

**2. PROPOSED 2 STOREY ADDITION TO A PART V DESIGNATED SINGLE DETACHED
RESIDENTIAL BUILDING
10640 ISLINGTON AVE, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
WARD 1 – VICINITY OF ISLINGTON AVENUE AND BELL COURT**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed new addition to an existing 2 storey dwelling at 10640 Islington Avenue, BE APPROVED, subject to the following conditions:
 - a) the final building 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) the Owner shall submit final copies of the proposed development to Vaughan Development Planning Department Cultural Heritage Division for the issuance of a Heritage Permit.

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 agenda items and minutes relating to Heritage Vaughan Committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

The purpose of this report is for the Heritage Vaughan Committee to consider a proposed new 2 storey addition to a single detached residence at 10640 Islington Avenue within the Kleinburg-Nashville Heritage Conservation District (HCD).

Background - Analysis and Options

Heritage Status and Process	The property is located within the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the Ontario
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	Heritage Act. The property is also Registered under Section 27 of the Ontario Heritage Act. All new construction, renovations, and demolition must be consistent with the Kleinburg-Nashville Heritage Conservation District Plan and require the approval of the Heritage Vaughan Committee and a Heritage Permit in addition to any other City approvals. The Kleinburg-Nashville HCD is divided into distinct areas and the subject property falls within the "Residential Villages" area. As such, those policies within the Plan apply.
Existing Building	The detached single dwelling is red brick, two storey, gabled Victorian, built circa 1900, with an existing board and batten addition at the rear. The existing board and batten addition is part of the garage as well.
Proposed Design	The Applicant has proposed a 2 storey addition in board and batten. The proposed addition would match and extend from the existing board and batten extension located at the rear of the dwelling. A small portion of the proposed addition would be visible from the street. The addition would be consistent with the existing addition and located behind the existing brick structure and thus not highly visible from a streetscape perspective. The interior entrance to the addition appears to also be from the existing board and batten addition at both levels, therefore assuring that the existing brick structure stays intact.
Materials	Materials will be reviewed at the staff level prior to issuance of the Heritage Permit.
Building Condition Considerations	At this time, it is not anticipated that the proposed works will damage or impact the foundation of the existing built heritage resource. However, all building permit drawings submitted to the Building Standards Department will also be submitted and reviewed by Cultural Heritage staff, prior to final issuance of the Heritage Permit. If, despite the review of Cultural Heritage staff and Building staff, it becomes evident that the works are impacting the existing foundation or structure to the built heritage resource, a stop work order may be issued and mitigation efforts will be required at the applicant's expense.
Other Staff Comments	Please note that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any further variances, permits or requirements that may be sought in the future by the Applicant as it relates to the subject application. Any changes to the proposed works required by any subsequent applications will be reviewed by Cultural Heritage staff and a new Heritage Permit application may be required.

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

The proposed architecture conforms to the Heritage Conservation District Guidelines, and will be a contributing built form asset in the Kleinburg-Nashville Heritage Conservation District, and supports the following Council priority:

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

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends that the proposed 2 storey addition to 10640 Islington Avenue be approved as it is consistent with the Kleinburg-Nashville Heritage Conservation District Plan, does not impact or detract from the existing built heritage resource and will contribute to the built form of the building. Should the Committee concur, the staff recommendation can be adopted.

Attachments

1. Location Map and Street Photos
2. Site Plan
3. Elevations

Report prepared by:

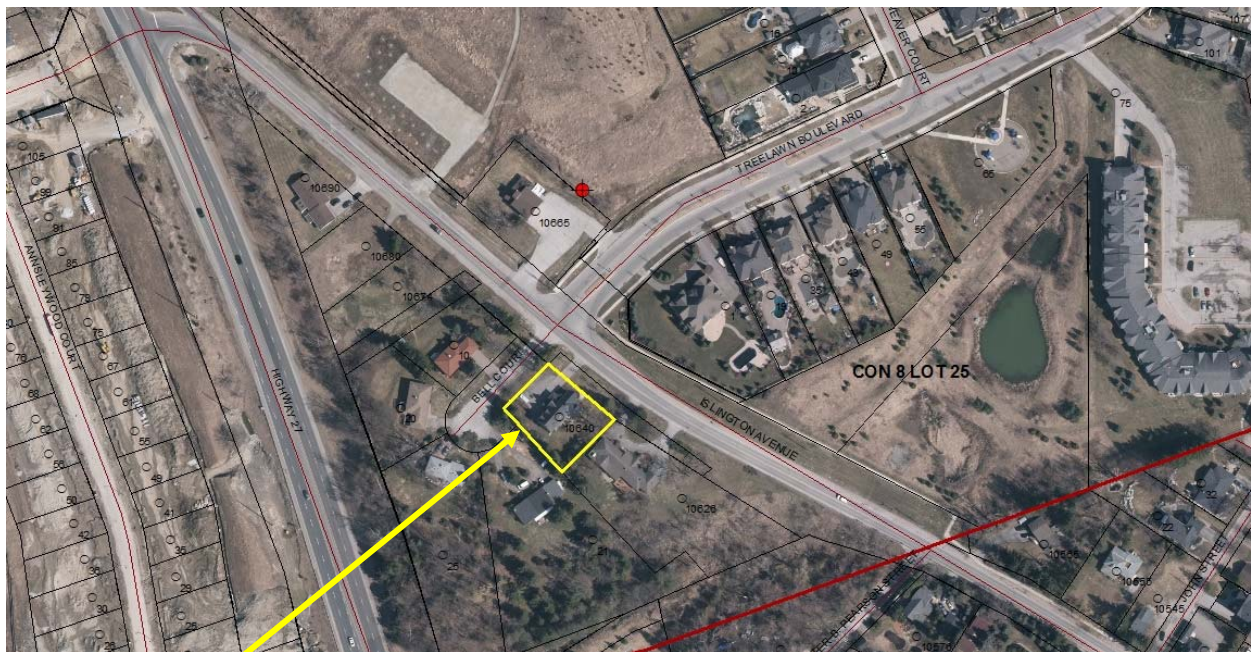
Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Moira Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/CM

Location Map



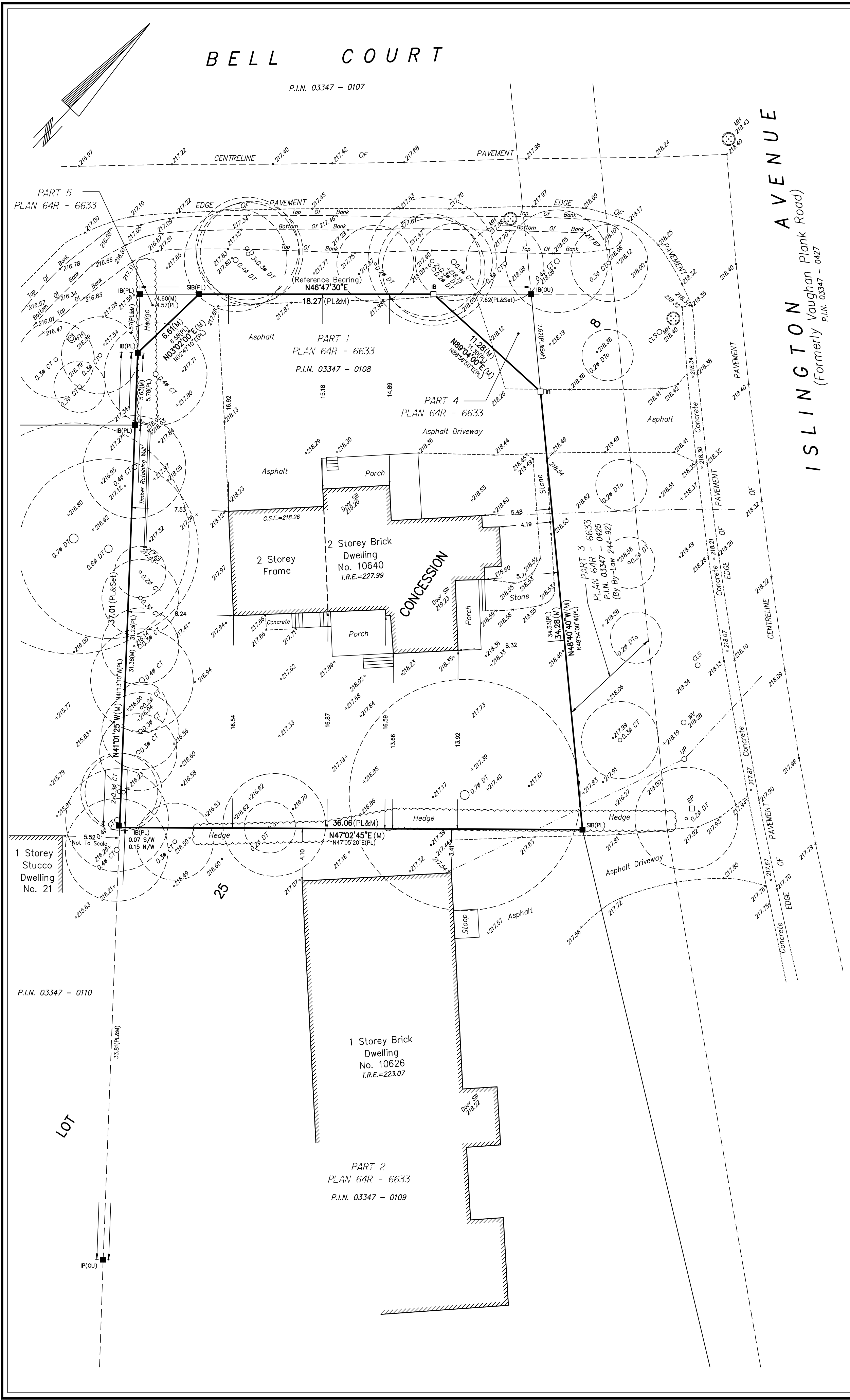
10640 Islington Avenue

Street Photos – Current Condition









SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
**Part of LOT 25,
CONCESSION 8**
Geographic Township Of Vaughan
CITY OF VAUGHAN
Regional Municipality Of York
SCALE 1 : 200

GTA SURVEYING INC.
© COPYRIGHT 2015

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTH LIMIT OF PART 1, HAVING A BEARING OF
N46°47'30"E ACCORDING TO PLAN 64R - 6633.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
NAD83-CCRS COORDINATE SYSTEM DERIVED FROM THE
GLOBAL POSITIONING SYSTEM OBSERVATIONS.

LEGEND

□	DENOTES	SURVEY MONUMENT SET
PL	PL	SURVEY MONUMENT FOUND
N,S,E,W	N,S,E,W	PLAN 64R - 6633
M	M	NORTH,SOUTH,EAST, WEST
OU	OU	MEASURED
SIB	SIB	ORIGIN UNKNOWN
IB	IB	STANDARD IRON BAR
IP	IP	IRON PIPE
P.I.N.	P.I.N.	PROPERTY IDENTIFIER NUMBER
UP	UP	OVERHEAD WIRES
CT	CT	UTILITY POLE
DT	DT	CONIFEROUS TREE
FH	FH	DECIDUOUS TREE
CLS	CLS	FIRE HYDRANT
BP	BP	CONCRETE LIGHT STANDARD
MH	MH	BELL PEDESTAL
WV	WV	MANHOLE
G.S.E.	G.S.E.	WATER VALVE
T.R.E.	T.R.E.	GARAGE SLAB ELEVATION
		TOP OF ROOF ELEVATION

**ASSOCIATION OF ONTARIO
LAND SURVEYORS**
PLAN SUBMISSION FORM
1959914

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF
NOVEMBER, 2015

NOVEMBER 6, 2015
DATE

[Signature]
KCEK WALCZAK
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR MAGLIO/STELLATO RENOVATIONS

PART 2 - SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES.
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS

GTA
Greater Toronto Acres
SURVEYING Inc.
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
Tel: (416) 712-2057
E-MAIL: jw@gtaurveying.ca

DRAWN: R.C. CHECKED: J.W. PROJECT 15569

DRAWINGS ARE NOT TO BE REPRODUCED
WITHOUT WRITTEN CONSENT OF THE
DESIGNER

2	NOV. 23/15	HERITAGE REVIEW	M.M.
1	NOV. 16/15	PRE APPLICATION CONSULTATION REVIEW	M.M.
No.	DATE:	ISSUED:	BY

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

CLIENT

PROJECT
PROPOSED TWO STOREY
SIDE ADDITION
© 10640 ISLINGTON AVENUE
CITY OF VAUGHAN, ONTARIO

DRAWING TITLE

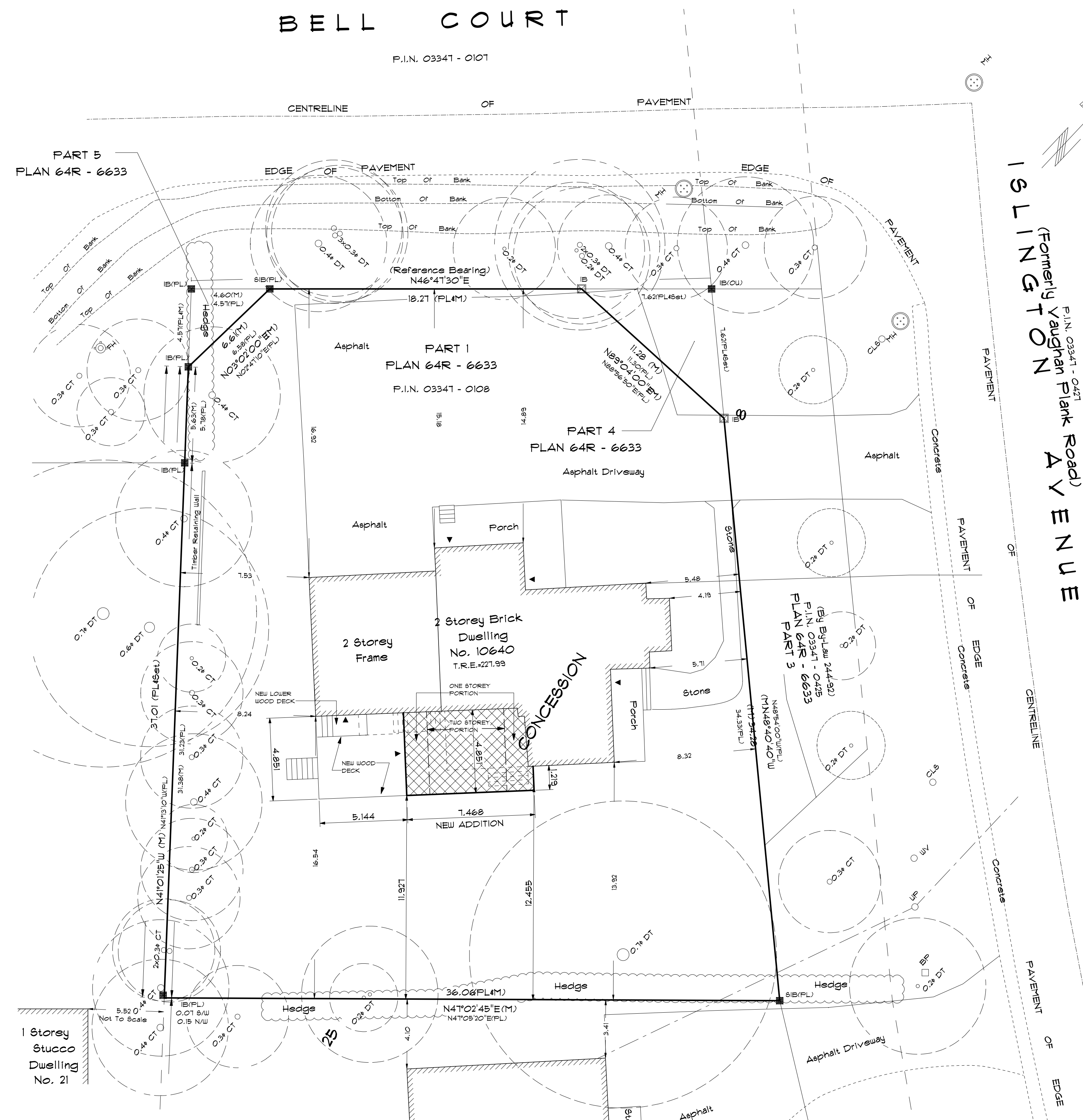
SITE PLAN

DRAWN BY: F.T.	CHECKED BY: M.M.
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SCALE:	DATE:
AS SHOWN	NOV. 2015

PROJECT NO.	PAGE NO.
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15-028	1 of 3
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SITE PLAN
of
Part of LOT 25,
CONCESSION 8

CITY OF VAUGHAN
Regional Municipality Of York
ONTARIO

SCALE 1:150

THIS SITE PLAN HAS BEEN PREPARED FOR ORIENTATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY BY G.T.A. SURVEYING INC. DATED NOV. 6, 2015 PROVIDED BY OWNER, AND IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

SITE STATISTICS

LOT AREA 14485.21 sq.ft. 1345.72 sq.m.
PROPOSED COVERAGE (15.70%) 2274.40 sq.ft. 211.30 sq.m.
(INCLUDING EXISTING BUILDING AND PROPOSED ADDITION)
(EXCLUDING WOOD DECKS)

EXISTING GROSS FLOOR AREA

EXISTING FIRST FLOOR	1241.00 sq.ft. 115.29 sq.m.
EXISTING SECOND FLOOR	1241.00 sq.ft. 115.29 sq.m.
EXISTING G.F.A.	2482.00 sq.ft. 230.59 sq.m.

PROPOSED GROSS FLOOR AREA

PROPOSED FIRST FLOOR	382.00 sq.ft. 35.49 sq.m.
PROPOSED SECOND FLOOR	260.00 sq.ft. 24.15 sq.m.
PROPOSED G.F.A.	642.00 sq.ft. 59.64 sq.m.

METRIC

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

BEARING NOTE

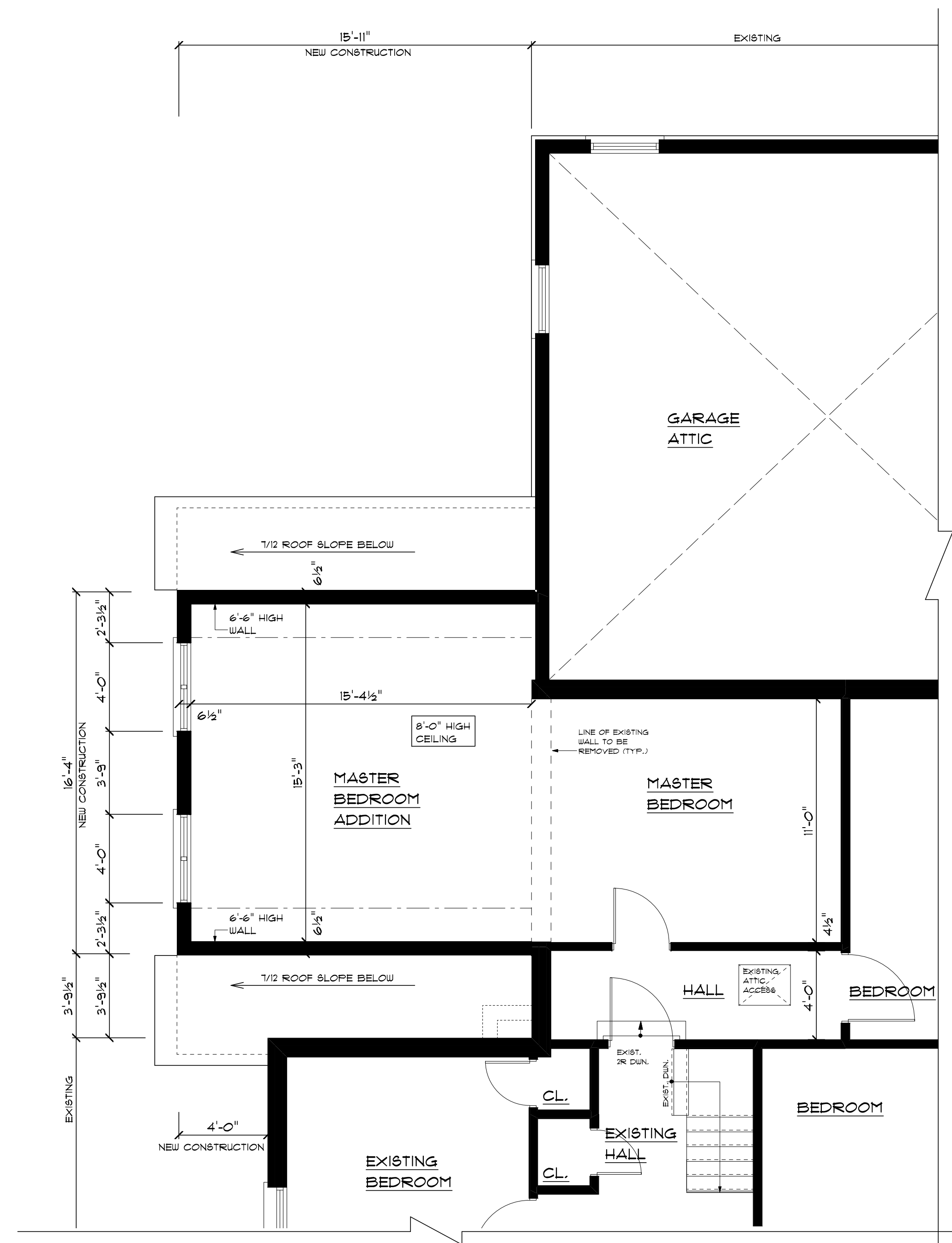
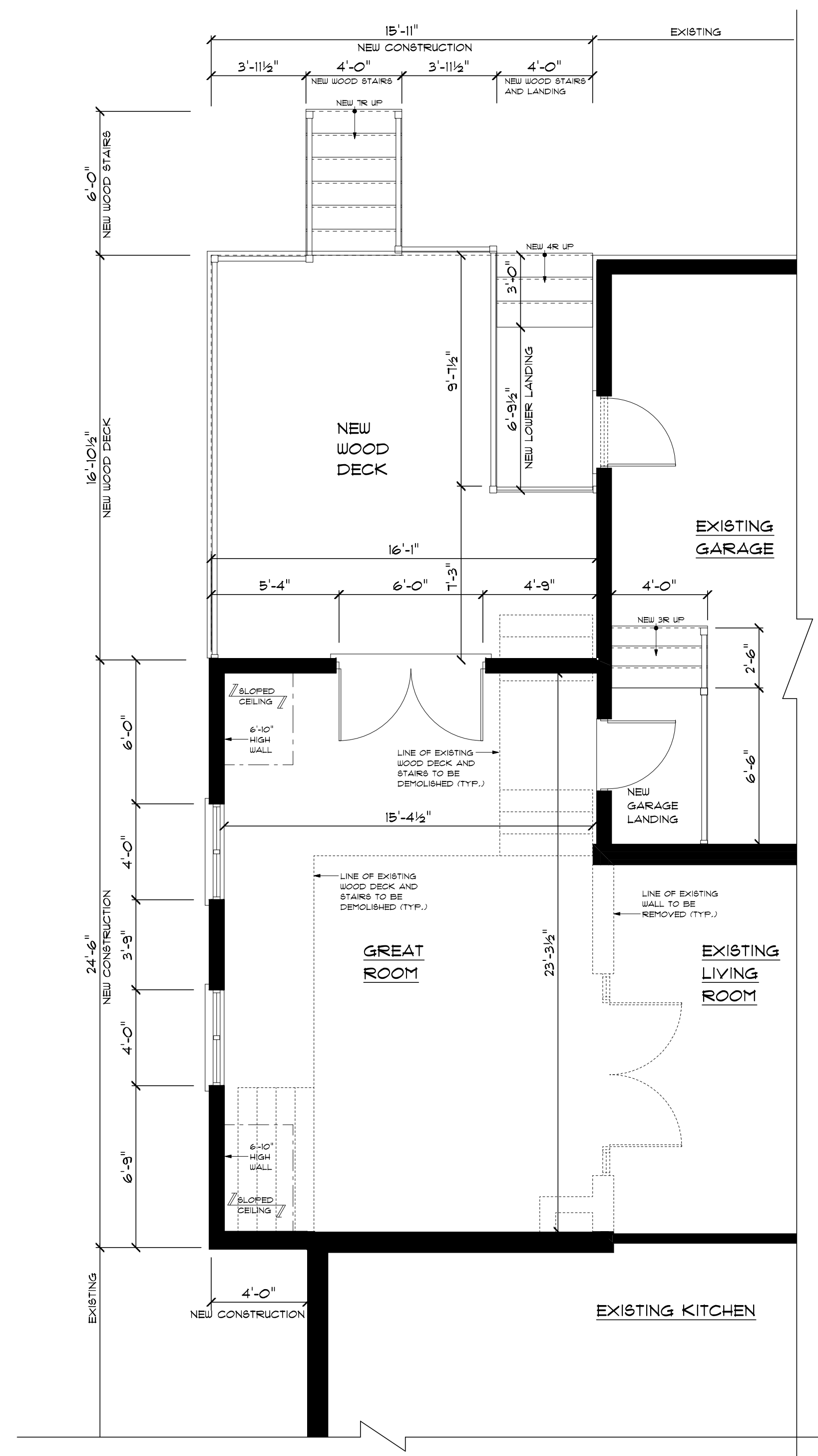
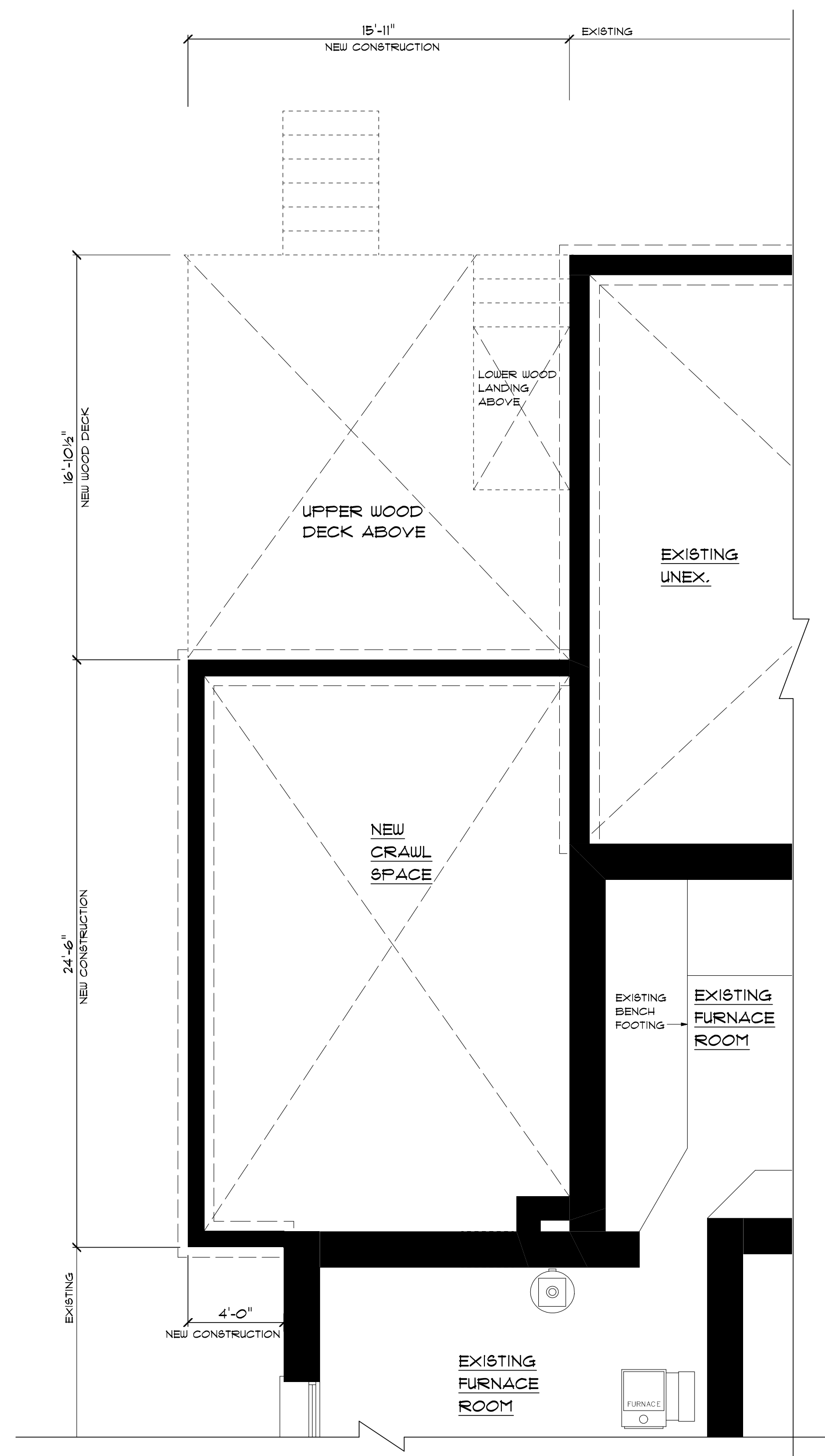
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF PART 1, HAVING A BEARING OF N46°41'30"E ACCORDING TO PLAN 64R - 6633.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE NAD83-CRS85 COORDINATE SYSTEM DERIVED FROM THE GLOBAL POSITIONING SYSTEM OBSERVATIONS.

LEGEND

□	—	DENOTES	SURVEY MONUMENT SET
—	—		SURVEY MONUMENT FOUND
PL	—		PLAN 64R - 6633
N,S,E,W	—		NORTH,SOUTH,EAST,WEST
M	—		MEASURED
OU	—		ORIGIN UNKNOWN
SIB	—		STANDARD IRON BAR
IB	—		IRON BAR
IP	—		IRON PIPE
P.I.N.	—		PROPERTY IDENTIFIER NUMBER
	—		OVERHEAD WIRES
UP	—		UTILITY POLE
CT	—		CONIFEROUS TREE
DT	—		DECIDUOUS TREE
FH	—		FIRE HYDRANT
CL&S	—		CEMENT LIGHT STANDARD
BP	—		BELL PEDESTAL
MH	—		MANHOLE
WV	—		WATER VALVE
G.S.E.	—		GARAGE SLAB ELEVATION
T.R.E.	—		TOP OF ROOF ELEVATION
▲	—		DENOTES ENTRY POINTS



CONTRACTOR WILL CHECK ALL DIMENSIONS & CONDITIONS & REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK
DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER
DRAWINGS ARE NOT TO BE SCALE

2	NOV. 23/15	HERITAGE REVIEW	M.M.
1	NOV. 16/15	PRE APPLICATION CONSULTATION REVIEW	M.M.
No.	DATE:	ISSUED:	BY

NOT FOR CONSTRUCTION

MASTECH DESIGN INC.
design / drafting
119 GRACEFIELD AVE.
TORONTO, ONTARIO
CANADA, M6L 1L4
PHONE: 416 241-5692
FAX: 416 241-0822
info@mastechdesign.ca

NOT FOR CONSTRUCTION

CLIENT

PROJECT
PROPOSED TWO STOREY
SIDE ADDITION
@ 10640 ISLINGTON AVENUE
CITY OF VAUGHAN, ONTARIO

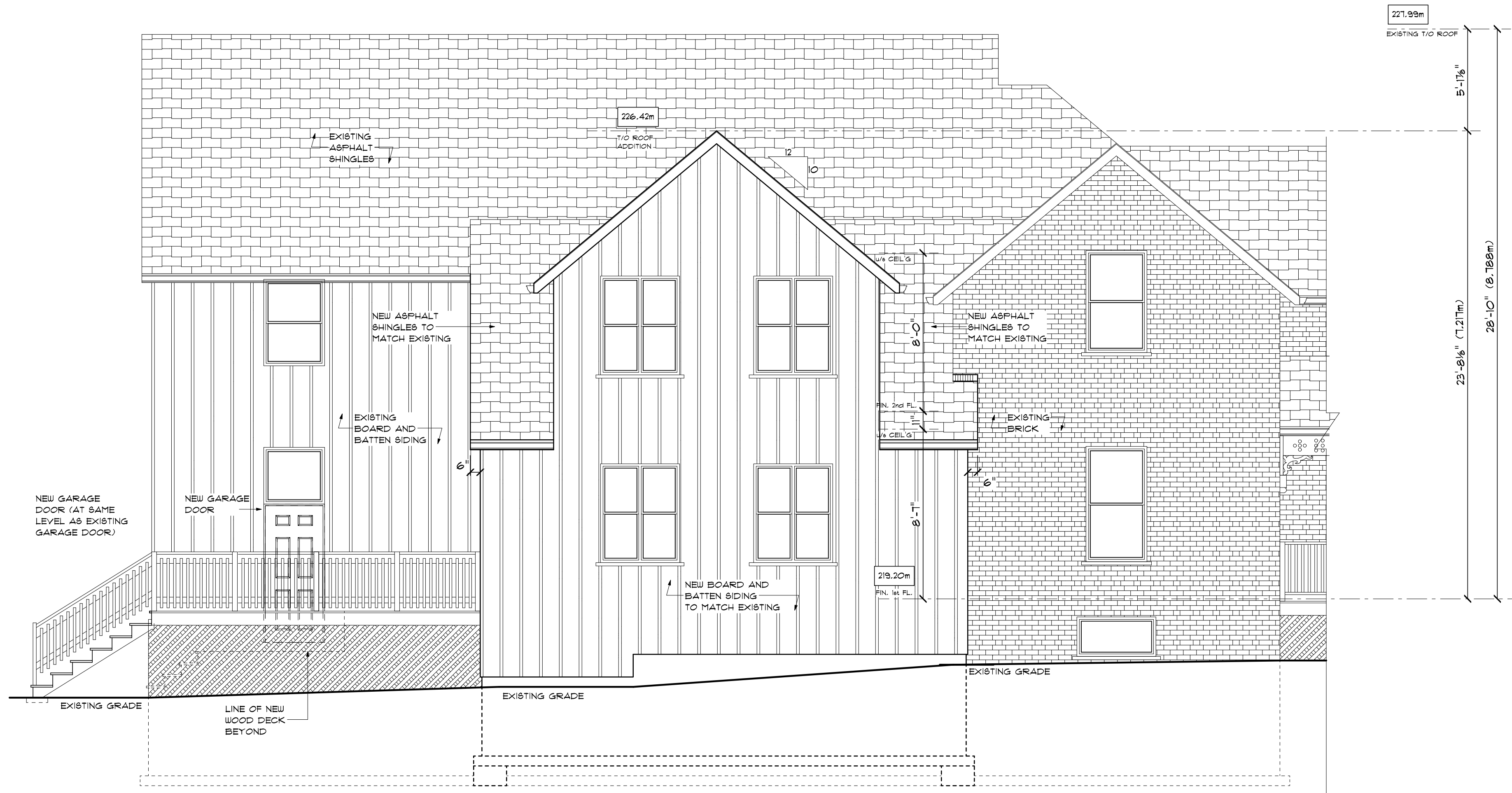
DRAWING TITLE
PARTIAL BASEMENT PLAN,
PARTIAL FIRST FLOOR PLAN
AND
PARTIAL SECOND FLOOR PLAN

DRAWN BY: F.T. CHECKED BY: M.M.

SCALE: AS SHOWN DATE: NOV. 2015

PROJECT NO. PAGE NO.

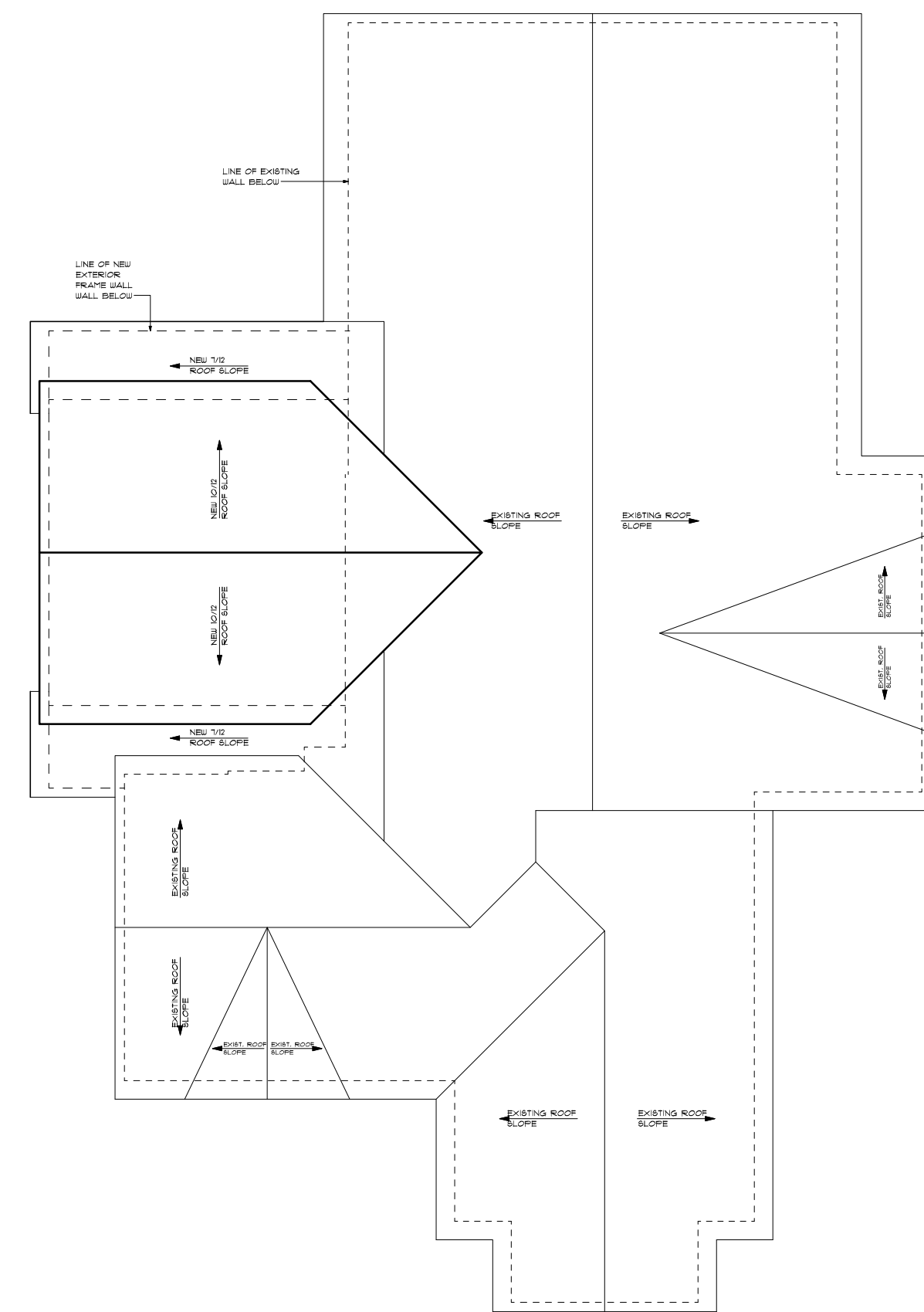
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PARTIAL SOUTH ELEVATION

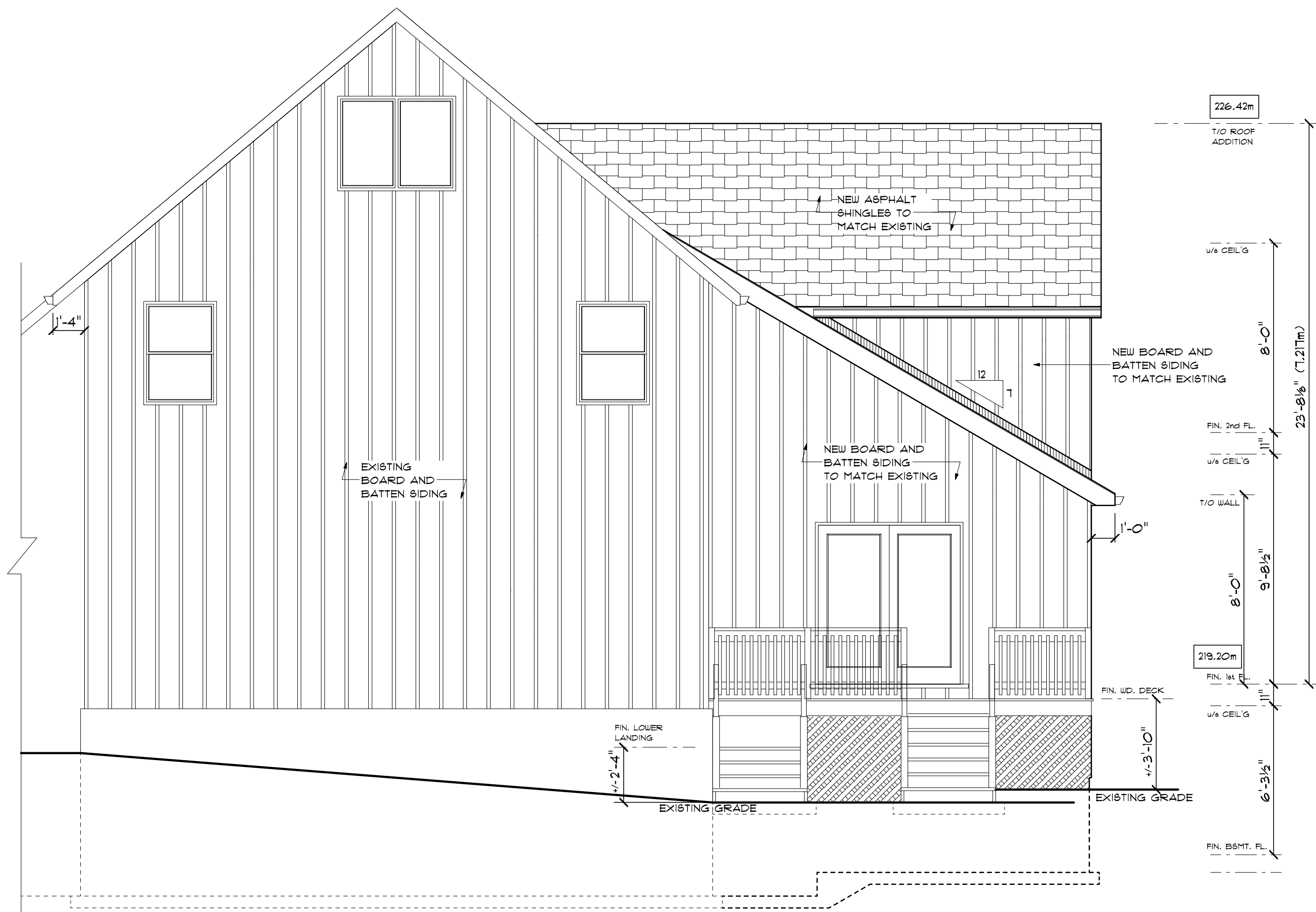
SCALE 1/4" = 1' - 0"

NOTE:
GEODETIC ELEVATIONS
ARE IN METERS



ROOF PLAN

SCALE 1/8" = 1' - 0"



PARTIAL WEST ELEVATION

SCALE 1/4" = 1' - 0"



EAST ELEVATION

SCALE 1/4" = 1' - 0"

NO CHANGES TO
EAST ELEVATIONS

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SIDE ADDITION
@ 10640 ISLINGTON AVENUE
CITY OF VAUGHAN, ONTARIO

DRAWING TITLE
ROOF PLAN,
PARTIAL SOUTH ELEVATION,
PARTIAL WEST ELEVATION
AND
EAST ELEVATION

DRAWN BY: F.T. CHECKED BY: M.M.

SCALE: AS SHOWN DATE: NOV. 2015

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