

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2020

Item 8, Report No. 54, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 17, 2020.

8. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING WITH ATTACHED GARAGE LOCATED AT 45 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated November 10, 2020:

Recommendation

The Deputy City Manager, Infrastructure Development, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of October 21, 2020 (Item 1, Report No. 7), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated October 21, 2020, be approved.

Recommendation and Report of the Deputy City Manager, Infrastructure Development, dated October 21, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and the construction of a detached 2-storey dwelling with underground parking and an attached garage, a pool and a cabana located at 45 Napier Street under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official; and
- d) A demolition permit for the removal of the existing building and detached garage shall not be issued until a Building Permit has

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2020

Item 8, CW Report 54 – Page 2

been obtained for the construction of the proposed 2-storey dwelling with underground parking and attached garage in accordance with the KNHCD Plan.

Committee of the Whole (2) Report

DATE: Tuesday, November 10, 2020

WARD(S): 1

**TITLE: DEMOLITION AND NEW CONSTRUCTION – SINGLE
DETACHED DWELLING WITH ATTACHED GARAGE LOCATED
AT 45 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling and detached garage and the construction of a detached 2-storey dwelling with underground parking and an attached garage, a pool and a cabana located at 45 Napier Street, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks approval to demolish the existing dwelling and garage, and construct a detached 2-storey dwelling with underground parking and an attached garage, a pool and a cabana located at 45 Napier Street
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan')
- The proposal is consistent with the relevant policies of the KNHCD Plan
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*
- Staff supports approval of the proposal as it conforms with the policies of the KNHCD Plan

Recommendation

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- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official; and
- d) A demolition permit for the removal of the existing building and detached garage shall not be issued until a Building Permit has been obtained for the construction of the proposed 2-storey dwelling with underground parking and attached garage in accordance with the KNHCD Plan.

Background

In the Village of Kleinburg, early lots, including 45 Napier, were surveyed and established as lots for residential use but remained undeveloped until the 21st century. A survey of the subject lot in 1848 shows Lot 15 as one of a series of subdivided lots at the northern end of a 'Street' heading north from the 'Road' labelled "to Stegman's Mill", overlooking the East Humber River leading to the Mill Pond for Stegman's Sawmill Pond further north. The subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. The lot changed ownership a few times for the next 100 years until 2015 when the lot was sold to Dan Marc Investments. A survey of the

property dated March 31, 2015 shows a 1-storey brick dwelling on the property. In 2017 the lot was resold to Willowgate Holdings Limited for redevelopment.

The existing house on the property is a later 20th century ranch style single storey structure with red masonry brick exterior, a low pitch asphalt shingle roof and a 2-car garage facing the entrance drive. The building is categorized in the Kleinburg-Nashville Heritage Conservation District Plan as 'Existing Non-Heritage Styles' Ranch House, 1950-1975. The building is presently boarded up and not occupied. There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 45 Napier Street.

There are few individual heritage buildings in the vicinity of 45 Napier Street, but the majority of the houses on Napier are not individually Designated or Listed structures. The lot at 45 Napier Street slopes downward to the east towards the adjacent valley and Stegman's Mill Road. There is existing tall, mature vegetation located on both sides of Stegman's Mill Road in this area that effectively blocks any views of residences located uphill, along Napier Street. There are existing mature evergreen trees on the property located at the side property lines proposed to be removed as part of the redevelopment.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the KNHCD.

The following is an analysis of the proposed development of a new 2-storey brick clad dwelling with underground parking, attached garage, pool, and a cabana at 45 Napier Street according to the KNHCD guidelines.

9.5.1 NEW DEVELOPMENT OVERVIEW 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 suitable local heritage precedent style."

Cultural Heritage staff support the design of the replacement building as its proposed scale, massing, proportions and architectural style are compatible for the area. The proposed design will enhance the cultural heritage landscape of the village of Kleinburg in accordance with KNHCD and Vaughan Official Plan 2010 policies, by positioning this recognized architectural style onto a street that is rich with other great examples of heritage styles dominant within the original Kleinburg Village.

9.5.3.1 – RESIDENTIAL VILLAGES – SITE PLANNING states:

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

The proposed dwelling is sited (Attachment 3) to use part of the foundation of the existing house but set closer to the street on the south east corner of the site. Cultural Heritage staff are satisfied that the siting of the proposed dwelling reinforces the variety of setbacks characteristic of the village setting.

9.5.3.2 ARCHITECTURAL STYLE states:

“Design houses to reflect one of the local heritage Architectural Styles.”

The proposed Regency Grand Cottage design shown on Attachment 4 conforms to Section 9.5.3.1 with its subtle detailing. The design follows the architectural style front that implies symmetry and classical proportion by balancing the second storey bay window over the garage with a proportional bay window on the ground floor. The painted wood portico with solid-wood main door combined with sidelights enhances the entry. The mullions shown at the front façade double hung windows meet the Regency style being six over six double hung windows. The Owner has provided a satisfactory architectural drawing set to delineates a house which will contribute positively to the overall character of the KNHCD Plan.

9.5.3.2 – Residential Villages – Scale & Massing states:

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

The proposed dwelling is consistent with the surrounding area, which is made up of a variety of 1-storey and 2-storey dwellings. The proposed dwelling will be sited in the same general location as the existing house. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district. The proposed two-storey dwelling and accessory structure (cabana) aligns with local heritage precedents in terms of scale and massing as shown on Attachments 4 and 5 and will contribute to the overall character of the KNHCD Plan.

9.3.8 OUTBUILDINGS FOR HERITAGE BUILDINGS states:

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

The plan includes a double garage connected to the main dwelling with placement on the front façade. The two proposed single-bay garage doors align with historical designs similar to those found in Section 9.3.8 showcasing a paneling division of 1/3 over 2/3 so as to reinforce the human scale of the front elevation. The applicant has provided a satisfactory design contributing to the overall character of the district.

Section 9.5 – The Village Forests states:

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

The application includes a satisfactory Tree Inventory and Protection Plan report which details the retention of twelve (12) trees and removal of six (6) trees on the property. Staff are satisfied that the proposed tree removal and subsequent replacement with twenty (20) trees adheres to the guidelines and the City of Vaughan’s Council enacted

Tree Protection By-law 052-2018. The Arborist Report is included as Attachment 8, entitled Tree Inventory & Protection Plan.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

“Smooth red clay face brick, with smooth buff clay face brick as accent; cut stone for trim in brick buildings, slate or simulated slate roofing; painted decorative trim...”

The submission package includes a satisfactory material palette (Attachment 9) comprised of a suitable integration of smooth brick with limestone accents, slate roofing, wood painted trim and details. Cultural Heritage staff are satisfied that the proposed material is appropriate for the selected style of building.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed 2-storey dwelling and related works conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition of the existing 1-storey dwelling and construction of a detached 2-storey dwelling with underground parking and an attached garage, a pool and a cabana located at 45 Napier Street under the *Ontario Heritage Act*.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

- Attachment 1-45Napier_Location Map
- Attachment 2-45Napier_Cultural Heritage Impact Assessment
- Attachment 3-45Napier_Site Plan
- Attachment 4-45Napier_Elevations
- Attachment 5-45Napier_Sections
- Attachment 6-45Napier_Landscape Plan
- Attachment 7-45Napier_Tree Protection Plan
- Attachment 8-45Napier_Tree Inventory & Protection Plan
- Attachment 9-45Napier_Materials Board

Prepared by

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

Approved by

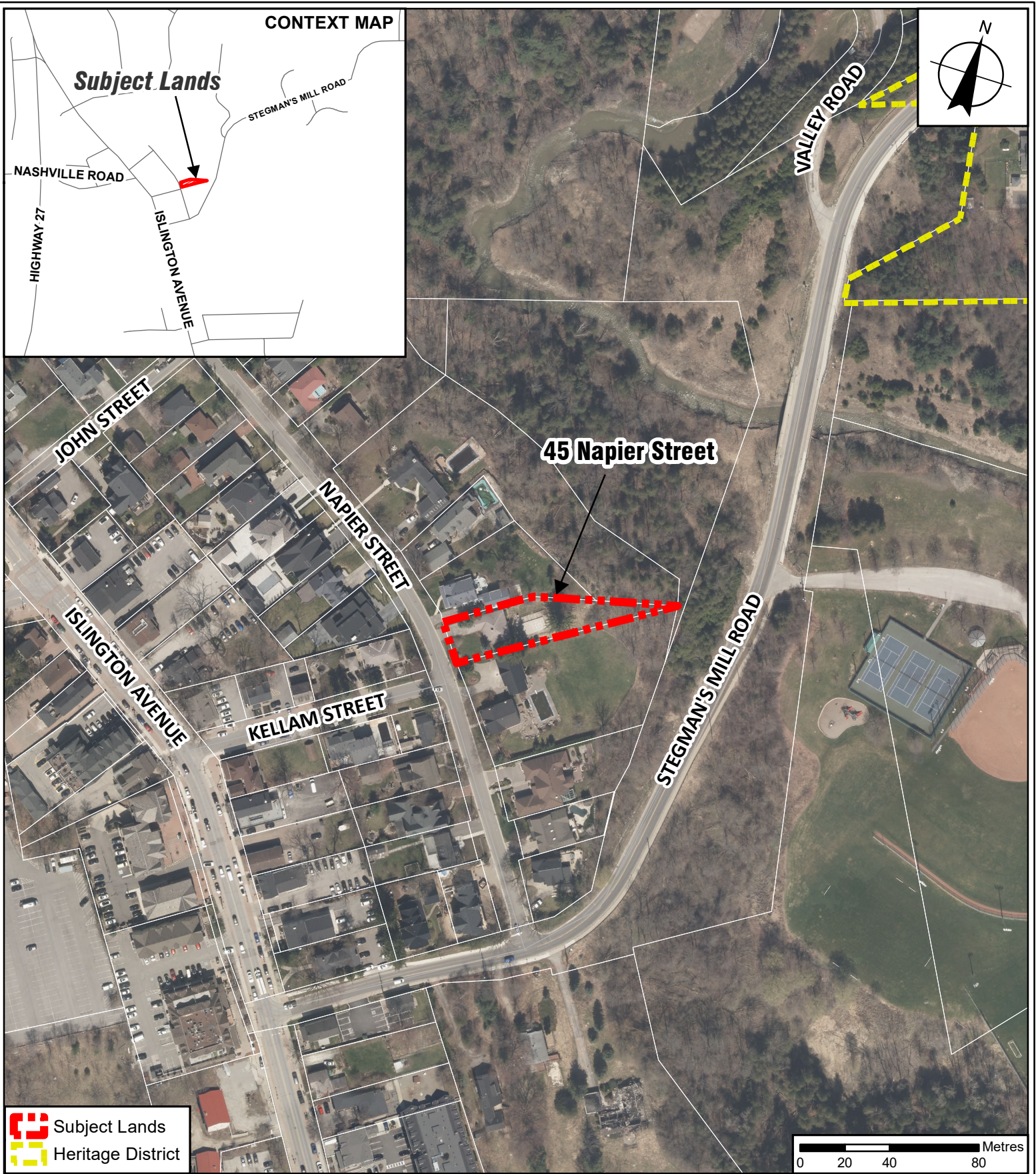
A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal stroke extending to the right.

Nick Spensieri, Deputy City
Manager, Infrastructure
Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal stroke extending to the right.

Jim Harnum, City Manager



Location Map

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



Attachment

Date:
September 29, 2020

1

CULTURAL HERITAGE IMPACT ASSESSMENT

**45 Napier Street
Kleinburg-Nashville District,
Vaughan, Ontario, Canada**

26 September 2019

prepared by



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

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- 2.5 Examination of preservation / mitigation options for cultural heritage resources
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3.0 RECOMMENDATIONS

REFERENCES

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

APPENDICES

- 1- Vicinity Map, 45 Napier Street, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 45 Napier Street
- 4- Photographs of adjacent buildings on Napier Street
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Chain of ownership
- 8- Preliminary drawings of planned redevelopment of subject property
- 9- Perspective rendering of planned redevelopment
- 10- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 INTRODUCTION TO THE PROPERTY

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

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 45 Napier Street is located east of and outside the historic centre of Kleinburg. The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 45 Napier Street is east of Islington Avenue, on the east side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 45 Napier Street is a 20th century residence that is to be demolished, and a new residence constructed on the existing site. Design for the planned improvements has been reviewed vis-à-vis Guidelines for the heritage district reflecting issues noted in the Guidelines.

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

The subject property is owned by:
Willowgate Holdings LTD.
3100 Rutherford Road, Suite 402
Concord, ON L4K 0G6

Contact information is as follows:
Steven Guglietti
Willowgate Holdings LTD
3100 Rutherford Road, Suite 402
Concord, ON L4K 0G6
Tel: 416 294 5928

2.1 History of the property and evolution to date

According to the Kleinburg-Nashville Conservation District Study {Ref.A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village remained small with surrounding lands occupied by farms. Early lots, including 45 Napier, were surveyed and established as lots for residential use but remained undeveloped until the present 21th century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

The Chain of Property Ownership shows that this property, lot 15, part of Lot A, was transferred from the Crown, as part of a 200 ac lot, to Andrew Mitchell in 1847. A survey of this lot in 1848 shows Lot 15 as one of a series of subdivided lots at the northern end of a 'Street' heading north from the Road labelled "to Stegman's Mill", over looking the East Humber River leading to the Mill Pond for Stegman's Saw Mill Pond further north. The subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. In 1856 Andrew Mitchell died and the property transferred to William Sharpe, and in 1860 to James Barbor. The lot changed ownership a few times for nominal amounts for the next 1 ½ centuries until in 2015 the lot was sold for over \$1million to Dan Marc Investments, who resold the property. A survey of the property dated 31 March 2015 shows a 1 storey brick dwelling on the property in 2015. In 2017 the lot was resold to Willowgate Holdings Limited for redevelopment. From this information we assume that this lot remained vacant until the development of the house presently on the lot in 2015

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

2.2 Context and setting of the subject property

There are few individual heritage buildings in the vicinity of 45 Napier Street, but the majority of the houses on Napier are not individually Designated or Listed structures. The lot at 45 Napier Street slopes downward to the valley eastward, toward Stegman's Mill Road. There is existing tall, mature vegetation on both sides of Stegmans's Mill Road in this area that effectively blocks any views of residences located uphill, along Napier Street. The core area of the Kleinberg-Nashvill Heritage District, essentially a commercial centre is located along Islington Avenue locate one block east of Napier Street which is all residential.. Within the vicinity of 45 Napier Street there are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 36 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

There are existing mature evergreen trees on the property located at the side property lines which are planned to be removed as part of the redevelopment. Parks and Forestry Operations department will review the planned redevelopment of the property and be requested to issue a permit for the planned changes. The existing mature trees/vegetation between Stegman's Mill Road at the base of the slope in this area effectively block view of the residential properties along Napier when viewed from Stegman's Mill Road.

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

2.3 Architectural evaluation of the subject property

The existing later 20th century ranch style house on the property is a single storey structure with low pitch asphalt shingle roof, with a two-car garage facing the entrance drive, with red facebrick exterior. The building would be categorized in the Kleinburg-Nashville Heritage District Study as 'Existing Non-Heritage Styles' Ranch House, 1950-1975. The building is presently boarded up and not occupied. It appears to be in relatively sound structural condition.

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

Planned redevelopment of 45 Napier Street property is to provide a new, two-storey residence with below grade parking for five vehicles and one grade level garage entered from the driveway facing Napier Street, an interior stair from second to first floor, plus a pool and pool/cabana at the rear of the house. To address the issue of fit within the architectural guidelines for the district, the planned house has a mansard roof, with two symmetrical gable elements with special detailing, double-hung windows, a symmetrically placed main/front entry, some neoclassical detailing and pitched roofs at the front of the house. The rear of the house, which is not visible from Napier Street or from Stegman's Mill Road has more contemporary architectural character, with a private patio and a large amount of glazing overlooking the rear, more private areas of the property. Side facades of the house are generally consistent with the existing residential building on the lot, and have little or no distinguishing architectural character, but are not visible from Napier Street.

There is a fireplace planned with chimney as part of the architectural composition. The prominently placed garage doors on the front façade of the house are designed with smaller panels, as is the main entry door. Upon entering the garage doors, there is a ramp leading to below grade parking for multiple car storage/parking.

The proposed punched windows in the brick exterior, windows and roof forms at the front of the house facing Napier appear to be generally consistent with the scale and classical design guidelines of the Napier Street and the Conservation District guidelines. Elevations of the rear of the house are clearly contemporary and in contrast to the more heritage character of the front of the house. Finish of this portion of the building facades are in dark grey/black with larger expanses of glazing and flat roof, a more contemporary architectural treatment.

2.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned replacement of the existing non-historic styled residential building is generally compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District. Planned architectural character does not mimic any particular design period, but does generally conform with the architectural character of the heritage district, and is an improvement over the design of the existing residential building on the lot.

2.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 45 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect existing character of the HCD. The proposed replacement dwelling reflects, in general, architectural guidelines for the District.

2.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 45 Napier Street have salvage value.

2.8 Historical commemoration

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

2.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any existing <u>heritage</u> attribute or feature</i>
<i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>

- | | |
|---|---|
| <ul style="list-style-type: none">• <i>siting, massing, and scale</i> | <i>planned improvements are consistent with the heritage district.</i> |
| <ul style="list-style-type: none">• <i>design that is sympathetic with adjacent</i> | <i>proposed front façade and scale of the house meet requirements of design guide for new structures in the Heritage District. Rear and side facades are designed in a contemporary style in contrast to the heritage styles of the District. We understand that finishes of the rear façade will be dark tones and by this means will be appropriate for the heritage district</i> |

3.0 RECOMMENDATIONS

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

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

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

The property contains one potential built heritage resource that does not have cultural value or interest under the *Ontario Heritage Act*, other than being an existing property within the Heritage Conservation District. It is our opinion that the planned replacement building for 45 Napier Street is consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and makes a positive contribution to maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



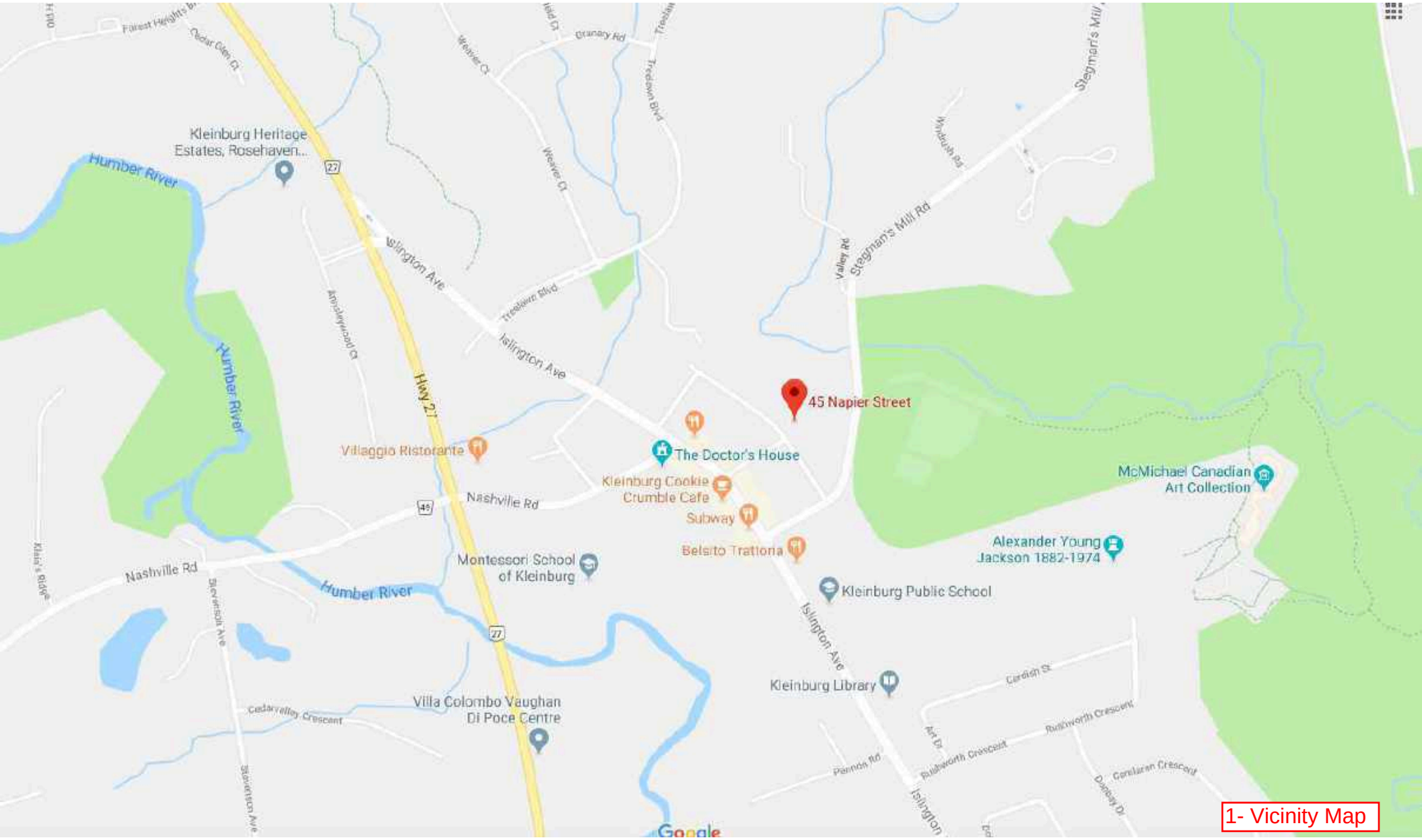
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

REFERENCES

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

APPENDICES

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- 2- Aerial Photograph of Vicinity of subject property
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1- Vicinity Map





3a - View from North



3b - View from East



3c - View from North



3d - View from North



3e - View from North



3f - View from South



3g - View from South



3h - View from South









4d - 34 Napier Street







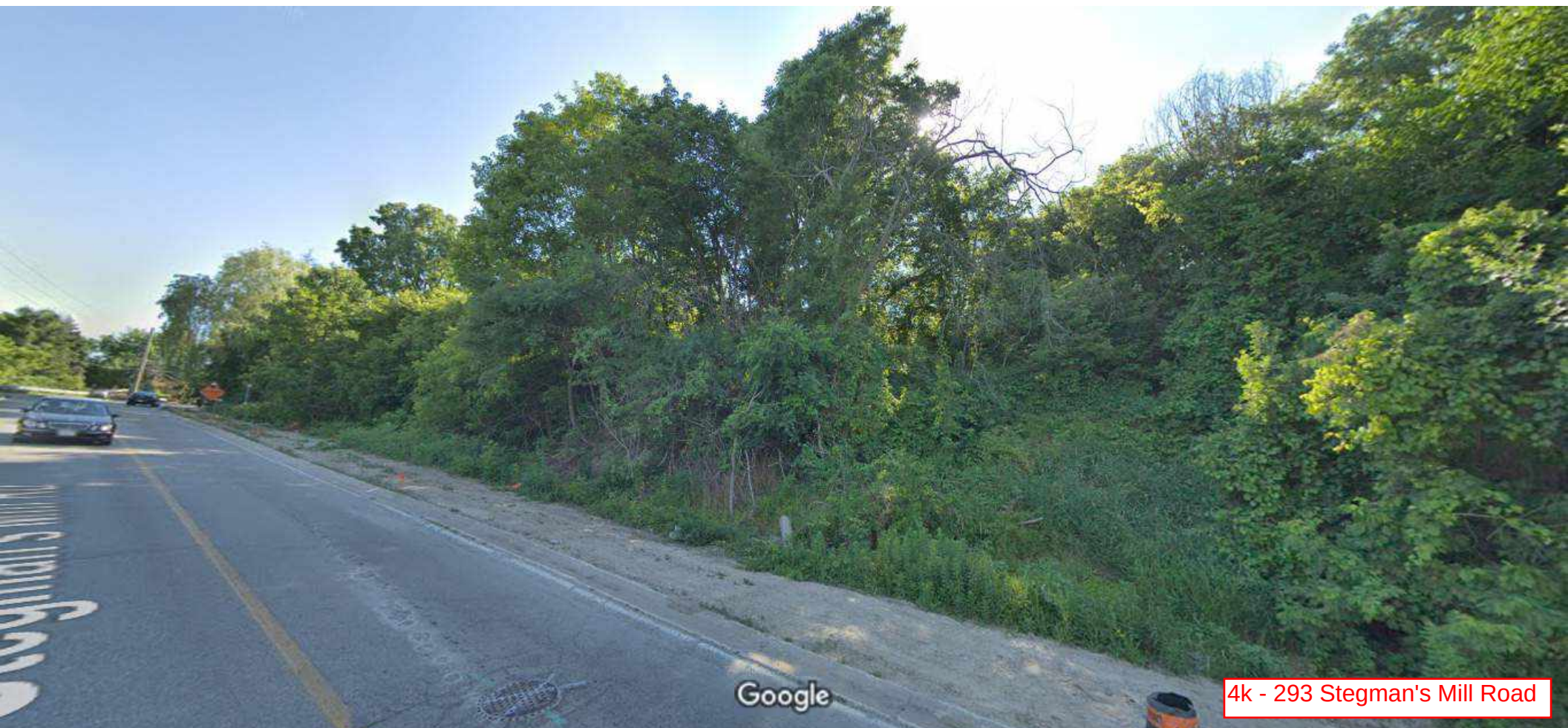


4h - 60 Napier Street



4i - 67 Napier Street



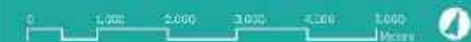


SCHEDULE 1.3

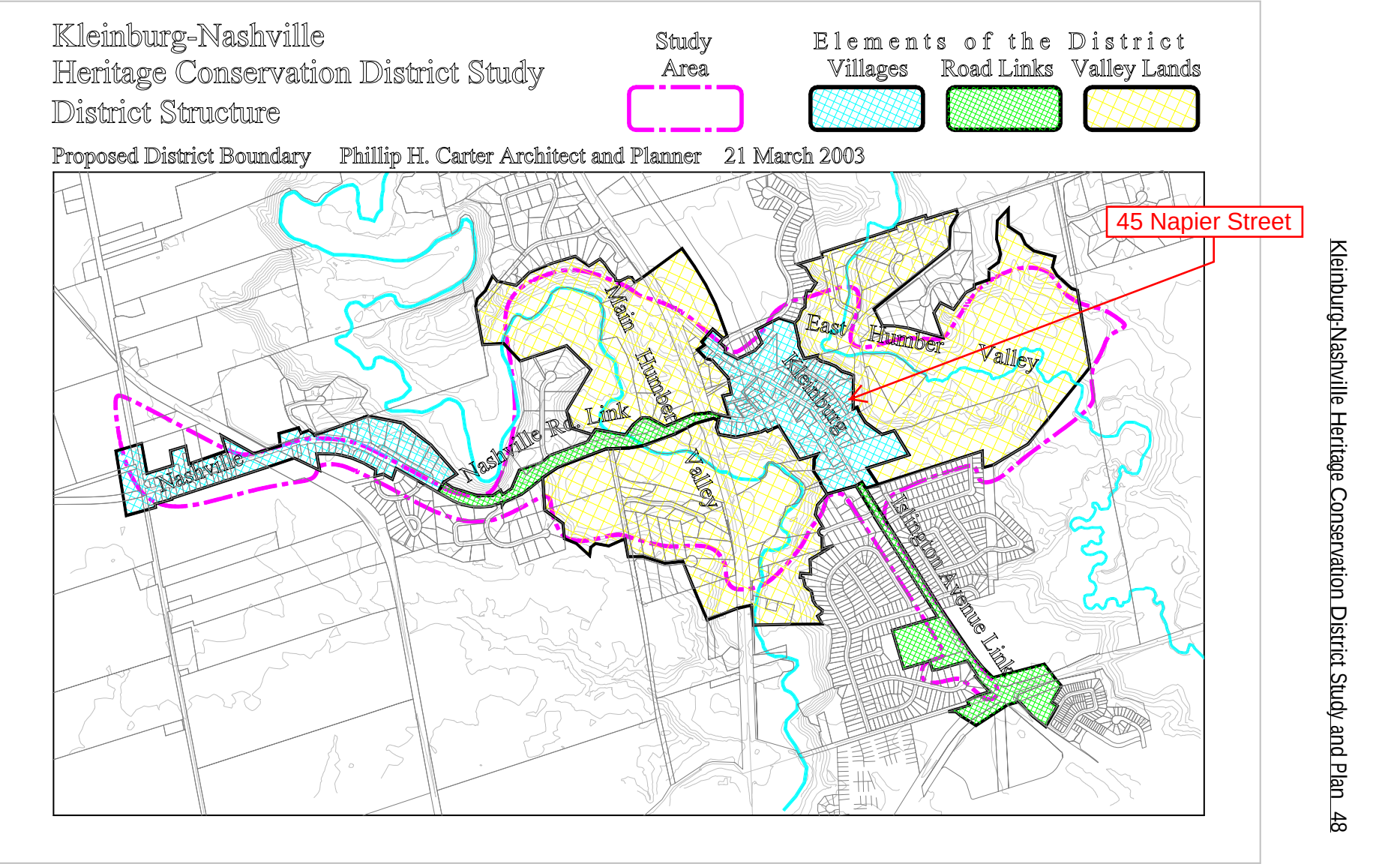
Land Use

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

Refer to Schedule 140 City of Vaughan Land Use Designation Code (LUDC) for more information



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



45 Napier Street, Vaughan (Kleinberg)

Owner:

Willowgate Holdings Limited

CHAIN OF TITLE

Part Lot 15, Registered Plan 11, part 1, 65R-35574

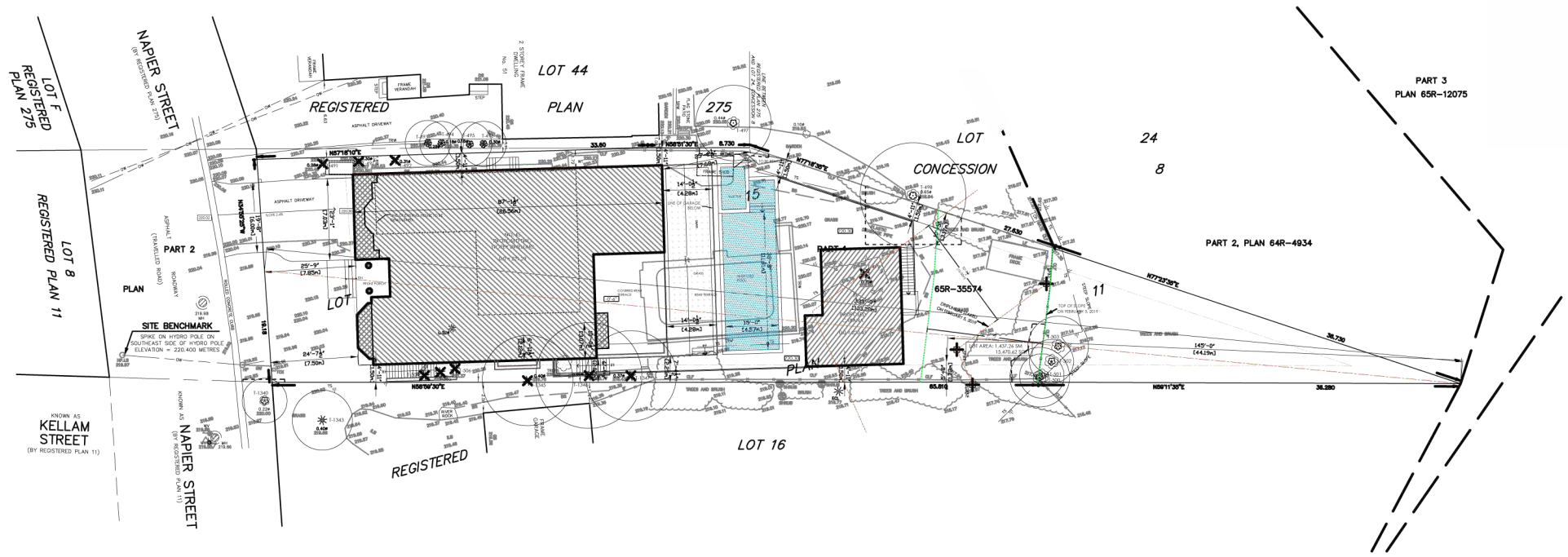
Vaughan

PIN 03347-0878

	Patent		6 July. 1847	Crown	Andrew Mitchell	All 200 ac. Lot 24, concession 8 Vaughan.
11	Plan		27 Feb. 1849	Andrew Mitchell	J.S. Dennis (surveyor)	Mount Vernon
138	Will	5 Sept. 1852	14 Dec. 1868	Alexander Mitchell (Andrew ?)		
63856	B & S Lbs. 50	11 Sept. 1856	13 Sept. 1856	Andrew Mitchell	William Sharpe	All Lot 15, Plan 11
79609	B & S Lbs.75	13 Jan. 1860	3 Apr. 1860	William Sharpe	Jarvis Barber	All lot 15, Plan 11
1559	Grant \$100	13 Apr. 1874	13 Apr. 1874	James Barbour (Barbor ?)	James McDonough	All lot 15, Plan 11
7244	Grant \$1,300	1 March 1902	10 March 1902	James McDonagh (McDonaugh ?)	George Jones	All lot 15, Plan 11

39870	By-law	20 Jan. 1958	13 May 1958	Township of Vaughan	Re subdivision control	(see after #13330)
13330	Grant	1 May 1923	8 Apr. 1923	George Jones	Lewis Egan	All lot 15, Plan 11
49661	Grant	19 June 1962	1 Oct. 1962	Lewis Egan	John James Egan and Sadia Egan (his wife)	All (see planning act concent)
61325	Grant \$2.00 exchange of lands	27 Oct. 1966	12 Dec. 1967	Clara D. McNenly	John J. Egan and Sadie Egan	Pt. commencing 110.35 ft. E. from N.W. angle (planning act concent)
61326	Grant \$2.00 exchange of lands (registered out of order)	27 Oct. 1966	12 Dec. 1967	John James Egan and Sadie Egan	Clara Dorothy McNenly	Now lot 44.
446290	Grant		15/09/87	Estate of Sarah Elizabeth Egan (Sadie ?)(John James Egan ?)	Jean Ellis	Document is not available or missing
R755581	Transfer	2013/11/04	2013/11/12	Jean Ellis	Jennifer Ann Ellis	PIN 03347-0211 (from 03371-0876) Lot 15, Plan 11

YR2279071	Transfer \$1,025,000		2015/05/16	Jennifer Ann Ellis	Dan Marc Investments Limited	PIN 03347-0876 (from 03347-0211 Pt. lot 15, Plan 11, Part 1, 65R- 35574
YR2579199	Transfer \$1,300,000		2016/11/16	Dan Marc Investments Limited	Daniel Vincent Andriano and Lauren Nicole Andriano	PIN 03347-0878 Pt. lot 15, Plan 11, Part 1, 65R-35574
YR2691148	Transfer \$2,000,000		2017/06/26	Daniel Vincent Andriano and Lauren Nicole Andriano	Willowgate Holdings Limited	PIN 03347-0878 Pt. lot 15, Plan 11, Part 1, 65R-35574



- LEGEND**
- 8FT. HIGH PLYWOOD TREE PROTECTION
 - - - 4FT. HIGH SNOW FENCE ON WOOD FRAME, TREE PROTECTION
 - LOCATION OF TREE PROTECTION WARNING SIGN
 - ✕ TREE REMOVED WITHIN THE LAST CALENDAR YEAR NOT REQUIRING PERMIT
 - ⊗ PROTECTED TREE REMOVED WITHIN THE LAST CALENDAR YEAR
 - ✕ TREE REMOVAL NOT REQUIRING PERMIT
 - ⊗ TREE REMOVAL DUE TO HEALTH OR SOUNDNESS REQUIRING PERMIT
 - ⊗ TREE REMOVAL REQUIRING PERMIT
 - ⊗ TREE REQUIRING PERMIT TO INJURE
 - ⊗ TREES TO BE PROTECTED
 - PROPOSED TREES
 - ▨ LIGHT OR HAND HELD EQUIPMENT IN THIS AREA DURING DEMOLITION AS PER ARBORIST REPORT
 - ▨ 0.4m ROAD WIDENING ALLOWANCE ALONG BAYVIEW AVENUE FRONTAGE

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

PROJECT TITLE:

RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7575

SHEET TITLE:
SITE PLAN

SCALE:
1/32" = 1'-0"

DATE:
MAY 2 2019

DRAWN BY:
NT

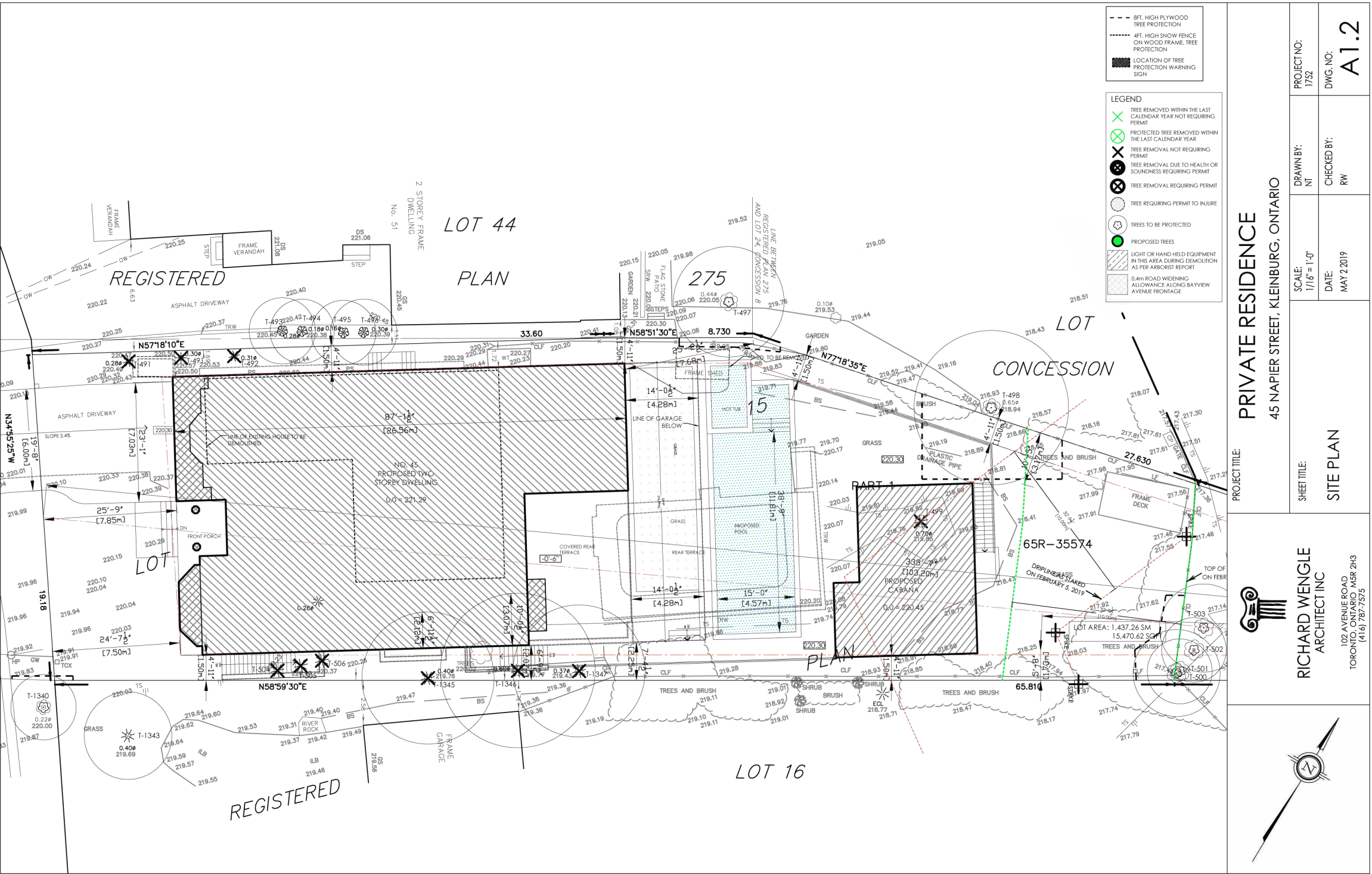
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RW

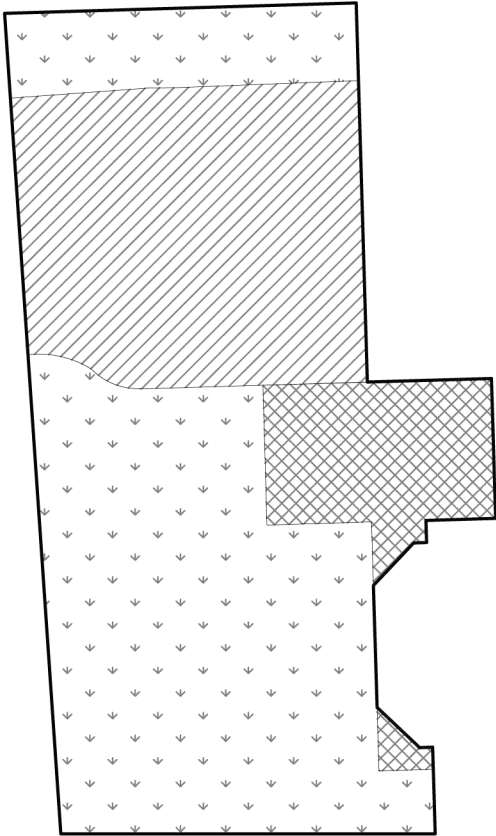
PROJECT NO:
1752

DWG. NO:
A1.1



8- Preliminary Drawings





FRONT YARD AREA = 164.50 SM

HARD PAVED SURFACES
(DRIVEWAY, RAISED PORCH)



54.54 SM (33.16%) OF
FRONT YARD

LANDSCAPE AREA CALCULATION

LANDSCAPE OPEN SPACE
PROVIDED:
109.96 SM (66.84%) OF
FRONT YARD

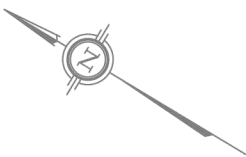
SOFT LANDSCAPE AREA CALCULATION



HARD LANDSCAPED
AREA: 19.66 SM (17.88 %)



SOFT LANDSCAPED
AREA:90.3 SM (82.12%)





**RICHARD WENGLE
ARCHITECT INC**

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:
PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:
**FRONT YARD LANDSCAPE
CALCULATION**

SCALE:
3/32" = 1'-0"

DATE:
MAY 2 2019

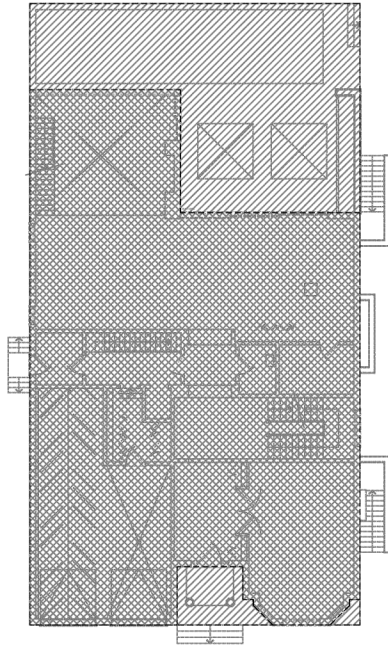
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NT

CHECKED BY:
RW

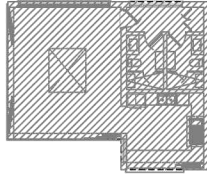
PROJECT NO:
1752

DWG. NO:

A1.3

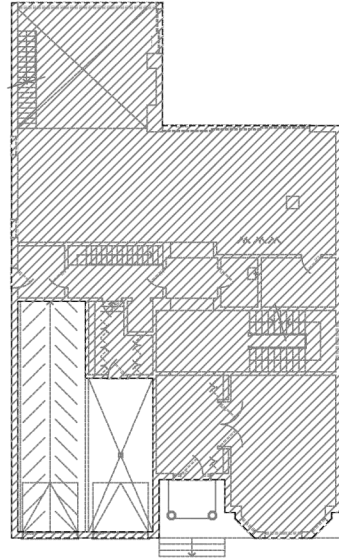


TOTAL COVERAGE = 6244.2 S.F. (580.11 S.M.)
LOT AREA = 15470.62 S.F. (1437.26 S.M.)
= 40.35%

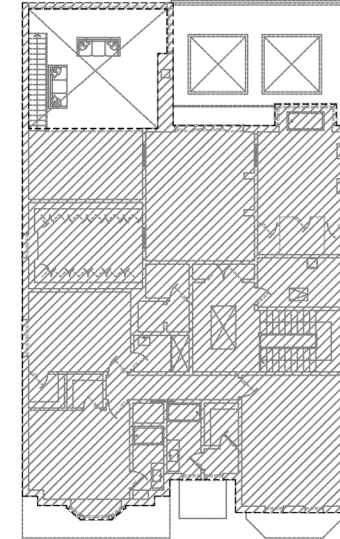


LOT AREA = 15470.62 S.F. (1437.26 S.M.)
CABANA COVERAGE = 804.46 S.F. (74.73 S.M.)
= 5.2% COVERAGE

LOT AREA = 15470.62 S.F. (1437.26 S.M.)
COVERAGE:
HOUSE = 3974.24 S.F. (369.22 S.M.) = 25.69%
TERRACES = 1465.5 S.F. (136.15 S.M.) = 9.47%
TOTAL DWELLING COVERAGE = 5439.74 S.F. (505.37 S.M.)
= 35.16% COVERAGE

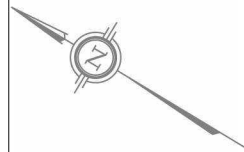


GROUND FLOOR AREA = 3974.24 S.F. (369.22 S.M.)
GARAGE AND RAMP EXCLUDED: 687.96 S.F. (63.91 S.M.)
TOTAL: 3286.28 S.F. (305.31 S.M.)



SECOND FLOOR AREA = 3416.91 S.F. (317.44 S.M.)

TOTAL AREA = 6703.19 S.F. (622.75 S.M.)
LOT AREA = 15470.62 S.F. (1437.26 S.M.)
= 43.33%



RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO, M5R 2H3
(416) 787-7575

PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

AREA CALCULATION

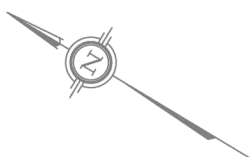
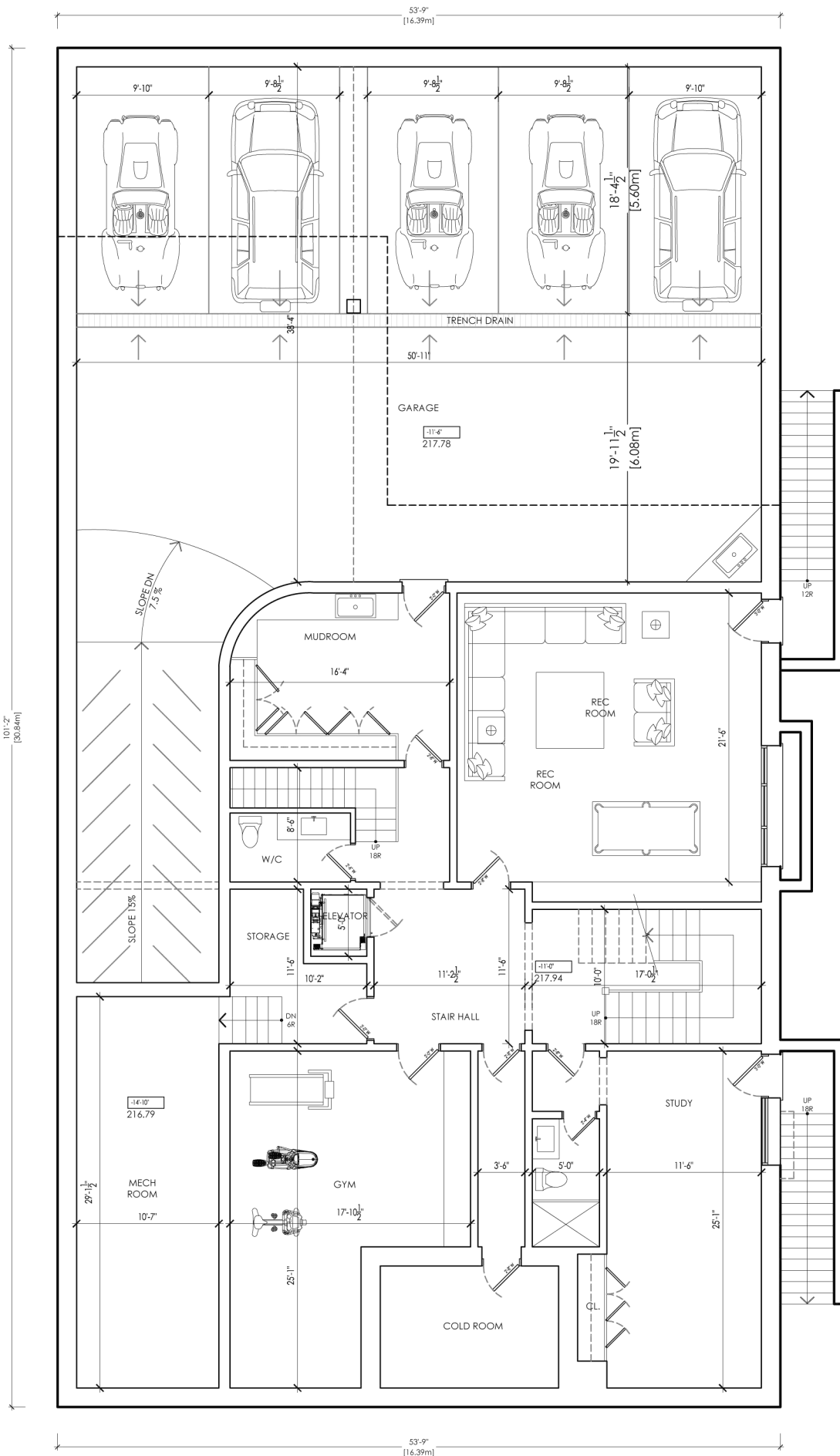
DRAWN BY:
NT

PROJECT NO:
1752

CHECKED BY:
RW

DWG. NO:

A1.4



RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

BASEMENT PLAN

SCALE:
1/8" = 1'-0"

DATE:
MAY 2 2019

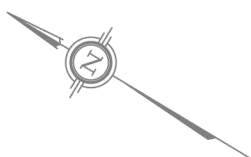
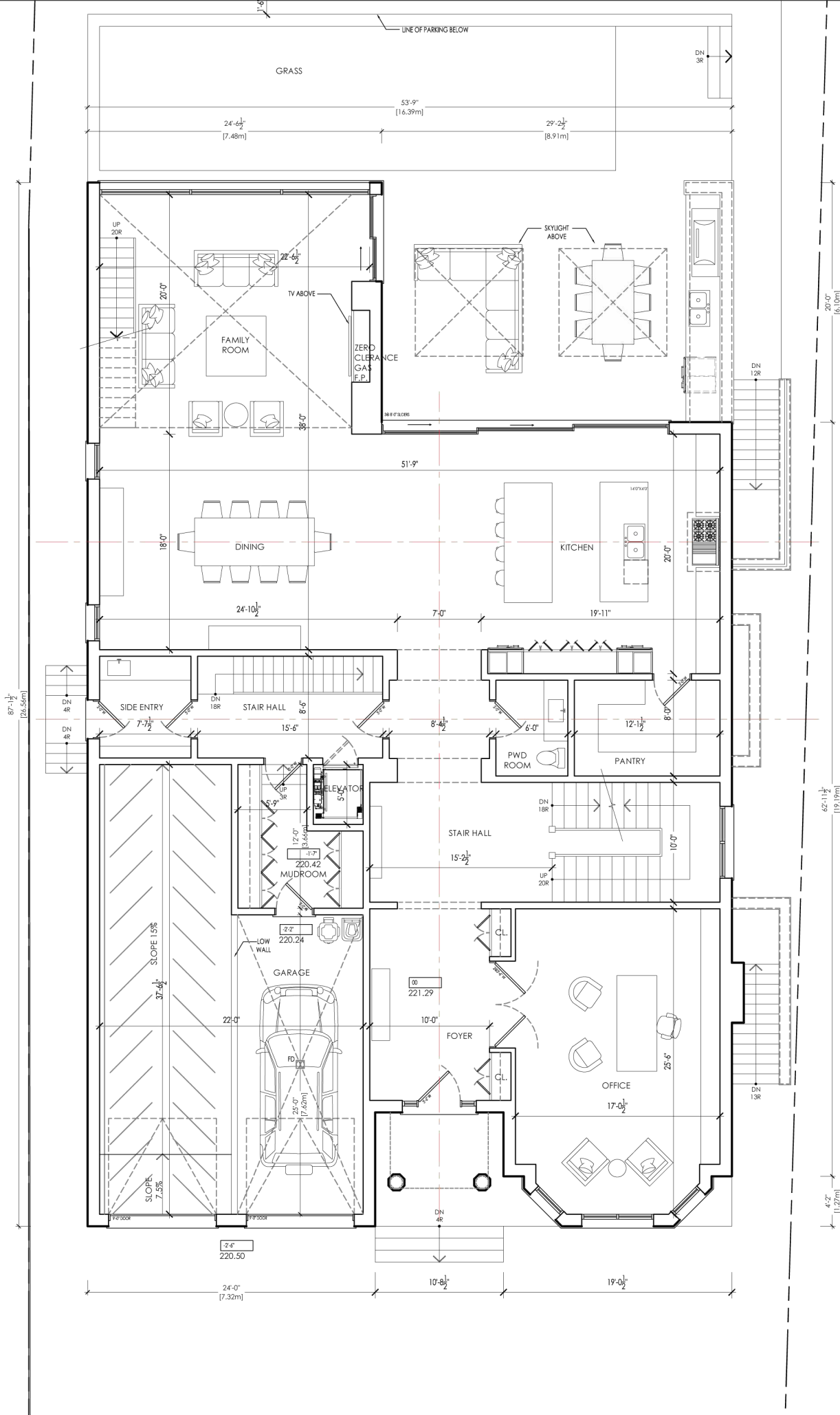
DRAWN BY:
NT

CHECKED BY:
RW

PROJECT NO:
1752

DWG. NO:

A2.1



RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

GROUND FLOOR PLAN

SCALE:
1/8" = 1'-0"

DATE:
MAY 2 2019

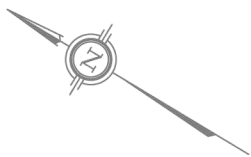
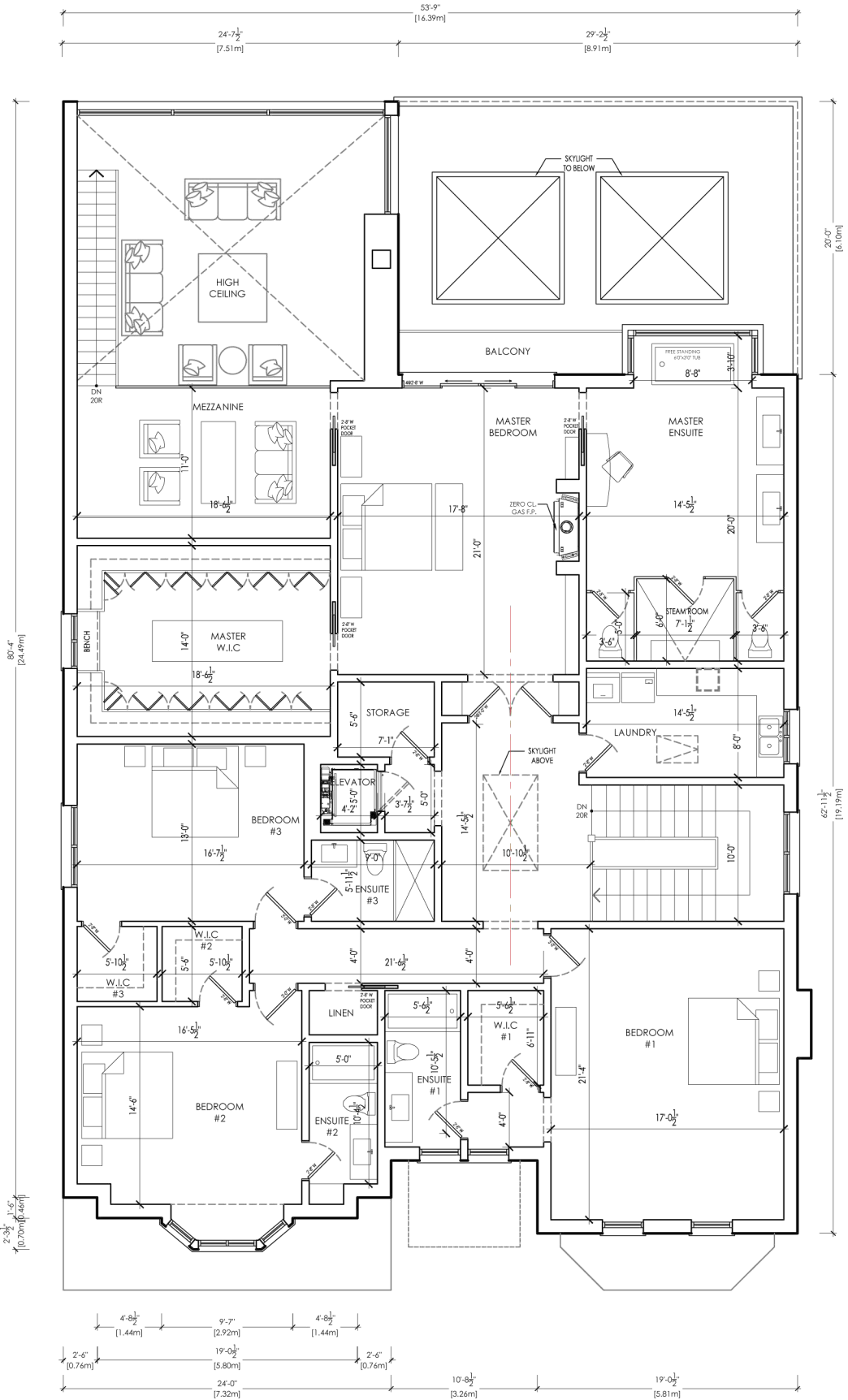
DRAWN BY:
NT

CHECKED BY:
RW

PROJECT NO:
1752

DWG. NO:

A2.2



RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:
PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:
SECOND FLOOR PLAN

SCALE:
1/8" = 1'-0"

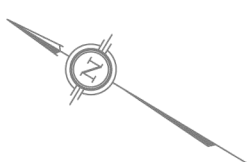
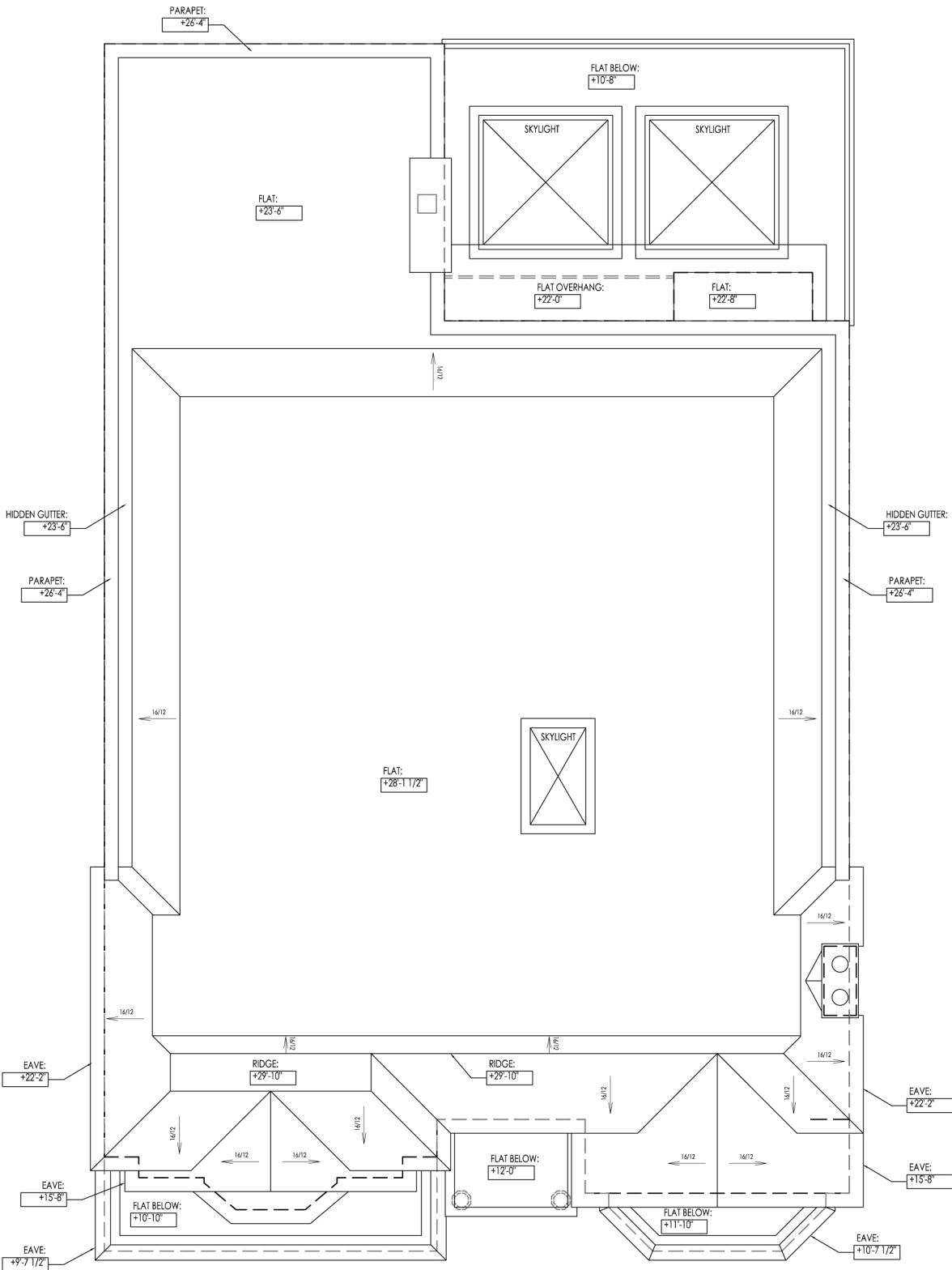
DATE:
MAY 2 2019

DRAWN BY:
NT

CHECKED BY:
RW

PROJECT NO:
1752

DWG. NO:
A2.3



**RICHARD WENGLE
ARCHITECT INC**

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

ROOF PLAN

SCALE:

1/8" = 1'-0"

DATE:

MAY 2 2019

DRAWN BY:

NT

CHECKED BY:

RW

PROJECT NO:

1752

DWG. NO:

A2.4



RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7375

PROJECT TITLE:

PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

FRONT (WEST) ELEVATION

SCALE:
1/8" = 1'-0"

DRAWN BY:
NT

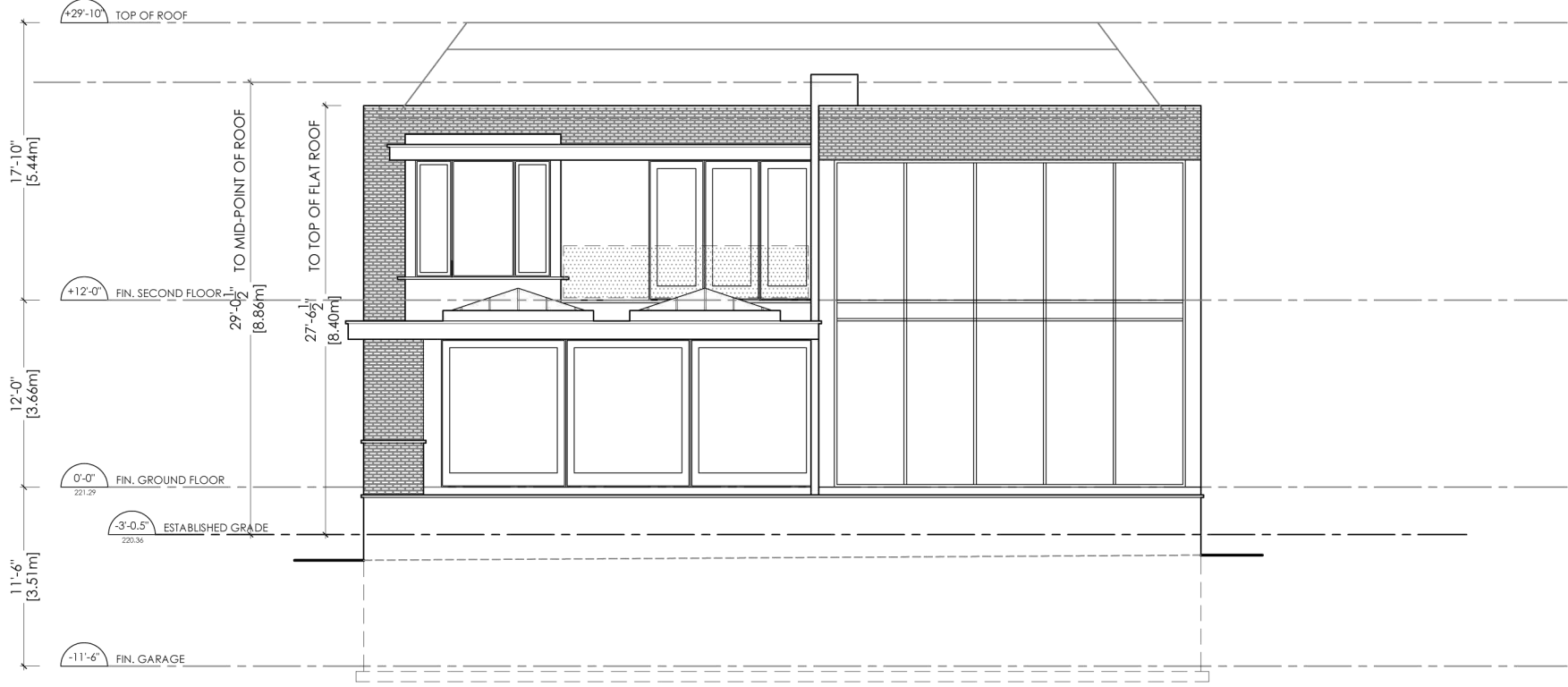
PROJECT NO:
1752

DATE:
MAY 2 2019

CHECKED BY:
RW

DWG. NO:

A3.1



RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7373

PROJECT TITLE:

PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

REAR (EAST) ELEVATION

SCALE:
1/8" = 1'-0"

DRAWN BY:
NT

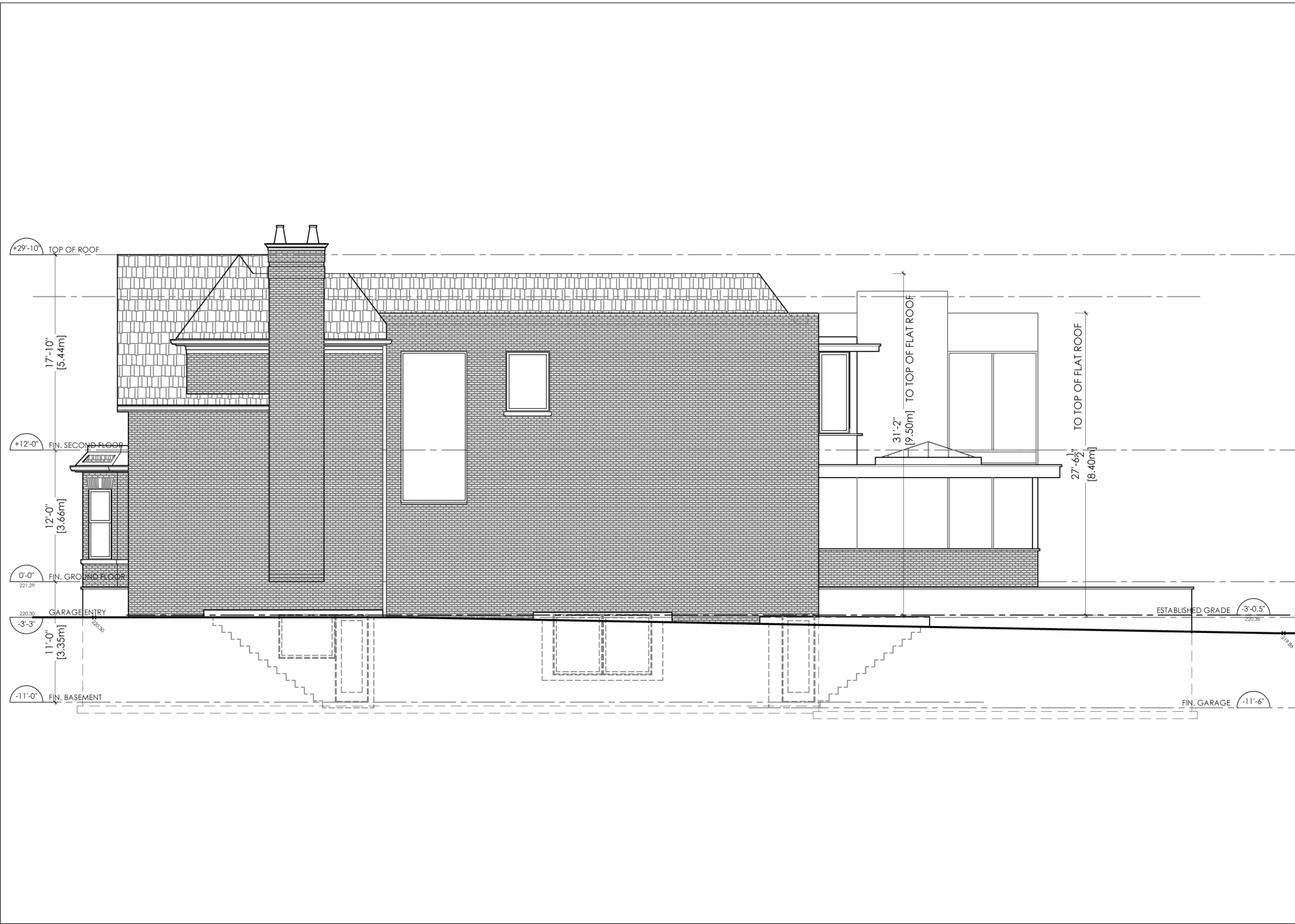
PROJECT NO:
1752

DATE:
MAY 2 2019

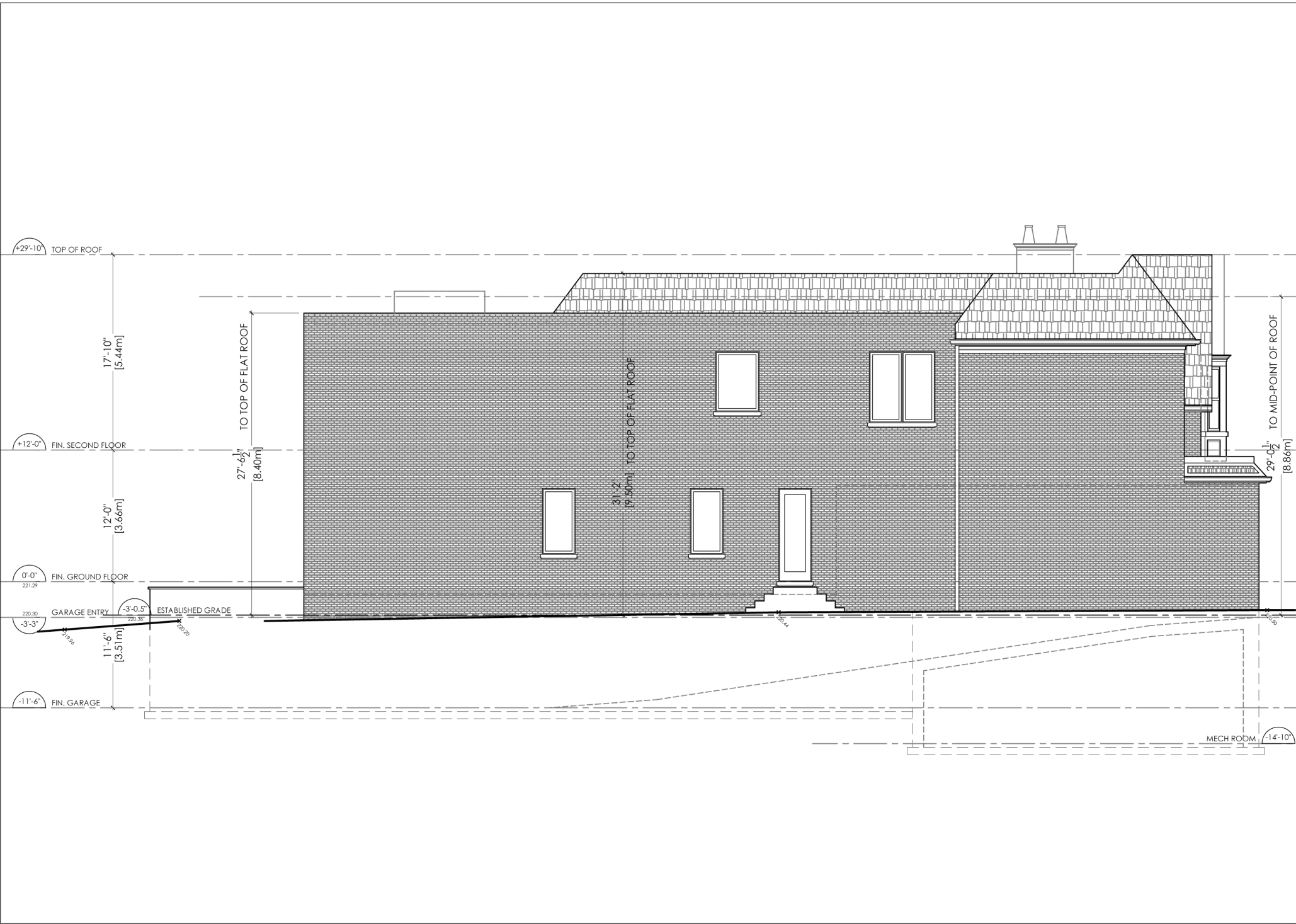
CHECKED BY:
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DWG. NO:

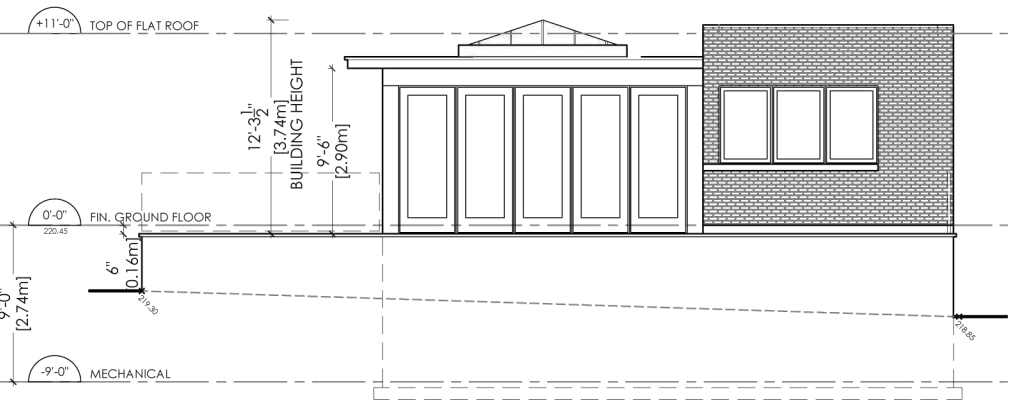
A3.2



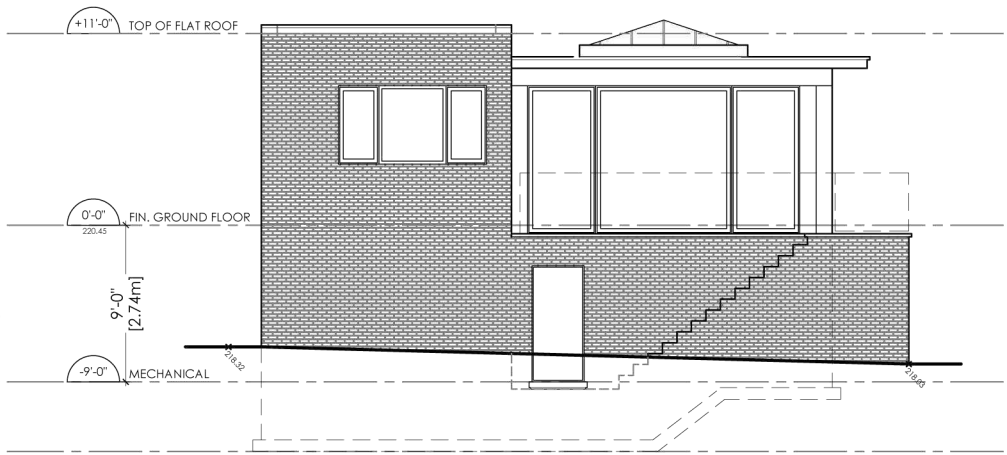
 RICHARD WENGLE ARCHITECT INC 102 AVENUE ROAD TORONTO, ONTARIO M8R 2H3 (416) 787-7575	PROJECT TITLE: PRIVATE RESIDENCE 45 NAPIER STREET, KLEINBURG, ONTARIO			DRAWN BY: NT	PROJECT NO: 1752
	SHEET TITLE: SIDE (SOUTH) ELEVATION			CHECKED BY: RW	DWG. NO: A3.3
		SCALE: 1/8" = 1'-0"	DATE: MAY 2 2019		



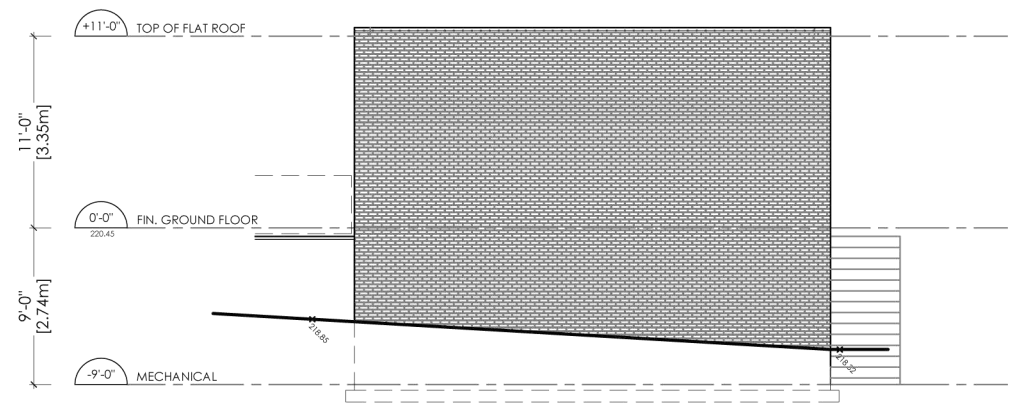
 RICHARD WENGLE ARCHITECT INC 102 AVENUE ROAD TORONTO, ONTARIO M8R 2H3 (416) 787-7575	PROJECT TITLE: PRIVATE RESIDENCE 45 NAPIER STREET, KLEINBURG, ONTARIO			DRAWN BY: NT	PROJECT NO: 1752
	SHEET TITLE: SIDE (NORTH) ELEVATION			CHECKED BY: RW	DWG. NO: A3.4



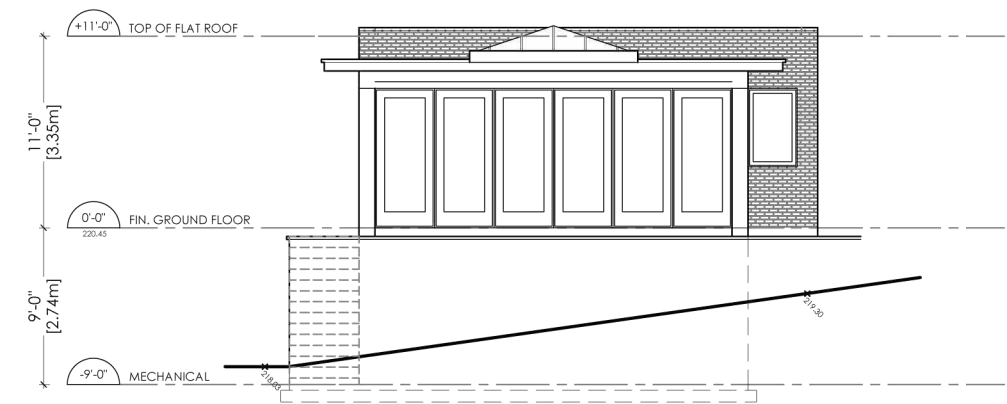
CABANA WEST ELEVATION



CABANA EAST ELEVATION



CABANA SOUTH ELEVATION



CABANA NORTH ELEVATION

PROJECT TITLE:
PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE: CABANA ELEVATIONS	SCALE: 1/8" = 1'-0"	DRAWN BY: NT	PROJECT NO: 1752
	DATE: MAY 2 2019	CHECKED BY: RW	DWG. NO: A3.5



RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7575



PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752



AERIAL VIEW
SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752



CABANA VIEW

SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752



REAR VIEW
SCALE : NT5.



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752

FRONT VIEW
SCALE : NTS.

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

ACADEMIC + PROFESSIONAL TRAINING

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

DESIGN AND CONSTRUCTION EXPERIENCE

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

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

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

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

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

HISTORIC PRESERVATION / ADAPTIVE REUSE

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

ARCHITECTURE

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

COMMUNITY & EDUCATION SERVICE

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

The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

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This drawing is not to be used for construction unless signed by the Architect.

Signature: _____
Date: _____

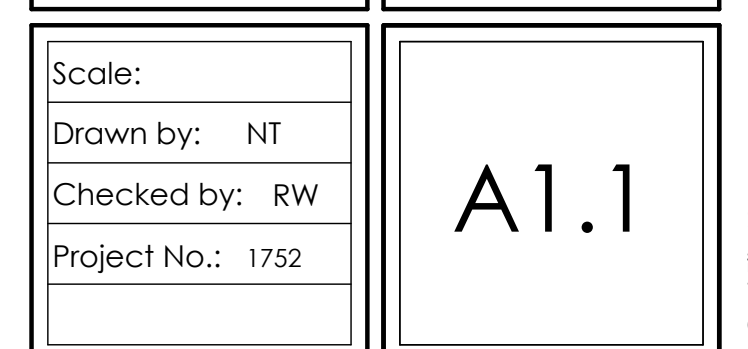
Drawing Title

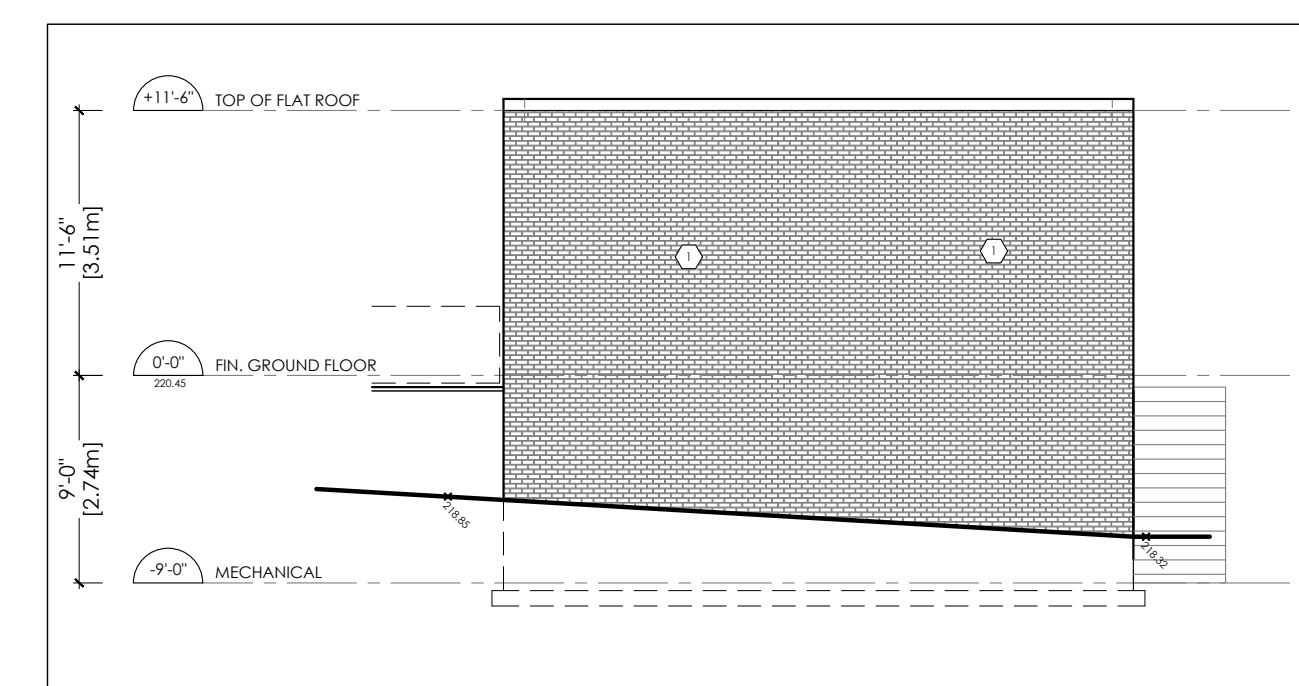
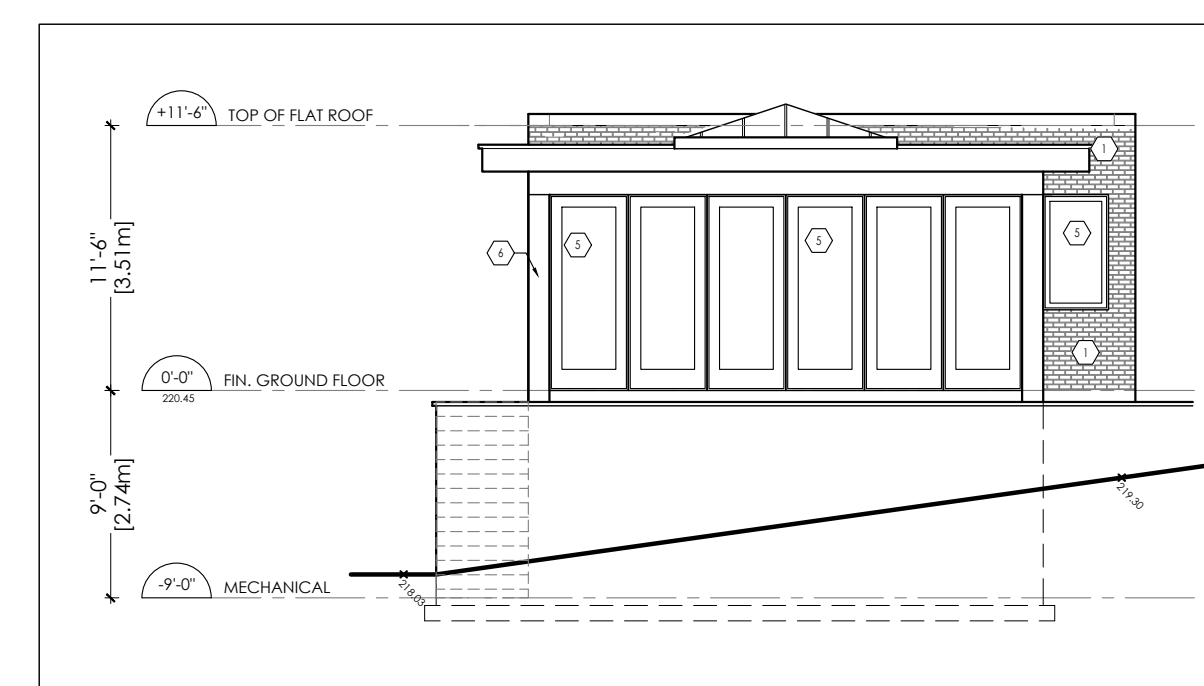
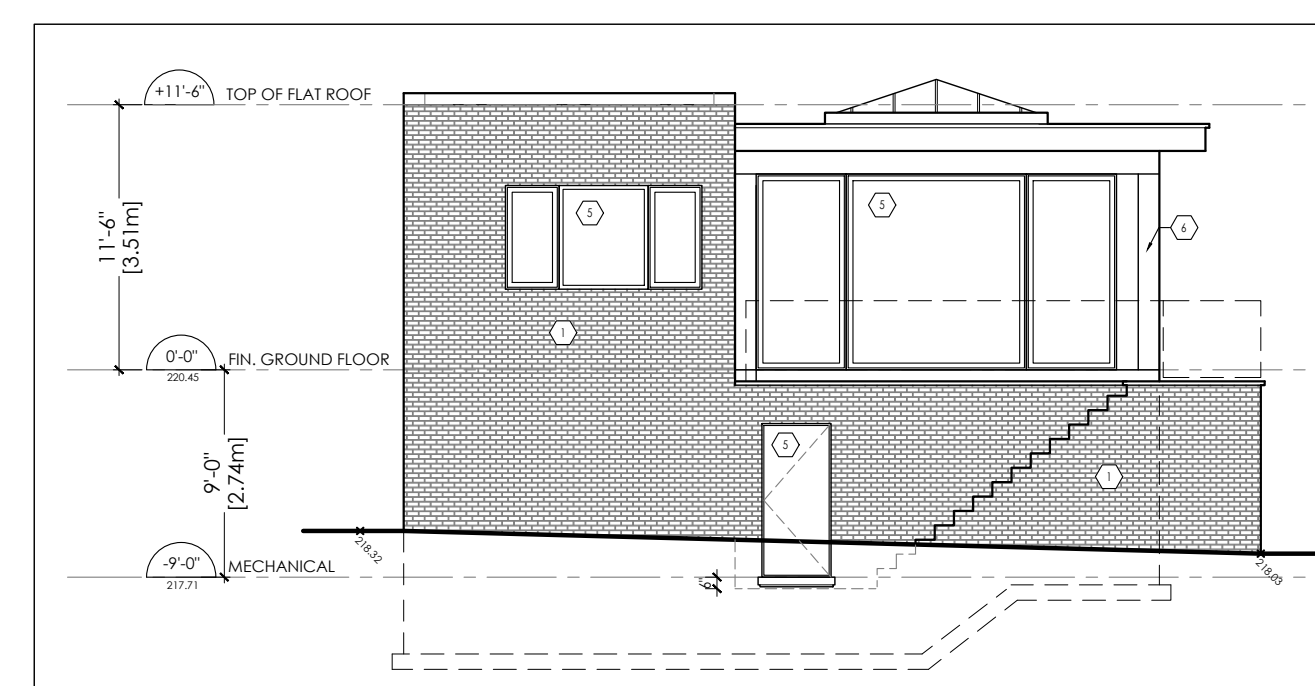
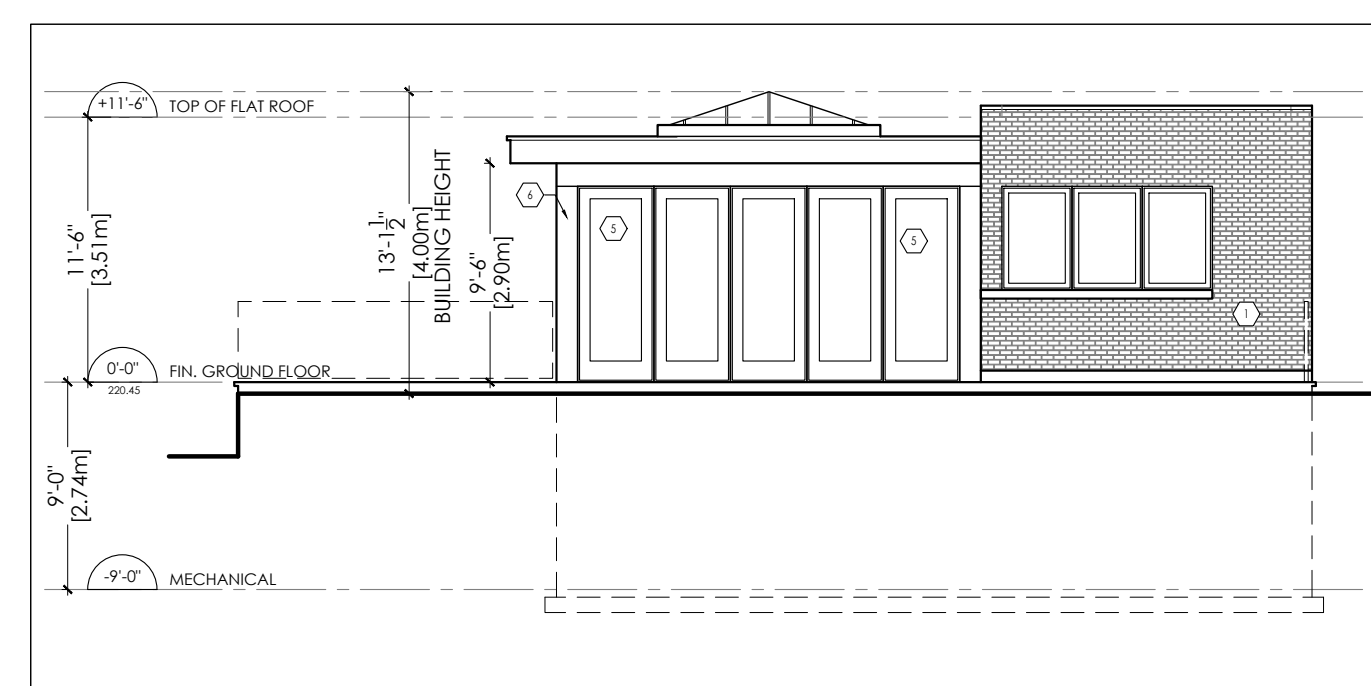
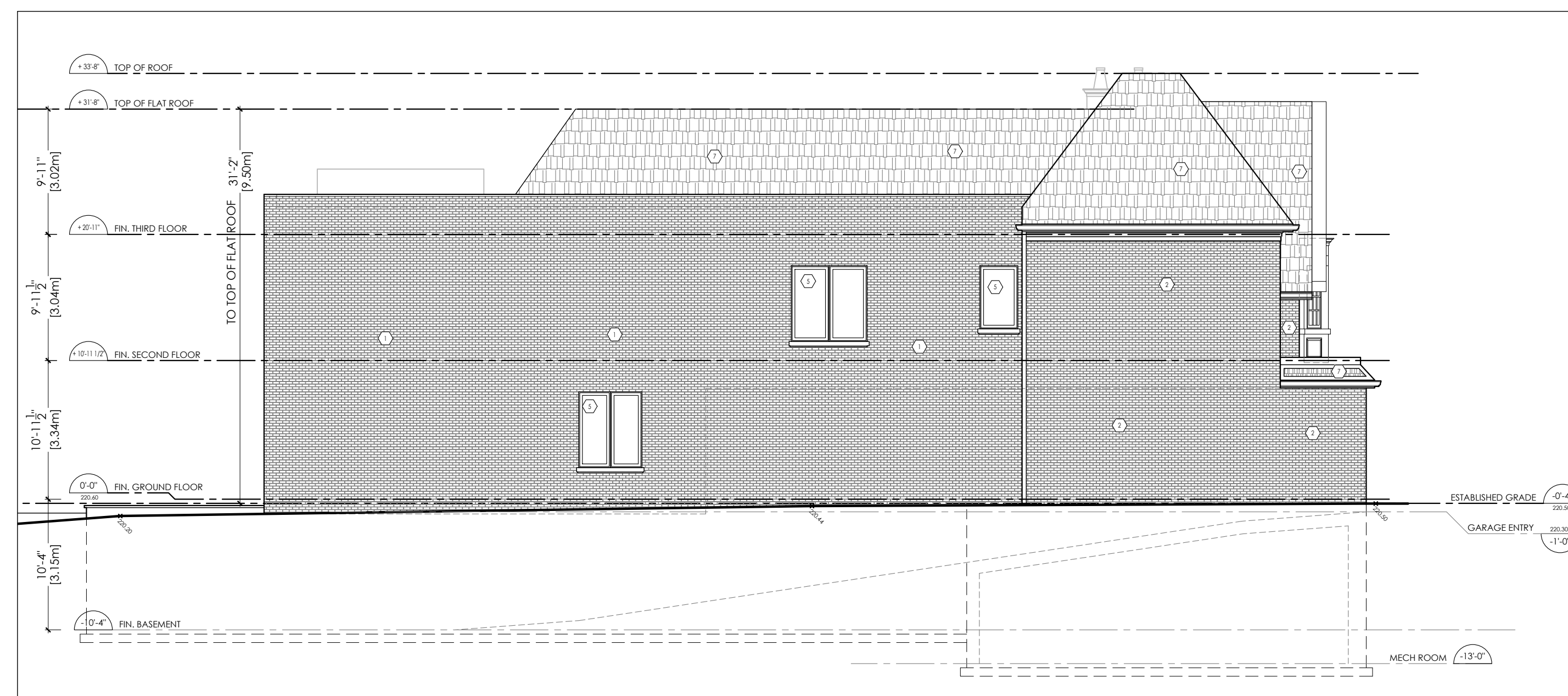
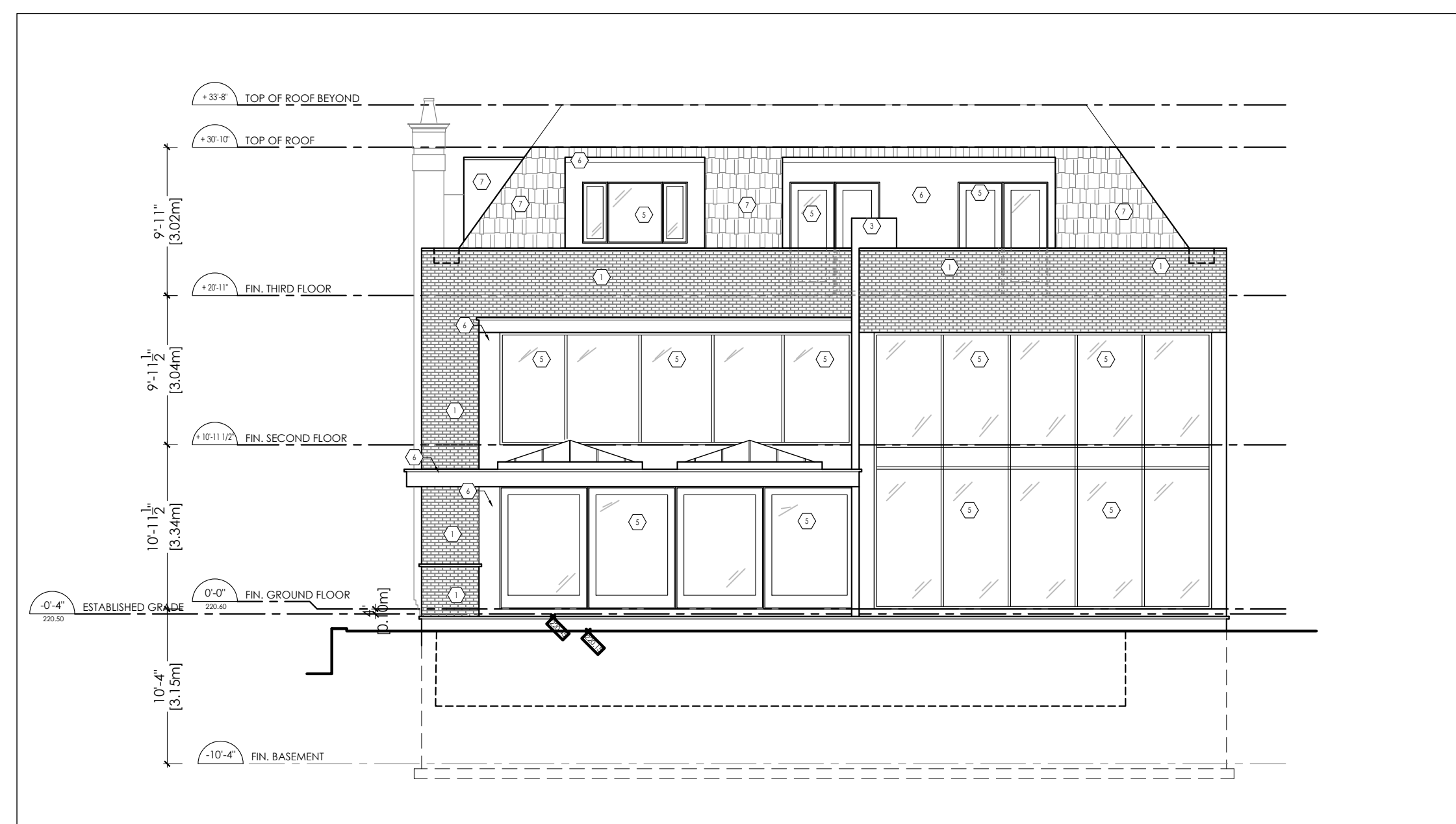
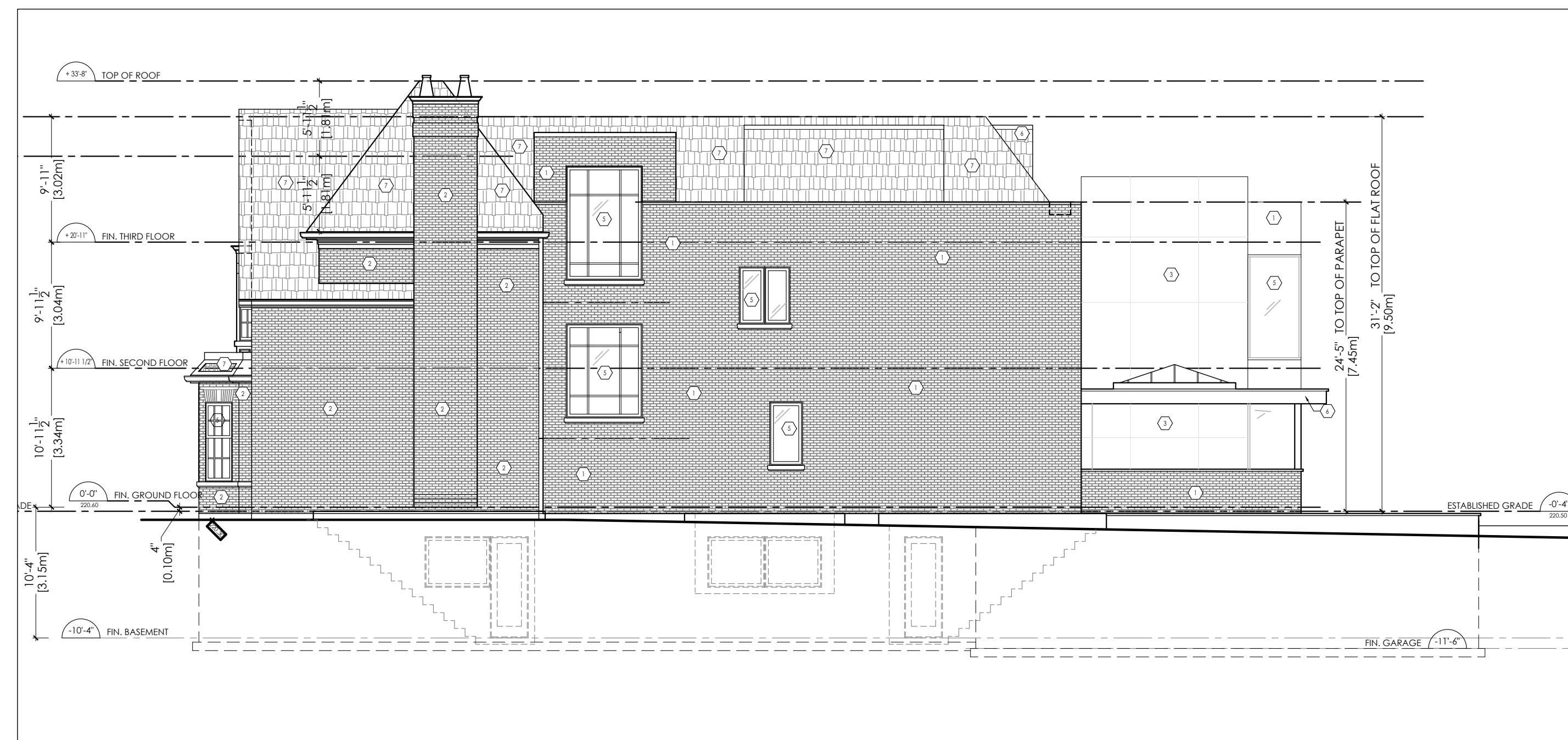
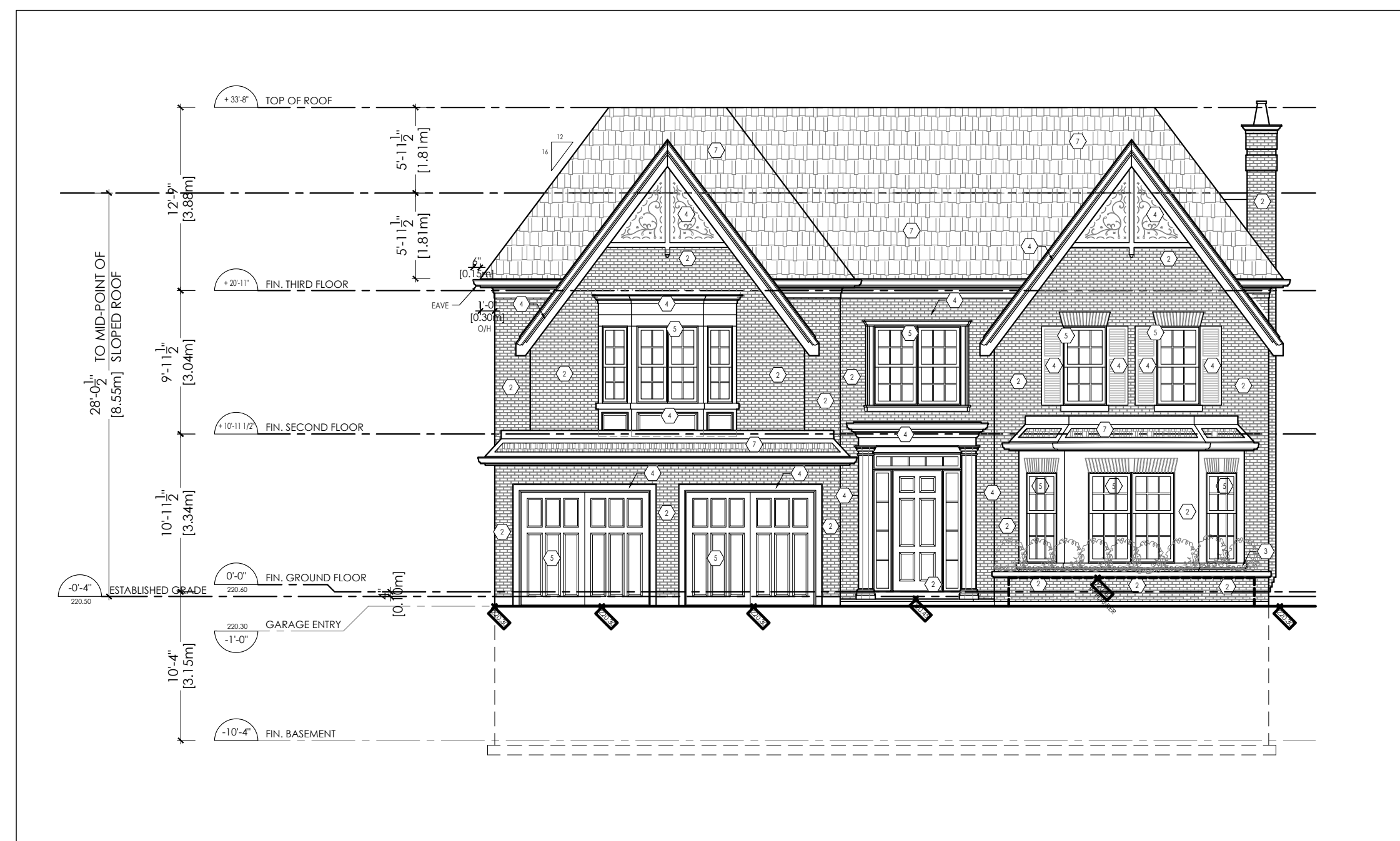
SITE PLAN
CLOSE UP



RICHARD WENGLE
ARCHITECT INC.

102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575 / F: (416) 787-0635
e-mail: mail@rwainc.ca





- LEGEND**
- ① DARK GREY BRICK
 - ② BUFF/BEIGE BRICK
 - ③ INDIANA BUFF LIMESTONE
 - ④ PAINTED WOOD TRIM-DARK CHARCOAL
 - ⑤ ALUMINUM CLAD WINDOWS/DOORS- DARK CHARCOAL
 - ⑥ ALUMINUM PANEL- DARK CHARCOAL
 - ⑦ DARK GREY SLATE ROOF

The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architect.

Issued for Construction

Signature: _____

Date:

[illegible]

Drawing Title

ELEVATIONS

Project

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO



RICHARD WENGLE
ARCHITECT INC.

102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575 / F: (416) 787-0635
e-mail: mail@rwainc.ca



Scale:

Drawn by: NT

Checked by: RW

Project No.: 1752

A3.0

ATTACHMENT 4

Plotting Date: JULY 31 2020

Cad File Name:



A4.0

ATTACHMENT 5

Reporting Date: JUL 31 2020

— 100 —

PROJECT:

S GUGLIETTI
RESIDENCE

45 NAPIER STREET, KLEINBERG, ONTARIO

LANDSCAPE PLAN

PROJECT NUMBER:	DRAWING NO:
	I 1

L-1



- K Free Standing BBQ**
- L Swimming Pool Terrace (Refer to Detail 6/3)**
 - Type: Sandblasted upper algonquin
 - Size: 16" x 32" x 1 1/2"
 - Supplier: Base Stone
 - Pattern: Running Bond
 - Colour: Light buff
- M Stone Pool Coping**
 - Type: Sandblasted upper algonquin
 - Size: 12" x 4' x 3" thick
 - Supplier: Base Stone
 - Colour: Light buff

Mortared installation on existing concrete pool wall.
- N Swimming Pool**

Gunite concrete pool construction with light grey marbleite and 12" wide water line porcelain tile. (Sandblasted upper algonquin)
- P Hot Tub**

Gunite concrete pool construction with light grey marbleite and 12" wide water line porcelain tile. (Sandblasted upper algonquin)
- Q Lounge/Loggia Area**

Refer to architectural drawings
- R Metal Fence (1500mm high)**
- S Property Line Fence (Wood) (Refer to Detail 2/L2)**

6' high wood fence. All wood members to be pressure treated and stained with 2 coats of opaque charcoal grey stain
- T Pea Gravel Surface Treatment (Refer to Detail 2/L3)**
- U Cabana**

Refer to architectural plans
- V Naturalized Planting Area**
- X Proposed Garden Retaining Wall (Refer to Detail 3/L2)**

Stone clad on concrete. Refer to detail

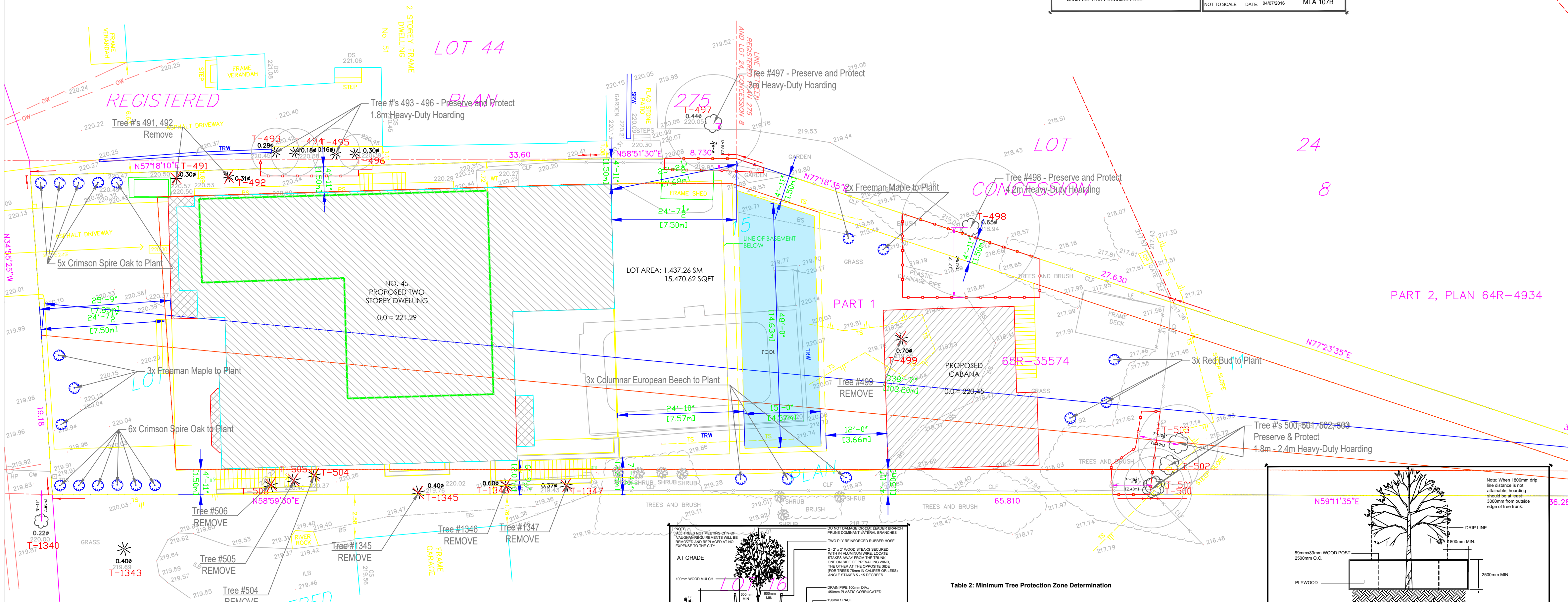
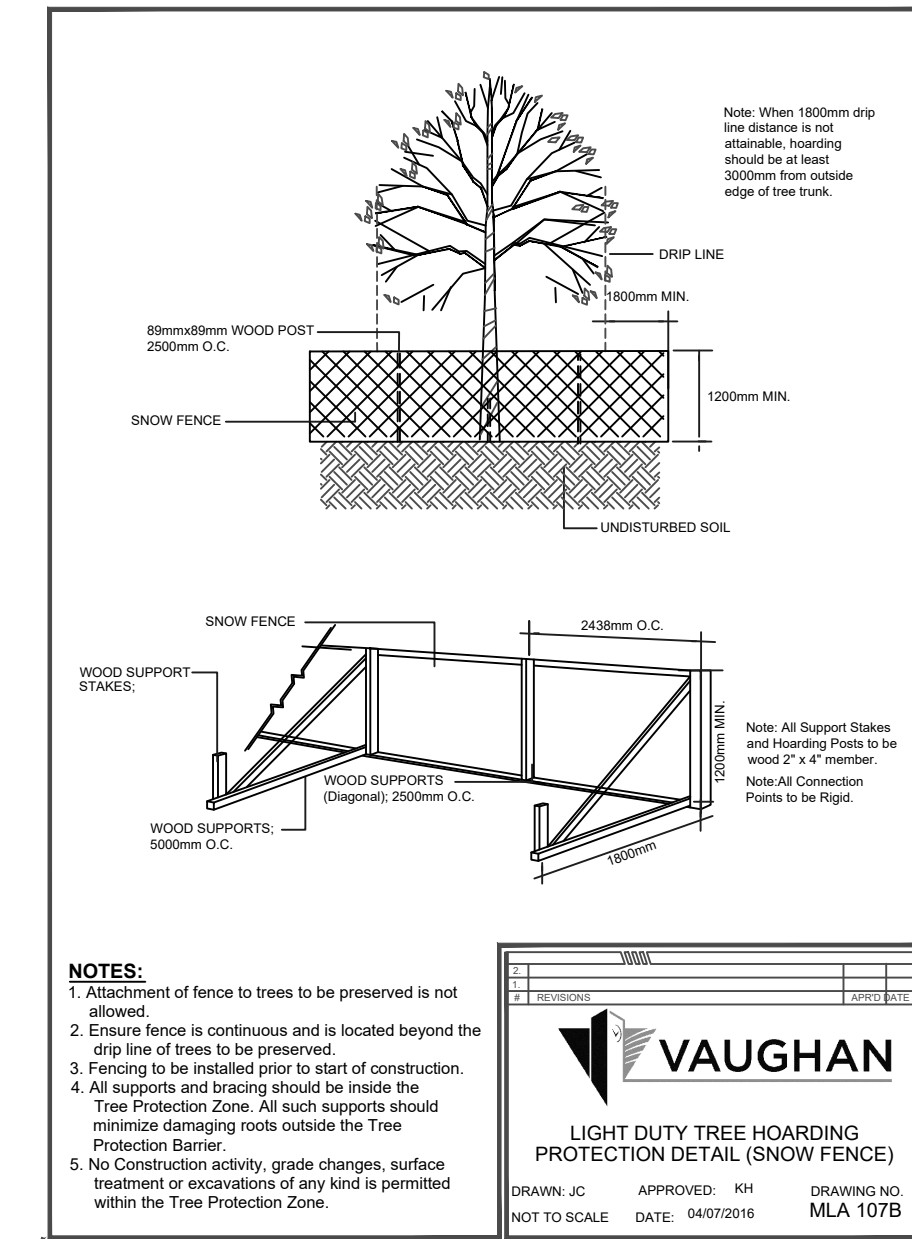
RAIN WATER LEADER

Symbol	Qty	Botanical/Common Name	Root	Size	Remarks	Symbol	Qty	Botanical/Common Name	Root	Size	Remarks
Deciduous Trees						Deciduous Shrubs					
AC	03	Amelanchier laevis Downy Serviceberry	Potted	1.2m high	Multistem 3 stems	CR	27	Cornus racemosa Gray Dogwood	Potted	60cm	clump
AF	08	Acer freemanii Freeman Maple	WB	60mm cal.		CS	31	Cornus sericea Red Osier Dogwood	Potted	60cm	
AP	02	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple	WB	60mm cal.	Specimen Low Branching clump	FS	03	Fagus sylvatica European Beech	BB	2m high	Hedging
AR	05	Acer rubrum Red Maple	WB	60mm cal.		HA	09	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	Potted	60cm	
FSC	03	Fagus sylvatica 'fastigiata' Columnar Beech	WB	60mm cal.		HP	04	Hydrangea paniculata 'Limelight' Limelight Hydrangea	Potted	60cm	
QS	14	Quercus robur x alba 'crimschmidt' Crimson Spire Oak	WB	60mm cal.		RT	03	Rhus typhina Staghorn Sumac	Potted	60cm	
Evergreen Trees						VL	15	Viburnum lentago Nannyberry	Potted	60cm	
PS	05	Pinus strobus White Pine	Potted	2.0m high		Perennials					
Evergreen Shrubs						MP	235	Native Mixed Perennials Detail Locations of the following To Be Determined at a later date	Potted	150mm	
TH	33	Taxus media 'Hilli' Hills Yew	Potted	80cm		Ornamental Grasses					
TO	49	Thuja occidentalis White Cedar	Potted	1.5m high	Nursery Grown	OG	315	Native Ornamental Grasses Detail Location of the following To Be Determined at a later date	Potted	150mm	
Broadleaf Evergreen Shrubs											
B	175	Buxus 'Green Mountain' Green Mountain Boxwood	Potted	45cm							
EFC	30	Euonymus fortunei 'Coloratus' Wintercreeper Euonymus(300mm dia)	Potted	45cm							

ATTACHMENT 7

Tree Inventory – 45 Napier St Kleinburg, ON L0J 1C0.

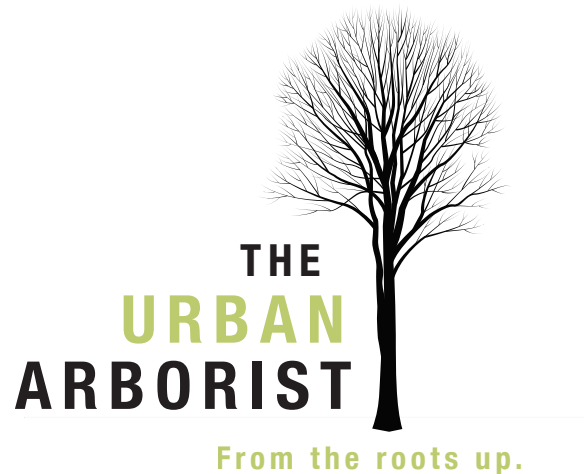
Tag #	Common Name	Botanical Name	Diameter @ Base	Diameter @ Breast Height (1.4m) CM	Health Condition	Structural Condition	Notes	Recommendations Based on Site Plan	Minimum TPZ (m)	Proposed TPZ (m)	Required Replacement Ratio
490	Colorado Blue Spruce	Picea pungens	37	29	-	-	Lower limbs pruned off, some deadwood HAS FALLEN DOWN IN PREVIOUS WINDSTORM	-	-	-	-
491	Colorado Blue Spruce	Picea pungens	42	30	Average	Average	1 Meter from driveway, crowded crown	Remove	-	-	3:1
492	Colorado Blue Spruce	Picea pungens	42	34	Average	Average	Lower limbs prune	Remove	-	-	3:1
493	Eastern Red Cedar	Juniperus virginiana	39	30	Average	Average	Lower limbs pruned, some breakage, some deadwood, on neighbouring property	Preserve & Protect	1.8	1.8	-
494	Eastern Red Cedar	Juniperus virginiana	23	17	Poor	Very/Poor	Previously co-dominant, 1 co-dominant leader failure, on neighbouring property	Preserve & Protect	1.8	1.8	-
495	Eastern Red Cedar	Juniperus virginiana	25	20	Average	Average	on neighbouring property	Preserve & Protect	1.8	1.8	-
496	Eastern Red Cedar	Juniperus virginiana	38	30	Very Poor	Poor	80% cut down, on neighbouring property	Retain	dripline	dripline	-
497	Sugar Maple	Acer saccharum	50	50	Average	Average	Tag on fence, North/East corner of shed, 2.2 meter from fence, some breakage, on neighbouring property	Preserve & Protect	3	3	-
498	Silver Maple	Acer saccharum	73	68	Average	Average	1 leader prune off, lower limbs prune off, on neighbouring property	Preserve & Protect	4.2	4.2	-
499	Norway Spruce	Picea abies	83	69	Good	Good		Remove	-	-	4:1
500	Manitoba Maple	Acer negundo	38	31	Average	Average/Poor	Co-dominant from base, 2 leader previously removed	Preserve & Protect	2.4	2.4	-
501	Manitoba Maple	Acer negundo	29	21	Average	Average		Preserve & Protect	1.8	1.8	-
502	Manitoba Maple	Acer negundo	29	19	Average	Average	Previously had crown failure	Preserve & Protect	1.8	1.8	-
503	Manitoba Maple	Acer negundo	52	39	Average	Average		Preserve & Protect	2.4	2.4	-
504	Emerald Cedar	Thuja occidentalis	18	4	Good	Good		Remove	-	-	-
505	Emerald Cedar	Thuja occidentalis	13	4	Good	Good		Remove	-	-	-
506	Emerald Cedar	Thuja occidentalis	18	4	Good	Good		Remove	-	-	-
1340	Red Oak	Quercus rubra	35	25	Good	Good	Tagged at a previous date by neighbouring property	Preserve & Protect	1.8	1.8	-
1343	Colorado Spruce	Picea pungens	38	34	Good	Good	Tagged at a previous date by neighbouring property, beyond minimum tree protection distance	Retain	2.4	3.2	-
1345	White Spruce	Picea glauca	53	42	Good	Good	Tagged at a previous date by neighbouring property	Remove	-	-	4:1
1346	Norway Spruce	Picea abies	68	57	Good	Good	Tagged at a previous date by neighbouring property	Remove	-	-	4:1
1347	Norway Spruce	Picea abies	57	44	Good	Good	Tagged at a previous date by neighbouring property	Remove	-	-	4:1
TOTAL TREES REQUIRED TO BE PLANTED										22	



Tree Inventory and Protection Plan

Prepared for: Steven Guglietti
45 Napier Street.
Vaughan, ON.
LOJ

prepared by:



The Urban Arborist INC.
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Tel: 416.833.6467
www.TheUrbanArborist.ca
Certified and Insured
"From the roots up."

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

July 31, 2020

ATTACHMENT 8

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1.0 Introduction

1.1 Purpose of Assignment

The Urban Arborist Inc was retained by Steven Guglietti to prepare a Tree Inventory and Protection Plan for a residential project. The project consists of demolishing an existing home and rebuilding a new home.



Figure 1. Front of Subject Lot at 45 Napier Street. Vaughan, ON.

1.2 Existing Site Characteristics

There are no major grade differences on the property. The property at the rear starts to slope down slightly and has a large portion of a wooded area beyond the fence line.

2.0 Methodology

All data used in this report is empirical in nature, unless stated otherwise. All measurements in this report utilize the metric system of measurement.

2.1 *Field Study*

Site inspection and data collection was initiated March 1st, 2018. All trees located on the subject lands that are 20cm diameter and greater measured at base on the subject lands and beyond 6m of construction area have been inventoried, assessed, surveyed and referred to in this report as a significant tree.

2.2 *Tree Locations*

The locations of all significant trees were surveyed and plotted and shown on drawing in appendix 2.

2.3 *Tree Conditions*

During field study a generalized assessment system was used to give each significant tree a rating based on structural condition and health condition.

The following 5 level assessment for health is listed below.

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

The following 5 level assessment for structural condition was as follows:

- Very Poor - Trunk has large pockets of decay, is bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
- Poor - Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
- Average - Trunk, limb and branch development though flawed is typical of this

species.

Good - Trunk is well developed with well attached limbs and branches; some flaws but are hardly visible.

Very Good - In addition to attributes of a good rating, the tree exhibits a well developed root flare and a balanced canopy.

Factors Assessed were as follows:

Roots	Trunk	Foliage/Buds	Scaffold Branches	Small Branches/Twigs
· Collar/flare · Mechanical injury · Girdling roots · Insects/disease · Decay/fungi	· Cavities · Mechanical injury · Cracks · Swollen/sunken areas · Insects/disease · Fungi	· Size of foliage/buds · Foliage colour · Foliage injury · Dieback of buds/foilage · Insects/disease	· Attachments/included bark · Taper · Distribution · Decay/cavities · Deadwood · Insects/disease	· Vigour/growth rates · Distribution · Appearance · Insects/disease · Dieback

3.0 Tree Inventory

A total of 22 trees were inventoried at 45 Napier Street. A total of 6 trees are on neighbouring property and the remaining 16 trees are on the subject property. Below is a table summary on data collected. (See Tree Inventory Spreadsheet in appendix 1).

	Total	Reference Tag #'s
Total Trees ≥ 20cm diameter at base on subject property	9	490, 491, 492, 499-503, 1343, 1345-1347
Total Trees on Municipal Lands	1	1340
Total Trees on Adjacent Residential Lands	6	493-498
Total Trees inventoried that are undersize	3	504-506

**See Appendix 1 for full Tree Inventory.*

3.1 Trees to Preserve

The trees in this section have been evaluated suitable for preservation and fall under the Tree Preservation, Protection and Management guidelines in this report. Different approaches of Tree Preservation can be carried out following tree health and structure evaluation. The following describes the differences in approaches to Tree Preservation.

1. Preserve, Protect & Maintain

Includes protection with tree preservation hoarding, as well as pre and post-construction arboricultural works.

2. Preserve & Protect

Includes the installation of tree protection hoarding; no maintenance will be required unless specified in the recommendations in Appendix 1

3. Retain

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

4. Transplanting

Where size of tree permits transplanting, it is recommended that moving a tree to a location that would suit the tree.

# of Trees evaluated as suitable for Preservation	12
# of Trees to use Method 1	N/A
# of Trees to use Method 2	9 (#493, #494, #495, #497, #498, #500, #501, #502, #503)
# of Trees to use Method 3	3 (#496, #1340, #1343)
# of Trees to use Method 4	0

In the case of 45 Napier Street and proposed development, 12 trees can be preserved. Trees that will be protected with hoarding are trees that are 20cm diameter at base and greater on the subject site and trees within 6m of the construction area. Trees suitable for preservation must be preserved only through the full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines contained in this report for trees to continue to survive.

3.2 Trees to Remove

All trees scheduled for removal shall be removed prior to any construction, earthworks or installation of tree protection hoarding. Due to site or development, tree condition or location, retention is not warranted. A total of 1 tree is to be removed that is a category. A permit is required to remove or injure any tree on private property which is over 20cm diameter at base and greater.

There are 6 trees to be removed greater than 20cm diameter at base.

Total of number of Trees to Remove	6
Reference Tag #'s	#491, #492, #499, #1345, #1346, #1347

3.3 *Trees to Injure*

A total of 6 trees will be impacted by construction. Trees #493-#498 will require mitigation measures prior to disturbances due to underground parking garage and retaining wall. (see section 4.3 Sensitive Root Excavation)

Shared ownership trees or neighbouring trees potentially impacted by proposed development and/or construction activities will require authorization. Provide written authorization from an adjacent property owner where the base of a tree straddles a property line or is completely on the neighbouring property as per By-law 052-2018.

3.4 *Trees to Replant (Replacement)*

There are 6 trees to be removed and 22 trees are required to be planted on site

City of Vaughan Replacement Requirement:

DBH of Tree to be Cut or Removed	Number of Replacement Trees Required
20cm to 30cm	1
31cm to 40 cm	2
41cm to 50cm	3
51cm or greater	4

Refer to appendix 2 for replanting plan. Refer to appendix 3 for replanting list.

4.0 *Tree Preservation, Protection and Management*

4.1 *Tree Protection*

All trees except trees will have their minimum tree protection zones met. All trees will have tree protection erected as shown in appendix 2.

4.2 *Tree Protection Barriers*

All trees scheduled to be *Preserved & Protected* shall have their critical rooting zones protected with the installation of tree protection barriers. Tree protection barriers shall be installed as per City of Vaughan Tree Protection Barriers Detail, see Appendix 3.

Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm at base) to be preserved prior construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law 052-2018.

Municipal By-law 052-2018 directs that municipal and private trees shall be protected during all phases of construction. ULA 110B Light Duty and ULA 110A Heavy Duty Tree protection fencing (plywood)

is to be installed prior to construction and is to remain until construction is completed, as per By-Law 052-2018. MLA 107B or ULA 110B Light Duty Tree protection fencing (Snow Fence) may be used where traffic sight lines will be affected within the road allowance, as per By-Law 052-2018. Additionally, Municipal By-law 052-2018 direct that if a tree is damaged or requires removal that monetary compensation and expenses shall be paid.

No construction activity, grade changes, surface treatment, excavations of any kind or material storage is permitted within the Tree Protection Zone.

Applicant shall inform Vaughan Forestry or Development Planning Department once Tree Protection has been installed, for Vaughan Forestry to inspect and approve according to specifications.

4.3 Sensitive Root Excavation

ROOT SENSITIVE EXCAVATION reduces root injuries to trees and involves trenching along the line of proposed excavation to the depth required for the proposed hardscaping, utility or site feature being installed, prior to mechanical excavation of the rest of the area. Location and Dimensions of proposed root sensitive excavation are to be provided to Urban Forestry in advance for our review.

ROOT SENSITIVE EXCAVATION may use the following trenching methods: hand digging using shovels and bars; air spade (with vacuum preferred); low-pressure hydrovac.

All ROOT SENSITIVE EXCAVATION must be performed under the supervision of a qualified arborist. All roots exposed must be documented by the supervising arborist. Every effort should be made to preserve as many exposed roots as possible. Roots approved for pruning should be cleanly cut with a sharp, non-vibrating tool such as a handsaw, secateurs, chainsaw at face of trench such that no further disturbance of the roots are to be expected once mechanical excavation begins. All root pruning is to be performed by the arborist only, as per guidelines below.

When ROOT SENSITIVE EXCAVATION is performed in regards to the installation of a deep site feature such as a foundation, roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the Tree Protection Zone (TPZ) of bylaw trees they should be preserved and Urban Forestry must be notified to discuss the expected impacts of pruning such significant roots on the tree's health or stability.

When ROOT SENSITIVE EXCAVATION is performed in regards to the installation of site features such as post holes, all roots exposed of under 5cm diameter may be cleanly cut at face of hole such that no further disturbance of the roots are to be expected once mechanical excavation begins for the lower portion of the holes (below hand dug area). If roots of 5cm diameter or greater are uncovered they should be preserved, the post holes filled in with viable soil and the hole moved at least 0.5 metre away to avoid significant roots.

When ROOT SENSITIVE EXCAVATION is performed in regards to the installation of site features such as driveways, walkways, curbs, etc. roots of less than 5cm diameter can be cut sharply, if

necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the TPZ of bylaw trees they should be preserved and Urban Forestry must be notified to discuss the expected impacts of pruning such significant roots on the tree's health or stability, or to arrange the proposed site feature to be moved farther away from the tree and its significant roots.

When ROOT SENSITIVE EXCAVATION is performed in regards to the installation of utilities such as water lines or sewers, every effort should be made to preserve as many exposed roots as possible by installing the utilities underneath the roots without root pruning. If roots of 5cm diameter or greater are uncovered they should be preserved.

5.0 Tree Compensation, Protection, and Removal Costs

The following items have been quantified in dollar terms as an estimate for entering into a tree protection agreement with the City of Vaughan.

Tree Removal Approximate Cost: **\$10,500.00**

Tree Compensation Cost: 22 x \$550.00 = **\$12,100.00**

Tree Protection Approximate Costs: **\$3500.00**

Total costs for the purpose of entering a tree protection agreement is \$26,100.00

6.0 Conclusions and Recommendations

Based on all data collected from on-site field work and review of all site plans the following conclusions and recommendations are made and correspond with Tree Inventory in Appendix 1:

Conclusions	Recommendations
There are 12 trees to be protected and preserved.	Install Tree Protection Barriers as listed in this document.
The proposed development will require a total of 6 trees be removed.	Application to remove 6 trees must be submitted to City of Vaughan Forestry Department.
6 trees will require mitigation measures	Use sensitive root excavation guide as discussed in this report.
A total of 22 trees will require to be planted on site.	Plant 22 trees as specified in appendix 2.

Attachments are as follows:

- Appendix 1 Tree Inventory
- Appendix 2 Replanting List
- Appendix 3 Site Plan / Tree Protection Plan Drawing
- Appendix 4 Tree Protection Barrier Detail ULA 110A
- Appendix 5 Tree Protection Barrier Detail ULA 110B
- Appendix 6 Tree Planting Detail
- Appendix 7 Photographs

This 9 page Report was written by

Robert Rafael Lis
ISA Certified Arborist #ON-1374-A

Y10 ARBORIST ULA
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Tree
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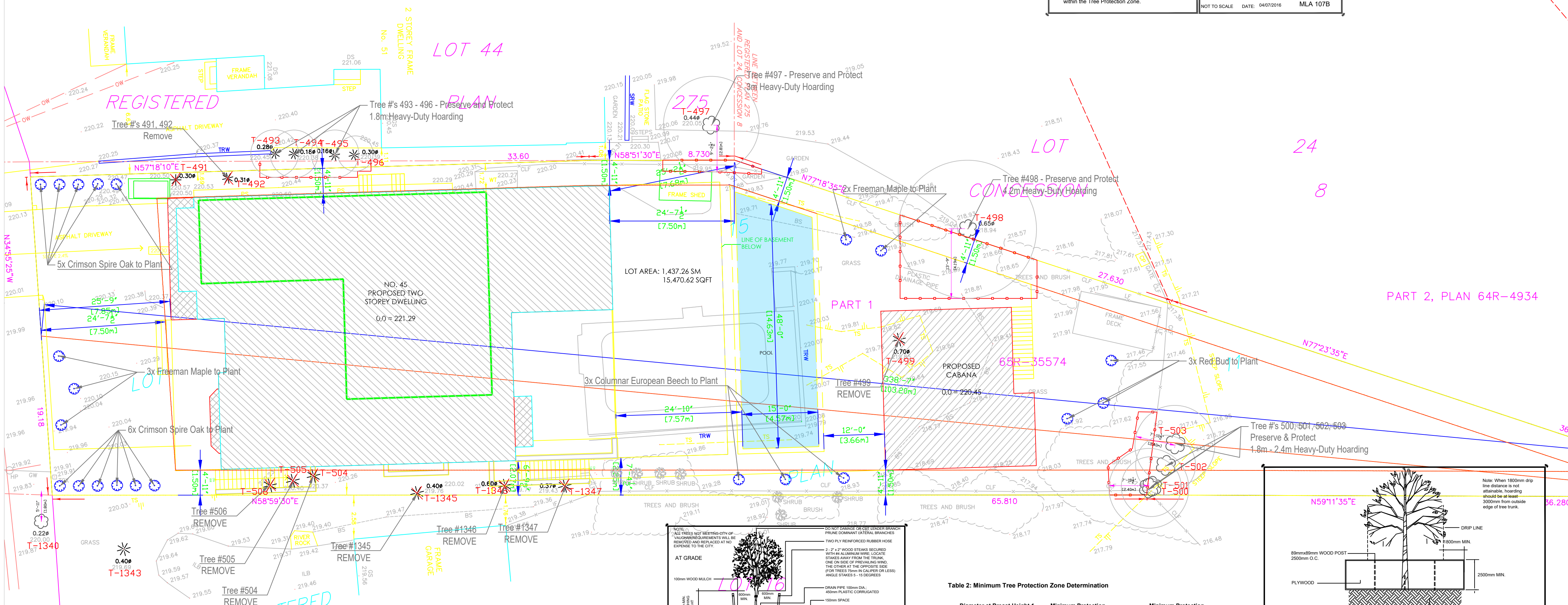
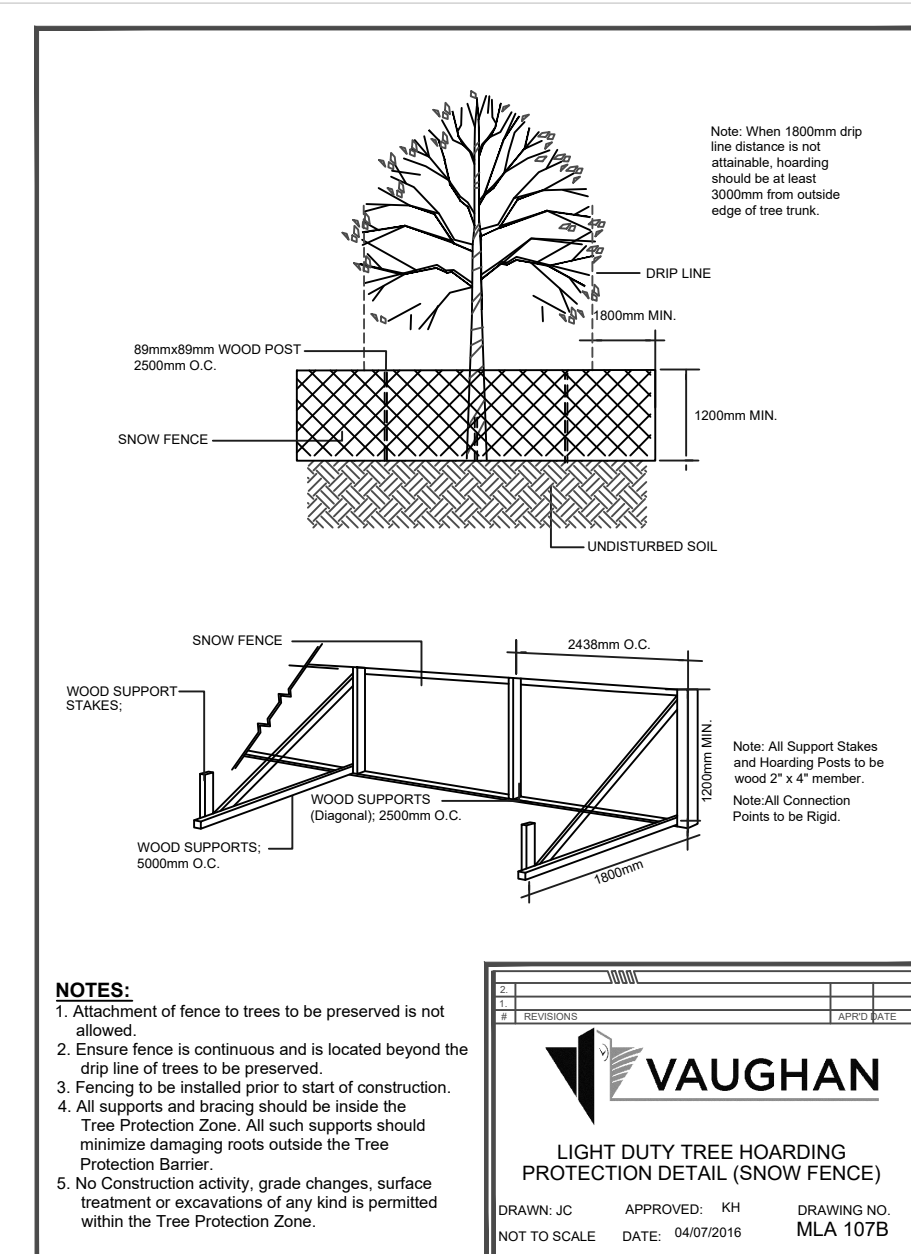
Tag #	Common Name	Botanical Name	Diameter @ Base	Diameter @ Breast Height (1.4m) CM	Health Condition	Structural Condition	Notes	Recommendations Based on Site Plan	Minimum TPZ (m)	Proposed TPZ (m)	Required Replacement Ratio
490	Colorado Blue Spruce	Picea pungens	37	29	-	-	Lower limbs pruned off, some deadwood HAS FALLEN DOWN IN PREVIOUS WINDSTORM	-	-	-	-
491	Colorado Blue Spruce	Picea pungens	42	30	Average	Average	1 Meter from driveway, crowded crown	Remove	-	-	3:1
492	Colorado Blue Spruce	Picea pungens	42	34	Average	Average	Lower limbs prune	Remove	-	-	3:1
493	Eastern Red Cedar	Juniperus virginiana	39	30	Average	Average	Lower limbs pruned, some breakage, some deadwood, on neighbouring property	Preserve & Protect	1.8	1.8	-
494	Eastern Red Cedar	Juniperus virginiana	23	17	Poor	Very/Poor	Previously co-dominant, 1 co-dominant leader failure, on neighbouring property	Preserve & Protect	1.8	1.8	-
495	Eastern Red Cedar	Juniperus virginiana	25	20	Average	Average	on neighbouring property	Preserve & Protect	1.8	1.8	-
496	Eastern Red Cedar	Juniperus virginiana	38	30	Very Poor	Poor	80% cut down, on neighbouring property	Retain	dripline	dripline	-
497	Sugar Maple	Acer saccharum	50	50	Average	Average	Tag on fence, North/East corner of shed, 2.2 meter from fence, some breakage, on neighbouring property	Preserve & Protect	3	3	-
498	Silver Maple	Acer saccharum	73	68	Average	Average	1 leader prune off, lower limes prune off, on neighbouring property	Preserve & Protect	4.2	4.2	-
499	Norway Spruce	Picea abies	83	69	Good	Good		Remove	-	-	4:1
500	Manitoba Maple	Acer negundo	38	31	Average	Average/Poor	Co-dominant from base, 2 leader previously removed	Preserve & Protect	2.4	2.4	-
501	Manitoba Maple	Acer negundo	29	21	Average	Average		Preserve & Protect	1.8	1.8	-
502	Manitoba Maple	Acer negundo	29	19	Average	Average	Previously had crown failure	Preserve & Protect	1.8	1.8	-
503	Manitoba Maple	Acer negundo	52	39	Average	Average		Preserve & Protect	2.4	2.4	-
504	Emerald Cedar	Thuja occidentalis	18	4	Good	Good		Remove	-	-	-
505	Emerald Cedar	Thuja occidentalis	13	4	Good	Good		Remove	-	-	-
506	Emerald Cedar	Thuja occidentalis	18	4	Good	Good		Remove	-	-	-
1340	Red Oak	Quercus rubra	35	25	Good	Good	Tagged at a previous date by neighbouring property, on city property	Retain	1.8	1.8	-
1343	Colorado Spruce	Picea pungens	38	34	Good	Good	Tagged at a previous date by neighbouring property, beyond minimum tree protection distance, on neighbouring property	Retain	2.4	3.2	-
1345	White Spruce	Picea glauca	53	42	Good	Good	Tagged at a previous date by neighbouring property	Remove	-	-	4:1
1346	Norway Spruce	Picea abies	68	57	Good	Good	Tagged at a previous date by neighbouring property	Remove	-	-	4:1
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								TOTAL TREES REQUIRED TO BE PLANTED			22

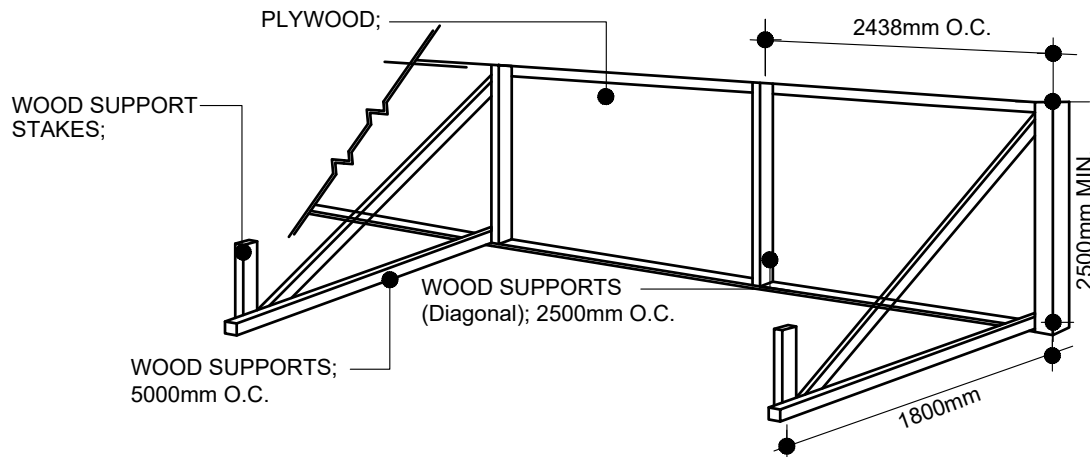
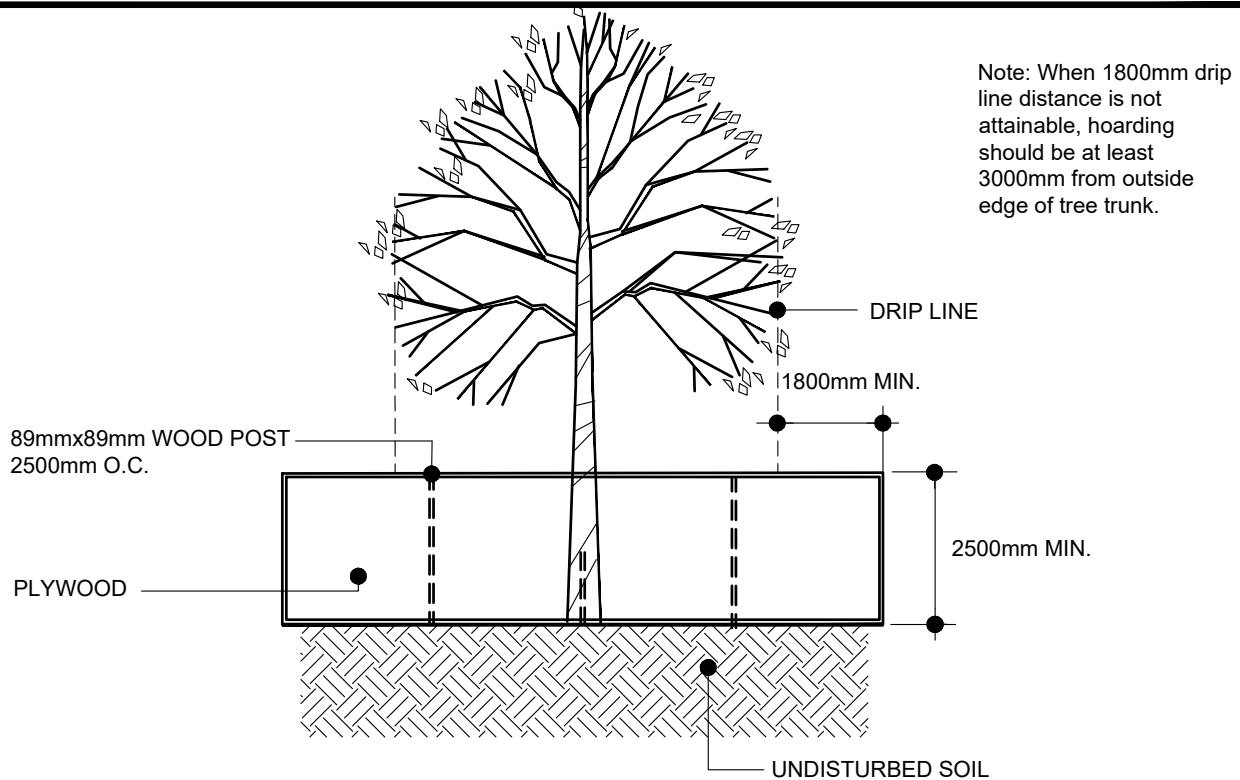
								TOTAL TREES REQUIRED TO BE PLANTED	22
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45 Napier Street. Vaughan, ON. Replanting List – November 5 2018

<u>COUNT</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CALIPER (MM)</u>	<u>ROOT</u>	<u>HEIGHT(CM)</u>	<u>LOCATION</u>
3	Columnar European Beech	Fagus sylvatica 'Fastigiata'	60	W.B.	-	Backyard
11	Quercus robur x alba 'Crimschmidt'	Crimson Spire Oak	60	W.B.	-	Front yard
5	Freeman Maple	Acer freemanii	60	W.B.	-	Front yard
3	Red Bud	Cercis canadensis	60	W.B.	-	Backyard

Tree Inventory – 45 Napier St Kleinburg, ON L0J 1C0.									
Tag #	Common Name	Botanical Name	Diameter @ Base	Diameter @ Breast Height (1.4m) CM	Health Condition	Structural Condition	Notes	Recommendations Based on Site Plan	Minimum TPZ (m)
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501	Manitoba Maple	Acer negundo	29	21	Average	Average		Preserve & Protect	1.8
502	Manitoba Maple	Acer negundo	29	19	Average	Average	Previously had crown failure	Preserve & Protect	1.8
503	Manitoba Maple	Acer negundo	52	39	Average	Average		Preserve & Protect	2.4
504	Emerald Cedar	Thuja occidentalis	18	4	Good	Good		Remove	-
505	Emerald Cedar	Thuja occidentalis	13	4	Good	Good		Remove	-
506	Emerald Cedar	Thuja occidentalis	18	4	Good	Good		Remove	-
1340	Red Oak	Quercus rubra	35	25	Good	Good	Tagged at a previous date by neighbouring property	Preserve & Protect	1.8
1343	Colorado Spruce	Picea pungens	38	34	Good	Good	Tagged at a previous date by neighbouring property, beyond minimum tree protection distance	Retain	2.4
1345	White Spruce	Picea glauca	53	42	Good	Good	Tagged at a previous date by neighbouring property	Remove	-
1346	Norway Spruce	Picea abies	68	57	Good	Good	Tagged at a previous date by neighbouring property	Remove	-
1347	Norway Spruce	Picea abies	57	44	Good	Good	Tagged at a previous date by neighbouring property	Remove	-
TOTAL TREES REQUIRED TO BE PLANTED								22	





Note: All Support Stakes and Hoarding Posts to be wood 2" x 4" member.

Note: All Plywood to be 4'x8' sheets.

Note: All Connection Points to be Rigid.

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.



VAUGHAN

DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

HEAVY DUTY TREE HOARDING PROTECTION DETAIL (PLYWOOD)

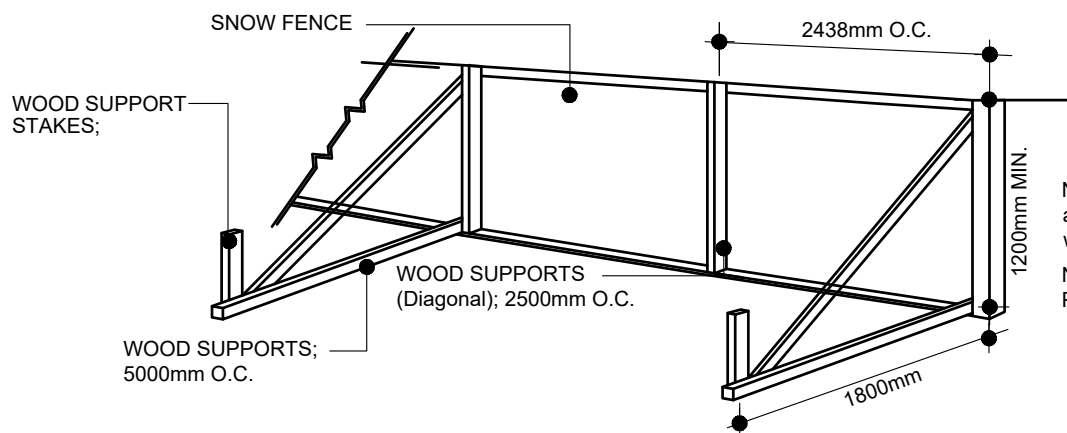
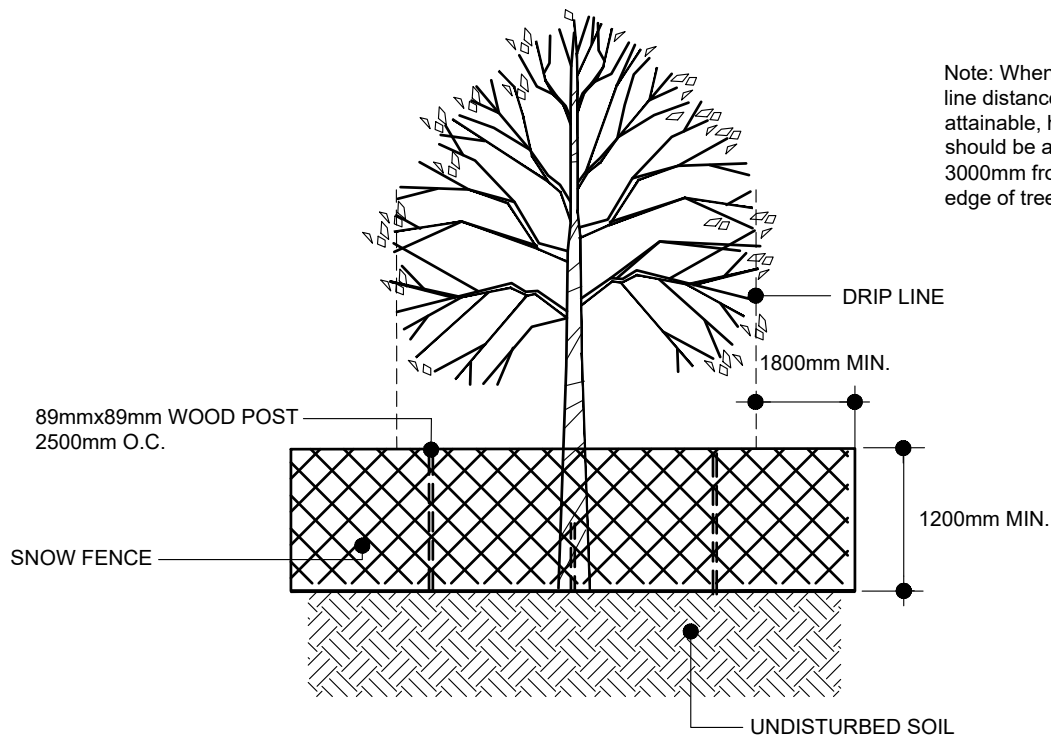
NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONSTRUCTION PACKAGE OR SITE PLAN APPLICATION PROVIDED THE DETAIL IS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER AS APPLICABLE.

DRAWN & DESIGNED: URBAN DESIGN

NOT TO SCALE DATE: 04 / 07 / 2016

STD. DWG. NO.

ULA 110A



Note: All Support Stakes and Hoarding Posts to be wood 2" x 4" member.

Note: All Connection Points to be Rigid.

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.



VAUGHAN

DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

LIGHT DUTY TREE HOARDING PROTECTION DETAIL (SNOW FENCE)

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONSTRUCTION PACKAGE OR SITE PLAN APPLICATION PROVIDED THE DETAIL IS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER AS APPLICABLE.

DRAWN & DESIGNED: URBAN DESIGN

NOT TO SCALE DATE: 04 / 07 / 2016

STD. DWG. NO.

ULA 110B

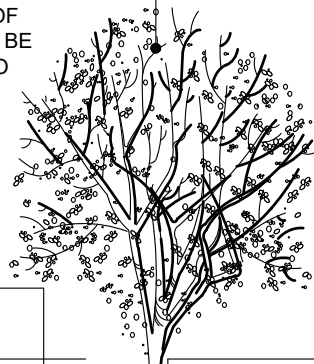
NOTE:
ALL TREES NOT MEETING CITY OF
VAUGHAN REQUIREMENTS WILL BE
REMOVED AND REPLACED AT NO
EXPENSE TO THE CITY.

AT GRADE

100mm WOOD MULCH

1800mm MIN.
BRANCHING
HEIGHT

100mm



DO NOT DAMAGE OR CUT LEADER BRANCH
PRUNE DOMINANT LATERAL BRANCHES

TWO PLY REINFORCED RUBBER HOSE

2 - 2" x 2" WOOD STEAKS SECURED
WITH #4 ALUMINUM WIRE; LOCATE
STAKES AWAY FROM THE TRUNK,
ONE ON SIDE OF PREVAILING WIND,
THE OTHER AT THE OPPOSITE SIDE
(FOR TREES 75mm IN CALIPER OR LESS)
ANGLE STAKES 5 - 15 DEGREES

DRAIN PIPE 100mm DIA.;
450mm PLASTIC CORRUGATED

150mm SPACE

CROWN OF ROOT BALL

SOD

FINISH GRADE

CLEAN SHARP EDGE BETWEEN
SAUCER AND SOD / SEED

CREATE SAUCER AROUND TREE

AERATE AND SCARIFY SOIL SURROUNDING
PLANTING PIT AND BASE OF PIT

APPROVED SOIL MIXTURE

CUT AND REMOVE TOP 1/3 OF BURLAP;
REMOVE ALL SIDES OF WIRE BASKET
AND ALL TIES

SUBGRADE

EXCAVATE 100mm DEPTH FOR
MOUNDING INTO EXISTING SUBSOIL

CREATE SAUCER AROUND TREE

APPROVED SOIL
MIXTURE

FINISH GRADE

VARIES WITH SLOPE

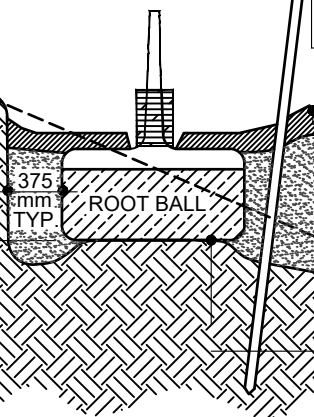
SLOPE PIT BOTTOM FOR DRAINAGE

SUBGRADE

ON A SLOPE

SOD

100mm



NOTES:

1. Position crown of root ball 50mm above finish grade to allow for settling.
2. Do corrective pruning to retain natural form of tree as directed by City Forestry Supervisor.
3. Water all plant material sufficiently to maintain vigorous, healthy growth from time of delivery/ installation until the end of the specified guarantee period.
4. Stake height shall be a minimum of 1.5 metres above finish grade.
5. For trees planted within planting or shrub beds, delete saucer around base of tree.
6. Remove all tree guards/ stakes 12 months after acceptance/ assumption or as specified.
7. No tree pits shall be left open overnight.
8. Do not allow air pockets when backfilling.
9. All dimensions are in millimeters.



VAUGHAN

DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

DECIDUOUS TREE PLANTING DETAIL FOR TREES UNDER 90mm IN CALIPER

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONSTRUCTION PACKAGE OR SITE PLAN APPLICATION PROVIDED THE DETAIL IS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER AS APPLICABLE.

DRAWN & DESIGNED: URBAN DESIGN

STD. DWG. NO.

NOT TO SCALE

DATE: 03 / 01 / 2011

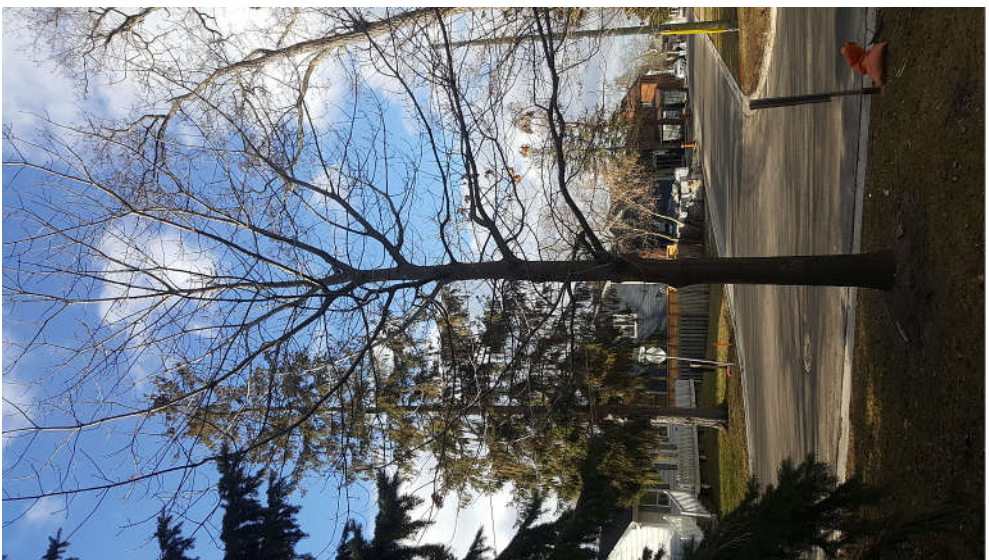
ULA 101

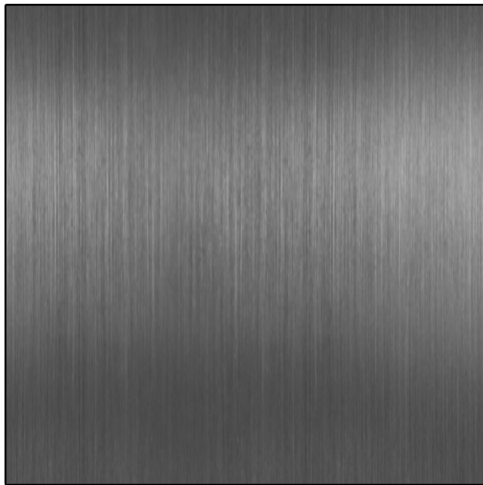








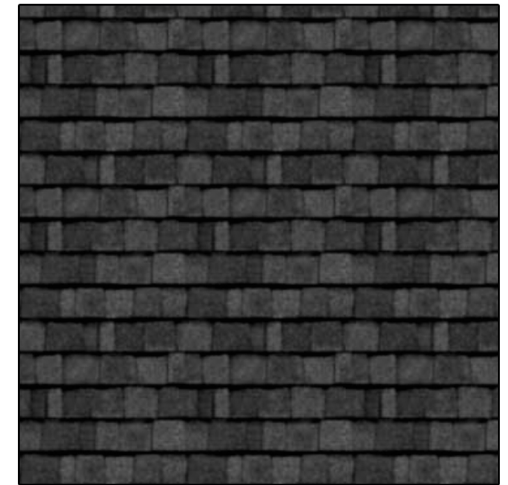




METAL PANEL



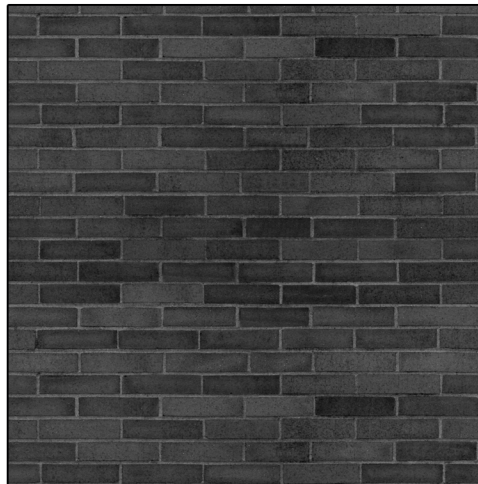
INDIANA BUFF LIMESTONE



CHARCOAL SLATE ROOF



BEIGE / BUFF BRICK



GREY BRICK

ATTACHMENT 9



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
OCTOBER 23, 2019
1752



MATERIAL BOARD
SCALE: NTS.