

**NEW CONSTRUCTION AND DEMOLITION OF EXISTING DETACHED RESIDENCE  
5 ELIZABETH STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT  
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

**Recommendation**

The Director of Development Planning recommends:

1. THAT Council approve the proposed demolition of an existing residence and detached garage and new construction of a single detached house at 5 Elizabeth Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) 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;
  - b) 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 applicant as it relates to the subject application; and,
  - c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**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 Heritage Vaughan approval of the recommendations for the proposed demolition of an existing residential dwelling and detached garage and proposed new construction of a dwelling with an attached garage at 5 Elizabeth Street in the Thornhill Heritage Conservation District.

## **Background - Analysis and Options**

### **Location, Heritage Status, and Policies**

The property, municipally known as 5 Elizabeth Street, is located on the east side of Elizabeth Street, south of Centre Street, at the edge of the Thornhill Heritage Conservation District (HCD). The subject property is Designated Part V under the Ontario Heritage Act. The subject property is located within the Residential Area of the Thornhill HCD and is part of a cluster of historical properties within a grid pattern of streets along Centre Street, Old Jane Street, Brooke Street, and Elizabeth Street.

The existing detached dwelling at 5 Elizabeth Street is an interpretation of a Georgian Revival style home. The Thornhill inventory notes its construction as 1950s but the submitted Heritage Impact Assessment (HIA) provides further clarification on this construction date. The existing building is a 2-storey structure clad with white aluminum siding, has multi-pane hung windows with shutters, a hipped roof, and a symmetrical layout with a central doorway.

As demolition is proposed of the existing building, policies in Section 9.5, New Development, of the Thornhill HCD Plan apply. Policies for the Residential Area are included in Section 9.5.2. .

Guidelines include:

- Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.
- Site new house to preserve existing mature trees.
- Design house to reflect one of the local heritage architectural styles.
- New buildings should be designed to preserve and contribute to the scale and pattern of the historic District.

### **Existing Building – Heritage Impact Assessment (HIA) submitted**

A Heritage Impact Assessment was submitted, as the existing structure relates to one of the heritage styles noted in Section 9.1 of the Thornhill HCD Plan. The heritage consultant determined that a smaller brick clad dwelling was constructed on the property in the 1940s. The original house was completely enclosed by a 1976 renovation, and then further enlarged in 2004.

The Georgian Revival style is a product of the 1976 and 2004 renovations. The HIA writes that “A 1976 Building Permit indicates the 1940s dwelling was fully encased within the north part of a larger and completely remodeled dwelling. The interior was gutted and the exterior remodeled into the pseudo Georgian Revival style dwelling now on site”. The detached garage was also constructed at this time. The original house was built by the Weldricks between 1940 and 1947.

The HIA finds that the existing building does not contain sufficient Cultural Heritage value for conservation and that the proposed new construction will contribute to the District and conforms to the Thornhill HCD Plan.

Staff has reviewed the HIA and has found it acceptable. A copy of the HIA report will be available at the Heritage Vaughan Committee meeting.

## **Proposed New Construction**

The proposed new construction is a 2 storey detached dwelling in the Georgian style with a central gable. Details include board and batten wood siding, 4over4 hung windows, stone base, central doorway, and centre hall plan. The main focus of the residence is the central portion, accented by a porch, which is flanked on either side by wings that are stepped back. The right wing is the attached garage.

## **Landscape**

The applicant has submitted an arborist report which indicates that 10 trees on the subject property will be preserved while 6 trees on the property are recommended to be removed. The proposal does not impact neighbouring trees or trees on City property. The applicant will be planting 10 trees and providing cash-in-lieu to replace the 6 proposed to be removed.

The generous front yard setback allows for several trees in the front yard to remain. The proposed new dwelling will have a similar front yard setback as the existing dwelling in order to preserve the generous front yard character.

## **Analysis**

The existing heritage-style building on the subject property does not contain sufficient cultural heritage value to warrant preservation. Its value is its architectural style and siting within the subject property. These characteristics can be present in a newly constructed dwelling on the subject site.

The proposed detached dwelling conforms to the Thornhill Heritage Conservation District Plan in the following ways and conforms to the policies and guidelines in Section 4.4 and Section 9.5.2:

- Sited with similar front yard and side yard setbacks that are consistent with the village pattern
- Preserves existing mature trees in the front yard that maintain and define the streetscape of Elizabeth Street
- Is designed in an appropriate heritage style and employs appropriate heights and massing that contribute to the Thornhill Heritage Conservation District character

## **Variances Proposed**

The applicant will be applying for relief from the City of Vaughan Zoning By-law 1-88 for the following:

### Proposal:

1. To permit a maximum lot coverage of 24.58% (22.99% dwelling, 1.59% covered porch).
2. To permit a minimum interior side yard setback of 1.0 metres to the air conditioning unit.
3. To permit a building height of 3.03 metres to the accessory building (shed).
4. To permit a minimum interior side yard setback of 0.53 metres to the accessory building (shed).

### By-Law Requirements:

1. A maximum lot coverage of 20% is permitted.
2. A minimum of 1.2 metres is required to the air conditioning unit.

3. A maximum building height of 2.5 metres is required.
4. A minimum interior side yard setback of 0.60 metres is required.

**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 initiative:

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

**Regional Implications**

N/A

**Conclusion**

The Director of Development Planning recommends that Council approve the proposed demolition and new construction as it has been determined to conform to the policies and guidelines within the Thornhill Heritage Conservation District Plan.

**Attachments**

1. Location Map
2. Subject Property and Context Photos
3. Proposed Streetscape Rendering
4. Proposed Site Plan and Elevations

**Report prepared by:**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112  
Moira Wilson, Senior Urban Designer, ext. 8353  
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

Respectfully submitted,

GRANT UYEHAMA  
Director of Development Planning

/CM

**Location Map**



**Thornhill HCD (Blue shaded area)**

**5 Elizabeth Street**



**Attachment 2**



**Subject Property – existing front yard**





**Subject property – left side yard (top) and right side yard (bottom)**

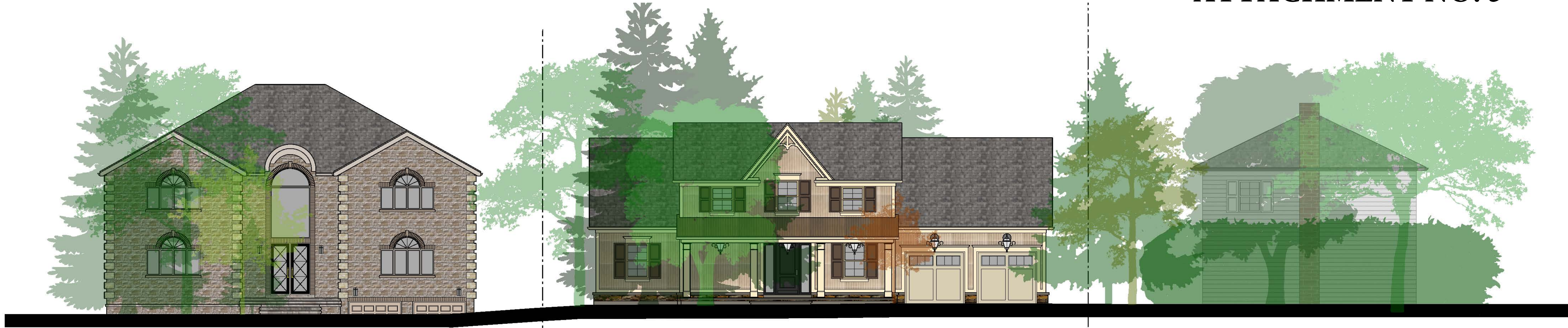




**Existing rear shed and Elizabeth Street Streetscape**



ATTACHMENT NO. 3



7 ELIZABETH STREET

5 ELIZABETH STREET

14 THORNIDGE DRIVE



# ATTACHMENT NO. 4

VAUGHAN

## CITY OF VAUGHAN DEVELOPMENT/TRANSPORTATION ENGINEERING DEPARTMENT LOT GRADING NOTES

THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION GOVERNED BY THE REFERENCE PERMIT AND SHALL FORM PART OF THE DRAWINGS ATTACHED HERETO:

- All site plans, drawings and construction shall comply with the City of Vaughan Lot Grading Criteria, City of Vaughan Engineering Standards, and applicable Provincial Standards, the Ontario Building Code, Subdivision Agreement and By-Law 1-88 unless otherwise approved.
- Approval of this site plan does not release the Builder/Applicant/Owner of their responsibilities to ensure the proposed drainage works are compatible with the overall drainage within the subdivision. Proposed lot drainage shall not adversely affect adjacent properties.
- Alterations to existing grades shall not be permitted within 600mm of lot lines unless specifically approved as part of this permit. The approved grading/drainage pattern for this lot/block shall be maintained and alterations not approved as part of this Permit shall be restored by the Builder/Applicant/Owner to the satisfaction of the City of Vaughan.
- Sedimentation/siltation control measures shall be installed prior to construction and offset a minimum of 600mm from lot lines. These measures shall be maintained in order to prevent sedimentation to adjacent lands. Refer to attached sample drawing. Builder shall verify existing and proposed grade elevations prior to construction. Footings to be on undisturbed soil and be a minimum of 1.22m below finished grade.
- Builder to verify sanitary and storm invert elevations prior to construction. City Engineering Department/Volk Region approval is required for sanitary, storm and water box location and installation to the lot line prior to construction.
- Downspouts of Rain Water Leaders shall discharge onto splash pads and drain towards the street. Splash pads shall be over sodded land where possible to encourage infiltration of surface runoff.
- High Point on split lot drainage shall be a minimum of 2.0m behind front downspout location to ensure drainage outlets to street.
- Top of foundation walls, exterior cladding, window and door sills shall be a minimum of 150mm above finished grade.
- The Designer/Consultant/Engineer/Architect is responsible to ensure that height, thickness, lateral bracing, etc. of all foundation walls conform to OBC OBC subsection 9.15.4 shall apply.
- All front and rear yards shall be graded at a 2% - 5% gradient within 5m of the building.
- Drainage swales shall be graded with a 2% - 5% gradient. Desirable swale depth is 150mm. Minimum swale depth is 100mm. Maximum swale depth is variable and depends on location and safety considerations, but must not exceed 450mm. Centerline of swales shall be located 600mm from lot lines.
- Centerline of swales must not be located less than 600mm from any foundation wall.
- Artificial embankments and/or retaining walls shall not be permitted unless approved as part of this Permit. The maximum embankment slope shall be 3:1 (horizontal to vertical) with a maximum grade differential of 600mm.
- Proposed retaining walls are to be constructed in accordance with the City of Vaughan Lot Grading Criteria and By-Law 1-88. Retaining walls exceeding 1.0 metre in height shall be designed, inspected and certified by a Professional Engineer and shall be served by guards or otherwise treated to reduce any public hazard. All retaining walls shall be constructed of stone, precast blocks or concrete. A retaining wall which exceeds 1.0 metre in height must be set back from the nearest property line or distance equal to its height.
- Driveway grades shall be 1.5% - 8% and compatible with approved sidewalk grades. Boulevard grades shall be 2% - 5%.
- Driveways shall be a minimum of 1.0m from any tree, catch basin or above ground utility or other obstruction.
- Water service stops are to be located in the grass portion of the front yard, as per City of Vaughan Standard 1-1.
- Driveways, curb cuts and driveway culverts shall be located, approved and constructed in accordance with the requirements of the City Engineering Department, York Region and By-Law 1-88. A separate permit is required from the City's Engineering/Public Works Department for curb cuts and/or proposed culverts.
- Footings constructed next to catch basin lead pipe or other Municipal Service shall be inspected below lead pipe excavation. Footings must be constructed on undisturbed soil or Soil Consultants verification required.
- If the proposed construction is in an area of fill a Professional Engineer is to inspect the excavation and certify the stability and bearing capacity of the soil prior to construction.
- Prior to Letter of Credit release the Owner shall submit an as-built survey illustrating both proposed and as constructed grade elevations. A Storm Water Management report authored by a Professional Engineer and/or Lot Grading Certification by a Professional Engineer or Ontario Land Surveyor shall be submitted to the City upon their request.
- Post construction flows, from a 5 year storm frequency, shall not exceed the flows for preconstruction conditions, for the same storm, unless it is demonstrated to the satisfaction of the City that uncontrolled flows will not adversely affect the existing drainage patterns. (These flows shall be computed using the rational method only.)
- "The building shall be located on the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties." OBC 9.14.6.1 (1)
- TRCA approval required where grade changes will occur that alter regulated areas; existing natural or artificial watercourse, open channel, swale or ditch used to drain land.

Revised on Feb 17, 2016

EXISTING  
2-STORY  
BRICK DWELLING  
No. 7  
F.F.E. = 177.52

### VAUGHAN STANDARD NOTES

ROOF DRAINS TO DISCHARGE AT FRONT OF DWELLING UNITS ONTO GRASSED AREAS VIA CONCRETE SPLASH PADS AND NOT CONFLICT WITH WALKWAYS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BEAR ON NATURAL, UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 1.22M BELOW FINISHED GRADE.

ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2% - 5% GRADE WITHIN 6.0M OF THE DWELLING UNIT.

MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.

THE MAXIMUM ALLOWABLE SLOPE IS 3:1 (HORIZONTAL TO VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600MM.

DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0M FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.

UPON COMPLETION OF PERMIT CONSTRUCTION FENCING AND 100% LANDSCAPING (INCLUDING SODDING), THE HOMEOWNER IS TO INITIATE A REQUEST FOR A FINAL GRADING INSPECTION.

EXISTING DRAINAGE SWALES AND DRAINAGE PATTERNS TO BE MAINTAINED.

CONSTRUCTION ACCESS USED DURING CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITIONS.

THE ENTIRE DRIVEWAY SURFACE IS TO BE PAVED WITH ASPHALT FROM THE CURB TO THE GARAGE AS PER CITY OF VAUGHAN DESIGN STANDARDS. OTHER SUITABLE HARD DRIVEWAY SURFACES (I.E. INTERLOCKING STONE OR CONCRETE) MAY BE INSTALLED.

AN ADDITIONAL NON-REFUNDABLE FEE MUST BE PAID IN FULL PRIOR TO THE RELEASE OF FUNDS ONCE A THIRD INSPECTION IS REQUESTED AND AFTER ALL SUBSEQUENT INSPECTIONS THEREAFTER. AS PER THE CITY OF VAUGHAN FEES AND CHARGES BY-LAW.

### CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY HOUSE LOCATED AT 5 ELIZABETH STREET AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPARABILITY OF THE PROPOSED TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

DATE: MAY 2, 2016

BORYS KUBICKI, O.L.S.

FILE No. 7163

TARASICK McMillan KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42

MISSISSAUGA ON L5L 5R2

OFFICE@TKMSURVEYORS.COM

TEL: (905) 569-8849

FAX: (905) 569-3160

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW OF THE SANITARY SEWER FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ESTABLISHED, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. & MUNICIPAL REQUIREMENTS.

TAP IN NEW 250mm W.S. USING TAPPING SLEEVE AND MAINSTOP

NOTE: CONTRACTOR TO VERIFY EXISTING SEWER INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER

ELIZABETH STREET

(BY REGISTERED PLAN 2273)

PART OF LOT 30  
CONCESSION 1  
SINGLE FAMILY  
RESIDENTIAL

LOT 1  
SINGLE FAMILY  
RESIDENTIAL

LOT 2  
REG. PLAN 2273

PROPOSED 2 STOREY DWELLING No. 5

PROPOSED 2-CAR GARAGE

PROPOSED 2-STORY FRAME DWELLING No. 14

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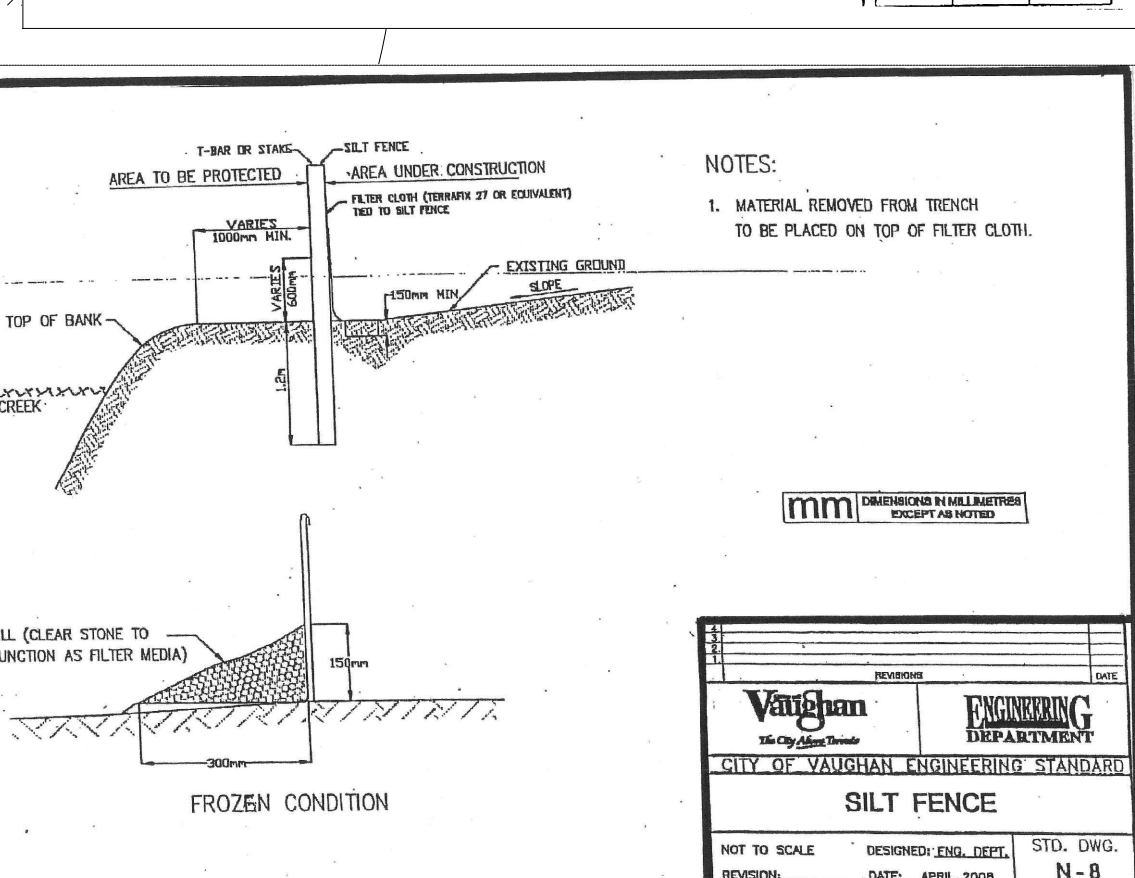
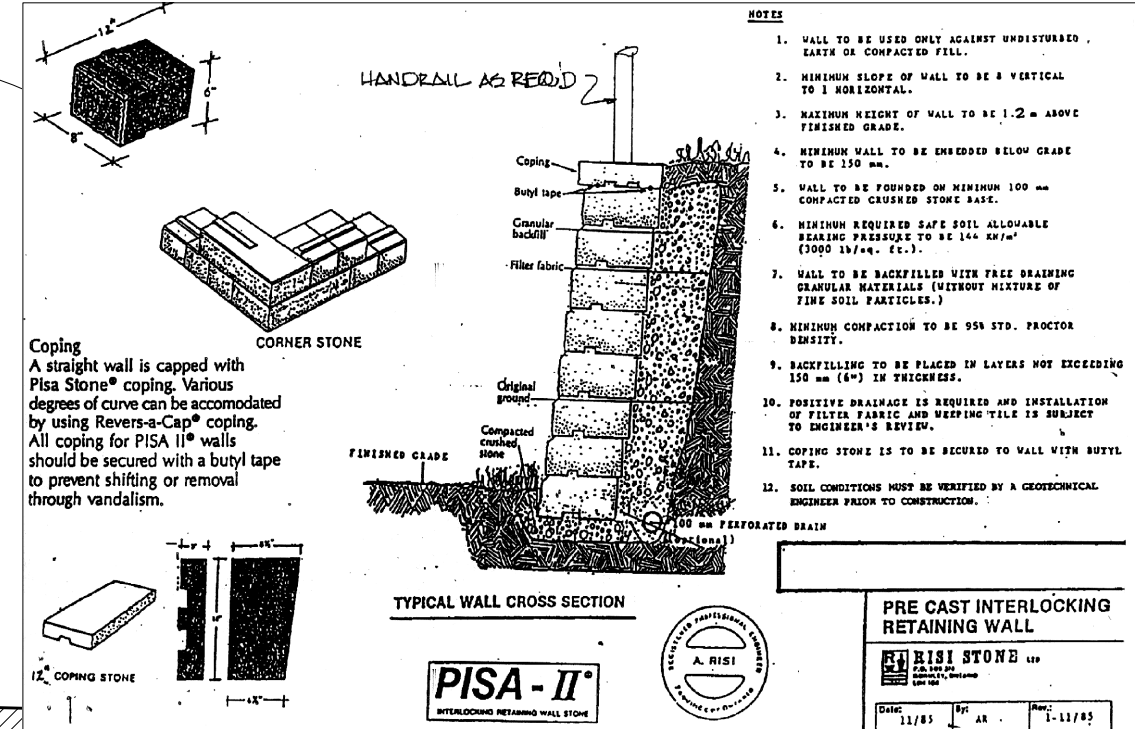
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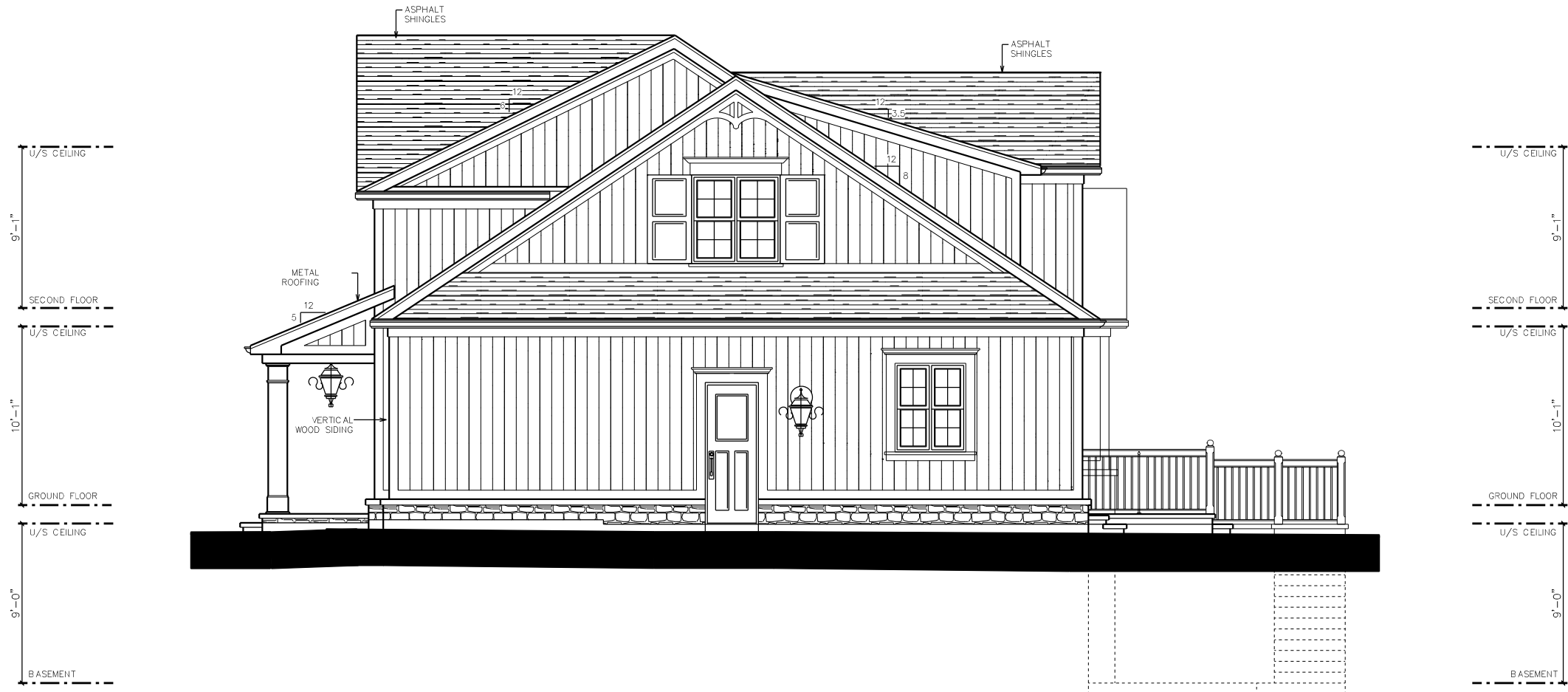
1	APR 13/16	COVERAGE REDUCED
no.	date	revision / comment

Front Elevation

Karp - Miller Residence

5 Elizabeth St, Thornhill ON

SCALE: 1/8" = 1'-0"  
JANUARY 19, 2015



1	APR 13/16	COVERAGE REDUCED
no.	date	revision / comment

Right - Side Elevation

Karp - Miller Residence

5 Elizabeth St, Thornhill ON

SCALE: 1/8" = 1'-0"  
JANUARY 19, 2015



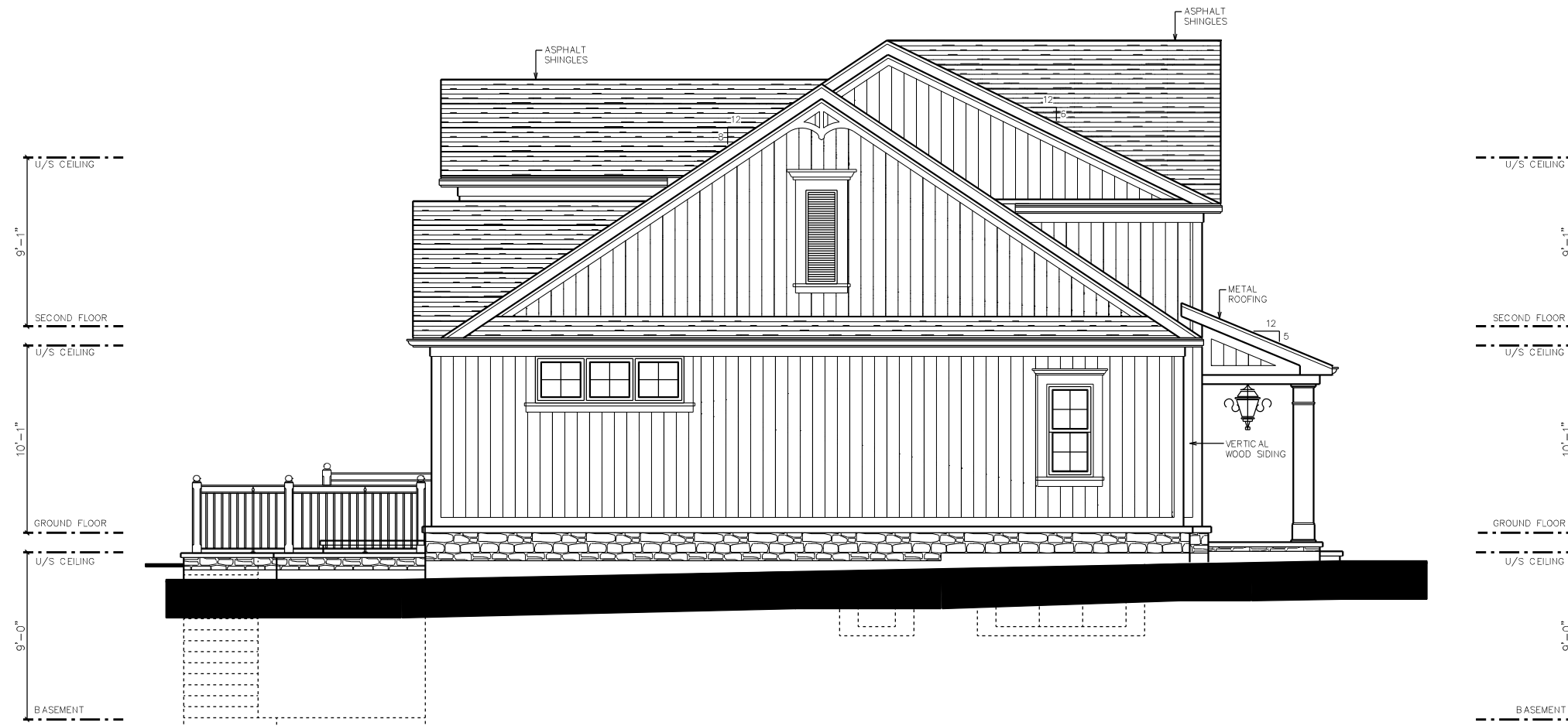


Rear Elevation

Karp - Miller Residence

5 Elizabeth St, Thornhill ON

SCALE: 1/8" = 1'-0"  
JANUARY 27, 2015



Left - Side Elevation

Karp - Miller Residence

5 Elizabeth St, Thornhill ON

SCALE: 1/8" = 1'-0"  
JANUARY 27, 2015