

## **HERITAGE VAUGHAN COMMITTEE    SEPTEMBER 21, 2016**

### **PROPOSED LOT SEVERANCE, AND DEMOLITION OF A SINGLE DETACHED RESIDENTIAL BUILDING AND TWO NEW CONSTRUCTIONS 10690 ISLINGTON AVENUE, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT WARD 1 – WEST SIDE OF ISLINGTON AVENUE AND NORTH OF BELL COURT**

#### **Recommendation**

The Director of Development Planning recommends:

1. THAT Council approve the proposed demolition under Section 42 of the *Ontario Heritage Act* for a single detached dwelling at 10690 Islington Avenue, subject to the following condition:
  - a) that the proposed demolition is contingent on the approval of the proposed severance.
2. THAT Council approve the proposed new construction under Section 42 of the *Ontario Heritage Act* of two new single detached dwellings, as shown in Attachment #5, subject to the following conditions:
  - a) that the proposed new construction is contingent on the approval of the proposed severance
  - b) any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
  - c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permit requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
  - d) that the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

#### **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 for Heritage Vaughan to consider the demolition of a single detached house at 10690 Islington Avenue, the proposed severance of the one lot into two lots and the proposed new construction of two new single detached dwellings in the Kleinburg-Nashville Heritage Conservation District.

## **Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on August 23, 2016 and must be deliberated upon by Council by November 21, 2016 to meet the 90 day timeline.

## **Background - Analysis**

The subject property is known municipally as 10690 Islington Avenue as shown on Attachment #1. It is a triangular shaped property located at the north end of the Kleinburg-Nashville Heritage Conservation District between Highway 27 and Islington Avenue where the two streets meet.

The existing ranch style house was built between 1978 and 1988, and is not considered a contributing heritage property in the district (Attachment #2). Although the property is included and described in the District Inventory, the Kleinburg-Nashville Heritage District Plan identifies the old Kleinburg village area ending at the intersection of Islington and Bell Court. This property is north of the intersection and is located just south of the District boundary.

The applicant wishes to demolish the existing house, sever the property into two separate lots and construct a new single detached house on each new lot. To support this application, the applicant has submitted a Cultural Heritage Impact Assessment (CHIA). Cultural Heritage staff has reviewed the CHIA report shown in Attachment #3 and has confirmed that it meets the City of Vaughan Cultural Heritage Impact Assessment Terms of Reference. A chronology of the property ownership was also submitted along with the CHIA and will be available as a hard copy at the Heritage Vaughan meeting.

The report provides a short history of the property, noting that it was not sold as a separate lot until 1952 and that there is no firm evidence of a previously existing structure on the property. The report provides photos of the subject dwelling of every elevation. The authors of the report have reviewed the structure and have confirmed that the property is not identified as a heritage resource in the Kleinburg-Nashville Heritage District Study and Plan and that the Plan identifies the ranch house architectural style as a non-heritage style. It is the opinion of the CHIA that the demolition of the structure would not detract from the Heritage Conservation District.

Cultural Heritage staff has read the report and concurs with the recommendation of the report that the existing building may be demolished, pending approval of replacement structures.

The applicant is applying to sever the existing property into two separate lots, and is proposing to build a new construction on each new lot. Regarding the severance, the Kleinburg-Nashville HCD Plan does not forbid the creation of new lots, so long as they are in keeping with the goals and objectives of the Plan. Cultural Heritage staff has reviewed the proposed severance as shown on Attachment #4, and confirms that its location and layout does not fundamentally change the street layout, or impact any known heritage resources. However, staff recommends that demolition not proceed until the proposed severance application is approved by the Committee of Adjustment.

## **Proposed New Constructions**

The proponent has proposed the new construction of two single detached houses, shown as "House A" (Sit Plan File DA.16.026) and "House B" (Site Plan File DA.16.027). The plans and elevations have been submitted for review and are shown on Attachment #5.

#### DA.16.026 - House A

House A features a design that is based on the Victorian Vernacular architectural style. It features the following distinctive features of the style:

- High peaked roof with wood shingles or sheet metal roofing
- Peaked gables
- Asymmetrical facade, main gabled bay often has a bay window
- Segmental arch wood windows
- 4 over 4; optional shutters
- Verandah with wood posts and decorative brackets or trelliage

Cultural Heritage staff notes that the architectural design choices speak to the siting of the property: the applicant has provided front and rear facades featuring Victorian design details in response to its visibility from both Islington Avenue and Highway 27. The house also features an attached garage, which is generally not preferred in the Kleinburg-Nashville HCD Plan and Guidelines. However, the visual impact of the garage has been mitigated by setting it back from the front façade of the house.

There are no concerns regarding the height of the proposed structure. The lot coverage of the proposed structure is 32.73% due to the proposed lot shape and size. The applicant will be required to submit an application to the Committee of Adjustment for both variance and severance. Please see below for further discussion of this matter.

#### DA.16.027 – House B

The proposed construction for House B is a five bay, 2 ½ storey Georgian/Neo-Classical design that features the architectural elements identified in the Kleinburg-Nashville Heritage Conservation District:

- Low slope roof, approx. 6:12
- Simple wood fascia and eaves
- Wood clapboard, brick or stone construction
- Central door with transom and/or sidelights
- Symmetrical façade, usually 3 or 5 bays
- Optional porch
- Low slope hipped roof
- Symmetrical façade
- Porch and/or gable at front door

Cultural Heritage staff has reviewed the application and confirms that the proposed design meets the criteria set out in Section 9 of the Kleinburg-Nashville Heritage Conservation District. While the garage is attached to the house, its visual impact on the streetscape is mitigated as a 1 storey extension with the entrance located at the north elevation.

There are no concerns with the height or lot coverage of the proposed construction of House B as it proposes an overall lot coverage of 20%.

As set out, the proposed lot coverage of House A is 32.73% without the garage and porch coverage. Although this is a larger lot coverage than generally allowed, it is balanced by the smaller lot coverage of House B. As discussed in the Justification Brief, the combined lot coverage of the 2 houses over the existing property is equal to 30% lot coverage (Attachment #5), should the lot severance proceed as proposed. As both houses otherwise meet all other criteria of new construction in the Kleinburg-Nashville Heritage Conservation District, staff is satisfied that the proposal meets the overall intent of the Heritage Conservation District Guidelines.

### **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**

Islington Avenue is a Regional Road. However, the Region has not indicated any issue with the proposed severance or development of the two single detached dwellings. As the new constructions will be facing onto Islington Avenue and receiving services through Islington Avenue, the Region has not forwarded any comments regarding their construction.

### **Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the proposed application and determines that the proposed new development at 10690 Islington Avenue is consistent with the Kleinburg-Nashville Heritage Conservation District Plan and the recommendation of the Director of Development Planning can be adopted.

### **Attachments**

1. Location Map
2. Current Condition
3. Cultural Heritage Impact Assessment
4. Site Survey of Existing Conditions
5. Plans and Elevations
  - a) Proposed Site Plan
  - b) House A Elevations
  - c) House B Elevations
  - d) Ground Floor Layout House A
  - e) Ground Floor Layout House B
  - f) Site Servicing and Grading Plan
6. Justification Letter for Lot Coverage

### **Report prepared by:**

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Moir Wilson, Senior Urban Designer, ext. 8353

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

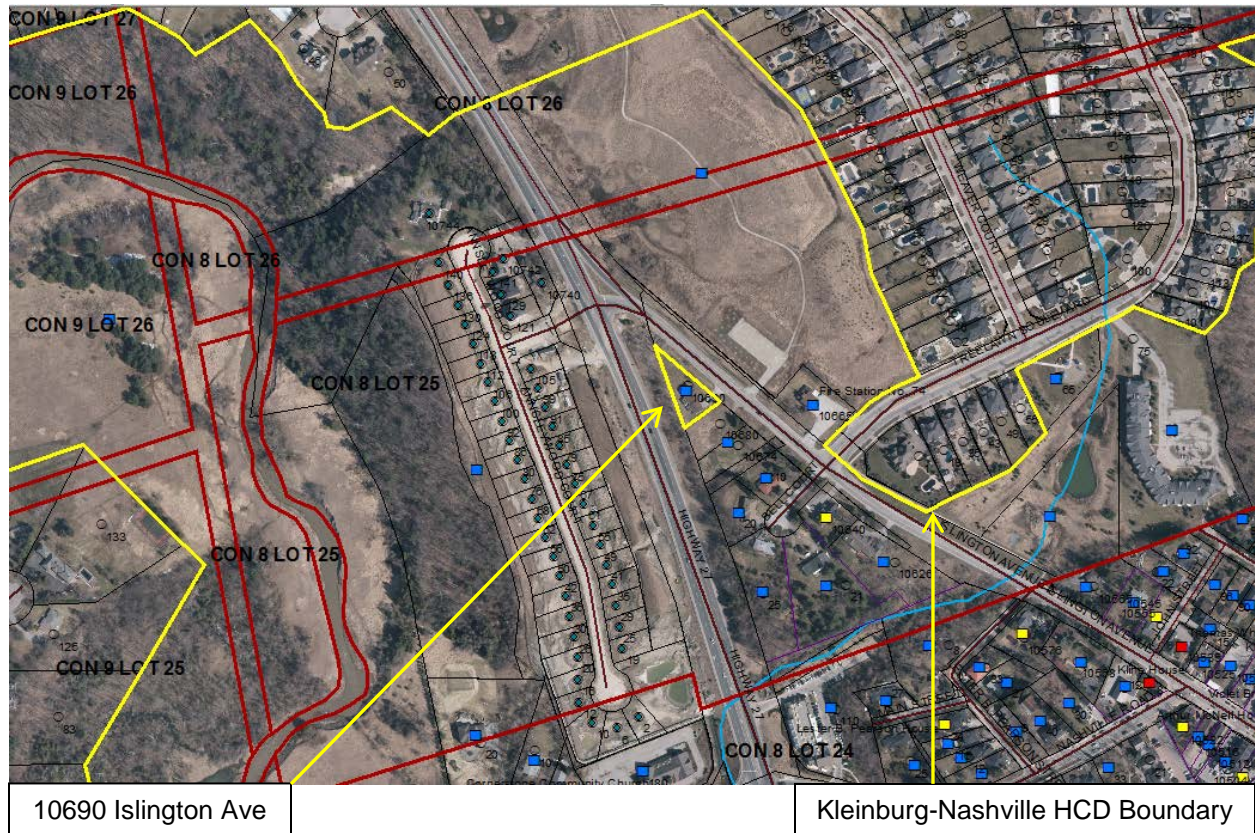
Respectfully submitted,

GRANT UYEHAMA  
Director of Development Planning  
Development Planning Department

LG

**ATTACHMENT 1**

### Location Map



**Street Photos – Current Condition**





# Heritage Impact Assessment Redevelopment at 10690 Islington Avenue, Kleinburg, ON, in the City of Vaughan



Figure 1. Existing dwelling from Islington Avenue.

Paul Oberst Architect and Heritage Consultant

With Property Ownership Chronology  
By Su Murdoch Heritage Consulting

July 2016

## Mandate:

The Provincial Policy Statement addresses the situation of development of protected heritage resources in Section 2.6.1:

**2.6.1 Significant built heritage resources and significant cultural heritage landscapes** shall be *conserved*.

**Conserved** is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

By virtue of its location in the Kleinburg-Nashville Heritage Conservation District, this property is a protected heritage resource.

Property Owner: Sarah and Fawad Yama  
10690 Islington Avenue, Kleinburg, ON, L0J 1C0

Heritage Consultant: Paul Oberst Architect  
55 Rusholme Park Crescent, Toronto ON, M6J 2E1  
[oberst@bellnet.ca](mailto:oberst@bellnet.ca)

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Note: Appendix A has its own bibliography.

## Appendices:

- A- Property Ownership Chronology 10690 Islington Avenue, Kleinburg Village, City of Vaughan, by Su Murdoch Historical Consulting
- B- Kleinburg Nashville Heritage Conservation District Inventory listing.
- C- Drawings of Proposed Development
- D- Consultant's CVs



## **1. Executive Summary**

The property at 10690 Islington Avenue in Kleinburg holds one building, a one-storey ranch house dating from the 1970s. The property is not listed in the Vaughan Heritage Inventory other than as being within the Kleinburg-Nashville Heritage Conservation District. Its architectural style, a ranch house, is described as a non-heritage style in the District's Design Guidelines.

I commissioned a Property Ownership Chronology from Su Murdoch Historical Consulting, in order to determine the historical significance of any previous land holders or of any buildings that had been on the site. This document is attached as Appendix A.

Although the current building lot, Lot 5, was originally platted on Reg'd Plan 210 in 1903, it was not sold as a parcel separate from the larger acreage until August 6, 1952. Murdoch remarks:

“This is the first sale of these lots independent from the larger acreage. The \$600 sale price seems an appropriate amount for vacant lots or lots with a modest dwelling. The July 30, 1952 survey accompanying this transaction does not plot a dwelling, but this is not proof that none existed.”

In short, there is no firm evidence available of any building on the site, prior to the existing one, and therefore the site is devoid of any built heritage significance.

The development proposal, drawings for which are attached in Appendix C, involves the demolition of the existing dwelling, severance of the lot into two parcels, and the erection of two 2-storey dwellings designed as reflecting heritage precedent styles—one Victorian in inspiration, and the other Georgian. These designs conform to the spirit of the Kleinburg-Nashville Heritage Conservation District Plan.

## **2. Engagement**

I was engaged by the owners and current occupants, Sarah and Fawad Yama, to produce a Heritage Impact Assessment for their development proposal. We made site visits on June 25, 2016 to examine and photograph the property. I engaged Su Murdoch Historical Consulting to undertake research in the history of ownership of the property, which is included as an appendix to this document.

My assessment of the heritage value of the property relies on my own expertise as an architect, a professional member of the Canadian Association of Heritage Professionals, and co-author of the Kleinburg-Nashville Heritage Conservation District Study and Plan—taking guidance from accepted standards for heritage conservation in Ontario.

### 3. Introduction to the Site

The property is a triangle located in the acute angle of the Islington Avenue/Highway 27 intersection. The frontage on Islington Avenue is 76.01m, the rear lot line abutting the Highway 27 road allowance is 77.54m, and the south lot line is 39.03m. The lot is fairly flat, but there is a steep wooded embankment behind the rear lot line sloping down to Highway 27. The existing dwelling with attached garage is located near the south lot line, and is aligned on the centre line of the triangular lot, with a total width of about 25m. Across Islington Avenue to the east is large area, about 200m deep, zoned as Open Space, with two recent subdivisions beyond it.

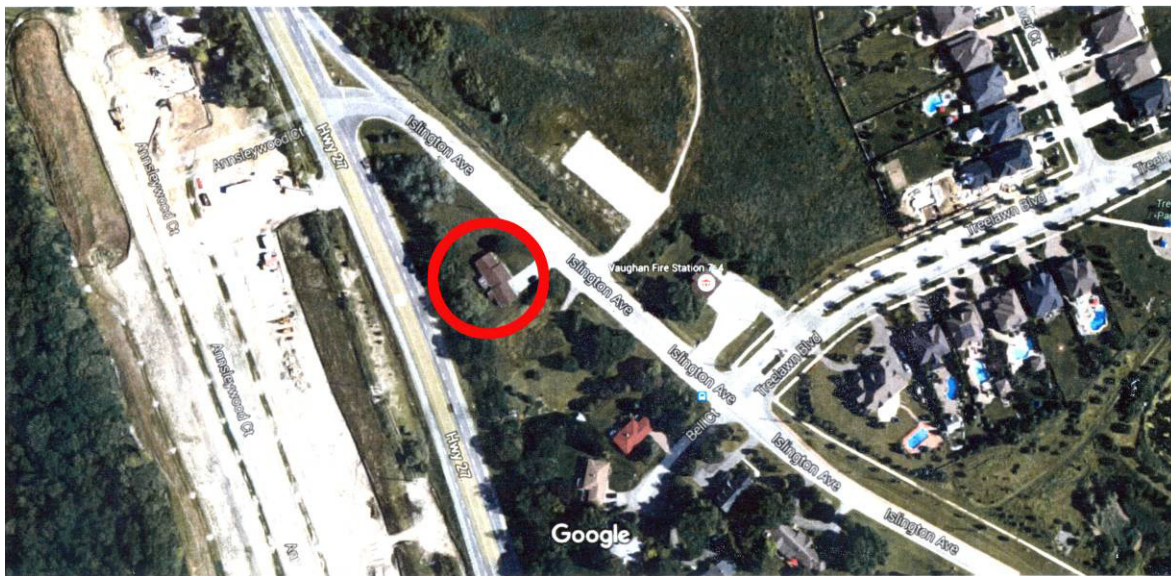


Figure 2. Aerial view of the site from Google Maps. Existing house is circled in red..

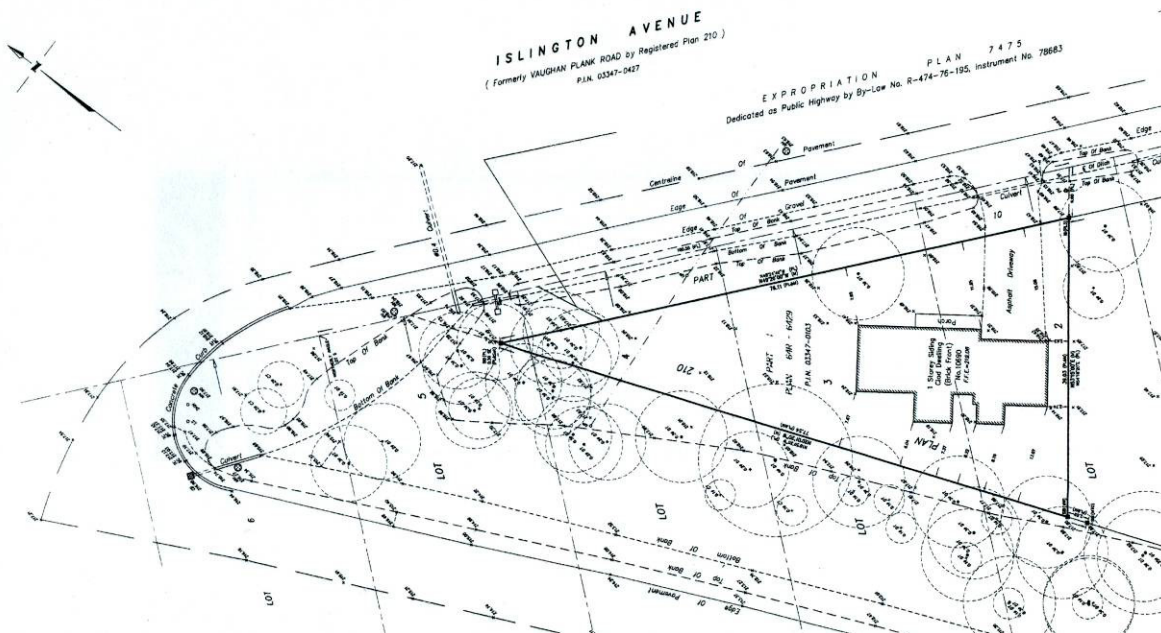


Figure 3. From a survey of existing property by Young & Young Surveying, Dec 9, 2015.

#### 4. Introduction to the Existing Dwelling

Nicholas Holman produced the inventory for our Kleinburg-Nashville Heritage Conservation District, and his entry for this property provides a good description of the dwelling:

- Ranch-style, red-brick house with large garage and replacement windows (c.1970ff).

- Description – Long, red-brick, pitched-roof bungalow has at-grade verandah sheltered by projection of main roof, supported on four chunky posts. Front, slab-type door (behind typical metal storm) is at RH side. Front (replacement) windows are four casements set within verandah, and two paired casements at wall beyond entry, all over thin, sawn stone sills and set between metal shutters. Large garage at south side contains two, single, paneled doors with half-glazed vinyl door to RH side. Gables have vertical aluminum siding, and soffits and fascias are also aluminum-clad. Rainwater goods are conventional aluminum, and roof is has standard asphalt shingles.

- Comments – Attenuated brick bungalow is typical of suburban Kleinburg, though with replacement windows not in keeping with original Ranch-style. Any addition to this house should not rise above height of existing roof peaks, and for any proposed future development on this site, see the Plan and Guidelines.

(The inventory page is found in an appendix to this document)



Figure 4. North end of the house.



Figure 5. Northwest corner of the house. Family room projecting at the right.



Figure 6. West face of family room, with garage and projecting storage shed on the right.





Figure 7. View from the southwest.



Figure 8. View from southeast.

## **6. Heritage Evaluation of the Dwelling**

Su Murdoch's research did not turn up any firm evidence of any buildings on the site prior to the construction of the existing dwelling. None of the previous owners have particular significance to the history of Kleinburg, and in any event the land had been part of larger farmland prior to 1952.

The property is not identified as a heritage resource in the Kleinburg-Nashville Heritage District Study and Plan. The Design Guidelines in the Plan identify the ranch house architectural style as a non-heritage style.

In my professional opinion, the removal of the existing dwelling will not detract from the heritage character of the District.

## **7. Introduction to the Development Proposal**

The owners propose to sever the property into two lots. The south lot has a frontage on Islington Avenue of 20.31m, and the severance line is parallel to the south lot line. The north lot is the remainder of the site, with a frontage on Islington Avenue of 55.70m. Two new 2-storey dwellings are proposed: the south house being of Victorian inspiration, and the north house being of Georgian or Neo-classical inspiration. Both of these styles are found in precedent heritage buildings in the District. Refer to the drawings of both of these houses which are found in an appendix attached to this document.

In my professional opinion, the designs of both of these houses reasonably conform to the Objectives, Policies, and Design Guidelines in the Kleinburg-Nashville Heritage Conservation District Plan.

## **8. Conclusion**

In my professional opinion the proposal to remove the existing dwelling, sever the lot, and to erect the replacement dwellings, as shown in Appendix C, merits approval.



## **8. Bibliography**

### **Heritage Conservation:**

Fram, Mark. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ontario: The Boston Mills Press, 1988

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa: Queens Printer,

### **Official Documents:**

Phillip H. Carter Architect and Planner, et al. *Kleinburg-Nashville Heritage Conservation District Study and Plan*. Vaughan: City of Vaughan, 2003

Ontario. *Ontario Heritage Act, RSO, 1990, chapter o.18, as amended*. Toronto: Queen's Printer for Ontario, 2009

Ontario Ministry of Culture, Tourism and Recreation. *Heritage Toolkit*. Queen's Printer for Ontario, 2006

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

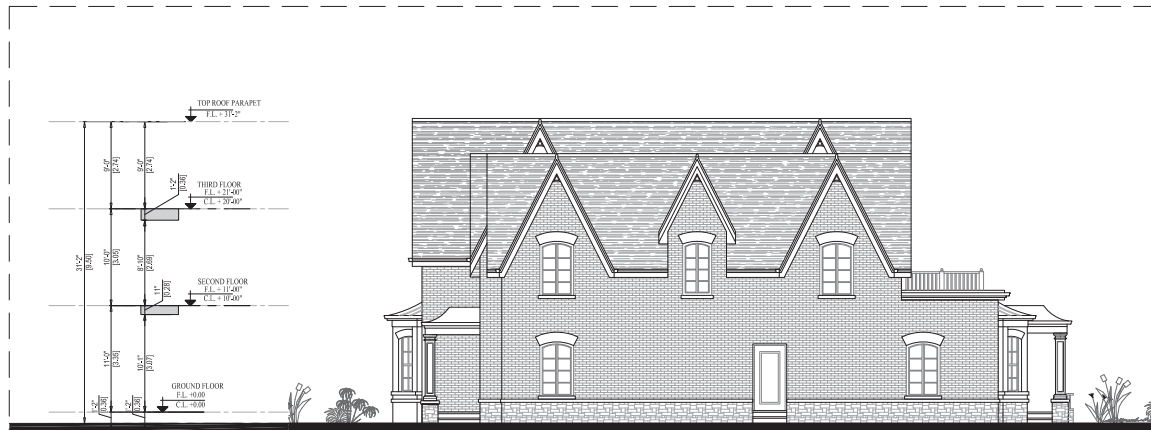




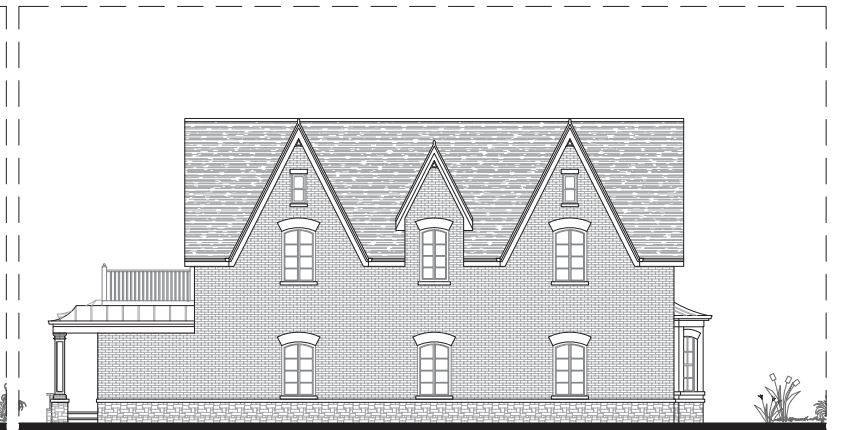
FRONT (EAST) ELEVATION HOUSE (A)



REAR (WEST) ELEVATION HOUSE (A)



RIGHT (NORTH) ELEVATION HOUSE (A)



LEFT (SOUTH) ELEVATION HOUSE (A)

10690 ISLINGTON AVENUE  
YAMA RESIDENCE

SUBMITTED FOR  
PRELIMINARY  
SEVERANCE REVIEW  
CITY OF VAUGHAN

4  
A04

PROPOSED -  
HOUSE (A) ELEVATIONS

Project No.: 062015

Date: February 2016

Scale: Scale1:100

Drawn by: AA

Designed by: S.P
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A04

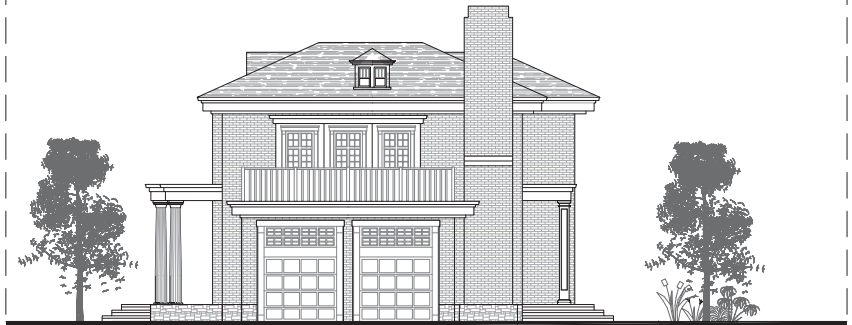


Global Warming Prevention Technologies  
1131A Leslie Street, Suite 403 Toronto  
Ontario, M3C 3L8  
TEL: 416-955-0971 FAX: 416-955-0829

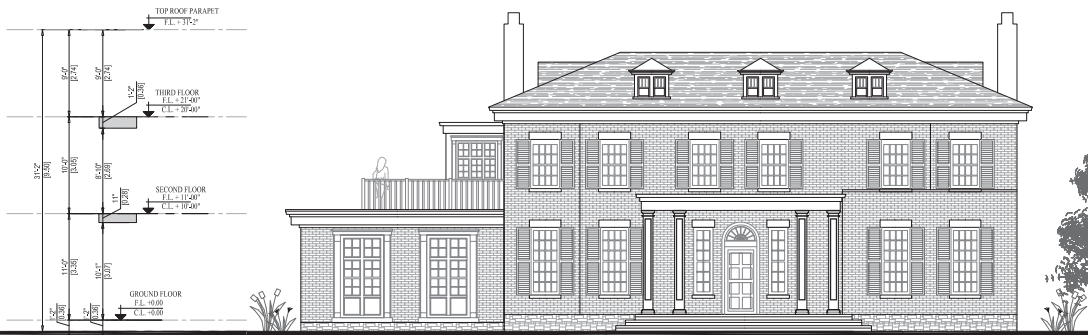




FRONT (EAST) ELEVATION HOUSE (B)



RIGHT (NORTH) ELEVATION HOUSE (B)



REAR (WEST) ELEVATION HOUSE (B)



LEFT (SOUTH) ELEVATION HOUSE (B)

10690 ISLINGTON AVENUE  
YAMA RESIDENCE

SUBMITTED FOR  
PRELIMINARY  
SEVERANCE REVIEW  
CITY OF VAUGHAN

5  
A05

PROPOSED -  
HOUSE (B) ELEVATIONS

Project No.: 062015

Date: February 2016

Scale: Scale 1:100



Drawn by: AA

Designed by: S.P.

A05

GWPT

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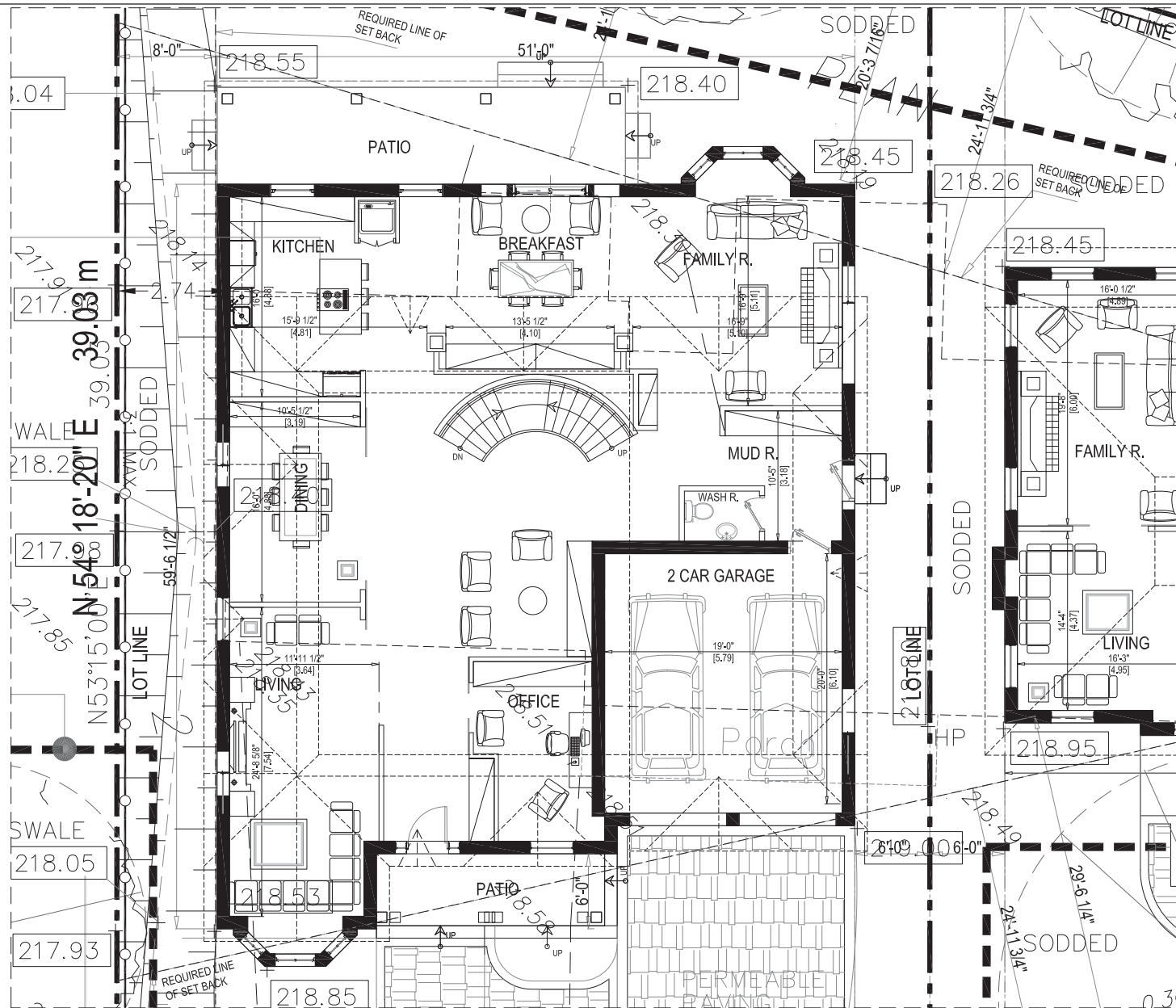


# GROUND FLOOR PLAN HOUSE (A)

AREA = 2,370 sq.ft.

LOT AREA = 7,242 sq.ft. = 673 sq.m.

COVERAGE AREA = 32.73%



10690 ISLINGTON AVENUE  
YAMA RESIDENCE

SUBMITTED FOR  
PRELIMINARY  
SEVERANCE REVIEW  
CITY OF VAUGHAN

2  
A02

PROPOSED -  
GROUND FLOOR PLAN

Project No.: 062015

Date: February 2016

Scale: Scale 1:100

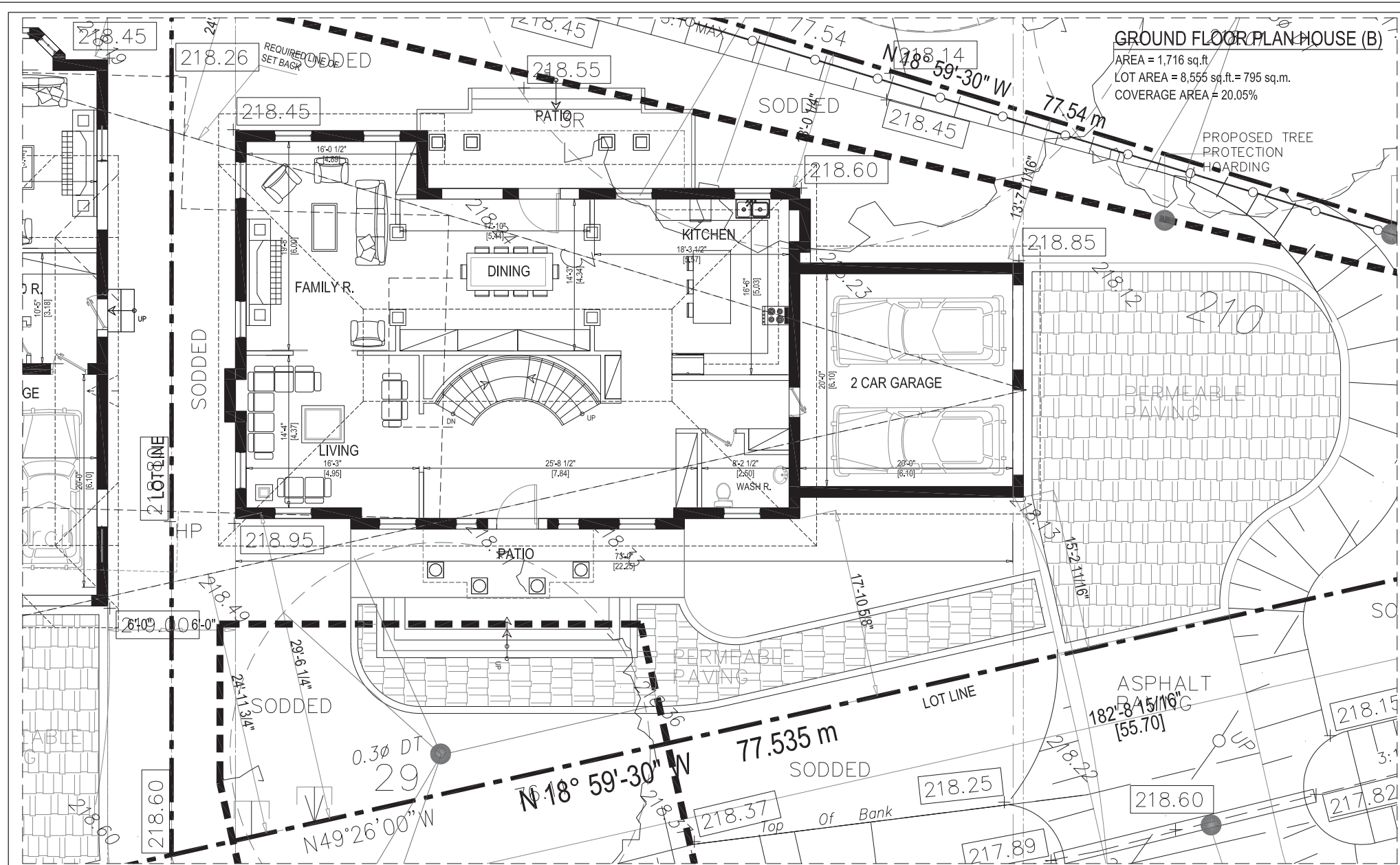
Drawn by: AA

Designed by: S.P.

A02



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10690 ISLINGTON AVENUE  
YAMA RESIDENCE

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SEVERANCE REVIEW  
CITY OF VAUGHAN

3  
A03

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PROPOSED -  
GROUND FLOOR PLAN

Project No.: 062015

Date: February 2016

Drawn by: AA

Scale: Scale1:100

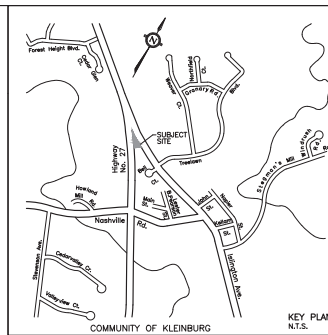
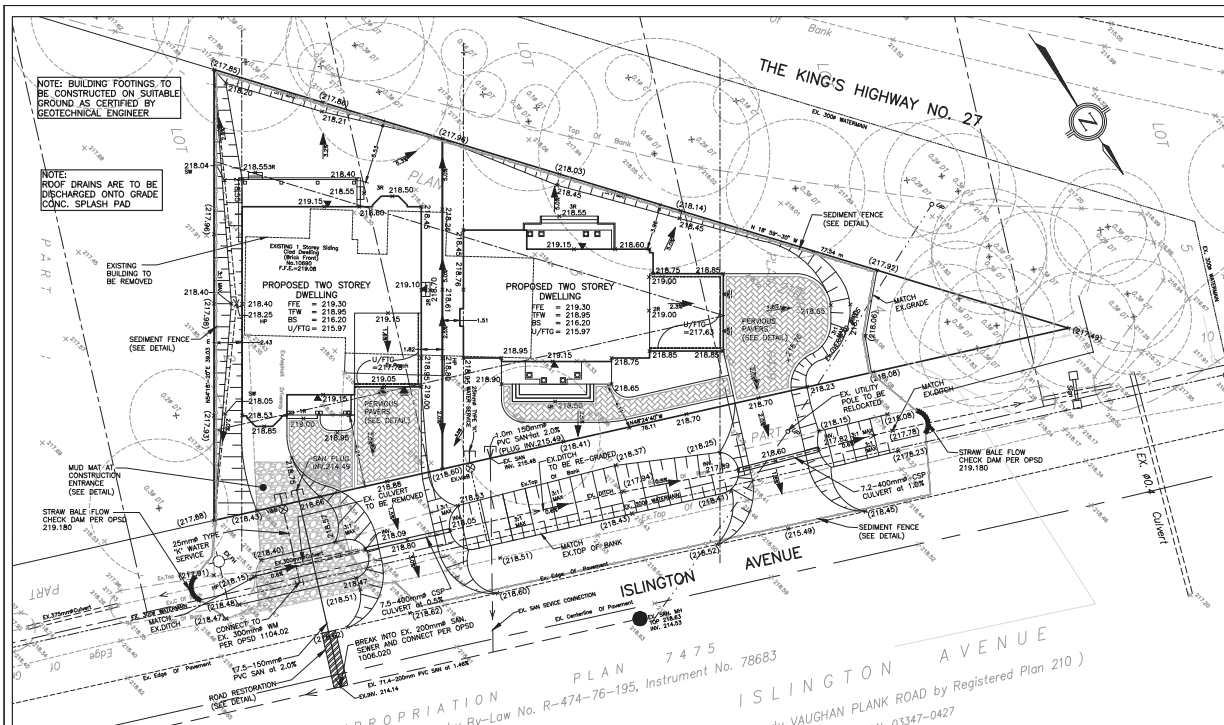
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A03



Global Warming Prevention Technologies  
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# Attachment #5 f) Site Servicing and Grading Plan



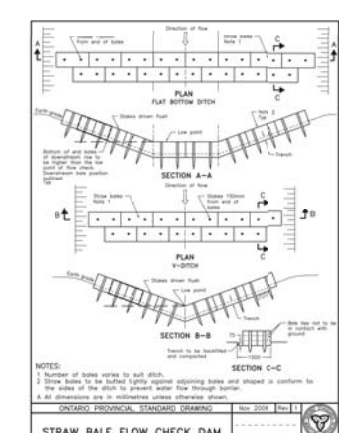
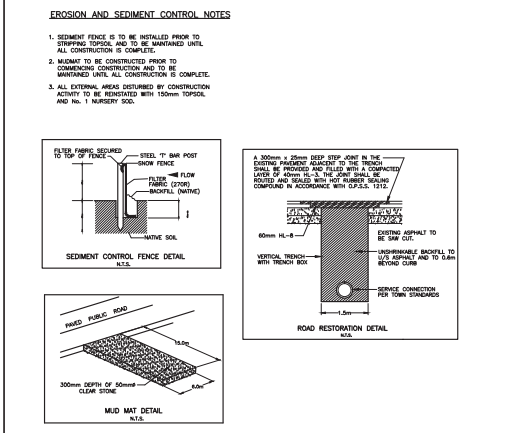
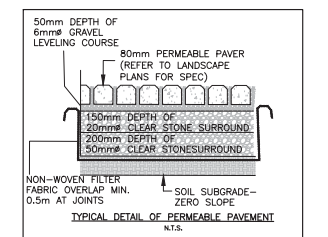
REVISIONS		
DATE	DETAILS	INIT.
15/06/2016	PER ARCHITECTS REVISED PLAN	R.M.

LEGEND		
EXISTING ELEVATION	PROPOSED ELEVATION	PROPOSED FLOW DIRECTION
SWALE ELEVATION	CURB STOP	RAIN WATER LEADER
EXISTING ELEVATION TO REMAIN	SUMP LOCATION	CLEAN OUT
FINISHED FIRST FLOOR ELEVATION	TOP OF FOUNDATION WALL	
TOP OF FOUNDATION SLAB	UNDERSIDE OF FOOTING ELEVATION	
DOOR LOCATION	OVERHEAD DOOR LOCATION	

- CITY OF VAUGHAN - RESIDENTIAL LOT GRADING NOTES**
- 1) All dimensions and grade elevations are expressed in SI units.
  - 2) The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction.
  - 3) Underside of footing shown is taken from architectural plans and may not represent actual footing depth.
  - 4) Footings must bear on undisturbed soil or rock, and be a minimum of 1.22 m below finished grade.
  - 5) Where rear lot contribution is provided, house footings adjacent to the RCLB shall be lower than the lead. RCLB leads shall have minimum 150 mm concrete encasement from sewer to CS.
  - 6) Permissible sideyard encroachments (i.e. a.u. units, chimneys, gas or hydro meters, water spigots, etc.) may not encroach by more than 0.3 m (entry steps & bay windows 0.3 m) nor be within 1.2 m of any lot line (excluding sewers and gutters).
  - 7) The distance between main walls of adjacent units is 5.18m, the sideyard drainage swale shall have minimum gradient of 3%, and be constructed of a patio slab walkway on min. 50 mm of 20 mm clear stone on min. 130 mm of Gravel, 20 mm C&S, limestone, or limestone screenings.
  - 8) Exterior cladding, thresholds, and window sills shall be a minimum of 150 mm above finished grade. Where window wells are provided, they must be properly drained and connected to the foundation drain.
  - 9) Roof downspouts must discharge at the front of dwelling units onto turf concrete splash pads without conflicting with walkways. Roof drains shall not be connected to storm or sanitary sewers.
  - 10) Slope parameters  
Driveways --- minimum 1.5%; maximum 8%  
Swales --- minimum 2%; maximum 5%  
Embankments --- max. 30% max. elevation differential 600mm.  
Front and rear yards --- minimum 2%; maximum 6m @ 2% to 5%  
Paved areas must clear above-ground services or other obstructions (light standards, hydro transformers, Bell pedestals, etc.) by a minimum of 1.0m. No deflection in driveway alignment is permitted to achieve this clearance.
  - 11) Driveways --- Gravel minimum 200mm after compaction HLB minimum 50mm after compaction, placed within 9 months of occupancy.  
HL3 minimum 25mm after compaction placed one winter after the HLB.  
Maximum width 6.0 metres.
  - 12) Water service boxes should not be located within the drive way or within 1.0m of the edge of a driveway.
  - 13) The firm or person hiring the Sod Contractor must ensure that all water boxes are adjusted to Sod level and are operational following completion of the works.
  - 14) Topsoil --- minimum 100mm under all turf.

- VAUGHAN SITE PLAN NOTES**
1. Standard drainage of the City of Vaughan northward part of the site plan (marked).
  2. All construction shall be in accordance with the regulations of the City of Vaughan.
  3. The design of the site plan shall be in accordance with the regulations of the City of Vaughan.
  4. The location of all underground utilities and structures is approximately only, and the contractor shall verify the location of all utilities and structures prior to construction.
  5. Any services with existing services shall be installed at the Owner's expense.
  6. Sediment and storm water control measures shall be in accordance with City Standard.
  7. All construction shall be in accordance with the regulations of the City of Vaughan.
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  27. All construction shall be in accordance with the regulations of the City of Vaughan.

**BENCHMARK NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCH MARK NO. 00810700000 HAVING AN ELEVATION OF 183.84 METERS. THE TOPOGRAPHICAL SURVEY WAS COMPLETED BY YOUNG AND YOUNG SURVEYING INC. ON DECEMBER 6, 2015.



**NOTES:**  
THIS DRAWING INDICATES SITE SERVICING AND GRADING INFORMATION ONLY. FOR BUILDING AND SITE LAYOUT DETAIL REFER TO ARCHITECTURAL DRAWINGS.  
CONTRACTOR TO OBTAIN FIELD STAKE OUT OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
CONTRACTOR TO RESTORE EXISTING BOULEVARD, CURB, ASPHALT AND SIDEWALK TO THE SATISFACTION OF THE CITY OF VAUGHAN.  
CONTRACTOR TO VERIFY EXISTING WATER AND SANITARY SERVICE LOCATION AND INVERT ELEVATIONS AND PROVIDE TO THE ENGINEER PRIOR TO CONSTRUCTION FOR VERIFICATION OF SUITABILITY.

**NOT APPROVED FOR CONSTRUCTION**

STORMWATER MANAGEMENT SUMMARY		
PRE-DEVELOPMENT SITE MAKE UP:		
IMPERVIOUS ASPHALT/PAVED AREA	126	sq.m
IMPERVIOUS BUILDING AREA	244	sq.m
PERVIOUS GRASS/LANDSCAPED AREA	1074	sq.m
TOTAL	1,444	sq.m
PRE-DEVELOPMENT FLOW (1 IN 100 YR. STORM):		
Q=0.444(247.76)(0.71)(2.778) = 70.56 L/s		
A=0.1444 (DRAINAGE AREA IN HECTARES)		
I=247.76 (RAINFALL INTENSITY mm/hr)		
T= 7 (TIME OF CONCENTRATIONS IN MINUTES)		
R= 0.84 (100 YEAR RUNOFF COEFFICIENT)		
POST-DEVELOPMENT SITE MAKE UP:		
IMPERVIOUS ASPHALT/PAVED AREA	89	sq.m
IMPERVIOUS BUILDING AREA	468	sq.m
PERVIOUS PAVERS AREA	198	sq.m
PERVIOUS GRASS/LANDSCAPED AREA	609	sq.m
TOTAL	1,444	sq.m
POST-DEVELOPMENT FLOW (1 IN 100 YR. STORM):		
Q=0.444(247.76)(0.77)(2.778) = 76.52 L/s		
A=0.1444 (DRAINAGE AREA IN HECTARES)		
I=247.76 (RAINFALL INTENSITY mm/hr)		
T= 7 (TIME OF CONCENTRATIONS IN MINUTES)		
R= 0.77 (100 YEAR RUNOFF COEFFICIENT)		

I have reviewed the site and grading plan(s) for the proposed building(s) to be constructed and hereby state that:

1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
2. The proposed building(s) is/are compatible with the proposed grading.



EMC GROUP LIMITED

EMC DWG. No. 215151-1

**EMC GROUP LIMITED**

Engineers Planners Project Managers  
Vaughan Ontario (905) 738-3939

PART OF LOTS 2, 3, 4 & 5  
REGISTERED PLAN 210  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

**SITE SERVICING AND GRADING PLAN**  
10690 ISLINGTON AVENUE

SCALE: 1 : 200	CHECKED BY: M.A.Z.
DRAWN BY: R.M.	
DATE: FEBRUARY 10, 2016	

Environmental  
Design, Planning  
and Clean-Tech  
Development.

GHG and  
Emissions control  
technologies

Project and  
construction  
management

Energy  
assessments

Member, Canada  
Green Building  
Council

Member,  
International  
Energy Agency

Member, Ontario  
Environment  
Industry  
Association

## Memo to Katrina Guy

Cultural Heritage Coordinator

Urban Design and Cultural Heritage Section

Development Planning Department

**Location:** 10690 Islington Ave **File:** DA.16.026 – House A , DA.16.027 – House B

**Related File:** B010/16 – Application to sever the subject lands

### Re: Justification Statement for proposed lot coverages

Dear Katrina,

Aug 18, 2016

We are in receipt of your memorandum dated June 15, 2016 to Judy Jeffers in the Development Planning Department regarding the application of our clients Fawad and Sarah Yama to sever their lot at 10690 Islington Ave. in order to build two heritage style homes. It has been a pleasure working with you to this stage and we believe you have helped to improve the overall design of the subject houses.

We understand you will be having a meeting with the Heritage Vaughan Committee on or about August 22<sup>nd</sup> and that our response to your memo will be helpful in determining the acceptance of the application and the related designs. We are in agreement with all sections of the memo except for the one minor issue of coverage for House A as discussed and we are therefore providing a mathematical and design justification herein of the proposed coverage for your consideration with other Vaughan Staff at the meeting mentioned above.

### Justification Statement

As you are aware we have been conscientious of the footprint of both proposed buildings on their respective lot so that we could meet the lot coverage allowance of 30% per lot. The key to understanding our proposed coverage is to review both House A and B together in their overall context in terms of their positioning on the lot together, and in terms of their exposure and how they relate to the local streetscape. The immediate value added to the justification is recognizing the **extraordinary combined lot frontage that the 2 homes possess of 76.11m or 250 feet.**

Essentially the 2 homes are sited on a peninsula of land bordered by two highways so there are no immediate neighbours except for a proposed neighbour to the South that created a required lot line setback of 2.43m (8 feet) that we have complied with. The exercise became one of responding to the triangular shape of the lot in particular with regard to the resulting lot at House B (the Georgian design to the North side of the existing lot) while maintaining the overall allowable coverage for both lots. Ultimately the triangular shaped lot for house B required us to position the house in a way that would use as much of the triangle as possible without encroaching too dramatically over the setback lines.



However given the geometry required to place the garage to the side of its frontage area and to keep as tight as possible to the required setbacks the resulting coverage for house B was quite a bit smaller than allowable at only 20% coverage without the garage and canopies, or 28.8% with the garage and canopies. Together the houses produce a total of only 25.87% of coverage excluding the garage and canopies or 35.87% with the additional uses. Taking into consideration both these methods of calculation the **resulting average coverage is exactly 30% over both lots.**

Also House B is the first gateway house, so to speak, to Kleinburg as one would enter the Town from the North so it was rational to give that structure the beneficial scaling of only 20% coverage and a super frontage of 55.7 m or over 182 feet!

So we have seen that looking at the 2 houses together the coverage falls within the Heritage guidelines while maintaining the added bonus of the gateway House B lot having a large side lot buffer of 29.7 m or 97 feet between its northern lot edge and its presenting building face. Of interest as well is that entering further from the north one quickly discovers House A as a second point of interest as it projects out beyond house B toward the street and this helps to distinguish it from House B.

#### **Compromises resulting if changes were made to comply**

It is important to note that if we were to fulfill the 30% maximum for House A on its own we would have to reduce its depth by approximately 5 feet (1.52 m). Neither would this create any noticeable visual impact or benefit to a passerby nor would it help the interior floor plan. The reduced depth would barely be observable from a person approaching from the North or South on Islington once the new neighbour's home to the South is put in place since that house together with House B will flank House A thereby hiding its back end. The floor plan however is severely impacted as the proposed family room would be compromised to less than 10 feet wide (3m) in its narrow direction.

Also any movement of the lot line between the 2 homes northward to increase the lot size of House A would severely impact the already constrained front and rear setback encroachments occurring for House B due to its triangular shape. So again the only way to reduce the coverage would be to reduce the house depth and this would have a negligible impact on the street while creating great difficulties for the home's design.

Lastly the impact of the 5 feet of reduced house depth would also be negligible to a passerby on Hwy 27 since House A and B are positioned substantially higher up the hill (over 20 feet or 6m higher in elevation). There is virtually no streetscape association between the proposed houses and the traveler at speed on the highway.

Taking the entirety of the above context into consideration we would like to appeal to the Heritage Committee to reconsider its findings and to relax the requirement to conform exactly to the individual lot coverage of 30% and to allow this minor variance of 32.73% coverage for House A.



We will be glad to address any further questions or concerns at any upcoming planning meetings or any special meetings required in the near future. I can also be reached by email or phone with exception of vacation time anticipated between Aug 22 and Sept 5.

Best Regards,

A handwritten signature in blue ink, reading "Steve Poulos", is displayed on a light blue rectangular background.

Steve Poulos, President, GWPT.