

HERITAGE VAUGHAN REPORT

DATE: Wednesday, March 20, 2019

WARD(S): 2

**TITLE: NEW CONSTRUCTION AND DEMOLITION – SINGLE
DETACHED DWELLING
40 KLEIN’S CRESCENT, KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning & Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling and the proposed construction of a detached dwelling located at 40 Klein’s Crescent, a property located in the Kleinburg-Nashville Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing to demolish the existing dwelling and to construct a new detached dwelling.
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan (‘KNHCD Plan’).
- Heritage Vaughan review and Council approval is required under 42 (1) of the *Ontario Heritage Act* (“OHA”).
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

Recommendations

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed demolition of the existing detached dwelling at 40 Klein's Crescent.
2. THAT Heritage Vaughan Committee recommend approval to Council for the proposed new construction (detached dwelling) at 40 Klein's Crescent under Section 42 of *Ontario Heritage Act*, subject to 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 Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - 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; and
 - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Background

The subject property is municipally known as 40 Klein's Crescent and is located on the north side of Nashville Road, west of Stevenson Avenue (Attachment 1).

The Cultural Heritage Impact Assessment submitted in support of the application concludes that the existing bungalow does not have any cultural heritage value as identified in the Kleinburg-Nashville Heritage Conservation District or Regulation 9/06 of the Ontario Heritage Act.

The subject property currently contains a non-contributing 1970's bungalow that is proposed for demolition. The applicant has submitted a Cultural Heritage Impact Assessment ("CHIA") that determined that the building does not contain any cultural heritage value or interest. Cultural Heritage staff concurs with this assessment.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing to demolish the existing dwelling and build a one-storey dwelling.

The proposed dwelling will be one-storey in height with a rear-walkout basement condition that contains a secondary suite. The proposed dwelling has been designed in the Regency Cottage style, with buff stone materials and slate roofing materials with some metal roof accents.

A Minor Variance application will not be required for the proposed dwelling.

The proposed demolition and new construction is consistent with the following relevant sections of the KNHCD Plan, with justification provided where the proposal does not meet certain polices in their entirety.

Objectives for Heritage Buildings

Section 5.2.2 District Goals and Objectives – Future Development

“To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings”.

- The proposed new dwelling is replacement construction on a lot that contains a non-heritage building.

Section 5.2.2 District Goals and Objectives – Future Development

“To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within”.

- The overall proposed design is compatible with the character of the District in terms of architectural style, height, setbacks and massing.

New Development

Section 9.5.3.1 – Residential Villages – Site Planning

“Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development”.

- The proposed dwelling is one-storey in height and will be set in a similar location as the current dwelling.

- The variations in the set back and footprint between the existing dwelling and the proposed new construction were determined in part by TRCA regulations.

Section 9.5.3.1 – Residential Villages – Site Planning

“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 generally in the same location of the existing house but set closer to the street on the west 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.

Section 9.5.3.2 – Residential Villages – Architectural Style

“Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2”.

- The proposed design represents the Regency Cottage style found in Section 9.2.1

Section 9.5.3.2 – Residential Villages – Architectural Style

“Use authentic detail, consistent with the Architectural Style. See Section 9.2.1”.

- The proposed dwelling has a low slope hipped roof and is one-storey in height, which is consistent with the style details described in Section 9.2.
- The proposed dwelling includes two bays, with the main entrance bay having a centre hall plan, a symmetrical façade and a verandah along this main entrance bay. These details are consistent with the style details described in Section 9.2.
- The tall French windows and central entrance with sidelights and transom are also typical of the Regency Cottage style.
- The proposed dwelling will use a limestone material. This type of material is not listed in the style details described in Section 9.2. However, staff is satisfied that this material is consistent with the Regency style in other areas of Ontario and where limestone was more readily available. Other Vaughan examples of the Regency style are known to use stone materials.

Section 9.5.3.2 – Residential Villages – Scale & Massing

“New residential construction in the Residential Villages should respect local heritage precedents in scale and massing”.

- The proposed one-storey dwelling is in keeping with existing local heritage precedents in terms of scale and massing. In particular the proposed height and

massing is in keeping with Regency Cottage styles found in Kleinburg and Vaughan.

Section 9.5.3.2 – Residential Villages – Scale & Massing

“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 predominantly one-storey bungalows with larger building frontages. It should be noted that the proposed dwelling will be sited generally in the same area as the existing house, with a similar building footprint.

Section 9.3.8 Outbuildings for Heritage Buildings

“New garages should respect traditional siting as separate rear outbuildings”.

- The proposed garage is internal to the proposed dwelling but has access along the west elevation. Cultural Heritage staff are satisfied that the placement of the garage mitigates the fact that the garage is not a separate rear outbuilding as it will not be entirely visible from the street frontage.

Section 9.3.8 Outbuildings for Heritage Buildings

“Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden”.

- As described above, the proposed garage is connected to the main dwelling, but the vehicle access is along the west elevation. The placement of this garage disguises this function from the main front façade.

Section 9.3.8 Outbuildings for Heritage Buildings

“Use single-bay garage doors, compatible with traditional designs”.

- The proposed garage doors reflect a historical design similar to those found in Section 9.3.8.

Materials

Section 9.10.1 Heritage Buildings – Appropriate Materials

“Smooth red clay face brick, with smooth buff clay face brick as accent” or “smooth, painted, wood board and batten siding.”

- The proposed limestone material is not listed as a material in the appropriate or non-appropriate sections. However, stone material is quite common in Regency

Cottage styles found in Ontario, and it has a historical precedence in Vaughan. The Regency cottages at 2057 Major Mackenzie Drive and 12330 Highway 27 are constructed with fieldstone, and other Regency cottages found in Vaughan utilize wood, brick or stucco finishing. Limestone is seen in Regency Cottages across Ontario, where that material was more readily available. Cultural Heritage staff are satisfied that the proposed limestone material is appropriate for the selected style of building.

Section 9.10.1 Heritage Buildings – Appropriate Materials

“Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.”

- The proposed hipped roof is appropriate to the Regency style. The slate material for the main roof is appropriate, as is the standing seam metal roofing for the porch details. The proposed cupola is an appropriate and accurate design feature for Regency cottages.

Landscaping

Section 9.5 – The Village Forests

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

- The proposed trees to be replanted are either listed as appropriate species in Section 9.9, or not listed as inappropriate species. Therefore, Cultural Heritage staff are satisfied that the proposed tree removals will be sufficiently replanted with appropriate species.

Timeline

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on February 27, 2019, and must be deliberated upon by May 28, 2019, to meet the 90-day timeline.

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 Urban Design and Cultural Heritage Division has reviewed the Application for demolition and construction of a single-detached dwelling on the property municipally known as 40 Klein's Crescent and is satisfied that the proposal is consistent with the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

For more information, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Attachments

1. Location Map
2. Subject Property
3. Streetview of 40 Klein's Crescent
4. Cultural Heritage Impact Assessment (CHIA)
5. Current Survey
6. Proposed Site Plan
7. Elevation Drawings
 - a. Front and Side Elevations
 - b. Rear Elevation Drawing
8. Material Samples and Colours
9. Historic stone regency houses in Vaughan
10. Landscape Plans
 - a. Planting Plan
 - b. Replant Site Plan

Prepared by

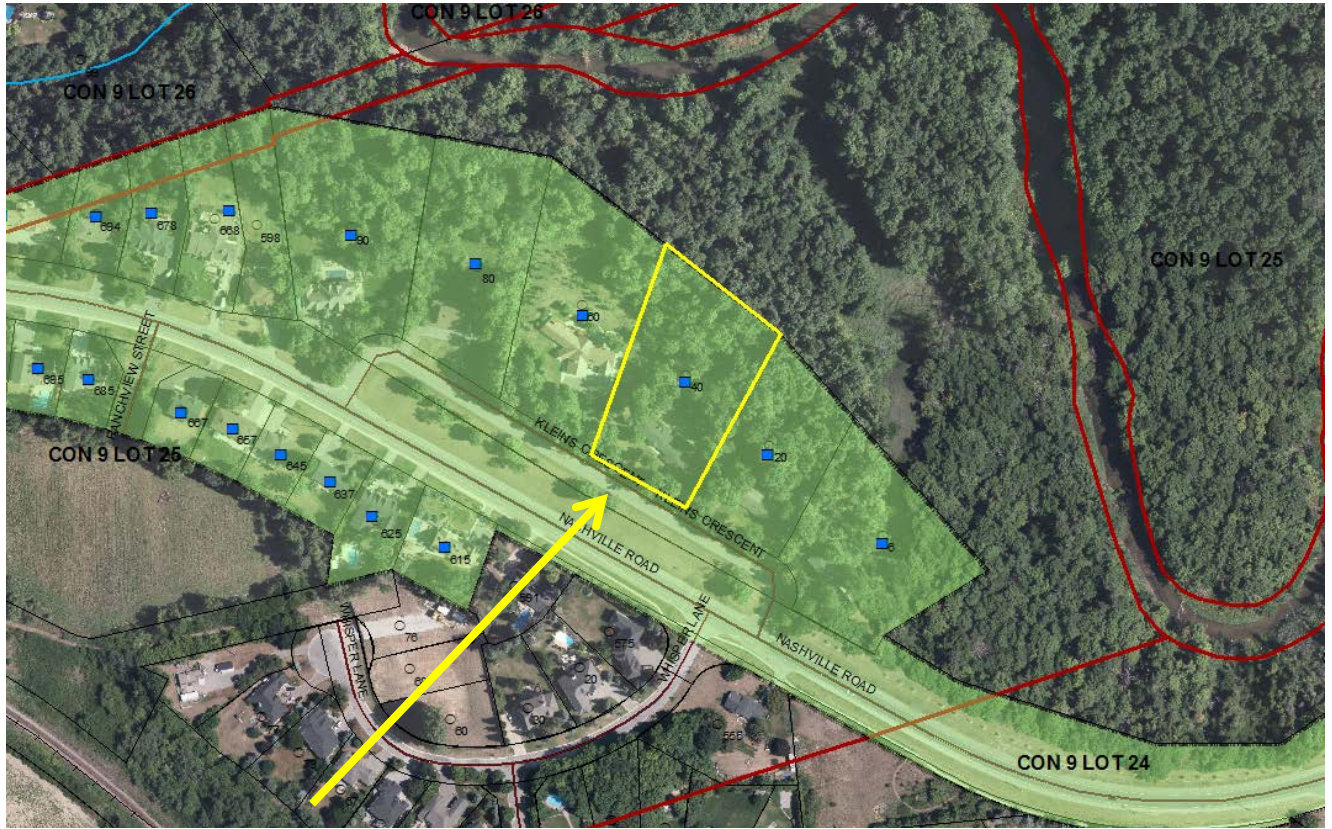
Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Shahzad Davoudi-Strike, Senior Urban Designer, ext. 8653

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/CM

Location Map



40 Klein's Crescent

Subject Property



Existing one-storey dwelling

Streetview of 40 Klein's Crescent



CULTURAL HERITAGE DISTRICT IMPACT ASSESSMENT

**40 Klein's Crescent
Vaughan, Ontario, Canada**

29 June 2018 [revised 5 October 2018]

prepared by



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

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 - 2.4 Redevelopment proposal for the subject property and potential impacts on identified cultural heritage resources
 - 2.5 Examination of preservation / mitigation options for cultural heritage resources
 - 2.6 Impact of development and mitigating measures – summary

- 3.0 RECOMMENDATIONS

REFERENCES

APPENDICES

- 1- City of Vaughan Guidelines for Cultural Heritage Impact Assessments [truncated]
- 2- Photographs, 40 Klein's Crescent
- 3- Photographs of adjacent buildings on Klein's Crescent
- 4- Vicinity Map, 40 Klein's Crescent, City of Vaughan, Ontario
- 5- Aerial Photograph of Vicinity of subject property
- 6- Vaughan Official Plan map
- 7- Heritage Conservation District Map, Kleinburg-Nashville
- 8- Site Plan and Preliminary floor plan and Elevation drawings for planned redevelopment
- 9- 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 2016 (Appendix 1).

The Village of Kleinberg-Nashville is consolidated as part of the City of Vaughan. The property at Klein's Crescent is located west of and outside the historic centre of Kleinburg. It is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 40 Klein's Crescent is west of Islington Avenue, on the northeast side of Klein's Crescent. This area has substantial mature trees which conceal many of the residences, and there do not appear to be any historic buildings in the immediate vicinity of 40 Klein's Crescent. All structures, including the present residential building at 40 Klein's Crescent, appear to be large, single family homes constructed within the last part of the 20th century. Most of the residences appear to be ranch style buildings.

The owner of the property, at the direction of Vaughan Heritage Department staff, and retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a truncated 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:

Mr. Dan Cesana
32 Firglen Ridge
Woodbridge, Ontario L4L 1N4

Contact information is as follows:

Dan Hutchinson
404-185 Stephen Drive
Etobicoke, Ontario M8Y 3N5
Tel: (416) 294-1748
Email: dancnmoveyou@gmail.com

2.1 History of the property and evolution to date

The property was purchased by the present owner for purposes of redevelopment. Application is in the process of being made to 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 and under Part V of the Ontario Heritage Act heritage district.

2.2 Context and setting of the subject property

The Kleinburg-Nashville Heritage Conservation District Study and Plan includes this property, but there are no individual heritage buildings in the vicinity of 40 Klein's Crescent.

Review of the City of Vaughan Listing of Buildings of Architectural and Historical Value, October 2005 does not include any buildings located on Klein's Crescent or on the nearby section of Nashville Road. Section 9.2.1 of The Conservation District Study 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 and are not individually of heritage significance.

2.3 Architectural evaluation of the subject property

The existing circa 1960's ranch style house on the property has a low pitch roof. No aspects of the existing residence on the subject property are related to architectural styles noted in the architectural styles suggested in the Conservation District Study.

It is noted that the existing residential building on the property, while not of heritage value, is in sound structural condition.

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

Planned redevelopment of 40 Klein's Crescent property is to create a new residence on the property, with removal of the existing residential structure [appendix 9]. The concept for the property is to remove all existing development on the property and to construct a new one-storey residence. There would be no impact on any identified heritage resources.

2.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned removal of the existing non-historic residential building on this site and replacing it with a new residence which is compatible with the architectural character outlined in the Kleinburg-Nashville Heritage District Study and Plan is in accord with the existing adopted policies and plans in the Study.

Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 40 Klein's Crescent.

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 have salvage value.

Historical commemoration

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

2.6 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none">• <i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of significant <u>heritage</u> attribute or feature</i>
<ul style="list-style-type: none">• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <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 properties</i>	<i>building design fits requirements noted to be sympathetic with structures within the heritage district and represent an architectural style at 40 Klein's Crescent more in keeping with 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 improvements to 40 Klein's Crescent are compatible with the Conservation District and make a positive contribution to maintenance of the Heritage District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



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

40 Klein's Crescent
Kleinburg-Nashville Heritage Conservation District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
29 June 2018/5 October 2018 revision

REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan
- b) City of Vaughan, Listing of Building of Architectural and Historical Value, October 2005
- c) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- d) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- e) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3

APPENDICES

- 1- City of Vaughan Guidelines for Cultural Heritage Impact Assessments [truncated]
- 2- Photographs, 40 Klein's Crescent
- 3- Photographs of existing buildings adjacent to subject property
- 4- Vicinity Map, 40 Klein's Crescent, City of Vaughan, Ontario
- 5- Aerial Photograph of Vicinity of subject property
- 6- Vaughan Official Plan map
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PART 4, PLAN 64R-4108
PIN 03349-0198

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TOPOGRAPHIC DETAIL OF
40 KLEIN'S CRESCENT
CITY OF VAUGHAN

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20
IVAN B. WALLACE O.L.S. LTD.

LEGEND

FFE denotes Finished Floor Elevation
POULS denotes Utility/Light Standard Pole
RW denotes Retaining Wall
TRCA denotes Toronto and Region Conservation Authority
TB denotes Terminal Box

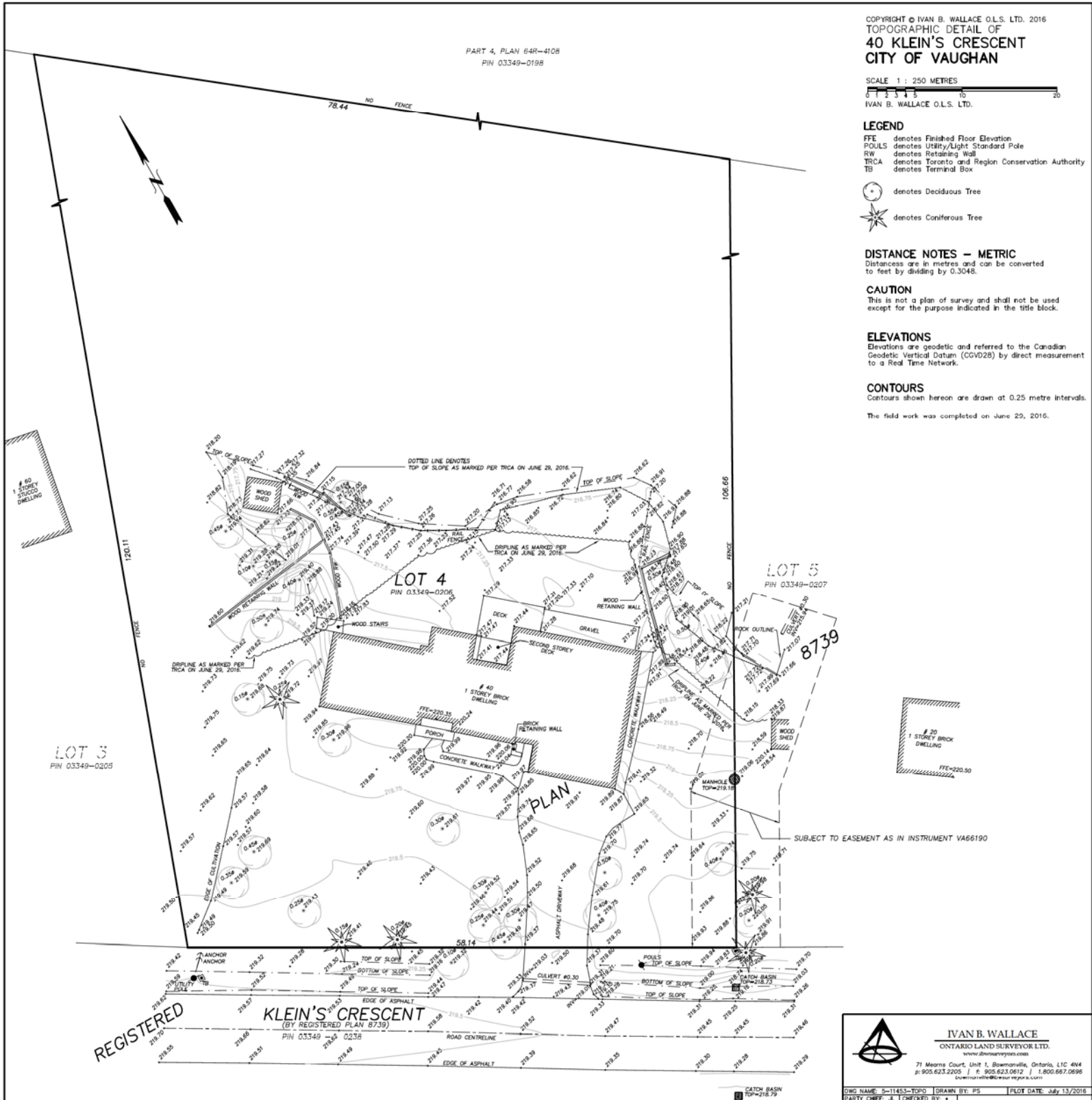
denotes Deciduous Tree
 denotes Coniferous Tree

DISTANCE NOTES - METRIC
Distances are in metres and can be converted to feet by dividing by 0.3048.

CAUTION
This is not a plan of survey and shall not be used except for the purpose indicated in the title block.

ELEVATIONS
Elevations are geodetic and referred to the Canadian Geodetic Vertical Datum (CGVD28) by direct measurement to a Real Time Network.

CONTOURS
Contours shown hereon are drawn at 0.25 metre intervals.
The field work was completed on June 29, 2016.



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ibw@wallace.com

DWG NAME: S-11455-TOPO | DRAWN BY: PS | PLOT DATE: July 13/2016
PARTY CHIEF: & CHECKED BY: *

NO.	DATE	BY	REVISION
1	2016.07.13	PS	ISSUED FOR PERMIT
2	2016.07.13	PS	ISSUED FOR PERMIT
3	2016.07.13	PS	ISSUED FOR PERMIT

40 KLEIN'S CRESCENT
CITY OF VAUGHAN



LEGEND

- FFE denotes Finished Floor Elevation
- PLAS denotes Under/Light Standard Side
- W denotes Warning Wall
- TICA denotes Toronto and Region Conservation Authority
- TB denotes Terminal Box
- denotes Deciduous Tree
- ✻ denotes Coniferous Tree

DISTANCE NOTES - METRIC

Distances are in metres and can be converted to feet by dividing by 0.3048.

CAUTION

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ELEVATIONS

Elevations are generic and referred to the Canadian Geodetic Vertical Datum (CGVD2011) by direct measurement to a Real Time Network.

CONTOURS

Contours show horizon line based at 0.25 metre intervals. The field work was completed on June 29, 2016.

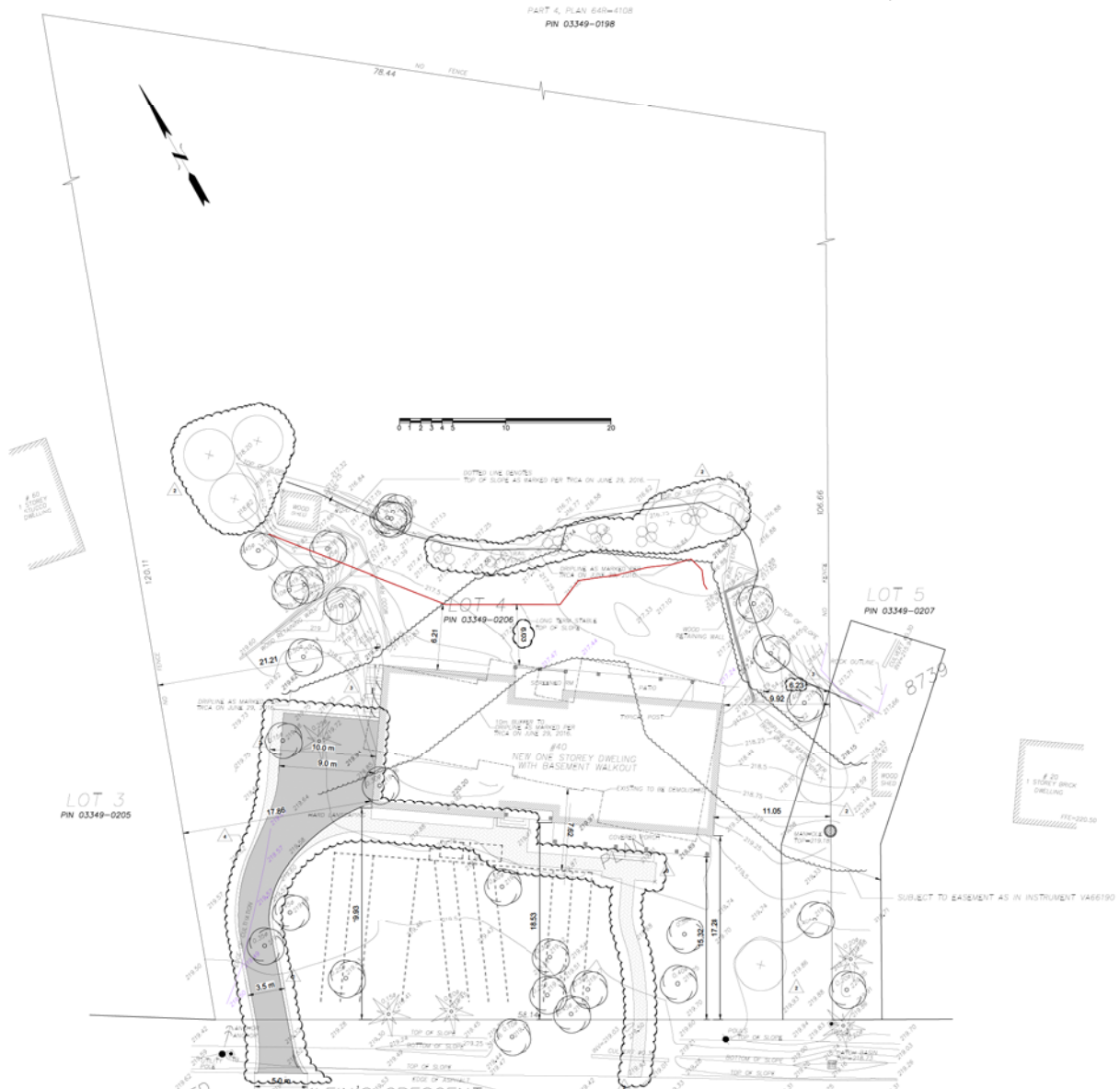
REGISTRATION INFORMATION
 The Professional Engineers Act, R.S.O. 1990, Chapter E.1, Section 24(1) requires that the Professional Engineer's name and registration number be included on all drawings. The Professional Engineer's name and registration number are: DAN HUTCHINSON, P. ENG. REG. NO. 29938. The Professional Engineer's name and registration number are: DAN HUTCHINSON, P. ENG. REG. NO. 29938. The Professional Engineer's name and registration number are: DAN HUTCHINSON, P. ENG. REG. NO. 29938.

Project: 40 Klein Cres., Vaughan (Markham), ON
Client: Proposed New House - Site Plan
Date: 16 APR 2018
Scale: 1:200

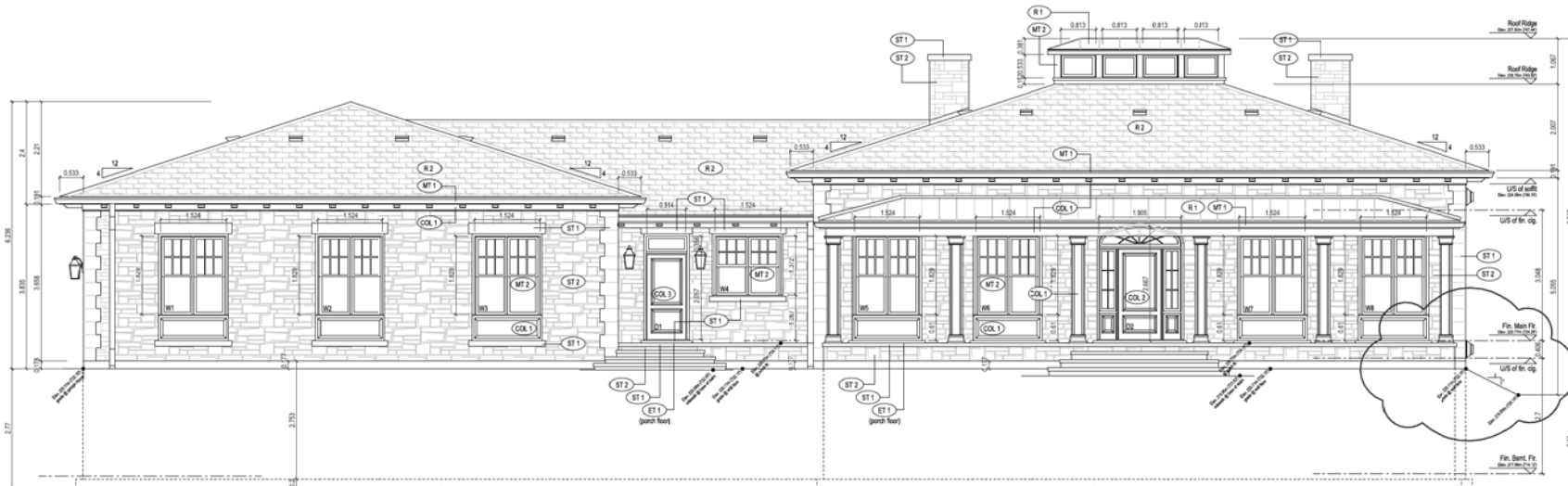
Drawn By: DH
Checked By: 1201
 Do not scale drawings for construction purposes. Printed drawings are for general reference only. All dimensions and notes are subject to change without notice. The responsibility of the design remains with the registered professional.

NO.	REVISION	DATE
1	REGISTERED DRAWING	16 APR 2018
2	REGISTERED DRAWING & PLAN	16 APR 2018

NO.	REVISION	DATE
1	REGISTERED DRAWING & PLAN	16 APR 2018
2	REGISTERED DRAWING & PLAN	16 APR 2018

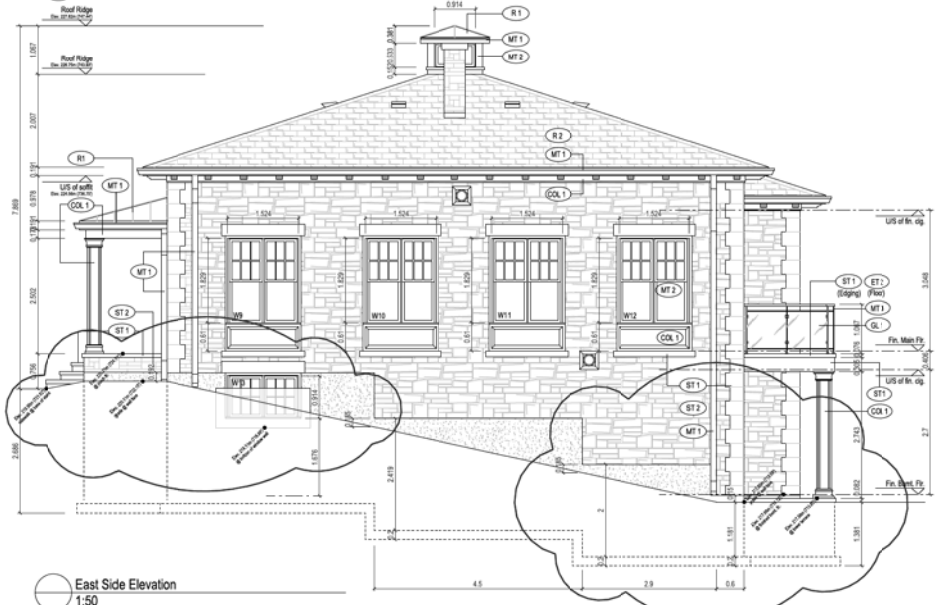


SITE DATA	
	AREA
FINISHED BASEMENT AREA	335.53 m ²
UNEXCAVATED AREA BELOW INTEGRATED GARAGE	74.78 m ²
UNEXCAVATED AREA BELOW FRONT VERANDA	24.28 m ²
SCREENED IN ROOM	14.37 m ²
COVERED PORTION OF LOWER TERRACE	18.11 m ²
FOOTPRINT OF FOUNDATIONS	472.04 m ²
FINISHED MAIN FLOOR AREA	330.18 m ²
INTERIOR GARAGE AREA	75.25 m ²
TOTAL MAIN FLOOR AREA	405.43 m ²
AREA OF COVERED FRONT PORCH	25.20 m ²
AREA OF UNCOVERED SIDE PORCH	4.88 m ²
AREA OF UNCOVERED UPPER TERRACE	18.11 m ²
AREA OF EXISTING SHED	12.00 m ²
MAX LOT COVERAGE	484.12 m ²
LOT AREA	7598.00 m ²

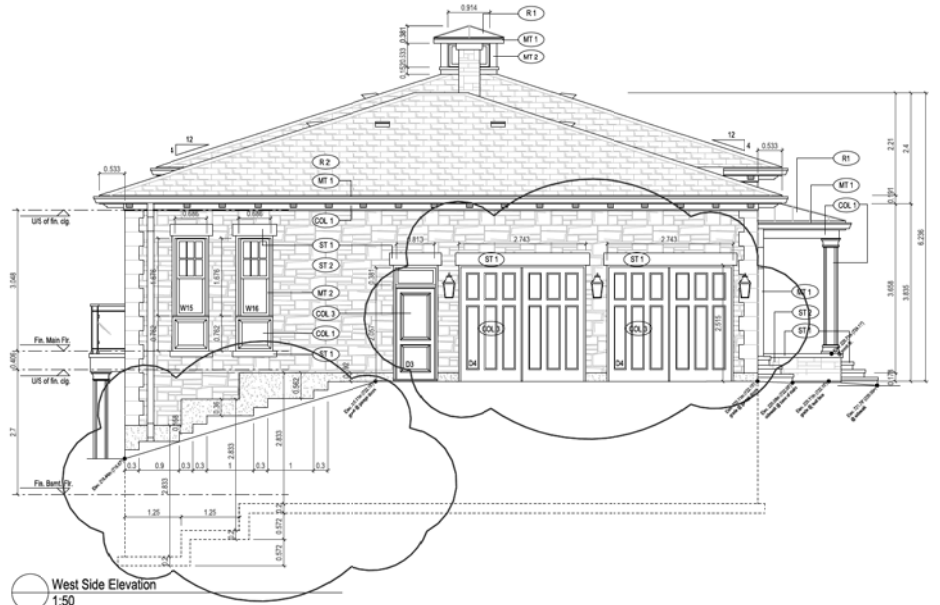


- Exterior Finishes - Typ.**
- (R1) Roofing material 1
copper or metal roofing w/ standing seams
 - (R2) Roofing material 2
1/2" medium width side roof tiles
semi weathering green & a/leading grey blend
 - (ST1) Stone finish 1
cast, colored concrete accents (sills, lintels, caps, quoins)
 - (ST2) Stone finish 2
natural stone, buff Indiana courser
 - (ET1) Exterior tile 1
porcelain tile on exterior conc. floor slab
 - (ET2) Exterior tile 2
porcelain tile on exterior conc. floor slab
 - (MT1) Metal finish 1
aluminum eaves troughs & downspouts
 - (MT2) Metal finish 2
aluminum cladding
exterior window washes, jirbs & sills
exterior door jirbs & sills
brick moldings
cladding on cupola
 - (MT3) Metal finish 3
powder coated fin. on wrought iron or alum. railings
 - (COL1) Glass 1
clear, tempered glass panels in exterior railings
 - (COL2) Exterior color 1
smooth fin. (Dunbrook quality or equiv.) over extruded foam, exterior moldings to trim;
finished columns, base & caps
finished trims & soffits on corners
finished hand panels below windows
finished handrails at porch roof
 - (COL3) Exterior color 2
paint fin. on wood front door
 - (COL4) Exterior color 3
paint fin. on wood garage 1 remaining exterior doors

Front Elevation
1:50



East Side Elevation
1:50



West Side Elevation
1:50

Dan Hutchinson
Interior Design
404-145 Stephen Drive, Danville, ON M2Y 2N3
Email dan@hutchinsondesign.com Tel 416-294-1348

Project: 40 Kleins Cres., Vaughan (Kleinburg), ON
Drawing: Front & Side Elevations

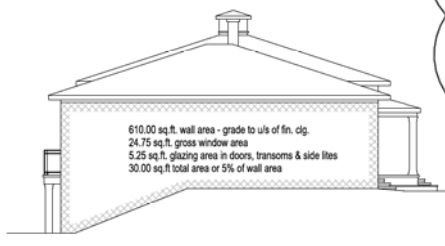
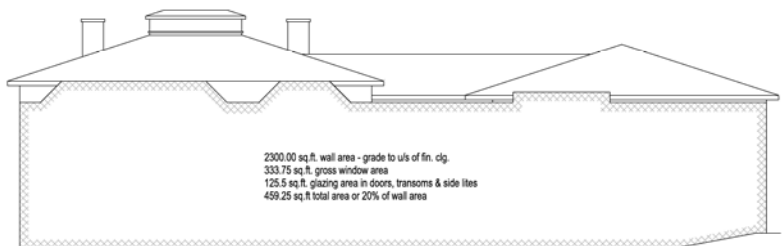
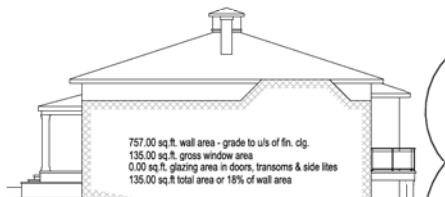
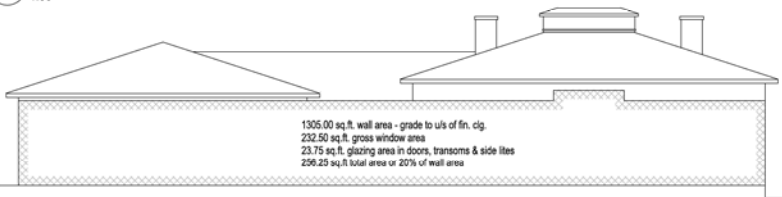
Drawing By: DH
Scale: 1:50
Revised Submission: 21 Nov 2018
Original Submission: 16 Apr 2018

Notes:
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No.	Revision	Date	Drawing No.
1.	Grading & foundation high. revised/clarified, garage doors revised, finishes clarified	21 Nov 2018	A7



Rear Elevation
1:50



Opening Area Calculations
1:100

- Exterior Finishes - Typ.**
- (R1) Roofing material 1
copper or metal roofing w/ standing seams
 - (R2) Roofing material 2
12" custom width slate roof tiles
-vent weathering green & unfaired grey blend
 - (ST1) Stone finish 1
calc. lined concrete accents (jills, lintels, caps, quoins)
 - (ST2) Stone finish 2
natural stone, buff indiana couring
 - (ET1) Exterior tile 1
porcelain tile or exterior conc. floor slab
 - (ET2) Exterior tile 2
porcelain tile or exterior conc. floor slab
 - (MT1) Metal finish 1
aluminum seves troughs & downspouts
 - (MT2) Metal finish 2
aluminum cladding
-exterior window casings, jambs & sills
-exterior door jambs & sills
-brick moldings
-cladding on cupola
 - (MT3) Metal finish 3
powder coated fin. on wrought iron or alum. railings
 - (GL1) Glass 1
-clear, tempered glass panels in exterior railings
 - (COL1) Exterior color 1
smooth fin. (Durock coating or resin) over extruded
foam, exterior moldings to form:
-brushed columns, bases & caps
-brushed faces & buff tile corners
-brushed panel panels below windows
-brushed bulkheads at porch roof
 - (COL2) Exterior color 2
paint fin. on wood front door
 - (COL3) Exterior color 2
paint fin. on wood garage & remaining exterior doors

Dan Hutchinson Interior Design 404-185 Stephen Drive, Fonthoike, ON M5Y 2N5 Email: dan@hutchinsondesign.com Tel: 416-294-1748		Project: 40 Kleins Cres., Vaughan (Kleinburg), ON Drawing: Rear Elevation	Drawing By: DH Date: 21 Nov 2018	Scale: As Noted Original Submission: 16 Apr 2018	Do not scale drawings for construction purposes. Potted dimensions are for general purposes only. G.C. and subcontractors shall check and verify all dimensions on site and report discrepancies to the designer before any work proceeds. These drawings are protected by copyright and may not be reproduced or distributed without expressed permission.	Notes:	Drawing No: A8 1. Finishes re-evaluated, grading revised, foundation type revised No. Revision Date
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ET 1 - Exterior tile 1
 • Porcelain tile on exterior conc. floor slab



ET 2 - Exterior tile 2
 • Porcelain tile on exterior conc. floor slab

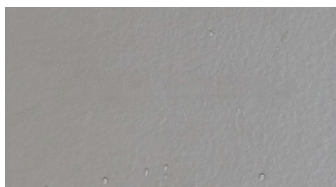


R2 - Roofing Material 2
 • 18" random width slate roof tiles
 • Semi weathering green & unfading grey blend



ST1 - Stone finish 1
 • Cast, tinted concrete accents (sills, lintals, caps, quoining)

ST2 - Stone finish 2
 • Natural stone, buff Indiana coursing (Natural stone varies slightly in colour as shown in this blended sample)



COL 1 - Exterior Color 1
 • Smooth fin. (DuRock coating or equiv.) over extruded foam, exterior mouldings to form;
 - finished columns, bases & caps
 - finished frieze & soffit c/w corbels
 - finished raied panels below windows
 - finished bulkheads at porch roof

COL 3 - Exterior Color 3
 • Paint fin. on wood garage & remaining exterior doors

MT 2 - Metal Finish 2
 • Aluminum cladding;
 - exterior window sashes, jamba & sills
 - exterior door jamba & sills
 - brick mouldings
 - cladding on cupola



MT 1 - Metal Finish 1
 • Aluminum eaves troughs & downspouts

MT 3 - Metal Finish 3
 • Powder coated fin. on wrought iron or alum. railings

R 1 - Roofing Material 1
 • Copper or metal roofing w/ standing seams



COL 2 - Exterior Color 2
 • Paint fin. on wood front door

Attachment # 9 Historic stone Regency houses in Vaughan



12330 Highway 27



2057 Major Mackenzie Drive West

PLANT LIST

KEY BOTANICAL NAME	COMMON NAME	CODE	ICAL	HT (M)	WTH (M)	QTY
A ACER X FRAXINUM CELEBRATION	CELEBRATION MAPLE	DB/UB	45P+	2.00	1.00	1
B ACER SACCHARUM	SUGAR MAPLE	DB/UB	45P+	2.00	1.00	3
C ACER SACCHARUM	SILVER MAPLE	DB/UB	45P+	2.00	1.00	3
D CORNUS SERICEA	RED OSIER DOGWOOD	POT	60CH	1.50	1.50	24

TRCA NOTE:

"To avoid interference with the eggs, nests or young of birds protected under the federal Migratory Birds Convention Act, removals should not occur from May 1 to August 1 of any given year. Ideally, removals should occur from August through December to avoid interference with all nesting birds. Should removals be required within the May 1 to August 1 breeding period, a qualified arborist should conduct a thorough survey immediately prior to the desired tree removal date to confirm presence or absence of protected species. If protected species are present, removals cannot occur without a permit from the Canadian Wildlife Service."



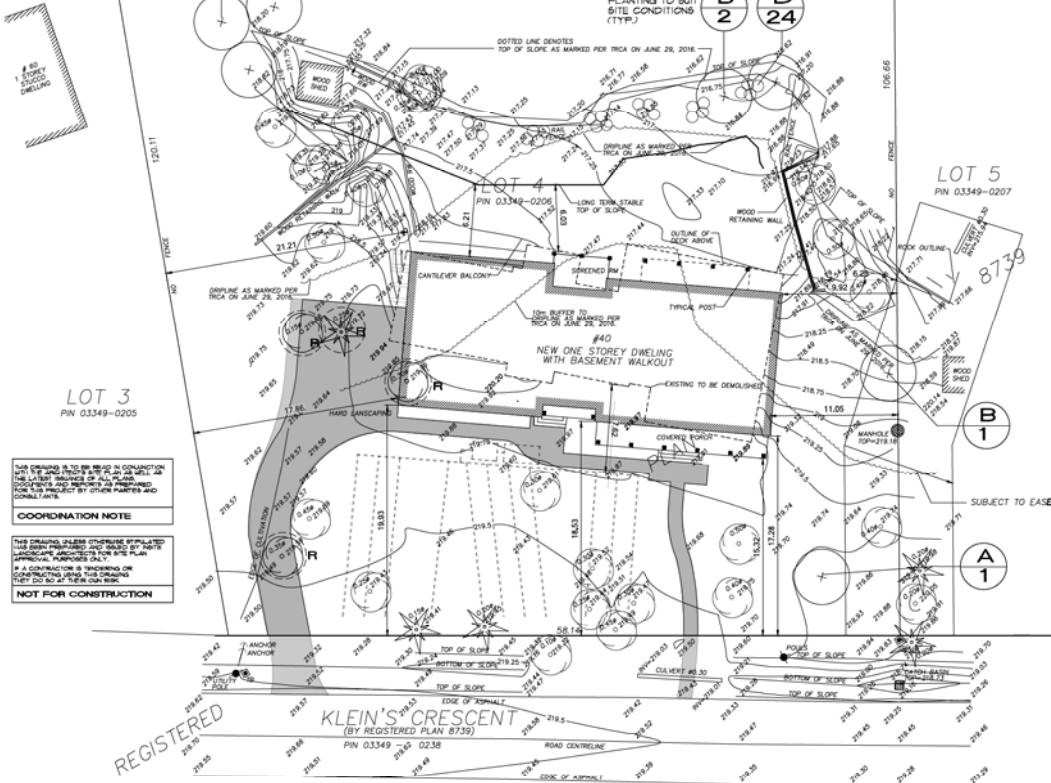
PLANT BETWEEN TREES IN 6 GROUPS OF 4

PLANTING TO SUIT SITE CONDITIONS (TYP)



LOT 3
PIN 03349-0205

LOT 5
PIN 03349-0207



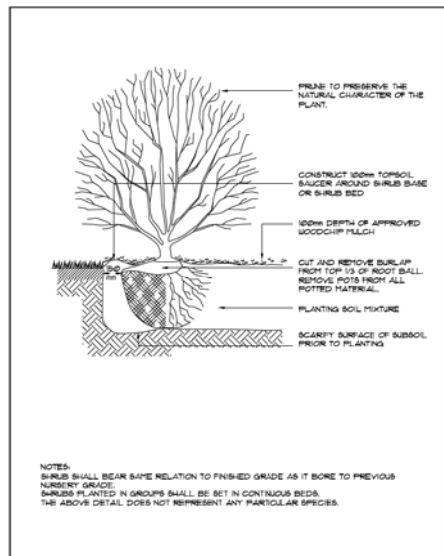
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROPOSED SITE PLAN AND ALL THE LATEST REVISED OR ALL PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY.

COORDINATION NOTE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROPOSED SITE PLAN AND ALL THE LATEST REVISED OR ALL PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY.

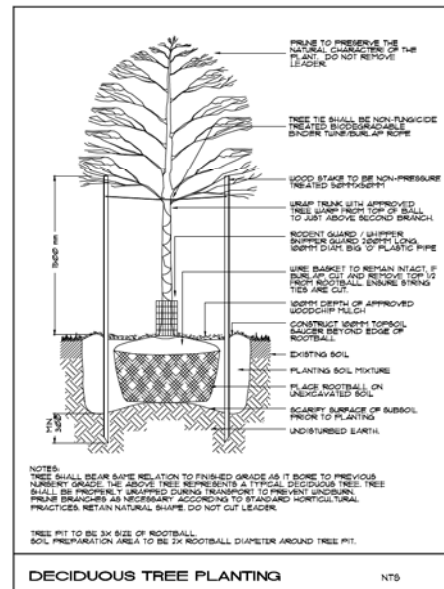
NOT FOR CONSTRUCTION

REGISTERED
KLEIN'S CRESCENT
(BY REGISTERED PLAN 8739)
PIN 03349-0230



SHRUB PLANTING

N19



DECIDUOUS TREE PLANTING

N75

40 KLEIN'S CRESCENT
CITY OF VAUGHAN
PLOT 1 - 20 METERS

LEGEND

- Proposed Deciduous Trees
- Proposed Shrubs
- Existing Trees to Retain
- Existing Trees to be Removed

NOTES:

SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS NURSERY GRADE.

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTIGUOUS BEDS.

THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN BUILDING CODE AND SET BY EACH CONTRACTOR.

ANY DISCREPANCIES AND/OR ERRORS SHALL BE CORRECTED BY THE CONTRACTOR BEFORE THE COMMENCEMENT OF WORK.

ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

SITE PLAN INFORMATION PROVIDED BY:

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Interior Design
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Email dan@hutchinsondesign.com Tel 416-294-1748

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- EXISTING TREES TO RETAIN
- EXISTING TREES TO BE REMOVED

NOV18-18 REVISED AS PER CLIENT REQUEST - NOV18-18 ISSUED FOR CLIENT USE

NOV20-18 REVISED AS PER TRCA COMMENTS - OCT18-18 ISSUED FOR CLIENT USE

JULY19-18 COORDINATION ISSUED FOR CLIENT USE

JULY19-18 ISSUED FOR CLIENT REVIEW

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTS/DESIGNERS/CONSULTANTS
TEL: 416-645-1300 insite@insite.ca



40 KLEINS CRES.
VAUGHAN, ONTARIO

TRCA PLANTING PLAN

DATE: JULY 10-18
SCALE: 1:200
PROJECT: 180614
DRAWING: TRCA-L-1

Dan Hutchinson
 Interior Design
 404-845-5444
 10000 Highway 101, Suite 101
 Danvers, MA 01923

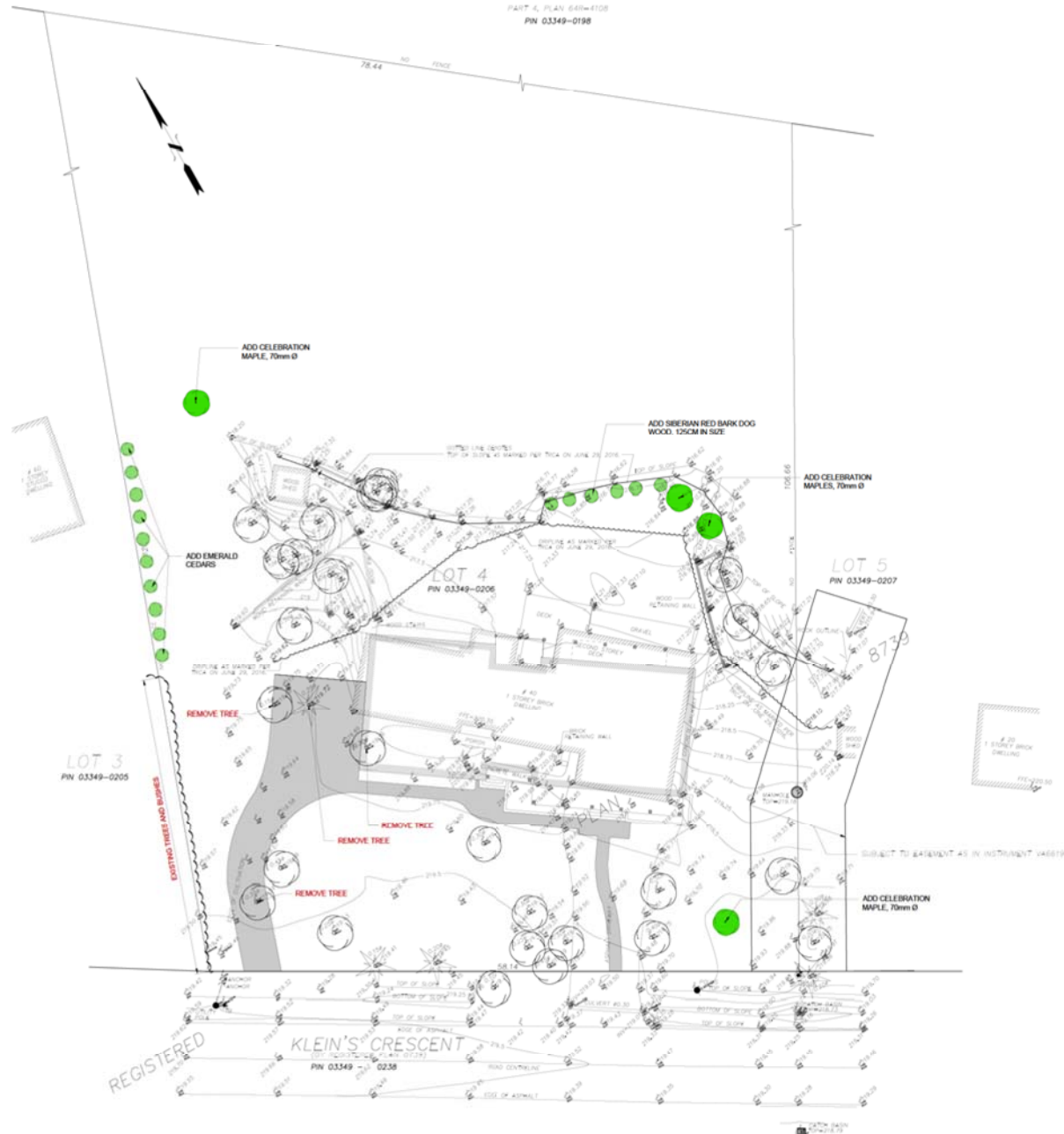
REGISTERED PROFESSIONAL
 LANDSCAPE ARCHITECT
 STATE OF MASSACHUSETTS
 License No. 1200
 DAN HUTCHINSON
 10000 Highway 101, Suite 101
 Danvers, MA 01923

Project: 40 Klein's Cres., Weymouth (Methuen), ON
 Title: TREE REMOVAL AND ADDEE PLANTING

Drawn by: DH
 Date: 16 APR 2018

Scale: 1/200

This site plan was prepared for the construction of the project shown. It is not to be used for any other purpose. The owner and contractor are responsible for the accuracy of the information shown on this plan. The architect is not responsible for the accuracy of the information shown on this plan.



- NOTES:**
- REMOVAL OF TREES IS RECOMMENDED BEFORE MAY 1 AND AFTER AUGUST 1
 - GRASS SEED TO BE SUNNY LAWN MIX CONSISTING OF 20% PERENNIAL RYE, 40% CREEPING RED FESCUE, 40% KENTUCKY BLUEGRASS.

Sheet No. **A1C**