HERITAGE VAUGHAN COMMITTEE MAY 17, 2017

DEMOLITION OF A DETACHED RESIDENTIAL BUILDING AND NEW DEVELOPMENT
9770 KEELE STREET- MAPLE HERITAGE CONSERVATION DISTRICT
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 - WEST SIDE OF KEELE STREET AND SOUTH OF MAJOR MACKENZIE DRIVE

Recommendation

The Director of Development Planning and Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan recommend the approval of the proposed demolition under Section 42 of the *Ontario Heritage Act* of the detached dwelling municipally known as 9770 Keele Street.

2. THAT Heritage Vaughan recommend the approval of the proposed new construction, subject to following conditions:

    a) a revision to the submitted Landscape Plan to include one additional ornamental deciduous tree, planted within the east side yard along Keele Street;

    b) any significant changes to the proposal 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; 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 Owner 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 to seek a recommendation from the Heritage Vaughan Committee regarding the demolition of a detached house at 9770 Keele Street and the proposed new

construction of two semi-detached houses on the same site located within the Maple Heritage Conservation District (HCD).

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act.* This application was declared complete on April 30, 2017, and must be deliberated upon by Council by July 29, 2017, to meet the 90 day timeline. If this application is not considered by Council by the 90 day deadline, it is considered to be approved as outlined under the *Ontario Heritage Act.*

Background - Analysis and Options

Location, Heritage Status, and Policies

The subject property, known municipally as 9770 Keele Street, is located on the southwest corner of Keele Street and Merino Road, as shown in Attachment #1. The property is located within the Maple HCD, and is protected under Part V of the *Ontario Heritage Act.* The existing structure on the property is a one-storey, split level ranch-style bungalow built between 1959 and 1961 as part of the subdivision to the west. The bungalow fronts onto Merino Road, as shown in Attachment #2. The property is not identified as a contributing property in the Maple HCD Plan, however the Maple HCD Inventory recognizes that the landscape within the property enhances the character of the District, as shown in Attachment #3. Specifically, the inventory entry mentions the garden fringed by young cedar trees (the juniper hedge), the presence of a large Silver Maple, and the gully at the west end of the garden, which is a small tributary creek of the Don River. The Maple HCD Volume 2 – The District Study also identifies the large mature trees as a prominent feature of the streetscape on this block.

The Owner has submitted a scoped Cultural Heritage Impact Assessment (CHIA) to support the development proposal, included as Attachment #4. The CHIA provides a history of the property, the construction and documentation of the existing structure, documentation of the cultural heritage landscape and an assessment of the proposed new construction. The CHIA advises that, "the built property at 9770 Keele Street did not contain cultural heritage value" and is of the opinion that the proposed new construction complies with the direction of the Maple HCD Plan, respecting the character of the District. Cultural Heritage staff has reviewed the report and confirm that it meets the standards of the City of Vaughan's Cultural Heritage Impact Assessment Guidelines.

Proposed New Construction

The application proposes the demolition of the existing one-storey house at 9770 Keele Street in the Maple HCD and the construction of two semi-detached houses on the property as shown on Attachments #5 and #6. The Owner also proposes to rezone the property from R1V Old Village Residential Zone to R5 to permit the construction of the semi-detached dwellings.

The Maple HCD Plan provides design guidance for new development to be compatible with the heritage resources and character of the District while providing for contemporary needs. The overall heritage character of the HCD is composed of buildings, streetscapes, landscapes and vistas. Section 9.5 New Development outlines design guidance for the Residential Area including Architectural Style, Site Planning, Scale and Massing:

- "New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament." (Section 9.5.2.2)

  The development proposal includes two semi-detached dwellings in the later Victorian Vernacular architectural style, which is recognized in the Maple HCD Plan. The proposed

red brick material with buff yellow brick accents are appropriate brick colours. The proposed window and door designs are also appropriate to the style.

- "Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern." (Section 9.5.2.1)

  The proposed new construction fronts onto Merino Road with an east side elevation along Keele Street. The east elevation is setback approximately 9.2m from the existing Keele Street property line and 3 to 4.5m from the future York Region road widening right-of-way. The east side elevation is an enhanced architectural treatment with red and buff brick and a projected flat bay replacing the blank brick wall of the existing building, and is in keeping with existing brick heritage buildings on Keele Street which also reflect this colour scheme.

- "New buildings should be designed to preserve the scale and pattern of the historic District." (Section 9.5.2.3)

  The proposed semi-detached dwellings are designed to appear as a single 2 ½ storey dwelling consistent with the scale and massing of existing Victorian and Edwardian brick houses in the District.

- "New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block." (Section 9.5.2.3)

  Although the height of the proposed new construction is taller than the existing adjacent bungalow to the south on Keele Street, it is similar in height to the two 2 ½ storey detached dwellings property further south on the same block of Keele Street.

- "Connected garages should minimize their street presence." (Section 9.3.8)

  The proposal includes front facing attached garages. However, given that the new dwellings front onto Merino Road, which is the street leading into the neighboring newer subdivision adjacent to the District, the garages will not be visible from the Keele Street heritage streetscape. The surrounding properties located on Merino Road also feature attached garages.

- "Site new houses to preserve existing mature trees" (Section 9.5.2.1)

  The Owner submitted an Arborist Report and Tree Preservation Report in January 2014, that identifies landscape elements to be removed or preserved, as shown in Attachment #7. The existing Tree Preservation Plan and Landscape Plan, shown in Attachment #8, indicates that the Landscape Plan has been revised to ensure that the new residential buildings are sited to respect natural landforms and mature vegetation and trees, following Section 4.4 and 4.5 of the Maple HCD Plan.

<u>Cultural Heritage Landscape</u>

The site contains existing landscape features that enhance the character of Keele Street and the Maple HCD. Alongside Keele Street, landscape features include an existing juniper hedge and two mature Silver Maple trees. The western edge of the property contains mature trees and a Don River tributary creek with its associated gully topography.

The private property contains nine trees and one Silver Maple located on City of Vaughan property at the south east corner of Keele Street and Merino Road. Five trees are proposed to be removed from the property to accommodate the new construction, including three Norway Maples

and two Crabapple trees which are located along the Merino Road frontage and at the rear of the property. Norway Maples have been identified as a nonnative, invasive species in the HCD Plan and Crabapple trees are not considered to be a significant species within the Plan. The Silver Maple originally indicated for removal in the initial 2014 Arborist report, is now preserved in the current Landscape Plan following subsequent design changes.

In the most recent Landscape Plan, a total of five existing trees are proposed to be preserved, including two mature Silver Maples along Keele Street. The preservation of significant vegetation along the Keele Street flankage will conserve the streetscape character of Keele Street. Along the Keele Street side yard, the existing juniper hedge is also proposed to be retained. It should be noted that the hedge and one of the Silver Maple trees to be preserved lie within the Keele Street right-of-way, and therefore these, plus the second Silver Maple tree could be impacted by the future potential conveyance of land to York Region for the widening of Keele Street.

No new tree planting is proposed for the east side of the property along the Keele Street streetscape. The planting of an additional tree within the property along the east side yard is recommended to enhance the streetscape view, with consideration given to the intersection sight triangle. Renderings of the proposed building elevations with the existing landscape are shown in Attachment #9.

As a feature within the Maple HCD, the restoration of the Don tributary creek along the western boundary of the HCD will create a unique boundary marker. The Landscape Plan includes native edge restoration of the creek and the planting of new deciduous trees and shrubs. As native species, the proposed trees, shrubs and plants are acceptable species for planting within the HCD.

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

Cultural Heritage staff has reviewed the proposed application to demolish the existing building at 9770 Keele Street and construct two semi-detached dwellings on the site. The Maple HCD Plan outlines that new development should enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. The proposed design is an example of gentle intensification within the Residential Village that allows for contemporary needs, but is in keeping with goals and guidelines of the HCD Plan. Accordingly, staff can recommend that the Heritage Vaughan Committee support the proposed demolition of the existing dwelling and the new construction under the *Ontario Heritage Act.*

Attachments

1. Location Map
2. Street Photos - Current Condition
   a) From Keele Street
   b) From Merino Road
3. Maple Heritage Conservation District Inventory (excerpt)
4. Cultural Heritage Impact Assessment
5. Site Plan
6. Floor Plans, Elevations and Cross Sections
7. Arborist Report and Tree Preservation Plan
8. Tree Preservation and Landscape Plan
   a) Landscape Plan
   b) Landscape Fencing
9. Streetscape Renderings
   a) View from Keele Street
   b) View from Merino Road

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Respectfully submitted,

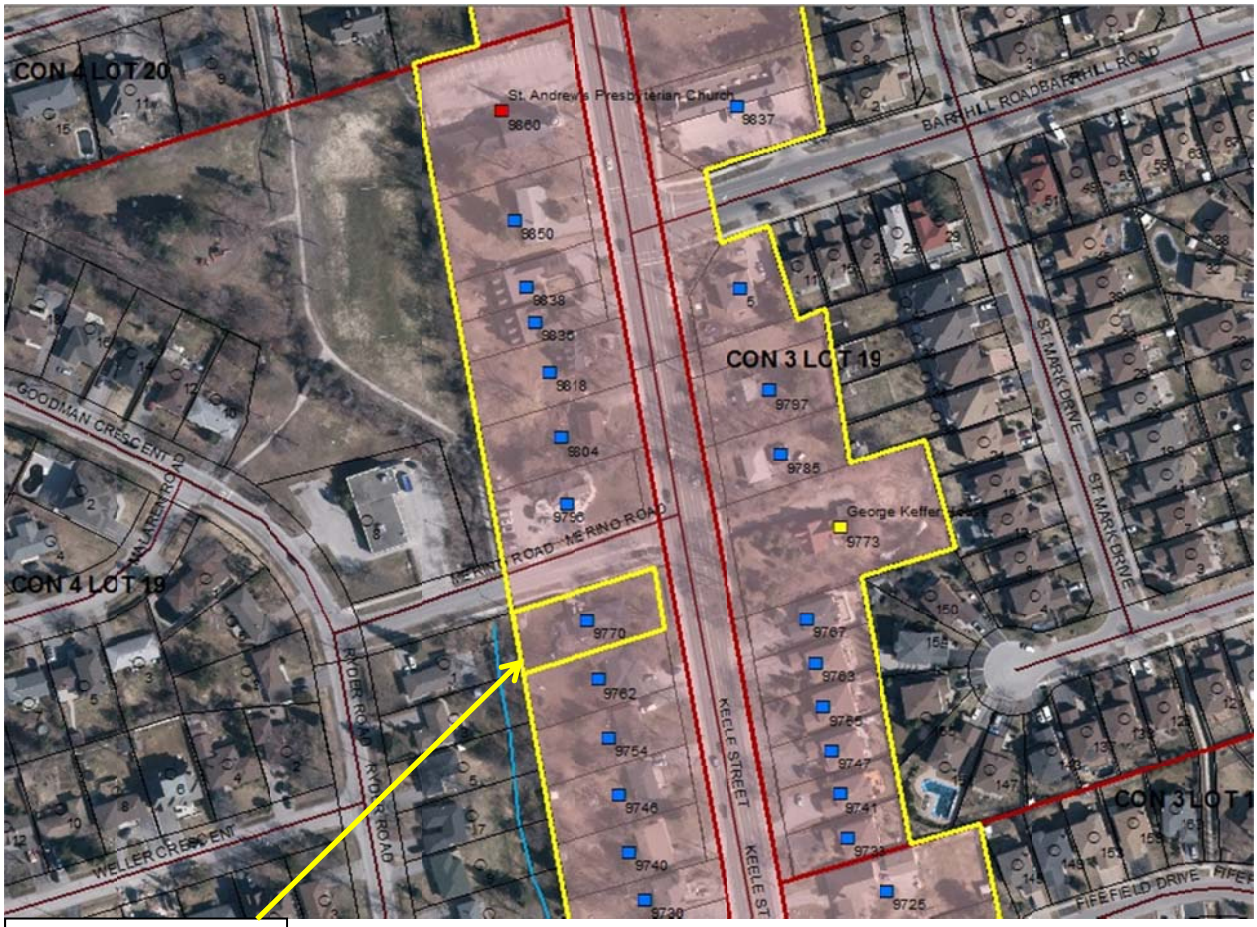
MAURO PEVERINI
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/CM

ATTACHMENT 1

Location Map



9770 Keele Street

ATTACHMENT 2

Street Photos – Current Condition

From Keele Street

From Merino Road

Keele Street (west side)

9770 Keele Street

Description – 1960s hipped-roof, light-brown-brick bungalow on corner lot facing onto Merino Street. House presents blank wall to Keele, with garden fringed by young cedar trees/ Front elevation, to north, indicates a split-level house, with smaller casement windows at LH side, recessed central area, clad in Angelstone, housing front door flanked by large living-room windows, and double-car garage at RH side. Front garden contains pair of old fruit trees adjacent to sidewalk, and at west end of garden, in small gully with stream, is at truly massive old deciduous tree, believed to be a silver maple.

SCOPED HERITAGE IMPACT ASSESSMENT, 9770 KEELE STREET, CITY OF VAUGHAN, ONTARIO

Prepared for:
Centreville Homes (Merino) Inc.
260 Edgeley Blvd, Unit 12
Vaughan, ON L4K 3Y4

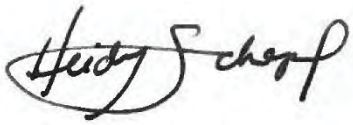
Prepared by:
Stantec Consulting Ltd.
675 Cochrane Drive
Markham, ON L3R 068

File No. 160940415

December 12, 2016

Sign-off Sheet

This document entitled SCOPED HERITAGE IMPACT ASSESSMENT, 9770 KEELE STREET, CITY OF VAUGHAN, ONTARIO was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Centreville Homes (Merino) Inc (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by  _____
(signature)

Heidy Schopf
Cultural Heritage Specialist

Reviewed by  _____
(signature)

Meaghan Rivard
Senior Cultural Heritage Specialist

Approved by  _____
(signature)

Tracie Carmichael
Senior Associate, Environmental Services

Stantec

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Executive Summary

Centreville Homes (Merino) Inc. retained Stantec Consulting Ltd (Stantec) to prepare a Scoped Heritage Impact Assessment (HIA) for the property located at 9770 Keele Street, in City of Vaughan, Ontario. The property contains a 1960s ranch style residence, which is designated under Part V of the *Ontario Heritage Act* as a non-contributing property in the Village of Maple Heritage Conservation District (HCD). The house is proposed to be removed as part of a development proposal that seeks to replace this structure with two new semi-detached residences.

The house at 9770 Keele Street is a ranch style house that was built between 1959 and 1961. The house has a T-shaped layout, split level design, low slope hipped roof, brick and stone exterior veneer, and an attached garage. It is generally set in a suburban context and is one of many 1960s ranch style bungalows that were built in the area between 1959 and 1961. Landscape features on the property include hedges, ornamental gardens with shrubs, mature trees, fences, and a driveway, front pathway, and patios made of interlocking, concrete pavers. The west half of the property slopes down towards a creek, which is a small tributary of the Don River. The front façade of the house faces Merino Road.

As part of this study, the study area was evaluated against *Ontario Regulation* (O. Reg.) *9/06* of the *Ontario Heritage Act*. The property did not meet any criteria under O. Reg. 9/06 and no cultural heritage value or interest (CHVI) was identified. As no CHVI was identified for 9770 Keele Street, an impact assessment for the property is not required. However, 9770 Keele Street is designated under Part V of the *Ontario Heritage A*ct as a non-contributing property in the Village of Maple HCD and potential impacts to the HCD must be considered.

An evaluation of the development proposal against the guidelines for new development set out in the Village of Maple HCD Plan revealed that the proposed development will result in an alteration to the immediate physical streetscape of the Village of Maple HCD at the intersection of Keele Street and Merino Road due to the proposed three storey height of the semi-detached residences and the approximate two-three metre decrease in set back from the Merino Road sidewalk.

While the proposed development differs in height and setback from adjacent houses within the Village of Maple HCD, the design of the semi-detached residences has been refined to comply with direction provided by City of Vaughan Heritage Planning staff and the Village of Maple HCD Plan. Both semi-detached residences incorporate Victorian Gothic Vernacular style elements ascribing to a single architectural style. In addition, mature trees along Keele Street will be retained and protected from construction activities by tree protection zones. Specifically, the two Silver Maples along Keele Street will be retained. The design of the semi-detached residences and the associated site plan have been adapted to follow comments provided by

the City of Vaughan, respond to the guidelines set out for new development in the Village of Maple HCD Plan, and have been modified to respect the character of the HCD.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.

Project Personnel

Project Manager:	Heidy Schopf, MES, CAHP
Heritage Consultant:	Heidy Schopf, MES, CAHP
Report Writers:	Heidy Schopf, MES, CAHP
	Laura Walter, MA
Geographic Information Specialist:	Kent Buchanan, BSc, OCGC
Office Assistant:	Robyn Taylor
Quality Review:	Meaghan Rivard, MA, CAHP
Independent Review:	Tracie Carmichael, BA, B.Ed.
Proponent Contact:	Cesare Bauco, Centreville Homes (Merino) Inc.

Acknowledgements

City of Vaughan: Katrina Guy, Heritage Coordinator

Evans Planning Inc: Paul Tobia, Associate Planner

1.0 STUDY PURPOSE AND METHODS

Centreville Homes (Merino) Inc. retained Stantec Consulting Ltd. (Stantec) to prepare a Scoped Heritage Impact Assessment (HIA) for the property located at 9770 Keele Street, City of Vaughan, Ontario (Figure 1). The property contains a ranch style residence designated under Part V of the *Ontario Heritage Act* as a non-contributing property in the Village of Maple Heritage Conservation District (HCD) (Figure 2). The house is proposed to be removed as part of a development proposal that seeks to replace this structure with two semi-detached residences.

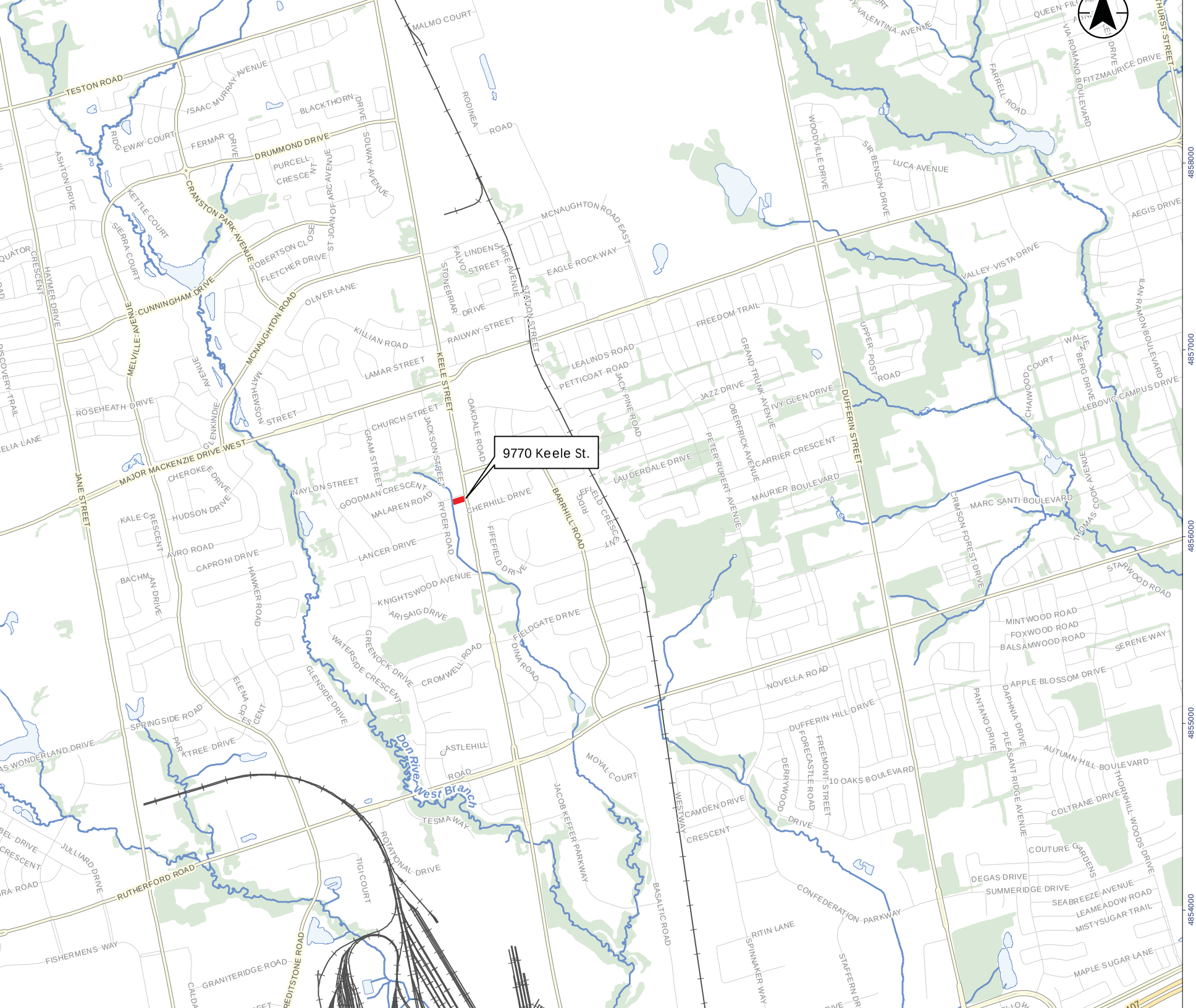
The impacts of the development proposal were evaluated against the guidelines for new development set out in Section 9.5.2 of the Village of Maple HCD Plan (2007). These guidelines indicate that new development should conform to qualities established by neighbouring heritage buildings and the overall character of the setting. The guidelines provide direction for appropriate site planning, architectural style, and scale and massing.

The goal of this Scoped HIA is to document the existing conditions of the property prior to any proposed development. Specifically, the following items are addressed:

- document the history of the property
- photo documentation of the interior and exterior of the residence
- assessment of the heritage value of the property
- discussion of the current development proposal in relation to the Village of Maple HCD Plan

No mitigation strategy or statement of heritage significance will be prepared as part of this Scoped HIA. The scope of work for this HIA includes the study area exclusively and no consideration is given to the impacts of the proposed development on adjacent properties or properties outside the Village of Maple HCD boundaries.

A site assessment of the study area was undertaken on November 11, 2016 by Heidy Schopf, MES, CAHP, Cultural Heritage Specialist, and Laura Walter, MA, Cultural Heritage Specialist, both with Stantec. The weather conditions were sunny and calm.


9770 Keele St.
MAJOR MACKENZIE DRIVE WEST
KEELE STREET
JANE STREET
DUFFERIN STREET
BARRHILL ROAD
RUTHERFORD ROAD
TESTON ROAD
DRUMMOND DRIVE
CRANSTON PARK AVENUE
CUNNINGHAM DRIVE
MELVILLE AVENUE
MCNAUGHTON ROAD
MCNAUGHTON ROAD EAST
STATION STREET
RAILWAY STREET
CHERHILL DRIVE
MALAREN ROAD
RYDER ROAD
LANCER DRIVE
AVRO ROAD
CAPRONI DRIVE
HAWKER ROAD
KNIGHTSWOOD AVENUE
ARISAIG DRIVE
FIELDGATE DRIVE
CROMWELL ROAD
GREENOCK DRIVE
WATERSIDE CRESCENT
GLENSIDE DRIVE
SPRINGSIDE ROAD
PARKTREE DRIVE
CASTLEHILL ROAD
TESMA WAY
ROTATIONAL DRIVE
TIGI COURT
JACOB KEFFER PARKWAY
MOYAL COURT
WESTWAY CRESCENT
CAMDEN DRIVE
BASALTIC ROAD
CONFEDERATION PARKWAY
RITIN LANE
SPINNAKER WAY
STAFFERN DRIVE
FISHERMENS WAY
GRANITERIDGE ROAD
CREDITSTONE ROAD
JULLIARD DRIVE
Don River West Branch
NOVELLA ROAD
DUFFERIN HILL DRIVE
FORECASTLE ROAD
FREEMONT STREET
DERRYWOOD DRIVE
10 OAKS BOULEVARD
APPLE BLOSSOM DRIVE
DAPHNIA DRIVE
PANTANO DRIVE
PLEASANT RIDGE AVENUE
AUTUMN HILL BOULEVARD
COLTRANE DRIVE
THORNHILL WOODS DRIVE
COUTURE GARDENS
DEGAS DRIVE
SUMMERIDGE DRIVE
SEABREEZE AVENUE
LEAMEADOW ROAD
MISTYSUGAR TRAIL
MAPLE SUGAR LANE
MINTWOOD ROAD
FOXWOOD ROAD
BALSAMWOOD ROAD
SERENE WAY
STARWOOD ROAD
MARC SANTI BOULEVARD
CRIMSON FOREST DRIVE
THOMAS COOK AVENUE
CARRIER CRESCENT
MAURIER BOULEVARD
PETER RUPERT AVENUE
OBERFRICK AVENUE
IVY GLEN DRIVE
GRAND TRUNK AVENUE
LAUDERDALE DRIVE
JAZZ DRIVE
JACK PINE ROAD
PETTICOAT ROAD
LEALINDS ROAD
FREEDOM TRAIL
UPPER POST ROAD
VALLEY VISTA DRIVE
AEGIS DRIVE
ILAN RAMON BOULEVARD
LEBOVIC CAMPUS DRIVE
WALLBERG DRIVE
CHAMPAGNE COURT
EAGLE ROCK WAY
FALVO LINDENSHIRE AVENUE
STONEBRIAR DRIVE
OAKDALE ROAD
CHURCH STREET
GRAM STREET
JACKSON STREET
OLIVER LANE
KILLIAN ROAD
LAMAR STREET
MATHESON STREET
GLENKINDIE AVENUE
ROSEHEATH DRIVE
NAYLON STREET
GOODMAN CRESCENT
CHEROKEE DRIVE
HUDSON DRIVE
KALE CRESCENT
BACHMAN DRIVE
ELENA CRESCENT
FIFEFIELD DRIVE
EFFIELD CRESCENT
RIDGEWAY COURT
SIERRA COURT
KETTLE COURT
ASHTON DRIVE
HAYMER DRIVE
QUATOR CRESCENT
DISCOVERY TRAIL
ELIA LANE
ISAAC MURRAY AVENUE
FERMAR DRIVE
PURCELL CRESCENT
BLACKTHORN DRIVE
SOLWAY AVENUE
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ROBERTSON CLOSE
FLETCHER DRIVE
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MALMO COURT
WOODVILLE DRIVE
SIR BENSON DRIVE
LUCA AVENUE
FARRELL ROAD
VIA ROMANO BOULEVARD
FITZMAURICE DRIVE
QUEEN FILOMENA DRIVE
VALENTINA AVENUE
HURST STREET
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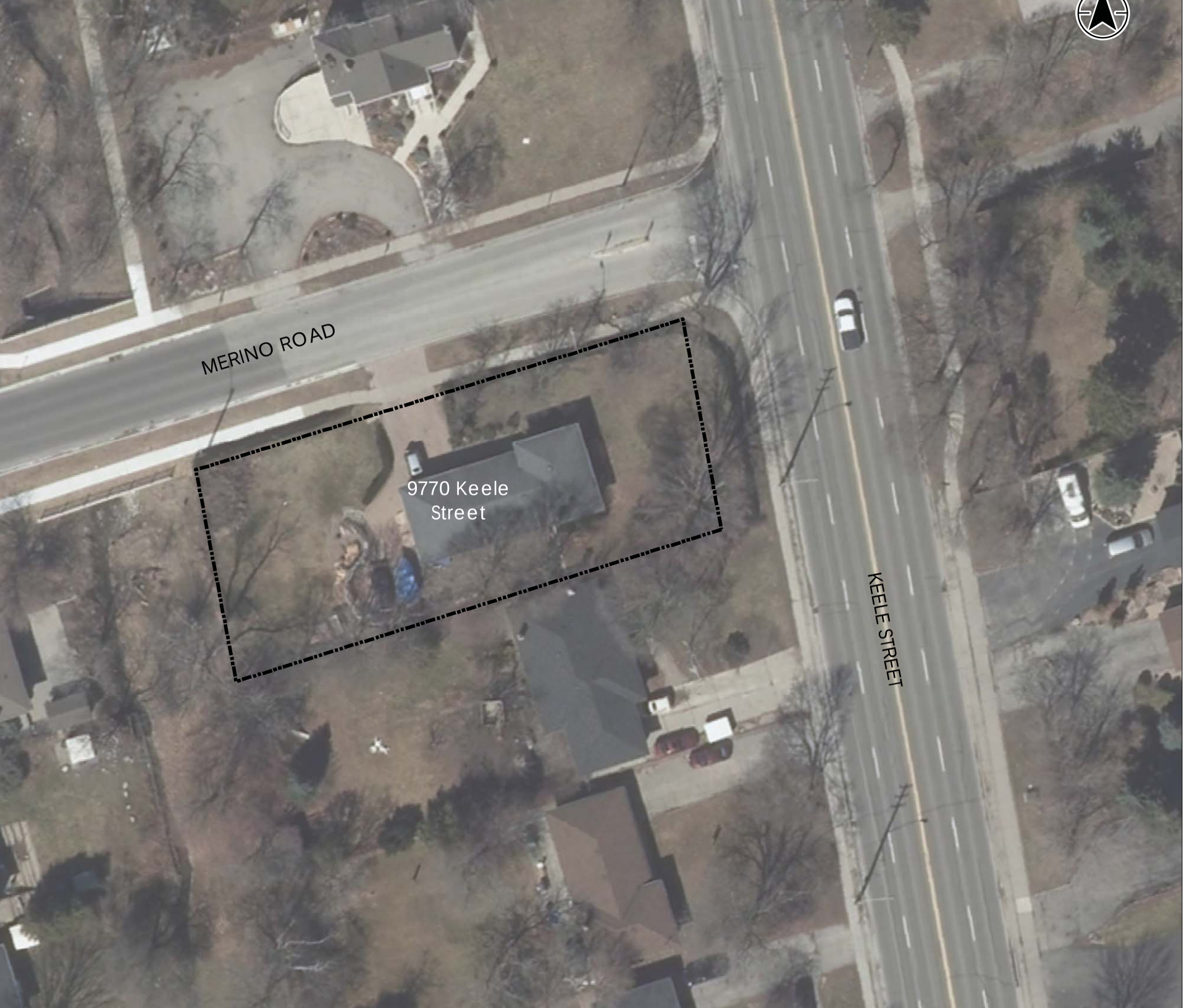

Legend

Study

Notes

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2. Base features pr
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3. Orthoimagery ©

Project Location

City of Vaughan

Client/Project

CENTREVILL
9770 KEELE
HERITAGE I

Figure No.

2

2.0 SITE HISTORY

2.1 INTRODUCTION

The study area is located in the City of Vaughan, within the Village of Maple Heritage HCD, which was designated under Part V of the *Ontario Heritage Act* in 2007. The property is part of the east half of Lot 19, Concession 4, in the former Township of Vaughan. The following sections outline the historical development of the study area from the time of Euro-Canadian settlement to the 21st century.

2.2 PHYSIOGRAPHY

The study area is situated within the South Slope physiographic region. The South Slope physiographic region constitutes the southern aspect of the Oak Ridges moraine. The region has an average breadth of approximately 10 to 11 kilometres with an average elevation of between approximately 245 and 305 metres above sea level and spans from the Niagara Escarpment in the west to the Trent River in the east. In Scarborough, the region is characterized by gently rolling till plain with bold fluting and low drumlins, possessing a variety of different soils (Chapman and Putnam 1984: 172-174).

2.3 SURVEY AND SETTLEMENT

The historical development of the Township of Vaughan is largely tied to its close proximity to the City of Toronto and Yonge Street as the main thoroughfare of the 19th. Following the American War of Independence (1775-1783), the British government began negotiations with Aboriginal groups to secure land for trade routes and settlement. The 'Toronto Purchase' in 1787 (revised 1805), included a tract of land extending from the east bank of the Etobicoke Creek along the north shore of Lake Ontario (Government of Ontario, Treaty Texts; online).

On July 16, 1792, Upper Canada was divided into 19 counties including the County of York named after Yorkshire, England. The County of York stretched north from the shores of Lake Ontario to the shores of Lake Simcoe, and was originally part of the Home District (Archives of Ontario; online). The Township of Vaughan was part of the west riding of the County of York. It was bounded to the south by Townships of Etobicoke and York, to the east by the Township of Markham, to the north by the Township King, and on the west by the Townships of Albion and Gore of Toronto, in the County of Peel. Lieutenant Governor John Graves Simcoe named the township in honour of Benjamin Vaughan (1751-1835), a British diplomat and the co-negotiator of the Peace of Paris, the treaty that ended the American War of Independence (City of Vaughan, The Naming of Vaughan; online).

Site History
December 12, 2016

The eastern border of the township was influenced by the layout of Yonge Street in the 1790s. When Simcoe landed in Upper Canada in 1792, he was accompanied by the Queen's Rangers, a group of troops that would be utilized for both military and civic purposes. The rangers would help in the construction of various public works projects including roads and bridges, as well as being available for military duties (Magel 1998: 22). Under the directions of Simcoe, a party of Queen's Rangers was instructed to assist Augustus Jones in the survey of Yonge Street from Lake Ontario north to Lake Simcoe. Jones began the survey at the Holland Landing in 1793 working south towards Lake Ontario. An aboriginal trail between the two lakes formed the basis of the survey. Jones reported to Simcoe on February 20, 1796, that Yonge Street was open from Holland Landing on Lake Simcoe to the Town of York on Lake Ontario (Magel 1998: 14). Simcoe chose the name Yonge Street, in honour of his friend, the British Secretary of War, Sir George Yonge (Berchem 1996: 16).

The survey of the Township of Vaughan was initiated in 1795 by surveyor Abraham Iredell, but was not completed until 1851. The layout of the township was influenced by its eastern boundary of Yonge Street, which served as a baseline for concessions. The concession lines were oriented south to north, with side roads crossing the township from east to west. The township was surveyed using the single front survey system, with long and narrow 200 acre lots fronting concession roads (Mulvany et al 1885: 124).

Following the completion of the Yonge Street survey settlers began to arrive in the township. The largest group of early settlers were of German descent that had emigrated from Pennsylvania, United States. Other early land owners were French Huguenots, Quakers, United Empire Loyalists, and former British officers (Reaman 1971: 19). Early land owners included Asa Johnson in 1796, William Peters, Captain Richard Lippincott, Samuel Heron, and Samuel Kiener in 1797, and Jacob Fisher, Nathan Chapman, Stephen Colby, Lieutenant Abraham Tredell, Jonathan Willcott, John McKarrby, James Cram, Captain Daniel Cozens, Bernard Carey, Samuel Street, Hugh McLean, James Ruggles, William Graham, Nicholas Cower and Robert Franklin in 1798 (Mulvany et al 1885: 124). In the study area, Lot 19, Concession 4 was granted to Samuel Street in 1798, who was also granted Lots 20, 21, and 23 (Reaman 1971: 34).

2.4 19TH CENTURY DEVELOPMENT

Early 19th century development in the township initially occurred along Yonge Street and around mill sites that were constructed along the Humber and Don Rivers, and their tributaries. Settlement at the beginning of the century was slow, with a township population of 103 in 1801, rising to 333 in 1809 (Reaman 1971: 57). Growth remained steady until the first large wave of immigrants came to the County of York, including the Township of Vaughan in 1825. That year 12,818 immigrants, mostly from the British Isles, came to the County of York by way of the St. Lawrence River. The number of immigrants to the county increased each year following, to 16,862 in 1826 and to 28,000 in 1828 (Mitchell 1952:58). The Township of Vaughan greatly benefitted from the increased yearly influx of arrivals, and by 1840 most of the vacant lots in the township were occupied (Reaman 1971: 21). Between 1824 and 1842, the township's population rose from 870 to 4,187 (Reaman 1971: 61). A shift in farming occurred in the 1840s with increased demand from the City of Toronto and changes in technology. Horsepower was introduced, replacing a large amount of work done by hand and allowing for increased production for farmers. Farming products also changed from wheat to dairying, and mixed farming by 1867 (Reaman 1971: 91).

The closest community to the study area that developed was the settlement of Maple which developed around the current intersection of Keele Street and Major Mackenzie Drive. The first settlers to arrive around Maple were of German descent who had emigrated from Pennsylvania, United States. Keele Street to the south was originally a swamp area forcing settlers to take alternative routes, until a road was built through in 1820. On February 6, 1852, the post office was established in the village; it was initially known as Noble's Corners, after the first postmaster Joseph Noble. The name of the settlement also changed to Rupertsville, named for an early land owner and respected community member Dr. Rupert. The name of Maple was later chosen to connect the community with the once numerous maple trees found along Keele Street (City of Vaughan, A Brief History of Maple; online). The 1860 map of the Township of Vaughan shows the names of J. Noble and Rupert situated north of the study area in the south end of the settlement of Maple (Figure 3).

The Township of Vaughan was incorporated on January 1, 1850, following the abolition of districts and the creation of municipalities. The township was divided into five wards, with each ward electing a councilor, who in turn elected a reeve. The first township meeting was held on January 21, 1850, in the township hall in the settlement of Vellore, with James W. Gamble as the first reeve (Reaman 1971: 67). The population of the township in 1850 was 6,255, with five grist mills and 34 saw mills in operation (Mulvany et al 1885: 129). The Vaughan Road Company was established in 1850 and a road was constructed through the western portion of the township through the Villages of Woodbridge, Pine Grove, and Kleinberg (Reaman 1971: 79). Initially the road had four tollgates but by the early 1890s it was taken over by the township (City of Vaughan, Roads, Tolls and Automobiles; online). The main road access to the study area remained through Yonge Street to the east.

Accessibility to the township was furthered through the construction of the Ontario Simcoe and Huron (OS & HU) Railway line, completed in 1853, with a station north of the study area at Maple (Figure) (City of Vaughan, Roads, Tolls and Automobiles; online). The station was initially called Richmond Hill as a stage coach operated five times a week from the settlement of Richmond Hill to the station at Maple (Reaman 1971: 82). The OS & HU became the Northern Railway of Canada in 1858 and the line was renamed (Cooper, The Northern Railway of Canada Group; online). This line was followed by the Toronto, Grey & Bruce Railway, constructed through the western edge of the township in 1871 (Figure 4) (Raeman 1971: 81). Both lines were taken over by the Grand Trunk Railway in the 1880s (Cooper, The Northern Railway of Canada; online).

The 1860 Tremaine Map of the township, shows the property owner of Lot 19, Concession 4, as William Line (Figure 3). Lots 17 and 18, Concession 4, are owned by Line's brothers Henry Line and Samuel Line. The map shows that Henry Line's property contains a sawmill, residence, and schoolhouse. William Line (1816-1906) was born in the Township of Vaughan, on Lot 15, Concession 4 to John Line and Rosanna Keffer. John Line was an early settler in the township who emigrated from Pennsylvania, United States (Mulvany et al 1885: 348). William Line married Susan Snider on May 28th, 1840, in the Township of Vaughan (Ancestry (a) Home 1840: 96). Line (age 44) is listed on the 1861 Census of Canada, for the Township of Vaughan, as a farmer of German Lutheran descent. Also listed is his wife Susan (age 37), and their children John (age 20), Jacob (age 18), Ian (age 16), William (age 12), and Ephraim (age 7). The family is listed as living in a two-storey log house. Line is still listed as the property owner on the historical atlas map from 1878 (Figure 4).

The 1878 map also shows a Presbyterian Church located near the centre of the front of lot facing Keele Street. This is St. Andrew's Presbyterian Church (now 9860 Keele Street), constructed in 1862. The church was designated under Part IV of the Ontario Heritage Act, by the City of Vaughan in 1979 (City of Vaughan, Designated Property Under the Ontario Heritage Act; online). Also shown on Lot 19, is a small structure, possibly a residence and a driveway, at the southeastern corner of the property.

2.5 20TH CENTURY DEVELOPMENT

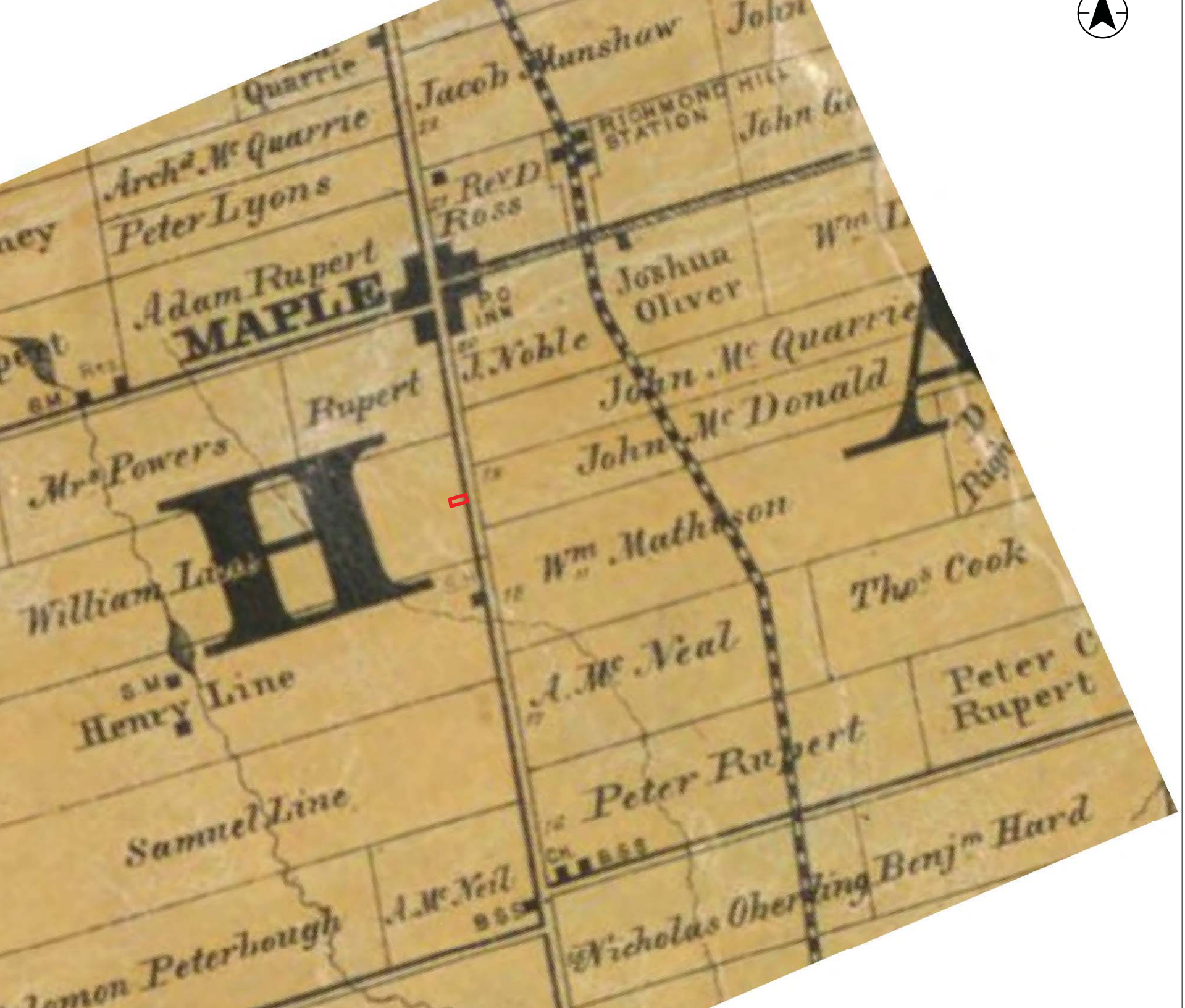
The major period of development in the township occurred during the 20th century with a large shift from the agricultural based economy of the 19th century to the development of new industries, highways, and suburban neighbourhoods. The agricultural industry in the township itself shifted at the beginning of the 20th century from small family farms to larger specialized farms. This occurred as a result of the mechanization of farming techniques and the increased cost of property in the township. As the century went on, retired farmers began to sell their property to housing and industrial developments and relocate into the villages. The villages in turn began to increase in size including Thornhill, Richmond Hill, Woodbridge, and Maple (Reaman 1971:94). In 1928, Maple was established as a police village with a population of 2,000 (City of Vaughan, A Brief History of Maple; online). The name of the railway station in the village had been changed to Maple, following the construction of a new station, by the Canadian National Railway in 1904 (Reaman 1971: 82).

Site History
December 12, 2016

Transportation networks in the township underwent a drastic change in the 20th century facilitating the growth of suburbs to service City of Toronto. The Department of Highways Ontario (DHO) constructed Highway 7 through the township between 1928 and 1932 (Reaman 1971: 82). The route was first designated as provincial Highway 7 in 1920, running from Sarnia to Guelph. The Highway was extended from Guelph to Peterborough in the 1920s, then further east to Perth in the 1930s. It served as a main connection route between western and eastern Ontario (Bevers, The King's Highway 7; online). The next major route through the township was Highway 21, planned and constructed by the DHO as a route from Toronto to Barrie. The highway was completed through the township in 1937, and paved in the late 1940s (Bevers, The King's Highway 21). Highway 27 served as a main route for recreational travelers to shores of Georgian Bay, Lake Simcoe, and the Muskoka Lakes. When summer weekend congestion became a problem on the highway, a new Toronto to Barrie highway was designed on a new alignment. Highway 400, initially a four-lane highway, was constructed through the township from 1946 to 1952. The new highway provided a more accessible route from the City of Toronto, through the township, which in turn increased the number of commuters and the development of suburban neighbourhoods (Bevers, The King's Highway 400; online). Accessibility to Maple also increased with the paving of Keele Street in the late 1960s (Reaman 1971: 83).

Suburban neighbourhoods developed around the early villages in the township, including the Village of Maple north of the study area. The residence within the study area was constructed between 1959 and 1961 as part of the corresponding neighbourhood to the west, including Goodman Crescent, Ryder Road, Weller Crescent, Lancer Drive, Mclaren Road, Gosling Road and Netherford Road (Figures 5 and 6). The residence is characteristic of the ranch style of architecture popular during this time period throughout the province, particularly in suburban areas. The style emerged following the Second World War and targeted the middle class owner who had an automobile. It became a staple suburban style by the 1960s (Ontario Architecture; online). Typical of the ranch style, 9770 Steele Street, has open plan living room, dining room and kitchen area, and was built in connection with the outdoor space, seen through its large yard and garage. Although, instead of utilizing the typical single floor plan, 9770 Keele Street is a spilt level ranch with the bedrooms on a separate floor from the main living areas. Numerous similar houses of this style remain in the adjacent neighbourhood, with some modern infill apparent in the last decade.

The Township of Vaughan amalgamated with the Village of Woodbridge in 1971, creating the Town of Vaughan, within the Regional Municipality of York. In 1991, the town became the City of Vaughan, with a population of 111,359 (City of Vaughan, Population; online). Into the 21st century, Vaughan has become one of the fastest growing municipalities in Canada. From 2006 to 2011, with a 20.7% growth rate, Vaughan was second to the City of Brampton, which had a growth rate of 20.8% (Statistics Canada; online). A large portion of the growth in the city comes from immigration, with 46.4 percent of Vaughan's population in 2011 made up of residents born outside of Canada.



Legend

Study

Notes

1. Historical informa
2. Map reference: *Canada West.*

Project Location

City of Vaughan

Client/Project

CENTREVILL
9770 KEELE
HERITAGE I

Figure No.

3

Legend

Study

Notes

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2. Map reference: York and the Town Simcoe, Ont.</ita>

Project Location

City of Vaughan

Client/Project

CENTREVILL
9770 KEELE
HERITAGE I

Figure No.

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Study

Notes

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Project Location

City of Vaughan

Client/Project

CENTREVILL

9770 KEELE

HERITAGE I

Figure No.

5

Legend

Study

Notes

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2. Air photo referer
and 1961 (Plate 34

Project Location

City of Vaughan

Client/Project

CENTREVILL
9770 KEELE
HERITAGE II

Figure No.

6

3.0 SITE DESCRIPTION

3.1 PLANNING FRAMEWORK

3.1.1 City of Vaughan Official Plan

The study area, 9770 Keele Street, is designated under Part V of the Ontario Heritage Act as non-contributing property in the Village of Maple HCD (2007). The City of Vaughan Official Plan contains detailed policies with regard to properties contained in an HCD. Specifically, Section 6.3.2 of the Official Plan contains the following policies in regard to HCDs in general:

> *6.3.2.1. That Heritage Conservation Districts shall possess one or more of the following attributes:*
>
> *a) A group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood.*
>
> *b) Buildings and structures that are of architectural or vernacular value or interest.*
>
> *c) Important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.*
>
> *6.3.2.2. To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act. Areas subject to a Heritage Conservation District are identified on Schedule 14-B in Volume 2 of this Plan.*
>
> *6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.*
>
> *6.3.2.4. That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.*

6.3.2.5. That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan.

3.1.2 Village of Maple Heritage Conservation District Plan

The Village of Maple HCD consists of the historic block of Church and Jackson Streets and properties along the two main roads, roughly the extent of the old Police Village (City of Vaughan 2007). The Village of Maple HCD is characterized by its existing heritage buildings (both individually listed and designated) and by many newer buildings that respect the scale and site plan characteristics of the historic village (City of Vaughan 2007:9). The Village of Maple HCD Plan (2007) contains numerous objectives, policies and guidelines to direct the conservation of heritage resources and new development within the district's boundaries. The objectives, polices, and guidelines relevant to non-contributing buildings and new residential development are provided below.

3.1.2.1 Non-Heritage Building Objectives

Section 3.0 of the HCD plan outlines the objectives of the plan. Objectives 2.4.3 – 2.4.5 are relevant to the current study area:

2.4.3 Objectives for Non-Heritage Buildings: To retain and enhance complementary characteristics of non-heritage buildings. To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District.

2.4.4 Objectives for Landscape/Streetscape: To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm. To preserve trees and mature vegetation, and encourage the planting of species characteristic of the District, where possible. Native urban-tolerant trees are preferred; however, non-indigenous species with compatible forms and characteristics should be allowed in recognition of the harsher urban conditions that now exist. To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.

2.4.5 Objectives for New Development: To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

3.1.2.2 Non-Heritage Building Policies

In addition to the objectives, Section 4.0 District Policies – Buildings and Sites, provides specific policy for non-heritage, or non-contributing, properties within the HCD boundaries. Policies 4.3 and 4.4, which relate to Non-Heritage Buildings, are relevant to the current study area:

> *4.3 Non-Heritage Buildings*
>
> *4.3.1 Additions and Alterations: The majority of the properties in the Village of Maple Heritage Conservation District are non-heritage buildings. Some of these properties are good neighbours to the heritage buildings in scale, massing, and design. There are also newer buildings that have been consciously designed to complement the heritage buildings in the village, some of these have been successful.*
>
> *4.3.2 Design Approach: Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: Historical Complementary or Modern Complementary as described in the Guidelines in Section 9.4.*
>
> *4.3.3 Demolition of Non-Heritage Buildings: Generally, the demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.*
>
> *4.4 New Residential Buildings: New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of the 19th century and early 20th century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.*
>
> *4.4.1 Design Approach*
>
> a) *The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.*
>
> b) *New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.*
>
> c) *New residential building construction will respect natural landforms, drainage, and existing mature vegetation.*
>
> d) *Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.*

e) *Historically appropriate façade heights for residential buildings has been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.*

3.1.2.3 New Residential Building Construction Guidelines

New development within the HCD should conform to qualities established by neighbouring heritage buildings and the overall character of the setting. Section 9.5.2 of the HCD plan provides guidelines for new residential buildings. These include:

9.5.2.1 Site Planning

a) *Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.*

b) *Site new houses to preserve existing mature trees.*

9.5.2.2 Architectural Style

a) D*esign houses to reflect one of the local heritage Architectural Styles.*

b) *Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate. • Use authentic detail, consistent with the Architectural Style.*

c) *Research the chosen Architectural Style.*

d) *Use appropriate materials.*

9.5.2.3 Scale and Massing

a) New building*s should be designed to preserve the scale and pattern of the historic District.*

b) *New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.*

c) *As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.*

d) *Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages. For garages, see Section 9.3.8.*

3.1.3 Urban Design Brief (2014)

An Urban Design Brief was prepared for the proposed development by Vulcan Design Inc. in 2014 (see Appendix A). The Urban Design Brief contains a description of the property and surrounding area, a review of design principles specific to the project, an overview of relevant City of Vaughan policy documents, and puts forth a conceptual building design and concept plan. The Village of Maple HCD is referenced but specific guidelines are not discussed in relation to the proposed development. Rather, design goals for the proposed development are based on a review of the City of Vaughan's Urban Design guidelines in a broadly heritage framework.

The initial submission for 9770 Keele Street was for a three storey townhouse block building containing six individual residential units. The building is shown to face north onto Merino Street, in the same orientation as the current residence. The Urban Design Brief notes that while the property is within the Village of Maple HCD, 9770 Keele Street is surrounded largely by non-contributing properties. In response to this, Vulcan Design Inc. proposes building a new development that "can enhance the transition from non-heritage to heritage district by incorporating modern day style and desires to suit upcoming generations, yet still maintain a strong influence of heritage character which follows further north on Keele Street" (2014).

The 2014 Urban Design Brief represents the initial submission of the development proposal for 9770 Keele Street, which was submitted in 2014. Following submission, an interim control by-law was put in place for the area which put a halt to development for one year. Once the interim control by-law was lifted, the Urban Design Brief for 9770 Keele Street was resubmitted to the City of Vaughan. The City of Vaughn reviewed the document in July 2016 and prepared comments that addressed the proposed architectural design. Comments focused on revisions that would closer align the design with the HCD requirements. A discussion of how the proposed development has evolved and responded to these comments is provided in Section 5.3 of this report.

The Urban Design Brief is included in Appendix A to illustrate the progression of the development proposal for 9770 Keele Street since its initial submission in 2014. Up-to-date drawings, which form the current development proposal, are provided in Appendix B.

3.2 LANDSCAPE SETTING

The study area, 9770 Keele Street, is set in a suburban, residential context with 1960s residential development located to the north, east, south, and west. The study area is bounded by Keele Street on the east, Merino Road on the north, and 1960s residences on the west and south. Keele Street is a four lane road with two lanes of northbound and southbound traffic and concrete sidewalks (Plate 1). In the vicinity of the study area, Keele Street is generally lined with mature deciduous trees (Plate 2). Merino Road is a residential side street that is two lanes wide with concrete sidewalks that are separated from the road by narrow grass swaths (Plate 3). The house faces Merino Road and is set back approximately nine metres from the sidewalk. There are a number of boarded up houses in the immediate vicinity of the study area (Plate 4).

Plate 1: North-northwest view along Keele Street; the study area is located on the left

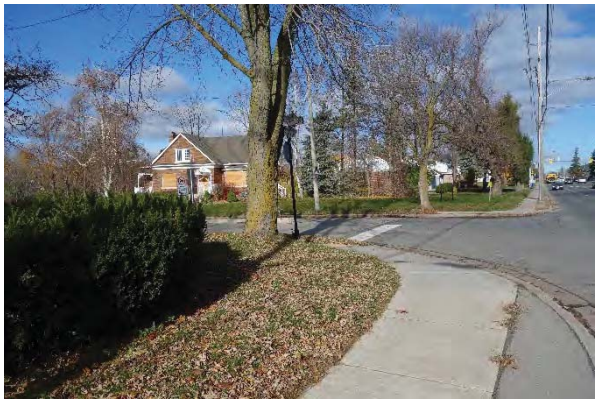

Plate 2: Northwest view of the southwest corner of Keele Street and Merino Road

Plate 3: South-southwest view along Merino Road; the study area is located on the left.

Plate 4: Northeast view towards a boarded-up house on the east side of Keele Street

3.3 9770 KEELE STREET

3.3.1 Residence Exterior

The house at 9770 Keele Street is a ranch style house that was built between 1959 and 1961. The house has a hipped roof with a low slope that is clad in asphalt shingles. The roof has projecting eaves with simple fascia and soffit. The house is a one storey, split level structure with a subtle T-shaped plan and an attached garage on the west elevation. The house is clad in brick and has concrete block foundations.

The front façade (north elevation) includes an asymmetrical façade with a central entrance and fronts onto Merino Road (Plate 5). The living areas are contained in the east and central portions of the structure and a garage is located in the west side of the structure. The front façade has three windows and one entryway, all of which feature simple architectural detailing.

The south elevation includes an asymmetrical façade with an external chimney located on the east side (Plate 6). There are two windows on the east portion of the house and two windows and two doors on the central and west portions of the house. All structural openings have simple detailing that consist only of flat brick lugsills and concrete slabs at the base of the door openings.

The west and east elevations both consist of brick walls with no architectural details or structural openings (Plates 7 and 8).

Plate 5: Front façade (north elevation) of 9770 Keele Street

Plate 6: South elevation of 9770 Keele Street

Plate 7: West elevation of 9770 Keele Street

Plate 8: East elevation of 9770 Keele Street

3.3.2 Residence Interior

The house has an open plan, split level interior arrangement with the living room, dining room, and kitchen located on the first level, bedrooms and bathroom located on the second level, and a recreation room, crawl space, laundry room, and mechanical room located in the basement.

The first level contains rooms that are related to common areas. The front entryway contains a closet, "mud room" area, and an interior window (Plates 9 and 10). The living room is located on the west side of the entryway and contains a large window facing Merino Road (Plate 11). The dining room is located in the southwest corner of the house and contains a window that faces the backyard (Plate 12). The kitchen is located on the east side of the dining room and contains built-in cabinets, and a window that faces the backyard (Plate 13). There is a half-wall between the kitchen and the dining room (Plate 14).

The second level of the house is accessed by a staircase located on the east side of the front entryway (Plate 15). Stairs to the basement are located immediately to the right (Plate 16). The second level contains three bedrooms, one bathroom, and two closets that are accessed via a central hallway (Plates 17 and 18). The bathroom is a rectangular room with a window that faces the backyard. All fixtures in the bathroom appear to be recent/replaced. Two bedrooms are located on the north side of the house and the master bedroom is located on the south side of the house. Access to the master bedroom was not granted at the time of the site visit so no observations of this room are available. The two bedrooms on the north side of the house are both rectangular and each contain one window (facing Merino Road) and one closet (Plates 19 and 20). The northeast bedroom has a blue and yellow ceiling that is clad plastic panels (Plate 21).

The basement is accessed by the stairs located off of the living room (Plate 16). The stairs lead to landing where there are four doors, which lead to the recreation room, laundry room, mechanical room, and crawl space, respectively (Plate 22). The recreation room is a large open room that spans the footprint of the second level of the house (Plates 23 and 24). The room contains two windows, which face Merino Road and the backyard, respectively. The walls are clad in wood paneling, the room is carpeted, and the ceiling is clad in particle board tiles. The mechanical room is located adjacent to the recreation room, on the south side of the house. The mechanical room has concrete block walls and contains the heating, cooling, and electrical systems for the house (Plate 25). The laundry room is opposite the mechanical room and contains a washer, dryer, sinks, and a built in cupboard (Plate 26). The laundry room has concrete floors and concrete block walls. The crawl space is located adjacent to the staircase, on the north side of the house. The crawl space extends under the footprint of the first level of the house and features concrete floors and concrete block walls (Plate 27). The joists and subfloors are machine cut and are visible in the crawlspace. (Plate 28).

Access to the garage was not granted at the time of the site visit so no observations of this space are available.

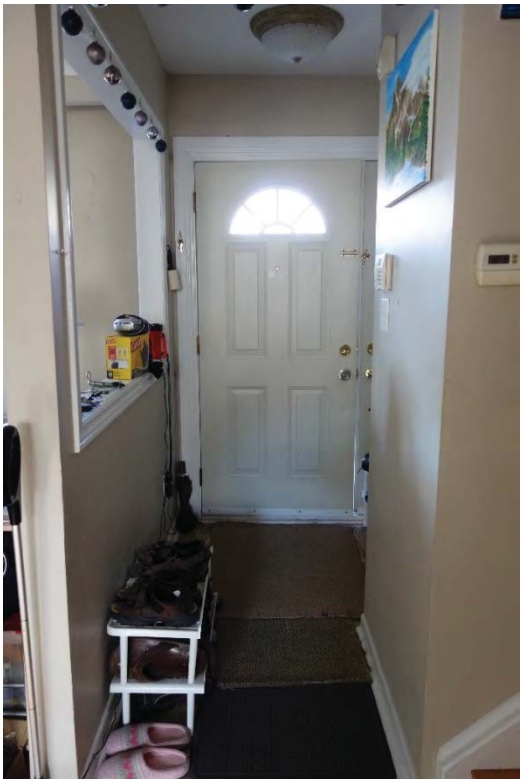

Plate 9: View towards the main entrance

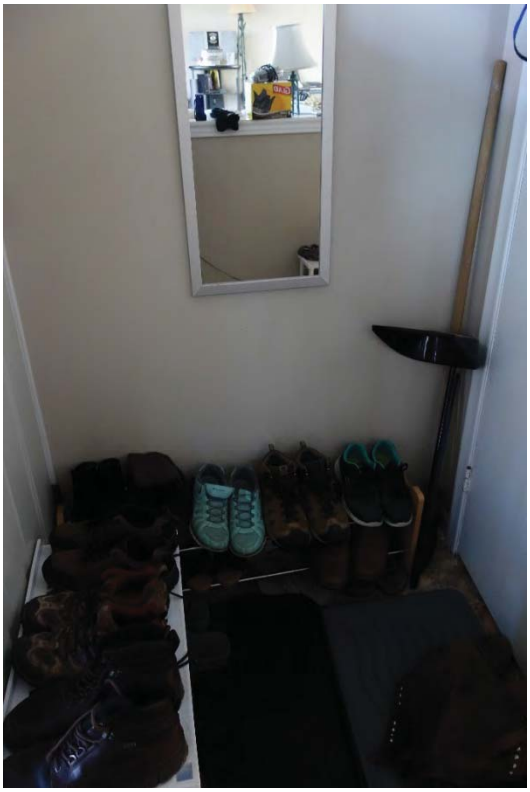

Plate 10: View of the closet located in the front entryway

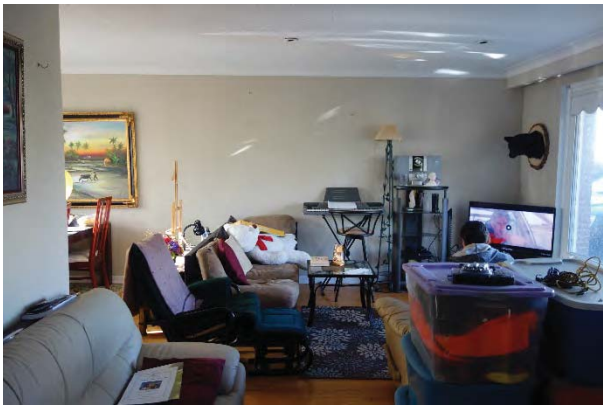

Plate 11: View of the living room from the front entryway

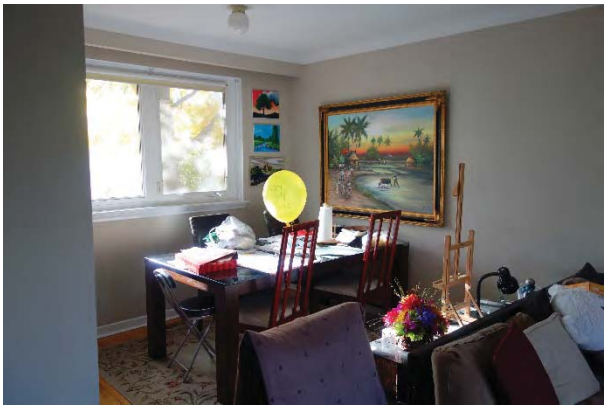

Plate 12: Photo of the dining room, located on the south side of the living room

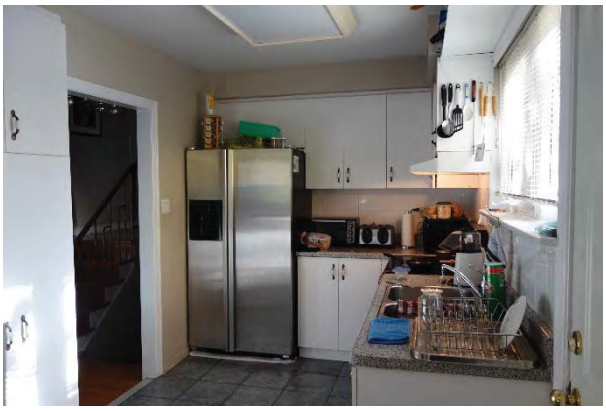

Plate 13: View of the kitchen from the dining room

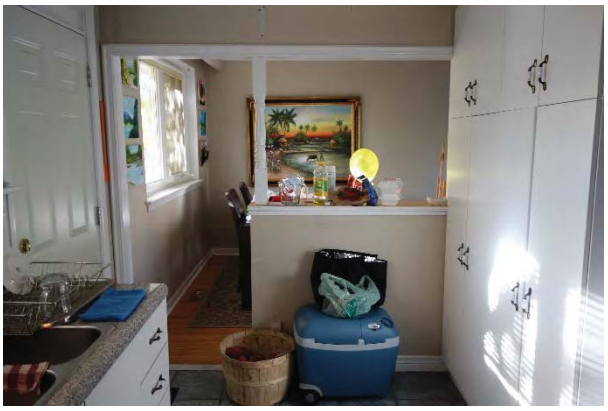

Plate 14: View of the kitchen towards the dining room

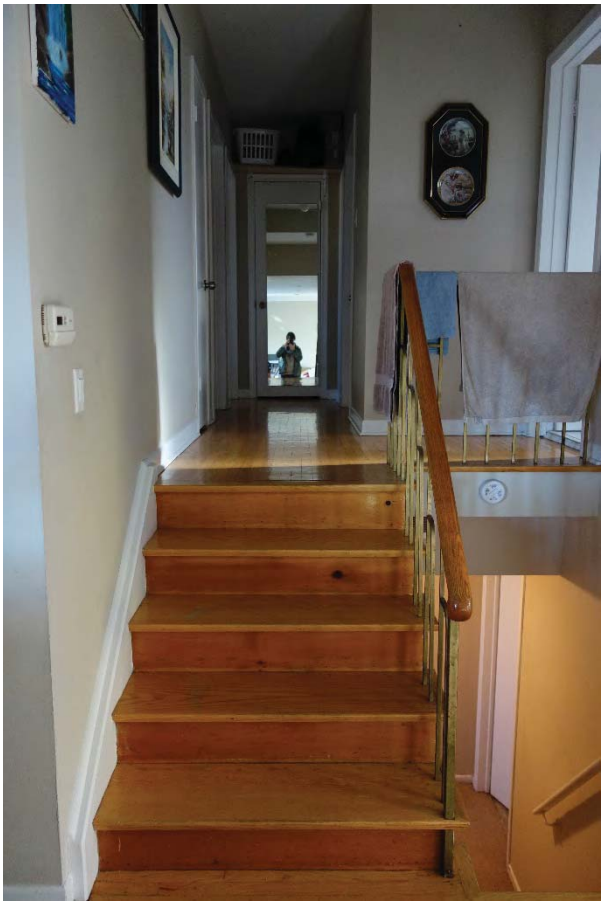

Plate 15: View of the stairs leading to the second level landing

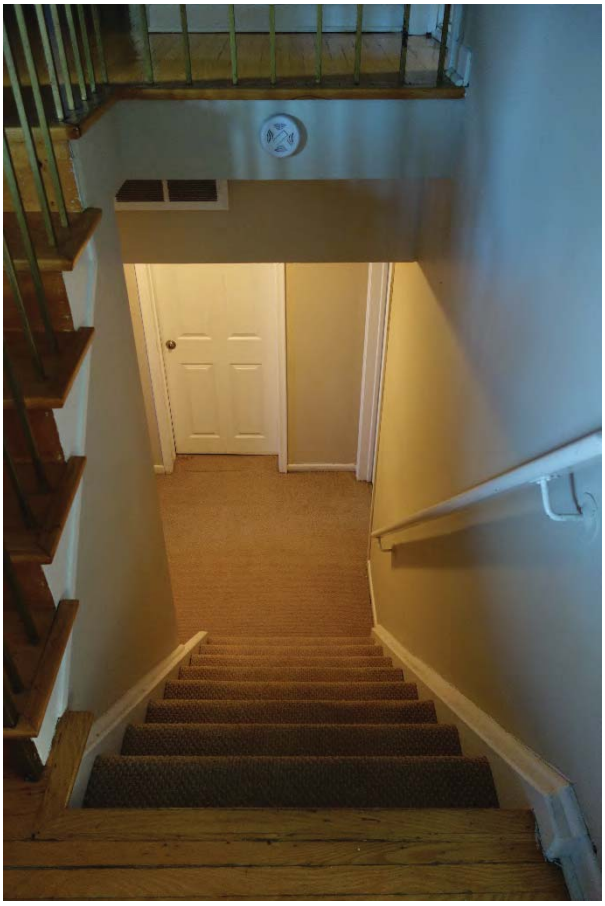

Plate 16: View of the stairs leading to the basement

Plate 17: View of the bathroom on the south side of the second level.

Plate 18: View of the hallway, bedroom entrances, and closet located on the north side of the second level

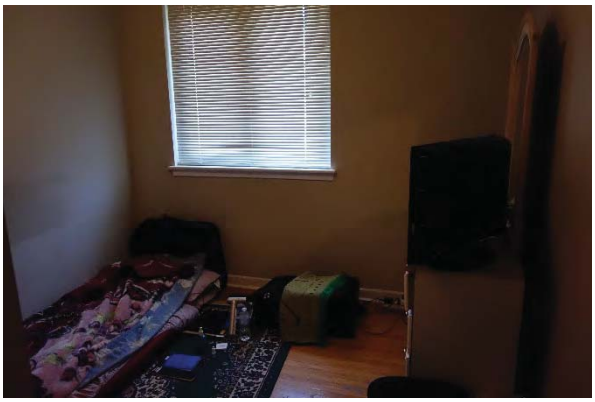

Plate 19: View of the west bedroom located on the north side of the house

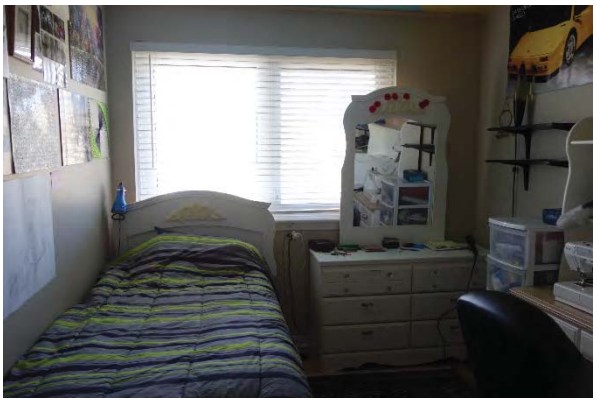

Plate 20: View of the east bedroom located on the north side of the house

Plate 21: Detail photo of the ceiling in the east bedroom, north side of the house

Plate 22: View down the stairs to the basement landing

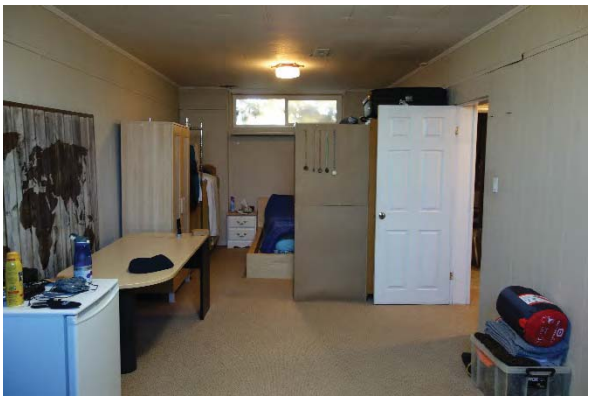

Plate 23: View of the recreation room towards the south side of the house

Plate 24: View of the recreation room towards the north side of the house

Plate 25: View of the mechanical room located on the south side of the basement

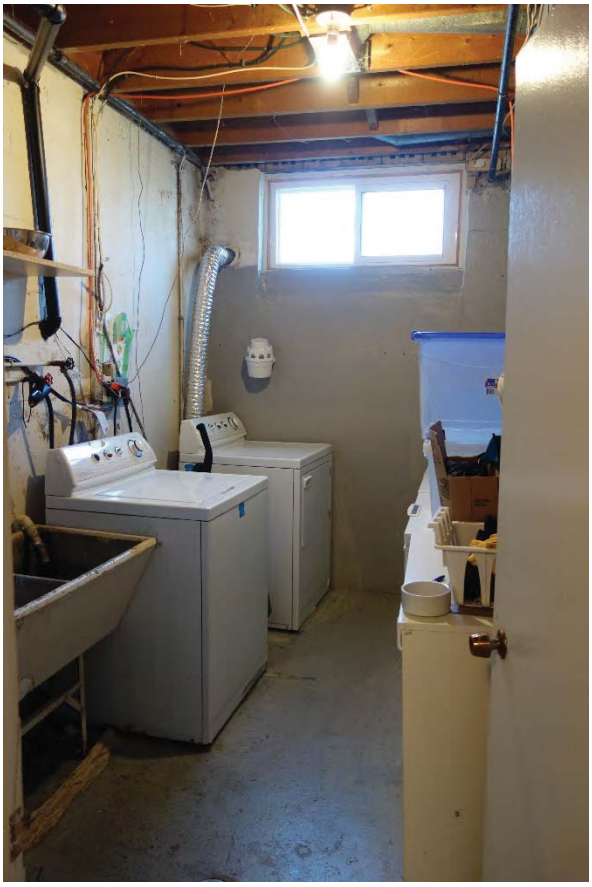

Plate 26: View of the laundry room located on the north side of the basement

Plate 27: View of the crawl space located under the first level of the house

Plate 28: View of the joists and subfloor visible in the crawl space

3.3.3 Landscape Features

The study area contains a number of landscape features that are related to the 1960s ranch style design of the property. The front of the house is accessed by a driveway and front walkway that are laid out in interlocking concrete pavers (Plate 29). The pathway is bounded by two ornamental gardens, which contain shrubs and flowers. The front yard contains a lawn, hedge, and two deciduous trees (Plate 30). The side yard (facing Keele Street) similarly contains a lawn, hedge, a mature deciduous trees and a garden with shrubs (Plate 31). The backyard is relatively narrow and contains mature deciduous trees and shrubs as well as a patio that is paved in concrete pavers (Plate 32). The patio extends to the west side of the house where is bounded by a wrought iron fence (Plate 33). The wrought iron fence has intricate details and is contoured to follow the slope at the east end of the property. The east side of the property contains a large, open lawn that is separated from the patio by a retaining wall and wrought iron fence (Plate 34). This section of the property slopes down a creek and contains fencing, a paved siting area, trees, shrubs, and hedges (Plates 35 and 36).

Plate 29: View of the front garden and walkway leading to the front door

Plate 30: View of the front yard looking towards Merino Road

Plate 31: View of the side yard looking towards Keele Street

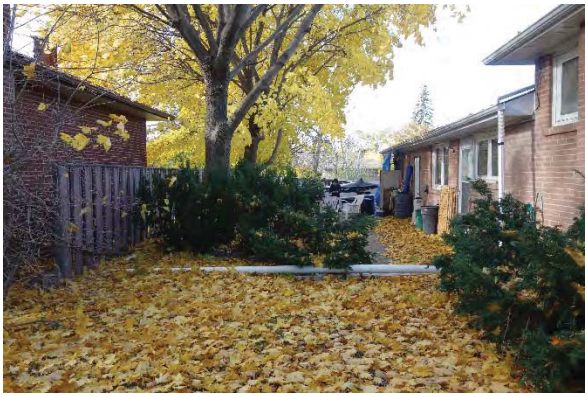

Plate 32: View of the backyard looking west

Plate 33: Photo of the wrought iron fence located on the west side of the driveway

Plate 34: View of the side yard and retaining wall located on the west die of the street

Plate 35: View of the side yard located on the west dies of the house

Plate 36: View of the side yard on the west side of the house from Merino Road; note the slope towards the west (right)

4.0 HERITAGE EVALUATION

4.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI are defined by O. Reg. 9/06(Government of Ontario 2006b). The potential heritage resource is considered both as an individual structure as well as a potential cultural heritage landscape.

In order to identify CHVI at least one of the following criteria must be met:

1. The property has design value or physical value because it:
    i. is a rare, unique, representative or early example of a style, type, expression, material or construction method
    ii. displays a high degree of craftsmanship or artistic merit
    iii. demonstrates a high degree of technical or scientific achievement
2. The property has historical value or associative value because it:
    i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
    ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture
    iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
3. The property has contextual value because it:
    i. is important in defining, maintaining or supporting the character of an area
    ii. is physically, functionally, visually or historically linked to its surroundings
    iii. is a landmark

4.2 EVALUATION

4.2.1 Design or Physical Value

The house at 9770 Keele Street is a ranch style house that was built between 1959 and 1961. The house has a T-shaped layout, split level design, low slope hipped roof, brick and stone exterior veneer, and an attached garage. The house is a common example of ranch style architecture and there are many other examples of this style in the immediate neighbourhood. The materials and construction method for this house are likewise common as are the landscape components identified. No high degree of craftsmanship, artistic merit, technical achievement, or scientific achievement are associated with this property. Accordingly, the property at 9770 Keele Street did not meet any criteria under Section 1 of O. Reg. 9/06 and no design or physical value was identified.

4.2.2 Historical or Associative Value

The study area, 9770 Keele Street was constructed between 1959 and 1961 as part of a larger suburban development that includes Merino Road, Ryder Road, Goodman Crescent, Mclaren Road, Gosling Road, Netherford Road, Clemson Crescent, Lancer Drive, Mexico Road, and Weller Crescent. Historically, the study area is associated with Samuel Street and William Line, who both owned the lot during the 19th century. While Lot 19, Concession 4 is associated with early settlers in the Township of Vaughan, the construction of the subdivision in the early 1960s effectively removed any historical associations to 19th century settlement patterns and land owners. In the case of the study area, no associations with 19th century land owners or historical development were noted. Accordingly, the property at 9770 Keele Street did not meet any criteria under Section 2 of O. Reg. 9/06 and no historical or associative value was identified.

4.2.3 Contextual Value

The house at 9770 Keele Street is located at the intersection of Keele Street and Merino Road. It is generally set in a suburban context and is one of many 1960s ranch style bungalows that were built in the area between 1959 and 1961. Landscape features on the property include hedges, ornamental gardens with shrubs, mature trees, fences, and a driveway, front pathway, and patios made of interlocking, concrete pavers. The west half of the property slopes down towards a creek, which is a small tributary of the Don River. The front façade of the house faces Merino Road.

The property is in keeping with the surrounding suburban context but it is not considered to be an important component in defining, maintaining, or supporting the character of the area. It does not act as a landmark and no historically significant physical, functional, visual, or historical links to the surrounding context were identified for this property. Accordingly, the property at 9770 Keele Street did not meet any criteria under Section 3 of O. Reg. 9/06 and no contextual value was identified.

5.0 DISCUSSION

5.1 DESCRIPTION OF THE PROPOSED UNDERTAKING

The existing house and landscaping at 9770 Keele Street are expected to be removed as part of a development proposal by Centreville Homes (Merino) Inc. to build two semi-detached residences on the property. Elevation drawings of the semi-detached residences, a conceptual development plan, and a landscape plan are provided in Appendix B.

The development proposal for 9770 Keele Street seeks to replace the one storey ranch style house with two semi-detached residences that are both three storeys in height. Both proposed residences front onto Merino Road and incorporate Victorian Gothic Vernacular architectural style elements, such as pointed arch windows in the centre gable with header voussoirs, segmentally arched windows with stretcher voussoirs and keystones, and header dripmoulds surrounding all windows on the front façade.

The proposed setback of the proposed development will be approximately 2-3 metres closer to the sidewalk than the existing setback. The development proposal also seeks to remove the existing wrought-iron fence and five trees from the property. A total of five trees, including mature trees along Keele Street, would be retained and tree protection zones would be installed around these trees during construction. New landscaping on the property would include planting new trees and gardens, and installing two asphalt driveways.

5.2 COMPLIANCE WITH THE VILLAGE OF MAPLE HERITAGE CONSERVATION DISTRICT PLAN

No CHVI was identified for 9770 Keele Street. However, 9770 Keele Street is designated under Part V of the *Ontario Heritage A*ct as a non-contributing property in the Village of Maple HCD and the guidelines for new development within the HCD should be respected. Accordingly, the following discussion evaluates the current development proposal against the guidelines for new development set out in Section 9.5.2 of the HCD plan (2007).

Table 1: Evaluation of Development Proposal Against Section 9.5.2 of the HCD Plan	
HCD Guideline	**Proposed Undertaking**
9.5.2.1 Site Planning	
Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.	The conceptual development plan prepared for the proposed semi-detached residences indicate that both houses will be set back approximately six metres from the existing Merino Road sidewalk. The setback of the existing house is approximately nine metres from the sidewalk. The proposed setback will be notable from other setbacks in the immediate vicinity of the study area, which approximately range from 12-20 metres.
Site new houses to preserve existing mature trees.	The landscape plan prepared for the proposed semi-detached residence indicates that five trees will be removed as part of the proposed undertaking, including three Norway Maple trees and two Crabapple trees. Norway Maples are identified as unsuitable, invasive species in Section 9.7.1 of the HCD Plan. Further, the development proposal seeks to retain five trees on the property, including two Silver Maples, one Horse Chestnut, and two Norway Maples. All five trees would be protected from construction activities by tree protection zones. Silver Maples are identified as suitable indigenous species in the HCD plan, while Norway Maples and Horse Chestnut are identified as invasive tree species.
9.5.2.2 Architectural Style	
Design houses to reflect one of the local heritage Architectural Styles.	Elevation drawings and the rendering of the semi-detached houses demonstrate that the proposed design incorporates Victorian Gothic Vernacular style elements, such as pointed arch windows in the centre gable with header voussoirs, segmentally arched windows with stretcher voussoirs and keystones, and header dripmoulds surrounding all windows on the front façade. Victorian Gothic Vernacular is an approved architectural style in the HCD plan.
Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate. Use authentic detail, consistent with the Architectural Style.	The proposed design uses style elements from Victorian Gothic Vernacular architecture. No elements from other historical styles are evident.
Research the chosen Architectural Style.	The architectural style of the proposed development appears to be researched and fits within the guidelines outlined in the HCD plan. The proposed undertaking appears distinguishable from authentic heritage homes in the HCD and is sympathetic to the overall heritage character of the HCD.

Table 1: Evaluation of Development Proposal Against Section 9.5.2 of the HCD Plan	
HCD Guideline	**Proposed Undertaking**
9.5.2.2 Architectural Style	
Use appropriate materials.	The rendering prepared for the proposed development demonstrates that the exterior walls of both houses would be clad in brick and stone veneer. The roofs of both houses would be clad in asphalt shingles. These materials appear in other structures within the HCD. Therefore, brick, stone veneer, and asphalt shingles are appropriate materials for new buildings within the HCD.
9.5.2.3 Scale and Massing	
New buildings should be designed to preserve the scale and pattern of the historic district.	The proposed semi-detached houses represent a departure from the scale and pattern of other houses in the vicinity of the study area, which are mainly ranch style houses and bungalows that range from one to one and one half storeys in height.
New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.	Elevation drawings prepared for the proposed undertaking indicate that the semi-detached houses would both be two and one half storeys in height. If constructed, these houses would be one storey taller than residences in the immediately adjacent to the study area and possibly taller than buildings on the same block.
As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.	The development proposal seeks to replace a one storey, split level bungalow with two semi-detached houses that would be two and one half storeys in height. The scale of the streetscape would be altered by the proposed development.
Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages. For garages, see Section 9.3.8.	Renderings of the proposed development demonstrate that the garages for the semi-detached homes would be incorporated into both structures. This is in keeping with other houses in the vicinity of the study area, which feature attached garages.

5.3 COMPLIANCE WITH CITY OF VAUGHAN COMMENTS

Since its initial submission in 2014, the proposed development has been considerably altered to respond to comments from the City of Vaughan and to comply with the Village of Maple HCD plan. A list of key comments, and an explanation of how the proposed development has been revised to respond to these comments, is provided in Table 2.

Table 2: Responses to City of Vaughan Comments

Comment	Response
Urban Design Brief Comments (August 4, 2016)	
The current architectural style of the buildings is a mix of different elements from different styles. Please ensure the architectural style represents authentic local "Victorian Gothic Vernacular" in terms of features and material.	The design of the proposed development has been significantly revised since the initial submission. The housing type has been changed from a townhouse block with six units to two semi-detached residences with two units each. In addition, the architectural style has been refined so that it now represents local "Victorian Gothic Vernacular", which is an approved style for new residential development within the Village of Maple HCD. Elevation drawings showing the revised design are provided in Appendix B.
The roof height of the buildings should be reduced to resemble a 2½ storey building to comply with the District Policies of the Maple Heritage Conservation District.	Elevation drawings submitted to the City of Vaughan on September 20, 2016 and October 6, 2016 demonstrate that the roof has been dropped from the design presented in the 2014 Urban Design Brief. The proposed residence remains three storeys, but the design of the roof line reduces the three storey height appearance and is in compliance with the Village of Maple HCD plan. Further, the overall height of the semi-detached residence has been reduced to 9.5 metres as requested the Heritage Planner at the City of Vaughan. This height is also in compliance with the approved zoning heights set out for residential development within the Village of Maple HCD.
The style of roof is not in keeping with the "Victorian Gothic Vernacular", the roof should be a steep roof with wood shingles or sheet metal roofing; dormer windows and a pointed 'gothic' window in the central dormer gable.	The style of the roof has been refined to be in keeping with the "Victorian Gothic Vernacular" style. Elevation drawings presented in Appendix B demonstrate that the front façade of both semi-detached residences features a steeply sloped gable dormer with a pointed 'gothic' arch window. Dormer windows are included in the design for both residences, which were design elements requested by the City of Vaughan. Further, the east elevation of A2, which faces Keele Street, also has a central dormer gable with a pointed 'gothic' window. This communicates the influence of the "Victorian Gothic Vernacular" architectural style of the proposed residences to people travelling along Keele Street.
Entry porch posts should be slenderer to be more in keeping with the style.	Elevation drawings showing the changed, more slender columns were provided to the City of Vaughan on September 20, 2016 (Appendix B).
In the current (2014 Urban Design Brief) design, the parking has become the focal point of the buildings. Recess the parking and emphasize the entrances as the focal point.	New drawings submitted to the City of Vaughan on September 20, 2016 and October 6, 2016 demonstrate that the garage doors are now recessed 14" into the wall to keep them off the front face of the property. Further, the housing type has been changed from a townhouse block with six units to two semi-detached residences with two units each. As a result, the proposed development now contains two driveways instead of three. As a result, parking is no longer the focal point of the buildings. A site plan, showing the reduction in parking and improved landscape plan featuring native vegetation is provided in Appendix B.

Table 2: Responses to City of Vaughan Comments

Comment	Response
Urban Design Brief Comments (August 4, 2016)	
The Brief needs to expand on how the development fits within the "Maple Heritage Conservation District Plan" in terms of site organization, setbacks, height, massing, landscape design, architectural style and materiality. Contextual site and evaluation diagrams showing the proposed development and the existing buildings on the adjacent properties on Keele Street should be provided as part of this section.	Section 5.2 of this report provides a detailed evaluation of the proposed development against the guidelines for new buildings in the Village of Maple HCD. Up-to-date drawings, including a site plan and elevation drawings, are included in Appendix B of this report.
Heritage Planner Comments (September 16-October 6, 2016)	
A scoped heritage impact assessment should be prepared to include documentation of the lot's history, an assessment of the property's individual cultural heritage value, documentation of the interior and exterior of the existing house.	This scoped HIA was prepared specifically to address this request. This report includes a site specific history, evaluation of the cultural heritage value of the property, documentation of the interior and exterior of the existing house, and a detailed discussion of the Village of Maple HCD plan in relation to the proposed development.
The midpoint of the roof should be lowered from 9.93 m to 9.5 m exactly	The midpoint of the roof for both semi-detached units was lowered from 9.93 metres to 9.5 metres as requested. The 9.5 metre midpoint is within the approved zoning heights set out for residential development within the Village of Maple HCD. The revised elevation drawings showing this height reduction were provided to the City of Vaughan on October 6, 2016. The elevation drawings provided in Appendix B of this report illustrate the reduction in height.

6.0 FINDINGS

The proposed development will result in an alteration to the immediate physical streetscape of the Village of Maple HCD at the intersection of Keele Street and Merino Road. The Village of Maple HCD plan notes that historically appropriate building heights in the area range between one and one half to two storeys and that the differences between façade heights of adjacent buildings should be no more than one storey [City of Vaughan 2007: Section 4.4.1(e)]. The study area is adjacent to two properties within the Village of Maple HCD: 9796 and 9762 Keele Street. 9796 Keele Street is a one and one half storey residence and 9762 Keele Street is a one storey residence. Neither residences are considered to support the character of the HCD. In addition, the proposed setback of the semi-detached houses would be approximately six metres from the Merino Road sidewalk; the current residence is setback nine metres. This setback is not in keeping with other properties in the immediate vicinity of the study area, which have setbacks that range from 12-20 metres.

While the proposed building heights are taller than the adjacent buildings within the Village of Maple HCD, the design of the two semi-detached residences has been revised to comply with the building height required by Heritage Planning staff at the City of Vaughan. Overall, the height of both semi-detached residences has been reduced from 9.93 metres to 9.5 metres, which is within the zoning created for the residential area of the Village of Maple HCD. In addition, no comments regarding the setbacks of the proposed semi-detached residences were provided by City of Vaughan staff.

While the proposed development differs in height and setback from adjacent houses within the Village of Maple HCD, the design of the semi-detached residences has been refined to comply with direction provided by City of Vaughan Heritage Planning staff and the Village of Maple HCD Plan. Both semi-detached residences incorporate Victorian Gothic Vernacular style elements ascribing to a single architectural style. In addition, mature trees along Keele Street will be retained and protected from construction activities by tree protection zones. Specifically, the two Silver Maples along Keele Street will be retained. The design of the semi-detached residences and the associated site plan have been adapted to follow comments provided by the City of Vaughan, respond to the guidelines set out for new development in the Village of Maple HCD Plan, and have been modified to respect the character of the HCD.

7.0 CLOSURE

This report has been prepared for the sole benefit of the Centreville Homes (Merino) Inc., and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

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APPENDICES

Appendix A URBAN DESIGN BRIEF (2014)

2014

Prepared by;

Vulcan Design Inc.

URBAN DESIGN BRIEF

9770 Keele Street Townhouse Development Proposal

Introduction:

This Urban Design Brief has been prepared in support of a rezoning application by Centreville Developments. The application is seeking approval for the development of a 6 unit, 3 storey townhouse block.

This brief comprises of two separate sections.

Section 1 – Describes the physical and policy content of the subject site and surrounding area and includes;

1A] Conceptual Analysis

- 1.1 Location and Site Information
- 1.2 Neighboring Site Conditions
- 1.3 Urban Development Pattern in the District
- 1.4 Natural Heritage Systems

1B] Project Goals and Objectives

- 1.5 Design Principle

1C] Town Policy Documents

- 1.6 Response to Official Plan and Zoning Policies

Section 2 – Describes Design and Concept proposal

2A] Conceptual Building Design and Concept Plan

- 2.1 Site Plan Concept
- 2.2 Proposed Building Elements & Massing
- 2.3 Character & Treatment of Building
- 2.4 Summary Conclusion

1.1 Location and Site Information

The subject site is comprised of 0.12 hectares (0.30 acres). The subject site is a corner lot condition with exposure to the east facing Keele Street and high exposure to the north along Merino Road. The site currently contains a single detached 1 storey dwelling with an attached garage.

9770 Keele Street

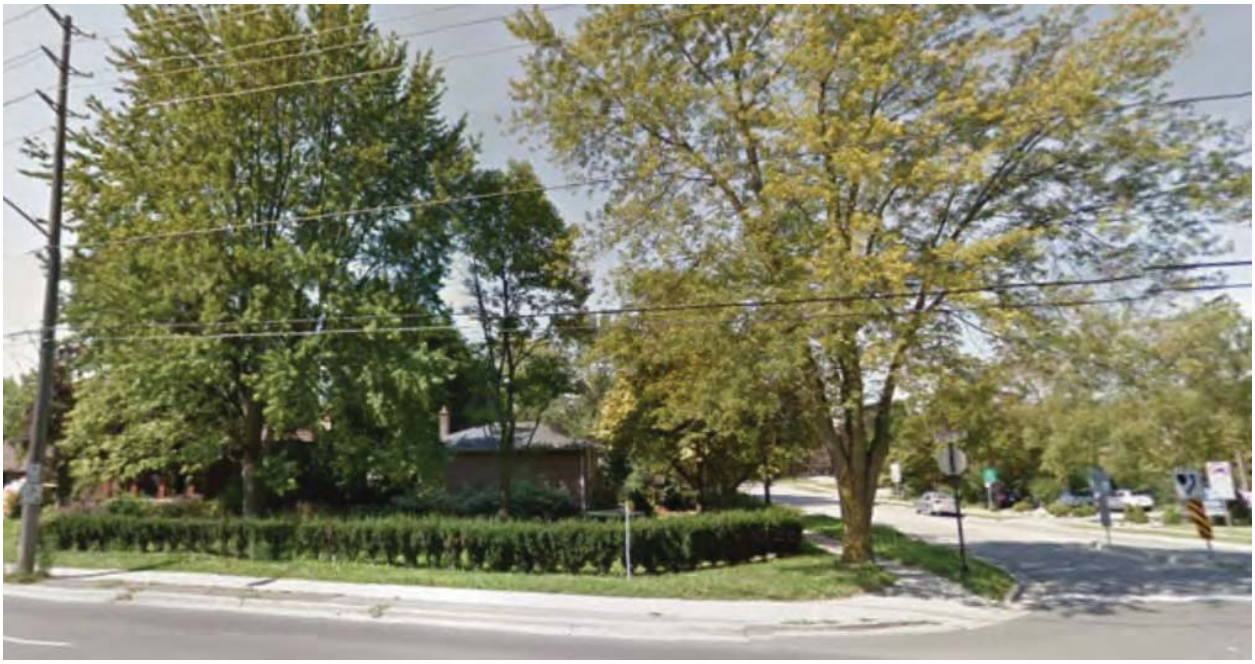
1.2 Neighboring Site Conditions

The North side of Merino Road contains a converted residential dwelling which is used for small professional office use. Also, on Merino Road, adjacent northwest to the subject site, is a Community Centre. Immediately to the west and south of subject site are existing single detached dwellings within the existing neighborhood. Located to the east of the site, other side of Keele Street, is an existing low rise residential neighborhood.

Below is an Aerial view of the subject lands with corresponding photos on the following pages.

Aerial view of site & surrounding area. (#1 - subject site)

#1 – Subject Site from Merino Road



#1 – Subject Site from Keele Street

#2 East View – Residential Dwellings.

#3 North View – Converted Residential Bldg to Commercial use.

#4 North West View – Community Centre

#5 – West neighboring dwelling.

#6 – Historical Church North on Keele Street

#7 – Location of future proposed townhouse development

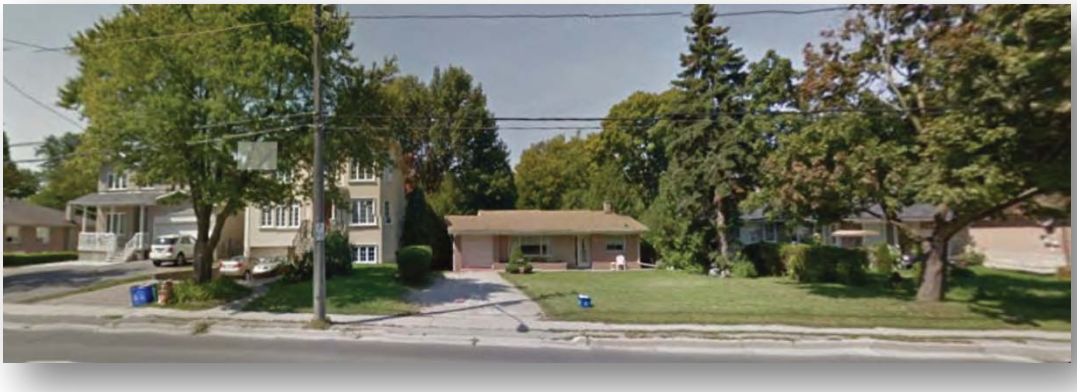
#8 – Northeast View, Location of future proposed townhouse development

1.3 Urban Development Pattern in the District

While the subject site is located within the Maple Heritage District, there are not many heritage buildings immediately surrounding the subject site. However, further north and south on Keele Street, more heritage style buildings are retained and newly constructed.

Heritage Building directly East of subject site, mostly concealed from view by vegetation and trees.

Dwellings just north Merino Rd, east side Keele Street



Dwellings just south Merino Road, east of Keele Street.

1.4 Natural Heritage Systems

As mentioned above, the subject site is located within the Maple Heritage District. Some examples of those heritage building styles are on page 5 #3, page 7, #6. Although the majority of building in the immediate area are not of heritage architectural styles, it is important for the proposed building on subject site to carry on the influence of the heritage guidelines while maintaining a modern day appeal and desire. The proposed site will not have an imminent negative impact on any immediate adjacent properties as a result.

1.5 Design Principle

With review of the Urban Design and Heritage guidelines, as well as, the existing land uses and future proposed developments in the area to come, several goals were formulated as outline;

- Building massing & height taking into consideration with respects to newly, and proposed, construction further north, east and south of the subject site.
- Being a corner lot, enhanced quality of the pedestrian realm along Keele and Merino Road with landscaped plans and nice interlocking driveways.
- Aesthetics a large concentration as the flankage elevation facing Keele Street was designed to maintain a 'single' residence look on the existing streetscape, while also keeping emphasis on the North elevation exposed to Merino Road and complimenting the existing heritage buildings in the area.

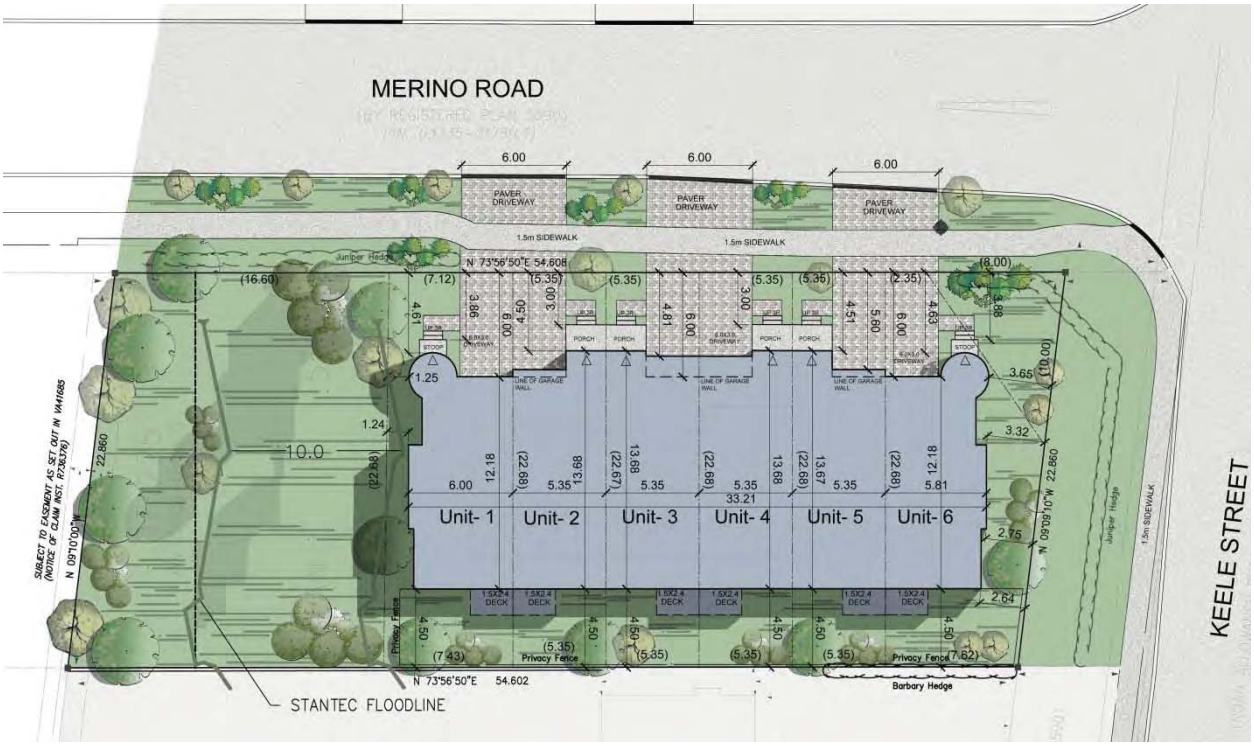
- To compliment a district which is undergoing change from single detached dwellings to multi-unit density creating a more complete community with additional housing choices
- Lastly, to create a building type that respects the scale and character of this emerging area for future development and set a positive example for future development along this section of the corridor to follow.

1.6 Response to Official Plan and Zoning Policies

- Seeking to re-zone property to RM1 under City of Vaughan By-Law 1-88.
- Official Plan 2010 Volume 1 identifies the Historic Maple Village as a target for intensification growth for future development and influx of residences. Land uses in close proximity north and south of the historic village area are primary development targets for low rise residential buildings housing to compliment the growth and influx of residences.
- Official Plan 2010 Volume 1 – 9.2.3 Building Types and Development Criteria encourages 3 storey townhouse buildings with massing similar to existing townhomes approved or existing within the area.
- Official Plan 2010 Volume 1 – 9.2.3 Building Types and Development Criteria also encourage a townhouse block unit to contain a maximum of 6 attached units and an enhanced flankage elevation fronting a main street.

2.1 Site Plan Concept

This site concept consists of one (1) three (3) storey townhouse block building containing 6 individual residential units. The units are 5.35m to 6.0m wide and approximately 2100 s.f. in size. The main building faces north onto Merino Road while the flankage elevation faces east onto Keele Street.



Aeriall view of proposed development.

2.2 Proposed Building Elements and Massing

The built form block is a three storey building, but consideration is taken in reducing the height appearance by dropping the main roof soffits and having ample roof exposure to reduce the third storey visibility. The proposed building is located in close proximity to the southern limit of the heritage district and is surrounding mostly by non-heritage building styles. This lends the site to present a building type that can enhance the transition from non-heritage to heritage district by incorporating modern day style and desires to suit

upcoming generations, yet still maintain a strong influence of heritage character which follows further north on Keele Street.

Proposed Elevation fronting Merino Road

Flankage Elevation facing Keele Street

2.3 Character and Treatment of Building

A Victorian Gothic Vernacular influence was selected to compliment some of the existing heritage buildings in the surrounding area, as well as maintain a pleasing aesthetic for modern day families. Consistency and symmetry where also used to be create a pleasing non-distractive visual enhancement on the streetscape with a dramatically upgraded flankage elevation fronting onto Keele Street.

2.4 Summary Conclusion

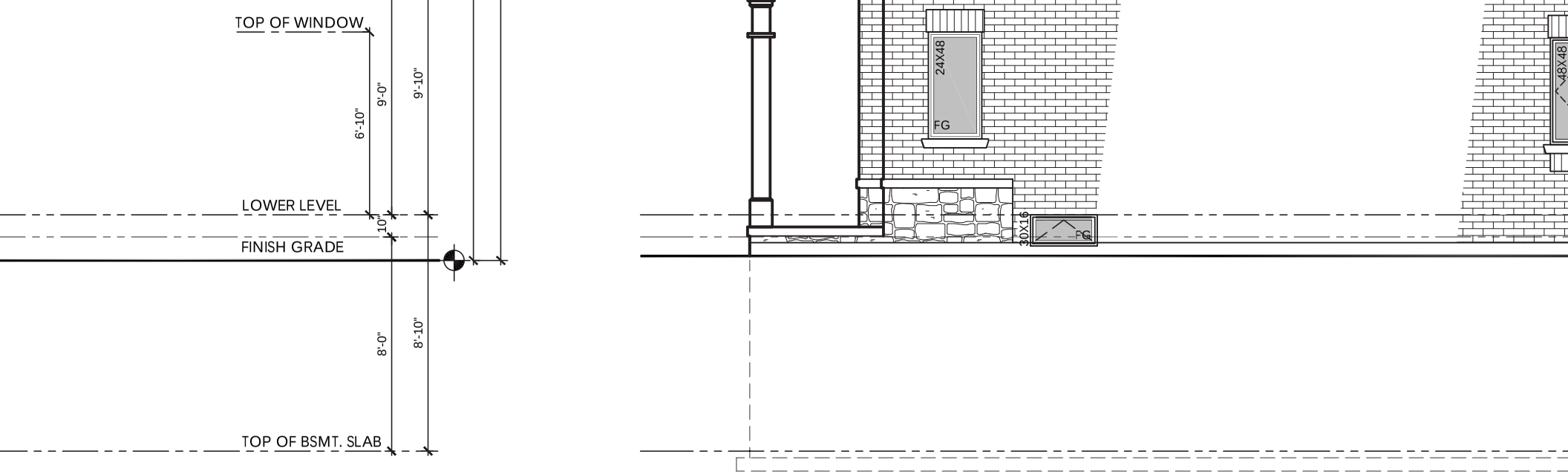
The proposed urban design strategies for the site will ensure a compatible and sensitive design for the subject site. The project introduces a desired housing type in the area for future growth strategies and housing diversity allowing new residents to enter the area with more options.

The project development considers the future growth objectives of the official plan and is sensitive to the local surrounding area, yet also allowing transition for a newer generation that will ultimately be locating to the area.

Brief Closed.

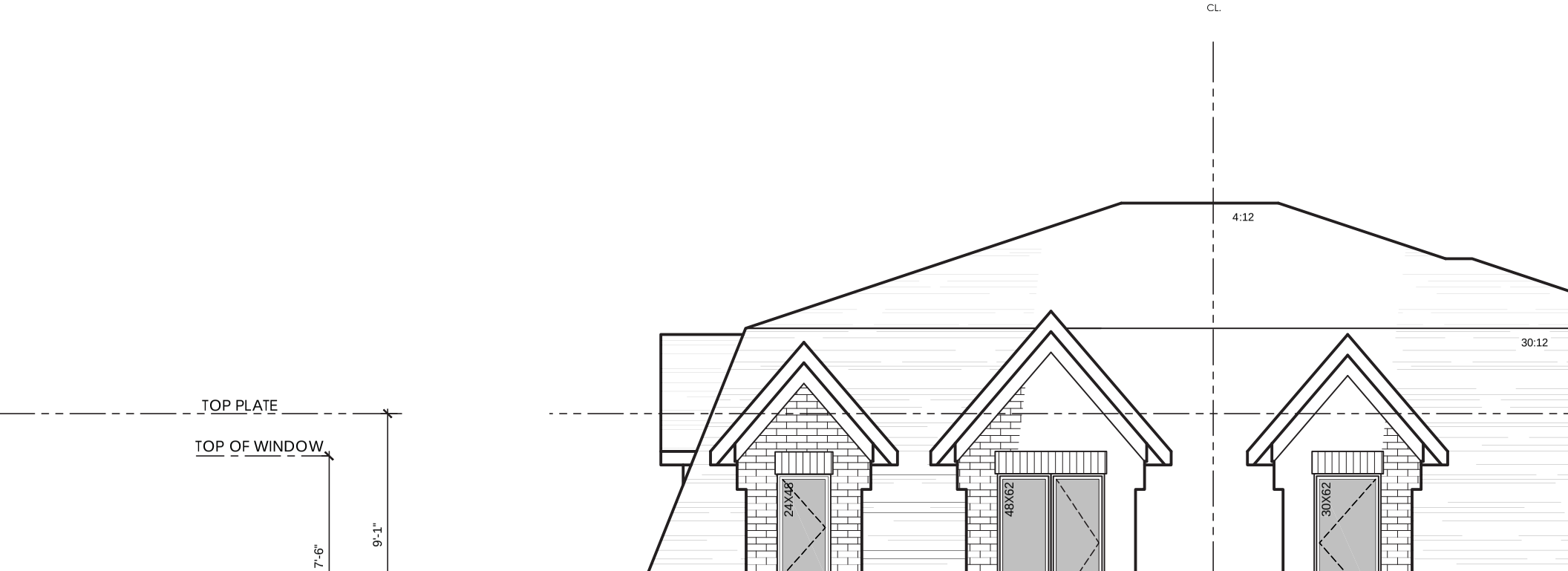
Dan Berry

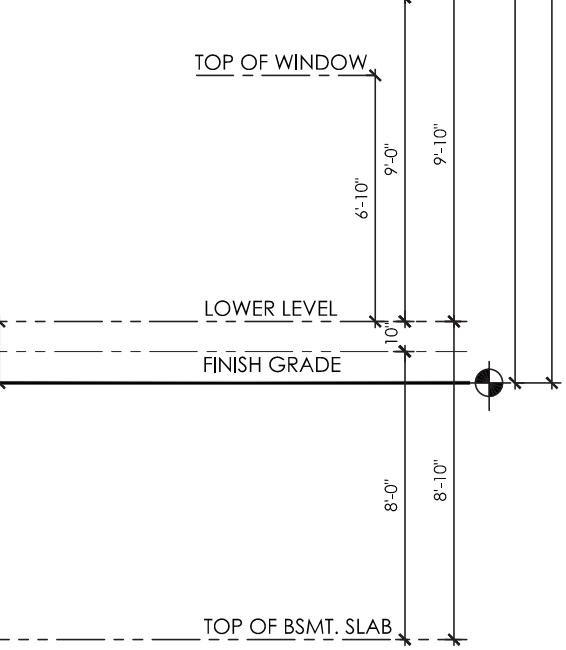
Appendix B ELEVATION DRAWINGS, SITE PLAN, LANDSCAPE PLAN FOR 9770 KEELE STREET

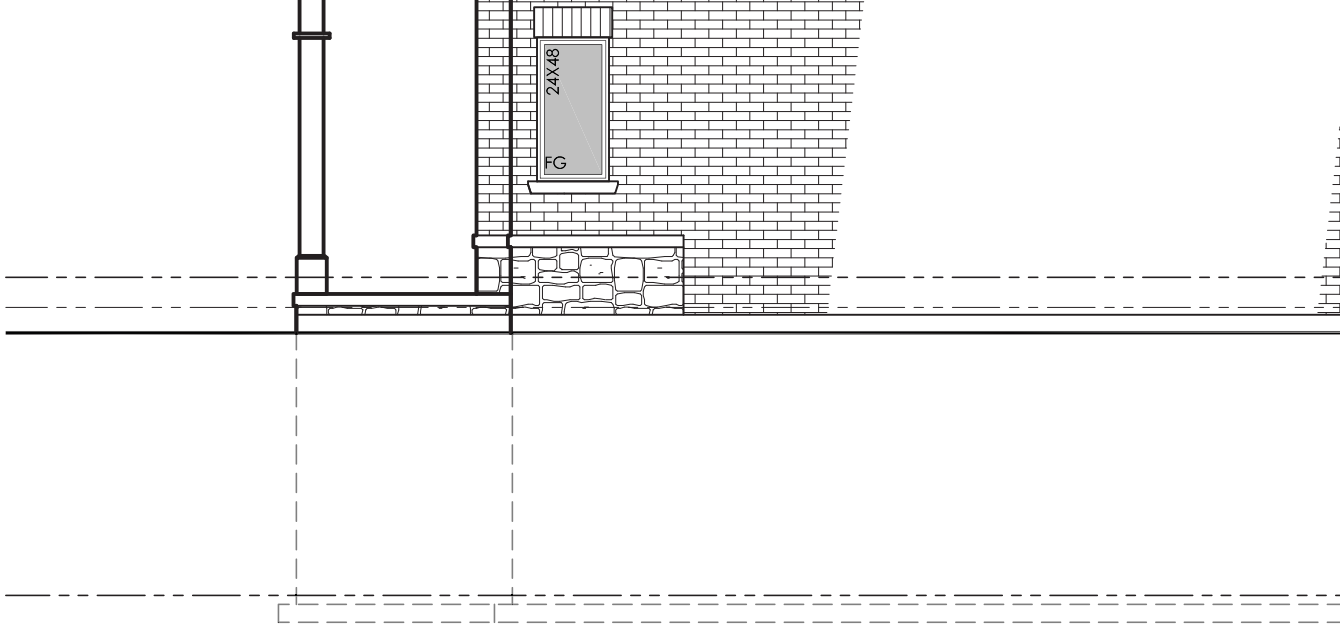


PROPOSED RIGHT SIDE ELEVATION SD-2

SCALE: AS NOTED ON PAGE

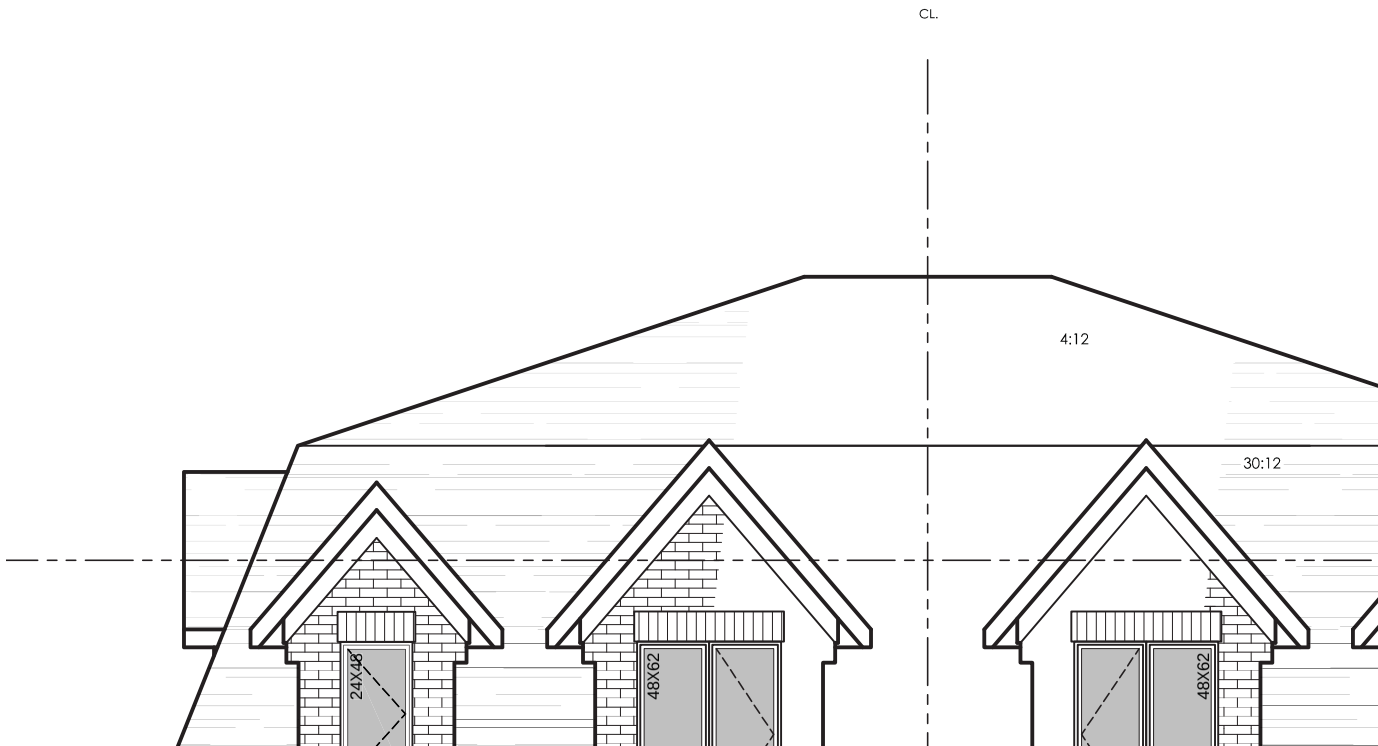


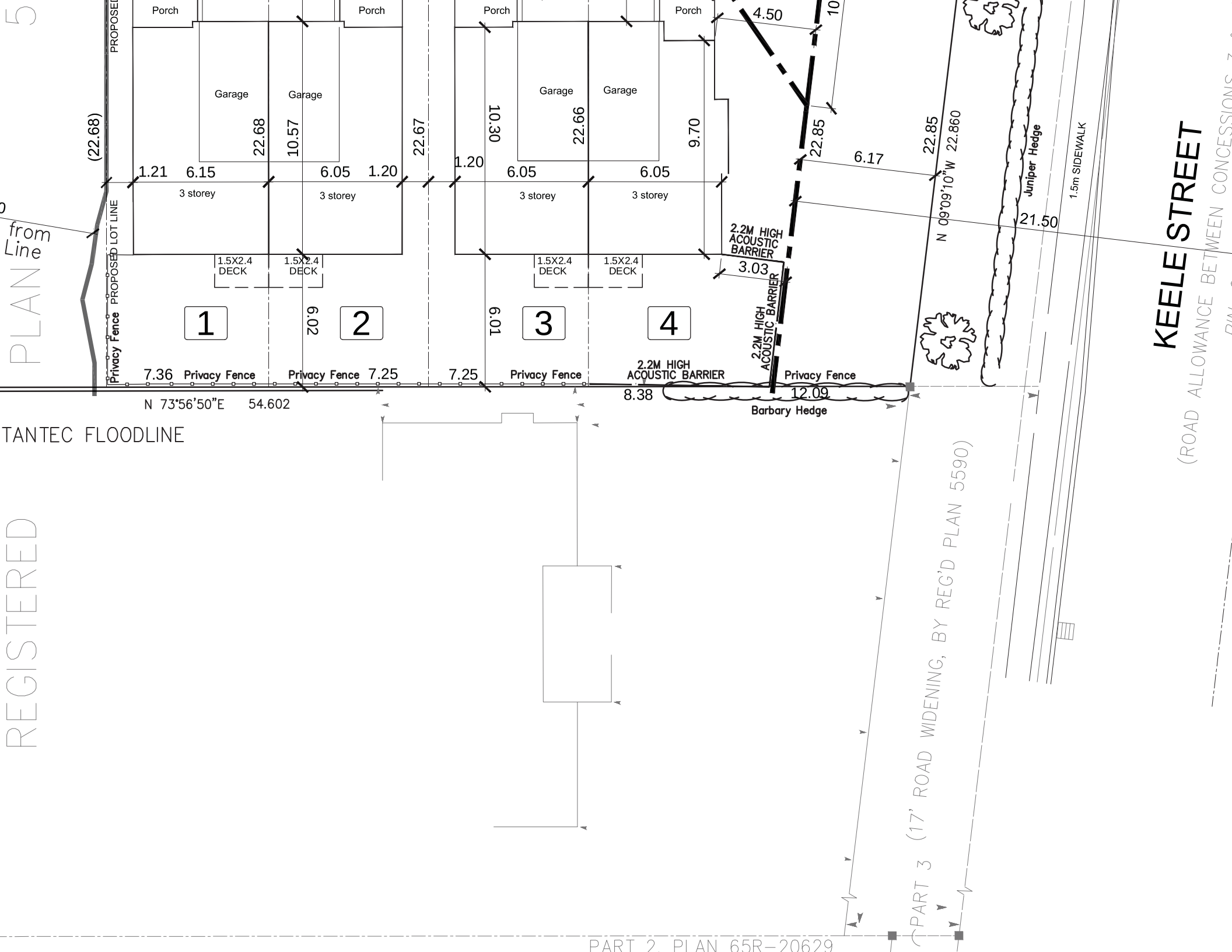


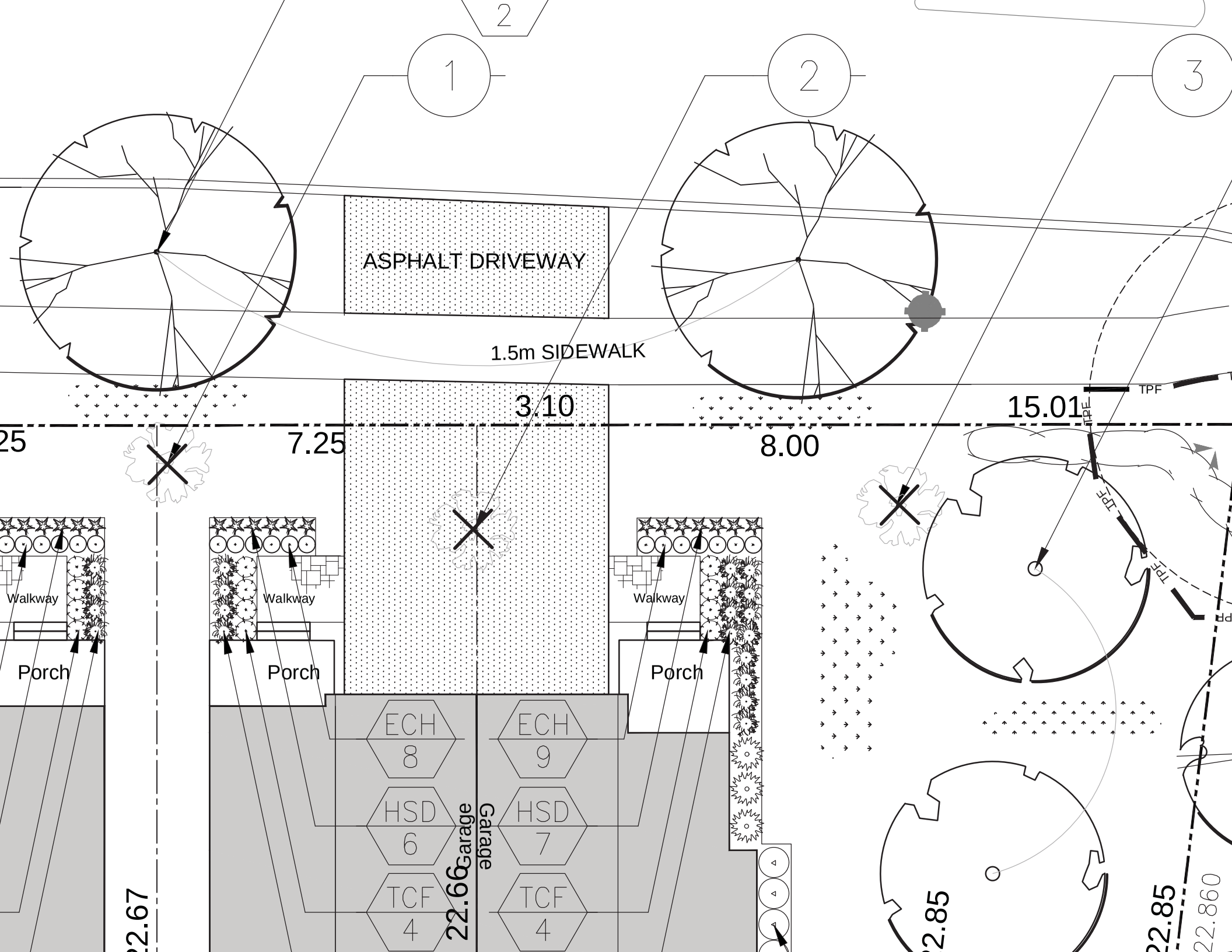


PROPOSED RIGHT SIDE ELEVATION SD-3 'B'

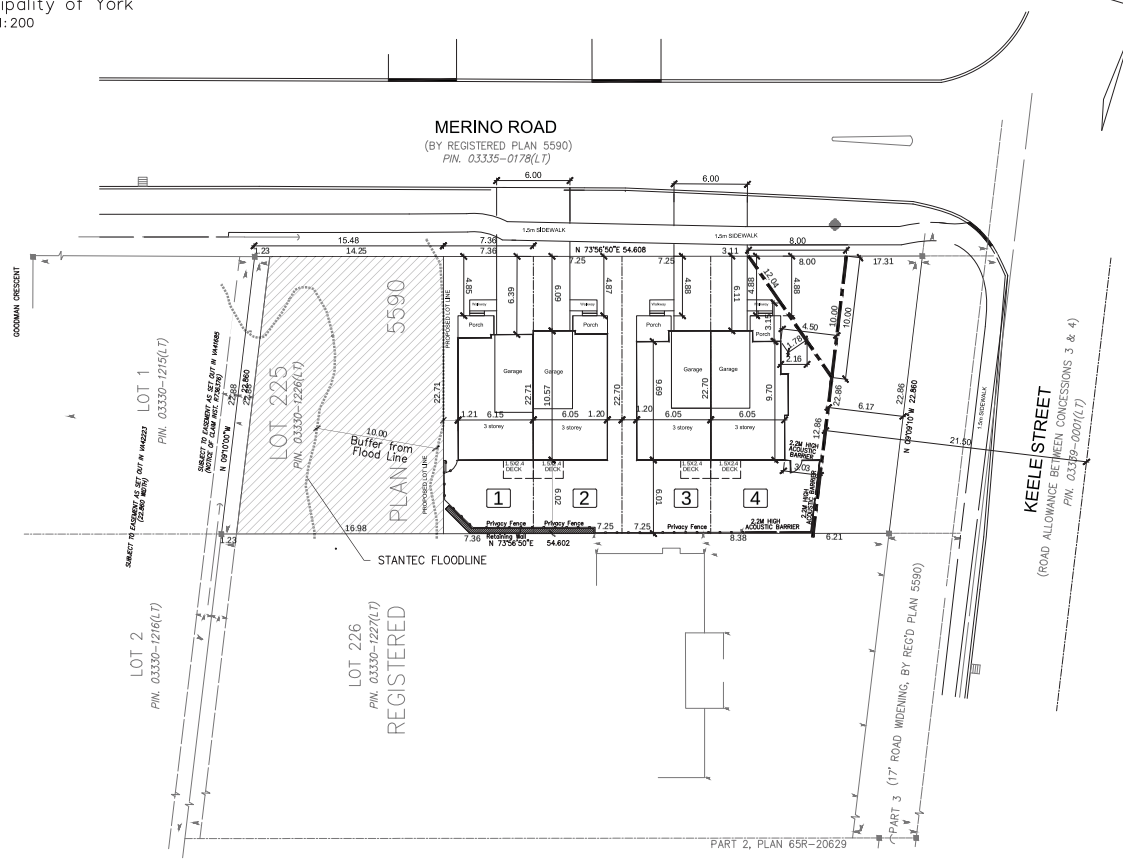
SCALE: AS NOTED ON PAGE



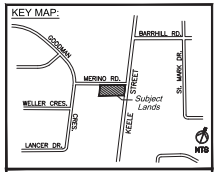

Porch
Porch
Porch
Porch
Garage
Garage
Garage
Garage
(22.68)
22.68
10.57
22.67
10.30
22.66
9.70
1.21
6.15
6.05
1.20
1.20
6.05
6.05
3 storey
3 storey
3 storey
3 storey
PROPOSED LOT LINE
1.5X2.4 DECK
1.5X2.4 DECK
1.5X2.4 DECK
1.5X2.4 DECK
1
2
3
4
6.02
6.01
Privacy Fence
7.36
Privacy Fence
Privacy Fence
7.25
7.25
Privacy Fence
2.2M HIGH ACOUSTIC BARRIER
8.38
Privacy Fence
12.09
Barbary Hedge
N 73°56'50"E 54.602
2.2M HIGH ACOUSTIC BARRIER
3.03
2.2M HIGH ACOUSTIC BARRIER
4.50
22.85
6.17
22.85
N 09°09'10"W 22.860
21.50
Juniper Hedge
1.5m SIDEWALK
KEELE STREET
(ROAD ALLOWANCE BETWEEN CONCESSIONS
from Line
PLAN
TANTEC FLOODLINE
REGISTERED
PART 3 (17' ROAD WIDENING, BY REG'D PLAN 5590)
PART 2, PLAN 65R-20629


2
1
2
3
ASPHALT DRIVEWAY
1.5m SIDEWALK
3.10
15.01
25
7.25
8.00
TPF
TPF
TPF
Walkway
Walkway
Walkway
Porch
Porch
Porch
ECH
8
ECH
9
HSD
6
HSD
7
TCF
4
TCF
4
Garage
Garage
22.66
2.67
2.85
2.85
22.860

CONCEPTUAL DEVELOPMENT PLAN
Lot 225, Resgistered Plan 5590
City of Vaughan
Regional Municipality of York
SCALE 1:200



KEY MAP:



LOT LOCATION:
ADDRESS: 9770 KEELE STREET
VAUGHAN, ONTARIO

~ LANDS TO BE CONVEY TO PUBLIC OWNERSHIP

LEGEND:

- CATCH BASIN
- CORNER PROPERTYMARKER
- TRANSFORMER
- SERVICE CONNECTION DBL.
- SERVICE CONNECTION
- WATER CONNECTION
- STREET LIGHT
- BELL BOX
- CABLE BOX
- TREE
- SHRUBS
- MAIL BOX
- AIR CONDITIONER
- DOOR
- WINDOW (S) ON WALL
- DOWN SPOUT TO SPLASH PAD
- (11.27) LOT LINE DIMENSION
- DN DOWN
- UP UP
- R RISER
- FFE FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- TBS TOP OF BASEMENT SLAB
- USF UNDER SIDE FOOTING
- USFG UNDERSIDE FOOTING GARAGE
- USFP UNDERSIDE FOOTING PORCH
- USFR UNDERSIDE FOOTING REAR
- EWEH EGRESS WINDOW ELEVATION HEIGHT
- WUB WALK UP BASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING WALLS
- 240.35 PROPOSED GRADE ELEV.

CERTIFICATION:

DESIGNER BCIN DECLARATION

LOT STATISTICS:	Individual Lots									
Landscape	LOT AREA m2	Hard surface m2	Soft Landscp m2	Total Landscp %	Lot Frontage	Coverage	LOT AREA m2	BLDG AREA m2	TOTAL %	NOTES:
UNIT 1	166.9	20.1	76.8	0.46	7.36		166.9	68.7	0.41	1. Hard surface includes driveways and walkways
UNIT 2	164.4	20.1	76.1	0.46	7.25		164.4	67.6	0.41	2. Soft landscape = grassed areas
UNIT 3	164.4	20.1	76	0.46	7.25		164.4	67.6	0.41	3. Amenity area includes rear yard and decks
UNIT 4	181.1	19.8	91.1	0.50	10.55		181.1	67	0.37	4. BLDG AREA is total Gross floorplate including porches
										5. Frontage measured @ 6.4m setback

SITE STATISTICS:	Total Lot									
	LOT AREA m2	Hard surface m2	Soft Landscp m2	Total Landscp %	Amenity Area m2	Coverage	LOT AREA m2	BLDG AREA m2	TOTAL %	NOTES:
	676.9	80.3	322.30	0.48	N/A		676.9	270.9	0.40	1. Hard surface incl'd driveways and walkways
										2. Soft landscape = grassed areas
										3. BLDG AREA is total Gross floorplate including porches
	ZONE: RM1	PROPOSED	MEET?							
	UNIT PARKING:	8 (2 P/UNIT)	8 (2/UNIT)							
	VISITOR PARKING:	0	0							
	TOTAL PARKING:	8	8							
	NO. STOREYS	3	3							
	HEIGHT	9.5m	9.5m							
	FRONTAGE	32.9m	30.0m							

BUILDING STATISTICS:	Finished Floor Areas					NOTES:
	Lower Area m2	Main Floor m2	Second Floor m2	Total Area m2	Total Area S.F.	
UNIT 1	64.1	64.2	64.2	172.3	1854.77	1. SF may vary slightly upon final floor plan/elevation design
UNIT 2	63.1	63.3	63.1	169.7	1826.63	
UNIT 3	66.9	63.3	63.3	171	1840.63	
UNIT 4	61.7	61.7	61.7	165.1	1777.12	
						NOTES:

LANDSCAPE STATISTICS:

FRONT YARD LOT 1:
FRONT YARD LANDSCAPE AREA (m2)
TOTAL AREA= 45.8
PAVED AREA= 18.2
45.8 - 18.2 = 27.6
LANDSCAPE AREA= 27.6 / 60.2%
FRONT YARD SOFT LANDSCAPE AREA (m2)
TOTAL AREA= 27.6
PAVED AREA= 6.82
27.6 - 6.82 = 20.78
LANDSCAPE AREA= 20.78 / 75.2%

FRONT YARD LOT 2:
FRONT YARD LANDSCAPE AREA (m2)
TOTAL AREA= 45.2
PAVED AREA= 18.2
45.2 - 18.2 = 27.0
LANDSCAPE AREA= 27.0 / 59.7%
FRONT YARD SOFT LANDSCAPE AREA (m2)
TOTAL AREA= 27.0
PAVED AREA= 6.82
27.0 - 6.82 = 20.18
LANDSCAPE AREA= 20.18 / 74.7%

FRONT YARD LOT 3:
FRONT YARD LANDSCAPE AREA (m2)
TOTAL AREA= 45.2
PAVED AREA= 18.4
45.2 - 18.4 = 26.8
LANDSCAPE AREA= 26.8 / 59.2%
FRONT YARD SOFT LANDSCAPE AREA (m2)
TOTAL AREA= 26.8
PAVED AREA= 6.45
26.8 - 6.45 = 20.35
LANDSCAPE AREA= 20.35 / 75.9%

FRONT YARD LOT 4:
FRONT YARD LANDSCAPE AREA (m2)
TOTAL AREA= 36.8
PAVED AREA= 18.1
36.8 - 18.1 = 18.7
LANDSCAPE AREA= 18.7 / 50.8%
FRONT YARD SOFT LANDSCAPE AREA (m2)
TOTAL AREA= 18.7
PAVED AREA= 7.43
18.7 - 7.43 = 11.27
LANDSCAPE AREA= 11.27 / 60.2%

NOTES:

DESIGN FIRM:
VULCAN DESIGN INC.
39 Victoria Street E. Unit-1
Alliston, ON L9R 1T3
PH. 416-885-5200
FAX. 905-266-0613
EMAIL: dberry@vulcandesigninc.com

SCALE: 1:200
PAGE: S1

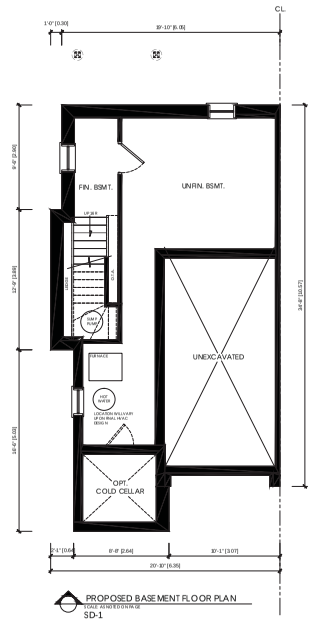
CLIENT:
Centreville Homes (Merino) Inc.

PROJECT:
9770 KEELE STREET
Vaughan, ONTARIO

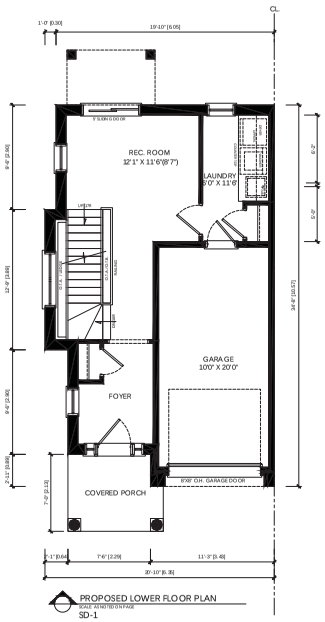
NO.:	REVISION:	DATE:	DWN.	CHK:
1.	ISSUED FOR RVIEW	dec 12/13	DCB	DCB
2.	COMPLETE SITE STATS	JAN 27/14	DCB	DCB
3.	REV. LOT SIZE	FEB 13/14	DCB	
4.	ISSUED FOR SUBMISSION	JUNE 10/14	DCB	
5.	ISSUED FOR SUBMISSION	MAR 21 - 16	DCB	
6.	ISSUED REDUCED SEMI STUDY FOR REVIEW	MAY 17 - 16	DCB	
7.	ISSUED FOR REVIEW	NOV 23 - 16	DCB	
8.	ADD ACOUSTIC BARRIER	NOV 29 - 16	DCB	
9.	COORDINATE W/ SURVEY RPLAN	DEC 7 - 16	DCB	
10.	REV PER CITY COMM.	APR 18-17	DCB	

Attachment 5 Site Plan

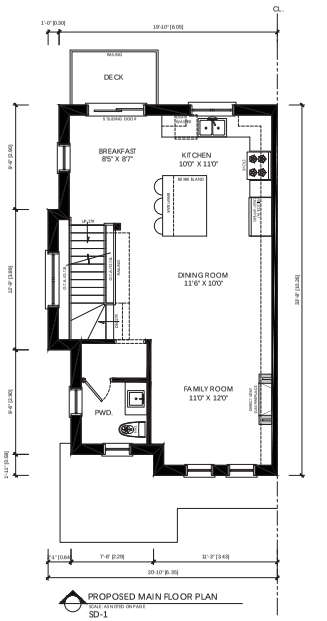
Attachment 6. a) Floorplans



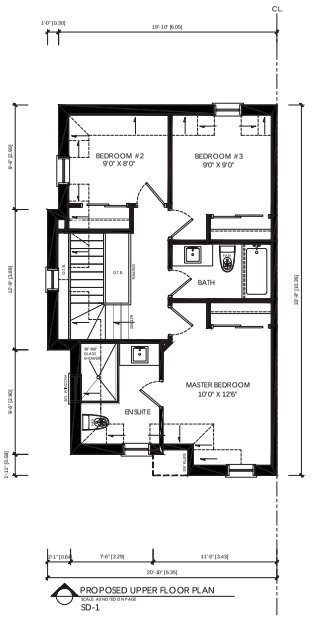
PROPOSED BASEMENT FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-1



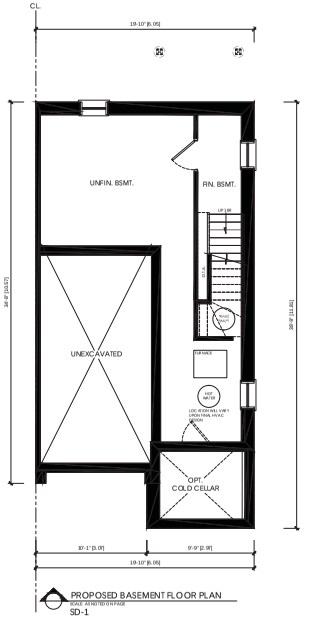
PROPOSED LOWER FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-1



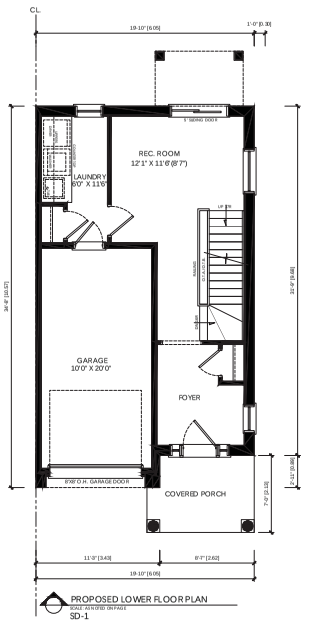
PROPOSED MAIN FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-1



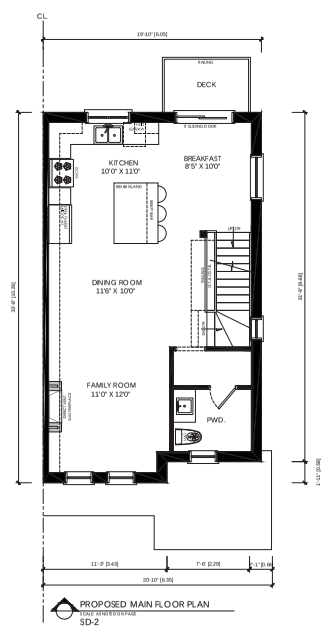
PROPOSED UPPER FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-1



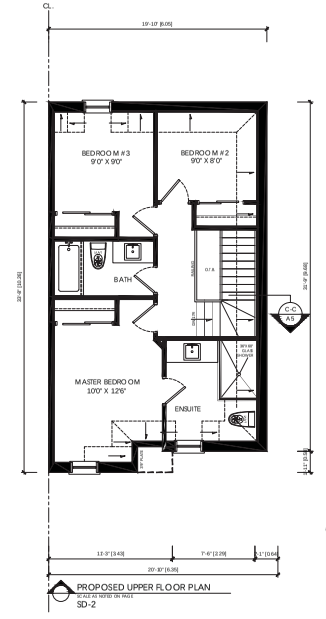
PROPOSED BASEMENT FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-1



PROPOSED LOWER FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-1



PROPOSED MAIN FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-2



PROPOSED UPPER FLOOR PLAN
SCALE AS NOTED ON PAGE
SD-2

LINTELS:

WOOD

W1	2/2"X8"
W2	2/2"X10"
W3	2/2"X12"
W4	3/2"X8"
W5	3/2"X10"
W6	3/2"X12"

LVL (2.0E)

LVL 1	2- 1 3/4" X 7-1/4"
LVL 2	3- 1 3/4" X 7-1/4"
LVL 3	2- 1 3/4" X 9-1/2"
LVL 4	3- 1 3/4" X 9-1/2"
LVL 5	2- 1 3/4" X 11-7/8"
LVL 6	3- 1 3/4" X 11-7/8"
LVL 7	2- 1 3/4" X 14"
LVL 8	3- 1 3/4" X 14"
LVL 9	2- 1 3/4" X 16"
LVL 10	3- 1 3/4" X 16"

STEEL

S1	3-1/2" X 3-1/2" - 1/4" LINTEL
S2	4" X 3-1/2" X 5/16" LINTEL
S3	5" X 3-1/2" X 3/8" LINTEL
S4	5" X 3-1/2" X 5/16" LINTEL

(STEEL LINTELS TO BEAR MIN. 6" ON VENEER, EACH SIDE)

ABBREVIATIONS:

DJ.	DOUBLE JOIST
TJ.	TRIPLE JOIST
GT.	GIRDER TRUSS
'DO'	DO OVER
RJ.	ROOF JOISTS
STL.	STEEL
SB.	SOLID BEARING (SEE 'FRAMING REQ'S')
PL.	POINT LOAD
FL.	FLUSH
DR.	DROPPED
FG.	FIXED GLASS
FDTN.	FOUNDATION
BG.	BLACK GLASS
JT.	JACK TRUSS
U/S	UNDERSIDE
T/O	TOP OF
FG.	FIXED GLASS
CLG.	CEILING
BBFM	BEAM BY FLOOR MANUFACTURE

AREA CALCULATIONS:

AREA CALCULATIONS				
LOWER	sf	436	m2	40.3
MAIN	sf	659	m2	60.7
UPPER	sf	647	m2	60.1
O.T.B.	sf	55	m2	5.1
TOTAL	sf	1679	m2	156.0
R.N.BASEMENT	sf	124	m2	11.5
TOTAL	sf	1803	m2	167.5

COVERAGE CALCULATIONS				
GROUND	sf	436	m2	40.3
GARAGE	sf	230	m2	21.4
FRONT PORCH	sf	57	m2	5.3
REAR PORCH	sf	0	m2	0.0
COV. W/O PORCH	sf	568	m2	52.7
COV. W/ PORCH	sf	721	m2	67.0

LEGEND:

- SOLID BEARING (AS NEEDED AS SUPPORTED MEMBER)
- CONCENTRATED POINT LOAD
- FIRE PLACE VENT
- DRYER VENT
- STOVE VENT
- CELLAR VENT
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- WATERPROOF ELECTRICAL OUTLET
- HOOD/CELLAR VENT
- DRYER VENT
- GAS LINE
- CABLE LINE
- PHONE JACK
- CEILING EXHAUST FAN
- PULL CHAIN CLG. LIGHT
- CEILING LIGHT
- 3 WAY SWITCH
- LIGHT SWITCH
- 120 VOLT RECEPTACLE
- ELECTRIC RECEPTACLE (42" OFF RNISH FLOOR)
- ROOF VENT
- FLOOR DRAIN

DESIGN FIRM:

VULCAN DESIGN INC.
130 Bass Pro Mills Drive
Unit 61 Concord, ON L4K-5X2

PH: 416-885-5200
FAX: 905-266-0613
EMAIL: dberry@vulcandesigninc.com

CONTACT PERSON: DANIEL BERRY

NO.	REVISION	DATE	DWN	CHK
1	Issued for review	JUNE 16/16	DJD	DJD
2	Re-issued for review	NOV 4/16	DJD	
3	Re-issued for review	APR 4/17	DJD	
4	Re-issued for review	APR 18/17	DJD	

BCIN DECLARATION

I DANIEL BERRY DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C, PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE, I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.

FIRM BCIN: 36501
DESIGNER BCIN: 21107

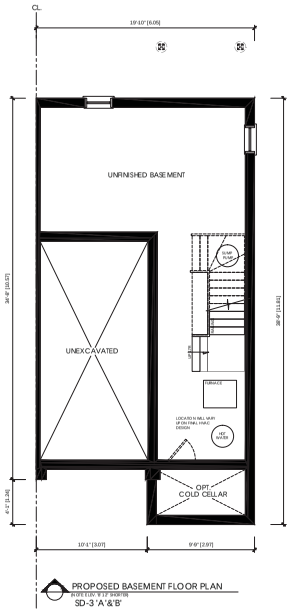
SIGNATURE: DATE: JULY 7/16

PROJECT: V14-0212
9770 KEELE STREET
VAUGHAN, ON

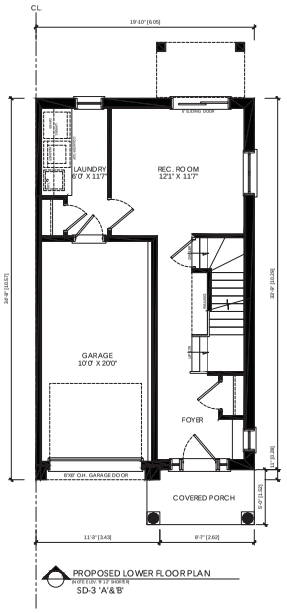
CLIENT: CENTREVILLE HOMES (MERINO) INC.

SCALE: 3/16" = 1'-0"

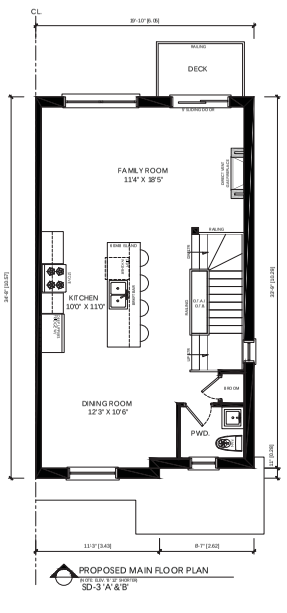
PAGE: A1



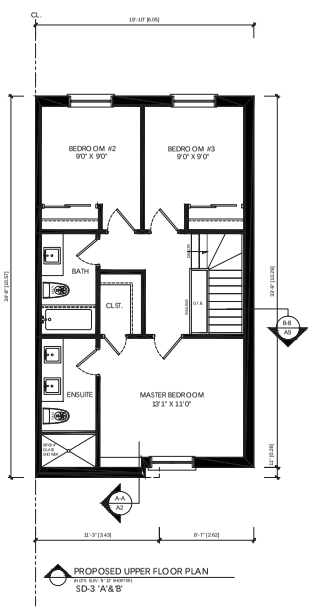
PROPOSED BASEMENT FLOOR PLAN
SD-3 'A' & 'B'



PROPOSED LOWER FLOOR PLAN
SD-3 'A' & 'B'



PROPOSED MAIN FLOOR PLAN
SD-3 'A' & 'B'



PROPOSED UPPER FLOOR PLAN
SD-3 'A' & 'B'

AREA CALCULATIONS:

AREA CALCULATIONS				
GROUND	sf	452	m2	42.0
SECOND	sf	680	m2	63.2
LOFT	sf	616	m2	80.0
- O.TA	sf	16	m2	1.5
TOTAL	sf	1736	m2	166.7
R.N.BASEMENT	sf	0	m2	0.0
TOTAL	sf	1736	m2	166.7

COVERAGE CALCULATIONS				
GROUND	sf	452	m2	42.0
GARAGE	sf	228	m2	21.2
FR.ONE PORCH	sf	48	m2	4.5
REAR PORCH	sf	0	m2	0.0
COV. W/OUT PORCH	sf	680	m2	63.2
COV. W/ PORCH	sf	728	m2	67.6

LINTELS:

WOOD

W1	2/2"X8"
W2	2/2"X10"
W3	2/2"X12"
W4	3/2"X8"
W5	3/2"X10"
W6	3/2"X12"

LVL (2.0E)

LVL 1	2- 1 3/4" X 7-1/4"
LVL 2	3- 1 3/4" X 7-1/4"
LVL 3	2- 1 3/4" X 9-1/2"
LVL 4	3- 1 3/4" X 9-1/2"
LVL 5	2- 1 3/4" X 11-7/8"
LVL 6	3- 1 3/4" X 11-7/8"
LVL 7	2- 1 3/4" X 14"
LVL 8	3- 1 3/4" X 14"
LVL 9	2- 1 3/4" X 16"
LVL 10	3- 1 3/4" X 16"

STEEL

S1	3-1/2" X 3-1/2" - 1/4" LINTEL
S2	4" X 3-1/2" X 5/16" LINTEL
S3	5" X 3-1/2" X 3/8" LINTEL
S4	5" X 3-1/2" X 5/16" LINTEL

(STEEL LINTELS TO BEAR MIN. 6" ON VENEER, EACH SIDE)

ABBREVIATIONS:

DJ.	DOUBLE JOIST
TJ.	TRIPLE JOIST
GT.	GIRDER TRUSS
'DO'	DO OVER
RJ.	ROOF JOISTS
STL.	STEEL
SB.	SOLID BEARING (SEE 'FRAMING REQ'S')
PL.	POINT LOAD
FL.	FLUSH
DR.	DROPPED
FG.	FIXED GLASS
FDTN.	FOUNDATION
BG.	BLACK GLASS
JT.	JACK TRUSS
U/S	UNDERSIDE
T/O	TOP OF
FG.	FIXED GLASS
CLG.	CEILING
BBFM	BEAM BY FLOOR MANUFACTURE

LEGEND:

- SOLID BEARING (AS NEEDED AT SUPPORTED MEMBER)
- CONCENTRATED POINT LOAD
- FIRE PLACE VENT
- DRYER VENT
- STOVE VENT
- CELLAR VENT
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- WATERPROOF ELECTRICAL OUTLET
- HOOD/CELLAR VENT
- DRYER VENT
- GAS LINE
- CABLE LINE
- PHONE JACK
- CEILING EXHAUST FAN
- PULL CHAIN CLG. LIGHT
- CEILING LIGHT
- 3 WAY SWITCH
- LIGHT SWITCH
- 120 VOLT RECEPTACLE
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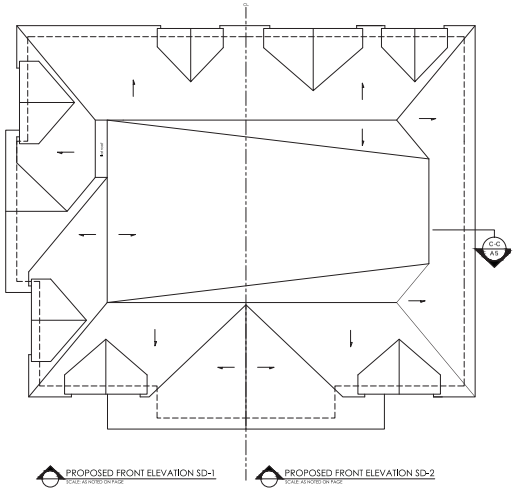
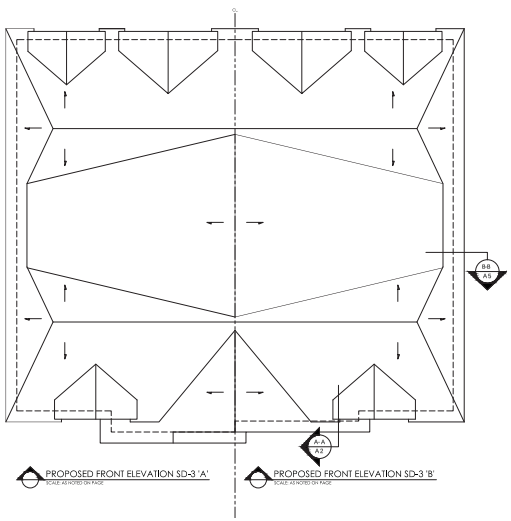
- RO OF VENT
- FLOOR DRAIN



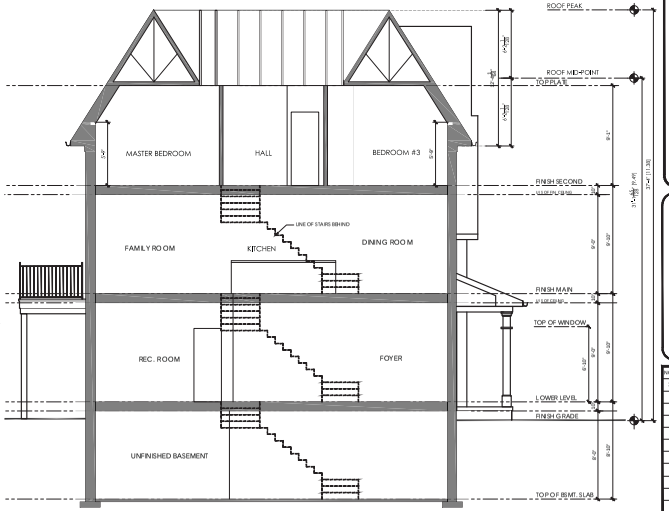
PROPOSED FRONT ELEVATION SD-1
SCALE: AS NOTED ON PAGE

PROPOSED FRONT ELEVATION SD-2
SCALE: AS NOTED ON PAGE



PROPOSED FRONT ELEVATION SD-3 'A'
SCALE: AS NOTED ON PAGE

PROPOSED FRONT ELEVATION SD-3 'B'
SCALE: AS NOTED ON PAGE



BUILDING SECTION A-A
SCALE: AS NOTED ON PAGE

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FIRM BCIN: 36501
DESIGNER BCIN: 21107
SIGNATURE
DATE: JULY 7/16

DESIGN FIRM:

VULCAN DESIGN INC.
130 Bass Pro Mills Drive
Unit 61 Concord, ON L4K-5X2

PH: 416-885-5200
FAX: 905-266-0613
EMAIL: dberry@vulcandesigninc.com

CONTACT PERSON: DANIEL BERRY

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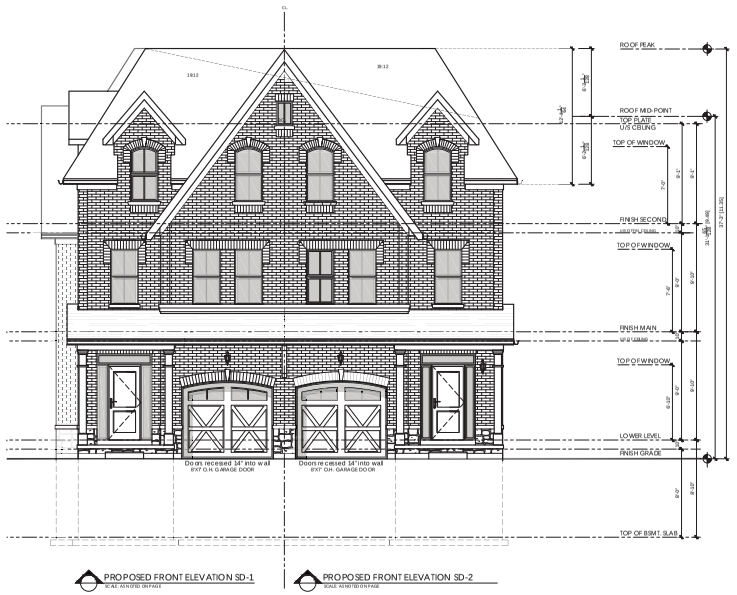
PROJECT: V14-0212
9770 KEELE STREET
VAUGHAN, ON

CLIENT: CENTREVILLE HOMES (MERINO) INC.

SCALE: 3/16" = 1'-0"

PAGE: A2

Attachment 6. c) House A Elevations



PROPOSED FRONT ELEVATION SD-1
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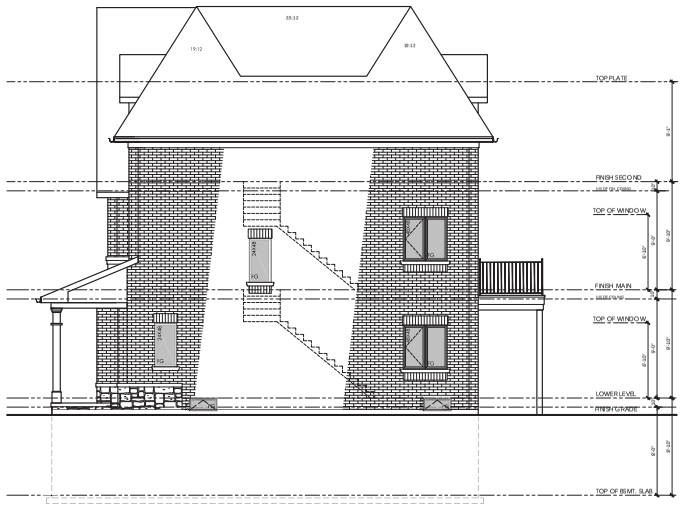
PROPOSED FRONT ELEVATION SD-2
SCALE AS NOTED ON PAGE



PROPOSED RIGHT SIDE ELEVATION SD-2
SCALE AS NOTED ON PAGE

PROPOSED FLANKAGE ELEVATION SD-1
SCALE AS NOTED ON PAGE

PROPOSED RIGHT SIDE ELEVATION SD-2
SCALE AS NOTED ON PAGE

PROPOSED REAR ELEVATION SD-1
SCALE AS NOTED ON PAGE

LINTELS:

WOOD

W1	2-2"X8"
W2	2-2"X10"
W3	2-2"X12"
W4	3-2"X8"
W5	3-2"X10"
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LVL (2.0E)

LVL 1	2- 1 3/4" X 7-1/4"
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LVL 7	2- 1 3/4" X 14"
LVL 8	3- 1 3/4" X 14"
LVL 9	2- 1 3/4" X 16"
LVL 10	3- 1 3/4" X 16"

STEEL

S1	3-1/2" X 3-1/2" - 1/4" LINTEL
S2	4" X 3-1/2" X 5/16" LINTEL
S3	5" X 3-1/2" X 3/8" LINTEL
S4	5" X 3-1/2" X 5/16" LINTEL

(STEEL LINTELS TO BEAR MIN. 6" ON VENEER, EACH SIDE)

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SB.	SOLID BEARING (SEE 'FRAMING REQ'S')
PL.	POINT LOAD
FL.	FLUSH
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FG.	FIXED GLASS
FDTN.	FOUNDATION
BG.	BLACK GLASS
JT.	JACK TRUSS
U/S	UNDERSIDE
T/O	TOP OF
FG.	FIXED GLASS
CLG.	CEILING
BBFM	BEAM BY FLOOR MANUFACTURE

LEGEND:

- SOLID BEARING (AS INDICATED SUPPORTED MEMBER)
- CONCENTRATED POINT LOAD
- FIRE PLACE VENT
- DRYER VENT
- STOVE VENT
- CELLAR VENT
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- WATERPROOF ELECTRICAL OUTLET
- HOOD/CELLAR VENT
- DRYER VENT
- GAS LINE
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- PHONE JACK
- CEILING EXHAUST FAN
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- CEILING LIGHT
- 3 WAY SWITCH
- LIGHT SWITCH
- 120 VOLT RECEPTACLE
- ELECTRIC RECEPTACLE (42" OFF FINISH FLOOR)
- RO OF VENT
- FLOOR DRAIN

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PROJECT: V14-0212

9770 KEELE STREET
VAUGHAN, ON

CLIENT: CENTREVILLE HOMES (MERINO) INC.

SCALE: 3/16" = 1'-0"

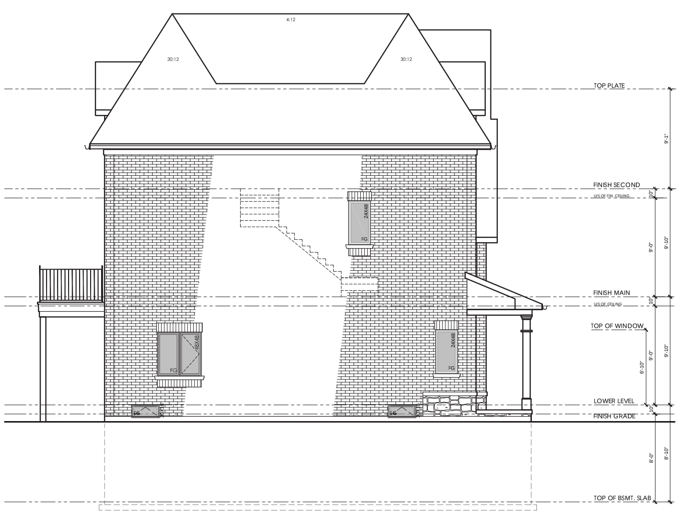
PAGE: A2

Attachment 6. d) House B Elevations

PROPOSED FRONT ELEVATION SD-3 'A'

PROPOSED FRONT ELEVATION SD-3 'B'

PROPOSED RIGHT SIDE ELEVATION SD-3 'B'



PROPOSED LEFT SIDE ELEVATION SD-3 'A'

PROPOSED RIGHT SIDE ELEVATION SD-3 'B'

PROPOSED REAR ELEVATION SD-3 'A'

LINTELS:

WOOD

W1	2/2"X8"
W2	2/2"X10"
W3	2/2"X12"
W4	3/2"X8"
W5	3/2"X10"
W6	3/2"X12"

LVL (2.0E)

LVL 1	2- 1 3/4" X 7-1/4"
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LVL 7	2- 1 3/4" X 14"
LVL 8	3- 1 3/4" X 14"
LVL 9	2- 1 3/4" X 16"
LVL 10	3- 1 3/4" X 16"

STEEL

S1	3-1/2" X 3-1/2" - 1/4" LINTEL
S2	4" X 3-1/2" X 5/16" LINTEL
S3	5" X 3-1/2" X 3/8" LINTEL
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(STEEL LINTELS TO BEAR MIN. 6" ON VENEER, EACH SIDE)

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RJ	ROOF JOISTS
STL.	STEEL
SB.	SOLID BEARING (SEE 'FRAMING REQ.'S')
PL.	POINT LOAD
FL.	FLUSH
DR.	DROPPED
FG.	FIXED GLASS
FDTN.	FOUNDATION
BG.	BLACK GLASS
JT	JACK TRUSS
U/S	UNDERSIDE
T/O	TOP OF
FG.	FIXED GLASS
CLG.	CEILING
BBFM	BEAM BY FLOOR MANUFACTURE

LEGEND:

- SOLID BEARING (SAME WIDTH AS SUPPORTED MEMBER)
- CONCENTRATED POINT LOAD
- FIRE PLACE VENT
- DRYER VENT
- STOVE VENT
- CELLAR VENT
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- WATERPROOF ELECTRICAL OUTLET
- HOOD/CELLAR VENT
- DRYER VENT
- GAS LINE
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- PHONE JACK
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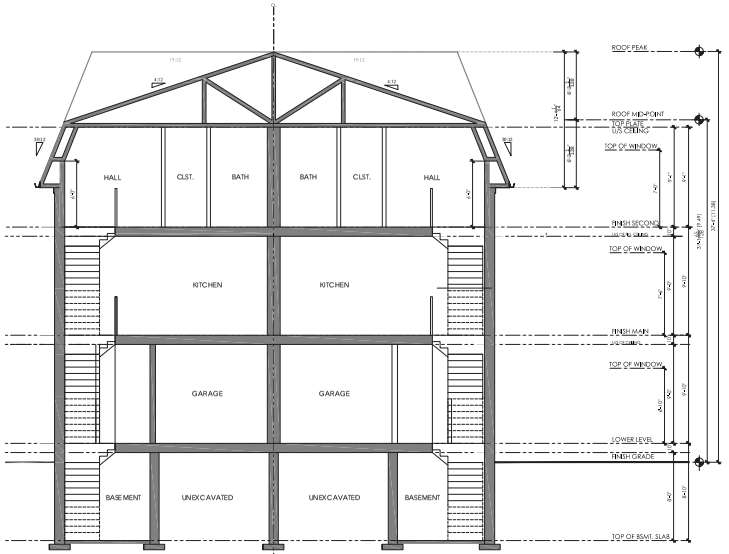
9770 KEELE STREET
VAUGHAN, ON

CLIENT: CENTREVILLE HOMES (MERINO) INC.

SCALE: 3/16" = 1'-0"

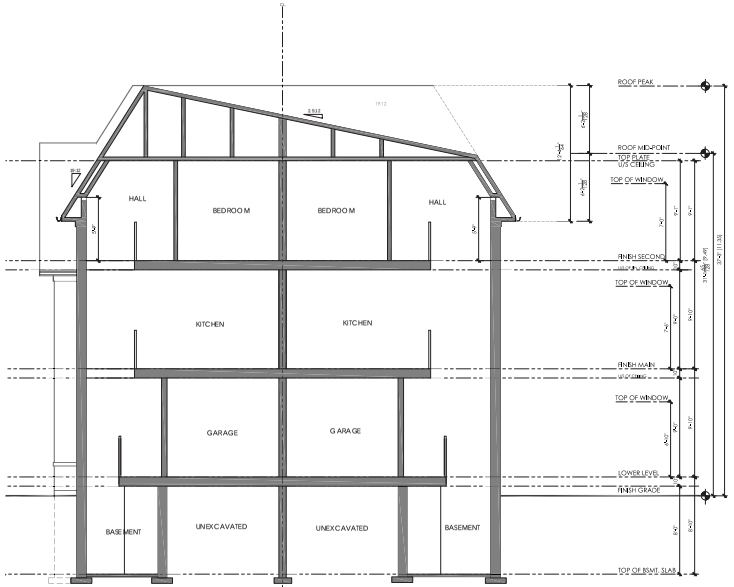
PAGE: A4



PROPOSED FRONT ELEVATION SD-3 'A'
SCALE: AS NOTED ON PAGE

PROPOSED FRONT ELEVATION SD-3 'B'
SCALE: AS NOTED ON PAGE

BUILDING SECTION B-B
SCALE: AS NOTED ON PAGE



PROPOSED FRONT ELEVATION SD-1
SCALE: AS NOTED ON PAGE

PROPOSED FRONT ELEVATION SD-2
SCALE: AS NOTED ON PAGE

BUILDING SECTION C-C
SCALE: AS NOTED ON PAGE

LINTELS:

WOOD

W1	2/2"X8"
W2	2/2"X10"
W3	2/2"X12"
W4	3/2"X8"
W5	3/2"X10"
W6	3/2"X12"

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CLG.	CEILING
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LEGEND:

- SOLID BEARING (AS MEASURED AS SUPPORTED MEMBER)
- CONCENTRATED POINT LOAD
- FIRE PLACE VENT
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9770 KEELE STREET
VAUGHAN, ON

CLIENT: CENTREVILLE HOMES (MERINO) INC.

SCALE: 3/16" = 1'-0"

PAGE: A5

Arborist Report and Tree Preservation Plan

9770 Keele St, Vaughan

Prepared For

Cesare Bauco
Centreville Homes (Merino) Inc.
260 Edgeley Blvd, Unit 2
Vaughan, Ontario
L4K 3Y4

Prepared By

Brianna Thornborrow, ISA Certified Arborist

MAPLE HILL TREE SERVICES

6302 NINTH LINE
MISSISSAUGA
ONTARIO, CANADA
L5N 0C1

T: 905-824-2100
F: 905-824-1561

www.maplehilltree.com

Prepared On

January 13, 2014

MAPLE HILL TREE SERVICES
6302 NINTH LINE
MISSISSAUGA
ONTARIO, CANADA
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T: 905-824-2100
F: 905-824-1561
WWW.MAPLEHILLTREE.COM

January 13, 2014

Centreville Development Corporation
260 Edgeley Blvd, Unit 2
Vaughan, Ontario
L4K 3Y4

SUBJECT: Arborist Report and Tree Preservation Plan
9770 Keele St., Vaughan

Dear Cesare:

This Arborist Report consists of a Tree Survey and Tree Preservation Plan for the subject site. An evaluation was completed of all trees with a diameter at breast height (DBH) of 10cm or greater on or near the subject site, which may or will be impacted by the proposed site plan. This evaluation includes DBH, height, health and structural condition, comments and recommendations.

The purpose of the Tree Preservation Plan is to minimize the impact construction will have on the trees to be preserved. Included in this Preservation Plan are: pre construction, during construction, and post construction recommendations.

Please do not hesitate in calling to discuss this report further.

Respectfully yours,

Brianna Thornborrow
ISA Certification: ON-1267A

Table of Contents

Summary

This report addresses the 10 trees that will, or will likely, be impacted by the site development. The report provides recommendations for preservation and or removal for these trees. It also contains recommendations for tree care and hoarding distances for the Tree Protection Zones (TPZ).

The subject site contains 9 trees. There are no neighbouring trees and 1 City tree in proximity (6 metres) of the proposed site development.

Based on the currently proposed site plan, there are 6 trees recommended for preservation and 4 recommended for removal.

Preservation

- **5 trees recommended for Preservation.**
  Trees #4, 7-10

Removals

- **5 trees recommended for Removal.**
  Trees #1, 2, 3, 5, 6

Introduction

The primary purpose of this report is to develop a strategic Tree Preservation Plan for the subject site. This report addresses the present condition of all trees that could potentially be impacted by the construction, including Town and neighbouring trees, and the possible options available.

The main goal of the Tree Preservation Plan is to retain as many trees on site as possible, to minimize the injury to these retained trees and to enhance the visual appeal of the property for the long term. The immediate tree maintenance recommended is geared mainly towards creating a safer environment for contractors and the owner.

Assignment

We were contacted by Cesare Bauco of Centreville Development Corporation to develop an Arborist Report and Tree Preservation Plan that would minimize the impact of the proposed construction on the trees within the subject site and trees adjacent to this property. The report outlines specific trees to preserve, trees to remove and the maintenance required for safety and a long term maintenance plan. The removals and maintenance should be carried out immediately, prior to construction, and the long term plan will be based on the impact the construction has on the adjacent trees, which will be determined through ongoing monitoring by a Certified Arborist.

Observations

A site plan was supplied which indicated the location of most of the trees, the property lines, any existing buildings and hard surfaces, and the proposed development's footprint. Each tree was assigned a number and measured for its diametre at breast height (DBH=1.4m), height and canopy spread. Their health and structural condition were evaluated and recommendations were made considering their present condition, future safety and the proposed site development. This information is in Appendix A and Appendix B.

Trees to Preserve

The preservation of trees found within this property is an essential step in maintaining the aesthetic, environmental and natural value of this property, surrounding properties and the larger community. It is recommended that all trees that are to be preserved and their surrounding area remain as undisturbed as possible. It is recommended that the Tree Preservation Zone be at least to the drip line of the trees. All of the trees located around the perimeter of the development will be affected by the construction.

There should be an on site meeting with the Consulting Certified Arborist, the City of Vaughan's Urban Forestry representative, the property owner, and including any Architects, Landscape Architects, Engineers, contractor and or sub contractors involved with the project to discuss the Tree Preservation Plan and scope of work, prior to any work commencing.

- **Tree #4**
  The tree protection zones of these trees will be encroached upon during construction. A certified arborist must be on site during all excavation within these zones.
- **Trees # 7-10**
  Although these trees are not in ideal condition it is in the best interest of the future homeowners and the community to retain them until some more desirable species can be established on the site.

Trees to Remove

Prior to any phase of construction all trees recommended for removal should be safely removed to grade. This will provide an increased measure of safety for all contractors working in the vicinity during the different phases of construction.

- **Tree #1**
  This tree will be removed and replaced with a more desirable species
- **Trees #2, 3, 5, 6**
  The proposed development's envelope is too close to these trees; they can not likely be preserved. Removal of these trees is required.

  The developments envelope includes above ground structures, hardsurfaces, grade changes and SWM systems, and underground services and structures.

Replacement Plan

Approximately 40% of the current canopy cover will be removed for construction purposes. I recommend that a large stature, native species (such as Liriodendron tulipifera, Quercus rubra, Celtis occidentalis, etc) be planted in the front yard of unit 1, 2/3, 4/5, and 6. Further, a large stature, native species should be planted in the sideyard of unit 6.

Tree Care Recommendations

The maintenance of trees that are to be preserved is essential to safety during the construction phase as well as future health and structural integrity. In some cases recommendations have been made for trees that will realistically benefit from the action taken and do not contain defects that are beyond repair. Maintenance work must be completed by a qualified, competent Arborist trained in up-to-date arboriculture practices.

Pruning

- **Tree #4 (with city permission), 7-10**

There are a few trees in which dead and or hazardous branches exist and it is advisable to prune as recommended to ensure a safer working environment and to improve the health and vigour of each specimen. The pruning should also be completed prior to any demolition or construction. The pruning will remove dead, diseased, broken, rubbing and crossing, and hazardous limbs 2.5 cm and larger. During pruning, the structural integrity of the tree will be inspected, with the main focus on safety.

Tree Preservation Plan

It is important, for safety and the health of the trees to be preserved that a Tree Preservation Plan be established prior to any activity on the site.

TPZ Barrier

The barrier around the Tree Protection Zone (TPZ) shall be plywood sheets framed with 2x4 and supported by T-bars. Only where site lines to accessing streets may be a safety concern the barrier around the TPZ shall be orange safety fencing framed with 2x4 and supported by T-bars.

The barrier must be installed prior to any construction activity. The purpose of the barrier is to define the Tree Protection Zone, which is to be protected from any activity throughout the construction and landscaping phases.

The Tree Protection Zone and TPZ Barrier must remain fully intact, and cannot be used for the temporary storage of fill, topsoil, building materials, equipment storage, washing of equipment, nor the dumping of any construction debris.

The following provides the recommended radial distances from the trunk for installation of TPZ barrier for the trees to be preserved:

Tree #4

The TPZ barrier shall encircle this tree a minimum of 4.8 metres from its base or up to existing hard surfaces where applicable.

Tree #7

The TPZ barrier shall encircle this tree a minimum of 3.0 metres from its base or up to existing hard surfaces where applicable.

Trees # 8-10

The TPZ barrier shall encompass all of these trees in one continuous enclosed boxed system. The barrier shall be located a minimum of 3.0 metres away from the base of all of the peripheral trees of the boxed system, or up to all existing hard surfaces.

TPZ signs should be posted in visible locations throughout the TPZ barrier.

The most current site plan/grading plan must have:

- **All existing trees acutely plotted and numbered.**
- **All TPZ and TPZ barrier locations clearly indicated at distances prescribed in this report.**

Root Pruning

- **Trees #4**

These trees are located close to the proposed development's footprint and should be root pruned prior to excavation. The least injurious and invasive method for excavation is accomplished with the use of hydro-vac or air-spade equipment prior to excavation. The ideal time for root pruning is when the trees are dormant and at least one full growing season before any work on the site begins. Root pruning must be performed by a Certified Arborist in accordance with the standards recognized within the field of Arboriculture.

Fertilizing

- **All Trees to be preserved**

Due to the present condition of the trees to be preserved and the likelihood that some stress will be created from the construction, these trees should be fertilized prior to and after construction.

The preferred method to offset the stress should be an application of a 100% organic fertilizer along with a mycorrhizae inoculant. A liquid form is preferable to granular. Timing of the application should be early fall or spring and only when adequately warm soil temperature conditions exist. Repeat application spring and fall for two consecutive seasons following construction. This form of fertilization is beneficial to urban soils which tend to be low in organic matter and biological activity.

Mulching

- **All Trees to be preserved**

Composted wood chip mulch should be applied on the root zones inside the TPZ hoarding. It will help to retain moisture, to be a source of natural nutrients over time and to help in regulating the soil temperature. This mulch should be applied to a depth of 8 – 10 centimetres.

Fresh wood chip mulch should be applied to vehicle and equipment traffic areas if they come in close proximity to the TPZ. It will help to distribute and cushion the load on the soil thereby reducing the soil compaction on the roots. This mulch should be applied to a depth of 20 – 30 centimetres.

Irrigation

An irrigation plan should be implemented to help give all trees to be preserved the additional water they will require during construction and after construction, in particular those trees closest to construction, high traffic area and grade change which will likely have had the most root injury. Amount and frequency will depend on construction impact, precipitation and duration of droughts.

Tree Monitoring

The author of this report, or his designate, should be retained during demolition, construction and landscaping to perform site inspections of the TPZ and monitoring of the health of the trees. This will help to ensure that property owners' and municipality's trees are protected and preserved throughout the site development.

After each inspection a brief Tree Monitoring Report (TMR) will be submitted to all applicable parties. The TMR could contain such items as observations, photographs, recommendations and or other information/test results as needed. The TMR is in effect, follow-up documentation of the recommendations given in the Tree Preservation Plan.

Tree Preservation Guidelines

Pre Construction Phase

1. There should be an on site meeting with the Consulting Certified Arborist, the City of Vaughan's Urban Forestry representative and Park Planner, the property owner, and including any Architects, Landscape Architects, Engineers, contractor and or sub contractors involved with the project to discuss the Tree Preservation Plan and scope of work.
2. Complete the Tree Care Recommendations as prescribed earlier in this Report.
3. Implement the Tree Preservation Plan contained in this report.
4. Install Hoarding and post TPZ signage.
5. Apply composted mulch over the root zones of the trees to be preserved within the TPZ hoarding.
6. Apply fresh mulch to all areas immediately adjacent to the TPZ hoarding.
7. Complete any necessary removals.
8. Root pruning for key trees most affected by construction.
9. Establish an irrigation plan.

Construction Phase

1. On going monitoring by the consulting Arborist, or his designate, to evaluate construction injury/stress and make recommendations. A schedule should be established and a diary kept. These inspections should be weekly or biweekly and after each visit a brief TMR is submitted to all applicable parties.
2. Irrigation of the trees should be ongoing and supervised by the consulting Arborist.
3. The Tree Preservation Zone **must** be respected throughout the construction. No materials shall be stored or dumped in this area.
4. Root pruning of any exposed roots during excavation should be cut cleanly by a Certified Arborist.

Post Construction Phase

1. Remove hoarding only after construction and landscaping is complete.

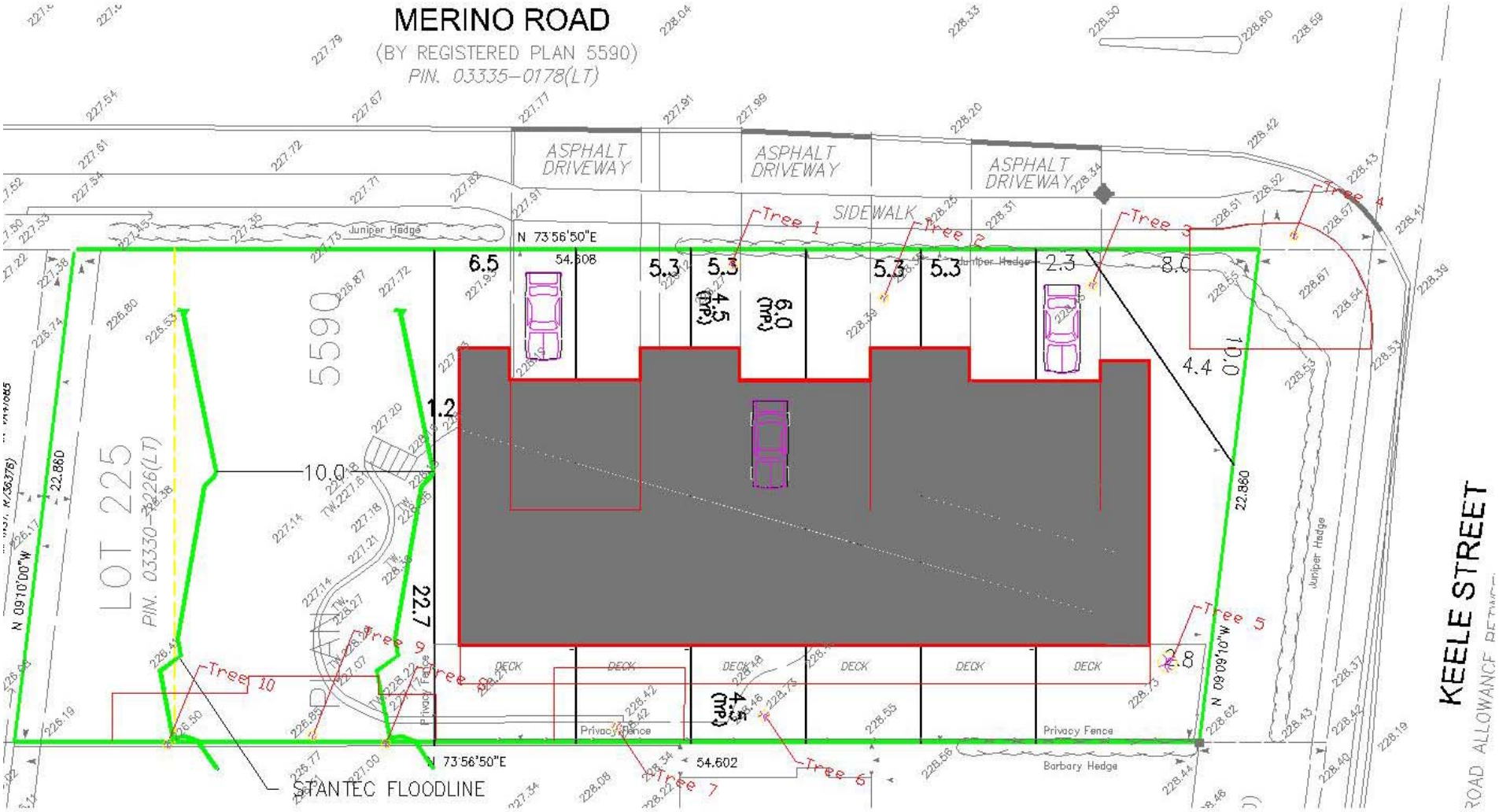
✶Landscaping can also cause extensive root/tree injury and is sometimes fatal to the trees. ✶

2. Continue irrigation program.
3. Fertilize only as deemed necessary by the Certified Arborist.
4. Follow-up inspection of all trees by the Consulting Certified Arborist.

Post Construction Maintenance

Post construction maintenance is crucial because the negative impact the construction may have on these trees could take several years to become apparent, at which time it may be too late and the tree may die or become structurally unstable. The trees should be inspected by the Consulting Certified Arborist periodically to prescribe the appropriate Arboriculture practices.

Appendix A
Proposed Site Plan



Appendix B
Tree Survey

ID#	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m) on two axis	Tree Health	Structural Condition	Comments	Site Plan Results
1	Subject Site	Crabapple	*Malus sp.*	25,19,5,20 base=44	5	8x8	F	F	-poor pruning cuts -apple scab -deadwood	REMOVE undesirable
2	Subject Site	Norway Maple	*Acer platanoides*	20.5,28 base=35	6	7x6	F	F	-improper pruning cuts -no visible root flare -deadwood	REMOVE Site Plan in conflict with Tree
3	Subject Site	Crabapple	*Malus sp.*	26,24.5 base=43	5	8x7	F	G	-improper pruning cuts -apple scab -deadwood	REMOVE Site Plan in conflict with Tree
4	City	Silver Maple	*Acer saccharinum*	72.5 base=79	11	11x9	G	F	-included bark union -deadwood	PRESERVE Minimum TPZ 4.8 metres.
5	Subject Site	Silver Maple	*Acer saccharinum*	84 base=97	12	11x12	G	F	-included bark union	REMOVE Site Plan in conflict with Tree
6	Subject Site	Norway Maple	*Acer platanoides*	53.5 base=57	10	8x9	G	P	-girdling root -deadwood -included bark union -improper pruning cuts	REMOVE Site Plan in conflict with Tree
7	Subject Site	Norway Maple	*Acer platanoides*	42.5 base=48.5	10	8x8	G	G	-girdling root -improper pruning cuts	PRESERVE Minimum TPZ 3.0 metres.
8	Subject Site	Horse Chestnut	*Aesculus hippocastanum*	37	10	7x6	P	F	-leaf blotch -deadwood	PRESERVE Minimum TPZ 2.4 metres.
9	Subject Site	Norway Maple	*Acer platanoides*	50	10	9x8	G	F	-girdling root -deadwood	PRESERVE Minimum TPZ 3.0 metres.
10	Subject Site	Norway Maple	*Acer platanoides*	23.5	7.5	6x5	P	F	-grown into fence -top is dead	PRESERVE Minimum TPZ 2.4 metres.

Appendix C
Photos

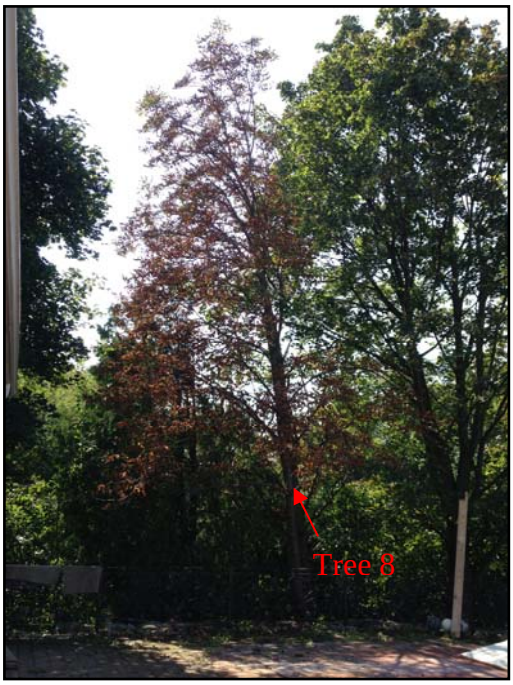

Tree 3


Tree 4

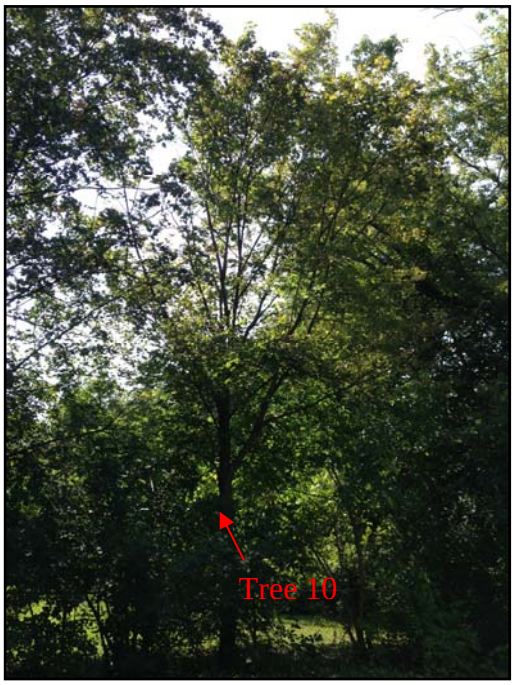

Tree 5


Tree 6


Tree 7


Tree 8


Tree 9


Tree 10

Appendix D
Assumptions and Limiting Conditions

The observations documented are true for only the period that the Consulting Arborist was on site and therefore do not include any other activity that may have occurred on site or to the trees before or after that period.

If the health of the trees was assessed while they were dormant, there may be some inaccuracy in the assigned health rating of each tree.

All trees represent a certain inherent degree of risk and this evaluation does not preclude all risk of failure.

Not withstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions.

We accept no responsibility for materials and information submitted to us that are incorrect.

Any survey boundaries marked on plans or on the ground is not the responsibility of Maple Hill Tree Services.

This report shall be considered whole, no sections are severable, and the report shall be considered incomplete if any pages are missing.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

This report and any values expressed herein represent the opinion of the author and his fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The details obtained from any photographs, and outlined in the sketch plan are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys.

Attachment 8 a) - Tree Preservation and Landscape Plan

Proposed Plant Material

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	REMARKS
DECIDUOUS TREES R.O.W.							
QRB	2	Quercus rubra	Red Oak	70 mm		B.&B.	Full Form
DECIDUOUS SHRUBS							
CNK	3	Cornus sericea 'Kelseyi'	Kelsey Red Osier Dogwood	60 cm		C.G.	Full Form
SJL	8	Spirea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	Full Form
CONIFEROUS SHRUBS							
TMH	3	Taxus media 'Hillii'	Hill's Yew	70 cm		C.G.	Full Form
TCF	5	Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	Full Form
PERENNIALS & ORNAMENTAL GRASSES							
GER	27	Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	Full Form (PPOY Winner)
PVN	20	Panicum virgatum 'Northwind'	Northwind Switch Grass			2 Gal.	Full Form (*PPOY Winner)
RLA	18	Rudbeckia lanciniata	Green-headed yellow Coneflower			C.G. #1	Full Form
NATIVE EDGE RESTORATION: DECIDUOUS TREES							
FGR	3	Fagus grandifolia	American Beech	1.8m		C.G.	WHIP
OVI	2	Ostrya virginiana	Ironwood	1.8m		C.G.	WHIP
NATIVE EDGE RESTORATION: DECIDUOUS SHRUBS							
CAL	16	Cornus alternifolia	Pagoda Dogwood	60 cm		B.&B.	Full Form
RHA	13	Rhus aromatica	Fragrant Sumac	60 cm		C.G.	Full Form
SAL	17	Symphoricarpos albus	Snowberry	60 cm		C.G.	Full Form

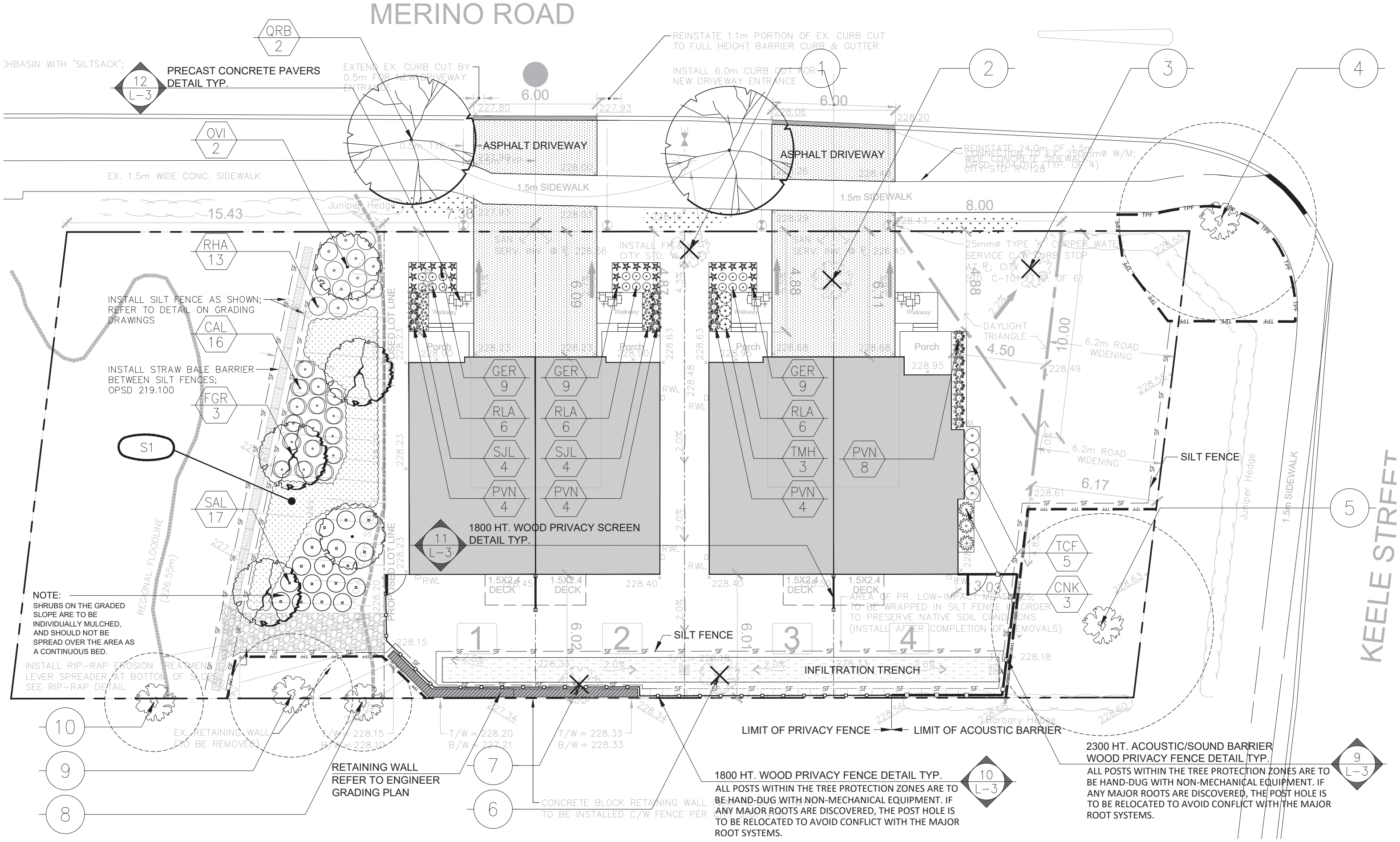
Existing Tree Schedule

ID#	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m) on two axis	Tree Health	Structural Condition	Comments	Site Plan Results
1	Subject Site	Crabapple	*Malus sp.*	25,19,5,20 base=44	5	8x8	F	F	-poor pruning cuts -apple scab -deadwood	REMOVE undesirable
2	Subject Site	Norway Maple	*Acer platanoides*	20.5,28 base=35	6	7x6	F	F	-improper pruning cuts -no visible root flare -deadwood	REMOVE Site Plan in conflict with Tree
3	Subject Site	Crabapple	*Malus sp.*	26,24.5 base=43	5	8x7	F	G	-improper pruning cuts -apple scab -deadwood	REMOVE undesirable
4	City	Silver Maple	*Acer saccharinum*	72.5 base=79	11	11x9	G	F	-included bark union -deadwood	PRESERVE Minimum TPZ 4.8 metres.
5	Subject Site	Silver Maple	*Acer saccharinum*	84 base=97	12	11x12	G	F	-included bark union	PRESERVE Minimum TPZ 5.4 metres.
6	Subject Site	Norway Maple	*Acer platanoides*	53.5 base=57	10	8x9	G	P	-girdling root -deadwood -included bark union -improper pruning cuts	REMOVE Poor condition
7	Subject Site	Norway Maple	*Acer platanoides*	42.5 base=48.5	10	8x8	G	G	-girdling root -improper pruning cuts	REMOVE Site Plan in conflict with Tree
8	Subject Site	Horse Chestnut	*Aesculus hippocastanum*	37	10	7x6	P	F	-leaf blotch -deadwood	PRESERVE Minimum TPZ 2.4 metres.
9	Subject Site	Norway Maple	Acer platanoides	50	10	9x8	G	F	-girdling root -deadwood	PRESERVE Minimum TPZ 3.0 metres.
10	Subject Site	Norway Maple	*Acer platanoides*	23.5	7.5	6x5	P	F	-grown into fence -top is dead	PRESERVE Minimum TPZ 2.4 metres.

Legend

- Proposed Deciduous Tree
- Proposed Shrub
- Existing Tree to be Preserved
- Existing Tree to be Removed
- Tree Protection Zone
- Tree Protection Barrier Fence
- Wood Privacy Fence
- Wood Acoustic Fence
- Proposed Plant Material
- Detail Reference Key
- Existing Tree Reference Key

Key Map



Native Seed Mix Information
(TERRASEED application or approved equal)

Application Rates:
- The specified seed mix(es) should be applied at a rate of 22-25 kg/ha or at a rate of 250g/90 m² for smaller areas.

Cover Crop:
OAT NURSE CROP
(OSC 6710 or approved equal)
- A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.
- The cover crop should be applied at a maximum rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.
- Mix oat with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off. NOTE: do not over apply oat when using it as a nurse crop.

Terraseed Depth:
- A depth of 25mm of terraseeding should be applied across the entire area shown to be seeded. This depth is recommended to ensure that seeds are not too deep to germinate properly.

Installations Notes:
- Ideally, sowing should take place in the fall, between Oct 15th to late November. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring. Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

General Notes:
- In general, a minimum of 15 cm of topsoil should be applied to disturbed areas prior to terraseeding applications.
- All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
- Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
- Survey site for invasive species & remove. Clean away surface debris.This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.
- Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

S1 VALLEYLAND SEED MIX
(Ontario Seed Company Ltd. or approved equivalent)

Fox Sedge (Carex vulinoidea)	24%
Riverbank Wild Rye (Elymus riparius)	24%
Virginia Wild Rye (Elymus virginicus)	24%
Fowl Manna Grass (Glyceria striata)	5%
Path Rush (Juncus tenuis)	1%
Fowl Bluegrass (Poa palustris)	22%

LANDSCAPE ARCHITECTS msla MARTON · SMITH
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evansplanning@sympatico.ca

Client/Owner:
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260 Edgeley Blvd. Unit 12
Vaughan, Ontario
L4K 3Y4
T. 905.761.9327 Ext. 21
F. 905.761.9337

Municipality:
VAUGHAN

No.	Revision	Date
8	Issued for Submission	12/15/16
7	Revised per Grading Plan	12/07/16
6	Revised per Site Plan	07/06/16
5	Revised per Site Plan	07/04/16
4	Revised per Site Plan	07/04/16
3	Revised per Site Plan	06/30/16
2	Revised per Site Plan	03/24/14
1	Issued for Coordination	03/03/14

North:

Stamp: ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — LUCIEN J. MARTON — OALA MEMBER

Project:
Proposed Residential Development
9770 Keele Street
Vaughan, Ontario

Scale: 1:100 Date: July 2016
Drawn By: A.N. Checked By: L.M.

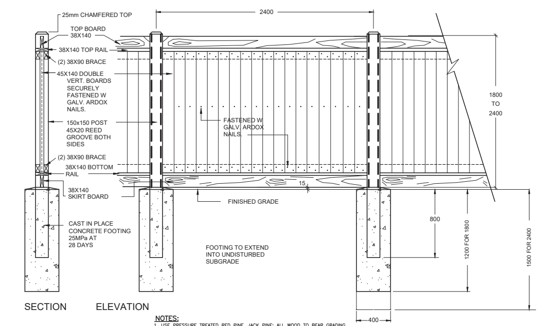
Drawing Title:
Tree Preservation & Landscape Plan

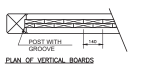
Project No. 14303 Sheet No. L1 of 3

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect (L.A.) before commencing with construction. All drawings have copyright and shall remain the property of the Landscape Architect. All drainage patterns must drain positvely away from buildings or structures at 2% min. The position of existing above ground and underground utilities and facilities are not necessarily shown on the drawings, and where shown, the accuracy of the position of utilities ... NOTE: FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEDE 3:1 • PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION ... not for construction unless sealed & SIGNED. ... and shall assume liability for damages.
DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L. ARCHITECT • SIGNED ____ DATE ____

Attachment 8 b) Landscape Fencing

REFER TO PLAN FOR LOCATION





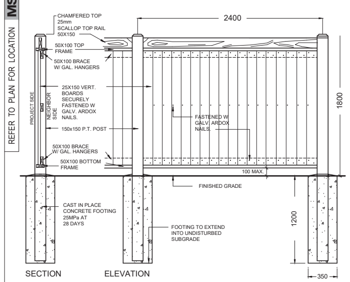
NOTES:
1. USE PRESSURE TREATED RED PINE, JACK PINE; ALL WOOD TO BEAR GRADING STAMPS OF C.L.S. CERTIFIED AGENCY, & TO CWPB & NLGA STANDARD.
2. FENCE SHALL HAVE A MINIMUM SURFACE DENSITY OF 20 KG/SQ M. NOTE: FENCE DETAIL MUST BE APPROVED BY PROJECT ACOUSTIC ENGINEER TO MEET ACOUSTIC ENGINEERING REPORT PRIOR TO CONSTRUCTION
3. SECURE ALL LUMBER WITH HOT DIPPED GALVANIZED SPIRAL NAILS, BRACKETS, & NECESSARY HARDWARE
4. FINISH WITH 2 COATS CLEAR STAIN, (BEFORE BACKFILLING TO FINISH GRADE)
5. INSTALL FENCE ON COMPACTED SUBGRADES, 95 % SPD
6. TOP RAILS & CAP TO BE INSTALLED LEVEL; STEP FENCE SECTIONS AT EQUAL AMOUNTS, IE., 150, OR 300 MM; TO SUIT FINISH GRADES OF SITE.
7. MAINTAIN MINIMUM HEIGHT OF FENCE AS INDICATED.
8. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LOCAL MUNICIPAL BY\LAWS.

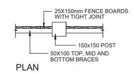
HEIGHTS 1800 TO 2400 mm - WOOD ACOUSTIC / SOUND BARRIER PRIVACY FENCE

9 L-3

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION





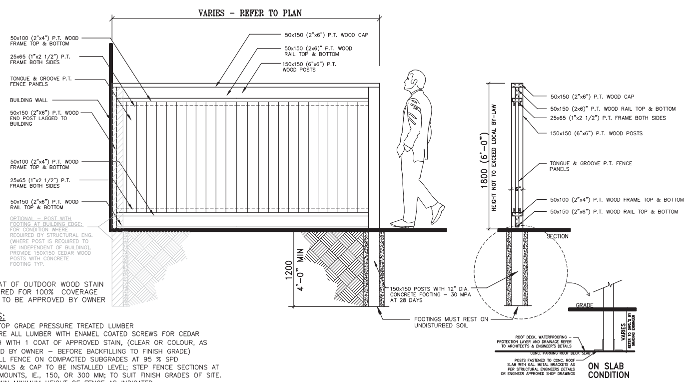
NOTES:
1. USE PRESSURE TREATED RED PINE, JACK PINE; ALL WOOD TO BEAR GRADING STAMPS OF C.L.S. CERTIFIED AGENCY, & TO CWPB & NLGA STANDARD.
2. SECURE ALL LUMBER WITH HOT DIPPED GALVANIZED SPIRAL NAILS, BRACKETS, & NECESSARY HARDWARE
3. FINISH WITH 2 COATS CLEAR STAIN, (BEFORE BACKFILLING TO FINISH GRADE)
4. INSTALL FENCE ON COMPACTED SUBGRADES, 95 % SPD
5. TOP RAILS & CAP TO BE INSTALLED LEVEL; STEP FENCE SECTIONS AT EQUAL AMOUNTS, IE., 150, OR 300 MM; TO SUIT FINISH GRADES OF SITE.
6. MAINTAIN MINIMUM HEIGHT OF FENCE AS INDICATED.
7. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LOCAL MUNICIPAL BYLAWS.

1.8 HT P.T. WOOD PRIVACY SCREEN

10 L-3

SCALE: N.T.S. HEIGHT NOT TO EXCEED LOCAL BY-LAW

REFER TO PLAN FOR LOCATION



NOTE:
ONE COAT OF OUTDOOR WOOD STAIN IS REQUIRED FOR 100% COVERAGE COLOUR TO BE APPROVED BY OWNER

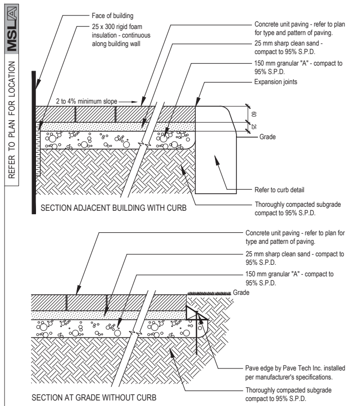
NOTES:
1. USE TOP GRADE PRESSURE TREATED LUMBER
2. SECURE ALL LUMBER WITH ENAMEL COATED SCREWS FOR CEDAR
3. FINISH WITH 1 COAT OF APPROVED STAIN, (CLEAR OR COLOUR, AS APPROVED BY OWNER – BEFORE BACKFILLING TO FINISH GRADE)
4. INSTALL FENCE ON COMPACTED SUBGRADES AT 95 % SPD
5. TOP RAILS & CAP TO BE INSTALLED LEVEL; STEP FENCE SECTIONS AT EQUAL AMOUNTS, IE., 150, OR 300 MM; TO SUIT FINISH GRADES OF SITE.
6. MAINTAIN MINIMUM HEIGHT OF FENCE AS INDICATED.
7. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LOCAL MUNICIPAL BYAWS.

1800 HT. WOOD PRIVACY SCREEN DETAIL

11 L-3

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION



PRECAST CONCRETE PAVER INSTALLATION DETAIL

12 L-3

SCALE: N.T.S. DATE:

LANDSCAPE ARCHITECTS
msla MARTON • SMITH
170 The Donway W Suite 206. Toronto, Ontario, Canada. M3C 2G3
Tel. 416 492-9966 • Fax. 416 492-0426 • E-mail. msla@msla.ca

Architect:

Planner:

EVANS PLANNING
8481 Keele Street
Unit 12
Vaughan, Ontario L4K 1Z7
Tel.:(905)669-6992
Fax:(905)669-8992
evansplanning@sympatico.ca

Client/Owner:

Centreville Development Corporation
260 Edgeley Blvd. Unit 12
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Municipality:

VAUGHAN

No.	Revision	Date
8	Issued for Submission	12/15/16
7	Revised per Grading Plan	12/07/16
6	Revised per Site Plan	07/06/16
5	Revised per Site Plan	07/04/16
4	Revised per Site Plan	07/04/16
3	Revised per Site Plan	06/30/16
2	Revised per Site Plan	03/24/14
1	Issued for Coordination	03/03/14

North:

Stamp:

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS

Project:

Proposed Residential Development
9770 Keele Street
Vaughan, Ontario

Scale: **As shown.** Date: **July 2016**

Drawn By: **A.N.** Checked By: **L.M.**

Drawing Title:

Landscape Details

Project No. **14303**

Sheet No. **L3 of 3**

SIGNED
DATE
DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L. ARCHITECT •

Attachment 9 a) Street Rendering View from Keele Street

Attachment 9 b) Street Rendering of View from Merino Road