

**1.     PROPOSED NEW CONSTRUCTION OF SINGLE DETACHED RESIDENCE  
ON A PART V DESIGNATED PROPERTY – 6 NAPIER STREET  
WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

**Recommendation**

The Manager of Urban Design and Cultural Heritage recommends:

1.     That Heritage Vaughan approve the proposed new construction for a single detached dwelling at 6 Napier Street, subject to the following conditions:
  - a)     the Owner shall submit revised building elevation drawings showing the maximum permitted building height not to exceed 9.5 metres in accordance with the Zoning By-law and Official Plan to the Vaughan Development Planning Department, Urban Design and Cultural Heritage section for final approval;
  - b)     the final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage section; and,
  - c)     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.

**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**

For Heritage Vaughan's consideration of a proposed new construction for a single detached residence at 6 Napier Street within the Kleinburg-Nashville Heritage Conservation District.

**Background - Analysis and Options**

<b>Heritage Status</b>	Designated Part V, Ontario Heritage Act, Kleinburg-Nashville Heritage Conservation District.
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<b>Proposed heritage style</b>	The subject property is an undeveloped lot within the Kleinburg-Nashville Heritage Conservation District. The applicant is proposing to construct a two and a half storey single detached residence in the Victorian Vernacular style. This style is a recognized heritage precedent from Section 9.2.1 of the District Guidelines and was historically found throughout Ontario in rural and village areas from circa 1860 - 1880.
<b>Severance approved</b>	6 Napier Street was created in 2013 by severing 376 Stegman's Mill Road into two lots. The severance was considered in conjunction with a variance to create a lot size of 672.65 sqm where a 700 sqm lot is permitted in the Zoning By-law. The severance and variance applications were considered by the Heritage Vaughan Committee on May 22, 2013 and Heritage Vaughan provided support for the applications to the Committee of Adjustment. The severance and variance applications were approved by the Committee of Adjustment on May 23, 2013.
<b>Revisions</b>	<p>The following change to the proposed single detached residence is required:</p> <p>a) That the height be revised to not exceed 9.5 metres in order to comply to the Zoning By-law and conform to the Official Plan (Attachment 3)</p>
<b>Variances</b>	<p>The applicant received a conditional approval from the Committee of Adjustment for Variance Application A054/15 at the meeting of March 12, 2015. As noted in the recommendation, updated drawings that reflect these variances shall be submitted to Cultural Heritage staff for review and approval.</p> <p>The variances are:</p> <p><b><u>Proposal:</u></b></p> <ol style="list-style-type: none"> <li>1. To permit a minimum front yard setback of 4.5 m (to the dwelling)</li> <li>2. To permit a maximum lot coverage of 32.32 % (porches 2.88 %; dwelling 29.44 %)</li> <li>3. To permit a minimum rear yard setback of 1.2 m to the trellis</li> </ol> <p><b><u>By-law Requirements:</u></b></p> <ol style="list-style-type: none"> <li>1. Minimum front yard setback 7.5 m</li> <li>2. Maximum lot coverage 30 %</li> <li>3. Minimum rear yard setback 2.43 m (to trellis)</li> </ol> <p>Development Planning had recommended adjournment for the item to allow for Heritage Vaughan approval, however, the item was approved by the Committee of Adjustment with a condition that the applicant seek Heritage Vaughan approval.</p>

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture –
  - i) The proposed new construction conforms to the District and will be a contributing built form asset in the Kleinburg-Nashville Heritage Conservation District

### **Regional Implications**

N/A

### **Conclusion**

Cultural Heritage Staff recommends Heritage Vaughan approval for the proposed new construction of a single detached dwelling at 6 Napier Street. The proposal is consistent with the Kleinburg-Nashville Heritage Conservation District Guidelines.

### **Attachments**

1. Location Map
2. Site Plan
3. Elevations
4. Materials and green roof example

### **Report prepared by:**

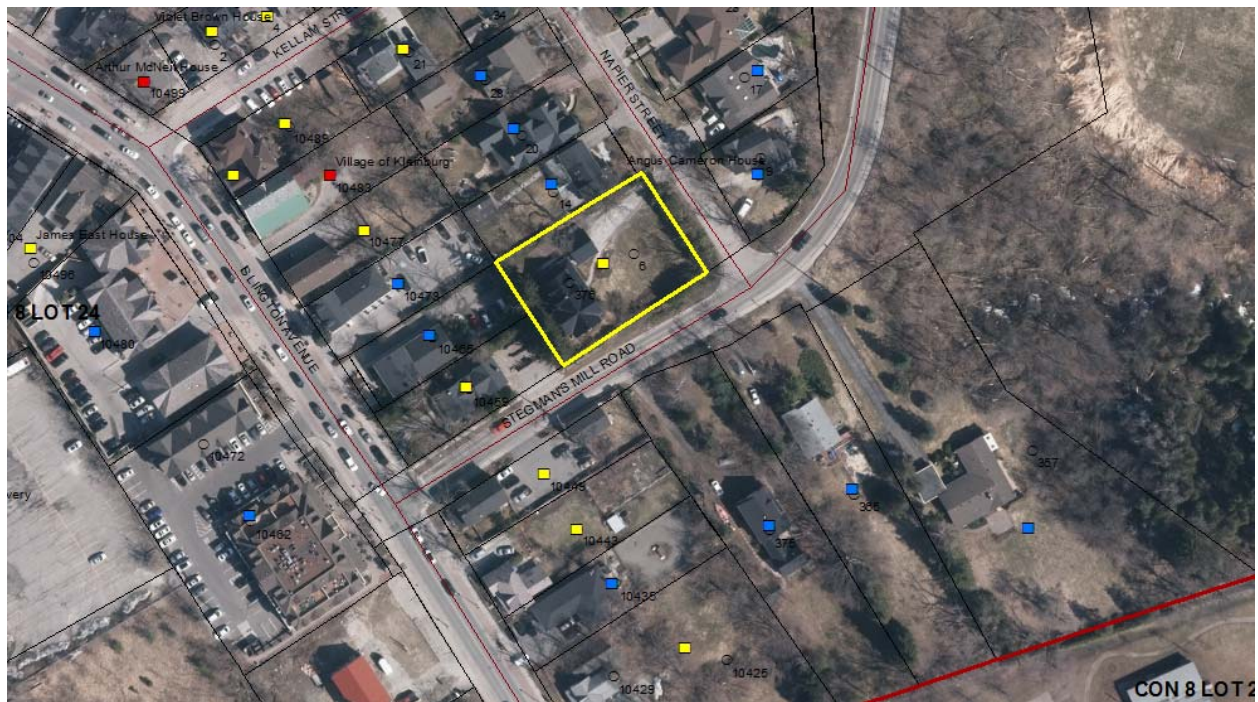
Daniel Rende, Cultural Heritage Coordinator, ext. 8112  
Moira Wilson, Senior Urban Designer, ext. 8353

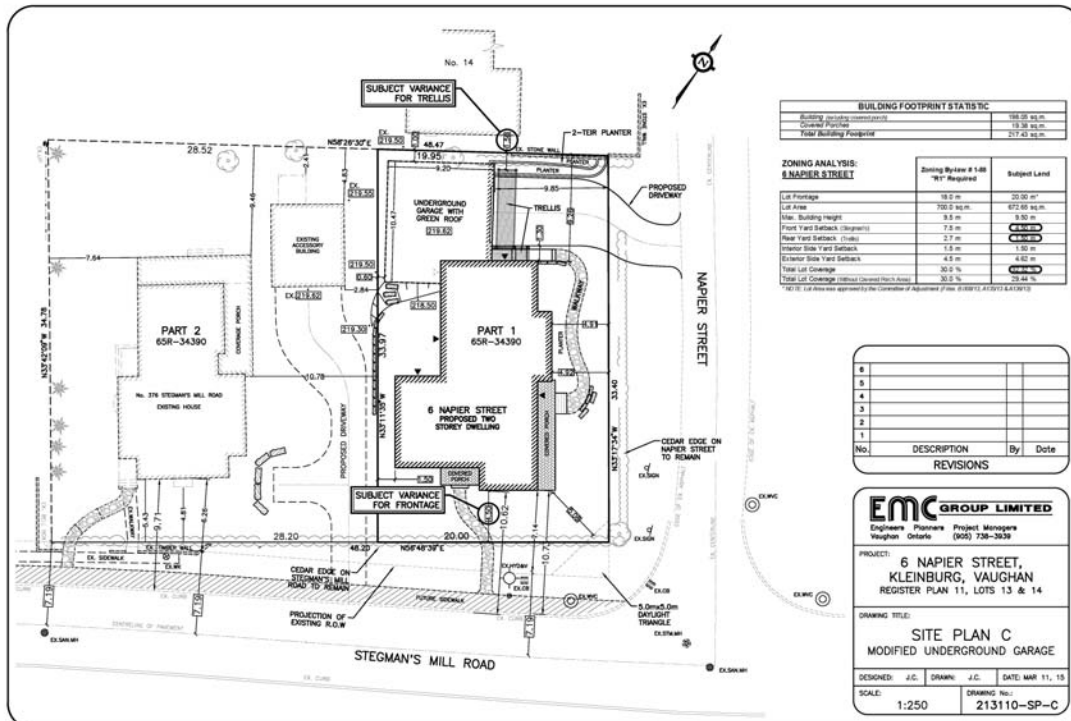
Respectfully submitted,

ROB BAYLEY  
Manager of Urban Design and Cultural Heritage  
Development Planning Department

/CM

LOCATION MAP





**Attachment 3**

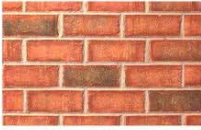
Height to be 9.5 metres







## Attachment 4



1 BRICK VENEER  
BRAMPTON BRICK - OLD SCHOOL



2 BRICK VENEER  
BRAMPTON BRICK - WYNDHAM GRAY



3 METAL ROOFING  
WESTMAN STEEL - DR36 CHARCOAL



4 FASCIA BOARD  
WOOD - WHITE



5 FRONT DOOR  
WOOD - DARK CHERRY



6 FRONT DOOR  
WOOD - BEIGE

No SIM

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48%

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