

**1. PROPOSED NEW CONSTRUCTION OF TWO SINGLE DETACHED HOMES AT 111 AND 113
STONEBRIAR DRIVE IN MAPLE HERITAGE CONSERVATION DISTRICT
WARD 1 -VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed new construction at 111 and 113 Stonebriar Drive shown in Attachment #1 BE APPROVED subject to the following conditions:
 - a) the final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage section; and,
 - b) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

Contribution to Sustainability

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

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

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

Economic Impact

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

Communications Plan

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

Purpose

The purpose of this report is to seek Heritage Vaughan approval for the proposed new construction at 111 and 113 Stonebriar Drive, Designated Part V as per the Ontario Heritage Act.

Background - Analysis and Options

Location and Part V Designated Heritage Status

The subject site is located on Stonebriar Drive and was formerly part of 10117 Keele Street. Stonebriar Drive is a collector road within a subdivision consisting of single detached homes. The street is located east of Keele Street and north of Major Mackenzie Drive shown in Attachment #1.

The two subject properties are located within the Maple Heritage Conservation District and are therefore Designated Part V as per the Ontario Heritage Act.

Severances Approved for 111 and 113 Stonebriar Drive

The subject properties currently contain Stonebriar Drive addresses, but they were severed from 10117 Keele Street through severance applications B011/13 and B034/13 and OMB File No. PL140086. B011/13 created 111 Stonebriar Drive and the second severance application, B034/13, proposed to further sever this lot into two lots. This second severance was refused by the Committee of Adjustment but appealed to the Ontario Municipal Board and approved with conditions. These severances do not alter any of the Maple Heritage Conservation District boundaries and Cultural Heritage staff made clear to Development Planning staff that these proposed severed lots be located in the Maple HCD.

These severances have created a situation where vacant lots that front onto Stonebriar Drive, a street that was not intended to be part of the Maple HCD, are located within the District and therefore Designated Part V as per the Ontario Heritage Act.

Policies for New Construction Apply

Policies for new construction in the Maple HCD state that new structures must be compatible and complementary to the character of the District and be derived from heritage styles historically native to the District (Sections 2.4.5 and 4.4).

The same policies also speak to respecting the immediate context of the site. In this case Stonebriar Drive consists of 1980s and 1990s buildings constructed in the Post-Modern Eclecticism style (Section 9.1).

Edwardian Precedent Selected Which is Consistent with Stonebriar Drive and HCD

The applicant is proposing to construct the two single detached buildings in the Edwardian / Four Square style which is compatible with the style and massing of buildings located on Stonebriar Drive.

The buildings have a general square massing and are two storeys in height with details that are consistent with the Edwardian style, such as, hipped roof, gables on front façade, 1 over 1 hung windows, simple cylindrical columns with a brick base, brick façade, and glazed doors with a bottom wood panel.

The applicant has submitted two options for the first home where the second option contains a fireplace that will slightly alter the rear elevation. Both options have been included in the attachments.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 20/20 Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture
- Lead & Promote Environmental Sustainability
- Promote Community Safety, Health & Wellness
- Demonstrate Excellence in Service Delivery

Regional Implications

N/A

Conclusion

Staff recommends that Heritage Vaughan support the proposed new construction as the designs are consistent with the collector suburban street where they have a frontage and the Maple Heritage Conservation District.

Attachments

1. Location Map
2. Site Plan and Elevations

Report Prepared By

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Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

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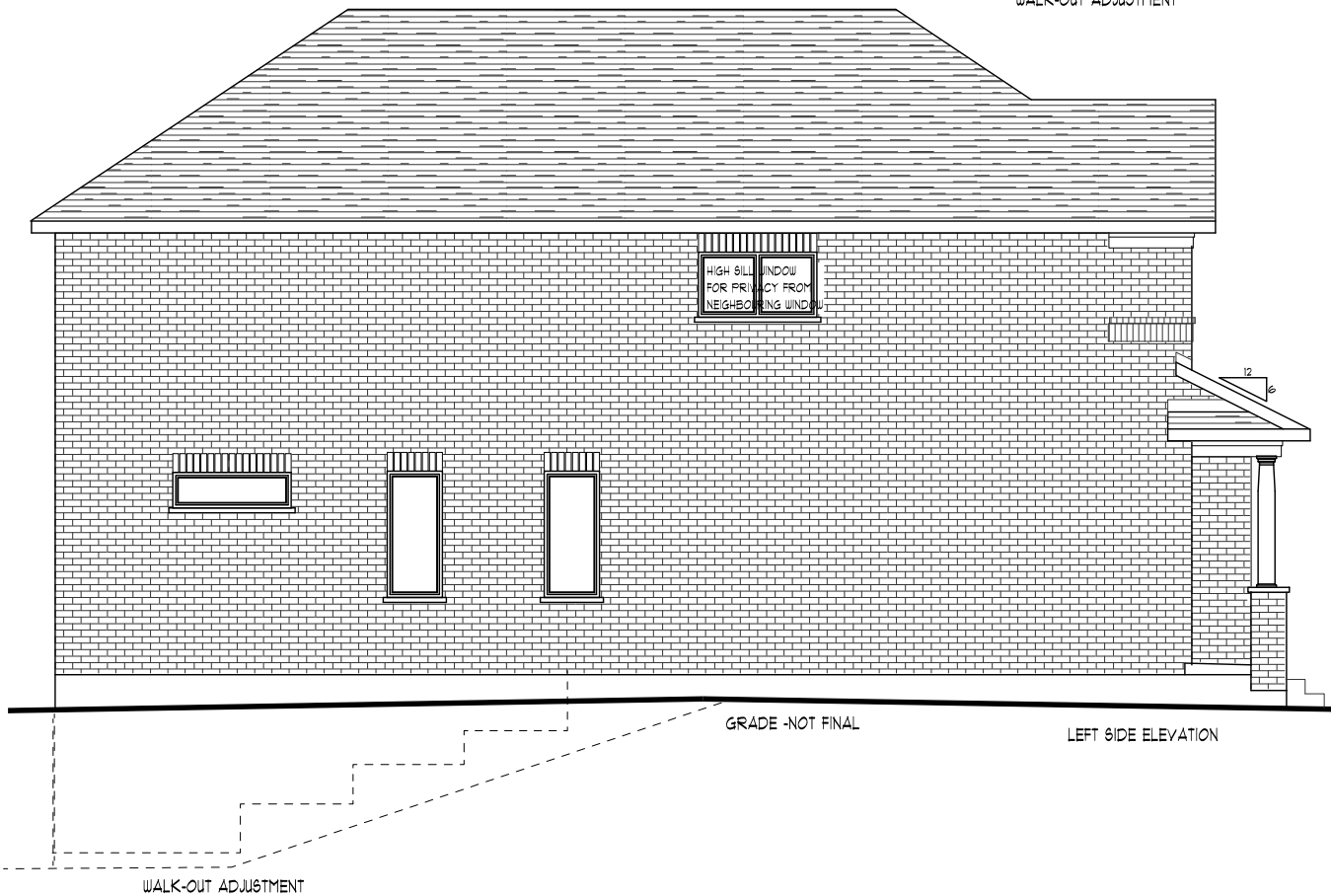
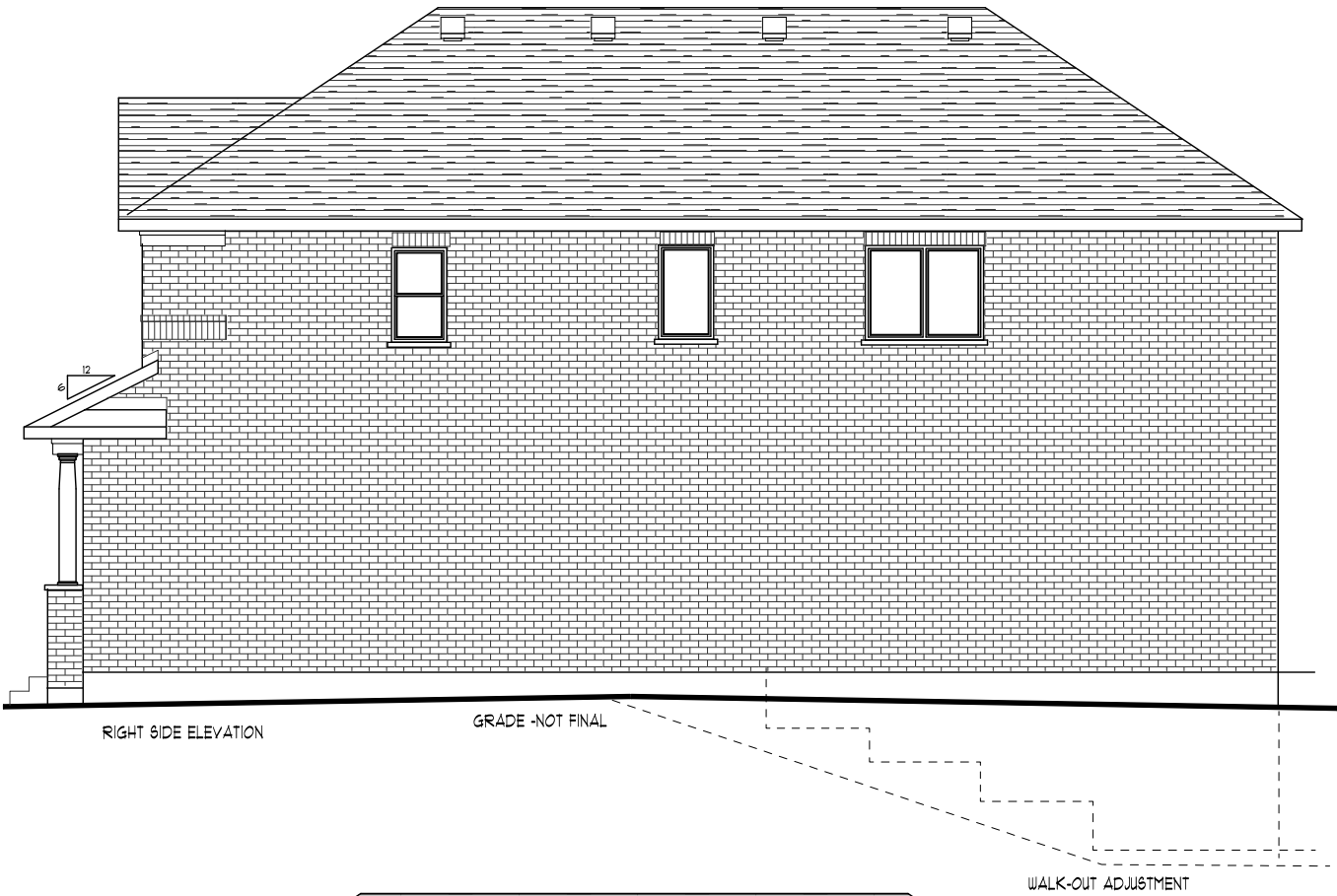
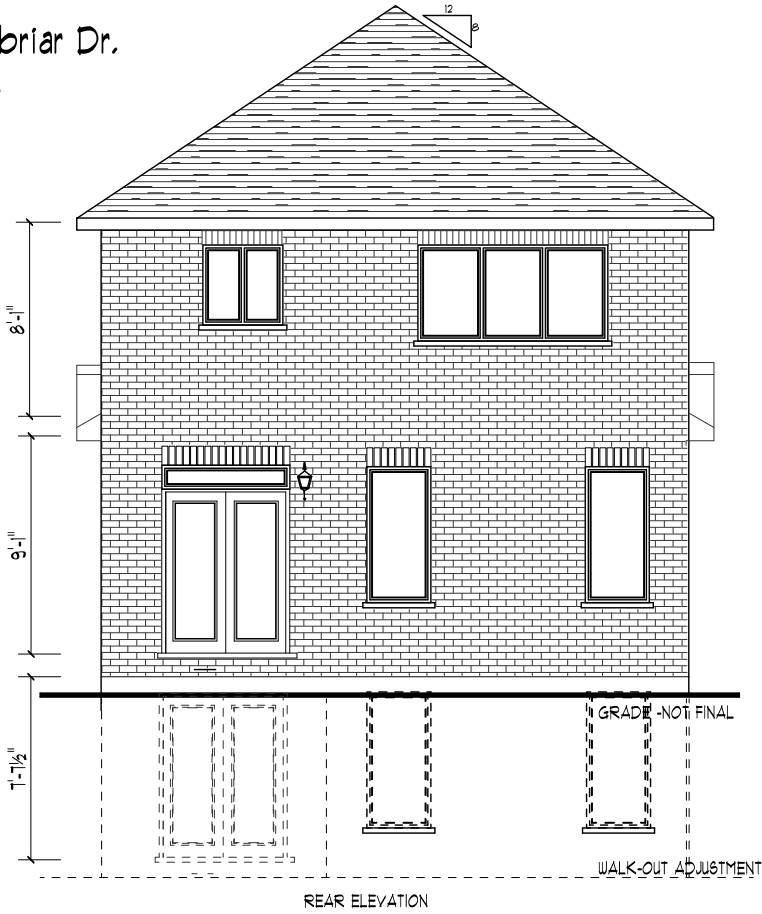
ATTACHMENT 1

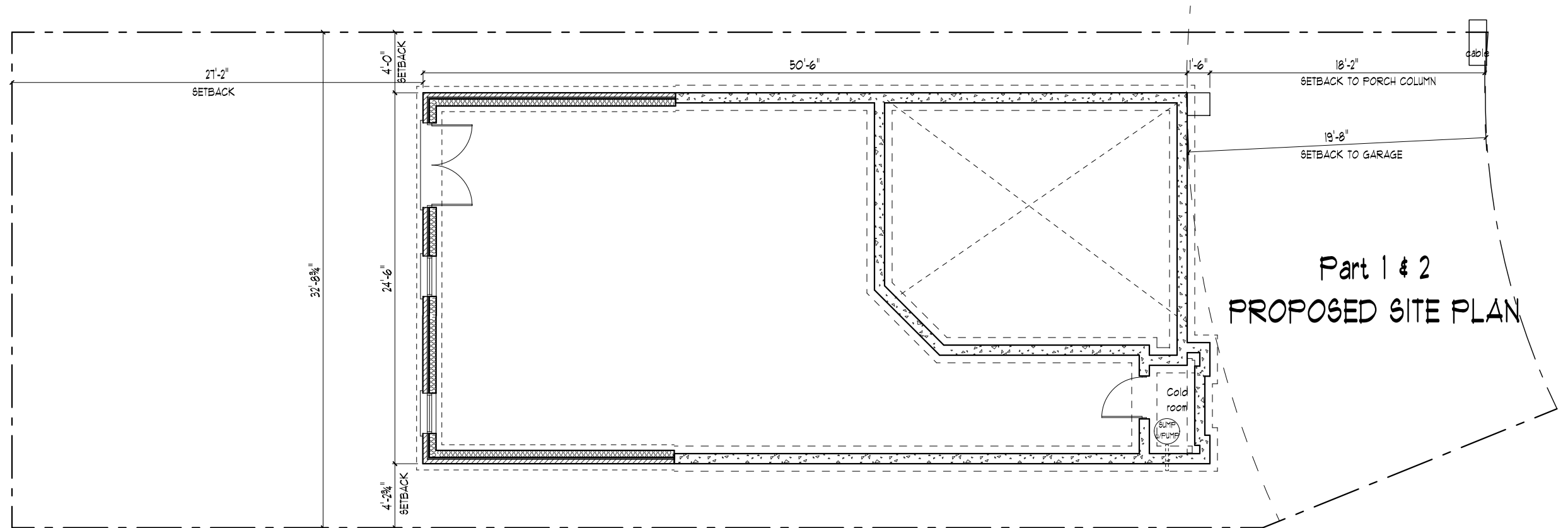
LOCATION MAP



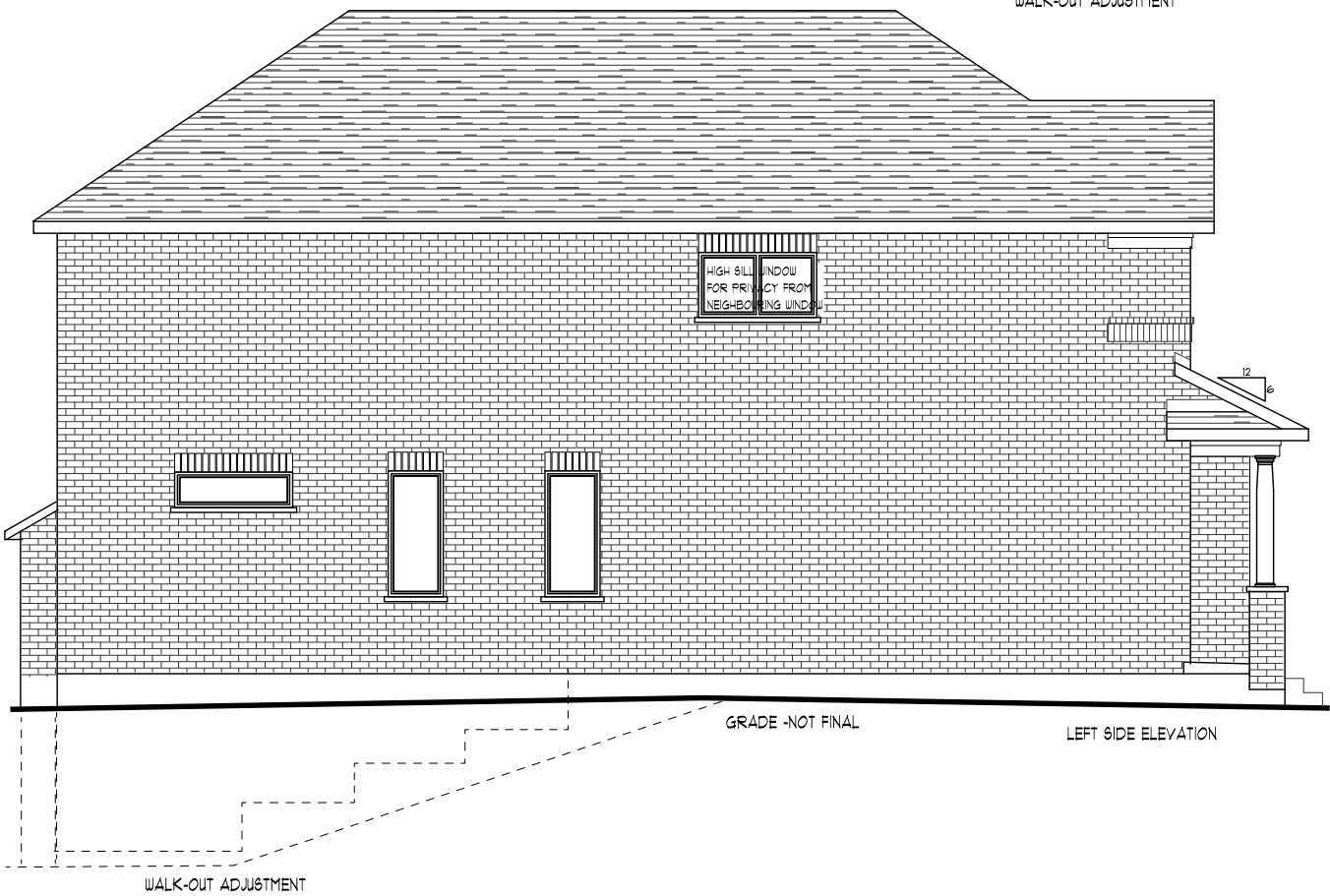
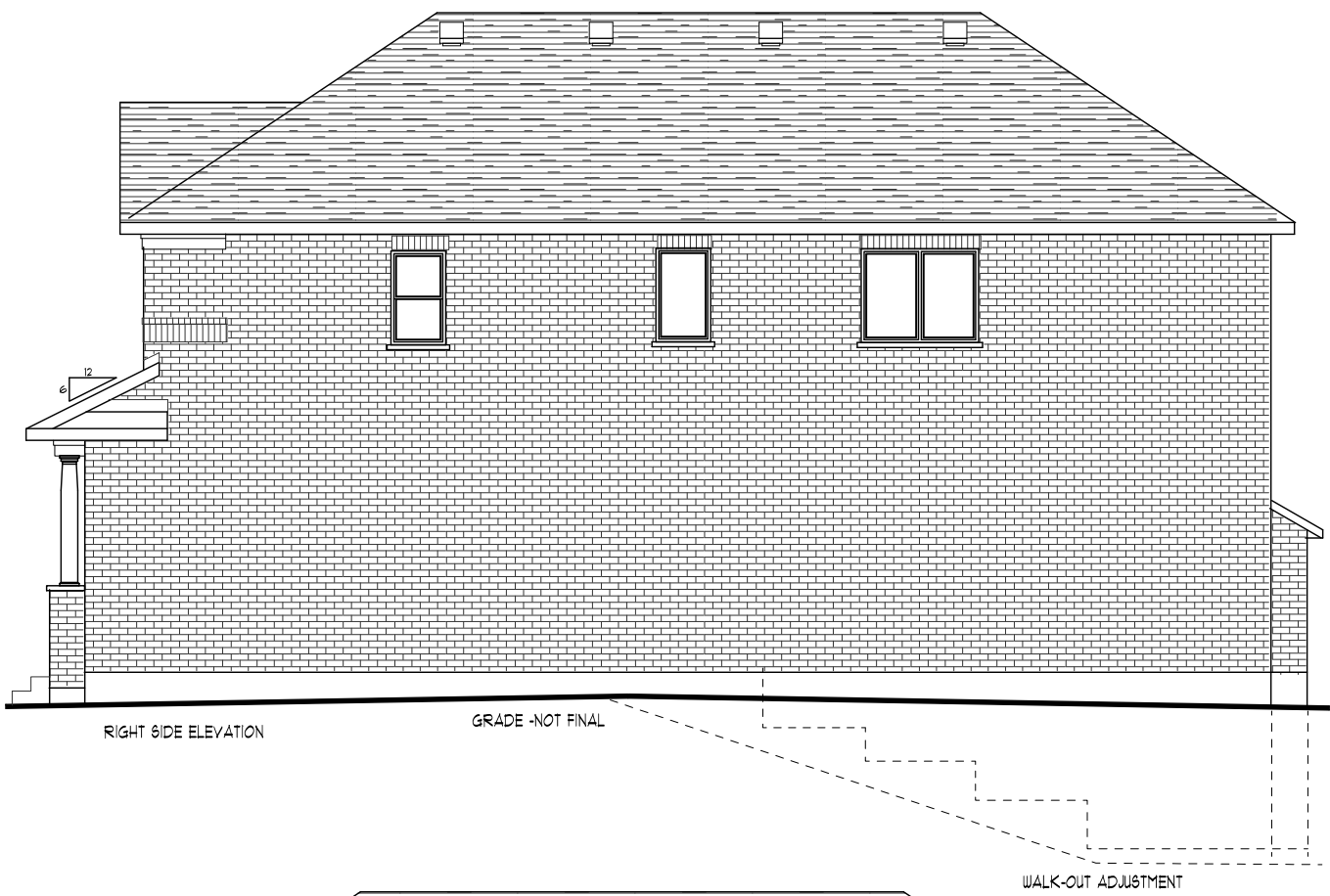
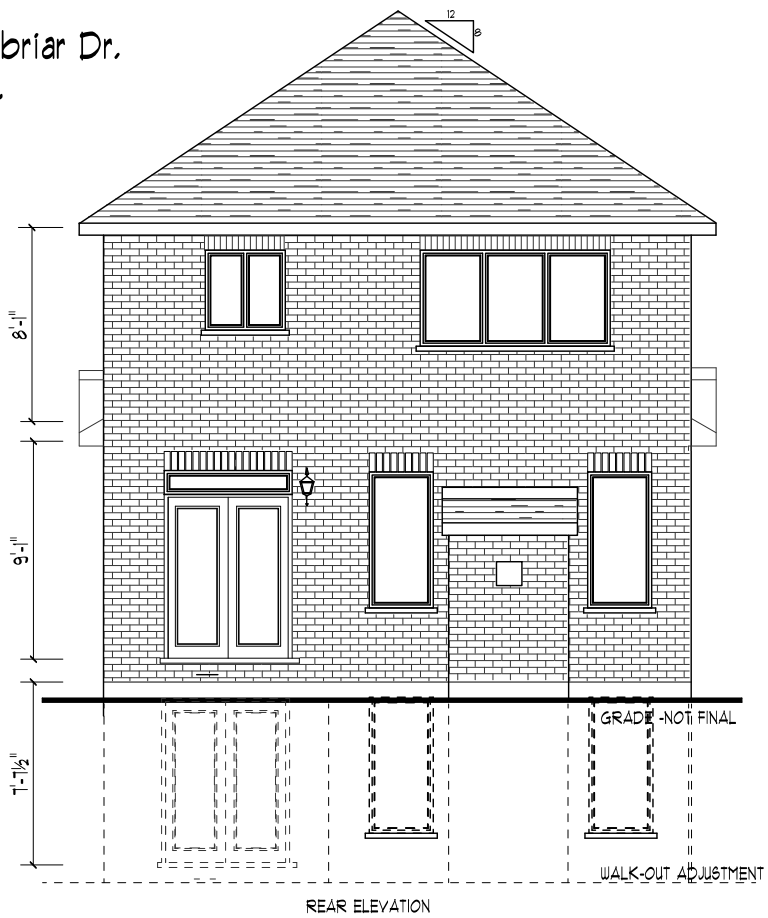
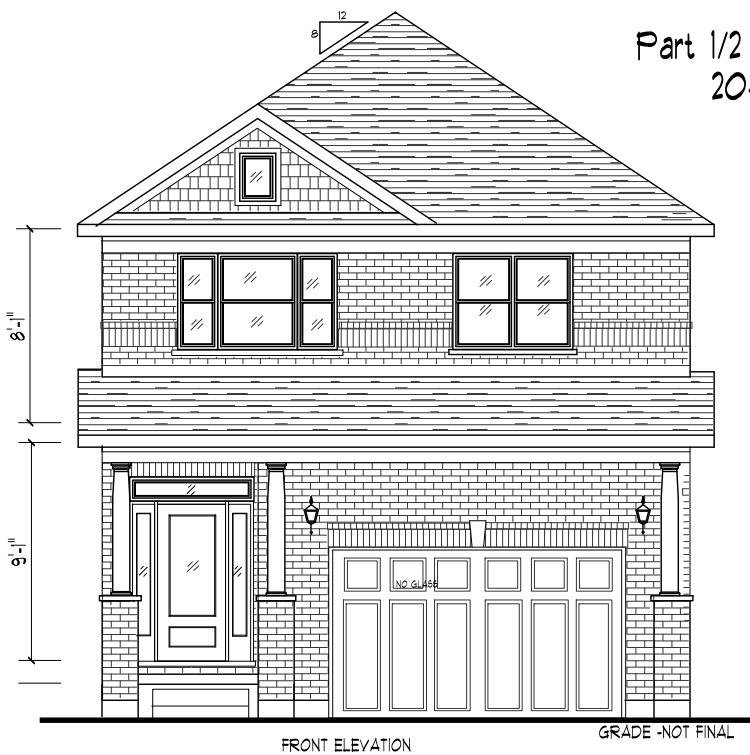
Subject Properties

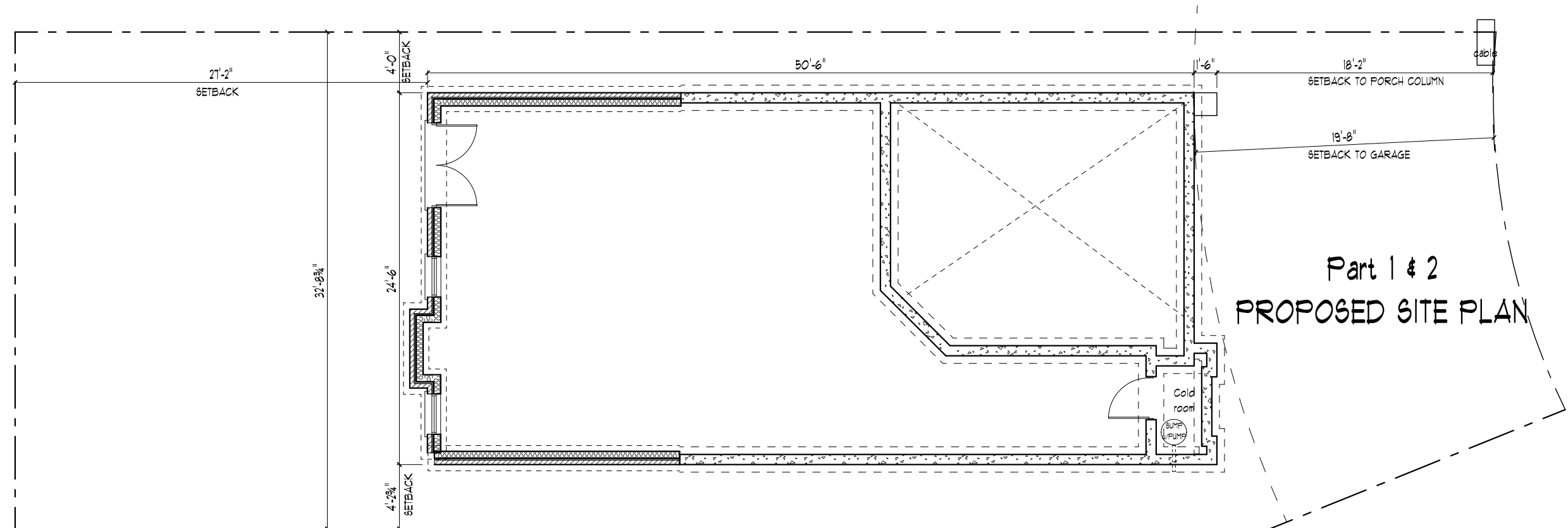
Part 1/2 Stonebriar Dr.
2045sqft



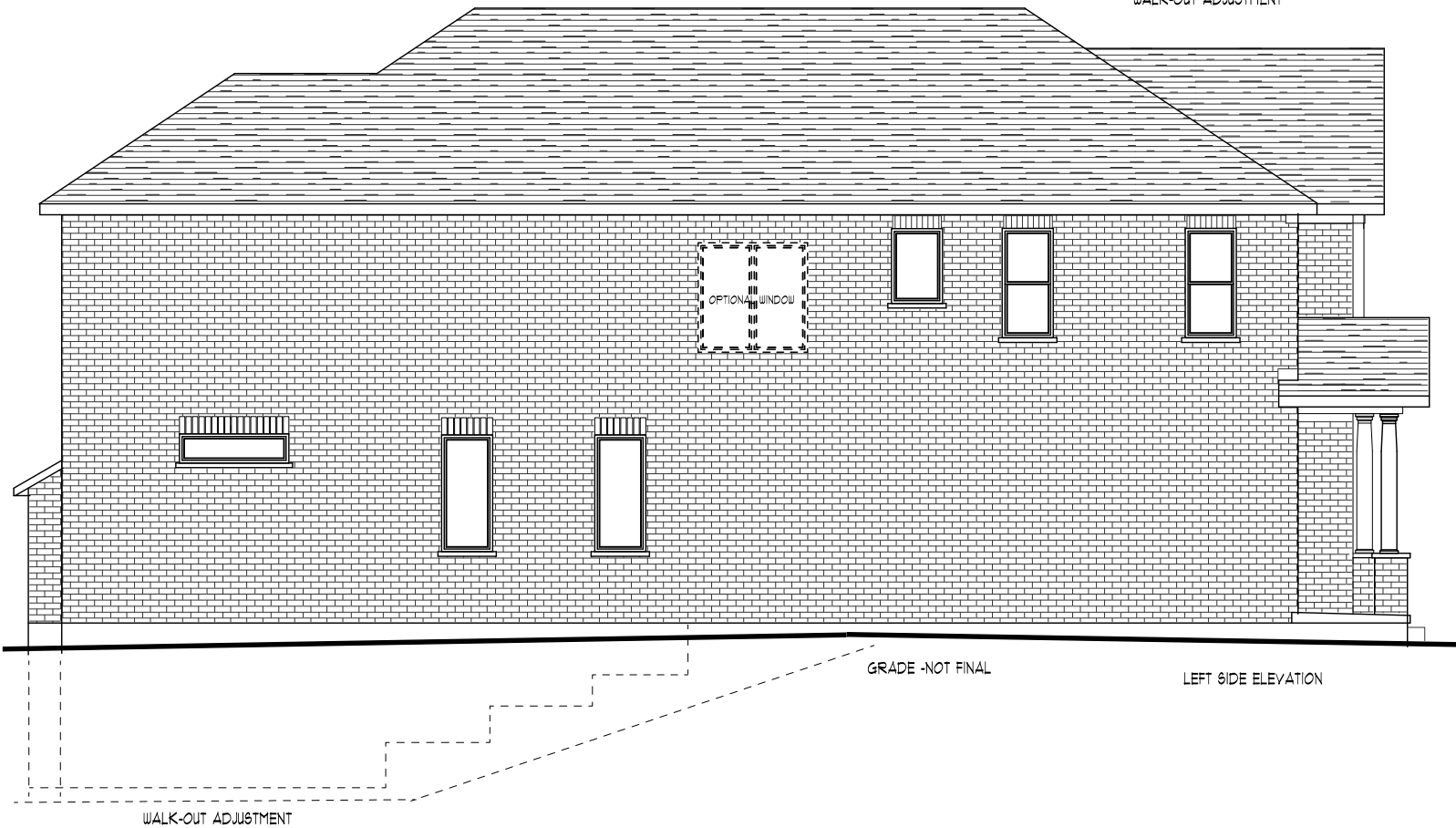
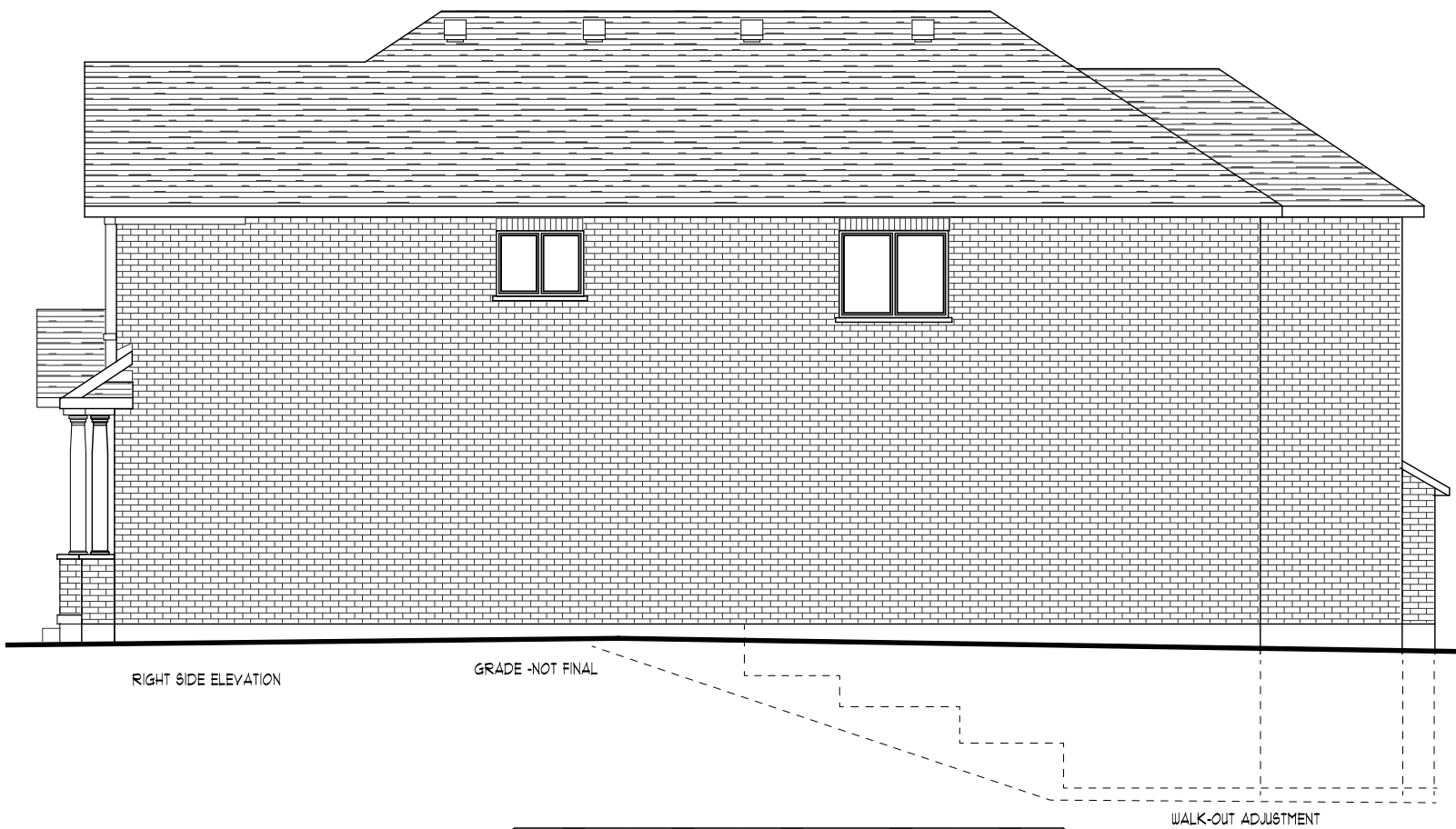
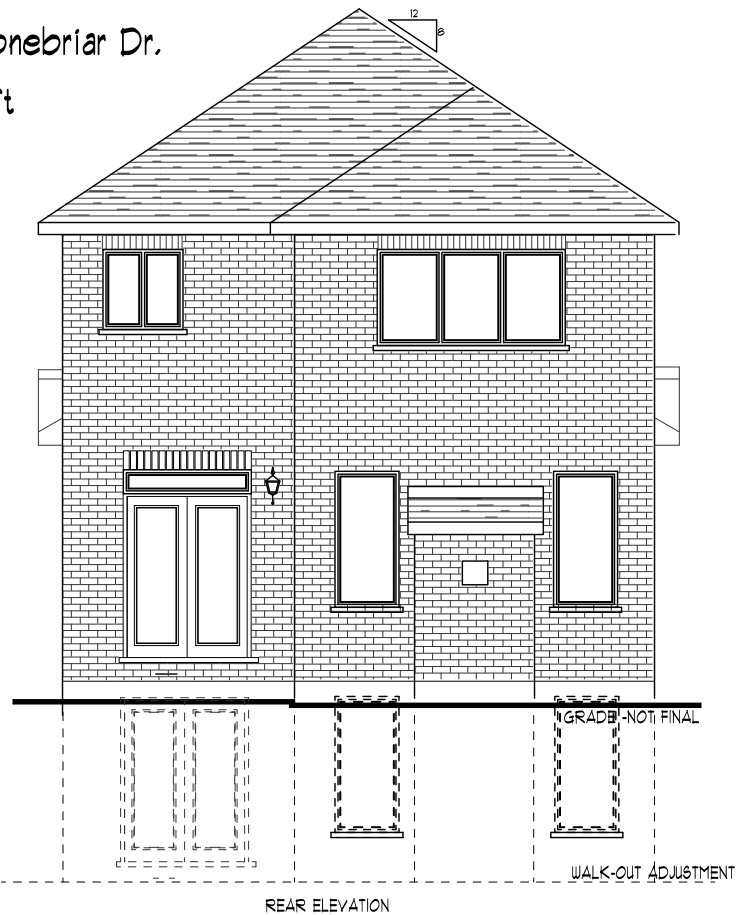
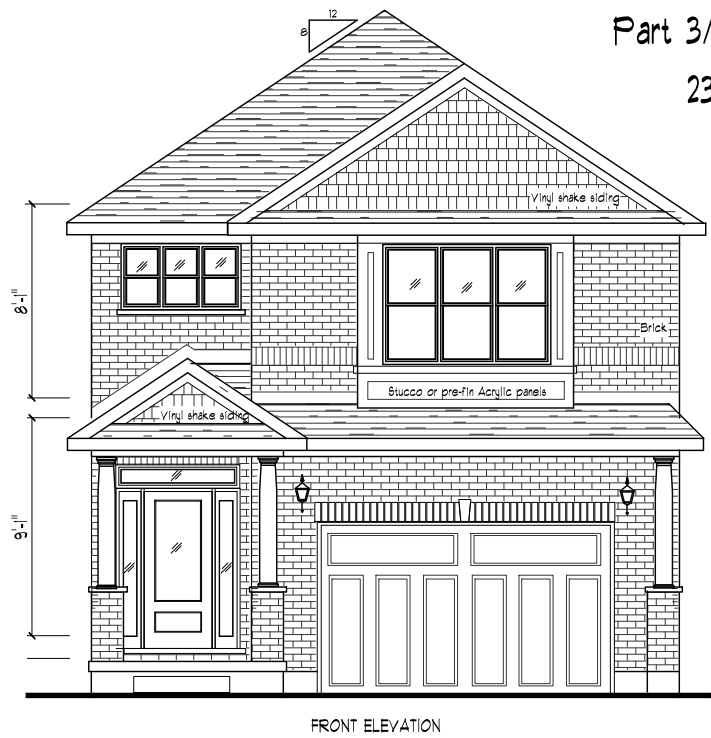


Part 1/2 Stonebriar Dr.
2045sqft





Part 3/4 Stonebriar Dr.
2377sqft



Part 3 & 4
PROPOSED SITE PLAN

