

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 18, 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.

18. DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO STOREY SINGLE-FAMILY DWELLING, ATTACHED GARAGE AND TWO ACCESSORY BUILDINGS 79 VALLEYVIEW COURT, 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 6, 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 the existing structures and construction of a two-storey single detached dwelling, attached garage, cabana and gazebo located at 79 Valleyview Court 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 *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
3. That the Owner 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 STRUCTURES AND
CONSTRUCTION OF A TWO STOREY SINGLE-FAMILY
DWELLING, ATTACHED GARAGE AND TWO ACCESSORY
BUILDINGS 79 VALLEYVIEW COURT, 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 an existing single detached dwelling and accessory buildings, and the construction of a new two-storey single detached dwelling for the lands known municipally as 79 Valleyview Court, Kleinburg, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*. The proposed construction also includes an attached garage, underground parking, surface parking, inground pool, cabana and gazebo structure (Attachments 4-7).

Report Highlights

- The Owner is seeking approval to demolish the existing structures and construct a new two-storey single detached dwelling, attached garage, cabana and gazebo at 79 Valleyview Court
- 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
- 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

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 6, 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.

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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 *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
3. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

Background

The subject property is located on Valleyview Court which contains 12 existing homes, none of which appear to have any historical value. A majority of the buildings also appear to have been built in the 1970s or later. The subject property is adjacent to a non-regulated property under the KNHCD. Lands to the south and west, including the adjacent properties on Ava Place, Nightfall Court, Northern Pines Boulevard, Sprucewood Trail, as well as the community of new custom homes on the west side of Stevenson Avenue are located outside the KNHCD Plan boundary.

The existing dwelling at 79 Valleyview Court was constructed in the 1970's and is indistinguishable from a typical dwelling of its era. The front elevation of the building includes stone on the first floor and prefinished aluminum siding on the second floor. Second floor windows are rectangular with shutters on each side. The rear (south side) elevation of the dwelling is brick veneer with prefinished aluminum siding on the second

floor and a gable roof. Two second floor windows have prefinished aluminum awnings mounted above them. The three-car garage located on the west side of the dwelling is a combination of brick with stone accents.

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 Applicant is proposing to demolish the existing single detached dwelling and accessory buildings, and to construct a new two-storey single detached dwelling with a five (5) car attached garage, an eight (8) car underground parking structure, surface parking at the front and side of the dwelling, inground pool, cabana and gazebo structure, as shown on Attachments 4-7. The proposed cabana is attached to the main dwelling by a covered walkway and by an underground connection. The existing tennis court is intended to remain.

5.1 THE OVERALL GOAL

The overall goal of the Heritage District Plan is to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character.

5.2.4 THE VALLEY SETTING

To preserve and enhance the experience of the rural and natural character of the Kleinburg-Nashville setting.

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.*

In consideration of goals 5.1, 5.2.4 and 5.2.5 above, Cultural Heritage staff support the proposal as it enhances the overall natural and built character of the area while providing for contemporary needs.

6.3 POLICIES FOR NEW DEVELOPMENT

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*

Cultural Heritage staff are satisfied with the proposed new dwelling as it complements and enhances the heritage character of the area through a variation in massing, and articulation of additions-over-time appearance of the building, inferring a character of architectural evolution. The existing dwelling is identified as a non-contributing / unsympathetic building within the KNHCD Plan.

9.2 ARCHITECTURAL STYLES

Architectural style is a term used to refer to the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, even minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century. Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in the Kleinburg Nashville community, both heritage styles and more -recent ones. This section is necessarily brief and does not replace the real research needed for work in the District, as described in Sections 9.3.2 and 9.5.1.

In the Guidelines that follow, reference is made to architectural styles for all types of buildings in the District: existing heritage buildings, existing non-heritage buildings, and new development.

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.

This project bridges the “conservation” aspects of heritage architecture and the new development requirements of constructing within a designated Heritage Conservation District. The proposed building reinforces the purity of the original architecture of the vernacular farmstead, most closely building on the purity of design of the “ranch house” from the mid 1930’s.

9.4.1.1 HISTORICAL CONVERSION

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion should have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.

Guidelines:

- *Additions and alterations using the Historical Conversion approach should rely on a local heritage style described in Section 9.2. Use of a style should be consistent in materials, scale, detail, and ornament*
- *Although most additions should be modest in comparison to the original building, the Historical Conversion approach may require substantial additions in front of and on top of the existing building*
- *Additions should be designed to avoid destruction of existing mature trees where feasible*

In reviewing the subject property against Ontario Regulation 9/06 (which outlines the criteria for designation) the following applies:

- The existing buildings do not have design or architectural uniqueness value
- The existing buildings do not have historical value or associative value
- The existing buildings have contextual value limited only to being located within a streetscape that contains several other bungalows with mature and personalized landscape treatment

Cultural Heritage staff has reviewed the Cultural Heritage Impact Assessment submitted with the proposal and concurs with the conclusions that there are no historical architectural features in the existing buildings. Cultural Heritage staff conclude the current single detached dwelling does not merit retention for the purpose of historical conservation or conversion.

9.5.1 NEW DEVELOPMENT OVERVIEW

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if that building is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail. The following guidelines, describing the dominant elements that contribute to the

heritage character of the District, are divided according to the principal settings found in the District.

Cultural Heritage staff support the proposed design of the new dwelling, as the architectural style and scale is suitable to the area and will enhance the cultural heritage landscape of the valley setting between the village of Kleinburg and the hamlet of Nashville, in accordance with KNHCD Plan and Vaughan Official Plan 2010 policies.

9.5.3.2 ARCHITECTURAL STYLE

New construction in the residential villages should reflect the historic built form of its neighbours.

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*

Referencing directly from the KNHCD 9.4.2 Context, the Plan identifies valley developments as being predominantly mid-century one-storey houses, varying in design from strongly modernist to the vernacular “ranch style” which sprang from that modernist example. These developments have definite character and are part of the history of the resettlement of the community. In general, consistent with KNHCD Section 9.4.1.2 Contemporary Alteration, the approach in the preservation of modern architecture is more suitable in these areas.

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 construction will be replacement houses on existing built lots.

Guidelines

- *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 massing is smaller than the existing dwelling. The

dwelling includes a satisfactory massing, proportions, and style to contribute to the overall character of the KNHCD Plan, as shown on Attachments 4-7.

9.9.2 The Village Forests – CHARACTER

In Kleinburg, the village forest appears to spring from the surrounding wooded valleys. Trees seem to encroach on the street from the valleys beyond, appearing behind, beside, or between the buildings. Even when the planting is deliberate, the size and density of the trees and shrubbery creates a continuity with the surrounding natural environment. Particularly on the residential streets, the buildings seem to live in forest clearings.

Nashville's surroundings are mostly open lands, so the connection is not to the valley woodlands. But the trees within the village are as large and dense as those in Kleinburg. They connect with the mature trees and rich ecology of the old rural roadsides on Nashville Road and Huntington Road, to the north, south, and west.

Guidelines:

- *Preserve a suitable village forest.*
- *Maintain health of mature indigenous tree by pruning and fertilizing.*
- *Over time, remove unhealthy, invasive and non-indigenous species.*
- *Site buildings and additions to preserve suitable mature trees.*

An inventory and general health assessment was performed by a qualified professional arborist for all trees (approximately 165) located on and within six (6) metres of the property line. The Application includes an Arborist Report recommending the preservation of approximately 144 trees and removal of 21 trees on the property. Staff are satisfied with the recommendation of the Arborist Report that the proposed tree removal and subsequent replacement with 39 trees 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 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 construction materials for the dwelling are in keeping with the architectural style and language of the vernacular “ranch style” having minimal deviations consistent with the *KNHCD, Section 9.4.1.2 Contemporary Alteration* approach to the design. The proposed building materials are shown on Attachment 9.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied that the proposed dwelling conforms to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support the Heritage Vaughan Committee recommending to the Committee of the Whole demolition of the existing single detached dwelling and accessory buildings, and the construction a new two-storey single detached dwelling and attached garage, underground parking, surface parking, inground pool, cabana and gazebo structures at 79 Valleyview Court, under the *Ontario Heritage Act*.

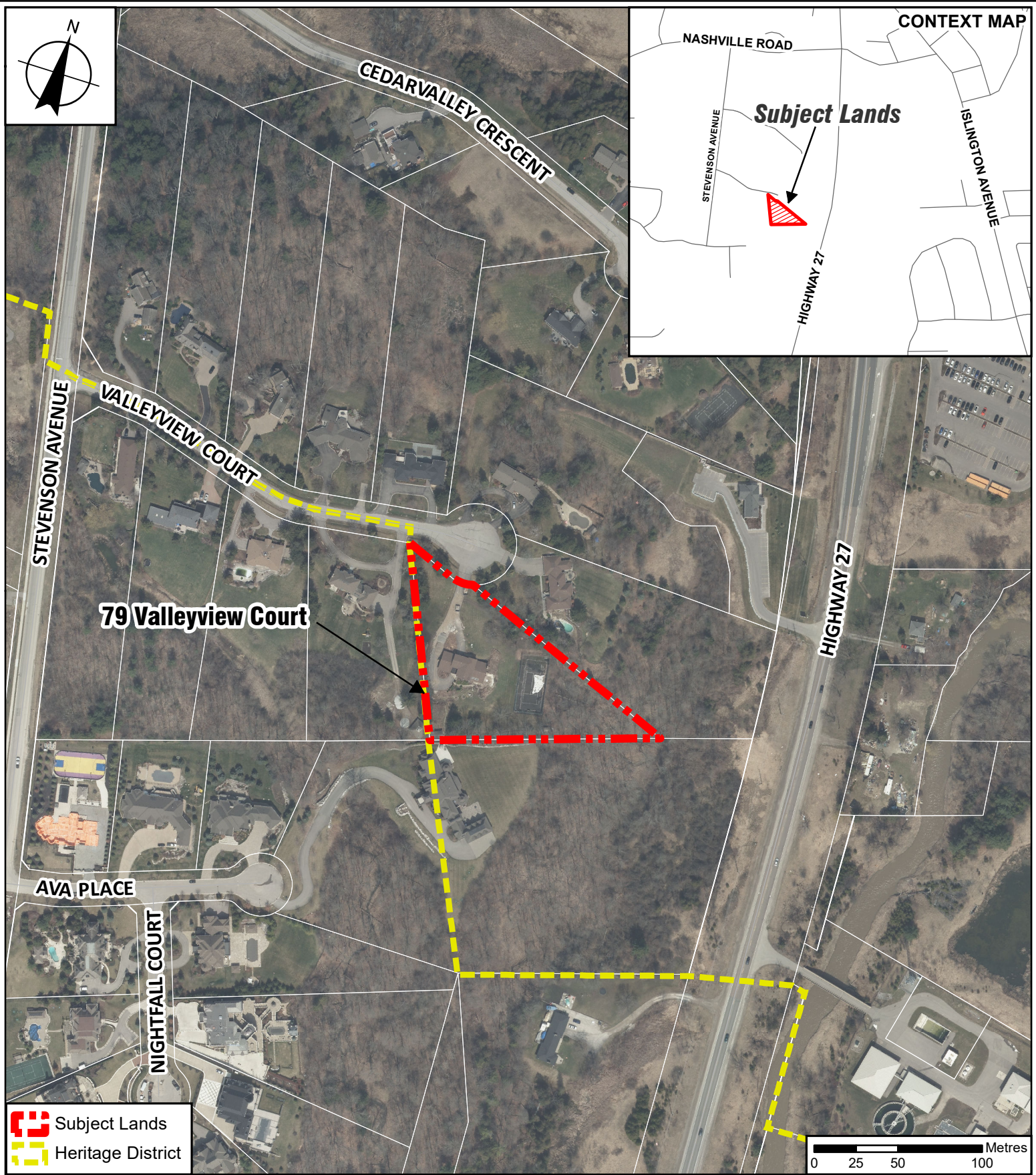
For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813.

Attachments

Attachment 1 – 79Valleyview_Location Map
Attachment 2 – 79Valleyview_Aerial Plan
Attachment 3 – 79Valleyview_Cultural Heritage Impact Assessment
Attachment 4 – 79Valleyview_Site Plan
Attachment 5 – 79Valleyview_Colour Rendering
Attachment 6 – 79Valleyview_Floor Plans
Attachment 7 – 79Valleyview_Building Elevations
Attachment 8 – 79Valleyview_Arborist Report
Attachment 9 – 79Valleyview_Architectural Materials

Prepared by

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Location Map

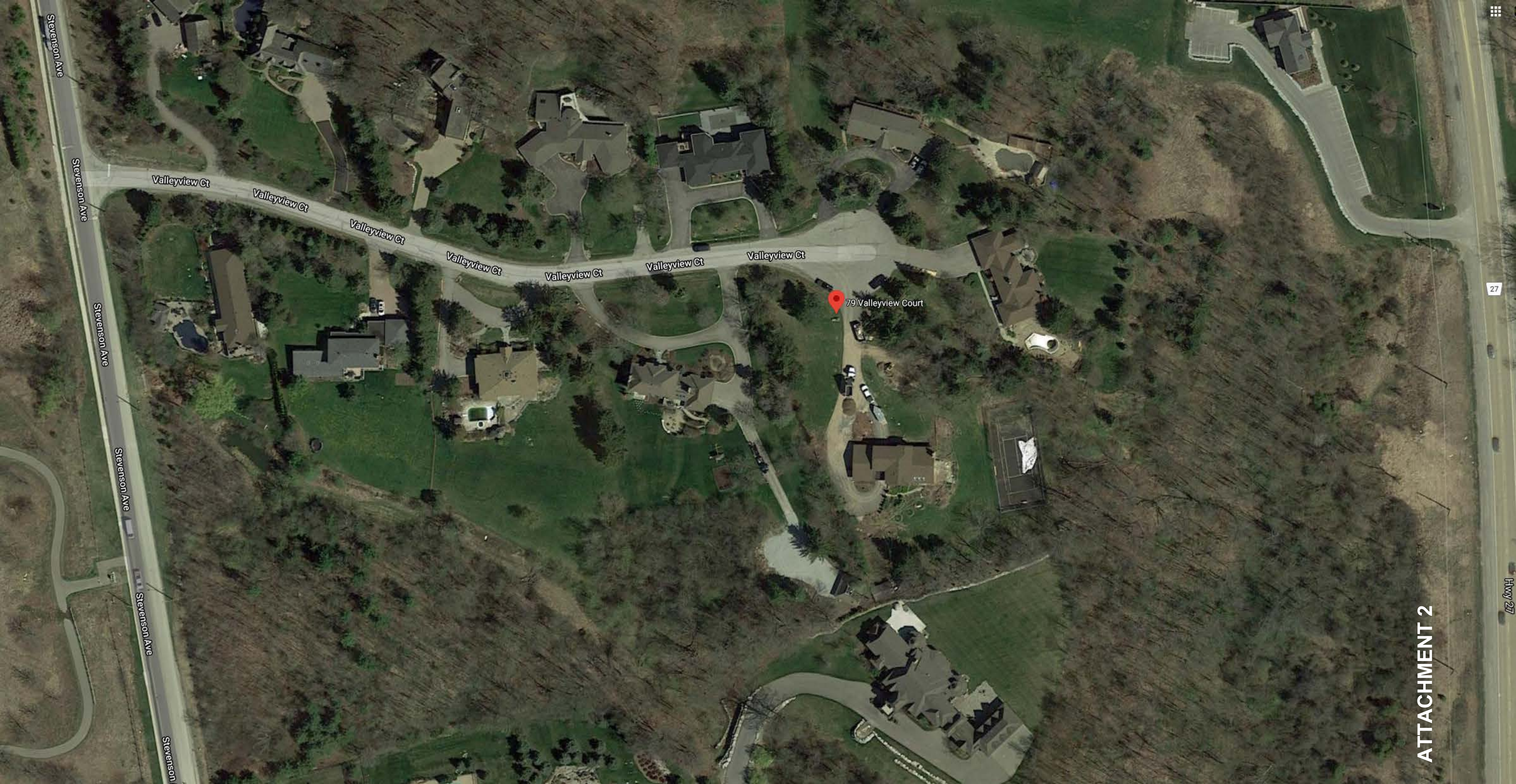
Location:
79 Valleyview Court, Kleinburg
Part of Lot 24, Concession 8



Attachment

Date:
May 25, 2020

1



HERITAGE IMPACT ASSESSMENT

79 VALLEYVIEW COURT

Kleinburg, Ontario

November 29, 2019



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APPENDIX A

CHAIN OF TITLE

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1.0 Introduction

On behalf of the owner, Ian Robertson Design Inc. has submitted plans to replace an existing 1970's-era dwelling located at 79 Valleyview Court, Kleinburg with a new two-storey dwelling. Because the property is located within the Kleinburg-Nashville Heritage Conservation District, any new construction within the District must be approved by Council.

In accordance with its Official Plan and applicable provincial policy, the City of Vaughan requires the submission of a cultural heritage impact assessment to evaluate the project in the context of the surrounding heritage resources and assess the proposal's conformity to the design guidelines outlined in the District Plan.

This report has been prepared in accordance with the City's "Guidelines for Cultural Heritage Impact Assessments" as well as the guidelines contained in the Ontario Heritage Tool Kit.

2.0 Description of the Property and Surrounding Area

The existing home at 79 Valleyview Court, Kleinburg is a two storey residence with a partial basement, constructed in the 1970's. It consists of a three-car garage, a breeze-way with the second floor above.

Materials include brick, stone accents, and aluminum siding. Roofs are pitched with asphalt shingle roofing. The rear of the house has a balcony on the second floor with a metal railing. Prefinished metal awnings are mounted above the rear (south) second floor windows.

The interior includes a spiral staircase running from the basement to the second floor. The first floor has a sloped ceiling and stone fireplace in the family room, which leads to an exterior brick patio on the east side (with no railings).

The basement has a games room and stone fireplace, with access to a stone patio on the east side.

The lower part of the site includes a fenced-in tennis court, which is now overrun with weeds.

The Valleyview Ct. subdivision was registered on Oct. 7, 1974 and largely developed during the 70's. Comprised of 12 two-acre lots, it extends easterly from Stevenson Rd. and is located just west of Hwy. 27 and the Humber Valley. The H.C.D. Plan identifies this street, along with several others that were developed after the 1950's, as "Valley Outliers" in section 9.5.4. We understand that the existing dwelling was built prior to 1978. It appears to be a typical 70's-era home with no particular architectural features that would distinguish it from its neighbours.

The property has no significant heritage value.

3.0 History and Development of Kleinburg

The origins of Kleinburg go back to the development of a sawmill and a gristmill located on the Humber River in Lot 24, Concession 9 that was built in 1847 by John N. Kline, an immigrant from Alsace-Lorraine. Some accounts state that the name “Kleinburg” was derived from a combination of two German words, “klein”, meaning “little” or “small” and “berg” meaning “hill” or “mountain”, while other accounts indicate that the settlement was named Kleinsberg after the mill owner whose name was also spelled “Klein”. The village on the top of the hill to the east was known as Mount Vernon; by 1850 the two had grown together and the community was called Kleinburg. A subdivision map from 1848 shows lots on both sides of the King Road (now Islington Avenue) extending from 230 feet south of Stegman’s Mill Road to the intersection of Kline’s Mill Road (now Nashville Road) on both sides of Kline’s Mill Road, and on both sides of Napier Street as far as Kellam Street. The same map also shows a second sawmill across town on the East Humber River.

In 1852 the mill was sold to H.S. and W.P. Howland. Together with their brother Fred they owned four mills – at Lambton, Waterdown, St. Catharines and Kleinburg. The Howland family came from Cape Vincent, New York (opposite Kingston). Henry Stark Howland started his career as the first Postmaster in the village, then went into politics, being elected Reeve of Vaughan Township in 1864 and Warden of York County in 1865. His business pursuits included Vice-President of the Canadian Bank of Commerce and the first President of the Imperial Bank of Canada. After he moved to Toronto his sons, Thomas and William, ran the mill in Kleinburg. William Pearce Howland was equally successful and held numerous prestigious positions in his lifetime: a minister in the first Dominion Cabinet of Canada; the Lieutenant-Governor of Ontario from 1868 to 1873, and Postmaster General of Canada in 1867. Both of his sons held the position of Mayor in Toronto – William Holmes from 1886 to 1887 and Oliver A. from 1901 to 1902.

The flour mill was very successful and remained in the Howland family as long as it was operated, being the largest mill between Barrie and Toronto with a grinding capacity of 200 barrels a day. Soon other industries associated with the mill were established nearby (cooperage, stave factory, planing mill) as well as those found in most 19th century Ontario villages – carriage-making shops, blacksmiths, tannery, etc. In 1852 the first postmaster, H.S. Howland, was appointed and served for 18 years.

To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The Vaughan Road Co. was formed in 1850, establishing the roadway known today as Islington Avenue and eventually becoming Hwy. 27 north of Kleinburg. In 1868 the Toronto, Grey and Bruce Railway was organized and the line from Toronto, through Woodbridge and Orangeville to Mount Forest was opened in 1871. (This is now part of the Canadian Pacific Railway main line to Sudbury.). A train station serving both Nashville and Kleinburg was built in 1870 near Nashville Road and subsequently replaced in 1907. The importance of the railway to the prosperity of Kleinburg’s mills created an important connection between these two communities. After passenger service was discontinued on this line the station was moved in 1976 to Islington Avenue just north of Kleinburg Public School and used for several years by the local Scout group, then a soccer club.

In 1860 Kleinburg housed a drugstore, three merchants, a tanner and currier, two hotels, a boot and shoemaker, tailor, carriage maker, doctor, saddler and harness maker. By 1870 a few more occupations were added – chemist and druggist, cabinet maker, insurance agent, butcher, justice of the peace, tinsmith and milliner. Kleinburg also boasted a school and two churches.

In 1890 Charles Shaw Jr., the local distributor of binder twine, announced a Binder Twine Night when the twine used to tie up their sheaves of wheat arrived. The event grew into a sizeable community festival, including games, refreshments and entertainment. Around this time Kleinburg was at its prosperous height. The population topped 350; half a dozen manufacturing industries produced farm implements, furniture, harnesses, clothes and carriages.

Ironically, the basic elements of the village's success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that was responsible for their creation. Although the railways initially helped the mills get their product to market, they also allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses. New technologies also contributed to the decline: electrification came to Kleinburg later than other communities in Vaughan and the water-powered mills were put at a competitive disadvantage. The coming of the automobile eliminated the village's role as a stopping place on the way to the city. The construction of Hwy. 27 in the 1930's sealed its fate by bypassing Kleinburg.

By the end of the second World War, the village had lost more than 2/3 of its population, but the postwar housing shortage resulted in a moderate surge of growth as returning veterans looking for affordable housing began to see Kleinburg as a good place to raise a family. "Starter" homes were built on Napier Street and the Windrush Co-operative was established at the end of Stegman's Mill Road.

Kleinburg's renewal was interrupted by Hurricane Hazel in October 1954. The swollen Humber River swept away the village's bridges and wreaked havoc in Toronto. However, the positive outcome of the hurricane was the establishment of the Metropolitan Toronto and Region Conservation Authority which took on the responsibility of conserving and managing the 7 watersheds in the Toronto area. As the authors of the Kleinburg-Nashville Heritage Conservation District Study noted, "public ownership of the floodplain and public stewardship of the valleys have been instrumental in restoring the valley ecosystems and preserving the character of Kleinburg's setting."

Three well-known educational and/or entertainment venues are located in or near Kleinburg. The McMichael Canadian Art Collection, founded by Robert and Signe McMichael in the 1950s and since donated to the Province of Ontario, now attracts 125,000 visitors a year. The 40-acre property contains a small cemetery where the original members of the Group of Seven are buried. South of Major Mackenzie Drive is the Kortright Centre, an environmental education facility operated by the Toronto Region Conservation Authority, which has attracted over a million visitors since it opened in 1979. Finally, the Doctor's House on Nashville Road started out as a modest tea room in 1967 and has since grown into a full-service restaurant, banquet facilities and a chapel, now the largest private attraction in Kleinburg – hosting banquets, conventions and weddings.

In 1967 the Binder Twine Festival was revived under the leadership of Mr. Vic Ryder and has been an annual event ever since, now considered one of the highlights of village life. The funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays and countless other community projects.

4.0 The Kleinburg – Nashville Heritage District Conservation Plan

4.1 Background and Origin of the Plan

Due to concerns over the rapid growth in the commercial core of Kleinburg expressed in the 1980's, Vaughan Council started the process of studying the feasibility of a Heritage Conservation District in 1985 with the passing of By-law No. 257-85, which authorized staff to investigate the potential benefits of such a District. A preliminary study was carried out by Loredana Margiotta in April 1993 and a study area was identified which encompassed both sides of the Islington Avenue commercial district, Napier Road, John Street, Kellam Street, Main Street, Centre Street and portions of Stegman's Mill Road and Nashville Rd. Subsequently, a Community Plan was prepared for Kleinburg – Nashville and adopted by Council on Sept. 25, 2000 in the form of Amendment 601 to the Official Plan.

As a result of recommendations contained in the Community Plan, Council decided in July 2000 to undertake the necessary steps to commence a Heritage Conservation District Study. Following consultation with Heritage Vaughan, in November 2001 Council approved a by-law (no. 468-2001) defining an area to be examined for future designation as a Heritage Conservation District. A consultant was retained in August 2002 and the Plan was completed in early 2003. The Kleinburg - Nashville Heritage Conservation District Plan was adopted through the passing of By-law no. 183-2003 (see Appendix 2) on June 23, 2003.

4.2 Applicable District Plan Provisions

4.2.1 Overall Goal

The overall goal of the Kleinburg-Nashville District Plan is, as stated on section 5.1 of the document, "to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character."

4.2.2 Objectives of the Plan

Section 9.1, Overview, explains that the intent of the Guidelines is *"to preserve the heritage character of the District. The objective is not to prevent change, but to ensure that change is complementary to the heritage character of the District and enhance, rather than harm it."*

4.2.3 Future development in the District

Two objectives for future development are set out in section 5.2.5 of the Plan:

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 complimentary to the character of the District and the heritage resources within.

Section 6.3 incorporates policies for new development, which is intended to "complement and enhance the heritage character of the District":

New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings.

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

4.2.4 Design Guidelines for new Development

A discussion on Architectural Styles found in section 9.2 of the Plan contains the advice that “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 designs have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or chateau style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.

The section then continues with sketches showing the characteristics of the local architectural style, as follows:

- (a) Vernacular “loyalist” cottage – 1800 – 1850
- (b) Victorian Gothic Revival – 1850 – 1880
- (c) Victorian Vernacular – 1850 – 1880
- (d) Georgian Neo-Classical – 1800 – 1830
- (e) Regency Cottage – 1810 – 1840
- (f) Italianate – 1850 – 1870
- (g) Edwardian – 1900 – 1920
- (h) Split-level Ranch – 1955 – 1985
- (i) Modern Movement – 1930’s – 1970

It should be noted that the latter two categories are classified as “non-heritage” styles in the District Plan. The existing two storey home on the subject property doesn’t fit into any of these styles.

Section 9.5 of the Plan provides detailed guidelines for new development in the District. In the Overview of this section the Plan states:

New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Most of the guidelines in the Plan pertain to Islington Avenue, the main commercial corridor of the village. There appears to be no direct references to Valleyview Ct. in the Plan, but the guidelines address the post-war rural estate-type developments in the context of the “Valley Lands”.

Section 9.2.2 outlines examples of non-heritage styles of residential architecture:

- Vernacular Cape Cod cottage
- Ranch house
- Split-level ranch
- Modern movement

It further goes on to explain the basic characteristics of modern domestic styles:

- Strong horizontal emphasis
- Flat roofs with overhangs
- Large chimney(s)
- Natural materials – stone, brick, wood
- Large windows

5.0 Statement of Cultural Heritage Value

Ontario Regulation 9/06 outlines the criteria for designation of individual properties under section 29 of the Ontario Heritage Act, as follows:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

In reviewing the subject property against this criteria, we would conclude as follows:

1. The property does not have design or physical value;
2. The property does not have historical value or associative value.
3. The property has limited contextual value in that it is physically and visually linked to its surroundings insofar as it is located within a subdivision that contains several bungalows that fit in well with the streetscape, especially in their landscape treatment.

In our opinion the property does not merit individual designation under Part 29 of the Act, which is not necessary in any event since it is part of the overall heritage district for Kleinburg – Nashville.

6.0 Condition Assessment of the Property

The site front lawn is half sod, half exposed soil with weeds. The ground slopes down on the east side and leads to an abandoned tennis court, now overrun with weeds. Asphalt paved driveway is cracked. The front of the house is hidden by large weeds.

Windows on the first and second floors have been broken and plywood sheets now fill in the openings. Gravel and debris is present on the concrete slab in the breeze-way. Exterior wood doors are in poor condition. The garage floor is covered in debris, leaves, etc. The exterior stone fireplace on the east side has rust/water stains on it.

On the interior, the kitchen stove has been removed. There is debris on the floor and some cabinets have been removed.

The dining and family room carpet is stained and covered in debris. Family room windows have been blocked with plywood sheets from the inside. There are no railings, as required by code for the exterior brick floor balcony which runs above the walk-out basement on the east side. A floor opening at the balcony is also not protected.

On the second floor, walls have been damaged and construction debris, drywall, etc. is on the floor.

In the basement, walls have been damaged: lower part of walls have water stains.

7.0 Architectural Evaluation of the Property

The existing home at 79 Valleyview Court, Kleinburg was constructed in the 1970's, and is indistinguishable from a typical suburban-type dwelling of its era.

The front (north side) of the building includes stone on the first floor and prefinished aluminum siding on the second floor. Second floor windows are rectangular with shutters each side. The west three car garage is a combination of brick with stone accents.

The rear (south side) of the home is brick veneer with a gable roof and prefinished aluminum siding on the second floor. Two second floor windows have prefinished aluminum awnings mounted above them.

The back of the home is surrounded by high weeds.

There are no historical architectural features in the home.

8.0 Description of Proposed Development

The proposed development for 79 Valleyview Court, Kleinburg, is to replace the existing home with a new single family home.

The proposed home is two storey with a basement and underground parking. The first floor includes a four car garage, kitchen, breakfast room, dining room, family room and study. A pool is located in the back yard with a cabana and gazebo.

The second floor includes four bedrooms, washrooms, and a laundry room.

The basement incorporates a home gym and recreation room, nanny suite, storage room, mechanical room, and underground parking for eight vehicles.

The front elevation consists of a two storey combination of brick, stone and wood siding. Pitched gable roofs with standing seam metal are used and feature fireplace chimneys on the north and west sides. Windows are combination of individual and grouped windows in the modern style. The pair of front doors include horizontal glazing with sidelites each side. Planting beds are surrounded by stone planter walls.

The right side elevation continues the brick/stone theme with standing seam pitched roofs.

The rear elevation includes the two storey home, cabana, basement walkout, and vehicle access to the underground parking. Materials used at the front, brick, stone and wood siding, continue around to the back. Railings are a combination of metal and glazing.

These elevations blend in with the surrounding homes in the neighbourhood, which are modern in style.

9.0 Evaluation of Development Proposal to the District Guidelines

Section 9.5 of the District Plan sets out guidelines for new development in the District. In general, *“new development should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration and detail.”*

The subject property sits on a court with 12 homes, none of which appear to have any historical value, and most of which appear to have been built in the 1970s or sooner. The subject property is adjacent to a non-regulated property and the majority of lands to the south and west, including the adjacent streets Ava Place, Nightfall Court and the entire subdivision of new custom homes on the west side of Stevenson Avenue, Northern Pines Blvd., and Sprucewood Trail, fall outside the heritage conservation district boundary. Although the property technically falls within the historical guidelines, the majority of the immediate community surrounding the subject property is not regulated. There will likely be new development adjacent to the lot on the west side.

The proposed house is based on an Ontario farm house (expanded). The intention is to draw inspiration from historical buildings in the area, such as the Vernacular Cape Cottage, 12:12 roof pitches, large windows, asymmetrical, small entry off to one side, brick and clapboard.

In the Kleinburg-Nashville Heritage Conservation District Study Plan, Section 9.2 Architectural Styles (page 81) Vernacular cape – cottage is described as follows:

- a. Materials, varied from brick to clapboard
- b. Large windows with flanking double hung
- c. Non symmetrical design
- d. Entrance door to the side
- e. Small entrance porch
- f. Steep gable pitched roof (often 12:12)
- g. Shed dormers added

The designer also looked at many larger buildings in the Kleinburg area for massing inspiration, such as the Doctor’s House or the Kleinburg Inn. These buildings illustrate the variation in massing, the appearance of additions over time with a great deal of articulation in the building.

Reading through the Study Plan, there is a section that speaks about the Doctor’s House and the additions being all *“...particularly authentic...”* The designer thinks this is contextually important as the subject property is at the dead end of a court, with limited visibility, and almost zero interaction from the flow of Stevenson Avenue or even Nashville Road. The design follows a suitable Style as laid out in the guidelines. The appearance from the street will be similar to many of the properties within the Kleinburg area including Islington Avenue, Highway 27 and Nashville Road, with elements such as massing and colour.

Samples of buildings in Kleinburg that have similar style elements:

10429 Islington - Belsito Trattoria

- White façade
- Moderate pitch roof
- Black gutters and downspouts
- Black window and door trim

10473 Islington Ave - Re/Max building

- White facade
- Black roof
- Moderate roof pitch in front
- Side to side gable roof with gable details
- Perpendicular extension in the rear
- Metal shutter details
- Black down spouts
- Block fascia, soffits

10465 Islington Ave - Kleinburg Dentistry

- White facade
- Moderate roof pitch
- Black (charcoal rood)
- 2 storey elements

10503 Islington Ave - Avlyn Gardens Restaurant

- White facade
- Dark roof
- Moderate pitch roof

8 Nashville Road - Kline House

- White façade
- Dark roof
- Moderate pitch roof
- Hip and gable roof style

21 Nashville Rd - The Doctor's House

- White façade
- Dark accent details (ie shutters)
- Moderate pitch roof
- Roof consists of many roof types: hip, gable, shed

The Plan goes on to provide specific design guidelines for each of the “elements” of the district (villages, road links and valley lands). Section 9.5.4 addresses the subject of guidelines for the valley lands or “outliers” such as Valleyview Court, but in a very general as opposed to a prescriptive manner.

It suggests that significant aspects of the 50's and 60's subdivisions such as Windrush Court that should be continued in subsequent developments: a horizontal emphasis, an open floor plan, large lots, mature trees and a landscaping attitude that seeks to place the house in a natural or naturalized setting.

While the proposed dwelling will be two storeys, it does have a horizontal element in view of its width and the floor plan is relatively open. Located on a large lot, it is surrounded by mature trees and will be effectively screened from its neighbours to the east and west.

We do note that the boundary of the District Plan includes the lots on the north and east sides of Valleyview Ct. but not the four lots to the west of the subject property. In other words, this lot is on the threshold of the district boundary. Having examined the property in light of its surroundings and reviewed the Plan's rationale for establishing the boundary, we have some difficulty with the justification for including it in the heritage district.

Notwithstanding these observations, we have closely examined the site plan, floor plans and elevations of the proposed dwelling and have concluded that the design does not offend the principles or guidelines contained within the District Plan.

Designer References



MAIN STREET, KLEINBURG



MOUNT LEBANON PUBLIC SCHOOL
5970 KIRBY ROAD, KLEINBURG

Designer References



9770 YORK REGIONAL ROAD 27, WOODBRIDGE, ON



PROPOSED REAR ELEVATION 79 VALLEYVIEW COURT

10.0 Conclusions and Recommendations

10.1 Conclusions

Although the proposed dwelling does not appear to be inspired by any of the architectural styles noted in the District Plan, we are of the opinion that sufficient attention has been paid to its massing, materials, scale, proportion and siting on the property that it will fit comfortably with its context.

10.2 Recommendations

We would recommend that the request to demolish the existing dwelling at 79 Valleyview Court, Kleinburg be granted and that a heritage permit be issued for the proposed replacement dwelling designed by Ian Robertson Design, project no. 18-11, as required by the Kleinburg-Nashville Heritage Conservation District Plan.

Respectfully submitted,



Robert A. Martindale, MCIP, RPP, CAHP
Martindale Planning Services



D.L. Bryan, P. Eng., OAA, MRAIC, CAHP
Barry Bryan Associates

APPENDIX A

Chain of Title

TITLE SEARCH RECORD (CHAIN OF TITLE)

Municipal Address: 79 Valleyview Drive, Village of Kleinburg, Reg. Mun. of York

Legal Description: Lot 8 Pl. M-1581, Pcl. 8-1, Sec. M-1581, City of Vaughan(formerly Pt. Lt. 23 Con. 8, Twp. of Vaughan); PIN:03322-0064(LT)

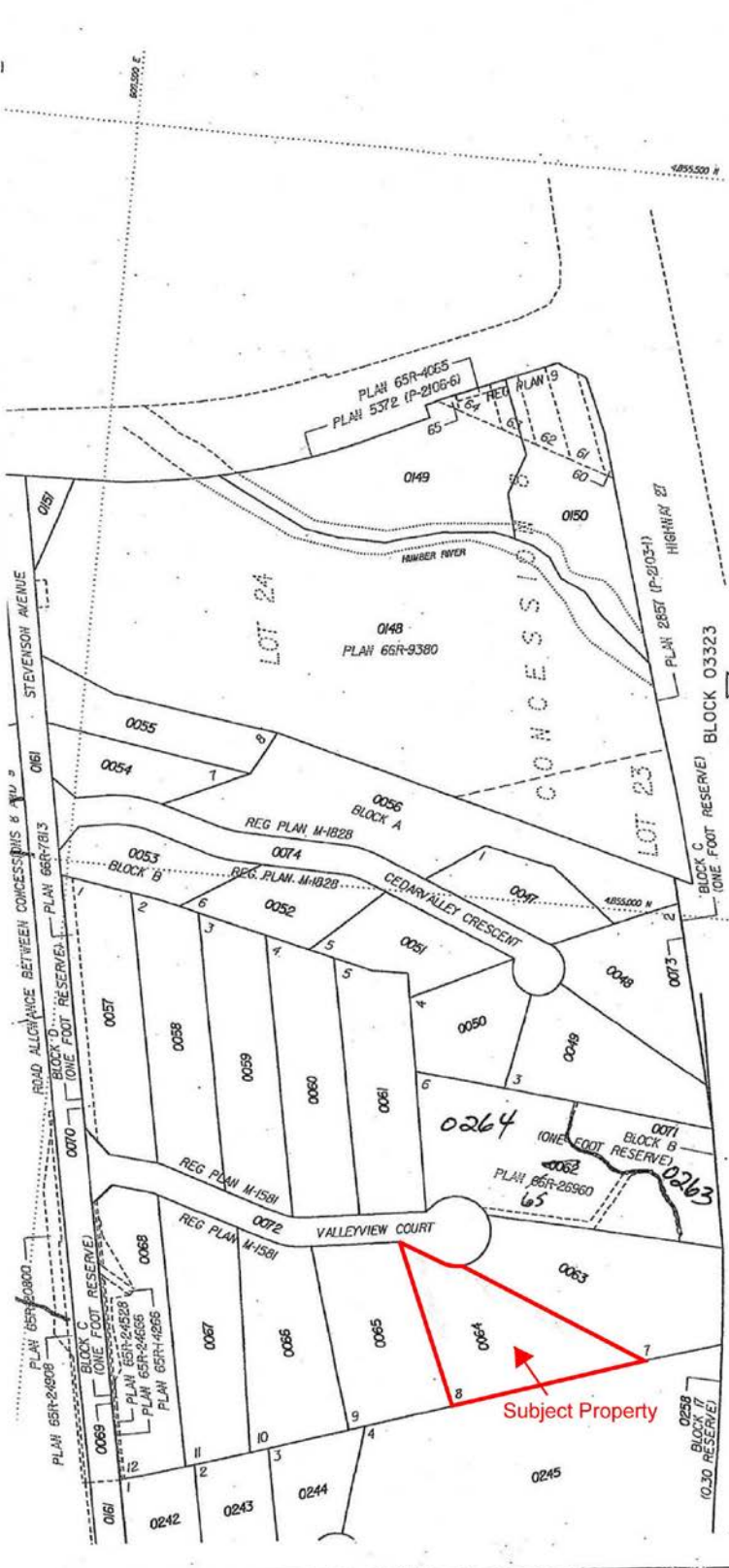
Date of Search: Sept. 10, 2019

Instrument No.	Date	Grantor	Grantee
Patent	29 Aug 1801	Crown	KUHUN, Peter
2195(Vaughan)	25 July 1813	KUHUN, Peter	HOWARD, Hugh
3695	21 June 1820	HOWARD, Hugh	ALLAN, William
9323	24 Nov 1832	ALLAN, Willam	LINE, John
222419(Will)	21 Feb 1844	LINE, John	SMITH, Emerson
6234	7 Jan 1896	SMITH, Emerson(owner confirmed by Vesting Order Inst #6264)	HOWLAND, Henry S.
7746	15 Sept 1904	HOWLAND, Henry S. -ESTATE	HOWLAND BROTHERS LTD.
18597	1 Aug 1940	BROMPTON FARM LTD.(name changed by order dated 22 Apr 1929)	BOOTH, W. Gray
19037	3 Oct 1941	BOOTH, W. Gray	DOBBIN, Gordon M.
25836	16 Aug 1950	DOBBIN, Gordon M.	WELLS, Madeline
26649	27 Apr 1951	WELLS, Madeline	CHAPMAN, Francis and Eleanor
28136	18 June 1952	CHAPMAN, Francis R. and Eleanor	CHAPMAN, Andrew J.

Instrument No.	Date	Grantor	Grantee
73747	1 Mar 1974	CHAPMAN, Andrew J.	DAVID R. DYKE LIMITED
LA460455	31 Oct 1974	DAVID R. DYKE LIMITED	ISKIW, Anne and Michael
YR1979909(surv. application)	22 May 2013	ISKIW, Anne(deceased)	ISKW, Michael
YR1979910	22 May 2013	ISKIW, Michael	ISKIW, Michael and Kenneth
YR2572592	3 Nov 2016	ISKIW, Kenneth and Michael	LINMAC HOLDINGS INC.

FIGURES

1 – Property Index Map



MINISTRY OF
CONSUMER AND
BUSINESS
ONTARIO SERVICES

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 03322 - SHEET 3
ON AUGUST 1, 2004

SCALE



PROPERTY INDEX MAP
BLOCK 03322
CITY OF VAUGHAN
REG. MUNICIPALITY OF
YORK
(OFFICE 65)

LEGEND

FREEHOLD PROPERTY BOUNDARY	—————
LEASEHOLD PROPERTY BOUNDARY	- - - - -
NATURAL RESOURCE PROPERTY BOUNDARY	
FREEHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
NATURAL RESOURCE PROPERTY NUMBER	0147
TOWNSHIP FABRIC	—————
STREAMS, RIVERS	~~~~~
UNDERLYING FABRIC, EASEMENT	
UTM GRID	4500000 N
ADJOINING MAP NUMBER	BLOCK 3146

THE UNIQUE IDENTIFIER FOR ANY PROPERTY (E.G. 00218 - 0147) IS COMPOSED OF THE MAP BLOCK NUMBER 1002181 AND THE FOUR DIGIT NUMBER (0147) WHICH APPEARS IN EACH ACTIVATED PROPERTY

NOTES

NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 17 CENTRAL MERIDIAN 81 W

THIS IS NOT A PLAN
OF SURVEY

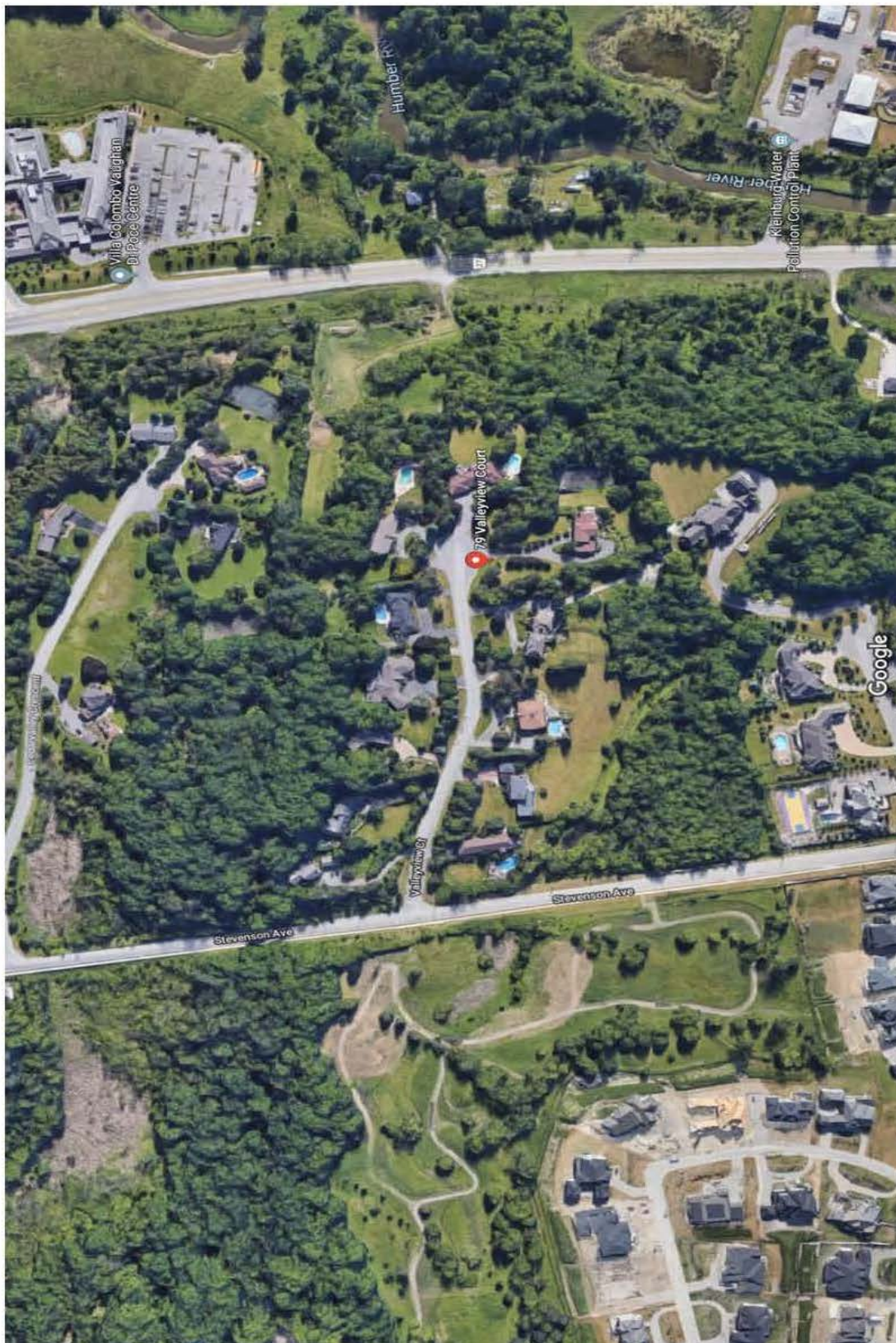
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND REGISTRY
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES
SEE RECORDED PLANS AND DOCUMENTS
ONLY. MAJOR EASEMENTS
ARE SHOWN

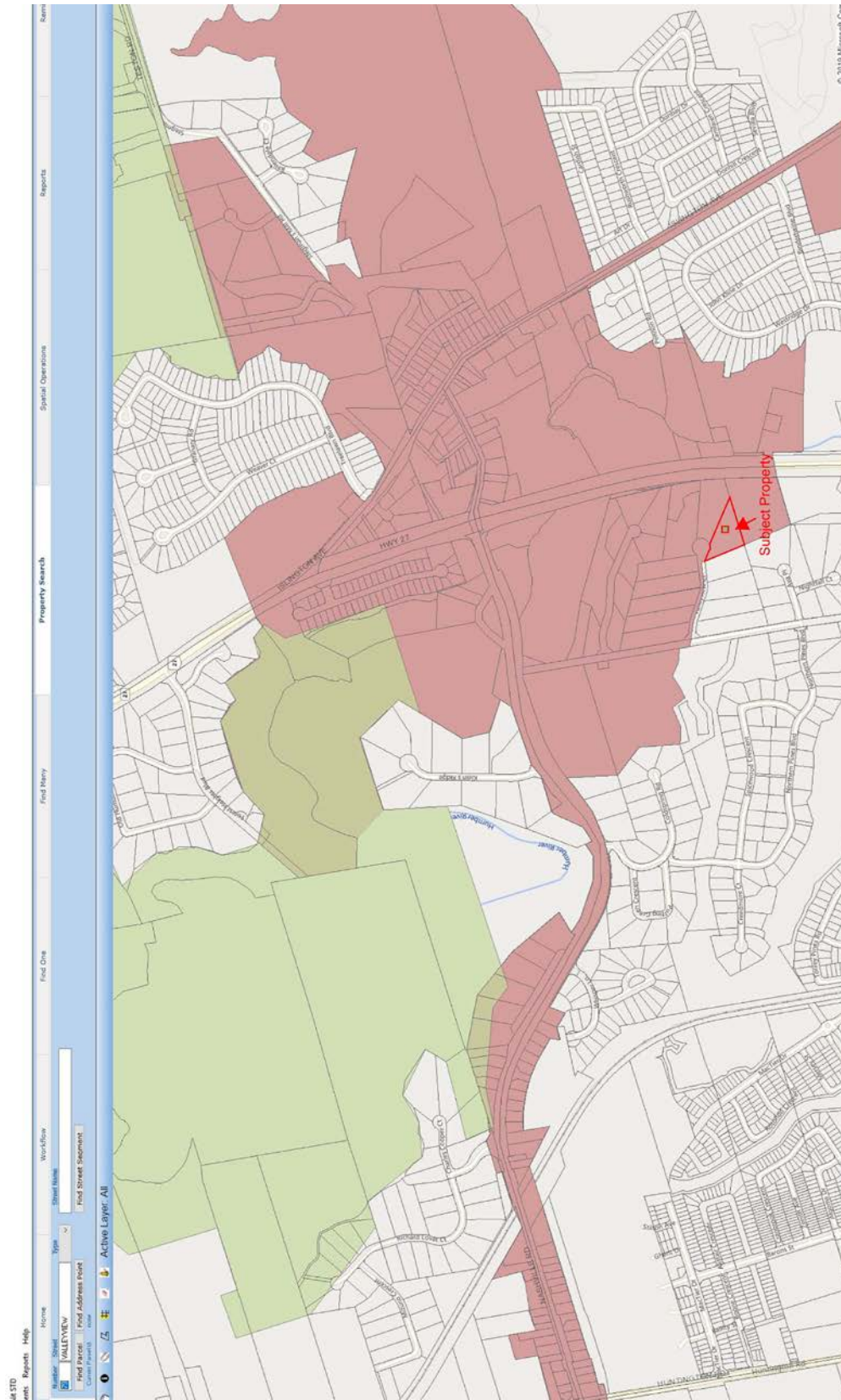
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

2000

2 – Aerial Photograph



3A – Parcel Fabric



3B – Map of Kleinburg Heritage Conservation District

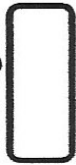
Kleinburg-Nashville
Heritage Conservation District Study
District Structure

Study

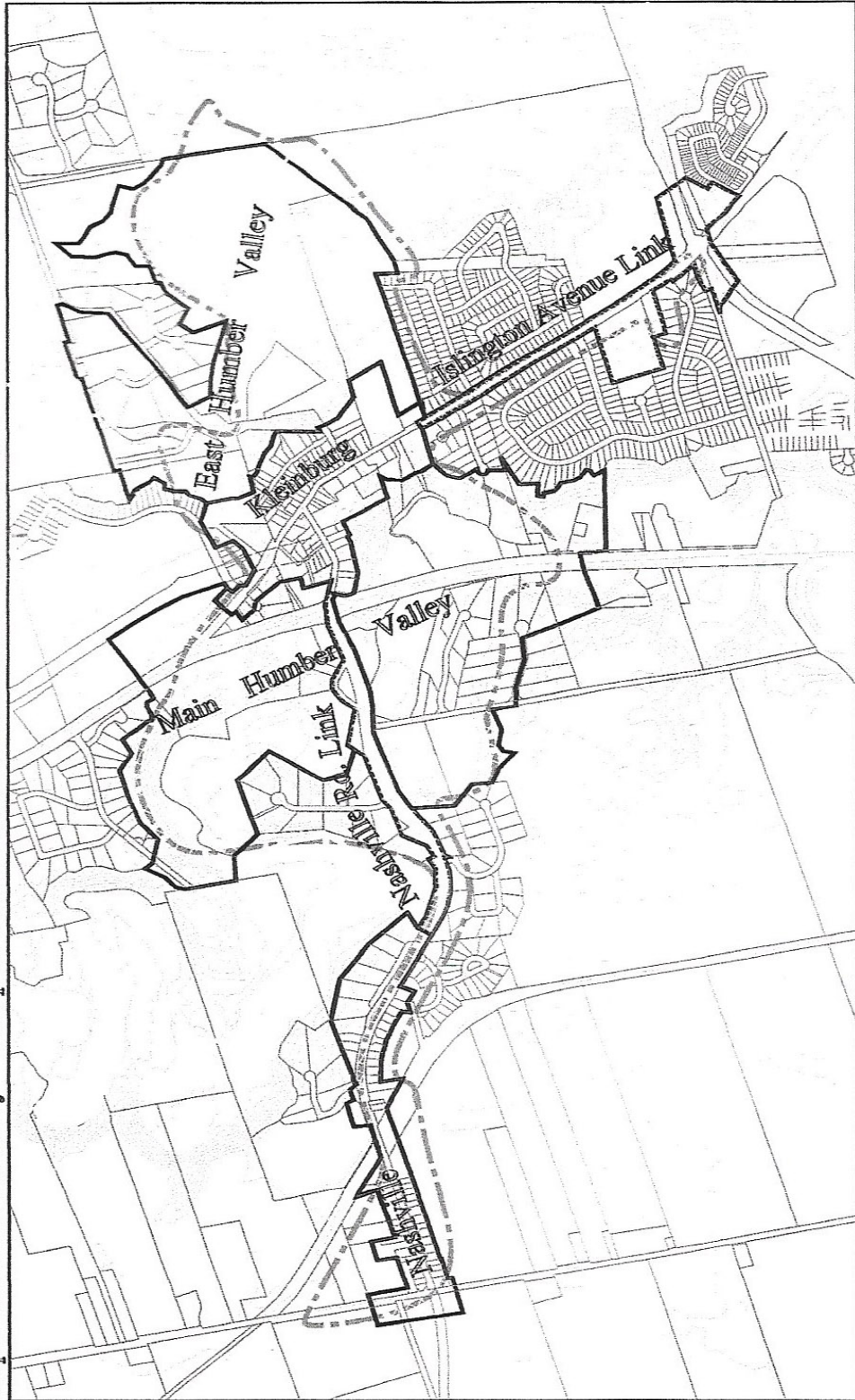
Area

Elements of the District

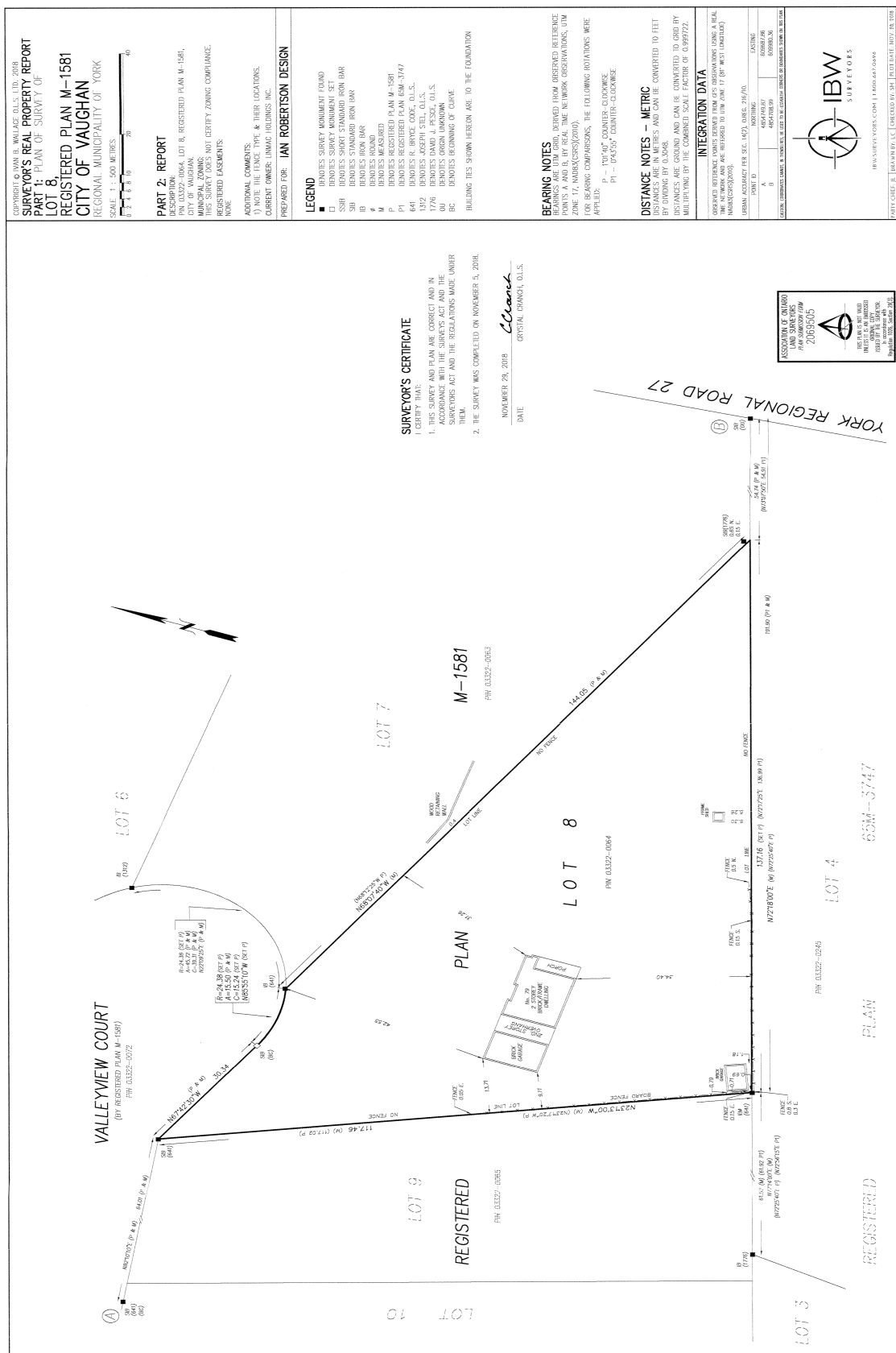
Villages Road Links Valley Lands



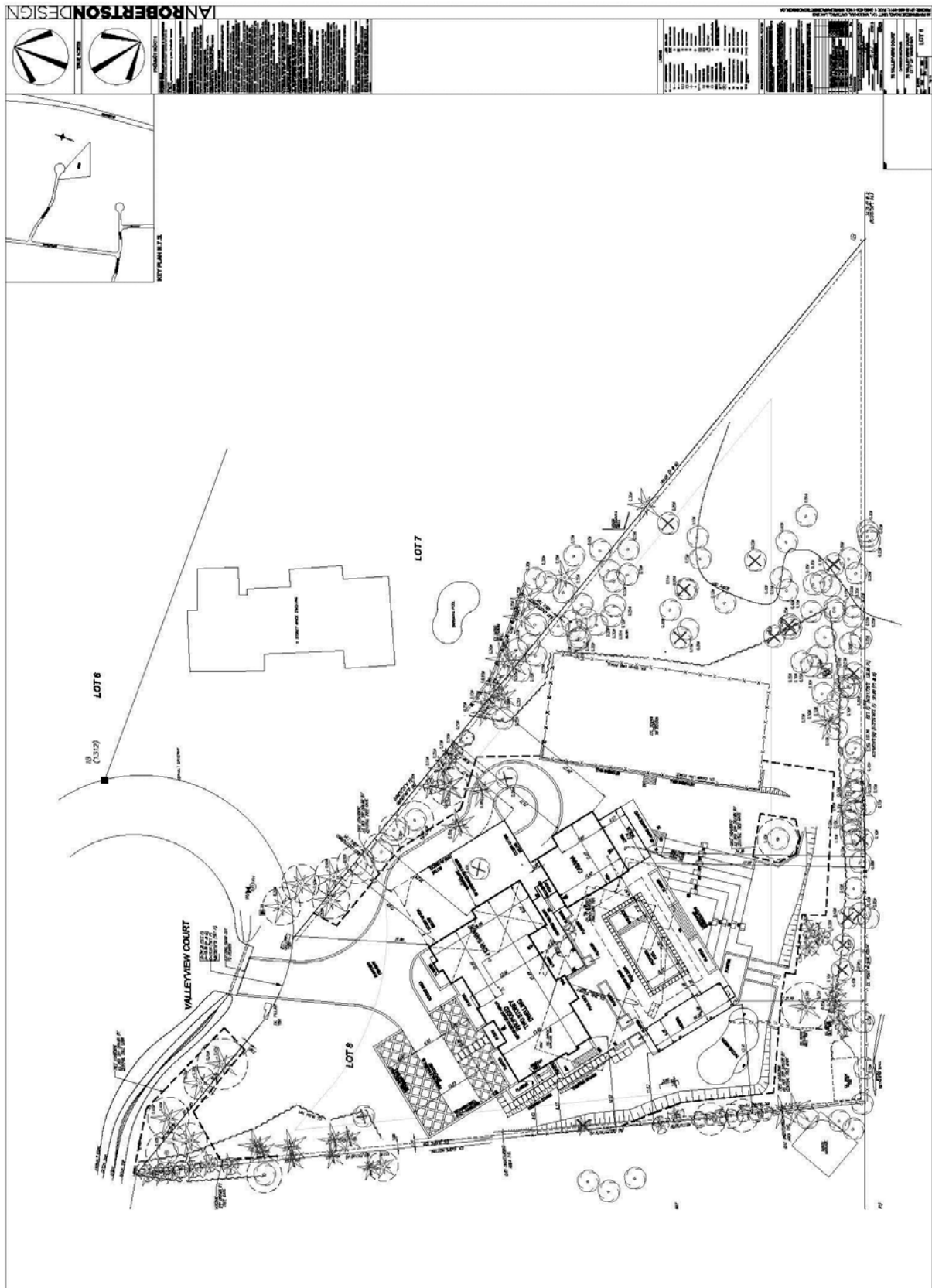
Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003



4 – Existing Site Survey



4A – Site Plan - Proposed



VALLEYVIEW COURT

LOT 6

LOT 7

LOT 8

LOT 9

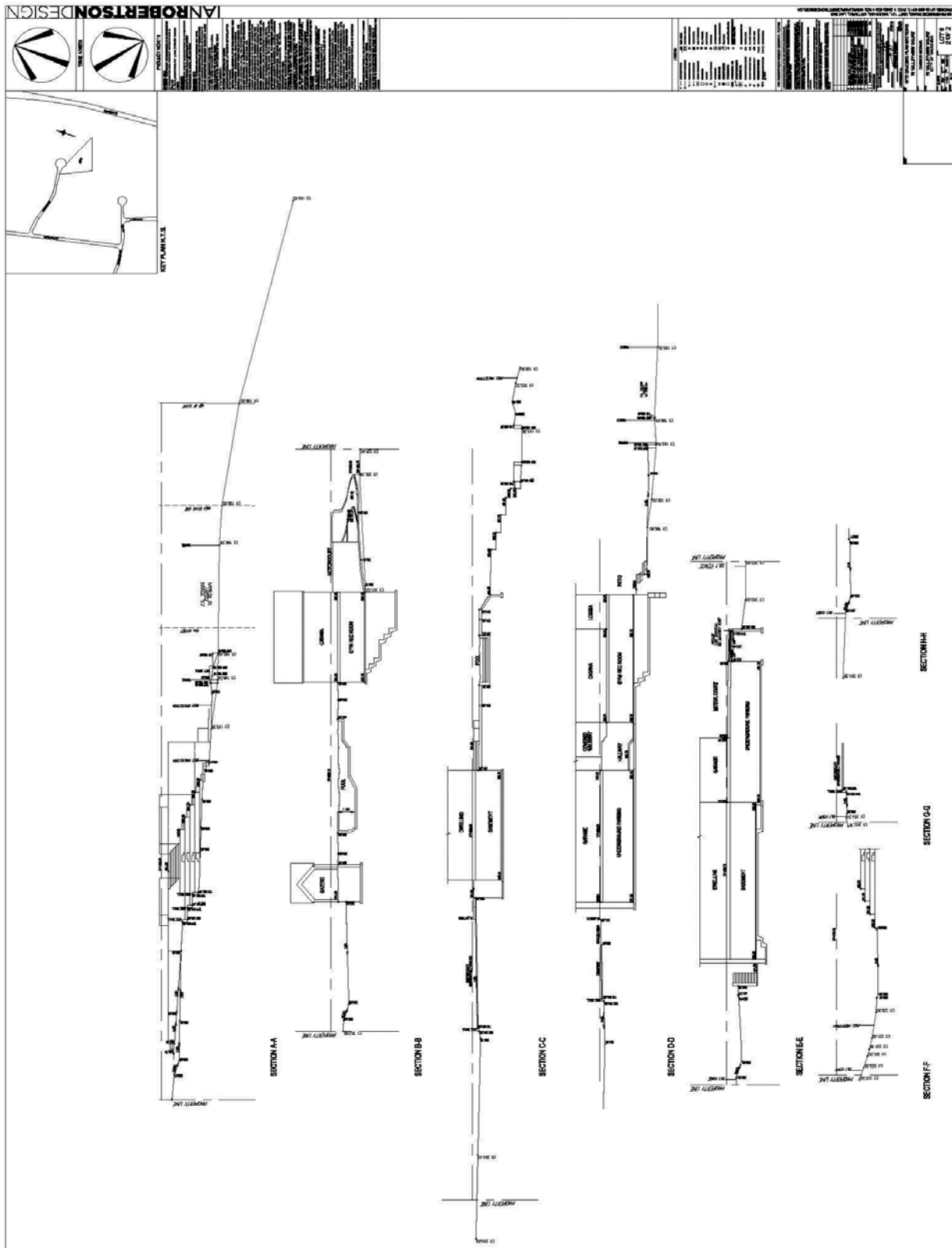
TABLE OF SPECIFICATIONS

ITEM	QUANTITY	NOTES
PARKING SPACES	100	AS SHOWN ON PLAN
LANDSCAPING	100	AS SHOWN ON PLAN
FURNITURE	100	AS SHOWN ON PLAN
ELECTRICAL	100	AS SHOWN ON PLAN
PLUMBING	100	AS SHOWN ON PLAN
MECHANICAL	100	AS SHOWN ON PLAN
PAVING	100	AS SHOWN ON PLAN
CONCRETE	100	AS SHOWN ON PLAN
STEEL	100	AS SHOWN ON PLAN
WOOD	100	AS SHOWN ON PLAN
GLASS	100	AS SHOWN ON PLAN
BRICK	100	AS SHOWN ON PLAN
STONE	100	AS SHOWN ON PLAN
ROOFING	100	AS SHOWN ON PLAN
INSULATION	100	AS SHOWN ON PLAN
HEATING	100	AS SHOWN ON PLAN
Cooling	100	AS SHOWN ON PLAN
Lighting	100	AS SHOWN ON PLAN
Security	100	AS SHOWN ON PLAN
Fire Protection	100	AS SHOWN ON PLAN
Signage	100	AS SHOWN ON PLAN
Other	100	AS SHOWN ON PLAN

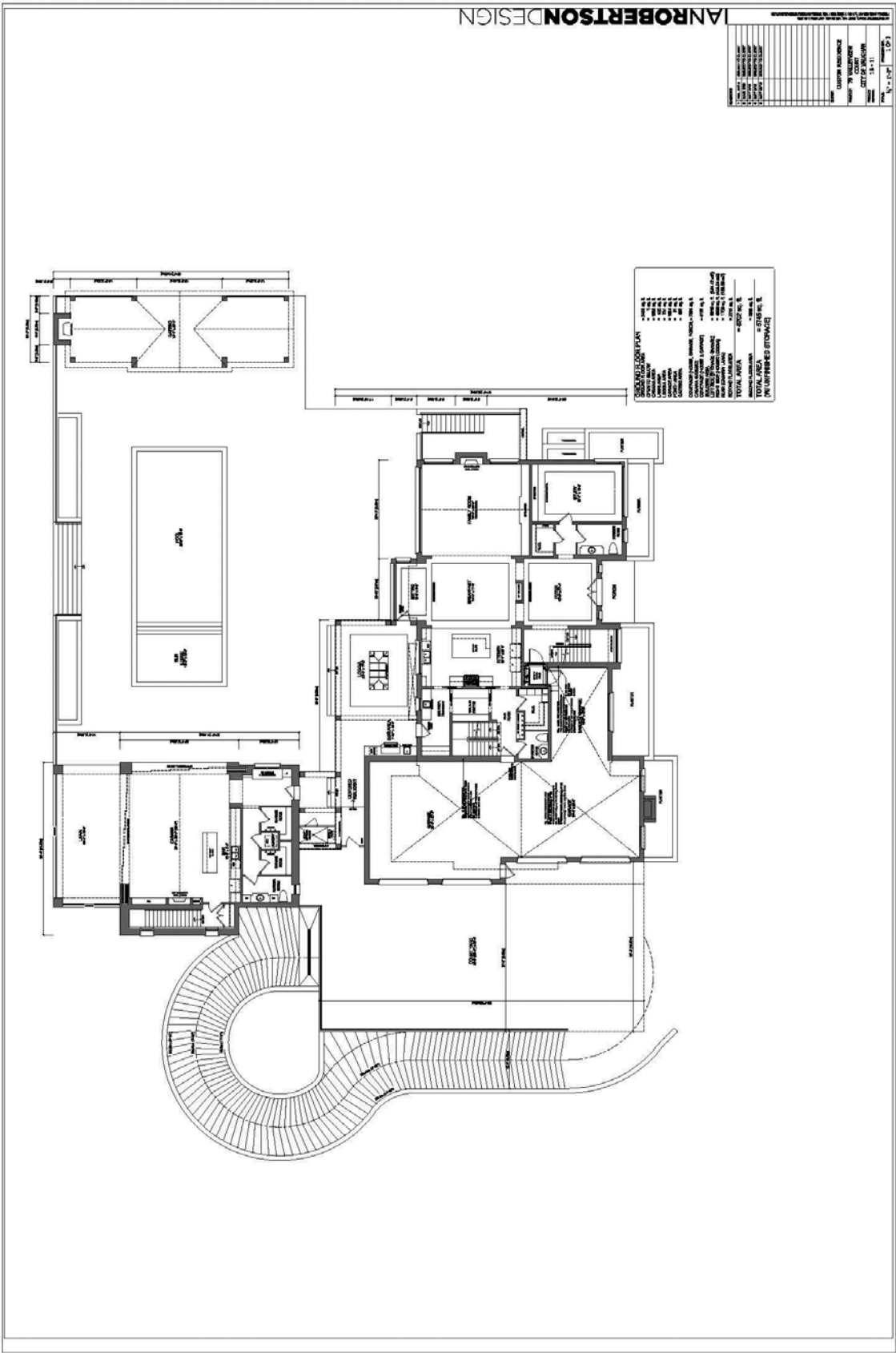
J. ROBERTSON DESIGN

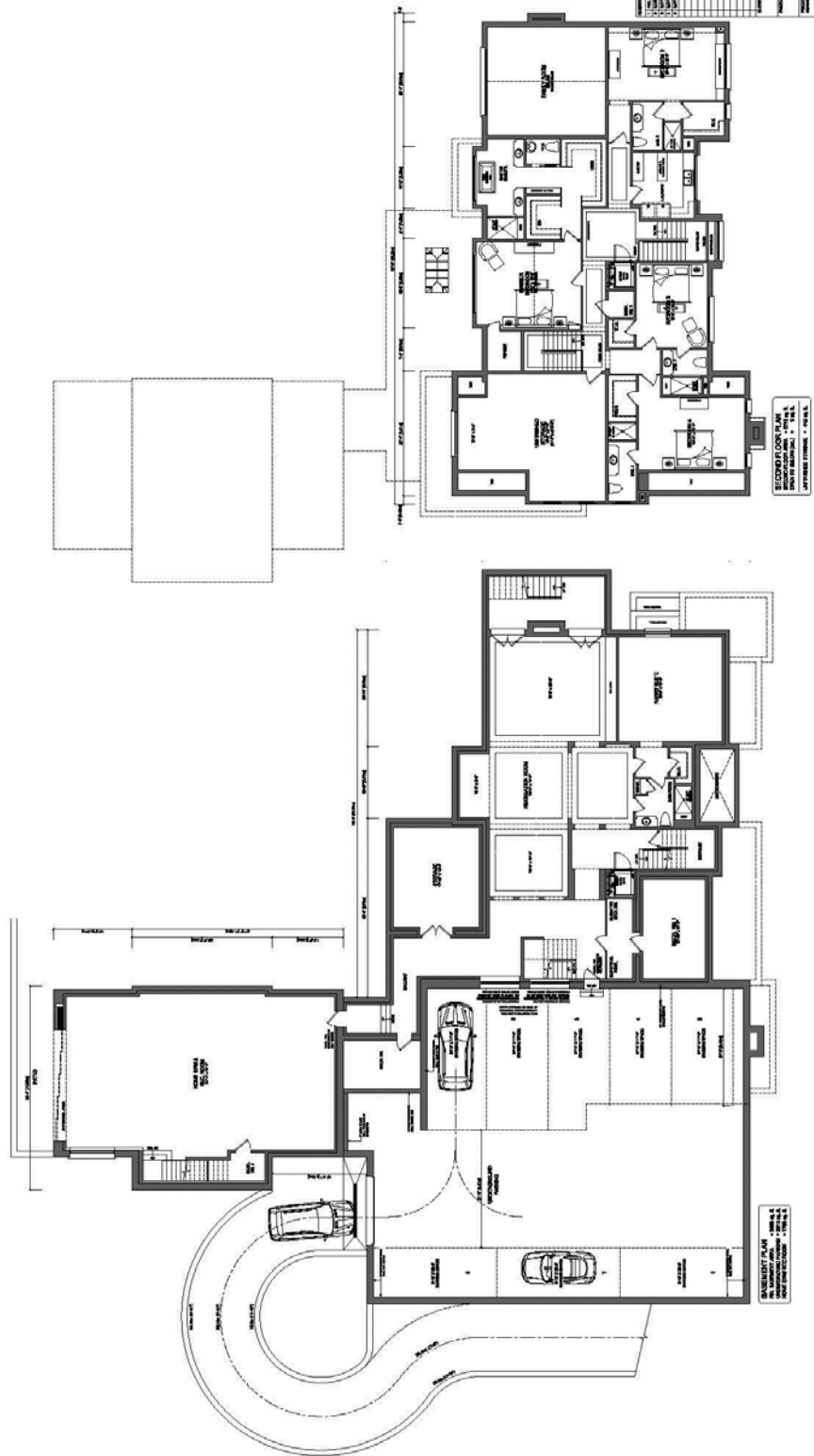
V. VAUGHN

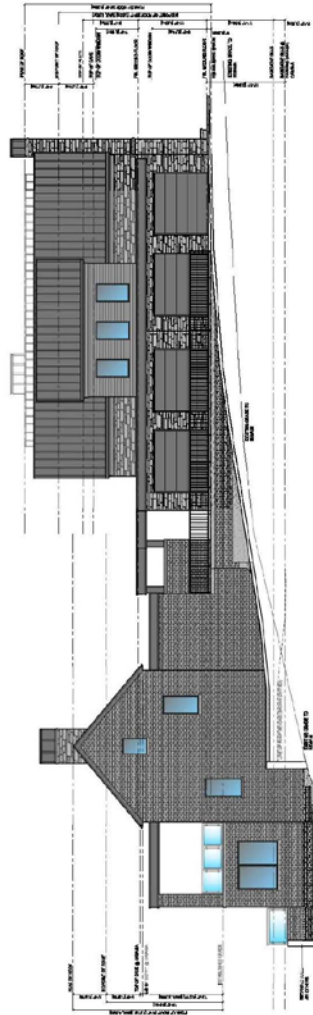
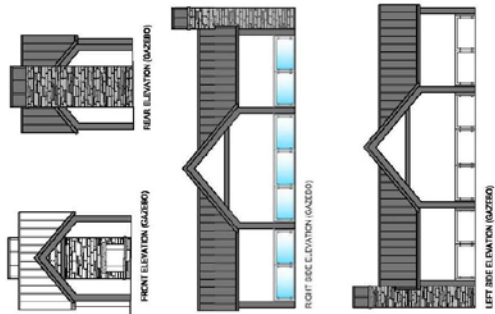
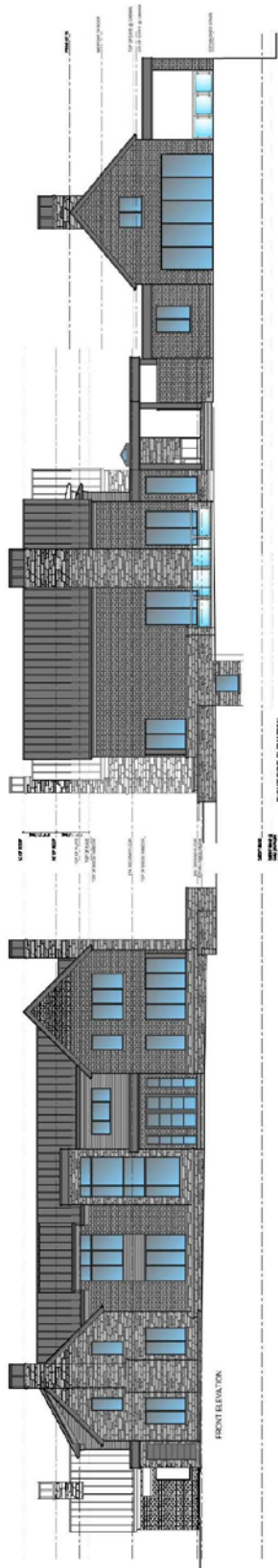
4C – Site Sections - Proposed



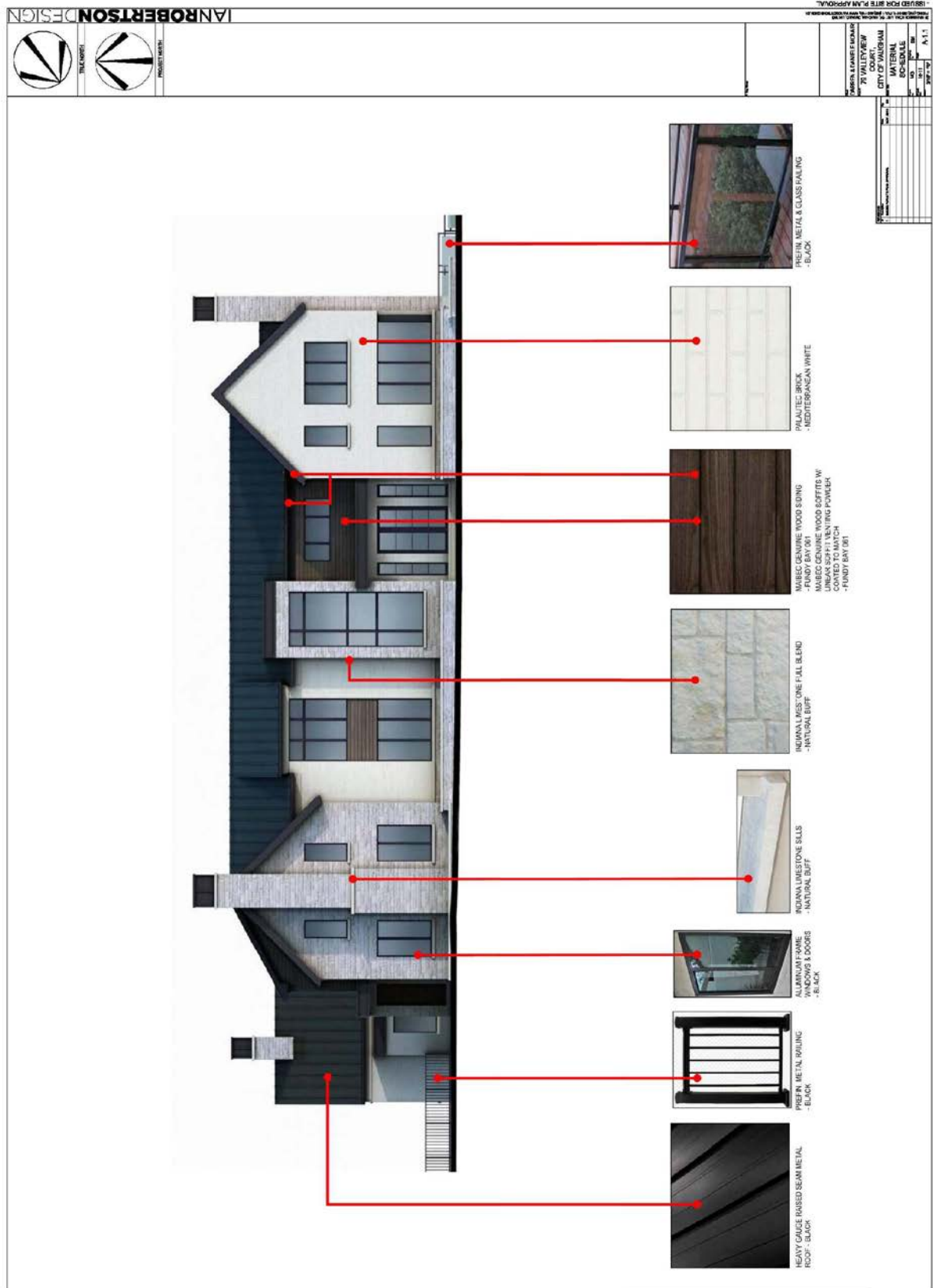
5 – Plan and Elevation Drawings







6 – Materials



MATERIAL FINISH SCHEDULE - 79 VALLEYVIEW COURT		
EXTERIOR FEATURES	COLOR / FINISH	DESCRIPTION
SIDING (ACCENT <10%)	FUNDY BAY BROWN 061	MAIBEC GENUINE WOOD SIDING
STONE	NATURAL BUFF	INDIANA LIMESTONE - FULL BLEND
BRICK	PALAUtec - WHITE MEDITERRANEAN	
SOFFITS	FUNDY BAY BROWN 061	MAIBEC GENUINE WOOD SIDING W/ LINEAR SOFFIT VENTS POWDER COATED TO MATCH
WINDOWS	BLACK	ALUMINUM CLAD
WINDOW SILLS	NATURAL BUFF	INDIANA LIMESTONE
ENTRY DOORS	BLACK AND GLASS	ALUMINUM CLAD TO MATCH WINDOWS
GLASS SLIDING DOORS	BLACK AND GLASS	ALUMINUM CLAD TO MATCH WINDOWS
FRENCH DOORS	BLACK AND GLASS	ALUMINUM CLAD TO MATCH WINDOWS
GARAGE DOORS	BLACK	STEEL INSULATED DOORS
ROOFING	BLACK METAL	HEAVY GAUGE STANDING SEAM METAL ROOF
FASCIA, RWL, EAVESTROUGH	BLACK	ALUMINUM
RAILINGS	GLASS AND BLACK METAL	MOTORCOURT - METAL REAR YARD - GLASS
PORCH/ PATIO/ POOL/ DECK/ DRIVEWAY/ WALK	LIGHT GREY WITH BLACK ACCENT	NATURAL STONE - TBD

7 – Rendering



8A– Photos of Subject Property – Exterior



View toward Southwest



Breezeway Entrance



Abandoned Tennis Court



East Elevation

8A– Photos of Subject Property – Exterior



View toward West



View toward Northwest



Front (North) Elevation at Breezeway



Front (North) Elevation

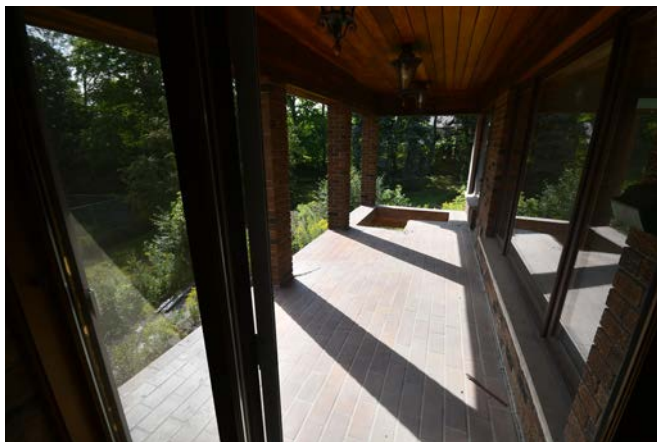
8B– Photos of Subject Property – Interior



Garage



First Floor Family Room



First Floor Outdoor Patio Deck



Second Floor Bedroom

8B– Photos of Subject Property – Interior



Second Floor Bathroom



Basement Stair



Basement Storage Room



Basement Games Room

9 – Photos of Surrounding Properties



90 Valleyview Court



85 Valleyview Court



70 Valleyview Court



55 Valleyview Court

9 – Photos of Surrounding Properties



54 Valleyview Court



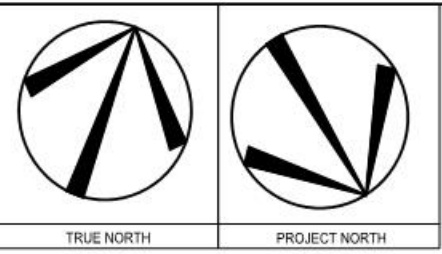
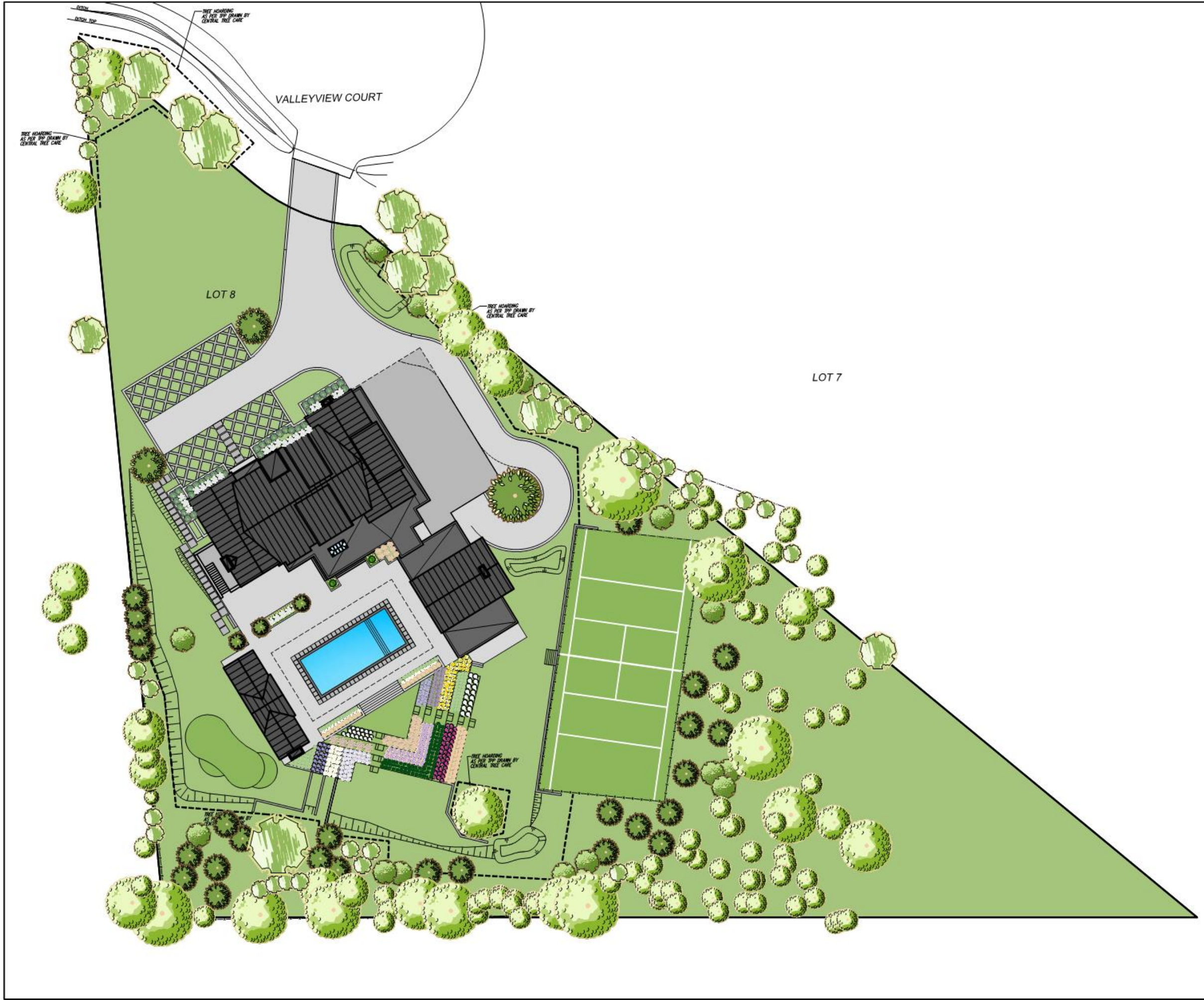
38 Valleyview Court



23 Valleyview Court



22 Valleyview Court



ATTACHMENT 4

REVISIONS		
2	JAN. 31/20	SITE PLAN APPROVAL 2ND SUB.
1	NOV.29/19	ISSUED FOR SITE PLAN APPROVAL
CLIENT:		
DARREN & DANIELE MCNAIR		
PROJECT:		
DA.19.080 79 VALLEYVIEW COURT		
PROJECT NUMBER:		
18-11		
SCALE:		DRAWING NO.:
AS NOTED		SP-1



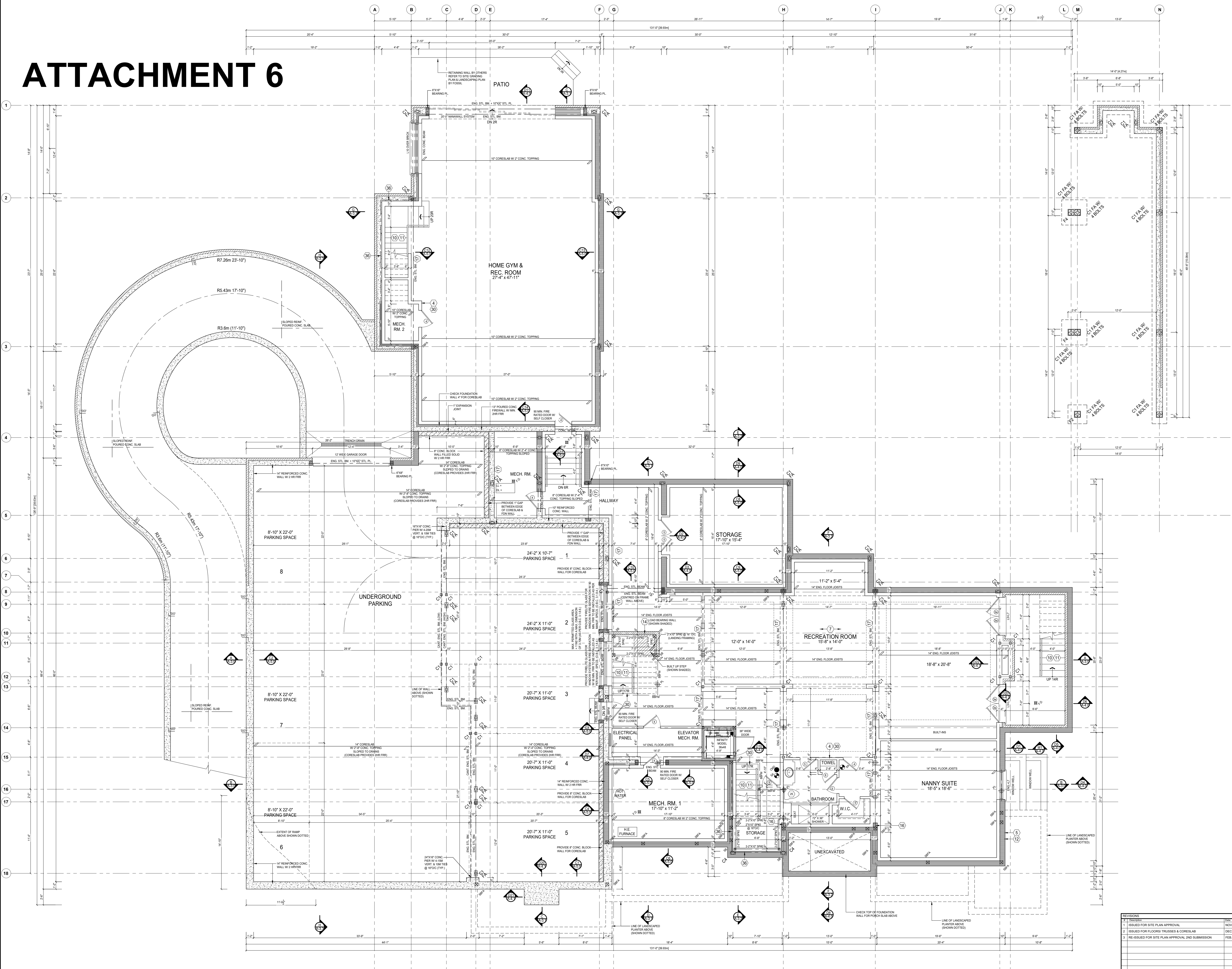
1 RENDERED PERSPECTIVE
A-1.0 SCALE: N.T.S.

ATTACHMENT 5



2 RENDERED PERSPECTIVE
A-1.0 SCALE: N.T.S.

ATTACHMENT 6



TRUE NORTH

PROJECT NORTH

BASEMENT GENERAL NOTES

- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 10,000 PSF. (TO BE SITE VERIFIED) AND SHALL BE A MIN. OF 12" BELOW FINISHED GRADE.
- CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AFTER 28 DAYS.
- STRUCTURAL STEEL MEMBERS AND INSETS SHALL BE CSA G 40.21-MOD AND EMBEDDED PLATES SHALL BE GENERAL PURPOSE STEEL.
- BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF CONCRETE FOUNDATION WALLS TO AVOID LATERAL LOADING.
- ALL EXPOSED CONCRETE TO BE 30 MPa W/ 5% AIR ENTRAINMENT.
- ALL FOOTINGS TO HAVE MIN. 2-18M BARS CONT.
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION.
- WHEN EMBEDDED CUT IS GREATER THAN 20" A 1" O.C. POURED CONC. FORTN. WALL IS REQUIRED.
- GRADE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS PROVIDE 1 ROW BRIDGING FOR SPANS UP TO 2' 0" ROWS FOR SPANS GREATER THAN 2'.

PAD FOOTING SCHEDULE

F1	24"x24"x12" POURED CONC. PAD
F2	36"x36"x12" POURED CONC. PAD
F3	48"x48"x12" POURED CONC. PAD
F4	60"x60"x12" POURED CONC. PAD W/ 6 18M B.E.W.
F5	84"x84"x12" POURED CONC. PAD
F6	108"x108"x12" POURED CONC. PAD

STEEL COLUMN SCHEDULE

C1	4"x4"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C2	6"x6"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C3	8"x8"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C4	10"x10"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C5	12"x12"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C6	14"x14"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C7	16"x16"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C8	18"x18"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C9	20"x20"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE
C10	24"x24"x1/4" A.B.S. W/ 12"x12"x1/2" BASE PLATE

WOOD/STEEL LINTELS | WOOD BEAMS

L1	2"x2" SPND	WB1	2"x2" SPND
L2	2"x2" SPND	WB2	2"x2" SPND
L3	2"x2" SPND	WB3	2"x2" SPND
L4	2"x2" SPND	WB4	2"x2" SPND
L5	2"x2" SPND	WB5	2"x2" SPND
L6	2"x2" SPND	WB6	2"x2" SPND
L7	2"x2" SPND	WB7	2"x2" SPND
L8	2"x2" SPND	WB8	2"x2" SPND
L9	2"x2" SPND	WB9	2"x2" SPND
L10	2"x2" SPND	WB10	2"x2" SPND
L11	2"x2" SPND	WB11	2"x2" SPND
L12	2"x2" SPND	WB12	2"x2" SPND

DOOR SCHEDULE - BASEMENT

1A	2'-0" x 8'-0" INSULATED FRONT DOORS
2	2'-0" x 8'-0" WOOD & GLASS DOOR
3	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR
4	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR
5	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR
6	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR
7	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR
8	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR
9	2'-0" x 8'-0" x 1'-0" EXTERIOR SLAB DOOR

REBAR NOTES

- B.L. BOTTOM LOWER LEVEL
- B.U. BOTTOM UPPER LEVEL
- T.U. TOP UPPER LEVEL
- T.A. TOP ALL AROUND
- B.E.W. BOTTOM EACH WAY

DESIGN LOADS - FLOOR

LIVE LOAD	10 PSF
DEAD LOAD	20 PSF

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BASEMENT PLAN

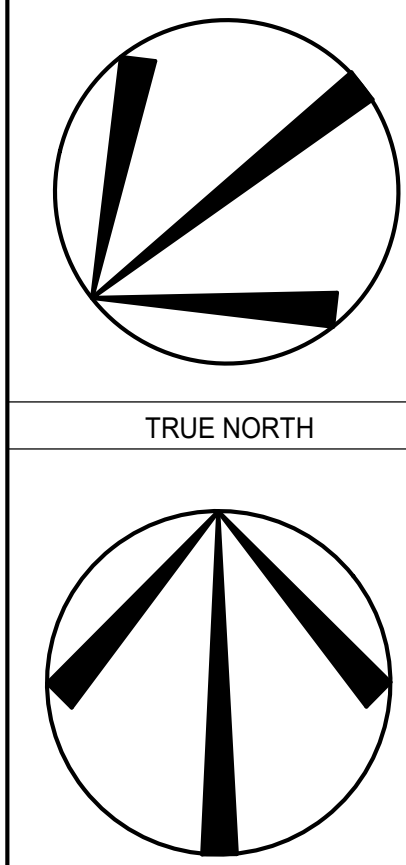
REVISED	DATE	BY	APP'D
1	ISSUED FOR SITE PLAN APPROVAL	NOV. 2019	BM
2	ISSUED FOR FLOORS, TRUSSES & CORESLAB	DEC. 18/19	BM
3	RE-ISSUED FOR SITE PLAN APPROVAL 2ND SUBMISSION	FEB. 07/20	BM

MG	BM
18-11	
3/16" = 1'0"	A-1.1

IAN ROBERTSON DESIGN

1000 SHEPPARD AVENUE EAST, SUITE 100, MARKHAM, ONTARIO L3R 9V4
PHONE: (905) 477-1111 FAX: (905) 477-1112 WWW.IANROBERTSONDESIGN.CA

- ISSUED FOR SITE PLAN APPROVAL



TRUE NORTH

PROJECT NORTH

SECOND FLOOR GENERAL NOTES
ALL INTERIOR DOOR AND OPENING LANTER NOT SHOWN TO BE A MIN. OF 2'-0" SPAC.
ALL 4" x 8" PARTITIONS SHOWN UNLESS OTHERWISE NOTED TO BE 2" x 4" OR 2" x 6" @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES
PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1) HSEI, 2) HSEI, 3) HSEI PRIOR TO CONSTRUCTION.

STEEL COLUMN SCHEDULE	
C1	4" x 4" x 1/2" S.S. W/ 17"x17"x1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS
C2	3" x 3" x 1/2" S.S. W/ 17"x17"x1/2" BASE PL. W/ 2-3/4" x 4" DIA. ANCHOR BOLTS
C3	4" x 4" x 1/2" S.S. W/ 17"x17"x1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS
C4	4" x 4" x 1/2" S.S. W/ 17"x17"x1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS

WOOD/STEEL LINTELS WOOD BEAMS	
L1	2" x 8" SPAC
L2	2" x 8" SPAC
L3	2" x 8" SPAC
L4	2" x 8" SPAC
L5	2" x 8" SPAC
L6	2" x 8" SPAC
L7	2" x 8" SPAC
L8	2" x 8" SPAC
L9	2" x 8" SPAC
L10	2" x 8" SPAC
L11	2" x 8" SPAC
L12	2" x 8" SPAC

DOOR SCHEDULE - SECOND FLOOR	
1	2'-0" x 8'-0" - INSULATED FRONT DOOR
2	2'-0" x 8'-0" - WOOD & GLASS DOOR
3	2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
4	2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
5	2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
6	2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
7	2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
8	2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
9	2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES	
DEAD LOAD	TOP CHORD = 15 PSF (0.7 K/MT) BOTTOM CHORD = 5 PSF (0.2 K/MT)
LIVE LOAD	TOP CHORD = 34 PSF (1.5 K/MT) BOTTOM CHORD = 8 PSF (0.3 K/MT)

WALL LEGEND	
[Pattern]	VARYING WALL HEIGHT
[Pattern]	DOUBLE VOLUME WALL
[Pattern]	LOAD BEARING WALL

1. 2'-0" x 8'-0" - INSULATED FRONT DOOR
2. 2'-0" x 8'-0" - WOOD & GLASS DOOR
3. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
4. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
5. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
6. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
7. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
8. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
9. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES
DEAD LOAD TOP CHORD = 15 PSF (0.7 K/MT)
BOTTOM CHORD = 5 PSF (0.2 K/MT)
LIVE LOAD TOP CHORD = 34 PSF (1.5 K/MT)
BOTTOM CHORD = 8 PSF (0.3 K/MT)

WALL LEGEND
[Pattern] VARYING WALL HEIGHT
[Pattern] DOUBLE VOLUME WALL
[Pattern] LOAD BEARING WALL

1. 2'-0" x 8'-0" - INSULATED FRONT DOOR
2. 2'-0" x 8'-0" - WOOD & GLASS DOOR
3. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
4. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
5. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
6. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
7. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
8. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
9. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES
DEAD LOAD TOP CHORD = 15 PSF (0.7 K/MT)
BOTTOM CHORD = 5 PSF (0.2 K/MT)
LIVE LOAD TOP CHORD = 34 PSF (1.5 K/MT)
BOTTOM CHORD = 8 PSF (0.3 K/MT)

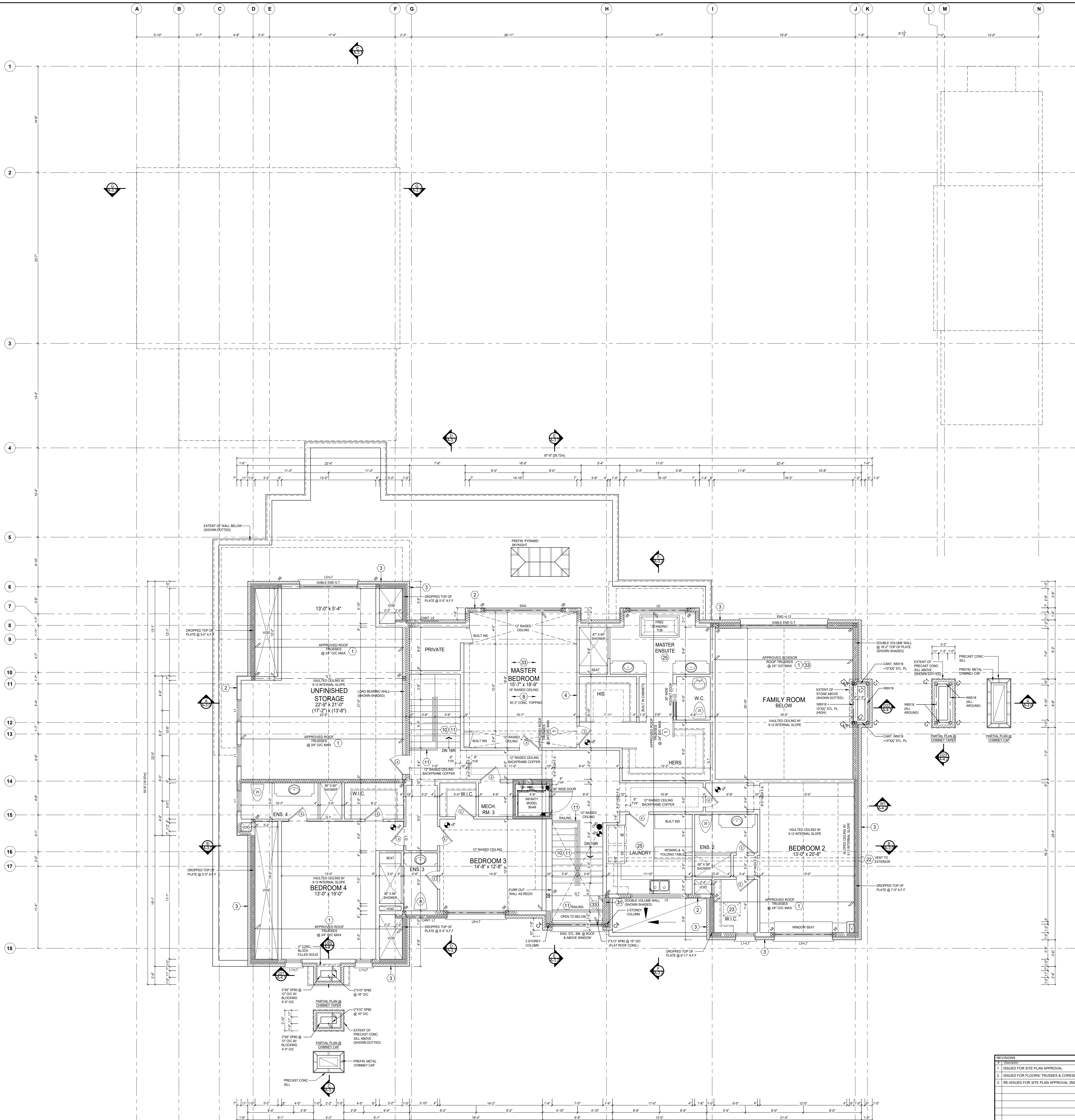
WALL LEGEND
[Pattern] VARYING WALL HEIGHT
[Pattern] DOUBLE VOLUME WALL
[Pattern] LOAD BEARING WALL

1. 2'-0" x 8'-0" - INSULATED FRONT DOOR
2. 2'-0" x 8'-0" - WOOD & GLASS DOOR
3. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
4. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
5. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
6. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
7. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
8. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
9. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES
DEAD LOAD TOP CHORD = 15 PSF (0.7 K/MT)
BOTTOM CHORD = 5 PSF (0.2 K/MT)
LIVE LOAD TOP CHORD = 34 PSF (1.5 K/MT)
BOTTOM CHORD = 8 PSF (0.3 K/MT)

WALL LEGEND
[Pattern] VARYING WALL HEIGHT
[Pattern] DOUBLE VOLUME WALL
[Pattern] LOAD BEARING WALL

1. 2'-0" x 8'-0" - INSULATED FRONT DOOR
2. 2'-0" x 8'-0" - WOOD & GLASS DOOR
3. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
4. 2'-0" x 8'-0" x 1'-0" - EXTERIOR SLAB DOOR
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8. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR
9. 2'-0" x 8'-0" x 1'-0" - INTERIOR SLAB DOOR



REVISIONS	
1	ISSUED FOR SITE PLAN APPROVAL
2	ISSUED FOR FLOORS TRUSSES & CORESLAB
3	RE-ISSUED FOR SITE PLAN APPROVAL 2ND SUBMISSION

ATTACHMENT 7

TRUE NORTH

PROJECT NORTH

ELEVATION GENERAL NOTES

- ALL OVERHANGS TO BE 6" UNLESS OTHERWISE SHOWN

IAN ROBERTSON DESIGN



REVISIONS			DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL		NOV. 2019	BM
2	ISSUED FOR FLOORS, TRUSSES & CORESLAB		DEC. 18/19	BM
3	RE-ISSUED FOR SITE PLAN APPROVAL 2ND SUBMISSION		FEB. 07/20	BM

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79 VALLEYVIEW COURT,

CITY OF VAUGHAN

FRONT ELEVATION

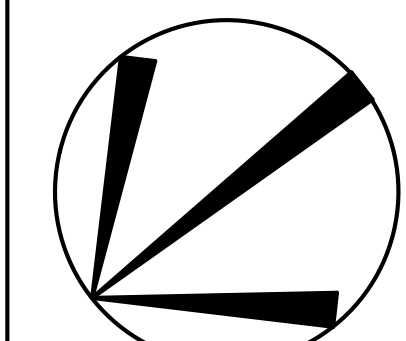
MG

BM

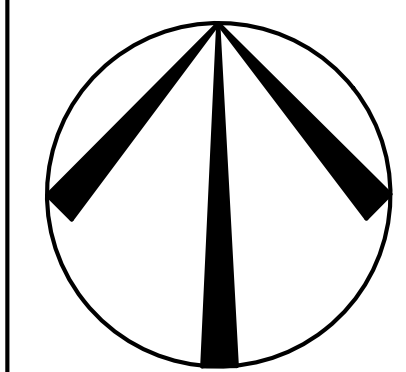
18-11

3/16" = 1'0"

A-2.0



TRUE NORTH

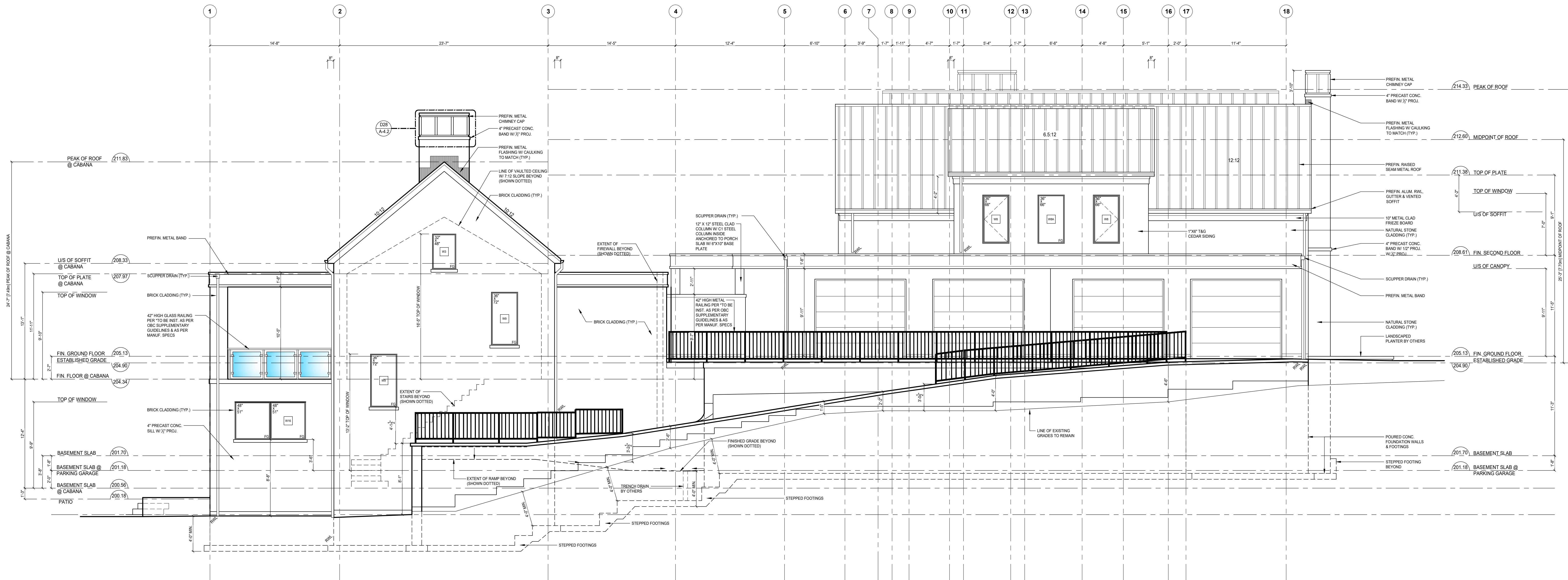
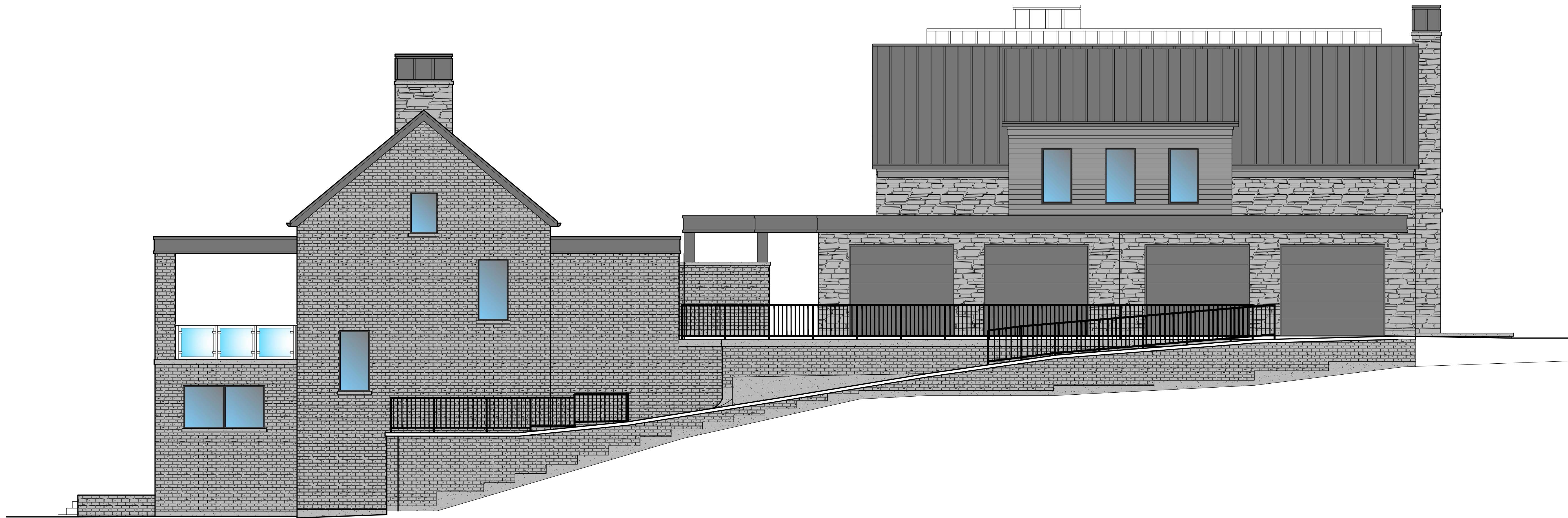


PROJECT NORTH

ELEVATION GENERAL NOTES

- ALL OVERHANGS TO BE 6" UNLESS OTHERWISE SHOWN
- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

IAN ROBERTSON DESIGN



LIMITING DISTANCE

SPATIAL SEPARATION
WALL AREA =
LIMITING DISTANCE =
MAX. ALLOWABLE OPENINGS =
OPENINGS PROVIDED =

1384.74 SF (119.36 BM)
27.71 @ 30%
1384.74 SF (119.36 BM)
48.67 SF @ 3.5\"/>

LIMITING DISTANCE

SPATIAL SEPARATION
WALL AREA =
LIMITING DISTANCE =
MAX. ALLOWABLE OPENINGS =
OPENINGS PROVIDED =

1035.49 SF (86.20 BM)
17.89 @ 30%
1035.49 SF (86.20 BM)
48.67 SF @ 3.5\"/>

REVISIONS	DATE	BY
1	NOV. 29/19	BM
2	DEC. 18/19	BM
3	FEB. 07/20	BM

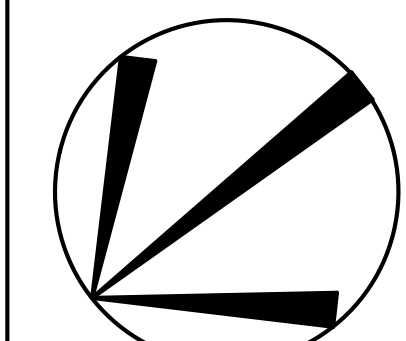
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79 VALLEYVIEW COURT,
CITY OF VAUGHAN

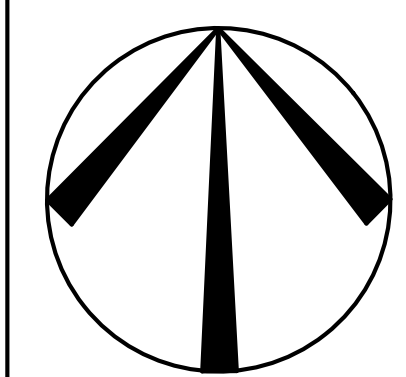
LEFT SIDE
ELEVATION

18-11
3/16\"/>

ISSUED FOR SITE PLAN APPROVAL



TRUE NORTH



PROJECT NORTH

ELEVATION GENERAL NOTES

ALL OVERHANGS TO BE 6" UNLESS OTHERWISE SHOWN.
REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN.

IAN ROBERTSON DESIGN



REVISIONS	DATE	BY
1	NOV. 2019	BM
2	DEC. 18/19	BM
3	FEB. 07/20	BM

DARREN & DANIELE MCNAIR

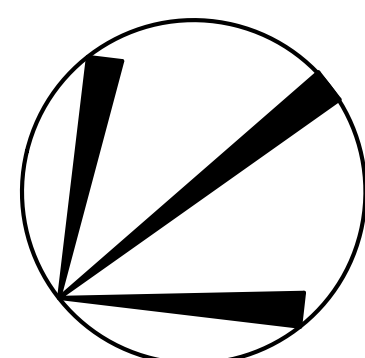
DA-19-080
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CITY OF VAUGHAN

RIGHT SIDE
ELEVATION

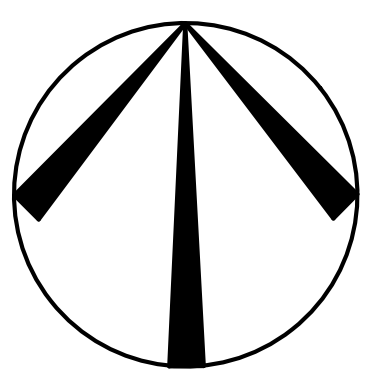
MG BM
18-11
3/16" = 1'0"

A-2.2

ISSUED FOR SITE PLAN APPROVAL



TRUE NORTH



PROJECT NORTH

ELEVATION GENERAL NOTES

ALL OVERHANGS TO BE 6" UNLESS OTHERWISE SHOWN
REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN



REVISIONS		DATE	BY
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2	ISSUED FOR FLOORS, TRUSSES & CORESLAB	DEC. 18/19	BM
3	RE-ISSUED FOR SITE PLAN APPROVAL 2ND SUBMISSION	FEB. 07/20	BM

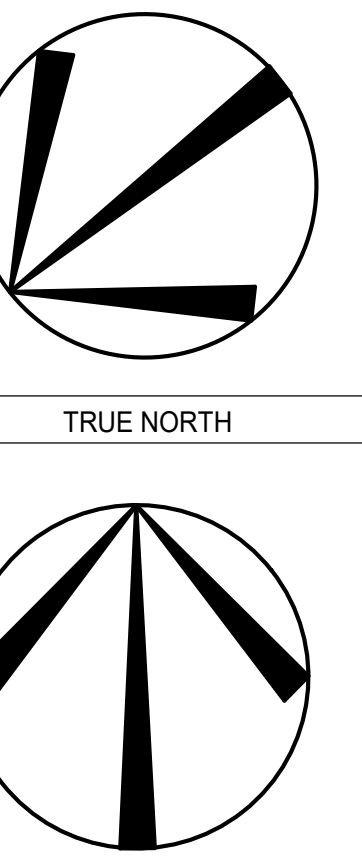
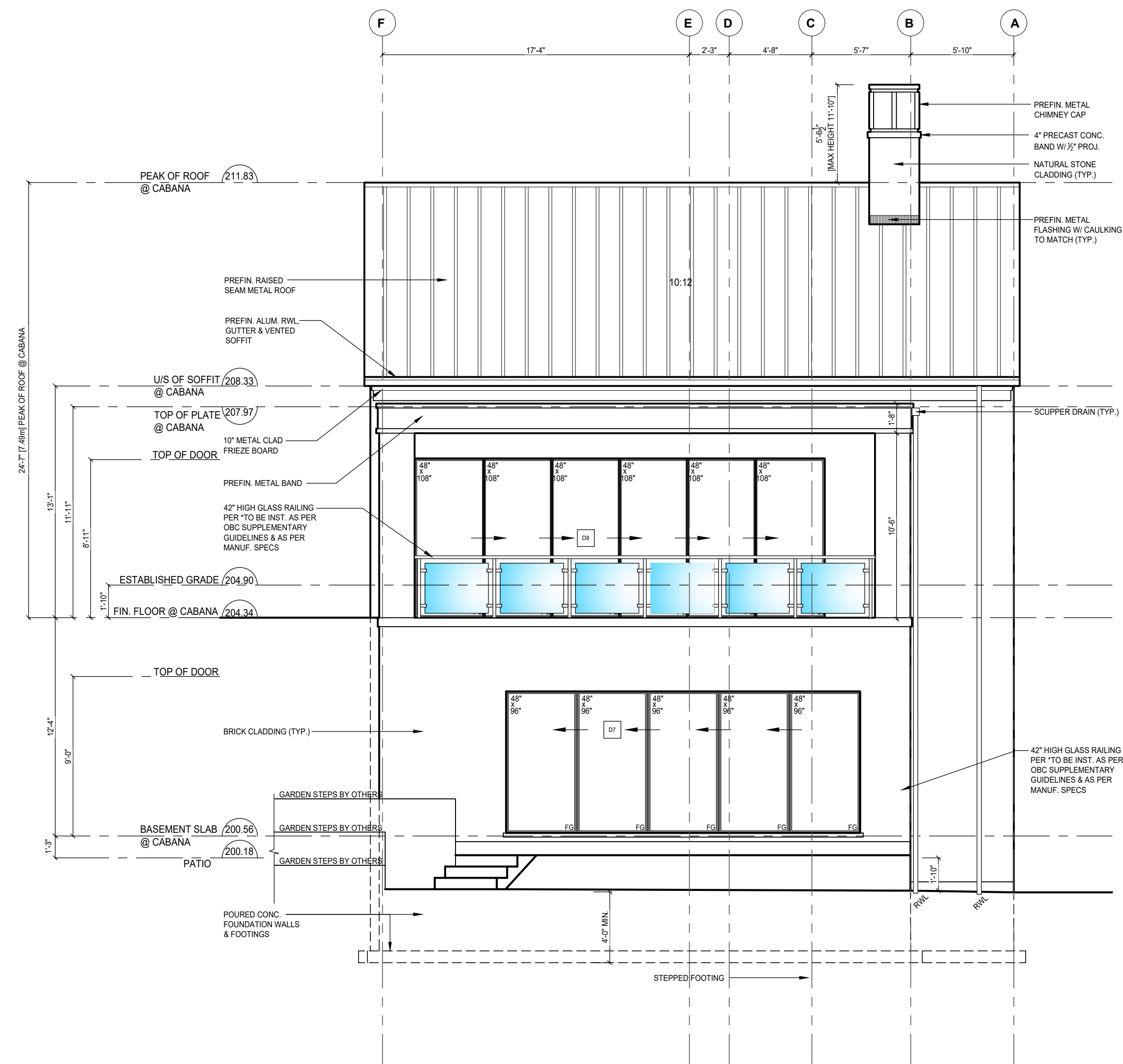
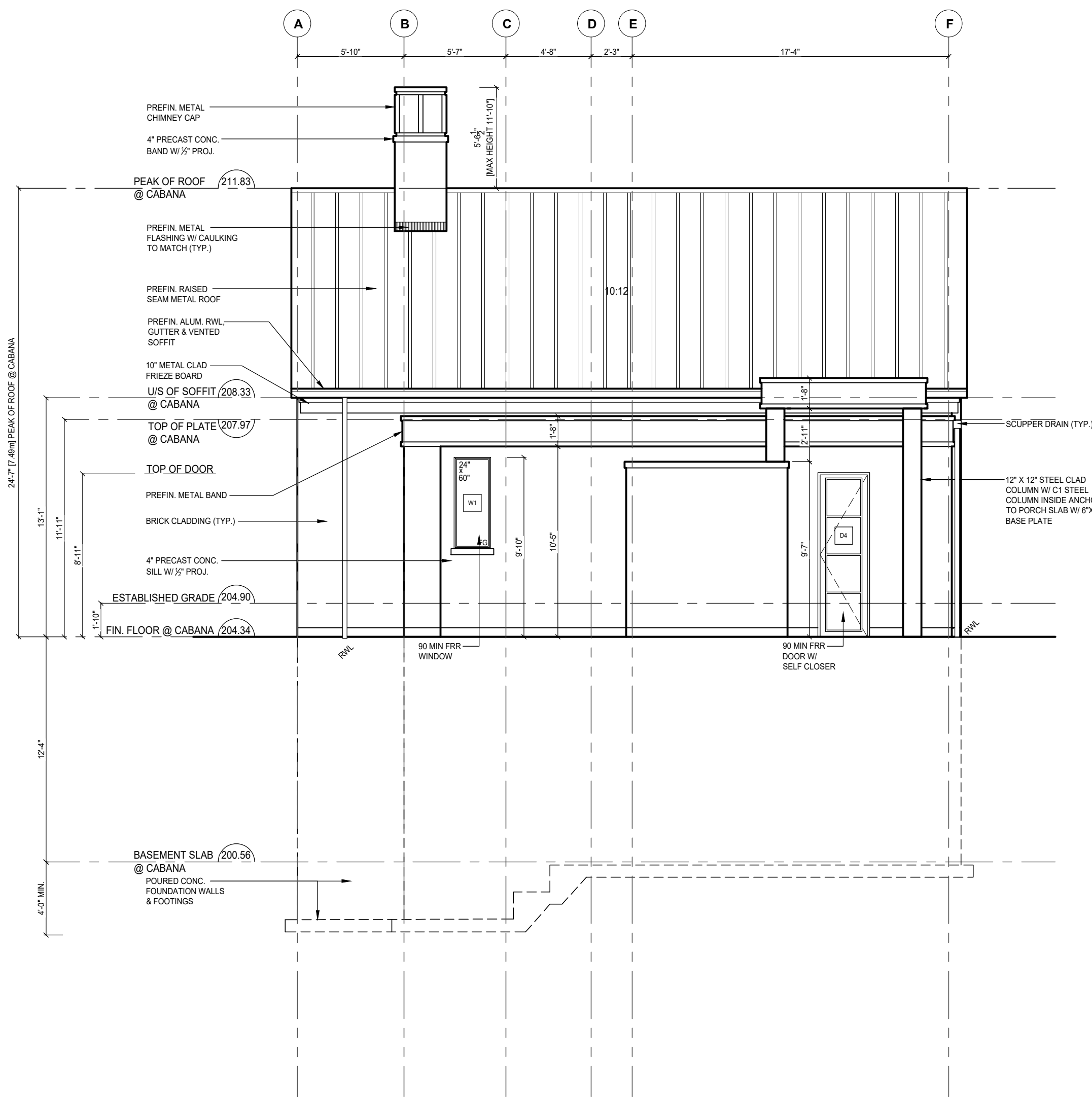
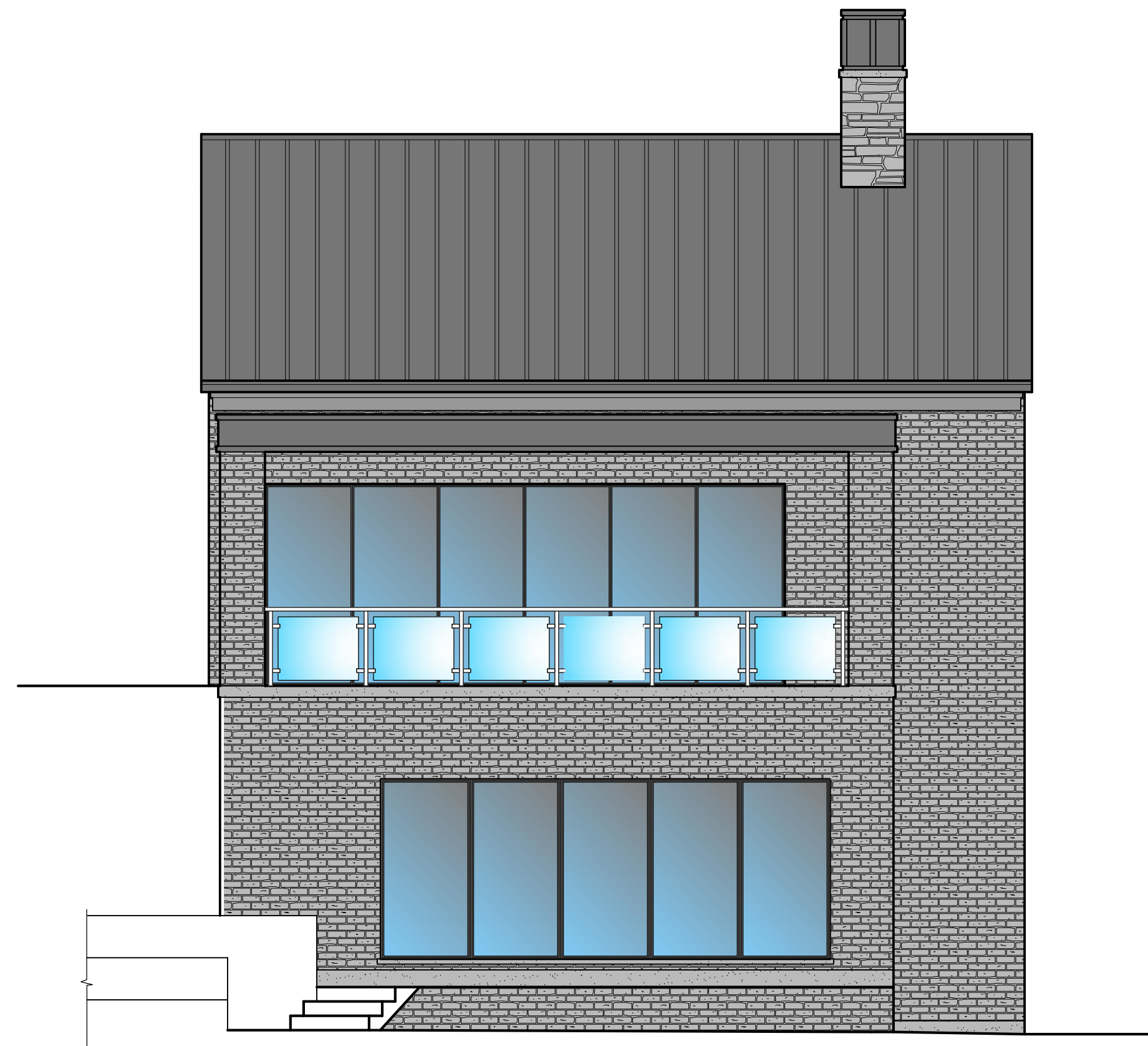
DARREN & DANIELE MCNAIR

DA-19-080
79 VALLEYVIEW COURT,
CITY OF VAUGHAN

REAR ELEVATION

MG BM
18-11
3/16" = 1'0"

ISSUED FOR SITE PLAN APPROVAL



TRUE NORTH

PROJECT NORTH

ELEVATION GENERAL NOTES
- ALL OVERHANGS TO BE 6" UNLESS OTHERWISE SHOWN
- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

REVISIONS		DATE	BY
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DARREN & DANIELE MCNAIR
DA.19.080
79 VALLEYVIEW COURT,
CITY OF VAUGHAN
CABANA FRONT &
REAR ELEVATIONS
MG BM
18-11
3/16" = 1'0"

ISSUED FOR SITE PLAN APPROVAL



ELISSA CHU ISA CERTIFIED ARBORIST
48 St. Quentin Avenue, Toronto, ON M1M 2M8
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elissa@centraltreecare.com

Since 1996

centraltreecare.com

January 24, 2020

City of Vaughan Forestry Department

Attn: Forestry Planner
#2800 Rutherford Rd.
Vaughan ON. L4K 2N9
T (905) 832-8577
E parks@vaughan.ca

Bobbi-jo Mackinnon

Ian Robertson Design

20 Rivermede Rd.
Vaughan, ON L4K 3N3
T: 905-669-2111
E: bobbi-jo@ianrobertsondesign.ca

Re: #79 Valleyview Drive

Arborist Report – Construction Proposal/Tree Protection Plan

Central Tree Care Ltd. has been retained by Ian Robertson Design to provide a professional arborist report for the proposed work at 79 Valleyview Drive.

The nature of the work includes the demolition of existing dwelling and driveway/hardscape structures. The construction proposal includes a new two-story dwelling, wrap around driveway/hardscape structures, septic bed, rear pool, rear gazebo, rear cabana, rear landscaped garden terraces, perimeter retaining wall feature and grading. The existing rear tennis court and it's 3-meter perimeter fence is to remain as is.

To facilitate the proposed construction:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
Injury	4	2	2
Removal	11	2	-
Exemption	-	-	-

This arborist report and the attached Tree Protection Plan assumes that *no additional permit sized trees will be injured or removed*.

LIMITATIONS

Inspection of the trees on site was limited to a visual assessment from the ground only, unless stated otherwise. No inspection via climbing, exploration below grade, probing, or coring were conducted. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighbouring properties were estimated to avoid trespassing. It must be noted that trees are living organisms and their conditions are subject to change.

This report was prepared using the site plan prepared by **Ian Robertson Design** titled **"Site Grading Plan – 79 Valleyview Drive"** dated **May 6, 2019**. If there are any changes to the noted site plan, the consulting arborist must be notified immediately. It is the assumption that no further work, other than what has been presented in the attached site plan, has been proposed.

TREE INVENTORY

Permit-sized trees located within 6.0m of the work area were inspected on June 10, 2019.

Tag #	Species	Latin Name	Base (cm)	DBH (cm)	Health	Structure	TPZ (m)	Category	Assessment	Comments
1341	Silver maple	<i>Acer saccharinum</i>	70	44	Good	Good	3	1	Deadwood throughout	Protected
1372	Cedar	<i>Thuja occidentalis</i>	27	22	Good	Good	1.2	2	Healthy	Protected
1374	Cedar	<i>Thuja occidentalis</i>	26	16	Good	Good	1.2	1	Healthy	Protected
1347	Cedar	<i>Thuja occidentalis</i>	27	17	Good	Good	1.2	2	Healthy	Protected
1370	Austrian pine	<i>Pinus nigra</i>	65	35	Fair	Fair	2.4	1	Poor live crown ratio.	Protected
1343	Norway maple	<i>Acer platanoides</i>	26	16.5	Good	Good	1.2	2	Healthy	Protected
1400	Cedar	<i>Thuja occidentalis</i>	26	16	Good	Good	1.2	1	Healthy	Protected
1344	Cedar	<i>Thuja occidentalis</i>	38	18	Good	Good	1.2	2	Healthy	Protected
1361	Cedar	<i>Thuja occidentalis</i>	38	17	Good	Good	1.2	2	Healthy	Injury
1379	Colorado spruce	<i>Picea pungens</i>	45	26	Poor	Fair	1.2	1	Poor crown ratio. Deadwood throughout.	Remove
1391	Austrian Pine	<i>Pinus nigra</i>	75	51	Fair	Fair-Good	3.6	1	Poor live crown ratio.	Remove
1391A	Sugar maple	<i>Acer saccharum</i>	~50	~35	Good	Good	2.4	2	Healthy	Protected
1384	Cedar	<i>Thuja occidentalis</i>	29	12	Good	Good	1.2	2	Healthy	Remove
1373	Norway Spruce	<i>Picea abies</i>	100	49	Good	Good	3	1	Lots of internal deadwood.	Remove
1357	Cedar	<i>Thuja occidentalis</i>	28	14	Good	Good	1.2	2		Remove
1364	Norway Spruce	<i>Picea abies</i>	65	38	Good	Fair-Good	2.4	1	Low deadwood, sparse crown.	Remove
1355	cedar	<i>Thuja occidentalis</i>	27	16	Fair	Good	1.2	1	Very sparse crown.	Remove
1375	Austrian pine	<i>Pinus nigra</i>	90	47	Fair	Good	3	1	Poor crown ratio.	Remove
1375A	Ash	<i>Fraxinus spp.</i>	~85	~55	Dead		3.6	2	100% Dead	Retain as habitat
1375B	Colorado Spruce	<i>Picea pungens</i>	65	~35	Poor	Fair	2.4	2	Very poor live crown ratio.	Protected
1353	Austrian Pine	<i>Pinus nigra</i>	80	42	Fair	Good	3	4	Sparse crown	Protected
1345	Austrian Pine	<i>Pinus nigra</i>	40	33	Poor	Poor	2.4	4	65% dead	Injury
1356	Austrian Pine	<i>Pinus nigra</i>	85	55	Good	Good	3.6	4	Healthy specimen.	Injury
1380	Scots pine	<i>Pinus sylvestris</i>	23	20	Poor	Poor	1.2	1	90% dead	Remove
1380A	Crabapple	<i>Malus spp.</i>	~65	~40	Good	Good	2.4	2	Healthy	Protected
1380B	Common buckthorn	<i>Rhamnus cathartica</i>	~40	~25	Good	Good	1.8	2	Healthy	Protected
1380C	Ash	<i>Fraxinus spp.</i>	~45	~30	Good	Good	1.8	2	Healthy	Protected
1385	Cedar	<i>Thuja occidentalis</i>	~22	14	Good	Good	1.2	1	Healthy	Injury
1342	Cedar	<i>Thuja occidentalis</i>	~22	14	Good	Good	1.2	2	Healthy	Injury

Tag #	Species	Latin Name	Base (cm)	DBH (cm)	Health	Structure	TPZ (m)	Category	Assessment	Comments
1342A	Common buckthorn	<i>Rhamnus cathartica</i>	~35	~20	Good	Good	1.2	2	Healthy	Protected
1342B	Common buckthorn	<i>Rhamnus cathartica</i>	~50	~35	Good	Good	2.4	2	Healthy	Protected
1342C	Common buckthorn	<i>Rhamnus cathartica</i>	~30	~15	Good	Good	1.2	2	Healthy	Protected
1342D	Common buckthorn	<i>Rhamnus cathartica</i>	~40	~25	Good	Good	1.8	2	Healthy	Protected
1342E	Common buckthorn	<i>Rhamnus cathartica</i>	~50	~35	Good	Good	2.4	2	Healthy	Protected
1342F	Common buckthorn	<i>Rhamnus cathartica</i>	~25	~15	Good	Good	1.2	2	Healthy	Protected
1342G	Common buckthorn	<i>Rhamnus cathartica</i>	~25	~15	Good	Good	1.2	2	Healthy	Protected
1348	cedar	<i>Thuja occidentalis</i>	25	15	Good	Good	1.2	2	Healthy	Protected
1392	cedar	<i>Thuja occidentalis</i>	26	16	Good	Good	1.2	2	Healthy	Protected
1392A	Ash	<i>Fraxinus spp.</i>	~25	~15	Good	Good	1.2	2	Healthy	Protected
1392B	Common buckthorn	<i>Rhamnus cathartica</i>	~55	~30	Good	Good	1.8	2	Healthy	Protected
1392C	Norway Maple	<i>Acer platanoides</i>	~65	~45	Good	Good	3	2	Healthy	Protected
1390	Manitoba Maple	<i>Acer negundo</i>	95	65	Poor	Poor	4.2	2	Two of three stems missing. Very poor crown ratio. Leaning.	Protected
1387	Sugar Maple	<i>Acer saccharum</i>	150	57	Fair	Good	3.6	2	Epicormic growth.	Protected
1378	Norway Spruce	<i>Picea abies</i>	32	21	Fair	Good	1.2	1	Poor live crown ratio	Protected
1371	Norway Spruce	<i>Picea abies</i>	27	17	Fair	Good	1.2	1	Poor live crown ratio	Protected
1388	Norway Spruce	<i>Picea abies</i>	22	15	Fair	Good	1.2	1	Poor live crown ratio	Protected
1350	Norway Spruce	<i>Picea abies</i>	21	15	Fair	Good	1.2	1	Poor live crown ratio	Protected
1360	Norway Spruce	<i>Picea abies</i>	130	51	Fair	Good	3.6	1	Poor live crown ratio	Protected
1365	Ash	<i>Fraxinus spp.</i>	60	45	Poor	Poor	3	1	EAB	Retain as habitat
1363	Sugar Maple	<i>Acer saccharum</i>	140	55	Fair-Good	Good	3.6	1	Fruiting bodies at base	Protected
1382	Ash	<i>Fraxinus spp.</i>	45	39	Poor	Poor	2.4	1	EAB	Retain as habitat
1397	Colorado Spruce	<i>Picea pungens</i>	50	26	Good	Good	1.2	1	Interior deadwood	Protected
1376	Colorado Spruce	<i>Picea pungens</i>	29	18	Good	Good	1.2	1	Interior deadwood	Protected
1396	Colorado Spruce	<i>Picea pungens</i>	49	29	Good	Good	1.2	1	Interior deadwood	Protected
1394	Ash	<i>Fraxinus spp.</i>	52	41	Poor	Poor	3	1	EAB	Retain as habitat

Tag #	Species	Latin Name	Base (cm)	DBH (cm)	Health	Structure	TPZ (m)	Category	Assessment	Comments
1354	Ash	<i>Fraxinus spp.</i>	67	44	Poor	Poor	3	1	EAB. 95% dead.	Retain as habitat
1352	Black cherry	<i>Prunus serotina</i>	34	23	Good	Good	1.2	2	Healthy	Protected
1351	Basswood	<i>Tilia americana</i>	65	44	Good	Good	3	1	Healthy	Protected
1398	Sugar Maple	<i>Acer saccharum</i>	170	51	Good	Good	3.6	1	Healthy	Protected
1346	Ash	<i>Fraxinus spp.</i>	105	75	Poor	Poor	4.8	1	EAB	Retain as habitat
1381	Hawthorn	<i>Crataegus spp.</i>	36	20	Good	Good	1.2	1	Healthy	Protected
1362	Black Maple	<i>Acer nigrum</i>	75	44	Good	Good	3	1	Epicormic growth. Mechanical damage on surface roots.	Protected
1367	Basswood	<i>Tilia americana</i>	85	40	Fair	Fair	2.4	1	codominant. One stem close to failure, large cavity.	Protected
1386	Sugar Maple	<i>Acer saccharum</i>	21	14	Good	Good	1.2	1	Healthy	Protected
1395	Common buckthorn	<i>Rhamnus cathartica</i>	29	13	Good	Good	1.2	2	Healthy	Protected
1368	Black cherry	<i>Prunus serotina</i>	55	22	Good	Good	1.2	1	Healthy	Protected
1359	Sugar maple	<i>Acer saccharum</i>	50	27	Good	Good	1.2	1	Healthy	Protected
1393	Sugar maple	<i>Acer saccharum</i>	110	47	Good	Good	3	1	Healthy	Protected
1383	Sugar Maple	<i>Acer saccharum</i>	26	17	Good	Good	1.2	1	Healthy	Protected
1389	Sugar Maple	<i>Acer saccharum</i>	140	65	Good	Good	4.2	1	Healthy	Protected
1399	Basswood	<i>Tilia americana</i>	39	29	Good	Good	1.2	1	Healthy	Protected
1366	Sugar Maple	<i>Acer saccharum</i>	27	13	Good	Good	1.2	1	Healthy	Protected
1377	Ash	<i>Fraxinus spp.</i>	120	46,46	Poor	Poor	6	1	EAB	Retain as habitat
1369	Sugar Maple	<i>Acer saccharum</i>	110	50	Good	Good	3	1	Healthy	Protected
1358	Common buckthorn	<i>Rhamnus cathartica</i>	30	20	Good	Good	1.2	1	Healthy	Protected
1401	Sugar Maple	<i>Acer saccharum</i>	70	33	Fair	Fair	2.4	1	Missing main leader	Protected
1402	Sugar Maple	<i>Acer saccharum</i>	96	36	Fair	Fair	2.4	1	Missing main leader	Protected
1403	Basswood	<i>Tilia americana</i>	100	47	Fair	Fair	3	1	One leader missing. Large cavities near main union.	Protected
1403A	American Beech	<i>Fagus grandifolia</i>	~25	~17	Fair	Fair	1.2	2	Beech bark borer disease. Neighboring.	Protected
1403B	American Beech	<i>Fagus grandifolia</i>	~100	~45	Fair	Fair	3	2	Beech bark borer disease. Neighboring.	Protected
1403C	American Beech	<i>Fagus grandifolia</i>	~40	~25	Fair	Fair	1.8	2	Beech bark borer disease. Neighboring.	Protected
1404	Sugar	<i>Acer saccharum</i>	170	48	Good	Good	3	1	Healthy	Protected

Tag #	Species	Latin Name	Base (cm)	DBH (cm)	Health	Structure	TPZ (m)	Category	Assessment	Comments
	Maple									
1405	Sugar Maple	<i>Acer saccharum</i>	65	38	Good	Good	2.4	1	Healthy	Protected
1406	Ash	<i>Fraxinus spp.</i>	38	22	Dead	-	1.2	1	100% dead	Retain as habitat
1407	Sugar Maple	<i>Acer saccharum</i>	96	51	Good	Good	3.6	1	Healthy	Protected
1409	Ash	<i>Fraxinus spp.</i>	52	28	Dead	-	1.2	1	100% dead	Retain as habitat
1410	Sugar maple	<i>Acer saccharum</i>	38	17	Good	Good	1.2	1	Healthy	Protected
1408	Sugar maple	<i>Acer saccharum</i>	100	37	Good	Good	2.4	1	Healthy	Protected
1411	Sugar Maple	<i>Acer saccharum</i>	27	14	Good	Good	1.2	1	Healthy	Protected
1412	Sugar maple	<i>Acer saccharum</i>	49	19	Good	Good	1.2	1	Healthy	Protected
1413	Sugar Maple	<i>Acer saccharum</i>	72	28	Good	Good	1.2	1	Healthy	Protected
1414	Basswood	<i>Tilia americana</i>	30	16	Good	Good	1.2	1	Healthy	Protected
1415	Sugar maple	<i>Acer saccharum</i>	36	18	Good	Good	1.2	1	Healthy	Protected
1416	Ash	<i>Fraxinus spp.</i>	55	33	Poor	Poor	2.4	1	EAB	Retain as habitat
1417	Ash	<i>Fraxinus spp.</i>	105	38	Dead	-	2.4	1	100% dead	Retain as habitat
1418	Ash	<i>Fraxinus spp.</i>	60	42	Dead	-	3	1	100% dead	Retain as habitat
1419	Sugar maple	<i>Acer saccharum</i>	120	52	Good	Good	3.6	1	Healthy	Protected
1420	Ash	<i>Fraxinus spp.</i>	55	35	Dead	-	2.4	1	100% dead	Retain as habitat
1420A	Colorado Spruce	<i>Picea pungens</i>	~65	~40	Good	Good	2.4	2	Healthy	Protected
1421	Ash	<i>Fraxinus spp.</i>	85	52	Dead	-	3.6	1	EAB. 100% dead.	Retain as habitat
1422	American elm	<i>Ulmus americana</i>	22	12.5	Good	Good	1.2	1	Healthy	Protected
1423	European beech	<i>Fagus sylvatica</i>	16	12	Good	Good	1.2	1	Healthy	Protected
1424	Colorado Spruce	<i>Picea pungens</i>	23	15	Fair	Good	1.2	2	Sparse crown	Protected
1425	Colorado Spruce	<i>Picea pungens</i>	44	25	Fair-Poor	Good	1.2	2	Poor crown ratio	Protected
1426	Norway maple	<i>Acer platanoides</i>	42	25	Good	Good	1.2	2	Healthy	Protected
1427	Norway Maple	<i>Acer platanoides</i>	40	25	Good	Good	1.2	2	Healthy	Protected
1428	Basswood	<i>Tilia americana</i>	29	18	Fair	Good	1.2	2	Significant epicormic growth.	Protected
1429	White Spruce	<i>Picea glauca</i>	44	24	Poor	Poor	1.2	2	Top missing at 30ft.	Protected
1430	White Spruce	<i>Picea glauca</i>	22	15	Fair	Fair	1.2	2	Poor crown ratio.	Protected

Tag #	Species	Latin Name	Base (cm)	DBH (cm)	Health	Structure	TPZ (m)	Category	Assessment	Comments
1431	Norway Maple	<i>Acer platanoides</i>	34	28	Good	Good	1.2	2	Healthy	Protected
1432	Norway Maple	<i>Acer platanoides</i>	39	25	Good	Good	1.2	2	Healthy	Protected
1433	Norway maple	<i>Acer platanoides</i>	37	25	Good	Good	1.2	2	Healthy	Protected
1434	Ash	<i>Fraxinus spp.</i>	23	19	Fair	Fair	1.2	2	EAB	Protected
1435	Ash	<i>Fraxinus spp.</i>	20	13	Fair	Fair	1.2	2	EAB	Protected
1436	Norway Maple	<i>Acer platanoides</i>	58	33	Good	Good	2.4	1	Healthy	Protected
1437	Norway Maple	<i>Acer platanoides</i>	25	16	Good	Good	1.2	1	Healthy	Protected
1438	Norway Maple	<i>Acer platanoides</i>	31	21	Good	Good	1.2	1	Healthy	Protected
1439	Norway Maple	<i>Acer platanoides</i>	50	29	Good	Good	1.2	1	Healthy	Protected
1440	Hawthorn	<i>Crataegus spp.</i>	28	18,14	Poor	Poor	2.4	1	Two stemmed. 90% dead.	Protected
1441	Manitoba maple	<i>Acer negundo</i>	38	26	Good	Fair	1.2	1	Lean north.	Protected
1442	Ash	<i>Fraxinus spp.</i>	38	30	Dead	-	1.8	1	100% dead	Retain as habitat
1443	Common buckthorn	<i>Rhamnus cathartica</i>	22	14	Good	Good	1.2	1	Healthy	Protected
1444	Common buckthorn	<i>Rhamnus cathartica</i>	14	20	Good	Good	1.2	1	Healthy	Protected
1445	Norway Maple	<i>Acer platanoides</i>	62	29	Good	Good	1.2	1	Healthy	Protected
1446	Ash	<i>Fraxinus spp.</i>	70	31,23	Fair	Good	3.6	1	Codominant. EAB	Protected
1447	Norway Maple	<i>Acer platanoides</i>	26	14	Good	Good	1.2	1	Healthy	Protected
1448	Norway Maple	<i>Acer platanoides</i>	46	19	Good	Good	1.2	1	Healthy	Protected
1449	Norway Maple	<i>Acer platanoides</i>	30	16	Good	Good	1.2	1	Healthy	Protected
1450	Norway Maple	<i>Acer platanoides</i>	22	13	Good	Good	1.2	1	Healthy	Protected
1451	Norway Maple	<i>Acer platanoides</i>	23	12	Good	Good	1.2	1	Healthy	Protected
1452	Norway Maple	<i>Acer platanoides</i>	37	25	Good	Good	1.2	1	Healthy	Protected
1453	White Spruce	<i>Picea glauca</i>	30	19	Fair	Good	1.2	2	Poor crown ratio	Protected
1454	White Spruce	<i>Picea glauca</i>	20	15	Fair	Good	1.2	1	Poor crown ratio	Protected
1455	White Spruce	<i>Picea glauca</i>	52	25	Fair	Good	1.2	1	Poor crown ratio	Protected
1456	White Spruce	<i>Picea glauca</i>	30	21	Fair	Good	1.2	1	Poor crown ratio	Protected
1457	Silver Maple	<i>Acer saccharinum</i>	150	85	Good	Good	5.4	1	Three stemmed	Protected
1458	Silver maple	<i>Acer saccharinum</i>	160	70	Good	Good	4.2	1	Healthy	Remove
1459	Norway	<i>Picea abies</i>	93	45	Good	Good	3	1	Healthy	Remove

Tag #	Species	Latin Name	Base (cm)	DBH (cm)	Health	Structure	TPZ (m)	Category	Assessment	Comments
	spruce									
1460	Norway Spruce	<i>Picea abies</i>	52	24	Fair	Fair	1.2	1	Deadwood throughout crown.	Remove
1461	Norway maple	<i>Acer platanoides</i>	105	50	Good	Good	3	1	Slightly sparse crown.	Remove
1462	Ash	<i>Fraxinus spp.</i>	31	23	Fair	Fair	1.2	1	Mechanical damage at main stem. EAB.	Protected
1463	Cedar	<i>Thuja occidentalis</i>	20	12	Fair	Good	1.2	1	Sparse canopy.	Protected
1464	Norway Spruce	<i>Picea abies</i>	44	22	Fair	Good	1.2	1	Poor crown ratio	Protected
1465	Norway Spruce	<i>Picea abies</i>	93	41	Fair	Good	3	1	Poor crown ratio	Injury
1466	Cedar	<i>Thuja occidentalis</i>	40	21	Fair	Fair	1.2	1	very sparse crown	Protected
1467	Honey Locust	<i>Gleditsia triacanthos</i>	95	49	Good	Good	3	1	Low deadwood	Injury
1468	Honey Locust	<i>Gleditsia triacanthos</i>	75	36	Good	Good	2.4	1	Deadwood throughout	Protected
1469	Honey Locust	<i>Gleditsia triacanthos</i>	103	49	Good	Good	3	1	Low deadwood	Injury
1470	Honey Locust	<i>Gleditsia triacanthos</i>	73	28,21	Good	Good	3	2	Low deadwood. Codominant.	Protected
1471	Norway Spruce	<i>Picea abies</i>	125	47	Good	Good	3	1	Healthy	Protected
1471A	Austrian Pine	<i>Pinus nigra</i>	78	41	Good	Good	3	2	Healthy	Protected
1471B	Austrian Pine	<i>Pinus nigra</i>	82	39.5	Fair	Good	2.4	2	Sparse canopy. Low deadwood.	Protected
1471C	Norway Spruce	<i>Picea abies</i>	50	31.5	Good	Good	2.4	2	Healthy	Protected

- Category #:
0. Tree NOT regulated under City of Vaughan Tree by-laws
 1. Trees with diameter at breast height (DBH) or basal diameters of 20cm or more, situated on private property on the subject site.
 2. Trees with diameter at breast height (DBH) or basal diameters of 20cm or more, on private property, within 6m of subject site.
 3. Trees of all diameters situated on City owned parkland within 6m of subject site.
 4. Trees of all diameters situated within the City road allowance adjacent to the subject site.
 5. Trees of all diameters situated within the City road allowance adjacent a neighbouring property.

DISCUSSION

Please refer to “Recommendations” section for further details on tree preservation and how to conduct work within a Tree Protection Zone (TPZ).

Removals - The following trees will require a **permit to remove** as they either fall within the footprint of the proposed dwelling, driveway, septic bed, retaining wall feature, or are located within the anticipated overdig: 1391, 1379, 1384, 1373, 1357, 1364, 1355, 1375, 1380, 1458, 1459, 1460, 1461

- **Tree Removal Cost - to remove all proposed permit sized trees** (1391, 1379, 1384, 1373, 1357, 1364, 1355, 1375, 1380, 1458, 1459, 1460, 1461) is **\$25,550.00**. This is a quote for the removal of brush and wood off site, only. The quote does not include pruning or stump removal. This is a working budget, limited to annual quarterly price adjustment models, and the quoted tree removal cost is subject to change within a three-month period as of January 21, 2020. HST is not included.

Injuries - The following trees will require a **permit to injure** because their Tree Protection Zone (TPZ) overlap with the proposed driveway/septic bed, or the removal of the existing driveway: 1356, 1345, 1361, 1469, 1342, 1385, 1467, 1465

Tree to be Retained as Habitat – The following trees; 1375A, 1365, 1382, 1394, 1354, 1409, 1406, 1417, 1416, 1418, 1420, 1421, 1442, 1377, 1346 are Ash specie (*Fraxinus* spp.) with conditions ranging from almost dead to dead. These trees **require no further action or comment**.

Neighbor consent - Shared boundaries tree(s) which **require a letter of consent prior to injury or removal**, are: 1361(injury), 1342(injury), 1384(remove), 1357(remove)

Root exploratory - Tree 1356 is a city owned tree growing within the city road allowance. The septic bed’s encroachment is within 33% of this tree’s TPZ. Since this is a city owned tree the **feasibility of this level of encroachment shall be evaluated by performing a root exploratory**. If the root loss is considered to much for the tree to survive well, an addendum to this report shall be submitted to the City of Vaughan, changing the permit status of this tree from an injury to a removal. To assess the impact of the proposed work, the following must be adhered:

1. Root exploration is to be conducted by an Arborist or under the supervision of an arborist **prior to the start of construction** as per “Recommendations for Excavation within a TPZ” detailed below with the additional caveat:

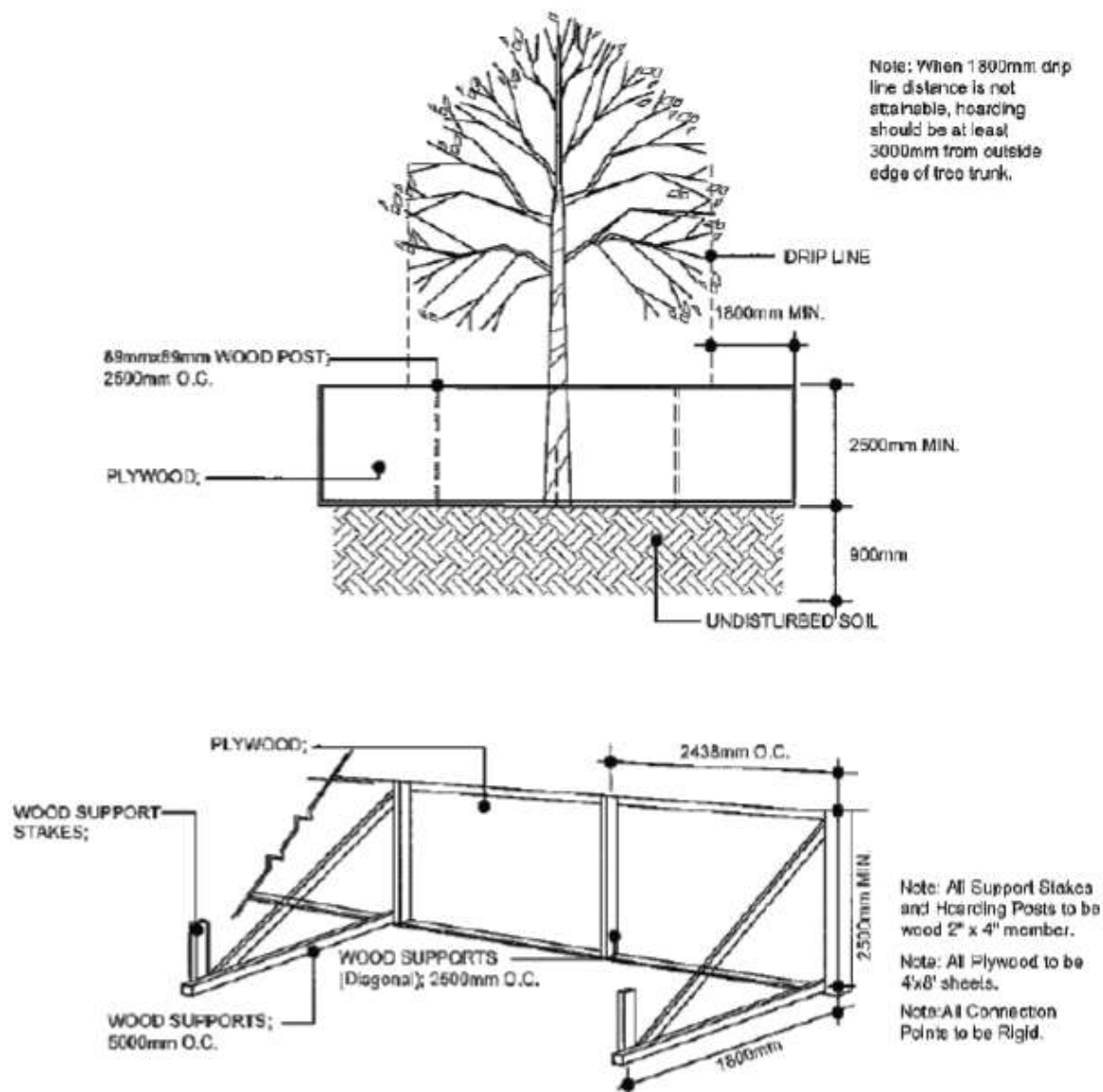
- If significant root(s) measuring a minimum diameter of 5cm or if dense root mat is encountered, the septic bed must either be altered to accommodate the tree, OR the tree will need to be proposed for removal with required permit and replacement planting.

Arborist supervision – Tree(s) that require Arborist supervision while excavating within their TPZ are: 1345, 1342, 1361, 1385, 1469, 1467, 1465

- Excavation is to be completed under arborist supervision as per “Recommendations for Excavation within a TPZ” detailed below, along with the following caveats:
 - If significant roots measuring a minimum diameter of 5cm or a root mat is encountered, roots shall be pruned in accordance with proper arboricultural practices.
 - If multiple roots measuring a minimum of 5 cm or dense root mat is encountered all work shall stop. Once work has stopped the level of encroachment must either be altered to accommodate significant root mass, OR the tree will need to be proposed for removal with the associated permit to remove and replacement planting.
 - If no significant roots or root mat are encountered, the work can proceed as originally proposed

RECOMMENDATIONS

Recommendations for Hoarding



NOTES:

1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

2	HEIGHT OF FENCING UPDATE	PD	12/10/16
1	DETAIL UPDATE	PD	08/12/11
0	REVISIONS	APRD	DATE



VAUGHAN

HEAVY DUTY PLYWOOD TREE PROTECTION

DRAWN: S.T.	APPROVED: M.T.	DRAWING NO.
NOT TO SCALE	DATE: 14/11/08	MLA 107

Hoarding must be installed by a qualified contractor and put in place as accurately as possible using the scale plan as the reference. It must conform to the recommendation put forth by the City of Vaughan and recommendations within this report. All the protective fencing must be maintained throughout the construction project and its removal must be approved by the Forestry planner. All hoarding must be installed before demolition or construction commences and approved by the Forestry planner.

The TPZ is established on construction sites to help protect the trees from

- Alteration of existing grades
- Changes in grade by excavating and scraping
- Movement of construction vehicles and people
- Disposal of foreign materials
- Storage of waste of construction materials

The tree protection barriers can be constructed from:

- 4ft. high plywood hoarding that can be lowered around limbs, with the supports on the outside
- 4ft. high orange plastic snow fence on a 2"X 4" frame work, this is recommended where visibility is an issue. This is recommended for city trees
- If fill or excavates are going to be placed near the plastic fence a plywood barrier must be used to stop these materials from entering the TPZ.
- For more information on the construction of a tree protection zone please see the City of Vaughan's forestry's web site and go to By-laws and Policies.

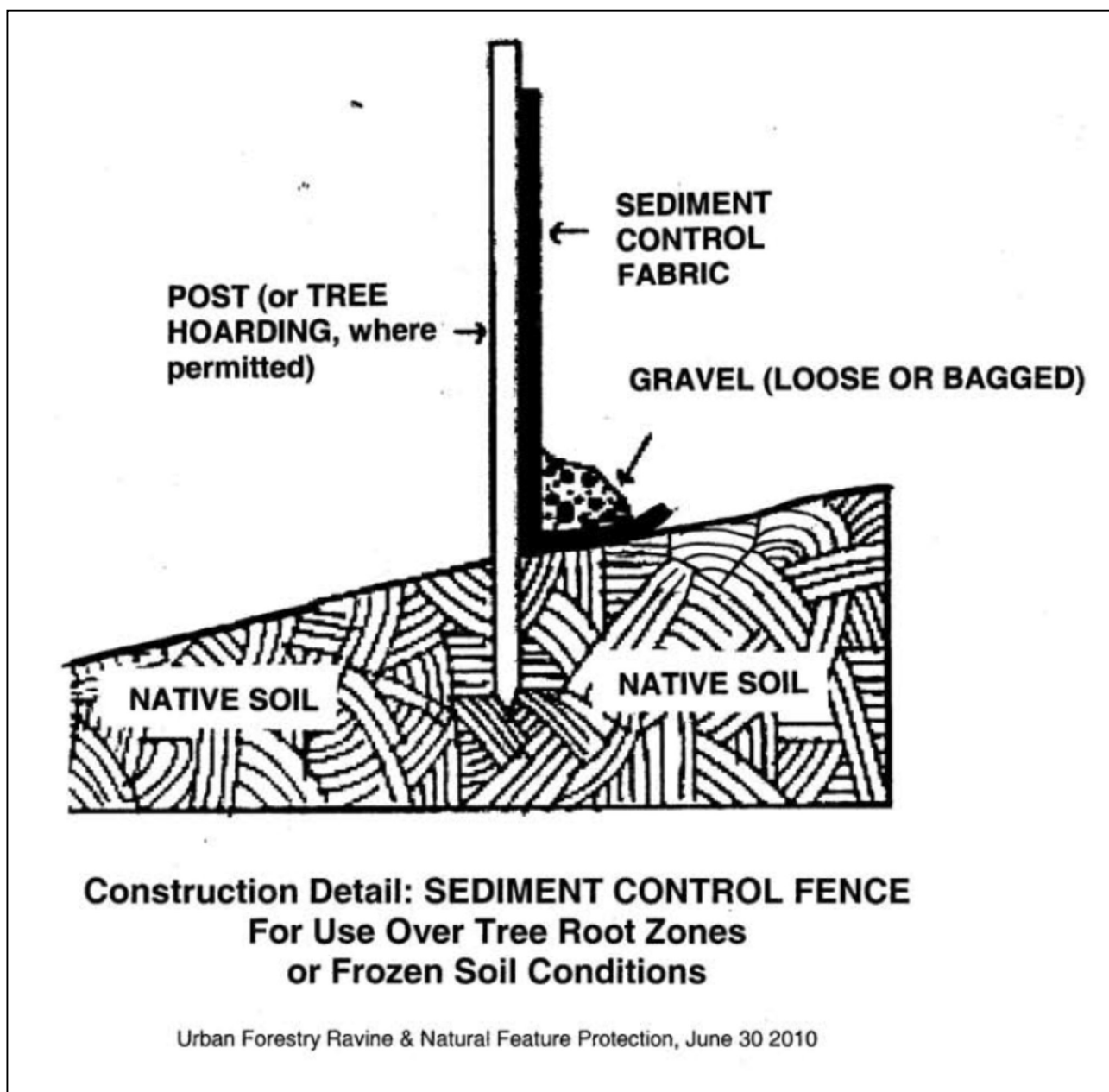
Tree protection signage:

- This sign will be mounted on each TPZ, and should be a minimum of 40cm x 60cm and made on white gator board. The sign must say in bold letters as a heading: Tree Protection Zone (TPZ) the rest of the text is as follows: No grade changes, storage of materials or equipment is permitted within this TPZ. Tree protection barriers must not be removed without written authorization of the City of Vaughan, Forestry Department. For info call Forestry Department at (905) 832-8577 or the project consultant at 647-500-9669.

Implementation of protection:

- All TPZ must be erected before any type of construction commences on the subject site.
- Before construction begins the TPZ must be inspected by city forestry staff and the consulting arborist.
- Before any digging commences around a tree subject to injury by permit, the consulting arborist must be informed.
- To dig near a tree subject to injury by permit the consulting arborist must be on site to supervise the excavation.
- Hoarding cannot be removed until all construction is finished

Recommendations for Erosion and Sediment Control (ESC) Barrier



The following Erosion and Sediment Control (ESC) barrier recommendations must be followed to minimize the loss silt and is a require site control feature by the TRCA. Hoarding, hoarding + ESC and stand-alone ESC must be installed by a qualified contractor and put in place as accurately as possible using the scale plan as the reference. Please see TPP for the location to install the required hoarding, hoarding + ESC and stand-alone ESC. It must conform to the recommendation put forth by the City of Vaughan and recommendations within this report. All the protective fencing must be maintained throughout the construction project and its removal must be approved by the Forestry planner. All hoarding must be installed before demolition or construction commences and approved by the Forestry planner.

Tree Protection Cost, includes and is limited to:

- Cost of materials; Plywood, 2X4 lumber, Orange construction fence, ESC barrier, gravel bags and fasteners.
- The cost related to the construction and installation of 176 meters of plywood hoarding with ESC barrier attached at the bottom, 33 meters of snow fencing (without ESC) and 41.5 meters of ESC. The 41.5 meter of ESC shall be attached to the existing tennis court fence.
- This cost ensures that the TPZ hoarding is constructed in the correct location, outlined in the Tree Protection Plan (TPP).

- This is a working budget, limited to annual quarterly price adjustment models, and the quoted tree compensation cost is subject to change within a three-month period as of January 21, 2020. HST is not included.
- Once hoarding has been installed as per the TPP and arborist report to the satisfaction and approval of the Forestry Planner, we are not responsible for maintaining the hoarding throughout the duration of the construction project. Any additional visits to maintain or fix damaged hoarding will be billed at an additional cost.

The total Tree Protection Cost, is \$18,700 + HST

Recommendations for Exploratory Excavation

The following recommendations must be followed to minimize the damage to the tree:

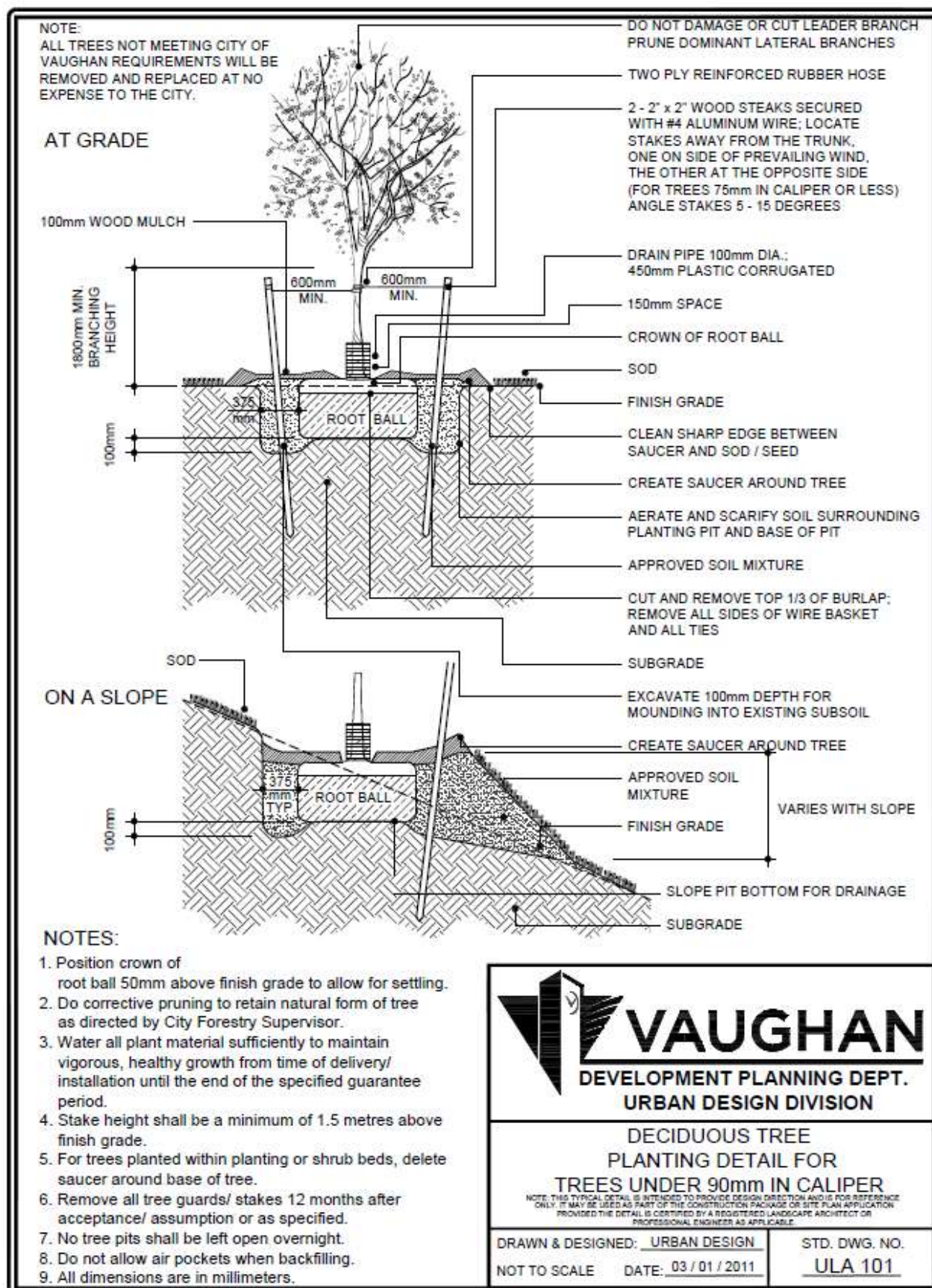
- A qualified arborist must be on site for the complete duration of each excavation. It is the arborist's duty to instruct the laborers and minimize damage to the tree.
- The arborist is also responsible for all root pruning, and to promote 'working around' roots whenever possible.
- Roots within the proposed work area shall first be exposed prior any root pruning is to take place
- All root pruning is to be conducted to proper arboricultural standards with sharp, sanitized tools and exposed roots to be recovered with parent soil
- All excavation/digging is to be done by hand or air spade to the required depth of the proposed work
- If roots measuring a minimum of 5cm in diameter or if a large mass of roots are found, the impact of the proposed work shall be evaluated with Urban Forestry, and the structures must be moved away from the affected trees until a tolerable level of impact is found
- All excavation within the minimum TPZ of a protected tree is to be documented; a report of the findings should then be submitted to Urban Forestry

Recommendations for Remedial Care

Prior to the start of construction, all trees slated for preservation located within the work area are to receive a deep root fertilization treatment to prepare the trees for the impact of the proposed work. Stela Maris®, a seaweed-based extract, is recommended to be used to help improve overall plant health, improve root growth and development, improve plant vigor, and to help trees overcome periods of stress.

To aid in the affected trees' recovery, the subject trees should be consistently watered enough to have the soil kept moist, but not wet, as too much water can suffocate the root system and cause anaerobic conditions.

REPLACEMENT PLANTING



TREE REPLACEMENT PLAN

The replacement ratio for the Vaughan is as follows:

Tree #	Base Diameter of Tree to be Removed (cm)	Replacement Trees Required	Total Replacements
1384, 1357, 1355, 1380	20cm - 30cm	1:1	4
N.A.	31cm - 40cm	1:2	-
1379	41 – 50cm	1:3	3
1458, 1391, 1373, 1364, 1375, 1459, 1460, 1461	Diameter over 50cm	1:4	32
Total Replacements Required:			39

* denotes a city-owned tree with a basal diameter under 20cm in diameter. It has been assumed that a 1:1 replacement ratio will be required for city-owned trees.

The following trees are the proposed replacement trees and specie type, chosen from the City of Vaughan approved replacement tree species list. **Please refer to the planting plan, Landscape Site Plan produced by FOSSIL LANDSCAPES for the replacement tree locations.**

Quantity	Size	Common Name	Botanical Name
9	50mm Caliper	Sugar Maple	<i>Acer sacchurum</i>
6	50mm Caliper	Blue Beech	<i>Carpinus caroliniana</i>
6	50mm Caliper	Red Oak	<i>Quercus palustris</i>
6	50mm Caliper	Basswood	<i>Tilia american</i>
6	200cm Tall	White Spruce	<i>Picea glauca</i>
6	200cm Tall	White Pine	<i>Pinus strobus</i>

All 39-replacement trees shall be planted on site. Please see the landscape site plan produced by **FOSSIL LANDSCAPES for the replacement tree locations.** If replacement tree(s) are to be planted off site, a cash \$550.00 per replacement tree shall be made payable to the Treasurer at the City of Vaughan.

The Tree Compensation Cost includes and is limited to:

- The cost of the above listed plant stock (quantity, specie type and size of the plant material) based of current price listing. Prices per unit were source from Uxbridge Nurseries Ltd., 2020 Catalogue
- Labour cost associated with plant installation on site.
- This is a working budget, limited to annual quarterly price adjustment models, and the quoted tree compensation cost is subject to change within a three-month period as of January 21, 2020. HST is not included.

The total Tree Compensation Cost for the 39 replacement trees to be planted on site, is \$29,000 + HST.

Please note that planting stock shall be acquired from a nursery that grows stock from a local seed source and must meet the following specifications:

- Plant Material will be introduced to Environmentally Significant Areas or jurisdiction regulated by the TRCA and therefore must be Native to Southern Ontario, originating from Southern Ontario populations.
- Preference for plant material source is from Ministry of Natural Resources Seed Zone 34 (OMNR 1996) for Toronto Region.
- If plants grown from propagules originating from Zone 34 are not available from any supplier, then zones 37, 32 and 33 will be considered as acceptable secondary sources (zones are listed in order of preference).
- Plant material must be true to name and not be substituted with ornamental cultivars

Watering Guidelines for Newly Planted Trees

To improve the chances of survival for newly planted trees, they must be watered with at least 20 gallons of water at the time of planting. The following guidelines should be followed:

- Irrigate planted trees 2 to 3 times a week for the first two months, and twice a week thereafter until the rainy season. It may be necessary to increase watering intervals during hot and dry weather
- Soil is to be kept moist, not wet, as too much water can suffocate the root system and cause anaerobic conditions
- During the second year, watering should occur on a weekly basis. Water the soil area under the dripline, allowing enough time for the water to penetrate the soil a depth of 6" to 12"
- It may be necessary to make adjustments to the watering frequency and duration depending on soil type, weather, drainage, and tree species

De-Compaction of Soil

If the proposed planting area has been compacted due to construction, the area must be de-compacted prior to planting. The use of radial trenching using a pneumatic air compressor, such as an air spade, may be employed to de-compact the soil. Vertical mulching may be another option that can be used to de-compact the soil. The trenches may then be filled with compost to increase pore space and to compensate for the nutrients that were lost during the construction process.

SUMMARY

The owner of **79 Valleyview Drive** is proposing to demolish the existing dwelling and driveway/hardscape structures. The construction proposal includes a new two-story dwelling, wrap around driveway/hardscape structures, septic bed, rear pool, rear gazebo, rear cabana, rear landscaped garden terraces, perimeter retaining wall feature and grading. The existing rear tennis court with its 3-meter perimeter fence is to remain as is.

To facilitate the proposed work:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
Injury	4 (1385, 1465, 1467, 1469)	2 (1342, 1361)	2 (1356, 1345)
Removal	11 (1355, 1364, 1373, 1375, 1379, 1380, 1391, 1458, 1459, 1460, 1461)	2 (1357, 1384)	-
Exemption	-	-	-

Total Tree Removal Cost is \$25,550.00 + HST.

Total Tree Compensation Cost for the 39 replacement trees to be planted on site, is \$29,000 + HST.

The total Tree Protection Cost is \$18,700 + HST. Please see TPP for the where the hoarding is to be installed on site.

The above quotes are a working budget, which is subject to change within a three-month period as of January 21, 2020.

If there are questions or concerns regarding the contents of this report, please contact me at wesley@centraltreecare.com.

Thank you,

c/o Wesley Sutherland ON-2149A
Mike Spencley ON-1379A
Central Tree Care Ltd.



ON-1379A

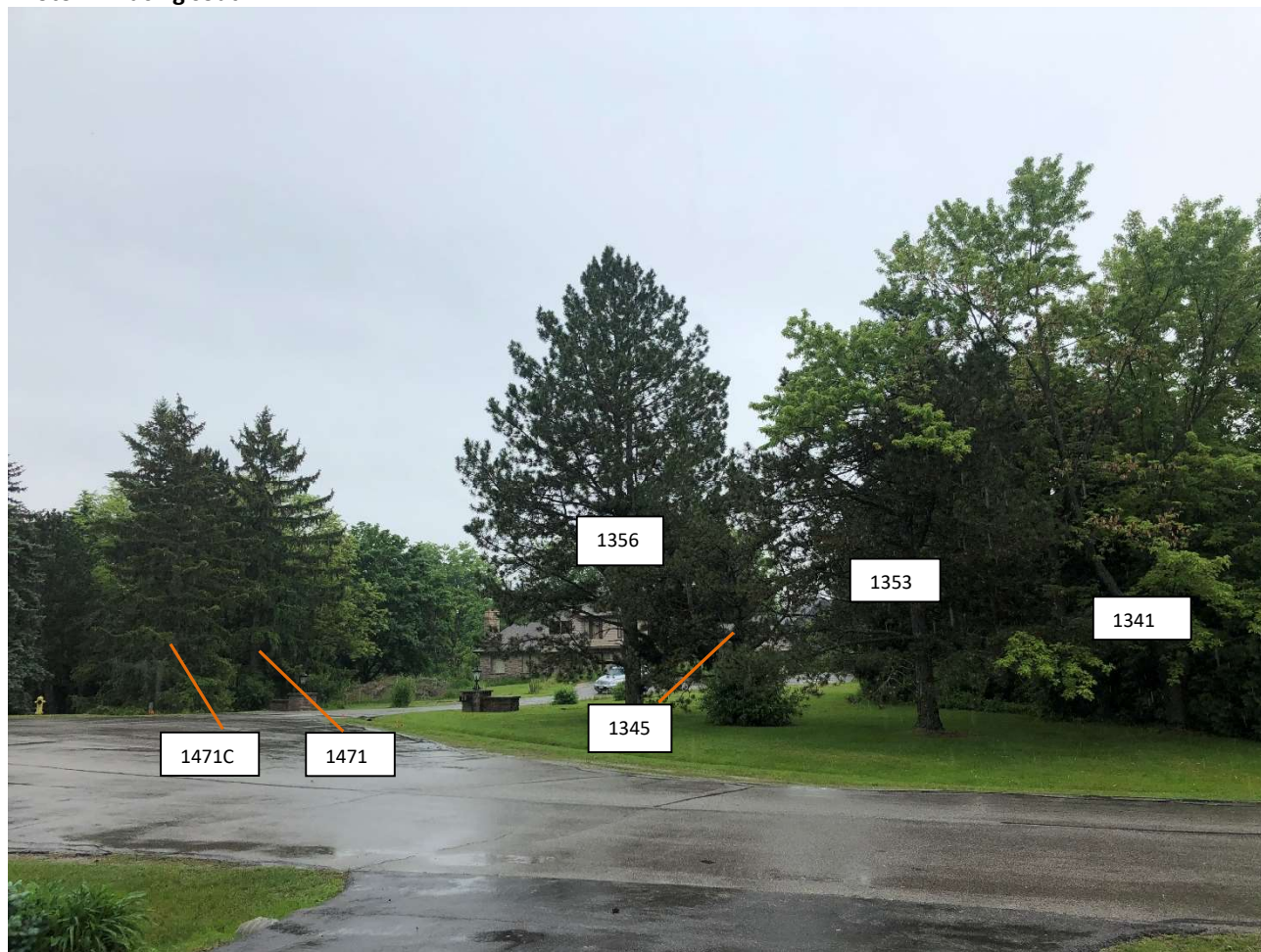
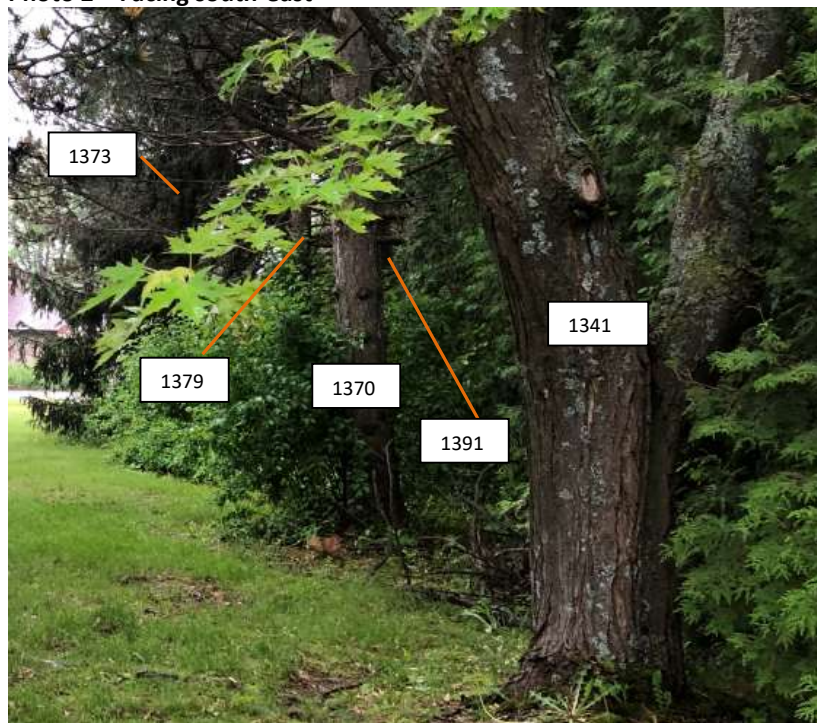
SITE PHOTOS**Photo 1 – Facing south****Photo 2 – Facing south-east**

Photo 3 – Facing north-west

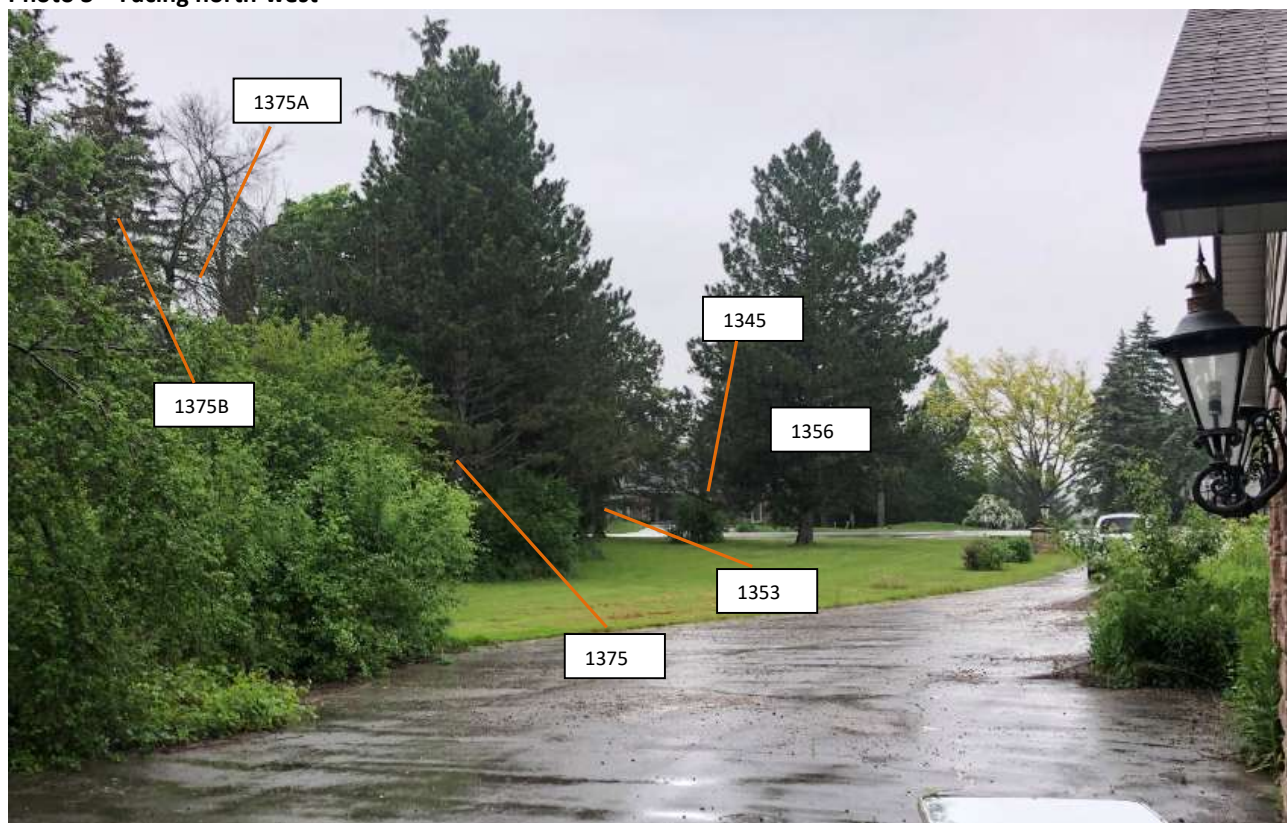


Photo 4 – Facing south-east



Photo 5 – Facing west

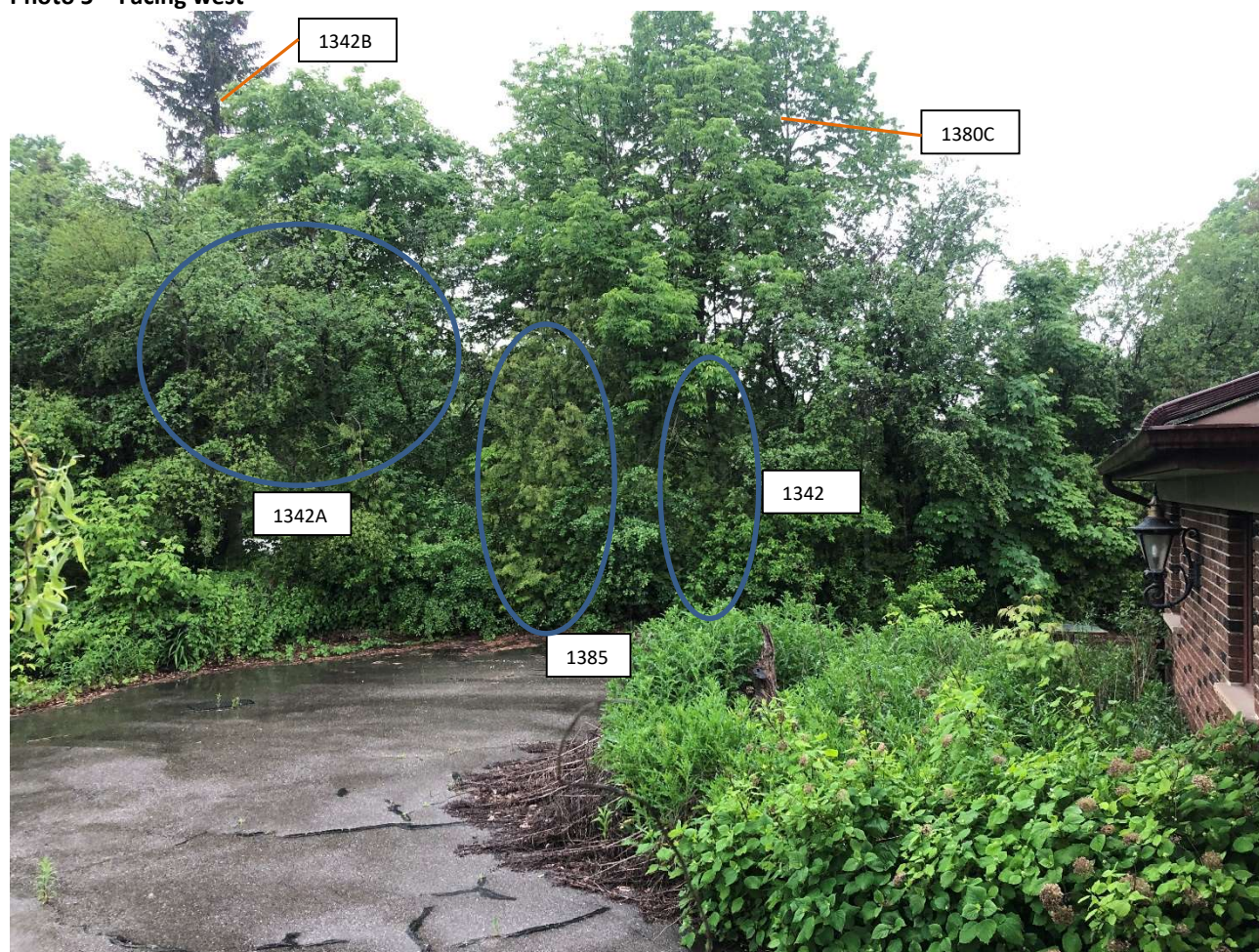


Photo 6 – Facing south

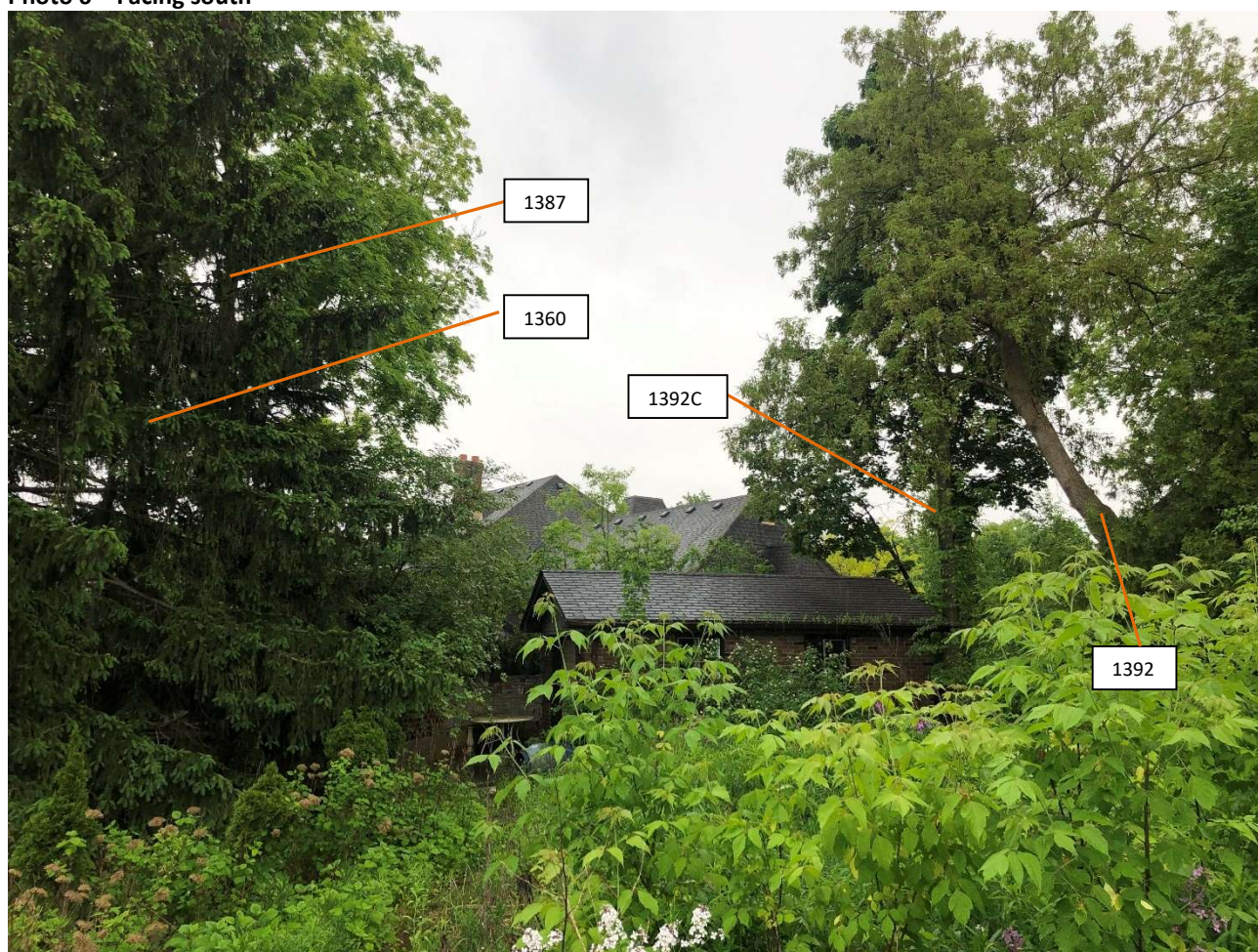


Photo 7 – Facing north-east

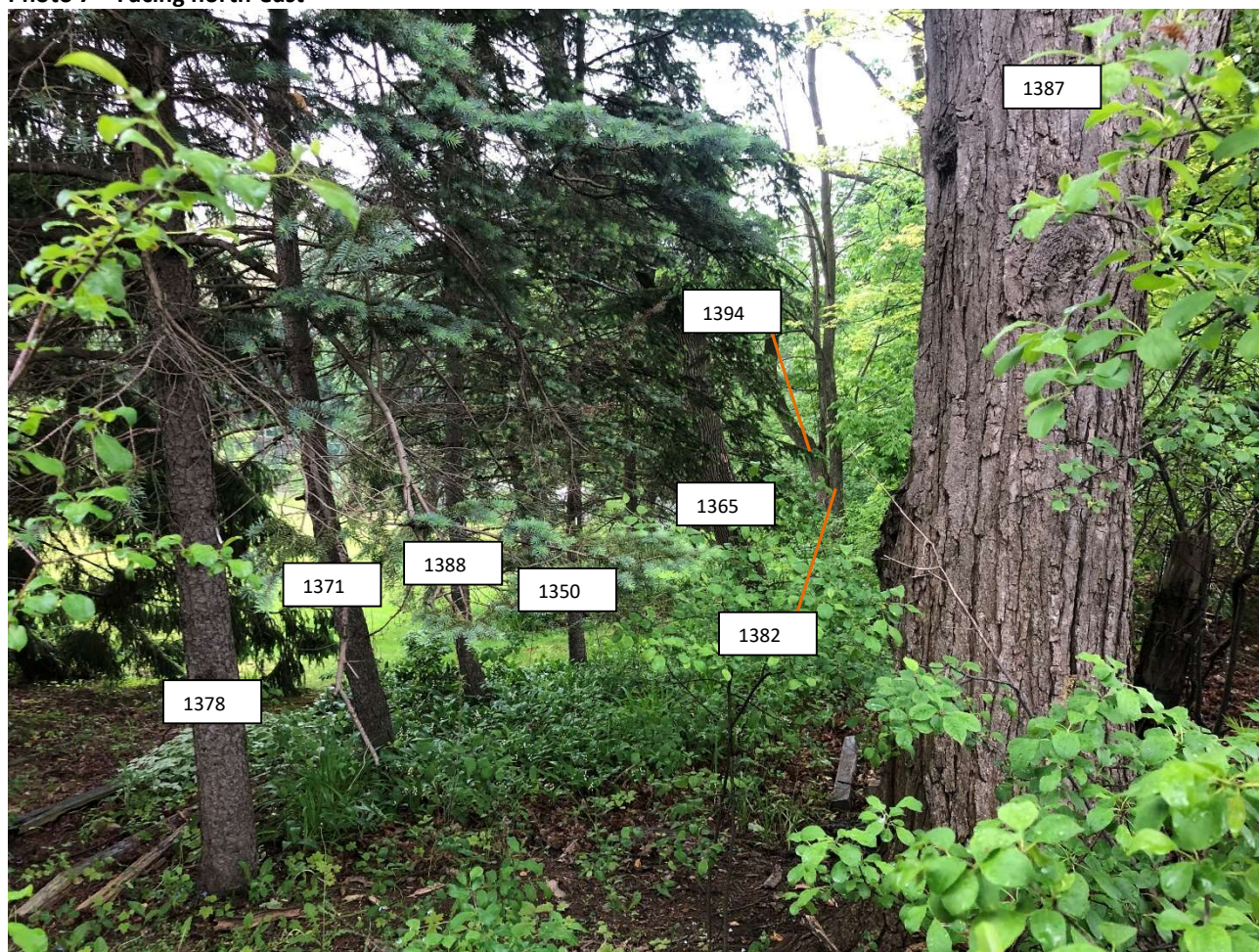


Photo 8 – Facing east



Photo 9 – Facing north-east

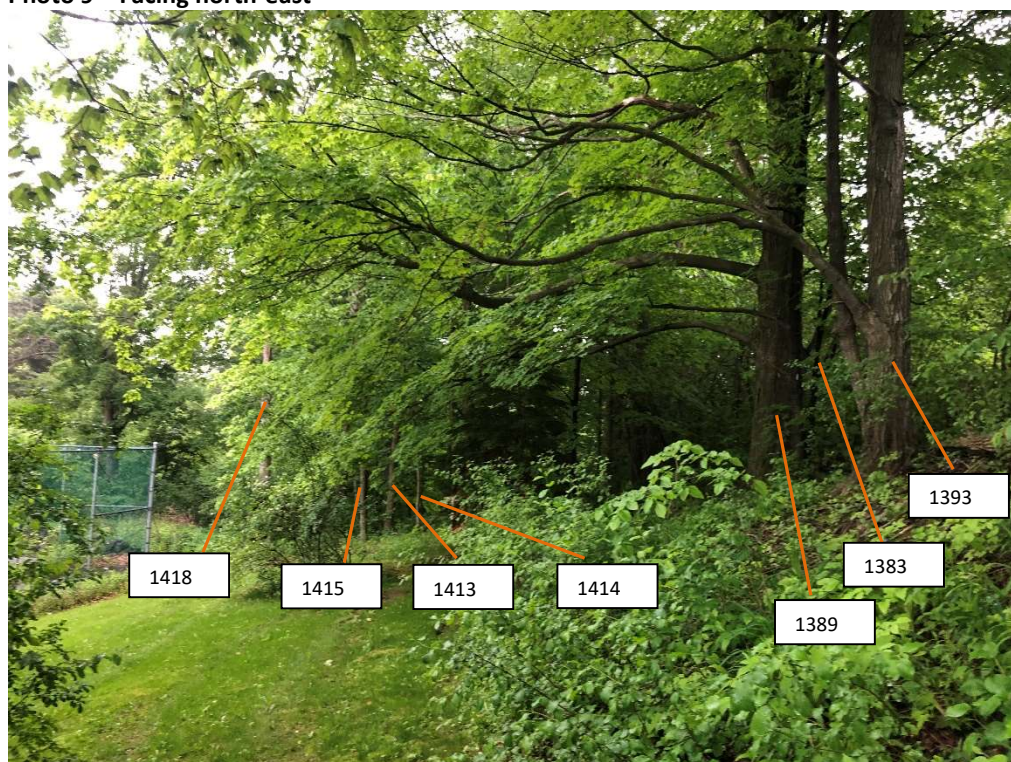


Photo 10 – Facing north



Photo 11 – Facing north

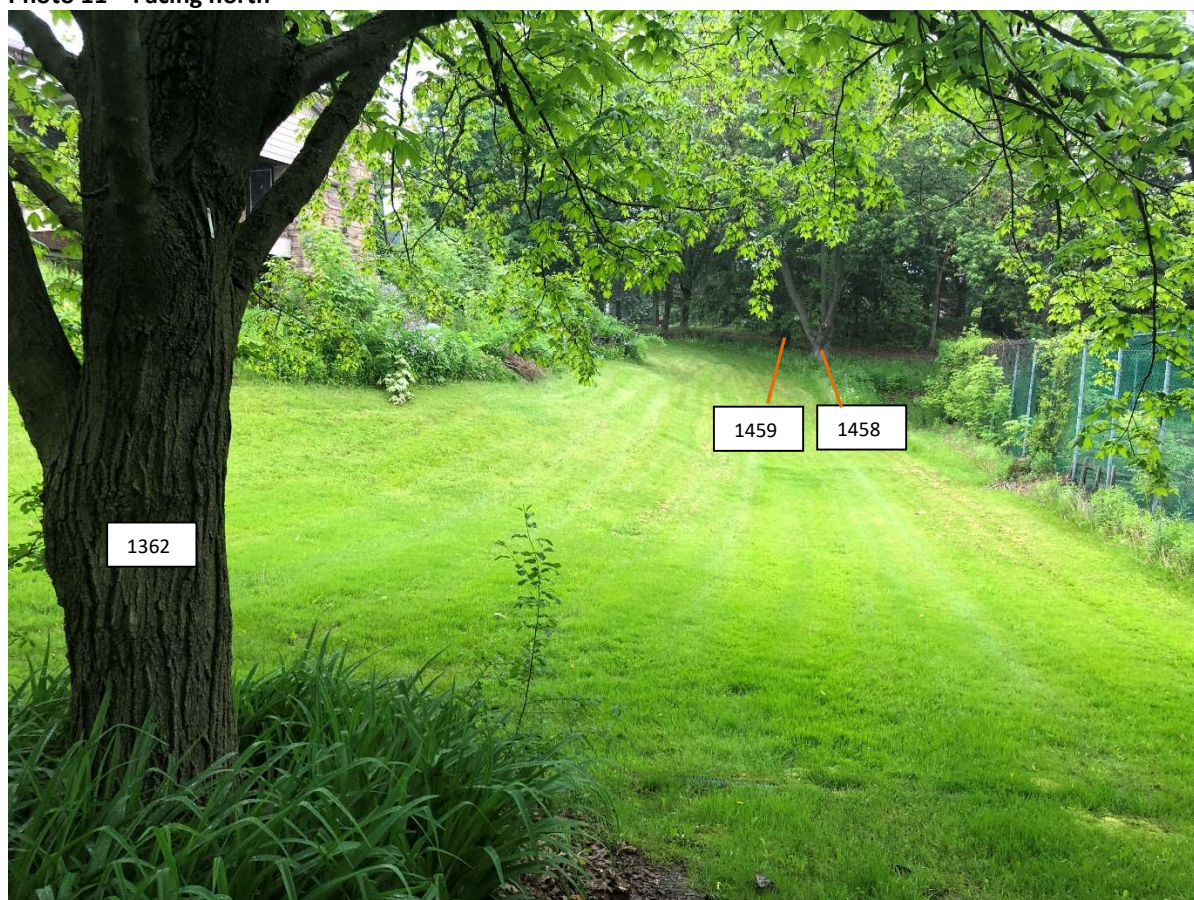


Photo 12 – Facing south



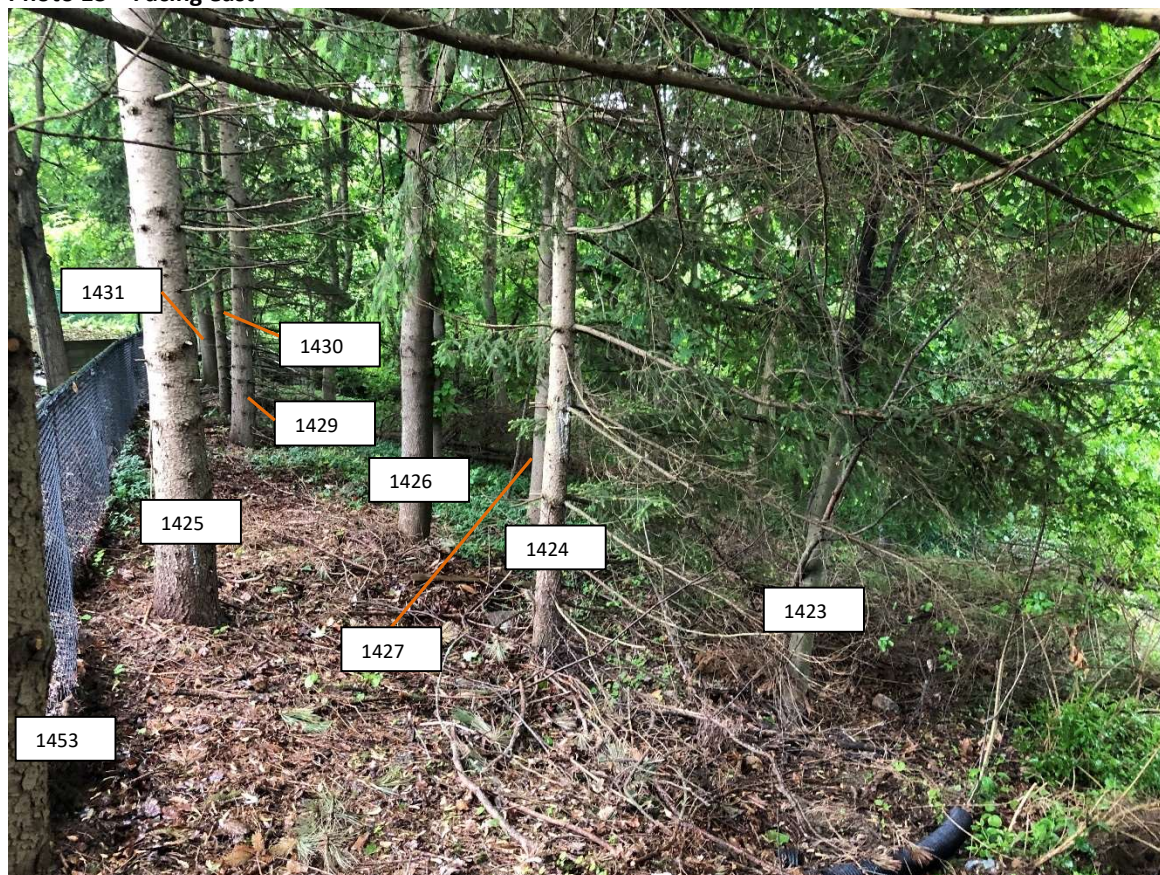
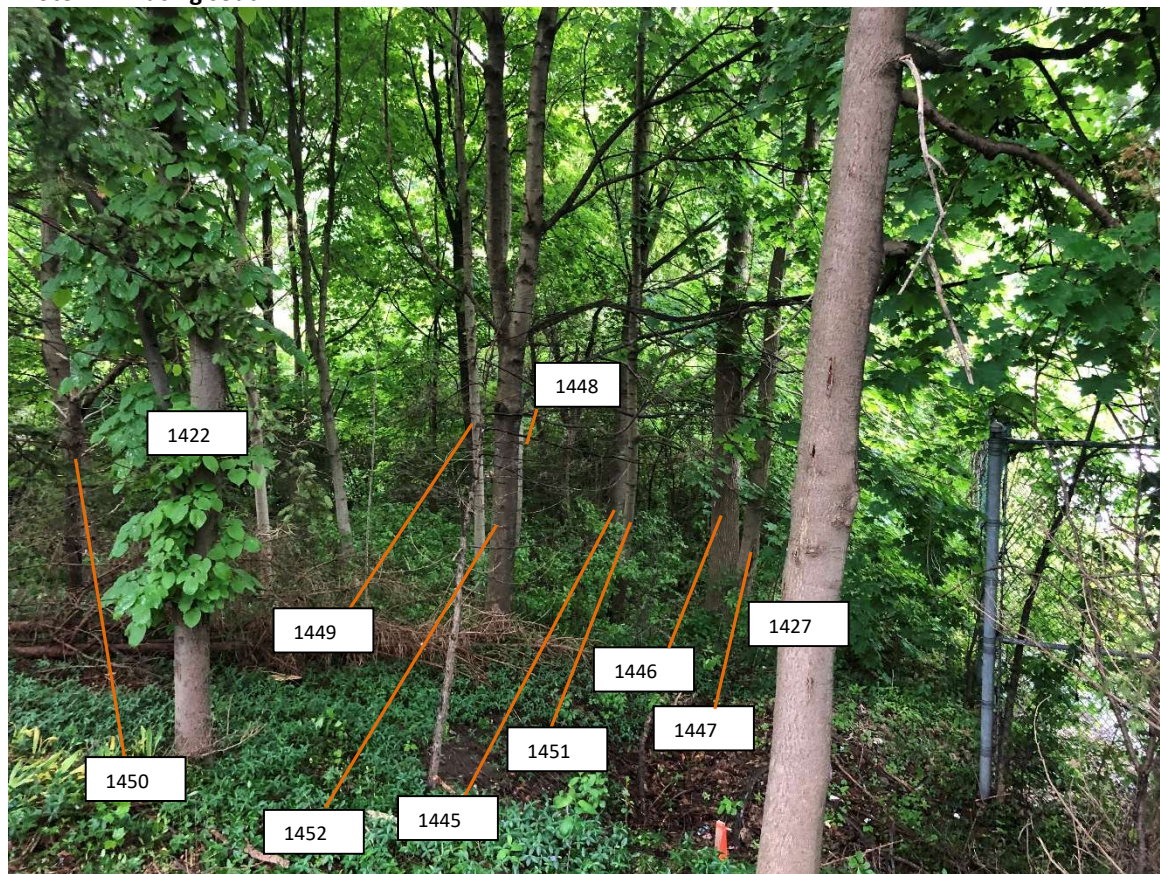
Photo 13 – Facing east**Photo 14 – Facing south**

Photo 15 – Facing south

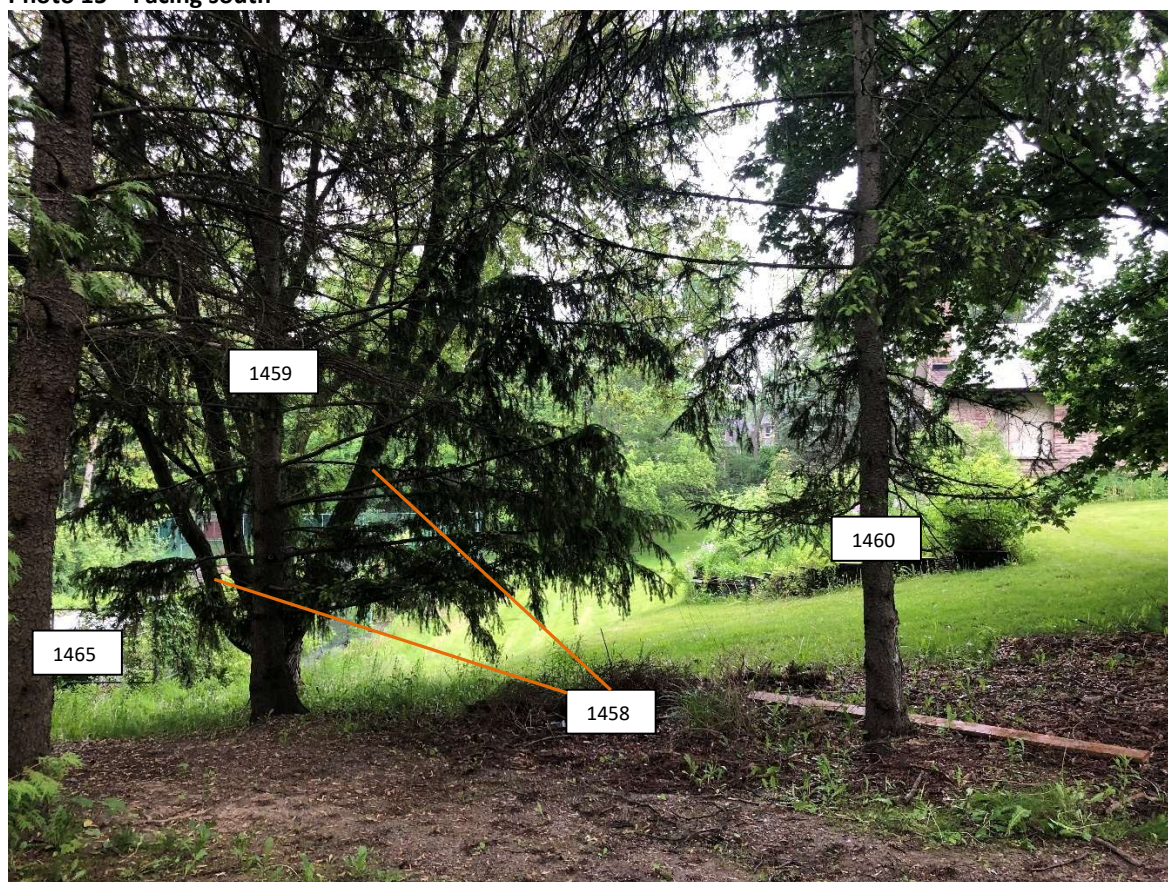


Photo 16 – Facing east

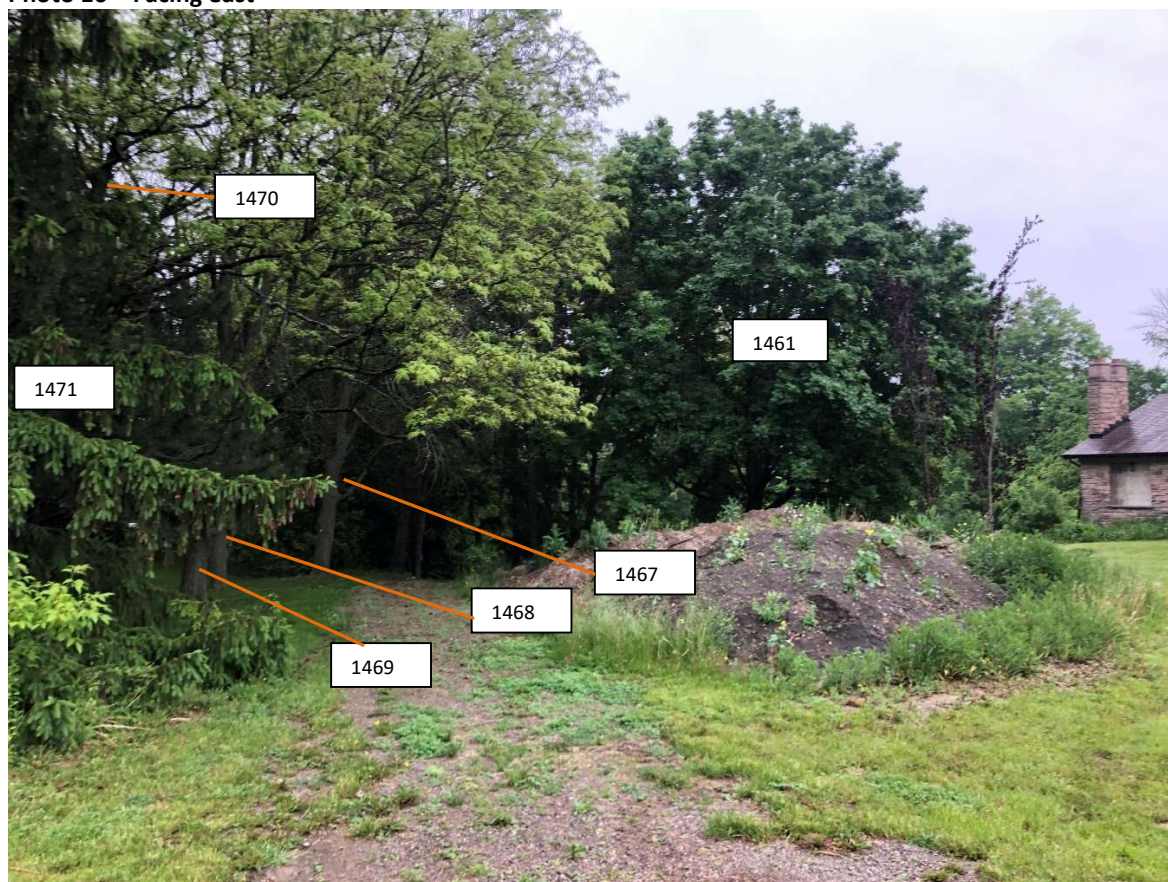
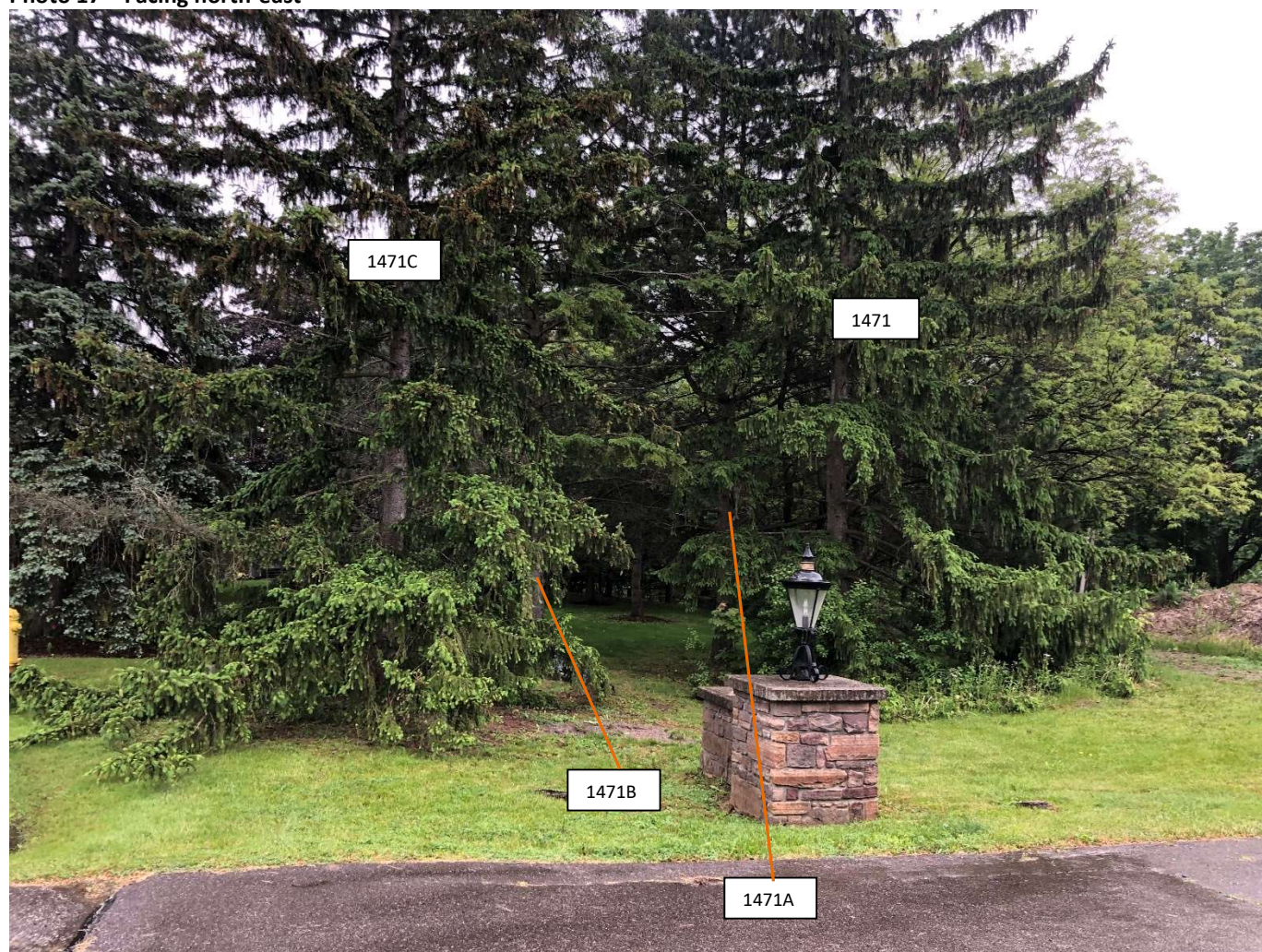
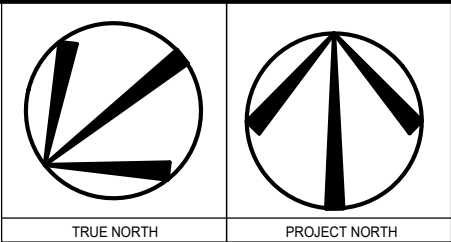


Photo 17 – Facing north-east





ATTACHMENT 9



HEAVY GAUGE RAISED SEAM METAL
ROOF - BLACK



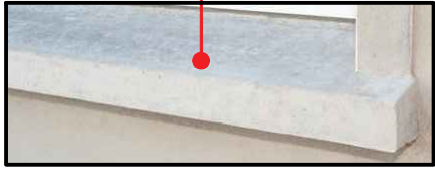
MAIBEC GENUINE WOOD SIDING
- FUNDY BAY 061
MAIBEC GENUINE WOOD SOFFITS W/ LINEAR
SOFFIT VENTING POWDER COATED TO MATCH
- FUNDY BAY 061



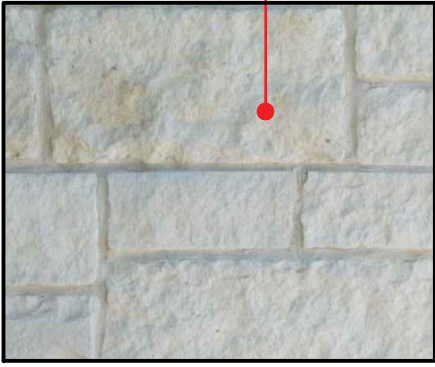
PREFIN. METAL RAILING
- BLACK



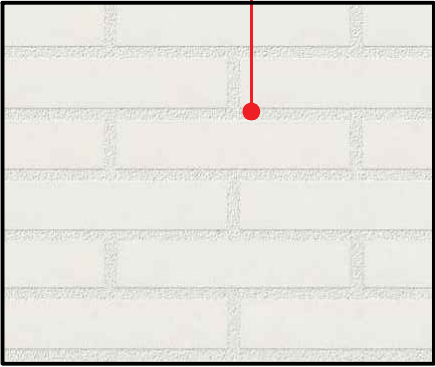
ALUMINUM FRAME
WINDOWS & DOORS
- BLACK



INDIANA LIMESTONE SILLS
- NATURAL BUFF



INDIANA LIMESTONE FULL BLEND
- NATURAL BUFF



PALAUTEK BRICK
- MEDITERRANEAN WHITE



PREFIN. METAL & GLASS RAILING
- BLACK

REVISIONS		
1	NOV.29/19	ISSUED FOR SITE PLAN APPROVAL
CLIENT:		
DARREN & DANIELE MCNAIR		
PROJECT:		
PAC-19-063 79 VALLEYVIEW COURT		
PROJECT NUMBER:		
18-11		
SCALE:		DRAWING NO.:
AS NOTED		A-3.0