

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

**22 NEW CONSTRUCTION OF A SINGLE DETACHED RESIDENTIAL BUILDING  
(DEFERRED FROM APRIL 20, 2016)  
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
54 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT  
WARD 1 – VICINITY OF NAPIER STREET AND KELLAM STREET**

## Recommendation

The Heritage Vaughan Committee recommends:

- 1) That Council approve the proposed new construction under Section 42 of the *Ontario Heritage Act* for a single detached dwelling at 54 Napier Street, subject to the following conditions:
  - a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
  - b) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning; and
  - c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
- 2) That Attachments 3 c), d) and e), Attachments 4 a) and b) and Attachment 5 be replaced with the revised drawings to reflect the 3D renderings presented at the Heritage Vaughan Committee meeting on May 18, 2016.

## Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That Council approve the proposed new construction under Section 42 of the *Ontario Heritage Act* for a single detached dwelling at 54 Napier Street, subject to the following conditions:
  - a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

Item 22, CW Report No. 24 – Page 2

- b) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

#### **Contribution to Sustainability**

This report is consistent with the goals and objectives within Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

*Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

#### **Economic Impact**

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

#### **Communications Plan**

All materials related to the Heritage Vaughan Committee are posted on the City's website.

#### **Purpose**

The purpose of this report is for Heritage Vaughan to consider the revised drawings for a proposed new construction of a single family detached residence at 54 Napier Street within the Kleinburg-Nashville Heritage Conservation District.

#### **Background - Analysis and Options**

In 2011, the previous Owner of the property applied for and received permission from Heritage Vaughan and the City of Vaughan Council to demolish the existing structure on the property and subsequently received approval to build a new dwelling on the lot in April 2012. However, the property was acquired by the current owner and the approved new building was not built.

The existing 1957 dwelling still remains on the property and the approval to demolish the existing dwelling remains in effect.

The applicant proposes a single detached dwelling in the modern style, specifically in the style of the Windrush Development. The Kleinburg-Nashville Heritage Conservation District Plan identifies the Windrush Co-operative properties as being worthy of Part IV designation, therefore making this specific iteration of modern style a possible heritage style in the district.

The Modern/Windrush Style is alluded to in two places in the Kleinburg-Nashville Heritage Conservation District Study and Plan. In the heritage character assessment of Windrush, the Study states the following:

*"Windrush was something of an "artist's colony", and the members were among those few who took their modern architecture straight up. Many of the original houses are quite faithful to the example of Frank Lloyd Wright's "Usonian" houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys." (P. 46)*

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

#### Item 22, CW Report No. 24 – Page 3

*In Section 9 (9.2.2), the Modern style elements are listed:*

- *One-storey, very informal plan. Each area of the house expressed in plan and elevation.*
- *Fits into landscape, with floor levels following contours of the lot.*
- *Main entrance often on the side.*
- *Strong horizontal emphasis.*
- *Flat roofs with large overhangs, sometimes extremely so. Roofs overlap and vary in height.*
- *Very large chimney.*
- *Natural materials: fieldstone, brick and wood.*
- *Large glass areas: inside and outside 'flow together'.*

In the first circulation of Site Plan file DA.16.002, Cultural Heritage staff identified concerns with the proposed cladding materials, chimney design, glazing style and landscaping. The applicant addressed all comments. The applicant also provided a streetscape view rendering to provide context for the height and scale of the proposed new residence.

The design proposal was reviewed at the April 20, 2016 Heritage Vaughan meeting. The Committee requested that the proposed design be further refined to better reflect the character of the Usonian style. The applicant was requested to prepare an alternative based on comments of the Committee and to present at the scheduled May 18, 2016 Heritage Vaughan Committee.

On May 4, 2016, staff received revised drawings with the following revisions to the architecture:

- i. flat roofs of the Usonian style
- ii. windows extended vertically along front façade and added to the garage

Cultural Heritage staff reviewed the revised drawings submitted on May 4, 2016 and, in consultation with staff from Urban Design, the following further refinements are recommended:

1. Fascia  
Reduce the vertical height of the wood fascia. Consider extending the wood overhangs.
2. Glazing  
Extend windows up to the soffit. Reduce the horizontal mullions wherever possible. Extend windows down to the ground plane wherever possible. This will emphasize the verticality of windows against the horizontality of the roof in the Usonian style.
3. Materials  
Reduce the number of materials on the elevations to one or two materials plus glazing, such as Long Board Wood Siding and Brick Brampton Contempo Dover. Note: The chimney should remain as stone.

Staff notes that the drawings and renderings show slight discrepancies in the description and/or placement of materials. This is likely due to the turnaround of design changes within the two week revision period for Heritage Vaughan Committee. Staff will require that the full colour rendering(s) match the elevation drawings and proposed materials for final heritage permit issuance.

#### Materials

Materials and methods will be reviewed and confirmed at the staff level prior to issuance of the Heritage Permit.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

Item 22, CW Report No. 24 – Page 4

#### **Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on April 13, 2016 and must be deliberated upon by Council by July 12, 2016 to meet the 90 day timeline.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiatives:

- Support and promote arts, culture, heritage and sports in the community

#### **Regional Implications**

N/A

#### **Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the proposed application and determines that the proposed new construction of a single detached dwelling at 54 Napier Street is consistent with the Kleinburg-Nashville Heritage Conservation District Plan, subject to further minor refinements to the building design as identified in the report. Should the Committee concur, the recommendations in this report may be adjusted.

#### **Attachments**

1. Location Map
2. Current Condition
3. Site Plan & Elevations
  - a) Landscape/Site Plan
  - b) Topographical Site Plan
  - c) Front Elevation
  - d) Right Side Elevation
  - e) Left Side Elevation
4. Renderings
  - a) Front view
  - b) Contextual streetscape
5. Proposed Materials

#### **Report prepared by:**

John Britto, Council / Committee Administrator, Extn. 8637

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**NEW CONSTRUCTION OF A SINGLE DETACHED RESIDENTIAL BUILDING  
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WARD 1 – VICINITY OF NAPIER STREET AND KELLAM STREET**

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of May 18, 2016 (Item 1, Report No.3) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That Council approve the proposed new construction under Section 42 of the *Ontario Heritage Act* for a single detached dwelling at 54 Napier Street, subject to the following conditions:
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Report of the Manager of Urban Design and Cultural Heritage, dated May 18, 2016

**Recommendation**

The Manager of Urban Design and Cultural Heritage recommends:

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#### **Regional Implications**

N/A

### **Conclusion**

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### **Report prepared by:**

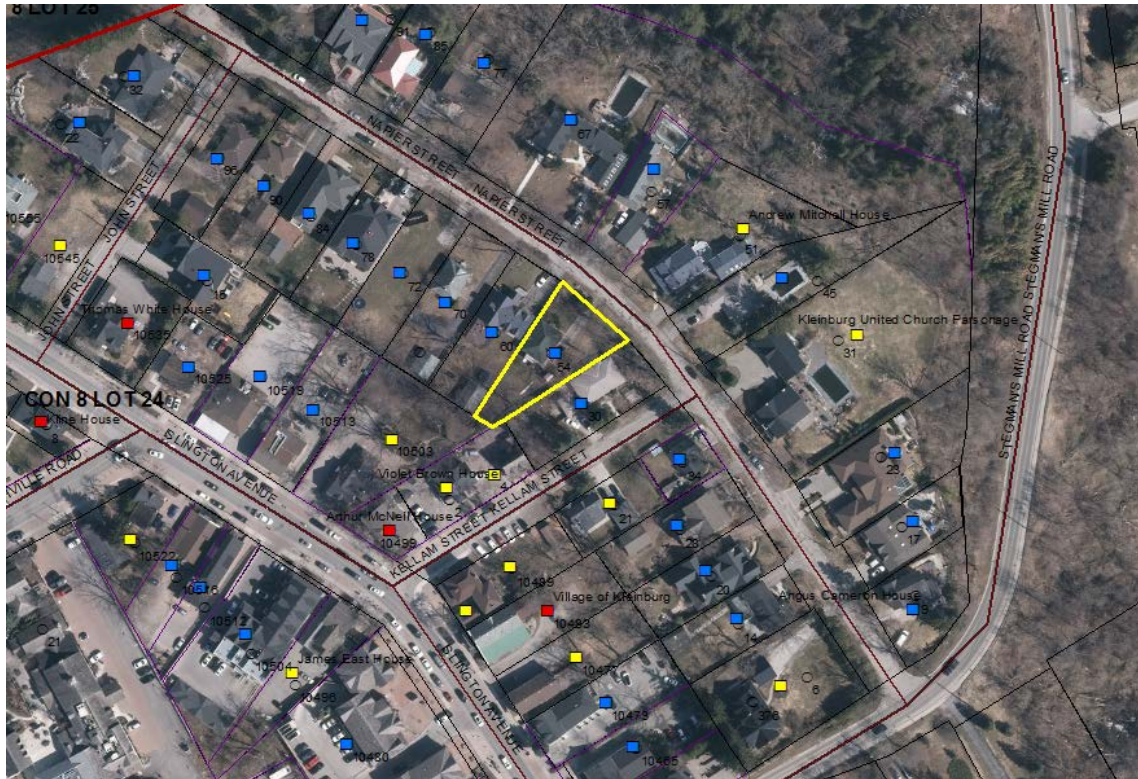
John Britto, Council / Committee Administrator, Extn. 8637

Respectfully submitted,

Jeffrey A. Abrams, City Clerk



**Location Map**



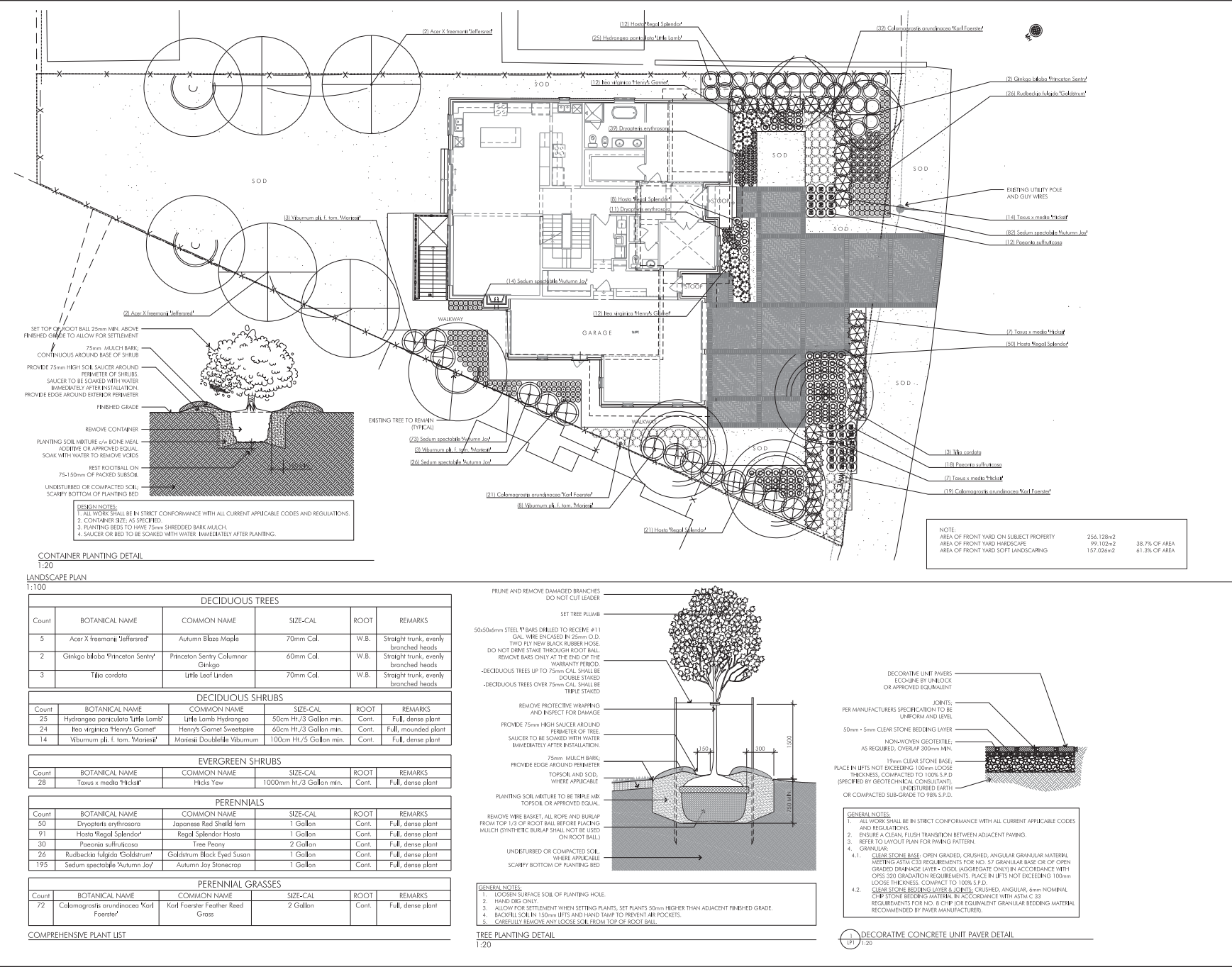
54 Napier Street

**Street Photos – Current Condition**





ATTACHMENT 3 a)



We have relied upon the accuracy and completeness of base & background information provided to us by the Client. We are not responsible for any errors or omissions that may arise as a result of reliance on or omission of information provided by the Client. Consultants and Contractors.

3	16/03/21	Area for 2nd Submission to City	ph
3	15/12/20	Area for 2nd Submission to City	ph
3	15/11/20	Area for Submission to City	ph
1	15/08/20	Area for Submission to City	ph
1	15/08/20	Area for Submission to City	ph

**POPOVICH ASSOCIATES**  
1 Robert Speck Parkway, Suite 100  
Mississauga, Ontario L4Z 3M5  
T: 905.276.2239 F: 905.276.2396  
info@popovich.ca



This contract, which includes all drawings and specifications, is the property of the Client. It is not to be used for any other purpose without the written consent of the Client. The drawings are the property of the Client and may not be copied, reproduced or altered without written permission from the Client. DO NOT SCALE DRAWINGS.

Project No: 54 Napier Street  
Kleinburg, Ontario  
Proposed Private Residence

Client Name: Landscape/Site Plan

Project Number: 1239  
Drawn By: JKB  
Checked By: SP  
Date: March 16, 2016  
Scale: 1:100

1239 160311 18/04/2020 JKB/SP

# ATTACHMENT 3 b)

GRADING:  
REFER TO FABIAN PAPA & PARTNERS  
GRADING PLAN

LANDSCAPE:  
REFER TO POPVICH ASSOCIATES  
LANDSCAPE PLAN

SURVEYOR:  
REFER TO STEL & GEYER  
PROFESSIONAL LAND SURVEYORS INC.

## PLAN OF TOPOGRAPHICAL SURVEY OF LOT F REGISTERED PLAN 275 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

**REPORT** THIS PLAN MUST BE READ IN CONJUNCTION WITH  
REPORT SUMMARY DATED APRIL 5, 2011.

### NOTES

THIS PLAN AND REPORT WAS PREPARED FOR THE SOLE USE OF  
BEAVERBROOK HOMES.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY  
LIMIT OF NAPIER STREET, AS SHOWN ON PLAN BA-199,  
HAVING A BEARING OF N55°22'00"W.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM  
THE CITY OF VAUGHAN BENCHMARK No. 1051998028 HAVING A  
PUBLISHED ELEVATION OF 218.267 metres

### LEGEND

P1	DENOTES	PLAN OF SURVEY BY R.H. GEYER DATED OCTOBER 6, 2009
P2	DENOTES	PLAN OF SURVEY BY J. STEL DATED APRIL 26, 1991
P3	DENOTES	PLAN BA-199
P4	DENOTES	PLAN OF SURVEY BY L.D. JACKSON DATED MAY 23, 1966
760	DENOTES	K.H. MCCONNELL, O.L.S.
967	DENOTES	W.N. WILDMAN, O.L.S.
1312	DENOTES	J. STEL, O.L.S.
MEAS	DENOTES	MEASURED
OH	DENOTES	OVERHEAD WIRES
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
DT	DENOTES	DECIDUOUS TREE
CS	DENOTES	CURB STOP
CB	DENOTES	CATCH BASIN
MH	DENOTES	MAN HOLE
SRW	DENOTES	STONE RETAINING WALL
F	DENOTES	FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
CSW	DENOTES	CONCRETE SIDEWALK
0.30ø	DENOTES	TREE CALIPER
⊙	DENOTES	DECIDUOUS TREE

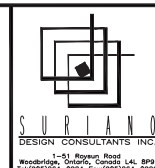
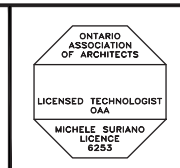
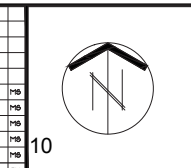
### SITE STATISTICS:

<b>SITE AREA</b>	935.21	M <sup>2</sup>	(1008124	SQ. FT.)
<b>BUILDING AREA</b>				
-GROUND FLOOR	202.71	M <sup>2</sup>	(2182	SQ. FT.)
-SECOND FLOOR	151.09	M <sup>2</sup>	(1621	SQ. FT.)
-FINISHED BASEMENT	6.60	M <sup>2</sup>	(71	SQ. FT.)
<b>TOTAL GROSS AREA</b>	360.40	M <sup>2</sup>	(3880	SQ. FT.)
<b>OPEN AREA</b>	215.00	M <sup>2</sup>	(230	SQ. FT.)
<b>NET FLOOR AREA</b>	332.96	M <sup>2</sup>	(3584	SQ. FT.)
<b>BUILDING COVERAGE</b>				
GROUND FLOOR	202.71	M <sup>2</sup>	(2182	SQ. FT.)
GARAGE AREA	64.01	M <sup>2</sup>	(689	SQ. FT.)
<b>COVERED:</b>				
- WITH PORCH	212.30	M <sup>2</sup>	(2291	SQ. FT.)
	(23.15%)			

REFER TO LANDSCAPE  
ARCHITECT AND  
GRADING ENGINEER FOR FINAL  
PROPOSAL DOCUMENTS.

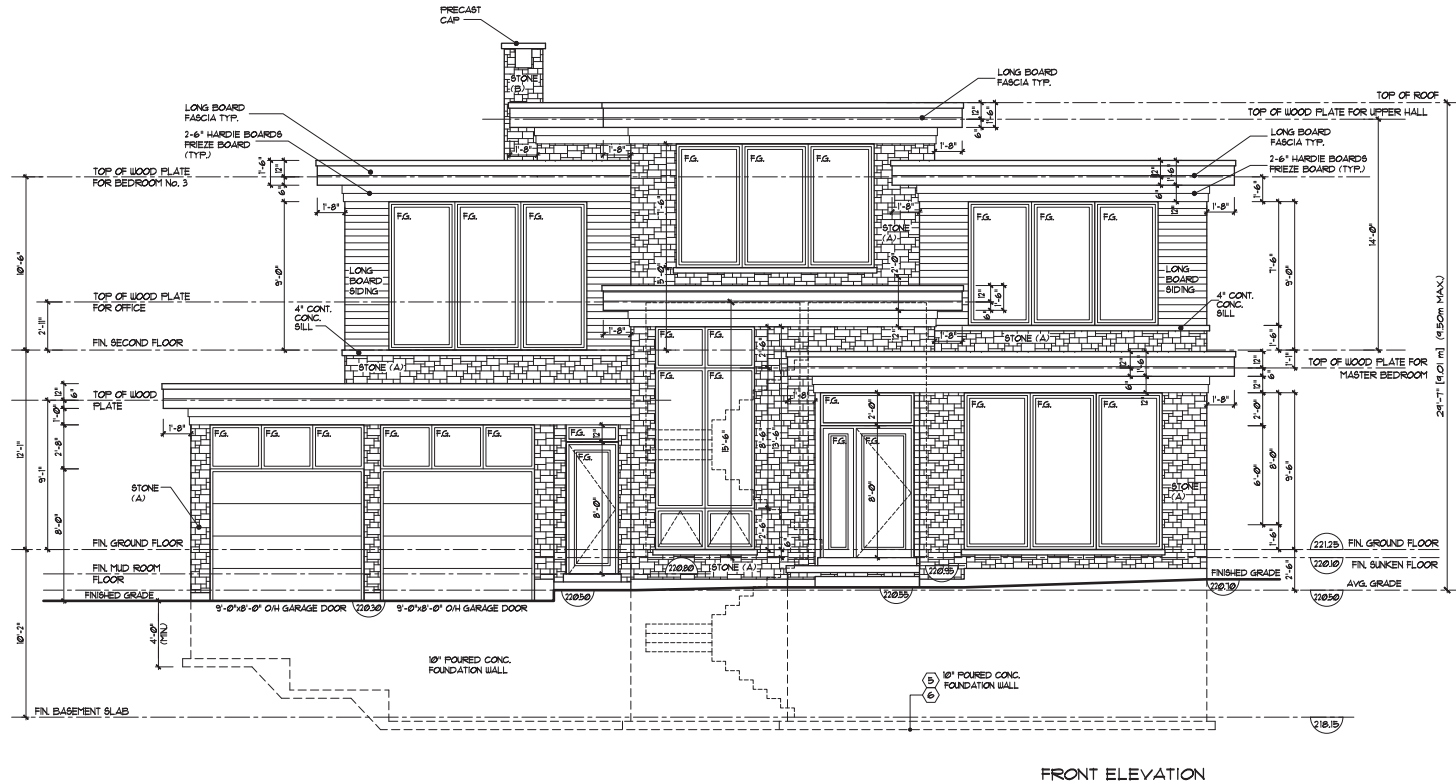
This drawing, as an instrument of  
service, is provided by and is the  
property of Suriano Design  
Consultants Inc.  
The contractor must verify and  
accept responsibility for all dimensions  
and conditions on site and must notify  
Suriano Design Consultants Inc. of any  
variations from the drawings.  
Suriano Design Consultants Inc. is not  
responsible for the accuracy  
of survey structural, mechanical,  
electrical, etc., engineering information  
shown on this drawing. Refer to the  
appropriate engineering drawings before  
proceeding with work. The construction  
must conform to all applicable codes  
and requirements. This drawing is not  
to be added.

1.	NOV. 19/10	ISSUED FOR SITE PLAN APPROVAL	10
2.	NOV. 19/10	REVISED AREA CHART RE-ISSUED FOR SITE PLAN APPROVAL	10
3.	NOV. 19/10	ADDED NEW TREES	10
4.	JAN. 04/10	REVISED AS PER CITY COMMENTS	10
5.	MAR. 18/10	REVISED AS PER S.P.A. COMMENTS	10
DATE:	REVISION/ISSUED:		BY:



DATE PLOTTED: MAR. 18/16	DRAWN BY: KSS	AREA:	SHEET NAME: SITE PLAN
DATE:	TYPE:	PAGE No:	PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
SCALE: 1:200	PROJECT No:	A-1	MODEL NAME:

# ATTACHMENT 3 c) REVISED



This drawing, as an instrument of service, is provided by and is the property of Suriano Design Consultants Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Suriano Design Consultants Inc. of any variations from the drawings. Suriano Design Consultants Inc. is not responsible for the accuracy of survey structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work. The construction must conform to all applicable codes and requirements. This drawing is not to be used.

6.	MAY 19/16	RE-ISSUED FOR B.P.A. APPROVAL	MS
5.	APRIL 27/16	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	MS
4.	APRIL 5/16	ISSUED FOR CONSULTANTS	MS
3.	MAR 30/16	REVISED AS PER B.P.A. COMMENTS	MS
2.	JAN 04/16	REVISED AS PER CITY COMMENTS	MS
1.	NOV. 5/15	ISSUED FOR SITE PLAN APPROVAL	MS
NO:	DATE:	REVISION/ISSUED:	BY:



DATE PLOTTED:	MAY 19/16	DRAWN BY:	M.H. / M.H.	AREA:	3521 SQ. FT.	SHEET NAME:	FRONT ELEVATION
DATE:	JUNE 10/16	TYPE:		PAGE No:		PROJECT NAME:	CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
SCALE:	3/16"=1'-0"	PROJECT No:	14-211		A-5	MODEL NAME:	

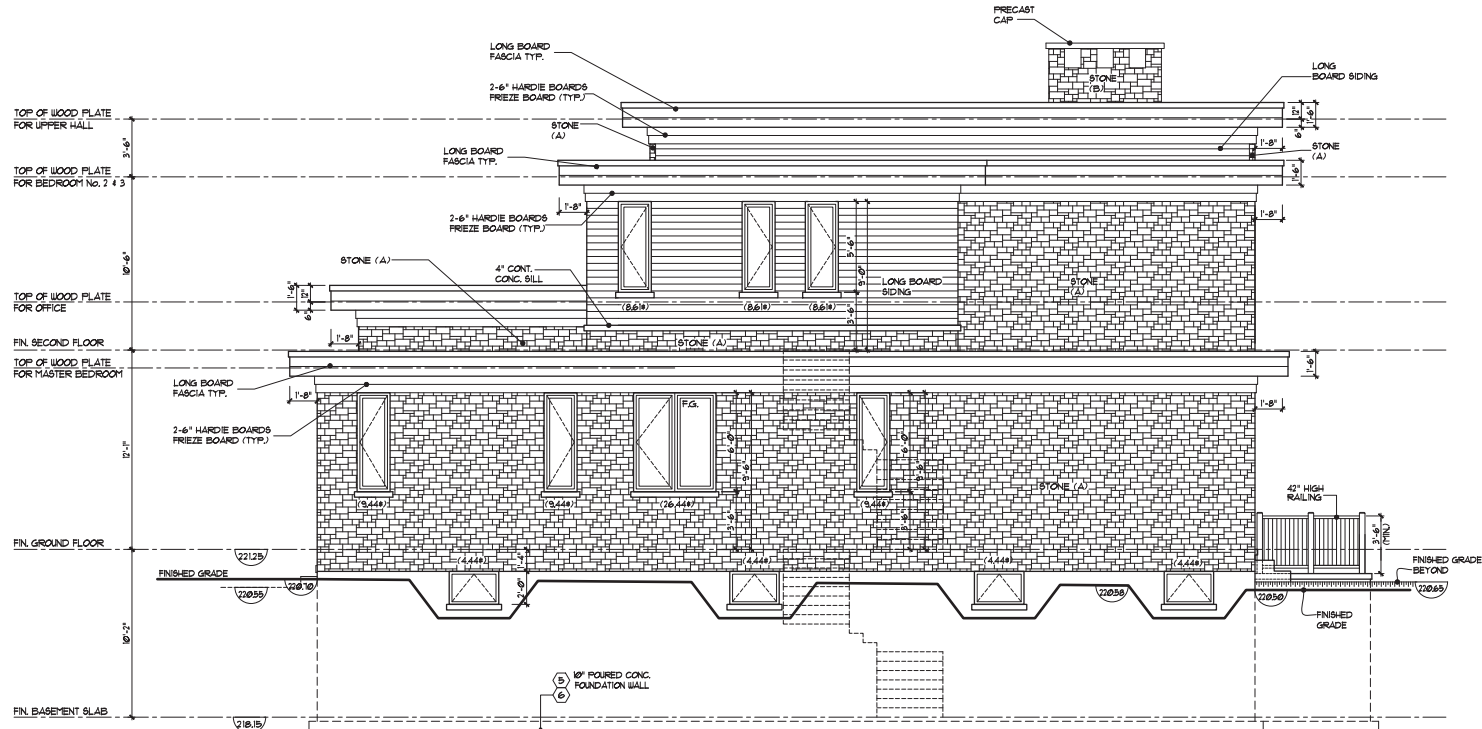
# ATTACHMENT 3 d) REVISED

REFER TO TRUSS SHOP DRAWINGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

## UNPROTECTED OPENINGS FOR RIGHT SIDE ELEVATION

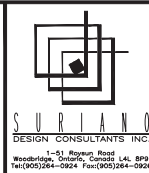
UNPROTECTED OPENINGS		
WALL AREA	• 1232	SQ. FT.
ALLOWABLE WINDOW AREA • 8.10%	• 99.75	SQ. FT.
(135m. SIDE YARD)		
ACTUAL WINDOW AREA (GLASS ONLY)	• 98.35	SQ. FT.



RIGHT SIDE ELEVATION

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2.	JAN 04/16	REVISED AS PER CITY COMMENTS	MS
1.	NOV. 5/15	ISSUED FOR SITE PLAN APPROVAL	MS
NO.	DATE	REVISION/ISSUED	BY



DATE PLOTTED: MAY 19/16	DRAWN BY: M.H. / M.M.	AREA: 3521 SQ. FT.	SHEET NAME: RIGHT SIDE ELEVATION
DATE: JUNE 10/16	TYPE: PROJECT No:	PAGE No: A-6	PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
SCALE: 3/16"=1'-0"	PROJECT No: 14-211		MODEL NAME:

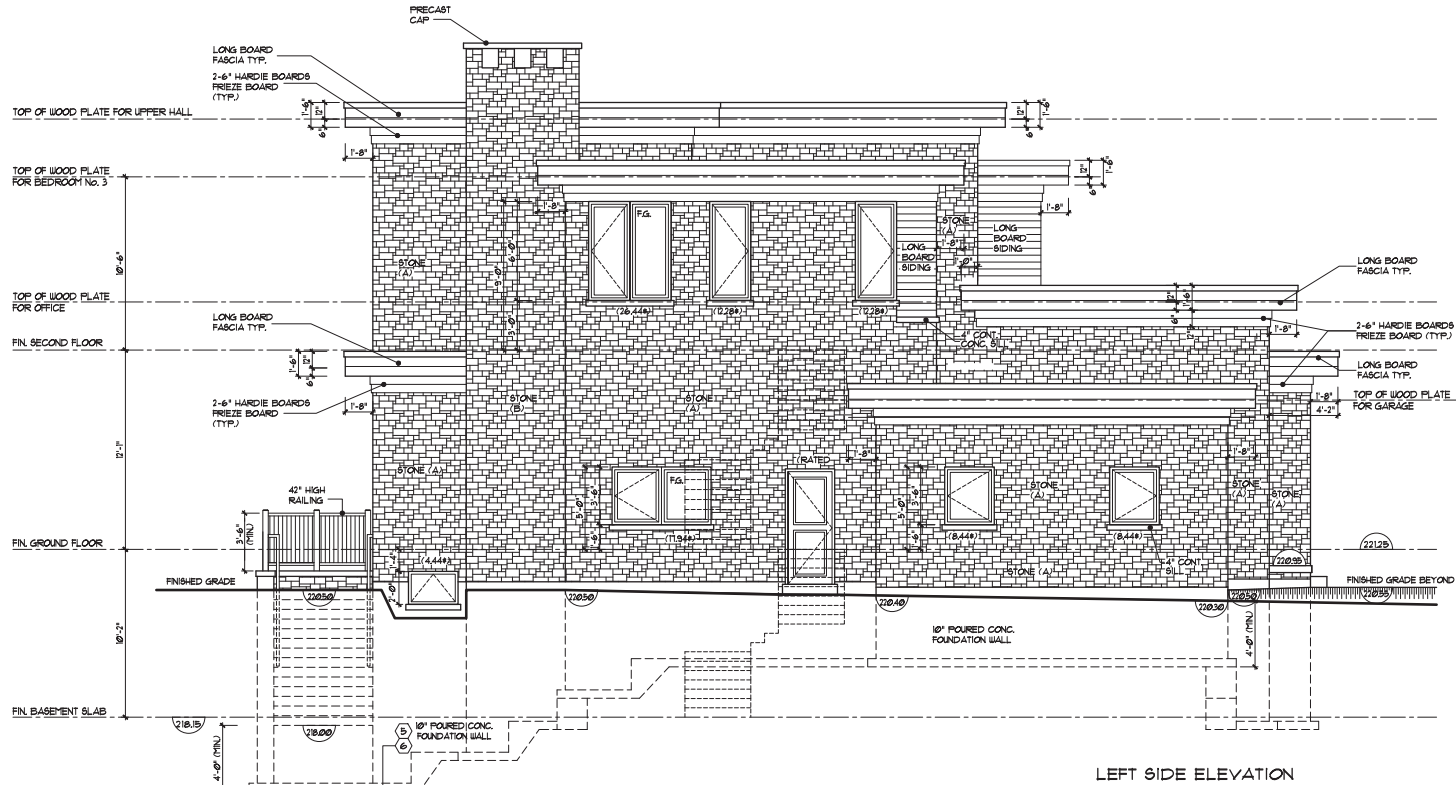
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RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

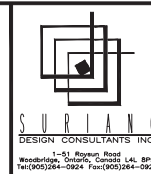
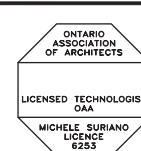
## UNPROTECTED OPENINGS FOR RIGHT SIDE ELEVATION

UNPROTECTED OPENINGS		
WALL AREA	= 1296.40	SQ. FT.
ALLOWABLE WINDOW AREA = 15.0%	= 91.23	SQ. FT.
(170m. SIDE YARD)		
ACTUAL WINDOW AREA (GLASS ONLY)	= 90.26	SQ. FT.



This drawing, as an instrument of service, is provided by and is the property of Suriano Design Consultants Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Suriano Design Consultants Inc. of any variations from the drawings. Suriano Design Consultants Inc. is not responsible for the accuracy of survey structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work. The construction must conform to all applicable codes and requirements. This drawing is not to be used.

NO.	DATE	REVISION/ISSUED:	BY:
6.	MAY 19/16	RE-ISSUED FOR B.P.A. APPROVAL	MS
5.	APRIL 27/16	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	MS
4.	APRIL 5/16	ISSUED FOR CONSULTANTS	MS
3.	MAR 30/16	REVISED AS PER B.P.A. COMMENTS	MS
2.	JAN 04/16	REVISED AS PER CITY COMMENTS	MS
1.	NOV. 5/15	ISSUED FOR SITE PLAN APPROVAL	MS
NO.	DATE:	REVISION/ISSUED:	BY:



DATE PLOTTED:	MAY 19/16	DRAWN BY:	M.H. / M.H.	AREA:	3521 SQ. FT.
DATE:	JUNE 10/16	TYPE:		PAGE No:	A-7
SCALE:	3/16" = 1'-0"	PROJECT No:	14-211		

SHEET NAME:	LEFT SIDE ELEVATION
PROJECT NAME:	CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
MODEL NAME:	





54 NAPIER STREET,  
KLEINBURG



ATTACHMENT 4 b) REVISED



54 NAPIER STREET,  
KLEINBURG



(BRAMPTON BRICK-CONTEMPO)  
ONYX (75% COMBO WITH 25% LARGE



SIDING/FASCIA/SOFFIT  
(LONGBOARD WOOD GRAINS)  
LIGHT ELM ID# 1815/08-716



(BRAMPTON BRICK-CONTEMPO)  
DOVER (100% COMBO WITHOUT LARGE



FRIEZE BOARD (HARDIE BOARD)  
LIGHT GRAY



ENTRY AND GARAGE DOORS  
MEDIUM GRAY (SUPPLIER NOT SELECTED)



WINDOW AND DOOR FRAMES  
DARK GRAY (SUPPLIER NOT SELECTED)



PROPOSED CUSTOM RESIDENCE  
54 NAPIER STREET  
KLEINBURG, ONTARIO

