- The Owner is seeking approval to demolish the free standing three (3) car garage and construct a new single detached dwelling with attached garage located at 31 Napier Street. The existing main dwelling (to remain) 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
- Staff recommends approval of the proposal as it conforms with the policies of the KNHCD Plan
- Heritage Vaughan review and Council approval for the proposal is required under the *Ontario Heritage Act*

Recommendations

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2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
3. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

Background

The subject property municipally known as 31 Napier Street is located east of and outside the historic centre of Kleinburg. The subject lands are located on the east side of Napier Street, opposite the intersection of Kellam Street, and comprise Lots 16, 17 and 18 on Registered Plan 11 (May 25, 1848). The date(s) on which the lots were combined are unknown.

The property contains a Victorian style single detached brick bungalow in very good condition. It features dichromatic brickwork gingerbread detailing and French windows. The existing dwelling will be retained, whereas the separate stand-alone three (3) car garage, built circa 2004, is proposed to be demolished.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. The following is an analysis of the proposed development in consideration of the guidelines in the KNHCD Plan

The Subject Lands are proposed to be severed to create one additional lot through a future Consent (Severance) Application to be considered by the Committee of Adjustment. 'Parcel A' (the proposed retained lot), has a lot area of 3296.54m^2 (0.33 hectares), and contains an existing Victorian brick bungalow dwelling which is to be retained, as shown on Attachment 4. The frontage of the retained lot will be 30.22m. All existing front yard setbacks will remain, and the proposed new side yard setbacks will be 2.29m and 1.50m. A new driveway with associated parking is proposed on the south side of the existing home with complementary landscaping. Shrubs and other soft landscape material will be planted adjacent to the asphalt driveway for border definition.

'Parcel B' will have an area of 1038.04m^2 (0.10 hectares), will have a lot frontage of 18.3m onto Napier Street and a depth of 59.26m. The proposed front yard setback for the new dwelling is 7.5m and the side-yards are proposed to be 1.5m on each side, as shown on Attachment 4. The lot will back onto a portion of lands belonging to the retained 'Parcel A' to comply with the requirements of the Toronto and Region Conservation Authority ('TRCA'). The garage, built after 2004, is proposed to be demolished and a single new two-storey Georgian style detached dwelling is proposed to be constructed in its place. Access to the new dwelling is proposed from Napier Street at generally the same location as the existing driveway on the site.

5.2.5 FUTURE DEVELOPMENT IN THE DISTRICT

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 proposed demolition and new construction adhere to and respect the fundamental goal of the KNHCD by contributing to the architectural and historical qualities of Napier Street while meeting contemporary needs. The new construction complements the mix of architectural styles of the street, and maintains the clarity of built form on separate lots without forcing or altering the established typical density of the street's character.

9.5.3.2 ARCHITECTURAL STYLE

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*

Within the vicinity of 31 Napier Street there are three 1 ½-storey Victorian era dwellings with more recent additions at 9, 31, and 51 Napier Street, plus a Georgian styled house at 376 Stegman's Mill Road. All other residences on the street are a mixture of more contemporary eras and styles.

Cultural Heritage staff support the proposed new construction design for a two-storey Georgian style dwelling in keeping with the KNHCD Plan guidelines. This design features a mansard roof, gable elements with front elevation porthole dormer, small paned windows, symmetrically placed main/front entry, and neoclassical detailing. The proposed punched windows in the brick exterior, windows and roof forms are consistent with the scale and classical design guidelines of Napier Street and the KNHCD Plan.

The two openings adjacent to the front porch provide entry to a two-car garage with single bay doors consistent with the KNHCD Plan guidelines.

A concrete unit paver walkway leading from the street to the front door will serve as a landscaped feature within the front yard. Soft landscaping features include shrubs and perennials, will be added to compliment the new construction and enhance the streetscape.

9.5.3.3 SCALE AND MASSING

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

<u>Guidelines</u>

- *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*
- *For garages, see Section 9.3.7 of the KNHCD Plan*

The proposed dwelling is consistent with the surrounding area, comprised of one and two-storey dwellings. The proposed dwelling and attached garage will be situated in the same area as the existing three (3) car garage. The dwelling design incorporates

satisfactory massing, proportions, style and building materials that will contribute to the overall character of the KNHCD Plan, as shown on Attachments 4-7.

9.9.1 THE VILLAGE FORESTS – OVERVIEW

As noted in preceding sections, the existence of rich mature village forests in Kleinburg and Nashville contribute to the environmental health of the surrounding valley lands and are a significant aspect of the heritage character of the villages. It is recommended, in Section 7.2.5, that a Heritage Tree By-law be enacted to protect mature trees. The Ontario Heritage Act does not require a Heritage Permit for planting or removing trees. The guidelines are offered to assist those who wish to preserve and enhance the historic village character when undertaking landscaping projects.

The Arborist Report includes a satisfactory Tree Inventory and Protection Plan including four trees to be planted. A total of 18 trees were tagged and inventoried on the property. There is one tree beyond the chain-link fence at the rear of the property proposed to be removed, and a second tree was felled during a windstorm and will be removed. Staff are satisfied the proposal adheres to the guidelines and the City of Vaughan's Council endorsed By-law 052-2018 and Tree Protection Protocol. The Arborist Report is included as Attachment 8.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

***Exterior Finish**:*

- *Smooth red clay face brick, with smooth buff clay face brick as accent*
- *Wood clapboard, 4" exposed to the weather*
- *Smooth, painted, wood board and batten siding*

***Exterior Detail**: Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.*

***Roofs**: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.*

***Doors**: Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.*

The proposed dwelling will be cladded in red brick and trimmed with natural white horizontal moldings below the front eaves. The window lintels, keystones and apron ornamentation will be constructed of limestone. Cultural Heritage staff support the proposed building materials (shown on Attachment 7) as they meet the requirements of the KNHCD Plan.

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 with the proposed dwelling which conforms to the policies and guidelines in the KNHCD Plan. Accordingly, staff can support a Heritage Vaughan Committee recommendation to Committee of the Whole for approval of the proposed demolition of a free standing three (3) car garage and construction of a single detached dwelling with attached garage at 31 Napier Street under the *Ontario Heritage Act.* The proposed dwelling will be constructed on a proposed new lot that is subject to a Consent Application through the Committee of Adjustment.

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

Attachments

Attachment 1 – 31 Napier_Location Plan
Attachment 2 – 31 Napier_CHIA
Attachment 3 – 31 Napier_Historical Photos
Attachment 4 – 31 Napier_Site Plan
Attachment 5 – 31 Napier_Elevations
Attachment 6 – 31 Napier_Colour Renderings
Attachment 7 – 31 Napier_Material Palette
Attachment 8 – 31 Napier_Arborist Report

Prepared by

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

Location Map

Attachment 1

Location:
31 Napier Street, Kleinburg
Part of Lot 24, Concession 8

VAUGHAN
Development Planning

Date:
May 25, 2020

ATTACHMENT 2

CULTURAL HERITAGE IMPACT ASSESSMENT

31 Napier Street
Kleinburg-Nashville District
Vaughan, Ontario, Canada

19 December 2019, revised 20 January 2020

prepared by

MW HALL CORPORATION

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

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31 Napier Street
Kleinburg-Nashville Heritage Conservation District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
19 December 2019, revised 20 January 2020

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY

2.0 INTRODUCTION TO THE PROPERTY

3.0 CULTURAL HERITAGE IMPACT ASSESSMENT

- 3.1 History of the property and evolution to date
- 3.2 Context and setting of the subject property
- 3.3 Architectural evaluation of the subject property
- 3.4 Redevelopment proposal for the subject property and potential impacts on identified cultural heritage resources
- 3.5 Examination of preservation / mitigation options for cultural heritage resources
- 3.6 Impact of development and mitigating measures – summary

4.0 RECOMMENDATIONS

REFERENCES

A. Kleinburg-Nashville Heritage Conservation District Study and Plan,

APPENDICES

1- Vicinity Map, 31 Napier Street, City of Vaughan, Ontario
2- Aerial Photograph of Vicinity of subject property
3- Photographs, 31 Napier Street
4- Photographs of adjacent buildings on Napier Street
5- Vaughan Official Plan map
6- Heritage Conservation District Map, Kleinburg-Nashville
7- Survey of 31 Napier Street, July 17, 2019
8- Preliminary drawings of planned redevelopment of subject property
9- Landscape and Site Plan
10- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 EXECUTIVE SUMMARY

The property at 31 Napier Street was originally platted as three separate lots in the 19th century. The present property holds a Victorian era single family residence and 20th century three-car garage. The property has been included as part of a Province of Ontario Part V designated heritage district with a plan that provides criteria established for changes to development within the heritage district. The proposal is to remove the 20th century garage addition from the northern lot, retain the 19th century residence on the remaining two lots with parking for the heritage residence, and construct a new two storey single family residence with two-car garage on the northern lot. Preliminary design of planned changes for the property have been reviewed by MW HALL CORPORATION, a registered architect, planner and heritage consultant, relative to conformance with the City of Vaughan Guidelines for Cultural Heritage Impact Assessments, and particularly for conformance with the Kleinburg-Nashville Heritage District Plan and Guidelines. During the review process MW HALL CORPORATION recommended to the owner a few minor revision suggestions to design of the planned house, and which have been incorporated within the appendix of this report.

Upon completion of our review we are of the opinion that planned changes to the property at 31 Napier Street conform with Nashville-Kleinburg Heritage District Plan and Guidelines and recommend approval.

2.0 INTRODUCTION TO THE PROPERTY

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

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 31 Napier Street is located east of and outside the historic centre of Kleinburg. The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 31 Napier Street is east of Islington Avenue, on the east side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 31 Napier Street is a 19th century residence with an adjacent 20th century detached garage, constructed in 2004, that was constructed with Victorian details to mimic the Victorian style heritage house. The existing heritage house is to remain on the southerly portion of the remaining lot. A new driveway from Napier Street to planned surface pad parking area is proposed on the severed lot to the south of the existing heritage residence a proposed new two storey residence is planned. on a proposed new lot at

the north side of the existing Victorian residence. We have reviewed design for the planned residence vis-à-vis Guidelines for planned new structures within the designated heritage district.

The owner of the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

Subject property is owned by:

Mr. Paul Gabriele
31 Napier Street
Kleinburg, Ontario L0J 1C0

3.0 CULTURAL HERITAGE IMPACE ASSESSMENT

3.1 History of the property and evolution to date

According to the Kleinburg-Nashville Conservation District Study (Reference A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village remained small with surrounding lands occupied by farms. Early lots, including 31 Napier, were surveyed and established as lots for residential use but remained undeveloped until the present 21st century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

This property was transferred from the Crown, as part of a 200-acre lot, to Andrew Mitchell in 1847. A survey of this lot in 1848 this property as one of a series of subdivided lots at the northern end of a 'Street' heading north from the Road labelled "to Stegman's Mill", overlooking the East Humber River leading to the Mill Pond for Stegman's Saw Mill Pond further north. The subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. In 1856 Andrew Mitchell died and the property transferred to William Sharpe, and in 1860 to James Barbor. The lot changed ownership a few times for nominal amounts for the next 1 ½ centuries. Recent growth throughout southern Ontario has been experienced throughout the City of Vaughan. The property at 31 Napier was recently sold to the present owner Mr Paul Gabriele for purposes of redevelopment.

3.2 Context and setting of the subject property

There are other heritage buildings in the vicinity of 31 Napier Street. The majority of the houses on Napier are not individually Designated or Listed structures. The core area of the designated heritage district, essentially a commercial centre is located along Islington Avenue. Within the vicinity of 31 Napier Street there are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 376 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

Section 9.2.1 of The Kleinberg-Nashville Heritage Conservation District Study and Plan identifies various architectural styles that would be in keeping with the Conservation Study. Existing residences on the street are a mixture of 19th and 20th century styles.

3.3 Architectural evaluation of the subject property

The existing 19th century house Victorian style house at the southern portion of the property is planned to be retained. It is in excellent condition and is well maintained with the Victorian style elements. A 20th century addition of garages to the north of the heritage house was constructed with faux Victorian style. These garages will be removed, and the existing lot subdivided to allow for construction of a new two storey residence.

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

Planned redevelopment of the 31 Napier Street property is to provide a new, two-storey residence with two ground level garage parking entered from the driveway facing Napier Street To address the issue of fit within the architectural guidelines for the district, the planned house has a mansard roof, a gable element with special detailing, small paned windows, a symmetrically placed main/front entry, some neoclassical detailing. Side facades of the house are generally consistent with the front façade of the residential building and have little or no distinguishing architectural character.

The prominently placed garage doors on the front façade of the house are designed with smaller panels, as is the main entry door.

The proposed punched windows in the brick exterior, windows and roof forms appear to be generally consistent with the scale and classical design guidelines of the Napier Street and the Conservation District guidelines.

3.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned removal of the later garage structure is compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District. Planned architectural character does generally conform with the architectural character of the heritage district

3.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned changes to 31 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect exiting character of the HCD. The proposed replacement dwelling reflects, in general, architectural guidelines for the District.

3.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 31 Napier Street have salvage value.

3.8 Historical commemoration

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

3.9 Impact of development / mitigating measures – summary

Potential Negative Impact	*Assessment*
• *destruction of any, or part of any, significant attributes or features*	*no destruction of any part of significant heritage attributes or feature is proposed*
• *isolation of a heritage attribute from its surrounding environment, context, or a significant relationship*	*not applicable*
• *a change in land use where the change in use negates the property's cultural heritage value*	*not applicable*
• *siting, massing, and scale*	*planned improvements are consistent with the heritage district.*
• *design that is sympathetic with adjacent properties*	*proposed building design fits requirements noted to be sympathetic with structures within the heritage district and represents an architectural style at 31Napier Street which is in keeping with the Heritage District.*

5.0 RECOMMENDATIONS

We are of the opinion that planned changes to the property at 31 Napier Street, located within the Kleinburg-Nashville Designated Heritage District, are consistent with the Kleinburg-Nashville Heritage District Conservation Plan and Guidelines established for changes within the District. Consideration was given to other changes implemented following establishment of the heritage district, especially along Napier Street. Intensification of development in this area is

consistent with the Official Plan and policies of City of Vaughan and with the Province of Ontario.

Section 2 of the Ontario Planning Act indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the Planning Act requires that the decision of Council shall be consistent with the Provincial Policy Statements (PPS 2014) and (PPS 238 2019)

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 existing property at 31 Napier Street contains one built heritage resource that has cultural heritage value or interest under the Ontario Heritage Act. It is our opinion that design of the planned new residence on the northern lot at 31 Napier Street is consistent with maintenance of the Kleinburg-Nashville Conservation District plan and guidelines and makes a positive contribution to the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

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

REFERENCES

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

APPENDICES

1- Vicinity Map, 31 Napier Street, City of Vaughan, Ontario
2- Aerial Photograph of Vicinity of subject property
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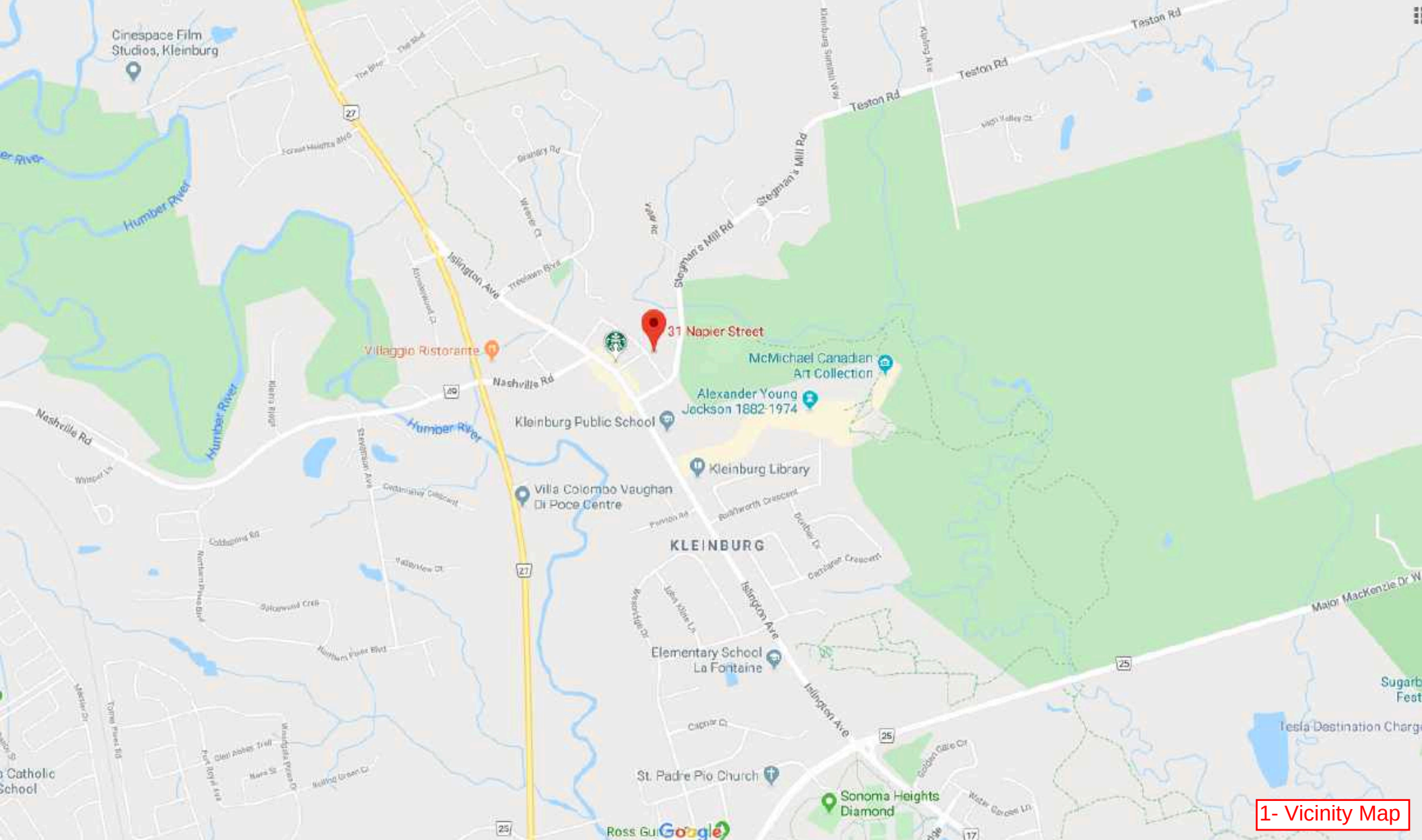
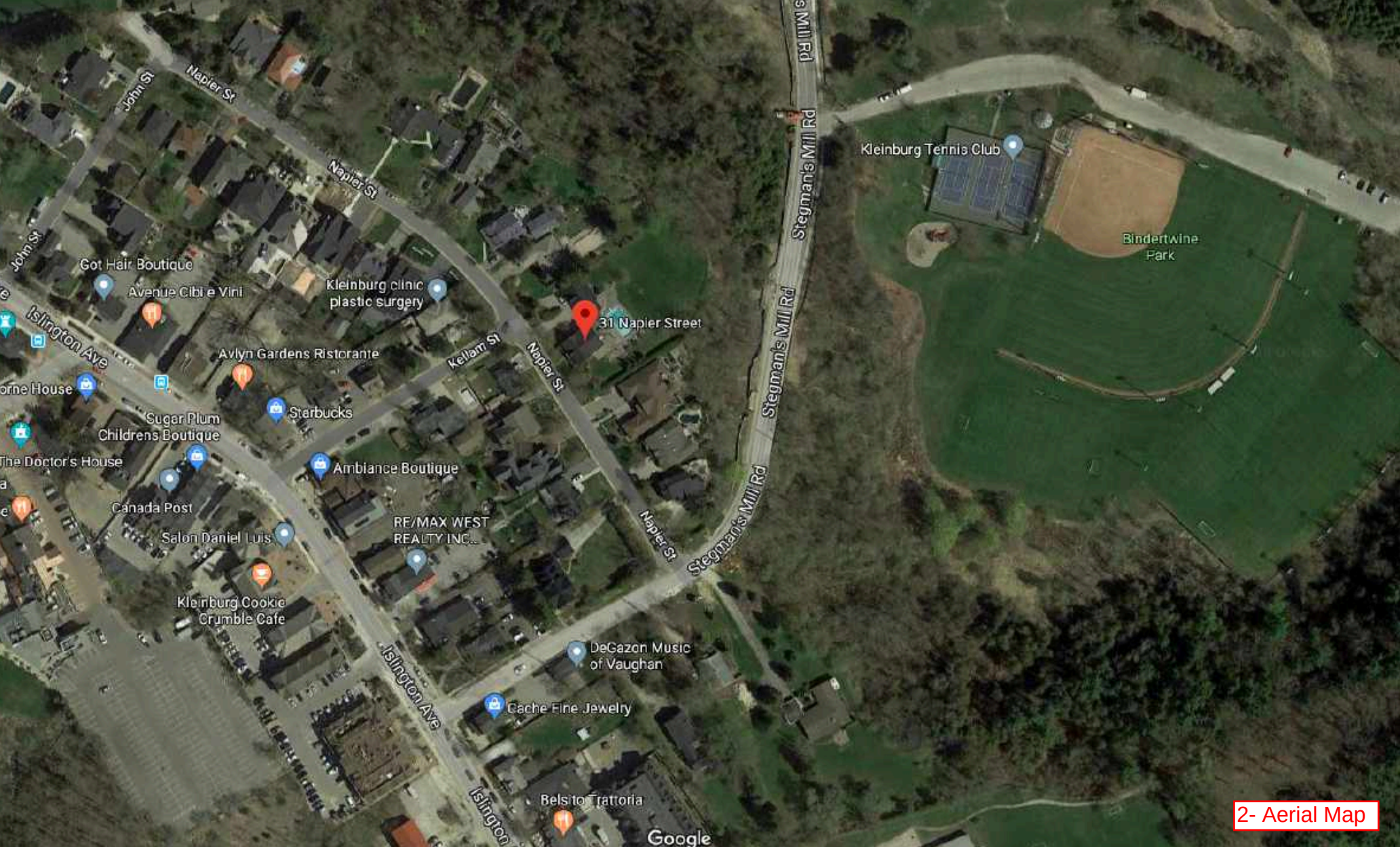


1- Vicinity Map


John St
Napier St
Napier St
John St
Got Hair Boutique
Avenue Cibi e Vini
Kleinburg clinic
plastic surgery
31 Napier Street
Islington Ave
Avlyn Gardens Ristorante
Kellam St
Napier St
Stegman's Mill Rd
Stegman's Mill Rd
Stegman's Mill Rd
Kleinburg Tennis Club
Bindertwine
Park
orne House
Sugar Plum
Childrens Boutique
Starbucks
The Doctor's House
Ambiance Boutique
Canada Post
RE/MAX WEST
REALTY INC...
Napier St
Stegman's Mill Rd
Salon Daniel Luis
Kleinburg Cookie
Crumble Cafe
DeGazon Music
of Vaughan
Islington Ave
Cache Fine Jewelry
Belsito Trattoria
Google

2- Aerial Map

3a - 31 Napier Street

3b- 31 Napier, view from west

3c- 31 Napier Garage

4a - 14 Napier Street

4b - 28 Napier Street

4c - 34 Napier Street

4d - 51 Napier Street

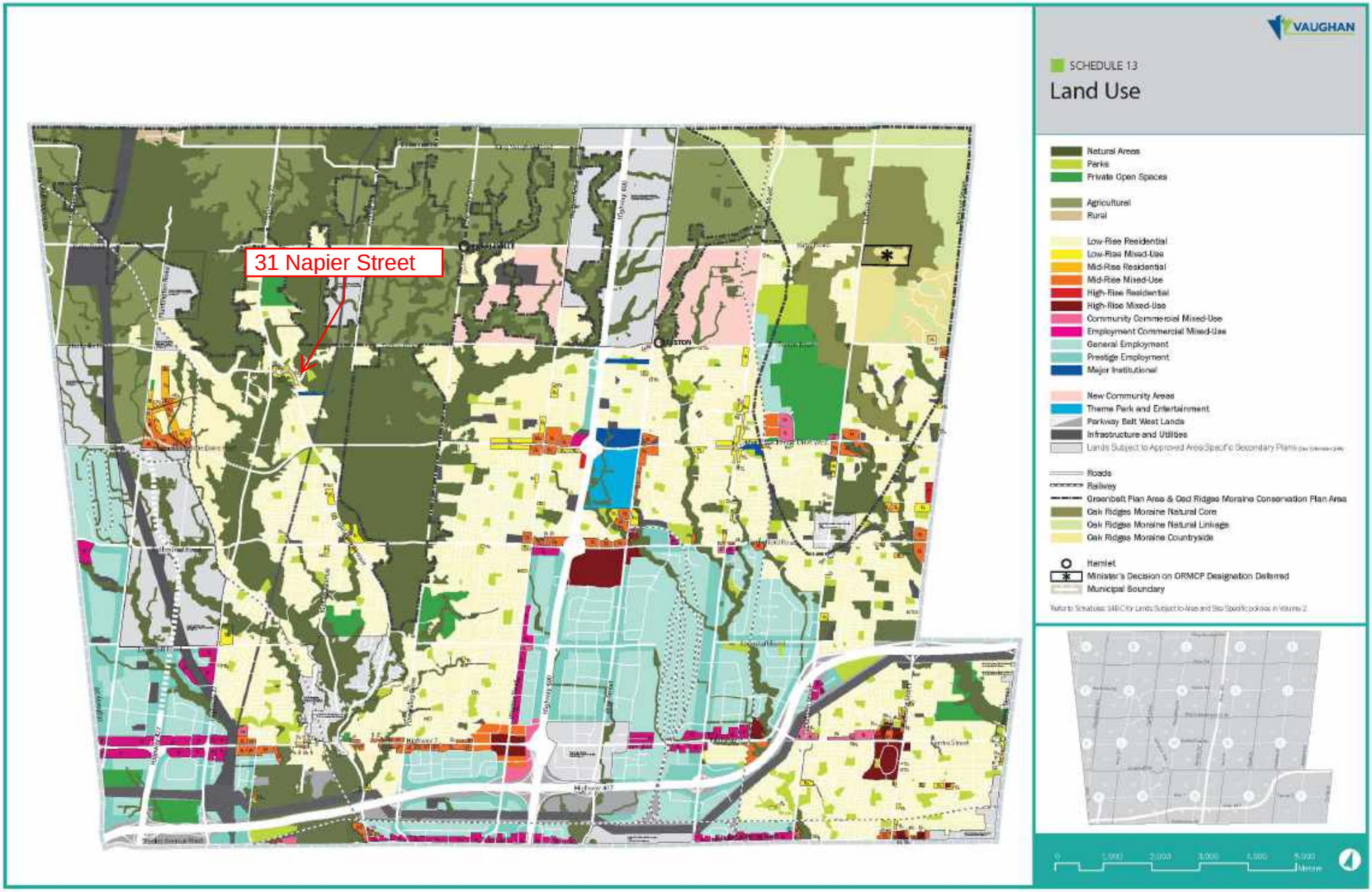
4e - 54 Napier Street

4f - 57 Napier Street

4g - 60 Napier Street

4h - 67 Napier Street

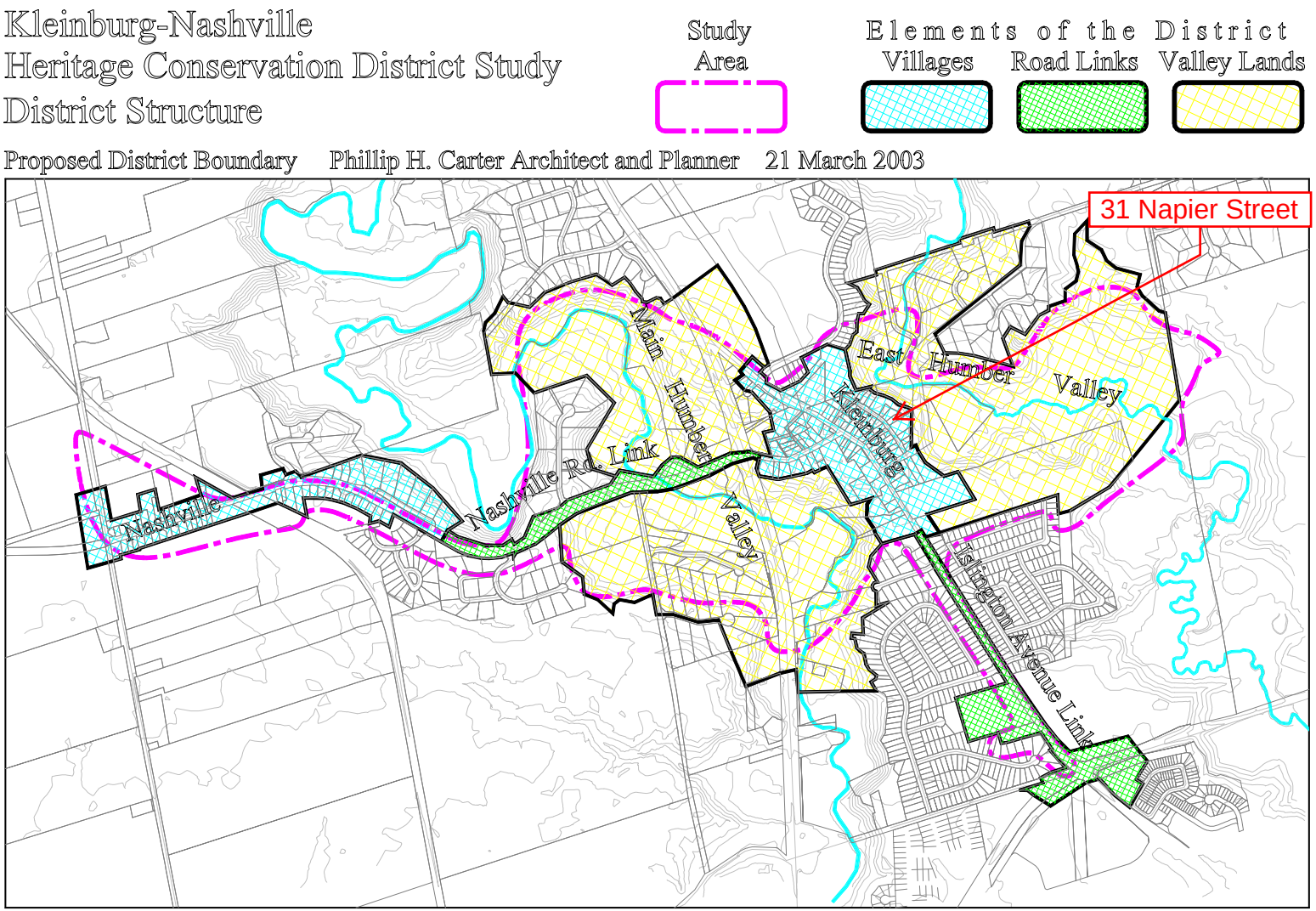
4i - 77 Napier Street



February 2014

5 - Vaughan Official Plan

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.



6 - Heritage Conservation District Map

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY
PART 1
PLAN OF LOTS 16, 17 AND 18
REGISTERED PLAN 11
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

10m 5m 0 10metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF JULY, 2017

DATE _____, 2017

T. SINGH
ONTARIO LAND SURVEYOR

NOTES

■	DENOTES MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL	DENOTES REGISTERED PLAN 11
PL1	DENOTES PLAN OF SURVEY BY H. D. G. CURRIE, O.L.S. DATED MAY 3, 1978
PL2	DENOTES SYRVEYOR'S REAL PROPERTY REPORT BY LLOYD & PURCELL LTD., O.L.S. DATED AUGUST 15, 2006
PL3	DENOTES PLAN 65R-35574
PL4	DENOTES PLAN OF SURVEY BY E W. PETZOLD, O.L.S. DATED OCTOBER 31, 1968
FF	DENOTES FINISHED FLOOR ELEVATION
(639)	DENOTES JONH MACKINNON LEITCH, O.L.S.
(830)	DENOTES E. W. PETZOLD, O.L.S.
(967)	DENOTES W. N. WILDMAN LIMITED, O.L.S.
(L&P)	DENOTES LLOYD & PURCELL LTD., O.L.S.
CB	DENOTES CATCH BASIN
MH	DENOTES MANHOLE
WV	DENOTES WATER VALVE
Ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
SCP	DENOTES SPECIFIED CONTROL POINT

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM

SCP 00819770432	NORTH 4855813.220	EAST 609724.018
SCP 10519980016	NORTH 4853629.717	EAST 610057.926

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES

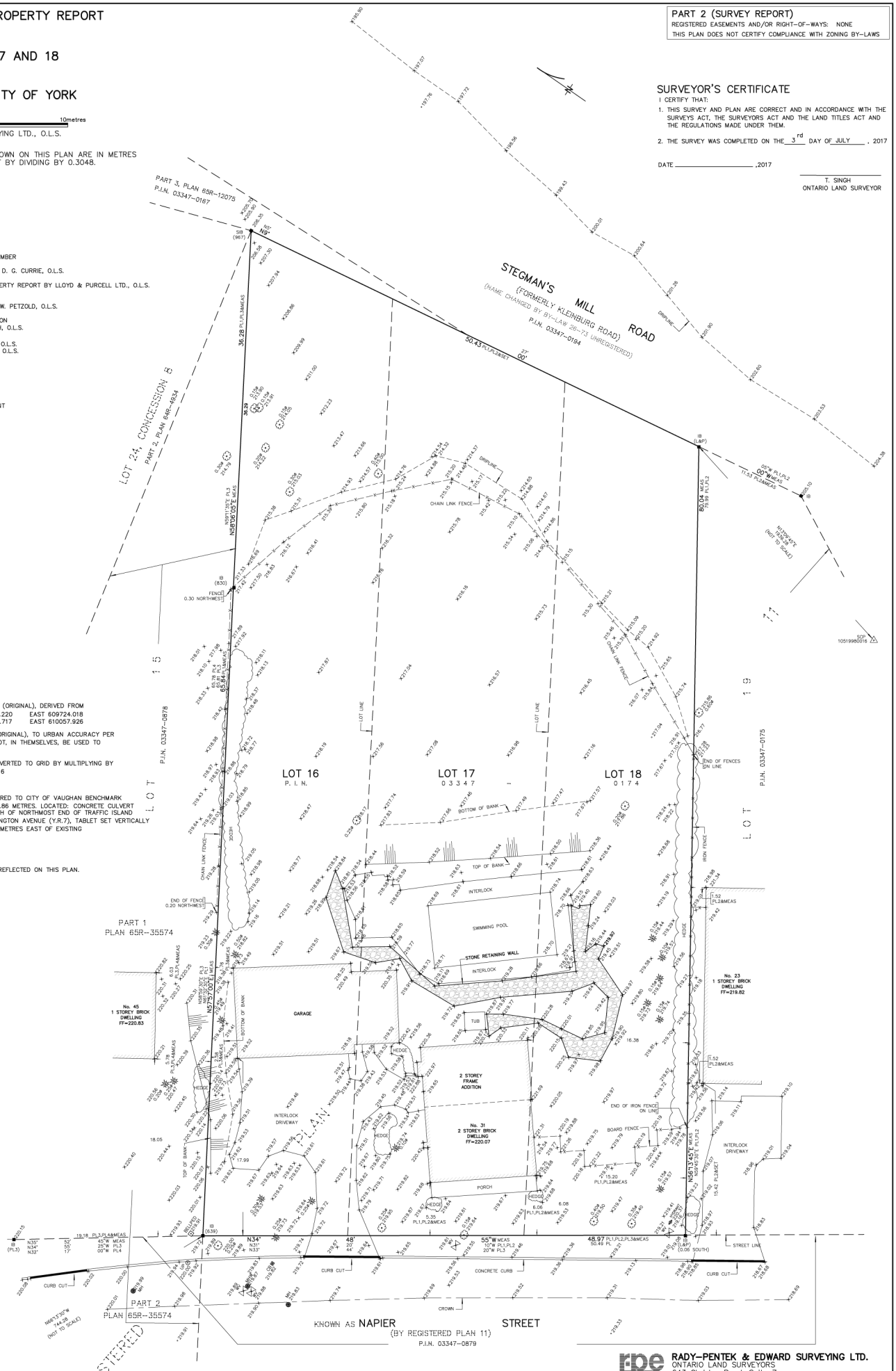
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997216

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCHMARK No. 81-100, HAVING AN ELEVATION OF 219.86 METRES. LOCATED: CONCRETE CULVERT UNDER HIGHWAY No. 27, 162 METRES NORTH OF NORTHMOST END OF TRAFFIC ISLAND AT JUNCTION OF HIGHWAY No. 27 AND ISLINGTON AVENUE (Y.R.7), TABLET SET VERTICALLY IN TOP OF CONCRETE CULVERT DECK, 11.3 METRES EAST OF EXISTING CENTRELINE OF HIGHWAY No. 27.

CAUTION

UNDERGROUND SERVICES HAVE NOT BEEN REFLECTED ON THIS PLAN.



THIS REPORT WAS PREPARED FOR MARABELLE NAPIR LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
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Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca

DRAWN: V.K. CHECKED: T.S.
JOB No. 17-178 CAD FILE No. 17-178SRPR+T

7- Survey, 31 Napier

Jul 17, 2017 – 12:33:21

FRONT ELEVATION

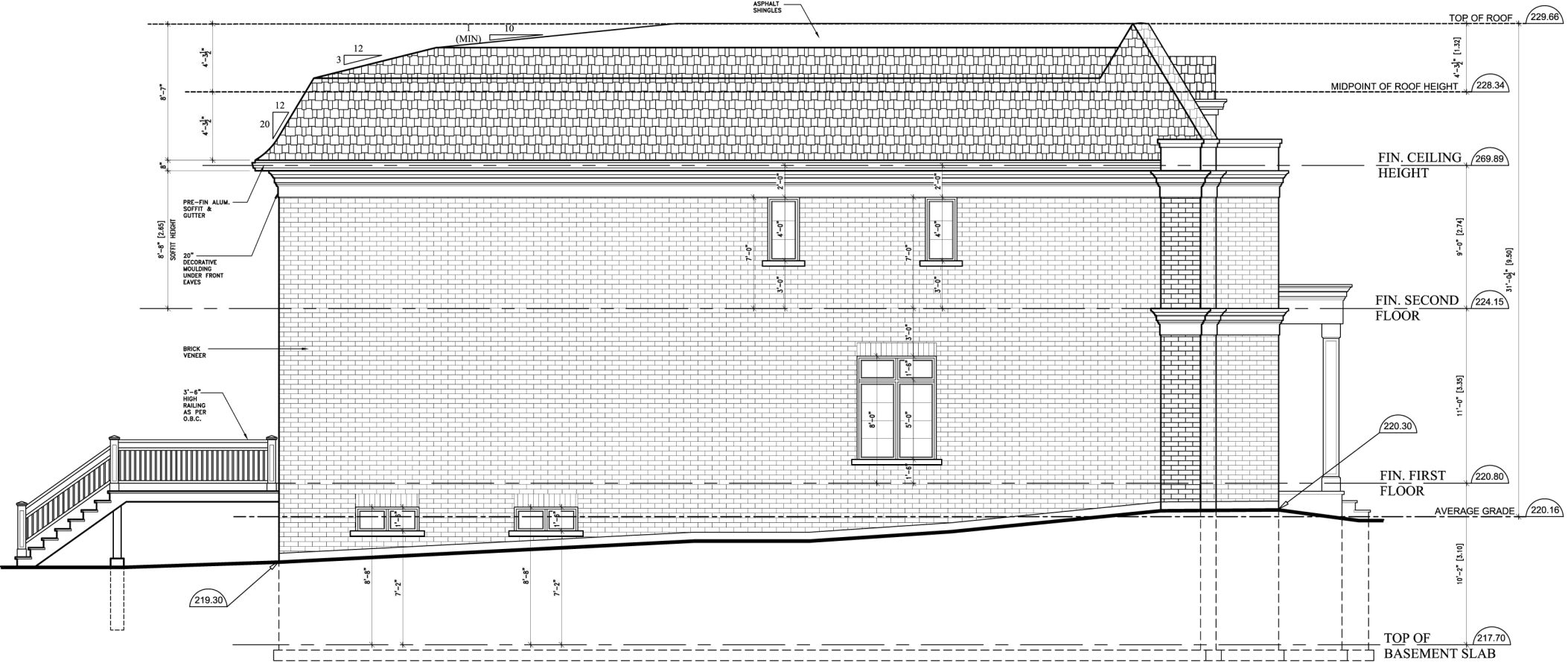
* 31 NAPIER STREET *

8- Preliminary drawings of planned redevelopment

Rubinoff Design Group
697 Mount Pleasant Road
Toronto, Ontario M4S 2N4
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS JAN. 17, 2020



LEFT ELEVATION

* 31 NAPIER STREET *

Rubinoff Design Group
697 Mount Pleasant Road
Toronto, Ontario M4S 2N4
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS JAN. 17, 2020

229.66 TOP OF ROOF

ASPHALT SHINGLES

10 (MIN)

12 / 3

228.34 MIDPOINT OF ROOF HEIGHT

12 / 20

PRE-FIN ALUM. SOFFIT & GUTTER

269.89 FIN. CEILING HEIGHT

20" DECORATIVE MOULDING UNDER FRONT EAVES

BRICK VENEER

224.15 FIN. SECOND FLOOR

219.55

3'-6" HIGH RAILING AS PER O.B.C.

220.80 FIN. FIRST FLOOR

220.16 AVERAGE GRADE

220.05

218.95

217.70 TOP OF BASEMENT SLAB

WALK-OUT

STEPPED FTGS. NOT TO EXCEED 2'-0" IN DEPTH

31'-0½" [9.50] MAX. BUILDING HEIGHT

26'-9" [8.18]

4'-3½" [1.32]

9'-0" [2.74]

11'-0" [3.35]

10'-2" [3.10]

4'-3½"

8'-7"

4'-3½"

8"

8'-8" [2.65] SOFFIT HEIGHT

2'-0"

2'-0"

4'-0"

7'-0"

3'-0"

7'-0"

5'-0"

2'-0"

5'-5½"

7'-6"

RIGHT ELEVATION

* 31 NAPIER STREET *

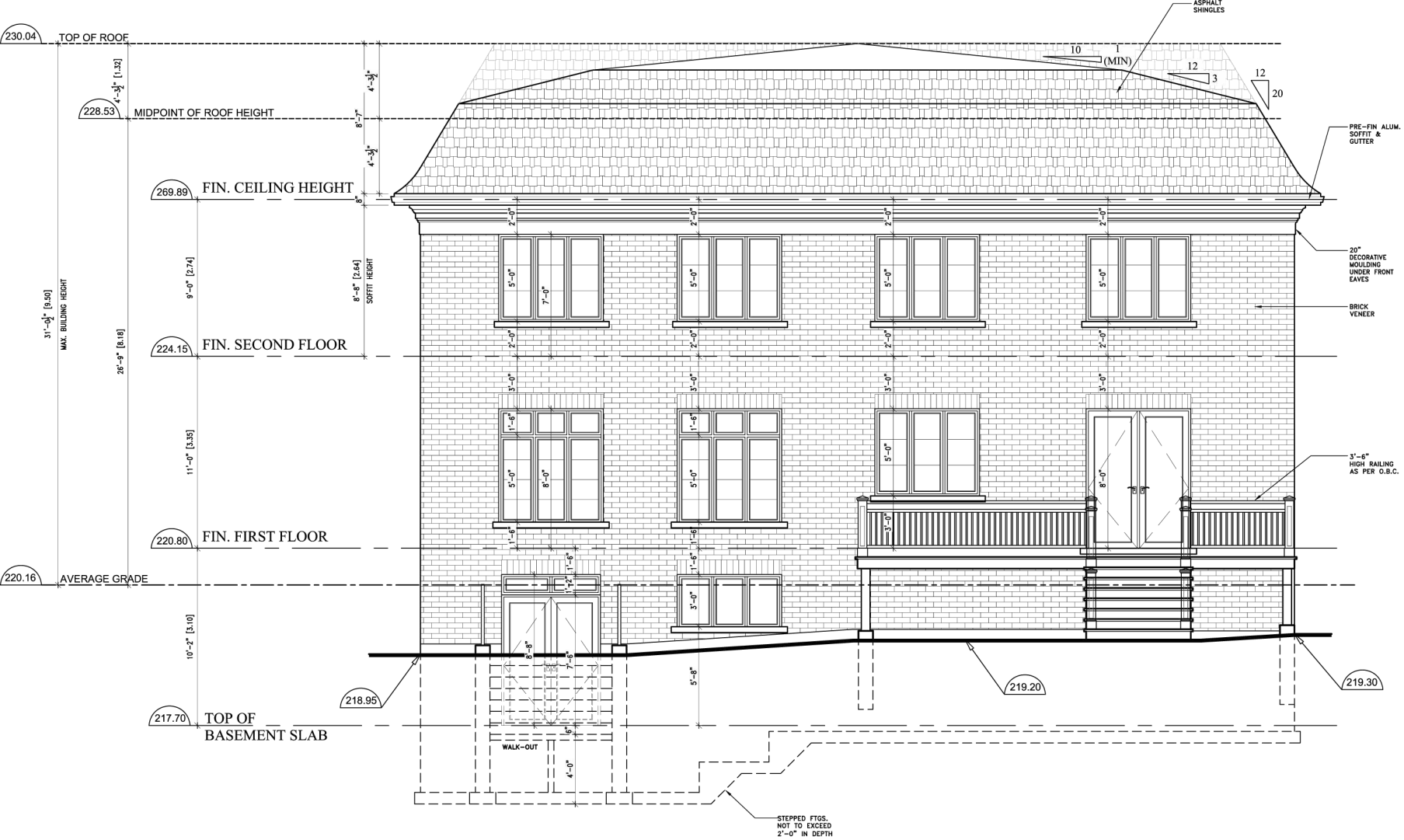
Rubinoff Design Group

697 Mount Pleasant Road
Toronto, Ontario M4S 2N4

TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS JAN. 17, 2020



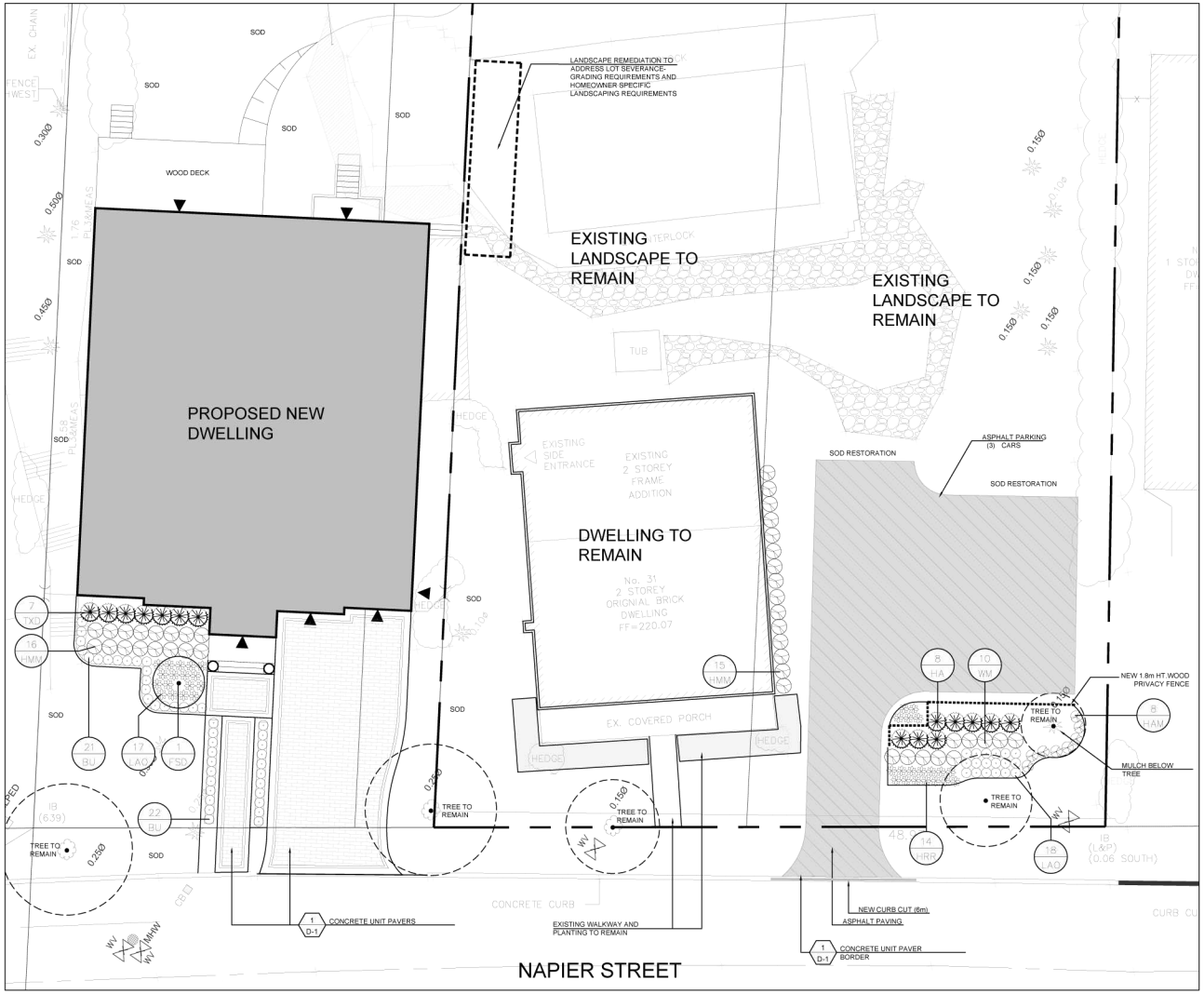
REAR ELEVATION

* 31 NAPIER STREET *

Rubinoff Design Group
697 Mount Pleasant Road
Toronto, Ontario M4S 2N4
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS JAN. 17, 2020



PLANT LIST

DECIDUOUS TREES

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
1	FSD	Fagus Sylvatica 'Red Obelisk'	Red Obelisk Beech	60mm	-	W.B.	-	-

DECIDUOUS SHRUBS

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
31	HMM	Hydrangea macrophylla "Masja"	Masja Hydrangea	-	50cm	3g	-	-
10	WM	Weigela florida "Minuet"	Minuet Weigela	-	50cm	3g	-	-
8	HA	Hydrangea arborescens Annabelle	Annabelle Hydrangea	-	50cm	3g	-	-

CONIFEROUS SHRUBS

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
43	BU	Buxus mc. var. insularis "Green Velvet"	Green Velvet Boxwood	-	60CM	5g	-	-
7	TXD	Taxus media "Densiformis"	Dense Yew	-	60CM	5g	-	-

PERENNIALS & GRASSES

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
14	HRR	Hemerocallis "Rosy Returns"	Rosy Returns Daylily	-	-	1 GAL.	-	-
35	LAO	Lavandula angustofolia "Munstead"	English Lavender	-	-	1 GAL.	-	-
8	HAM	Hosta alba marginata	Variegated Hosta	-	-	1 GAL.	-	-

GENERAL PLANTING AND BED PREPARATION NOTES:

PLANT PERFORMANCE:

1. All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.

2. All plants shall be healthy, vigourous plants, free from defects, decay, disfiguring roots, sun-scald injuries, bark abrasions, plant diseases and pests and all forms of infestations or objectionable disfigurements.

3. All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.

4. All plant material shall be unwrapped prior to inspection. The Landscape Architect reserves the right to inspect all plant material and reject all material that does not meet the standards listed herein.

5. Substitutions will not be accepted without prior written request by the consulting Landscape Architect . Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the Landscape Architect.

6. All trees shall be open-grown for wind-firmness. Trees shall not be leaning or have significant sweep, crook or bend. Deciduous trees shall have approximately two-thirds of their total height in living branches. All trees shall have good crown shape and colour (evergreens) characteristic of their species. Trees shall have a single dominant leader with no side branches taller / longer than the main leader.

7. If required, trees shall be properly target pruned (never flush cut, trimmed, rounded-over, hedged, topped or topped) and dead / damaged branches shall be removed. Branches that cross-over each other or rub against each other, co-dominant leaders, and branches growing upward inside the crown shall be properly pruned. Trees shall not be treated at any time with wound paint.

9. Shrubs and ground covers shall have full, well branched crowns typical of species or variety. Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, undersized, or have been cut back from larger grades to meet specifications shall be rejected.

TOPSOIL REQUIREMENTS:

1. Topsoil shall be a fertile, natural loam, capable of sustaining healthy growth; containing a minimum of 4% organic matter for clay loams and 2% organic matter for sandy loam, to a maximum of 25% by volume. Topsoil shall be loose and friable, free of subsoil, clay lumps, stones, roots or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all litter and toxic materials that may be harmful to plant growth. Topsoil containing sod clumps, crabgrass, couchgrass or other noxious weeds is not acceptable. Topsoil shall not be delivered or placed in a frozen or excessively wet condition. Topsoil acidity / alkalinity shall be in the range of 6.0pH to 7.5pH.

2. Topsoil depth requirements are as follows:
   - Shrub Planting Beds: 500mm min. continuous depth
   - Tree Planting Beds: 600mm min. continuous depth
   - Sodded Areas: 150mm min. continuous depth

SERVICES, STAKEOUTS & PLANTING ADJUSTMENTS

1. Contractors shall obtain stakeouts from all Utilities pr
landscape installations.

GENERAL CONSTRUCTION NOTES:

1. Contractor shall verify all dimensions and site conditions before proceeding with the work, and report any discrepancies to the Landscape Architect before proceeding. No allowance shall be made on behalf of the Contractor for failure to do so.

2. Landscape Architect is not responsible for accuracy of survey or engineering drawings. Refer to appropriate drawings before proceeding with the work.

3. All existing utilities shown on the drawings are for reference purposes only. Contractor shall be responsible for verifying and shall staking out the location of all existing utilities and services. Contractor shall give utilities advance notice prior to digging and assume all liabilities of damage during construction. All construction to be carried out in accordance with the most current design criteria standards and specifications.

4. Contractor shall establish all property boundaries and corner stakes, and shall be responsible for all costs of re-establishing them should they be disturbed.

5. Contractor shall review existing grades and report any discrepancies to the landscape architect. Commencement of grading shall constitute acceptance of existing grades.

6. Contractor shall notify Landscape Architect 48 hours prior to commencement of work to coordinate inspection schedules.

7. Contractor to confirm physical layout of all landscape and plantings with Landscape Architect before proceeding.

8. Construction must conform to all applicable Codes and Regulations of all authorities having jurisdiction.

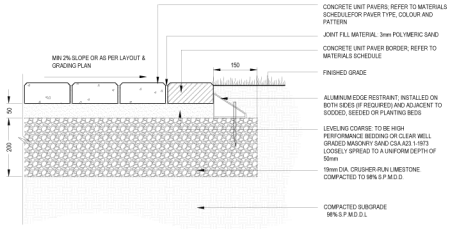
9. Refueling, lubrication and/or maintenance of construction vehicles is not permitted on site unless approved by the owner in writing.

10. Contractor shall be responsible for any damage to existing streets, sidewalks, structures, and mature trees to remain during construction of this project and shall repair such damage to the satisfaction of the owner and the municipality at no additional cost.

12. The Contractor, upon acceptance of the contract, assumes complete responsibility and liability for the job site during the course of construction, and will ensure public safety and cleanliness of municipal roads near the site.

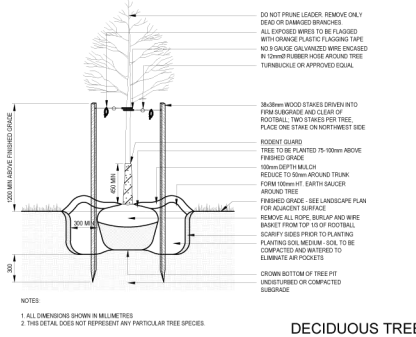
13. All drawings, specifications and related documents are the copyright of the Landscape Architect and must be returned upon request. Reproduction of drawings, specifications and related documents in whole or in part is forbidden without the Landscape Architect's permission. Drawings are not to be scaled.

14. Contractor responsible for the removal and off site disposal of all materials as required to facilitate new construction.



1 / D-1 UNIT PAVING ON GRANULAR BASE

N.T.S.

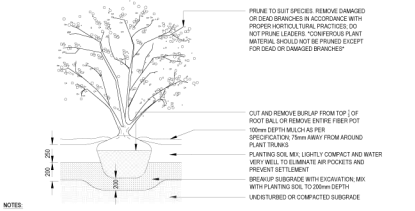


NOTES:

1. ALL DIMENSIONS SHOWN IN MILLIMETRES
2. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES.

2 / D-1 DECIDUOUS TREE

N.T.S.



NOTES:

1. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED WITH 100mm WIDE SMOOTH BED EDGE TO RETAIN MULCH
2. REMOVE SHRUB POT AND SCARIFY ROOT BALL BEFORE PLATING
3. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
4. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB SPECIES.
5. SPACE SHRUBS IN STAGGERED ROWS, UNLESS OTHERWISE SHOWN. REFER TO PLANT LIST FOR SPACING. PLANT SHRUBS SLIGHTLY HIGHER THAN FINISHED GRADE
6. FOR BARE ROOT - SET PLANT AT ORIGINAL DEPTH OR SLIGHTLY HIGHER AND SPREAD OUT ROOTS, GENTLY BACKFILL WITH SOIL MIX IN LAYERS, WORKING SOIL BETWEEN ROOTS. FIRM SOIL, WATER WELL UPON COMPLETION

SHRUB PLANTING

N.T.S.

9- Landscape and Site Plan

LEGEND:

1 / D-0 DETAIL # / SHEET #

CONCRETE UNIT PAVERS

ASPHALT PAVING

50-100mm DIA. RIVERSTONE ON FABRIC

EXISTING TREE TO REMAIN - PROTECT

PROPOSED SHRUBS-PERENNIALS

PROPOSED DECIDUOUS TREE

NEW 1.8m HT. PRIVACY WOOD FENCE

R1	ISSUED FOR SPA	DEC 17 2019	JS
R0	ISSUE FOR CLIENT REVIEW	SEPT 18, 2019	LG
no.	revision	date	by

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reviewed by JS | drawn by LG

date NOVEMBER 2019

scale 1:100

drawing title
LANDSCAPE PLAN

drawing number
L-1

client
PRIVATE RESIDENCE

project title
31 NAPIER STREET
KLEINBERG ON

project number
2019-124

landscape planning
LANDSCAPE ARCHITECTS
Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel: 905.669.8838, www.landscapeplan.ca

user: JS file: L:\LPL_Projects\2019\2019-124 - Napier Severance\2019-124_191216.dwg plot: Dec.17, 2019 - 1:57pm

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

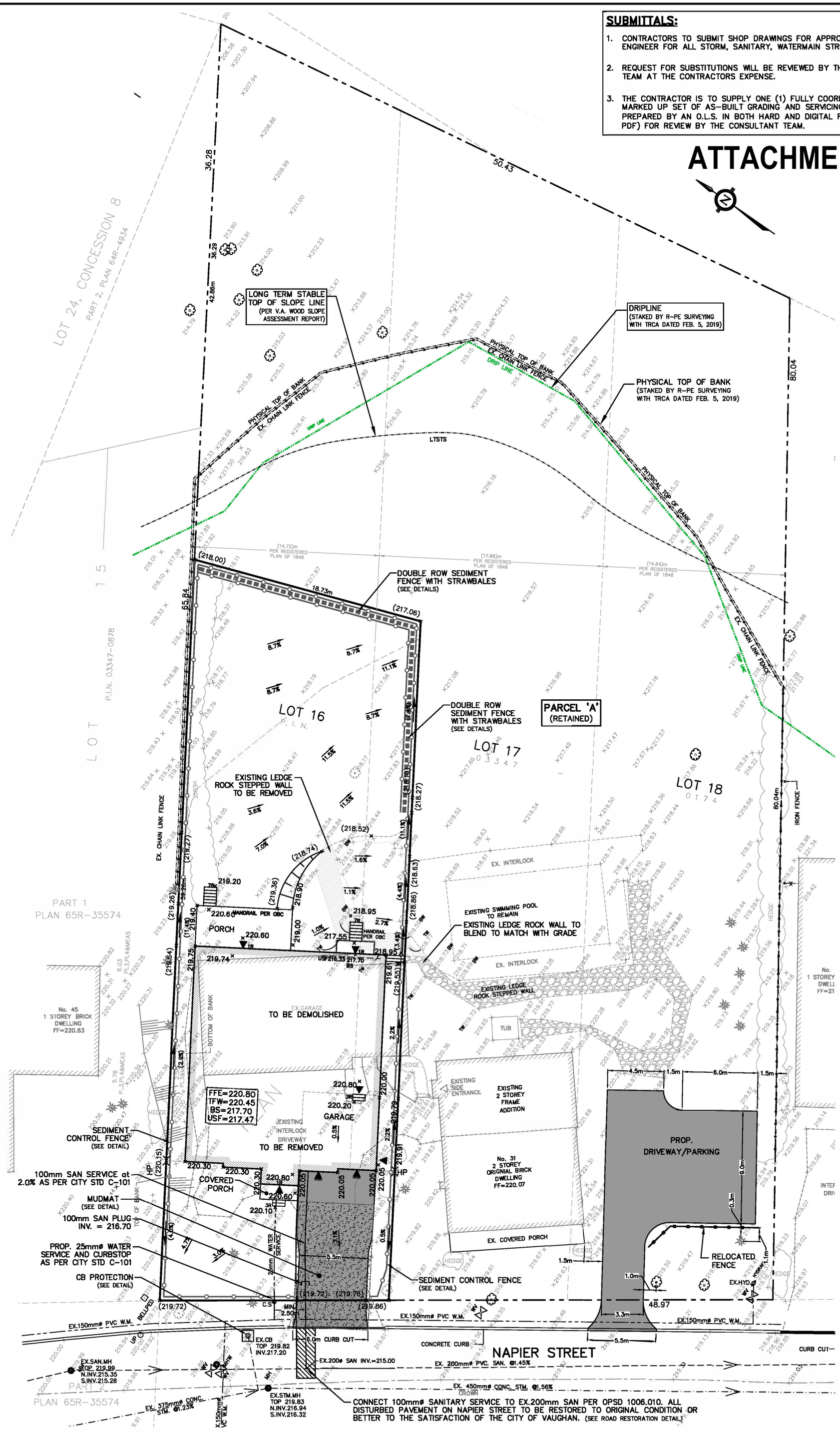
In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban 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.

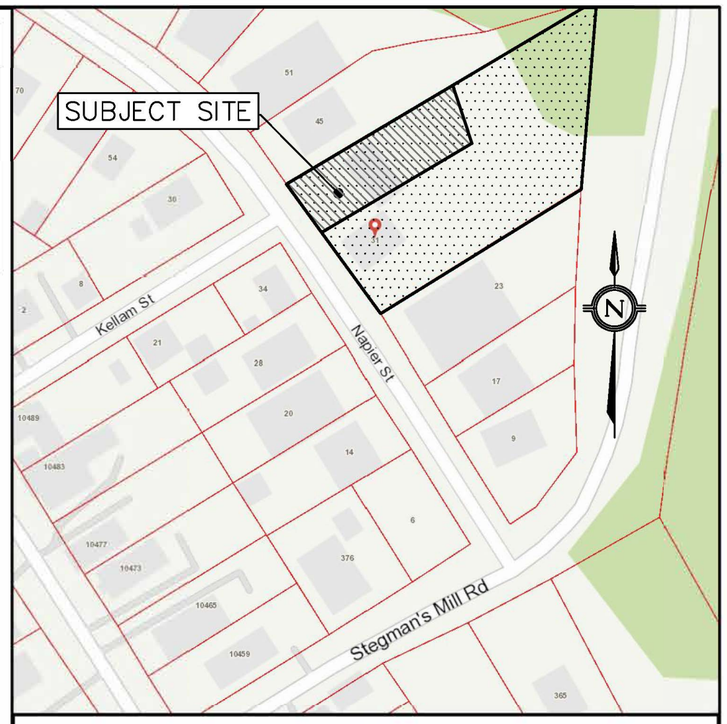
ATTACHMENT 3

SUBMITTALS:

1. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER FOR ALL STORM, SANITARY, WATERMAIN STRUCTURES.
2. REQUEST FOR SUBSTITUTIONS WILL BE REVIEWED BY THE CONSULTANT TEAM AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR IS TO SUPPLY ONE (1) FULLY COORDINATED NEATLY MARKED UP SET OF AS-BUILT GRADING AND SERVICING PLAN PREPARED BY AN O.L.S. IN BOTH HARD AND DIGITAL FORMS (CAD AND PDF) FOR REVIEW BY THE CONSULTANT TEAM.

ATTACHMENT 4





THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THIS DRAWING INDICATES SITE SERVICING AND GRADING INFORMATION ONLY. FOR BUILDING AND SITE LAYOUT DETAILS REFER TO ARCHITECTURAL DRAWINGS.

CONTRACTOR TO VERIFY EXISTING STORM AND SANITARY SERVICE INVERTS AND REPORT ANY DISCREPANCIES TO EMC GROUP LTD. PRIOR TO CONSTRUCTION.

LEGEND:

× 220.01	ORIGINAL ELEVATION		PROPOSED SAN SERVICE
× (218.09)	EXISTING ELEVATION TO REMAIN	⊗	CURB STOP
× 220.80	PROPOSED ELEVATION		PROPOSED WATER SERVICE
FFE	FINISHED FLOOR ELEVATION		CONSTRUCTION MUDMAT
TFW	TOP OF FOUNDATION WALL		SEDIMENT FENCE
BS	BASEMENT SLAB ELEVATION		CATCHBASIN PROTECTION
USF	UNDERSIDE FOOTING ELEV.		ROAD RESTORATION
3.2%	DRAINAGE SLOPE		

BENCHMARK NOTE.

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF VAUGHAN BENCHMARK NO. 81-100 HAVING A PUBLISHED ELEVATION OF 219.86 METRES.

THE TOPOGRAPHICAL SURVEY WAS COMPLETED ON 5TH JULY,2019 BY R-PE SURVEYING LTD.

No.	DESCRIPTION	By	Date
5			
4			
3			
2			
1	ISSUED FOR SITE PLAN APPROVAL	S.T.	MAR. 2/2020

REVISIONS

PROPOSED RESIDENTIAL DWELLING

EMC GROUP LIMITED
Engineers Planners Project Managers
Vaughan Ontario (905) 738-3939

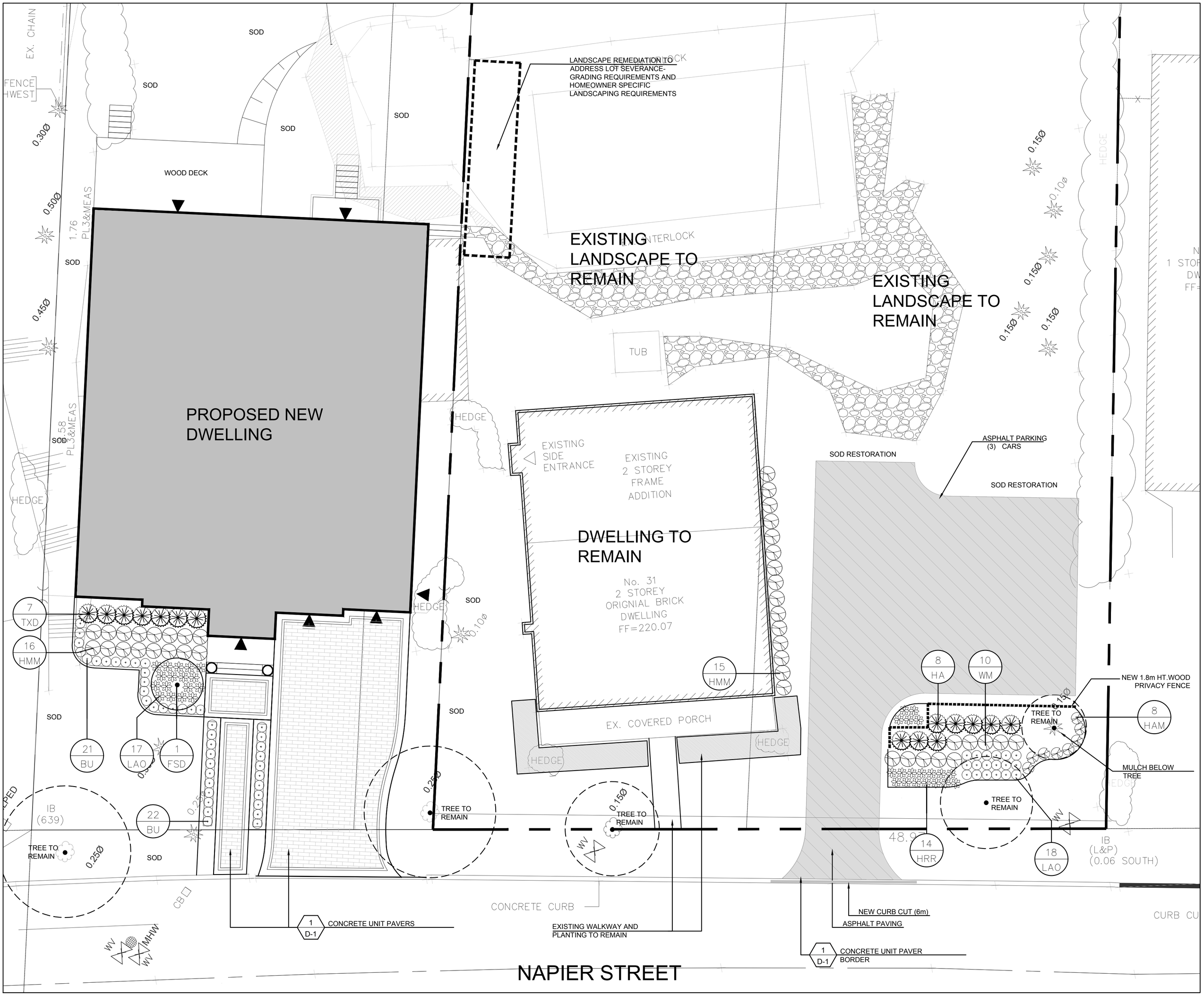
LICENSED PROFESSIONAL ENGINEER
M.A. ZUCCARO
100083723
MARCH 2 2020
PROVINCE OF ONTARIO

SCALE 0 2 10 20m

31 NAPIER STREET
KLEINBURG
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE SERVICING, GRADING PLAN AND EROSION/SEDIMENT CONTROL PLAN

DESIGNED BY: S.T.	DATE: MARCH 3, 2020	CHECKED BY: J.C.
DRAWN BY: S.T.	DRAWING:	APPROVED BY: .
SCALE: 1 : 200	217125-1	


EX. CHAIN
FENCE
HWEST
SOD
WOOD DECK
LANDSCAPE REMEDIATION TO ADDRESS LOT SEVERANCE-GRADING REQUIREMENTS AND HOMEOWNER SPECIFIC LANDSCAPING REQUIREMENTS
EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN
TUB
PROPOSED NEW DWELLING
HEDGE
EXISTING SIDE ENTRANCE
EXISTING 2 STOREY FRAME ADDITION
DWELLING TO REMAIN
No. 31
2 STOREY
ORIGNIAL BRICK
DWELLING
FF=220.07
EX. COVERED PORCH
SOD RESTORATION
ASPHALT PARKING
(3) CARS
NEW 1.8m HT.WOOD PRIVACY FENCE
TREE TO REMAIN
MULCH BELOW TREE
IB (639)
IB (L&P) (0.06 SOUTH)
CONCRETE CURB
CONCRETE UNIT PAVERS
EXISTING WALKWAY AND PLANTING TO REMAIN
NEW CURB CUT (6m)
ASPHALT PAVING
CONCRETE UNIT PAVER BORDER
NAPIER STREET

ATTACHMENT 5

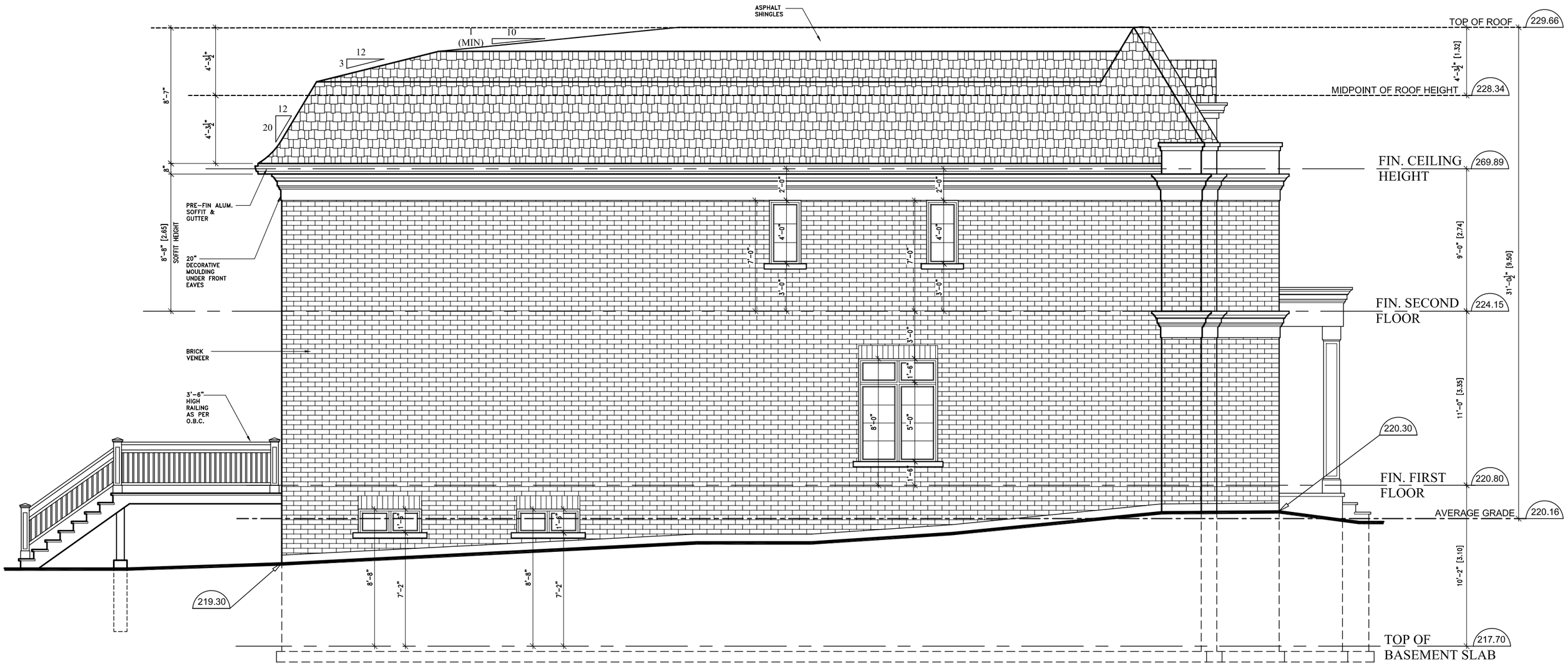
FRONT ELEVATION

* 31 NAPIER STREET *

Rubinoff Design Group
697 Mount Pleasant Road
Toronto, Ontario M4S 2N4
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS JAN. 17, 2020



LEFT ELEVATION

* 31 NAPIER STREET *

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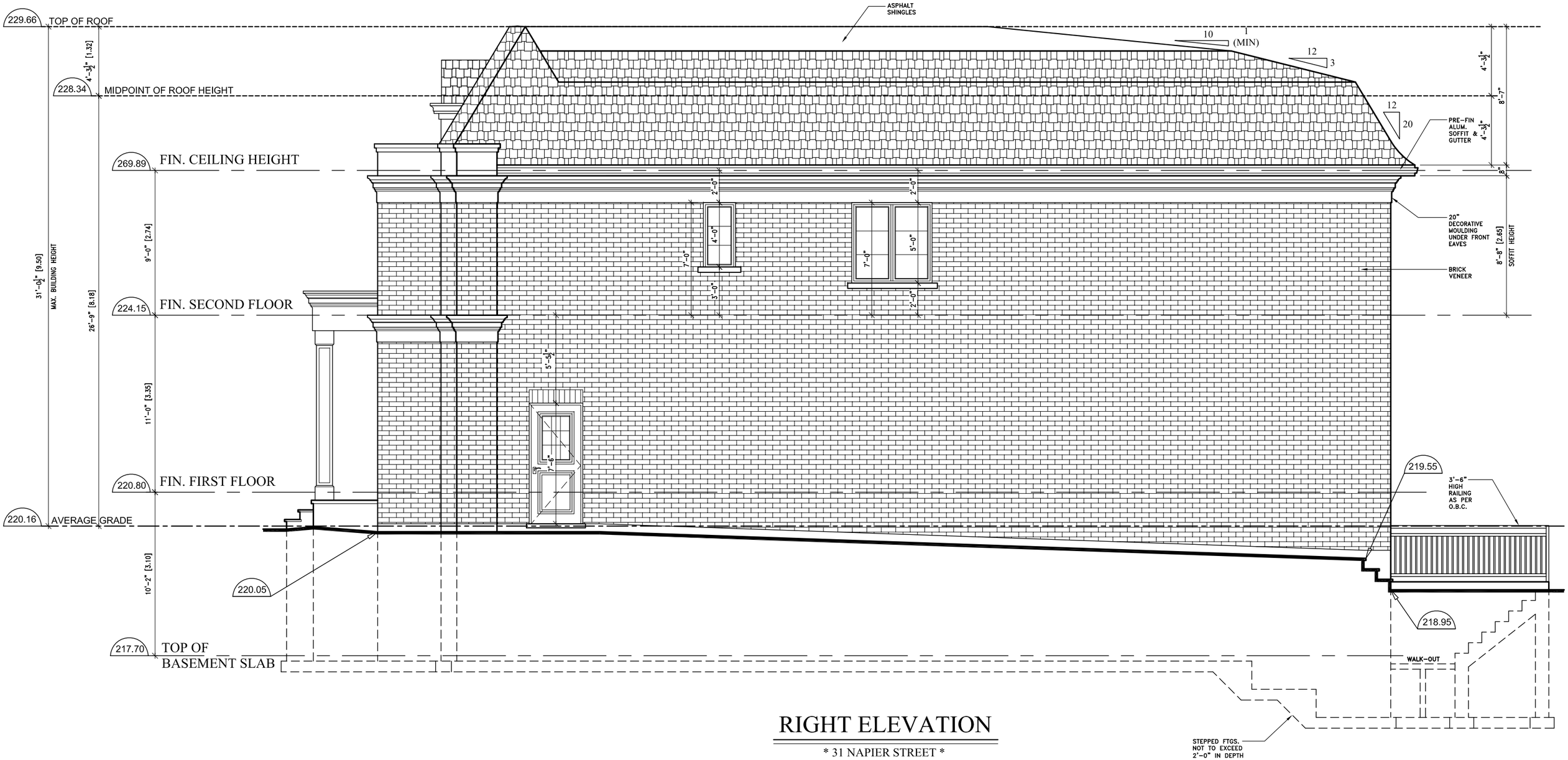
697 Mount Pleasant Road
Toronto, Ontario M4S 2N4
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS

JAN. 17, 2020



RIGHT ELEVATION

* 31 NAPIER STREET *

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31 NAPIER STREET

SCALE : NTS

JAN. 17, 2020

REAR ELEVATION

* 31 NAPIER STREET *

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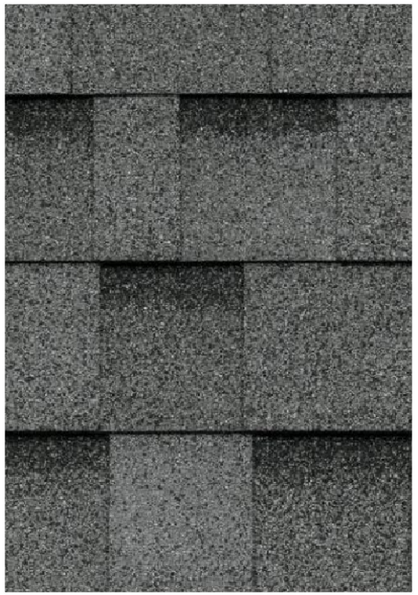
31 NAPIER STREET

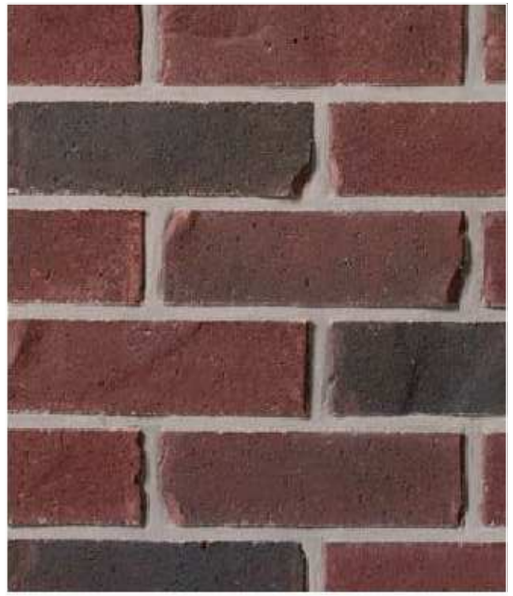
SCALE : NTS JAN. 17, 2020

ATTACHMENT 6

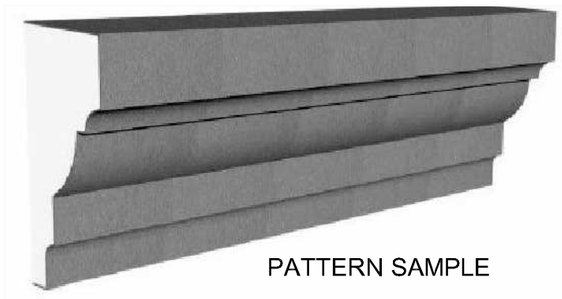
ATTACHMENT 7



IKO ASPHALT ROOF SHINGLES-
CAMBRIDGE GREY

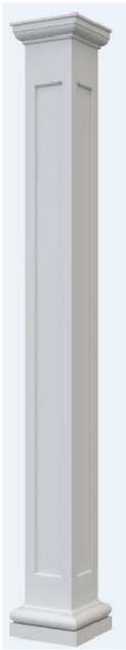


BRAMPTON BRICK
HISTORIC SERIES CRIMSON



20" DECORATIVE MOULDING
NATURAL WHITE FINISH

SIERRA PACIFIC WINDOWS
ALUMINUM-CLAD WINDOW
HORIZONTAL GRILLE
BLACK



FRONT PORCH COLUMNS
TYPICAL WOOD FINISH
NATURAL WHITE

PORTICO
TYPICAL WOOD FINISH
NATURAL WHITE

EMC GROUP LIMITED
Engineers Planners Project Managers
Vaughan Ontario (905) 738-3939

TITLE: Proposed Exterior Materials

31 Napier Street, Kleinburg, On

DESIGN: K.A.D	CHECK: N.Z.	DATE:- JAN. 2020
	DWG. No. 217125-B1	

Tree Inventory and Assessment Report

Prepared for: EMC Group Limited
7577 Keele St #200
Vaughan, ON.
L4K 4X3

Subject Property: 31 Napier Street
Vaughan, ON.
L0J1C0

prepared by:

THE URBAN ARBORIST
From the roots up.

The Urban Arborist INC.
P.O. BOX 74525 HUMBERTOWN CENTRE, ETOBICOKE ON. M9A 5E2
Tel: 416.833.6467
www.TheUrbanArborist.ca
Certified and Insured
"From the roots up."

ATTACHMENT 8

ISA Certified Arborist Robert Rafal Lis Cert. # ON-1374A

January 22 2020

INTRODUCTION

The following Tree Inventory Report has been prepared for EMC Group Limited.
Site location is 31 Napier Street. Vaughan, ON.

The site consits of a residential home. All significant trees measuring 20cm diameter at base and greater have been assessed, tagged and inventoried on the property and beyond 3 meters. Diamater at breast height (DBH) was measured for Tree Protection Barrier calculations.
Information gathered was as follows.

1. Tag number
2. Species
3. Diameter (DBH)
4. Health and structural condition rating
5. Reason for poor rating

Health Rating Table

Very Poor 19%-0%	Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extreme pathogen infestation or infection. Or tree is dead.
Poor 39%-20%	Tree displays some dieback. Branches or canopy is sparse with little or no signs of new growth or vigor. Possible pathogen infestation or infection. Foliar canopy is sparse.
Average 59%-40%	Tree is developing in a manner typical to others in the area. Canopy is full.
Good 79%-60%	New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
Very Good 100% - 80%	In addition to the attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.

Structural Rating Table

Very Poor 19%-0%	Trunk has large pockets of decay, is bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
Poor 39%-20%	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
Average 59%-40%	Trunk, limb and branch development though flawed is typical of this species.
Good 79%-60%	Trunk is well developed with well attached limbs and branches; some flaws but are hardly visible.
Very Good 100%-80%	In addition to attributes of a a good rating, the tree exhibits a well developed root flare and a balanced canopy.

31 Napier Street. Vaughan, ON. Tree Inventory

Tag #	Common Name	Botanical Name	Diameter (@Base) CM	Diameter (DBH) CM	Health Condition	Structural Condition	Notes	Recommendations Based on Site Plan	TPZ	Replacement Requirement
1340	Red Oak	Quercus rubra	35	25	Good	Good		Retain	1.8m	-
1341	Colorado Spruce	Picea pungens	35	25	Good	Good		Retain	1.8m	-
1342	Colorado Spruce	Picea pungens	38	34	Good	Good		Retain	1.8m	-
1343	Colorado Spruce	Picea pungens	38	34	----------FELL DOWN IN STORM ----------					
1346	Norway Spruce	Picea abies	68	57	Good	Good		Remove	-	4
1347	Norway Spruce	Picea abies	57	44	Good	Good		Retain	3.0m	-
1348	Norway Maple	Acer platanoides	31	25	Good	Good		Retain	1.8m	-
1349	Sugar Maple	Acer saccharum	22	18	Good	Good		Retain	1.2m	-
1350	Sugar Maple	Acer saccharum	55	44	Average	Average	Cavity at 1.7m above grade on east side	Retain	3.0m	--
1351	Sugar Maple	Acer saccharum	50	37	Average	Average	Cavity at 5m above grade on east side	Retain	2.4m	-
1352	White Pine	Pinus strobus	20	16	Average	Average	Top previously had broken	Retain	1.2m	-
1353	Balsam Fir	Abies balsamea	20	13	Average	Good		Retain	1.2m	-
1354	Norway Maple	Acer platanoides	24	18	Good	Good		Retain	1.2m	-
1355	Black Walnut	Juglans nigra	70	68	Good	Good	On neighbouring property. Tag on fence, 2.6m from fence	Retain	4.2m	-
1356	Tulip Tree	Liriodendron tulipifera	35	27	Good	Good		Retain	1.8m	-
1357	Manitoba Maple	Acer negundo	35	28	Good	Good	On Neighbouring property to the north. 2 m from property line.	Retain	1.8m	-
1358	Black Walnut	Juglans nigra	35	42	Good	Good	3.5m from chain link fence	Retain	1.8m	-
1359	Black Walnut	Juglans nigra	50	40	Good	Good	2m from chain link fence	Retain	2.4m	-
								Total Replacement Trees Required		**4**

Arborist Assessment Report prepared by

The Urban Arborist INC.
P.O. BOX 74525 HUMBERTOWN CENTRE, ETOBICOKE ON. M9A 5E2
Tel: 416.833.6467
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Certified and Insured
"From the roots up."

January 22, 2020

Nadia Zuccaro
EMC Group Limited
7577 Keele St #200
Vaughan, ON.
L4K 4X3

Re: 31 Napier Street. Kleinburg, ON. L0J 1C0

Species: (See attached Tree Inventory Table for more details)

Location: (See attached survey for tree locations)

Nature of Work: Tagging and Inventory of all significant trees within site limits and beyond 3m and preparing an assessment of tree conditions. All trees 20cm in diameter and greater measured at base were inventoried. Chain link fence at rear was the limit of tree study. 3 meters beyond fence were included in study.

Health Assessment: All trees inventoried vary from fair to good condition. See attached Tree Inventory Table for more detail.

Summary: A total of 18 trees were tagged and inventoried. A total of 2 trees are beyond the chainlink fence at the rear of the property. There is 1 existing tree being proposed to be removed. There was 1 tree that has failed in a windstorm and no longer exists. A total of 4 trees are required to be replanted on site for the removal of 1 based on City of Vaughan replacement requirements.

Trees 20cm or greater in diameter at base on property to chain link fence at rear and beyond 3 meters were tagged, inventoried and assessed. Attached to this report are photographs and a survey.

Robert Rafal Lis
ISA Certified Arborist
No. ON-1374A

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY
PART 1
PLAN OF LOTS 16, 17 AND 18
REGISTERED PLAN 11
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

10m 5m 0 10metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF JULY, 2017

DATE _____, 2017

T. SINGH
ONTARIO LAND SURVEYOR

NOTES

■	DENOTES MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL	DENOTES REGISTERED PLAN 11
PL1	DENOTES PLAN OF SURVEY BY H. D. G. CURRIE, O.L.S. DATED MAY 3, 1978
PL2	DENOTES SYRVEYOR'S REAL PROPERTY REPORT BY LLOYD & PURCELL LTD., O.L.S. DATED AUGUST 15, 2006
PL3	DENOTES PLAN 65R-35574
PL4	DENOTES PLAN OF SURVEY BY E W. PETZOLD, O.L.S. DATED OCTOBER 31, 1968
FF	DENOTES FINISHED FLOOR ELEVATION
(639)	DENOTES JONH MACKINNON LEITCH, O.L.S.
(830)	DENOTES E. W. PETZOLD, O.L.S.
(967)	DENOTES W. N. WILDMAN LIMITED, O.L.S.
(L&P)	DENOTES LLOYD & PURCELL LTD., O.L.S.
CB	DENOTES CATCH BASIN
MH	DENOTES MANHOLE
WV	DENOTES WATER VALVE
Ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
SCP	DENOTES SPECIFIED CONTROL POINT

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM

SCP 00819770432	NORTH 4855813.220	EAST 609724.018
SCP 10519980016	NORTH 4853629.717	EAST 610057.926

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997216

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCHMARK No. 81-100, HAVING AN ELEVATION OF 219.86 METRES. LOCATED: CONCRETE CULVERT UNDER HIGHWAY No. 27, 162 METRES NORTH OF NORTHMOST END OF TRAFFIC ISLAND AT JUNCTION OF HIGHWAY No. 27 AND ISLINGTON AVENUE (Y.R.7). TABLET SET VERTICALLY IN TOP OF CONCRETE CULVERT DECK, 11.3 METRES EAST OF EXISTING CENTRELINE OF HIGHWAY No. 27.

CAUTION

UNDERGROUND SERVICES HAVE NOT BEEN REFLECTED ON THIS PLAN.

THIS REPORT WAS PREPARED FOR MARABELLE NAPIR LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2017.

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca

DRAWN: V.K. CHECKED: T.S.
JOB No. 17-178 CAD FILE No. 17-178SRPR+T

INTRODUCTION cont.

Factors assessed are as follows:

Trunk
- Cavities
- Mechanical injury
- Cracks
- Swollen/sunken areas
- Insects/disease
- Fungi

Foliage/Buds
- Size of foliage/buds
- Foliage colour
- Foliage injury
- Dieback

Small Branches/Twigs
- Vigour/growth rates
- Distribution
- Appearance
- Insects/disease
- Dieback

Scaffold Branches
- Attachments/included

Buds/foliage
- Insects/disease

Bark
- Taper
- Distribution
- Decay/cavities
- Deadwood
- Insects/disease

Roots
- Collar/flare
- Mechanical injury
- Girdling roots
- Insects/disease
- Decay/fungi

Guidelines of Preservation

1. Preserve, Protect & Maintain
Includes protection with tree preservation hoarding, as well as pre- and post-construction arboricultural works.

2. Preserve & Protect
Includes the installation of tree protection hoarding; no maintenance will be required unless specified in the recommendations.

3. Retain
No protection or maintenance measures are required. Installation of tree protection barriers is optional.

Tree #1340

Tree #1341, #1342, #1443

Tree #1341

Tree #1342

Tree #1343

Tree #1345, #1346, #1347

Tree #1348

Tree #1349

Tree #1350

Tree #1351

Tree #1352

Tree #1353

Tree #1354

Tree #1355

Tree #1356

Tree #1357

Tree #1358

Tree #1359