

**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 Heritage Vaughan recommend to Council the approval of the proposed demolition of a single detached dwelling at 10690 Islington Avenue under Section 42 of the *Ontario Heritage Act*, subject to the following condition:
 - a) that the proposed demolition is contingent on the approval of the proposed severance.
2. THAT Heritage Vaughan recommend to Council the approval of 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 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 circa 1978 (Attachment #2), and is not considered a contributing heritage property in the District. Although the property is included and described in the District Inventory, the Kleinburg-Nashville Heritage District Plan does not include the northern tip of Islington Avenue. The HCD Plan identifies the old Kleinburg village area ending at the intersection of Islington and Bell Court. The subject 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 confirms 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 is attached to this report (Attachment #4).

Lot History

As outlined in the Property Ownership Chronology (POC), the subject property is legally described as part of Lots 2, 3, 4, and 5, Plan 210; Part 1, 64R6429, City of Vaughan. It was created in 1857 when John Mahoffy registered Plan 210 with the Township of Vaughan.

Around 1936-38, Lots 1 thru 5 were cut on a diagonal when Highway 27 was extended to run through the lots diagonally, which created the distinctive shape of the property. Lots 1-5 were sold as one parcel until 1953, when Lots 2-5 were sold to Annie Lintner. When Lintner died in 1976, her executors registered Plan 646429 in 1977 and this is the parcel of land associated with 10690 Islington Avenue. Lot 1 became 10674/80 Islington Avenue.

The first confirmed structure on the property is described in the POC as built between 1970-1978. The executors to the Lintner estate sold the property in 1986 to Frederick and Jean Sharples. The property was rezoned from Agriculture to Suburban Residential (RS) in 1986. It was then that the building envelope of the lot was established so as to ensure a minimum of 10% landscaping on the property (Attachment #5).

Demolition

The Cultural Heritage Impact Assessment confirms that the property is not identified as a heritage resource in the Kleinburg-Nashville Heritage District 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. The report provides photos of the subject dwelling of every elevation.

Cultural Heritage staff concurs with the recommendation of the CHIA that the existing building may be demolished pending approval of replacement structures. Staff recommends that demolition does not proceed until the proposed severance application is approved by the Committee of Adjustment.

Severance

The applicant is applying through the Committee of Adjustment to sever the existing property into two separate lots through the severance application B010/16, and is proposing to build a new construction on each new lot. With respect to the severance application, 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 #7 (a & b), and is of the opinion that the severance does not fundamentally change the street layout, character, or impact any known heritage resources.

Minor Variances: Lot Coverage and Setbacks

In addition to the severance application, the applicant has submitted variance application A155/16 and A156/16 to the Committee of Adjustment for relief regarding setbacks and lot coverage. The Development Planning Department Committee of Adjustment Planner has recommended deferral until Heritage Vaughan has been consulted on the application. This is consistent with previous Committee of Adjustment applications, as the Committee of Adjustment decision is binding.

The Committee of Adjustment application is scheduled to be brought to the meeting of October 20, 2015. Cultural Heritage staff will relay the comments of the October 19, 2016 Heritage Vaughan Committee to Clerks and the Committee of Adjustment Planner.

When this heritage permit application was reviewed by the Heritage Vaughan Committee on September 21, 2016, several members of the committee expressed concerns regarding the proposed variances. Cultural Heritage staff subsequently requested and received a copy of the received Committee of Adjustment comments from Clerks. Upon review, the comments indicated that there were no concerns regarding the proposed severances and Minor Variances from any City Departments or Regional and Provincial representatives.

Following the September 21, 2016 Heritage Vaughan Committee, the applicant has altered the proposed lot severance application to reduce the House A lot coverage by moving the proposed lot line and reducing the footprint to create more landscape area which reduces the required Minor Variance for lot coverage to 32.76% including the garage and porch coverage. This change creates a slightly smaller lot for House B. The lot coverage of House B is now at 30% including the garage and porches.

It is the opinion of Cultural Heritage staff that the requested Minor Variances for lot coverage and setback provide yard space similar to other lots within the residential areas of Kleinburg HCD.

Proposed New Constructions

The proponent has proposed the new construction of two single detached houses. The site plan and elevations have been re-submitted for the October 19, 2016 Heritage Vaughan meeting and are shown on Attachments #6 and #7.

“House A” DA.16.026

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 respond well to the siting of the structure on the property. Front and rear facades feature Victorian design details in response to its visibility from both Islington Avenue and Highway 27. The house 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.

The height of the proposed structure conforms to the Kleinburg-Nashville Heritage Conservation District guidelines and is 9.5 m in height.

UPDATES FOR “HOUSE A” FOLLOWING THE SEPTEMBER HERITAGE VAUGHAN MEETING:

After receiving the Committee’s comments regarding the footprint of the proposed structure at the September 21, 2016 Heritage Vaughan meeting, the applicant has submitted changes that have altered the proposed lot size and reduced the footprint of the proposed structure while maintaining the design guidelines of the Victorian Vernacular style.

“House B” DA.16.027

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 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 is presented as a 1 storey extension and the actual entrance located at the north end and not visible on Islington Avenue.

The height of the proposed structure conforms to the Kleinburg-Nashville Heritage Conservation District guidelines at 9.5 m in height.

UPDATES FOR “HOUSE B” FOLLOWING THE SEPTEMBER HERITAGE VAUGHAN MEETING:

After receiving the Committee’s comments regarding the footprint of the proposed structure “House A”, the applicant has submitted changes that have reduced the proposed lot size for House B. The footprint of the proposed Georgian/Neo-Classical structure will maintain a lot coverage of 30% and does not require a minor variance for lot coverage.

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.

Village of Kleinburg-Islington Avenue Streetscape Master Plan Study

At the September 21, 2016 Heritage Vaughan meeting, members of the Committee had questions about the integration of the proposal with the Islington Avenue Streetscape Master Plan. Urban Design has confirmed that the proposal does not impact the Village of Kleinburg-Islington Avenue Streetscape Master Plan which provides a streetscape design concept for the right of way, including a gateway design within the public realm.

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

The Region has provided comments stating that they have no concerns with the proposed severance or development of the two single detached dwellings.

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied that the proposed demolition and new development at 10690 Islington Avenue is consistent with the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new development under the *Ontario Heritage Act*.

Attachments

1. Location Map
2. Current Condition
3. Cultural Heritage Impact Assessment
4. CHIA Appendices: Property Chronology
5. By-Law 286-86
6. Site Plans
 - a) Existing Site Plan
 - b) Proposed Site Plan
7. Plans and Elevations
 - a) House A Elevations
 - b) House B Elevations
 - c) Renderings of House A and House B

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Moir Wilson, Senior Urban Designer, ext. 8353

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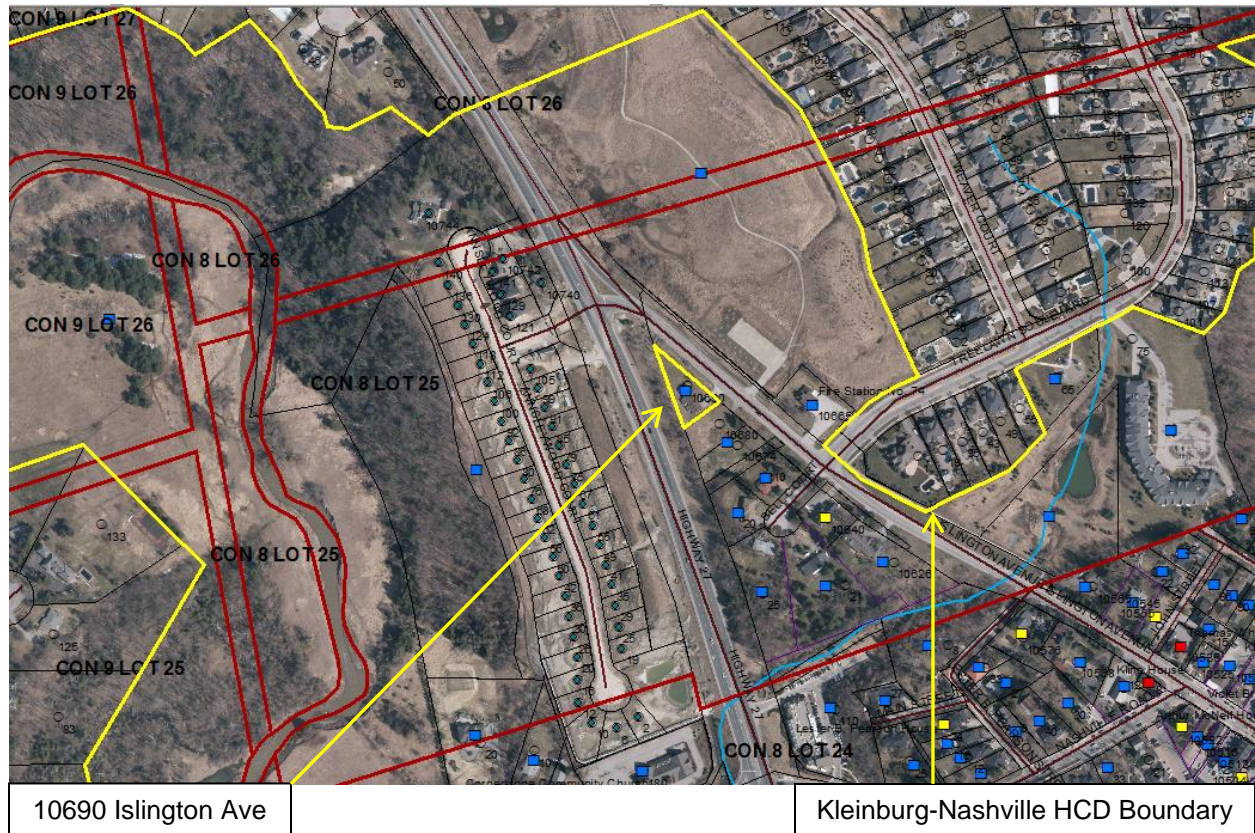
Respectfully submitted,

GRANT UYEHAMA
Director of Development Planning
Development Planning Department

CM

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
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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.

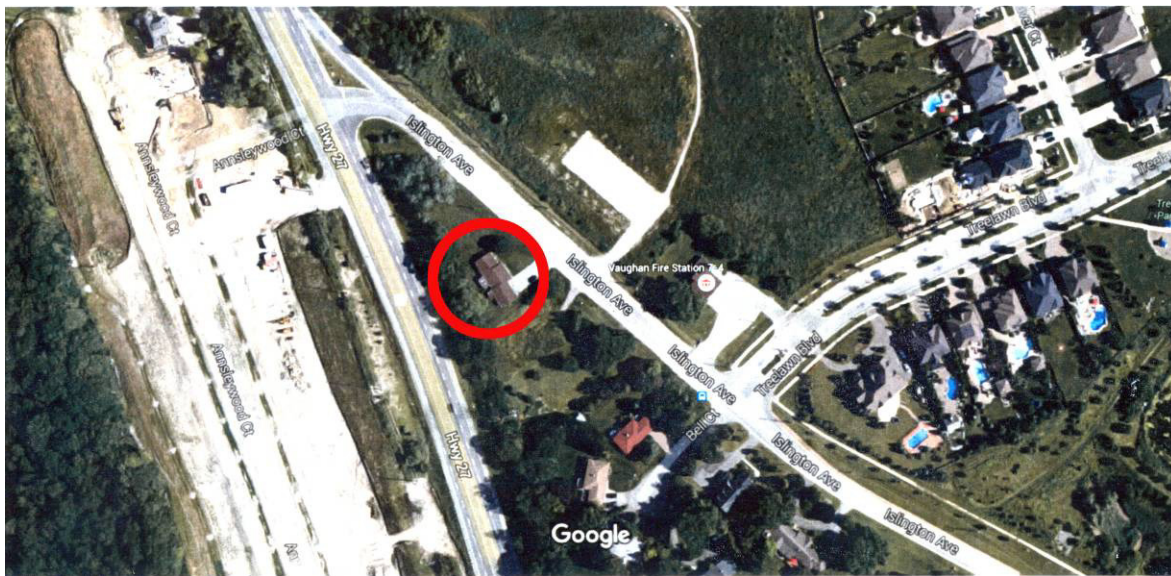


Figure 2. Aerial view of the site from Google Maps. Existing house is circled in red..

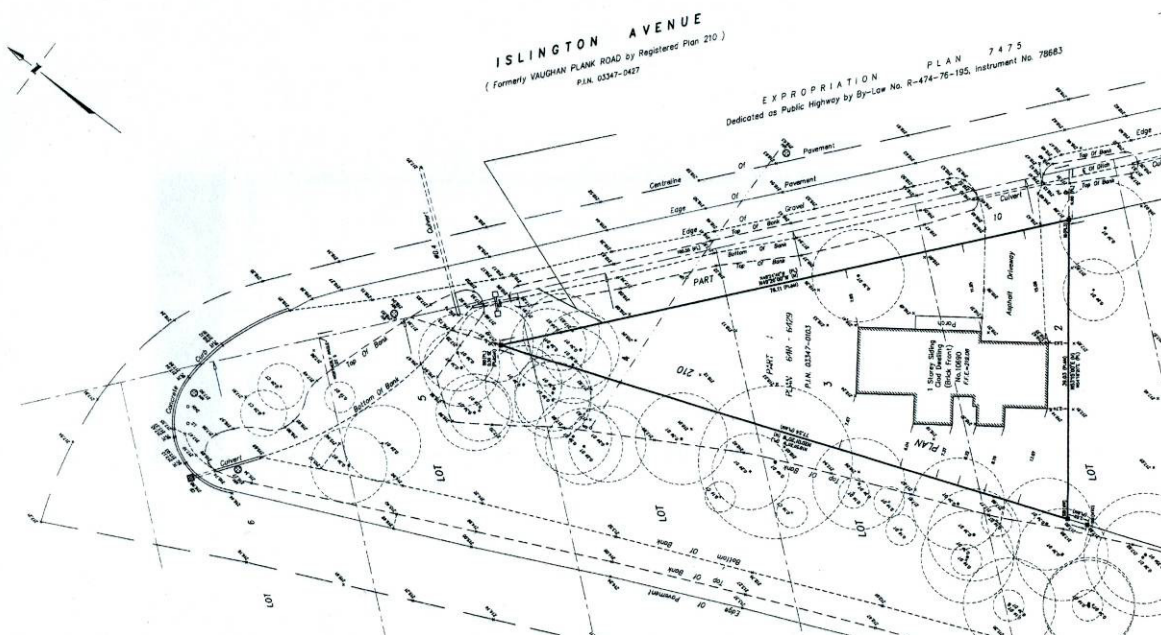


Figure 3. From a survey of existing property by Young & Young Surveying, Dec 9, 2015.

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

PROPERTY OWNERSHIP CHRONOLOGY

***10690 ISLINGTON AVENUE
KLEINBURG VILLAGE, CITY OF VAUGHAN***

***PREPARED FOR
PAUL OBERST ARCHITECT***

***ON BEHALF OF
SARAH AND FAWAD YAMA***

**SU MURDOCH HISTORICAL CONSULTING
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JUNE 2016



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5.0 CONCLUSION

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PROPERTY OWNERSHIP CHRONOLOGY 10690 ISLINGTON AVENUE, CITY OF VAUGHAN

PART LOTS 2, 3, 4, AND 5, PLAN 210; PART 1, 64R6429, CITY OF VAUGHAN

1.0 PROPERTY DESCRIPTION

The legal description of the property at 10690 Islington Avenue is part of Lots 2, 3, 4, and 5, Plan 210; Part 1, 64R6429, City of Vaughan. This is a triangular parcel of land with frontage on the west side of Islington Avenue and east side of Highway 27, within the historic village of Kleinburg (Figure 1). The apex of the triangular is a short piece of Lot 5, Plan 210. The baseline is part of Lot 2, Plan 210.



Figure 1: Site Location

This property is within the Kleinburg-Nashville Heritage Conservation District (“HCD”), which is a geographic area protected by bylaw under Part V of the Ontario Heritage Act. The Vaughan Heritage Inventory identifies the only dwelling on the property as a “1970 bungalow.” The HCD inventory describes the dwelling as follows:

10690 Islington Avenue

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

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, panelled 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.

2.0 REPORT OBJECTIVE AND METHODOLOGY

As 10690 Islington Avenue is within the boundary of the Kleinburg-Nashville HCD, the City of Vaughan requires a Cultural Heritage Impact Assessment (“CHIA”) as part of any application for development or site alteration. The objective of this Property Ownership Chronology is to provide research information, not cultural heritage evaluation, as a component of the CHIA being compiled separately by Paul Oberst Architect.

Based on aerial photographs in the online collection, yorkmaps.ca, the dwelling on this property was erected between 1970 (when the parcel of land is shown vacant) and 1978 (the next chronological image showing the dwelling). The conclusion is that any structures that may have existed on this parcel of land were demolished or removed before 1970 (likely the result of the path of Highway 27); or no structures existed on this part of the original lots.

As the extant dwelling is 1970s era, an overview of the evolution of the property, without in depth historical research, was deemed sufficient for purposes of this CHIA. The information in this report was compiled through a property Title search at the York Region Land Registry Office. The property was not personally viewed but a photograph of the dwelling was provided by Paul Oberst and images of the property are available through online sources.

3.0 OVERVIEW HISTORY

3.1 VAUGHAN TOWNSHIP

The original plan for Vaughan Township in York County was a rough sketch dated 1788. Over several ensuing decades, the township was surveyed into lots and concessions. According to Smith’s *Canadian Gazetteer* for 1846, in 1842 the population of Vaughan Township was 4,300. There were six grist mills and twenty five saw mills. “This is a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms.”

3.2 KLEINBURG VILLAGE

The village of Kleinburg is comprised of a narrow section of hilly landscape between two

branches of the Humber River. For centuries, aboriginal people and early traders used a trail alongside the Humber River as the most efficient route to and from the Toronto area. In Vaughan, the trail follows what is now Islington Avenue, to Dundas Street in Toronto. It was improved as part of the Vaughan Plank Road, later known as King Road, now Islington Avenue.

The waterpower provided by the Humber River at this location allowed the development of several saw and grist mills. The earliest were the mills of John Nicholas Kline erected on acreage within Lot 24, Concession 8, Vaughan, on the west side of Islington.

The first Kleinburg village plan was registered on March 15, 1848, as Plan 9. It created building lots to encourage the settlement of much needed trades and service people, and labourers. Plan 210 is a subdivision of the property owned by John Mahaffy within Lots 24 and 25, Concession 8. It was drawn in January 1856 and registered August 5, 1857 (Figure 2).

The 1857-1858 Canada Directory describes “Klineburg” as follows:

A Village on the Humber, on the Vaughan Plank Road, in the Township of Vaughan and South Riding of the County of York. At the Klineburg Mills a large business is done in flour and lumber. The population is about 300.

By 1860, Kleinburg was well established, with a growing population of tradespeople and labourers servicing the mills. The village also served as a resting stop for farmers and merchants on their way to and from Toronto.

4.0 PROPERTY CHRONOLOGY

The legal description of the property at 10690 Islington Avenue is part of Lots 2, 3, 4, and 5, Plan 210; Part 1, 64R6429, City of Vaughan. The latter Plan was registered September 21, 1977, and establishes the subject property as Part 1.

4.1 EARLY PROPERTY OWNERS

The 200 acres of Lot 25, Concession 8, Vaughan, were patented from the Crown by Maria Lavenie Hamilton on April 4, 1821. Following several subdivisions and sales, on March 26, 1852, John Mahaffy acquired 38 acres of this lot and began selling building lots. In 1857, he registered Plan 210 as a plan of subdivision within this acreage (Figure 2). Plan 210 also extends into his holdings within Lot 24, Concession 8.

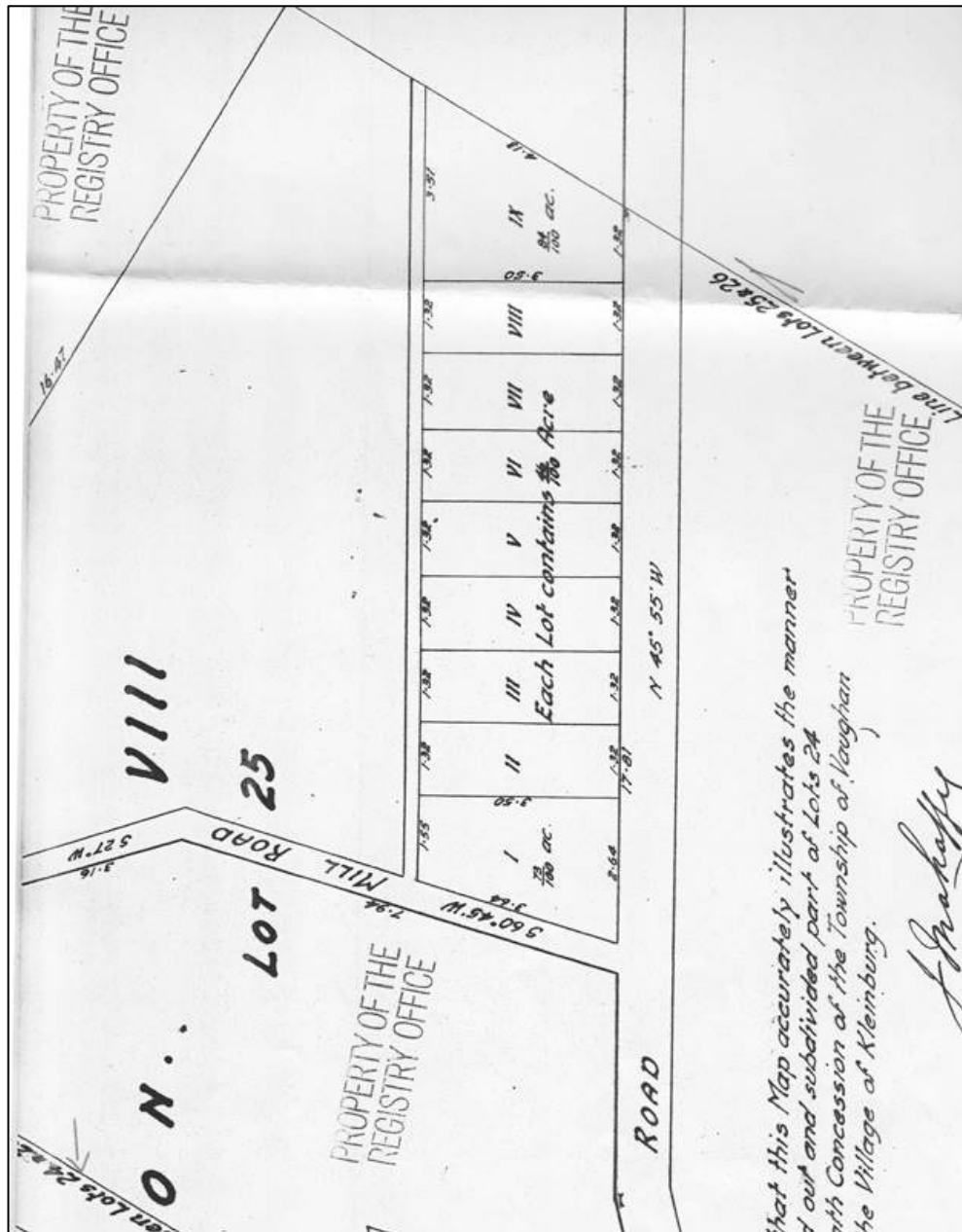


Figure 2: Extract of Plan 210, drawn January 3, 1856, and registered August 5, 1857. Lots 1 thru 5 were subsequently cut on a diagonal by Highway 27, creating the now triangular parcel of land at 10690 Islington Avenue.

SU MURDOCH HISTORICAL CONSULTING JUNE 2016 -9

4.2 LOTS 2 TO 5, PLAN 210

As the dwelling at 10690 Islington was erected between 1970 and 1978, the property chronology for this CHIA was traced only to 1903 when these building lots were first separately listed on Abstracts of Title at the York Region Land Registry Office.

Lots 2, 3, and 4, Plan 210, share the same chronology from 1903, when all appear to be vacant. The chronology for Lot 5, Plan 210, is slightly varied until acquired by Arthur Hambly in 1920, following which the chronologies of all these lots merge.

These lots were originally surveyed as 46/100s of an acre each and within a block numbering from Lots 1 to 9 as shown in Figure 2. This block of lots was subsequently intersected on the diagonal by Highway 27 (Figure 3). The result is the now triangular shape of this parcel of land.

4.3 CHARLES KITCHEN

The opening transaction registered on the property Title for Lots 2, 3, and 4, Plan 210, dates to May 30, 1903, when Thomas H. Robinson, “a doctor of medicine,” and Joseph Robinson, a farmer, acted as executors to the Last Will and Testament of Thomas White, retired. White died January 29, 1903. The executors sold to blacksmith Charles Kitchen, the 2 and 11/100s acres of Lots 1, 2, 3, and 4. The \$170 sale price suggests these lots were vacant. All involved were residents of Vaughan Township.

4.4 GEORGE MILLER ARNOLD

Charles Kitchen owned these lots until April 29, 1904, by which time he and his wife Mary were residents of York Township where Charles was still a blacksmith. On that date, he sold a total of 38 acres of land within Lots 24 and 25, Concession 8; plus Lots 1, 2, 3, and 4, Plan 210, to George Miller Arnold of Vaughan Township, a farmer. The purchase price was \$2,160.

4.5 JOHN H. HOWLAND

In June 1912, George Arnold sold to John Hugill Howland what is presumed to be the same acreage plus the building lots for \$3,500. (The copy of this document could not be located at the Land Registry Office.)

4.6 ETHEL ELIZABETH HUMPHREYS

On April 9, 1915, John and Margaret Howland of Woodbridge sold extensive acreage and the four Plan 210 lots to Ethel Elizabeth Humphreys of Vaughan, a married woman.

4.7 MARGARET MULLIN

Margaret Mullin, the wife of William Mullin, of Vaughan, bought the acreage and the four lots from Ethel Humphreys on March 24, 1917. The purchase price was \$3,000.

4.8 ARTHUR HAMBLY

Margaret Mullin sold the property to Vaughan farmer Arthur Hambly on April 1, 1920, for \$4,800. In December, Hambly acquired Lot 5, Plan 210, from John Seed for \$200. That \$200 value could be indicative of a modest dwelling on Lot 5.

4.9 FREDERICK J. SUHR

Arthur and [Migratta] Hambly of Kleinburg sold on October 8, 1931, to Vaughan Township farmer Frederick J. Suhr.

4.10 WILLIAM P. HOWLAND

Frederick and Beatrice Suhr, still Vaughan Township farmers, sold to William P. Howland of Vaughan on April 25, 1932.

4.11 CECIL GORDON BELL

William Howland of Kleinburg, a gentleman bachelor, sold to Cecil Gordon Bell of Vaughan, a farmer, on June 29, 1935. The purchase price was \$4,000 for 26 acres and Lots 1, 2, 3, and 4, Plan 210. Also included was the 46/100s acre of Lot 5, Plan 210, described as "formerly the property of John Mahaffy, medical doctor." On November 10, 1949, Cecil Bell and his wife Clara May became joint tenant owners.

4.12 JOHN CANNON BLENKINSOP

On August 6, 1952, the Bells sold part of Lots 1, 2, 3, 4, and 5, Plan 210, totalling 1.25 acres, to John Cannon Blenkinsop and his wife Margaret Mary. 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 (Figure 3) does not plot a dwelling, but this is not proof that none existed.

4.13 ANNE LINTNER

It was December 3, 1953, when the Blenkinsops sold parts of Lots 2, 3, 4, and 5, Plan 210, to Annie Lintner of the Town of Weston, a married woman, for \$1,000. This is the parcel of land associated with 10690 Islington Avenue. Annie died about 1976 and her executors registered Plan 646429 in 1977. The property is Part I of this Plan. Based on the aerial photographs, a dwelling was constructed on this property after 1970 and before 1978.

4.14 FREDERICK AND JEAN SHARPLES

The executors of the Lintner estate sold the property on August 28, 1986, to Frederick and Jean Sharples.

4.15 GORDON AND MARGARET MURRAY AND SUBSEQUENT

The Sharples sold on December 15, 1995, to Gordon Russell Murray and Margaret Ellen Murray. The Murrays sold in October 2000 to Delmer and Ruth Copithorn, who sold in November 2014 to the current owners, Sarah and Fawad Yama.

5.0 CONCLUSION

It is evident that Lots 1 thru 9, Plan 210, have been substantially reduced in size subsequent to being surveyed in 1856. Highway 27 has eliminated the west parts of Lots 1 thru 5, resulting in the now triangular shaped parcel of land associated with 10690 Islington Avenue.

It is possible that these lots contained one or more structures that were expropriated for highway construction. Based on aerial photographs and architectural style, it is concluded that the extant dwelling was erected after 1970 and before 1978. The only potential for evidence of earlier structures on this parcel of land would be at the subsurface level.

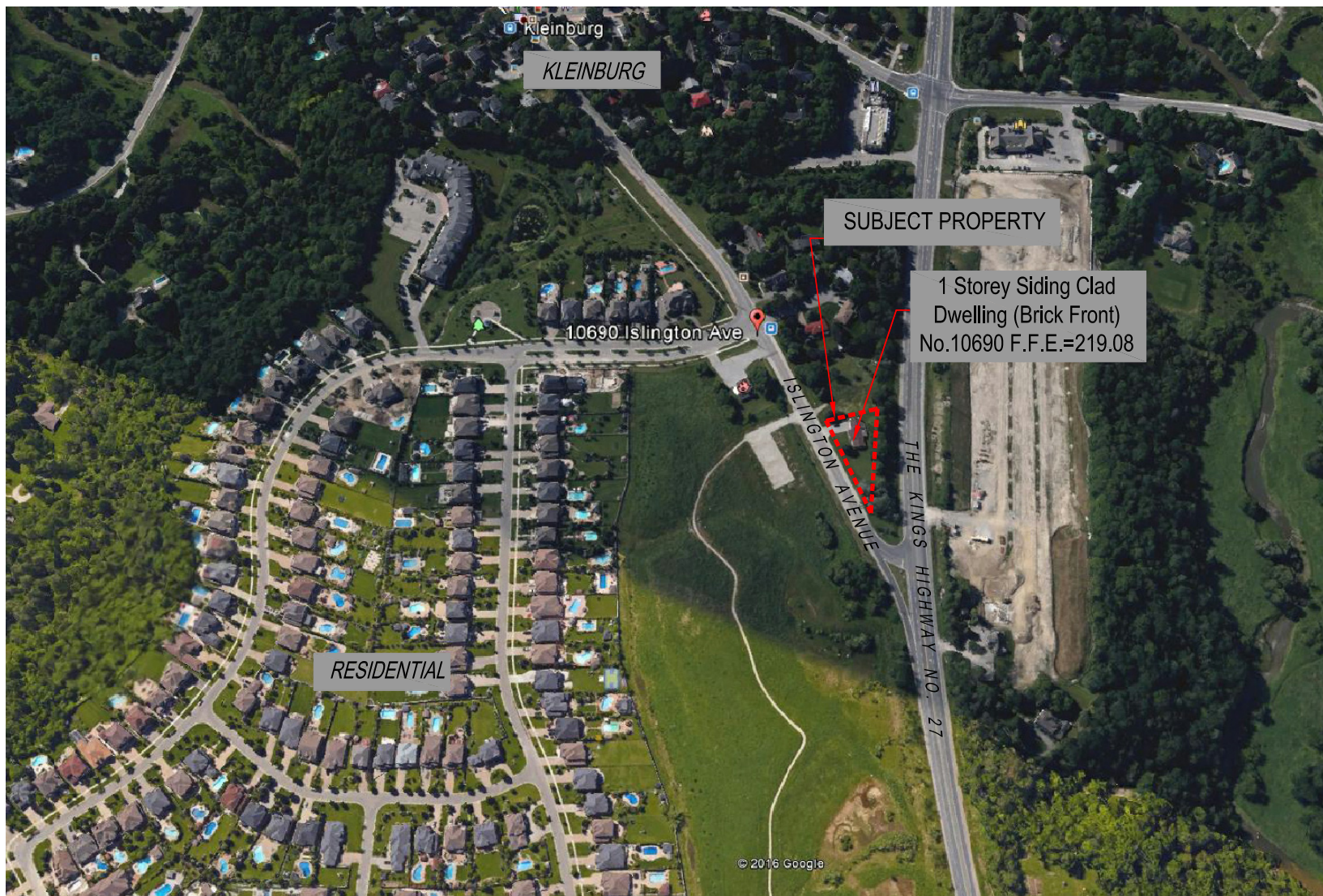
SOURCES

Abstract of Title and documents for Lots 24 and 25, Concession 8, Vaughan Township, and Lots 2 thru 5, Plan 210.

Margiotta, Loredana. *A Preliminary Study: Kleinburg Village HCD Designation*, April 1993. City of Vaughan Archives, Office of the City Clerk.

Miles & Co. *Illustrated Historical Atlas, County of York, 1878*. Reprint edition, 1969.

Reaman, G. Elmore. *A History of Vaughan Township*, 1971.



CONTEXT MAP

10690 ISLINGTON AVENUE
YAMA RESIDENCE

SUBMITTED FOR
PRELIMINARY
SEVERANCE REVIEW
CITY OF VAUGHAN

○ — CONTEXT-MAP

Project No.: 062015

DATE

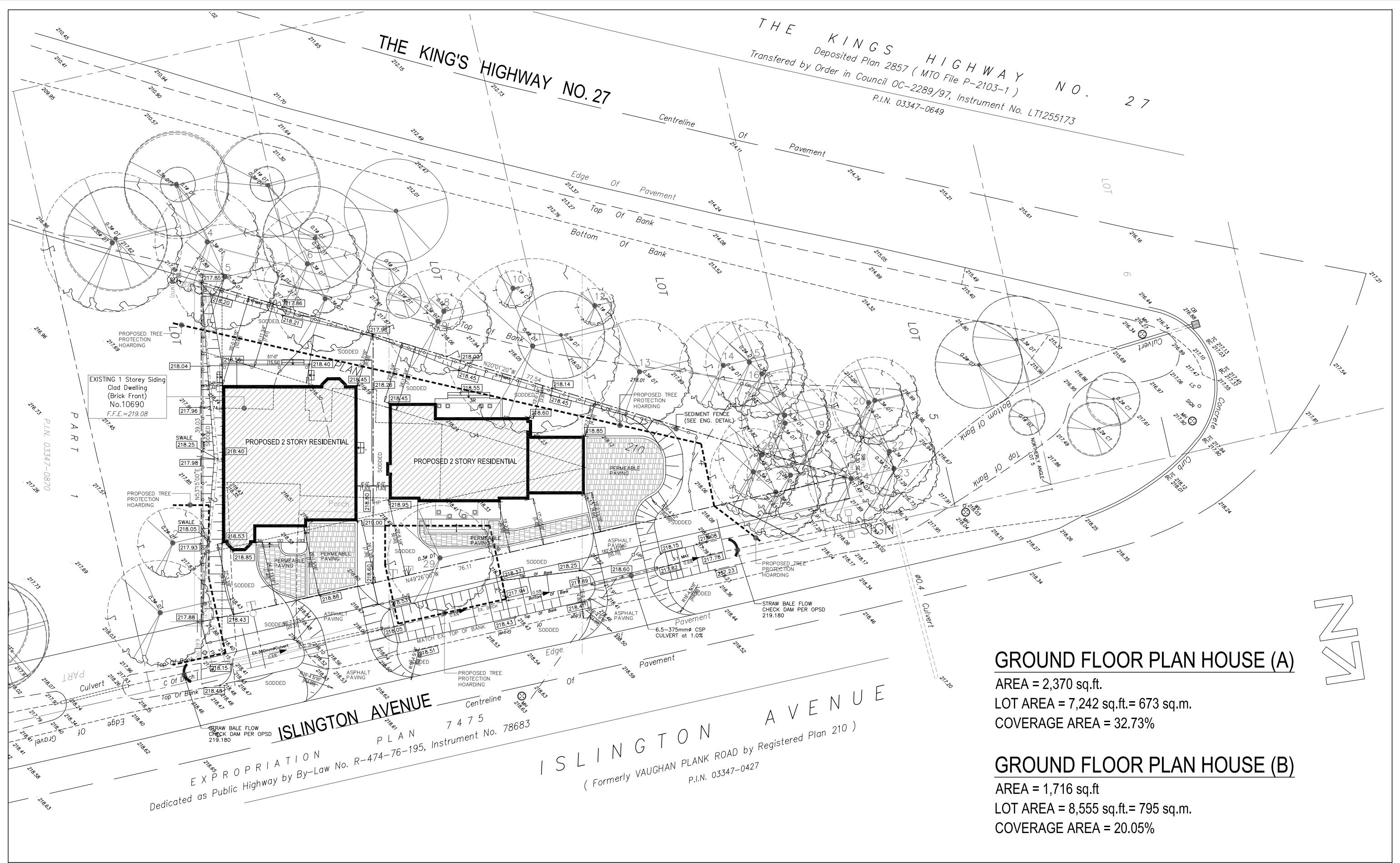
Drawn by: AA

Scale: SCALE

Designed by: S.P.



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



GROUND FLOOR PLAN HOUSE (A)

AREA = 2,370 sq.ft.
LOT AREA = 7,242 sq.ft.= 673 sq.m.
COVERAGE AREA = 32.73%

GROUND FLOOR PLAN HOUSE (B)

AREA = 1,716 sq.ft
LOT AREA = 8,555 sq.ft.= 795 sq.m.
COVERAGE AREA = 20.05%

10690 ISLINGTON AVENUE
YAMA RESIDENCE

SUBMITTED FOR
PRELIMINARY
SEVERANCE REVIEW
CITY OF VAUGHAN

1
A01

PROPOSED -
SITE PLAN

Project No.: 062015

Date: February 2016

Scale: Scale1:200

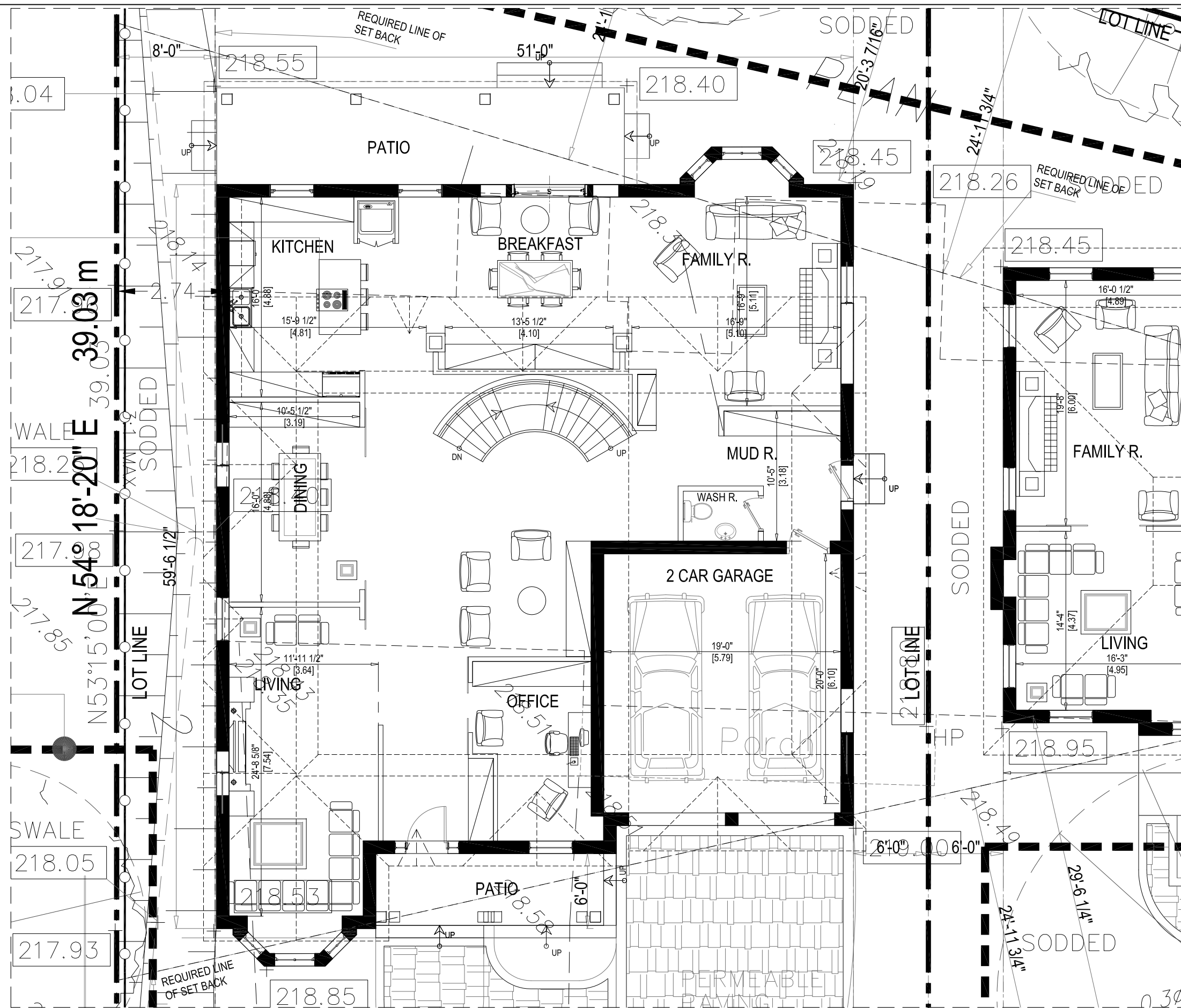
Drawn by: AA

Designed by: S.P

A01



Global Warming Prevention Technologies
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Ontario, M3C 3L8
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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

GWPT

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1131A Leslie Street, Suite 403 Toronto
Ontario, M3C 3L8
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10690 ISLINGTON AVENUE
YAMA RESIDENCE

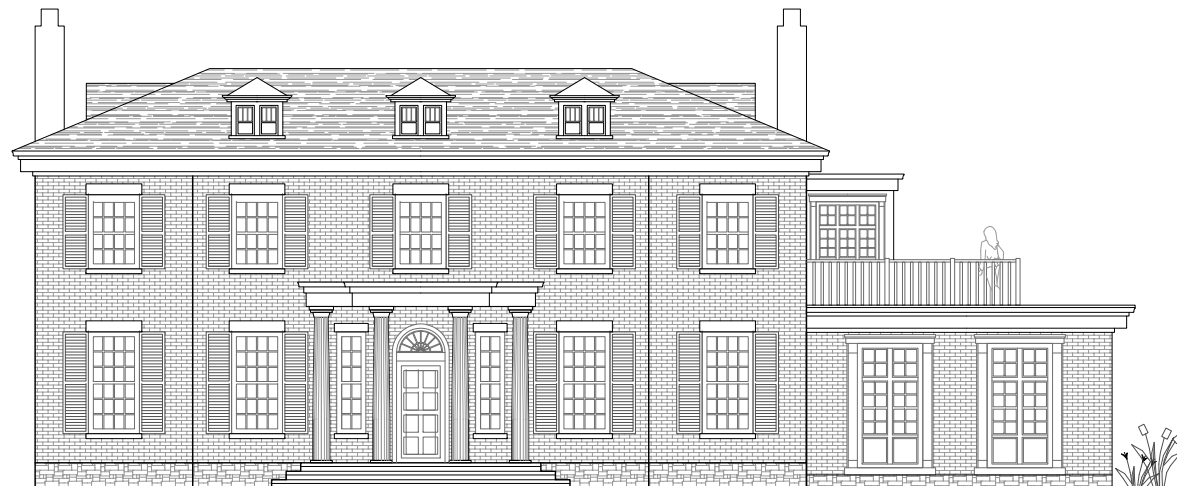
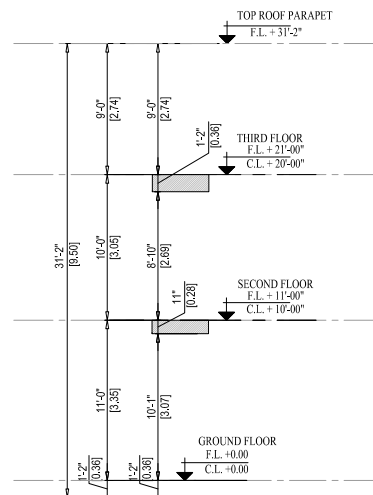
SUBMITTED FOR
PRELIMINARY
SEVERANCE REVIEW
CITY OF VAUGHAN

4
A04 PROPOSED -
HOUSE (A) ELEVATIONS

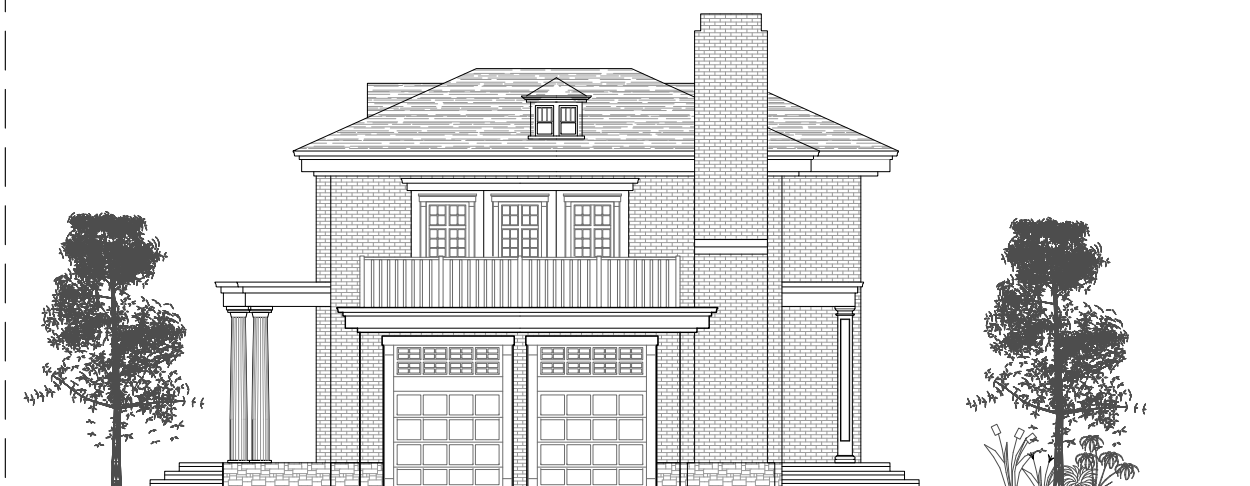
Project No.: 062015
Date: February 2016
Scale: Scale 1:100
Drawn by: AA
Designed by: S.P.

A04

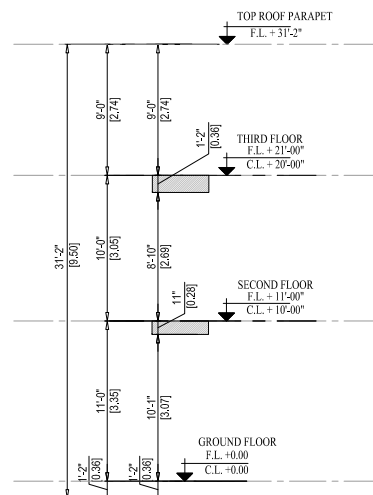
GWPT
Global Warming Prevention Technologies
1131A Leslie Street, Suite 403 Toronto
Ontario, M3C 3L8
TEL: 416-955-0971 FAX: 416-955-0829



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

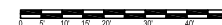
5
A05

PROPOSED -
HOUSE (B) ELEVATIONS

Project No.: 062015

Date: February 2016

Scale: Scale 1:100



Drawn by: AA

Designed by: S.P

A05

GWPT

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



10690 Islington Avenue

- 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, panelled 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.

PAUL OBERST, OAA, B.Arch, CAHP
CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION) University of Michigan

PROFESSIONAL HISTORY

1993 – Present	Paul Oberst Architect, Principal
1995-Present	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St.George Street, Toronto
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill,
exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner Contact Phillip Carter, 416-504-6497 Woodstock Public Library,

Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank

2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

Medland Lofts

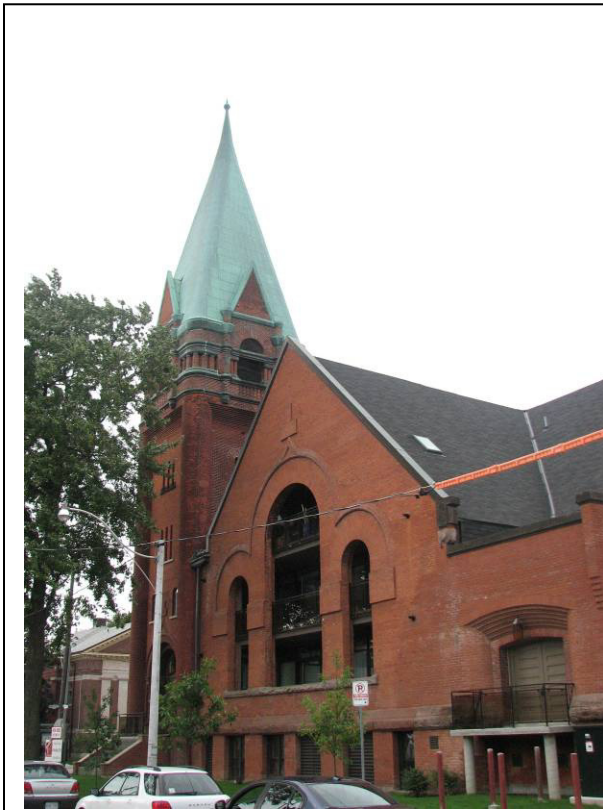
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.



Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victora Lofts

152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

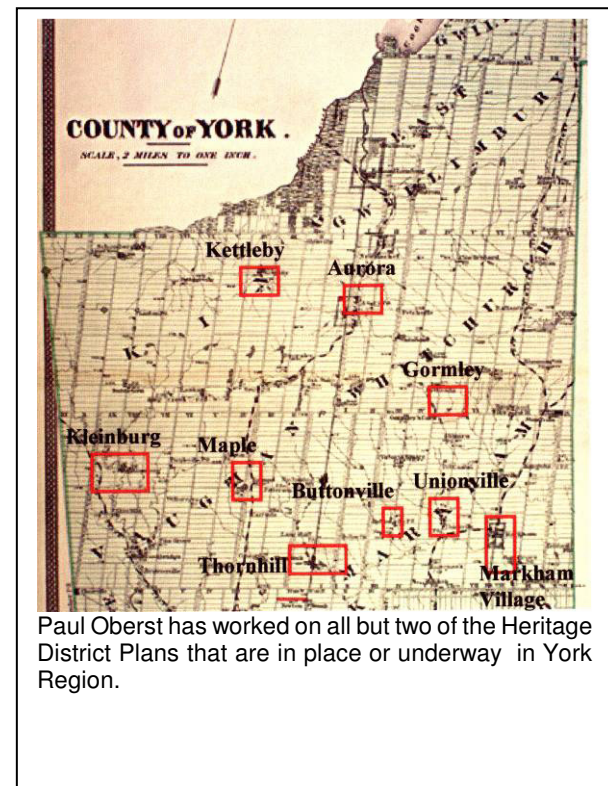
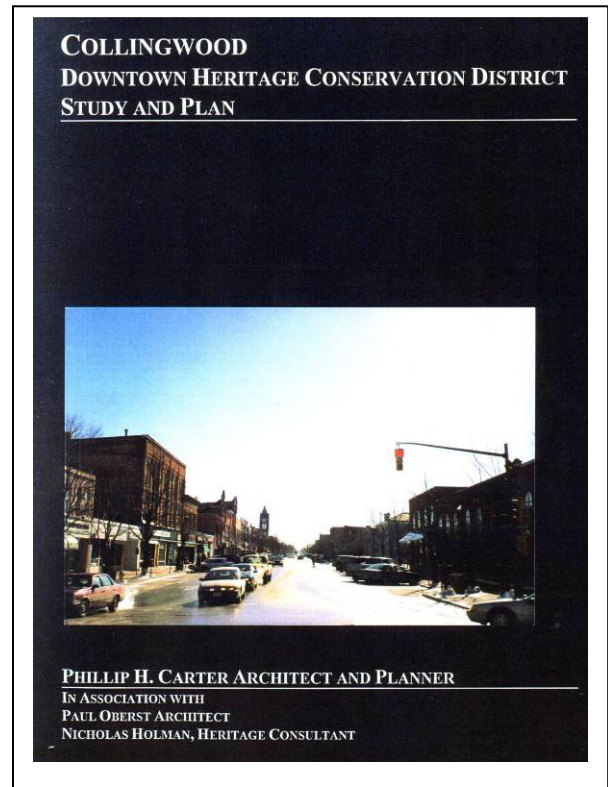
Buttonville Heritage Conservation District Study and Plan, underway.

Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.



Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:

Catherine Nasmith
416-598-4144



OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000

Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M

Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M

Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke

New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard

New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group

-Board Member

1994-97 & 2000-2001.

-Secretary 1994-97.

Kensington Market Action Committee,

-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.*

A student architecture journal

University of Michigan, 1968-70

Founding Co-editor of *FILE Magazine*

Toronto, 1972

Originator and author of

Rear Elevation essay series

Toronto Society of Architects Journal, 1994-1996

Author of articles and reviews in:

Globe & Mail,

NOW magazine

File magazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto*

Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,

City & Country Home, April 1990

Customizing your Condo, by Kathleen M. Smith

Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,

Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe

The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,

Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.


COPY


THE CORPORATION OF THE TOWN OF VAUGHAN

IN THE MATTER OF Subsection 34,
(17) and (18) of the Planning Act, 1983

I. R.A. PANIZZA, of the Town of Markham in the Regional
Municipality of York, make oath and say:

1. THAT I am the Town Clerk of The Corporation of the Town of Vaughan and as such have knowledge of the matters hereinafter deposed to.
2. THAT notice of the passing of By-law Number 286-86 by the Council of The Corporation of the Town of Vaughan on the 14th day of July, 1986, was given not later than fifteen (15) days after the day the by-law was passed in the manner and form and to the persons prescribed in Regulation 404/83 made pursuant to Section 69 of the Planning Act, 1983.
3. THAT no notice of appeal setting out an objection to By-law Number 286-86 and the reasons in support of the said objection was filed with me within thirty-five (35) days from the date of the passing of the by-law.

SWORN BEFORE ME in the Town)
of Vaughan in the Regional)
Municipality of York, this)
19th day of August, 1986.)

Commissioner



AUG 25 1986
TOWN OF VAUGHAN
BUILDING DEPT.

FORM 1

PLANNING ACT, 1983


NOTICE OF THE PASSING
OF A ZONING BY-LAW BY
THE CORPORATION OF THE TOWN OF VAUGHAN (LINTNER)

TAKE NOTICE that the Council of The Corporation of the Town of Vaughan passed By-law Number 286-86 on the 14th day of July/86 under Subsection 34 of the Planning Act, 1983.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Town Clerk of The Corporation of the Town of Vaughan not later than the 18th day of August, 1986, a notice of appeal setting out the objection to the by-law and THE REASONS IN SUPPORT OF THE OBJECTION.**

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in my office during regular office hours.

DATED at the Town of Vaughan this 18th day of July, 1986



Town Clerk
The Corporation of the Town of Vaughan
Civic Centre
2141 Major Mackenzie Drive
Maple, Ontario
LOJ 1E0

/lh

** THE REASONS MUST BE GIVEN OR IT WILL NOT BE CONSIDERED AN OBJECTION.

*** A NOTICE OF OBJECTION FILED PRIOR TO THE ENACTMENT OF THE BY-LAW IS NOT A NOTICE OF APPEAL.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 286-86

A By-law to amend Township of Vaughan By-law Number 2523, as amended.

WHEREAS the lands affected by this By-law are now situate in the Municipality of the Town of Vaughan, but by virtue of the Regional Municipality of York Act, remain subject to the provisions of Township of Vaughan By-law Number 2523;

AND WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by the Council but not approved at this time with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. That Township of Vaughan By-law Number 2523, as amended, be and it is hereby further amended by:

a) Rezoning the lands shown as "Subject Lands" on Schedule '1' hereto from Agricultural (A) Zone to Suburban Residential (RS) Zone.

b) Adding the following paragraph to Section 25 "EXCEPTIONS":

"(477)(i) Notwithstanding the provisions of Subsection 7(3) and Schedule 'A' respecting minimum front yard, minimum rear yard, minimum interior side yard and minimum exterior side yard, the main building located on the lands shown as "Subject Lands" on Schedule '1' to By-law 286-86 shall be located within the area shown as "Building Envelope" on the said Schedule '1'.

(ii) In addition to the landscaping required by Subsection 5(23) the area shown as "Landscaped Area" on Schedule '1' shall be used for no other purpose than landscaping. For the purposes of this paragraph landscaping shall mean the planting of trees, shrubs, grass and other plant materials in

order to effect the "Landscape Screen" required by Subsection 3.9 of Amendment Number 160 to the Vaughan Official Plan (Kleinburg/Nashville Community Plan)."

- c) Deleting Key Map 54 and substituting therefor the Key Map 54 attached hereto as Schedule '2'.

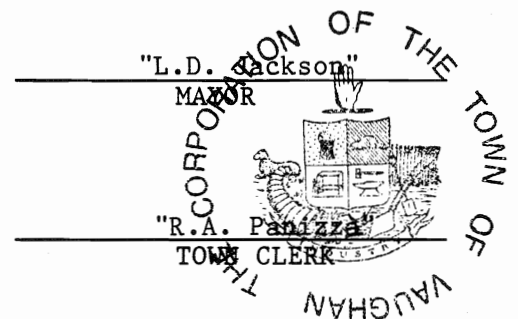
2. Schedules '1' and '2' shall be and hereby form part of this By-law.

READ a FIRST and SECOND time this 14th day of July, 1986.

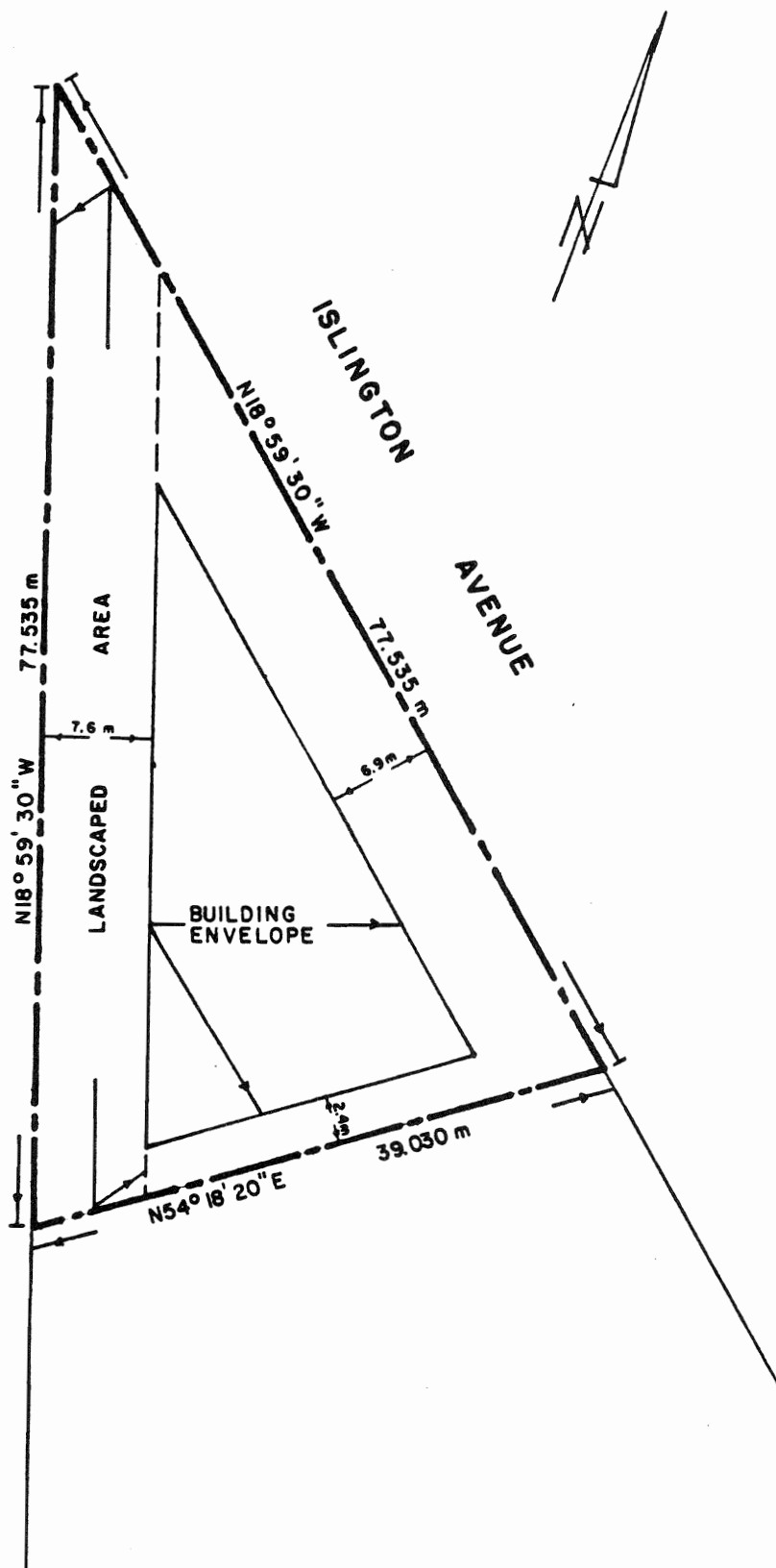
"L.D. Jackson"
MAYOR

"R.A. Panizza"
TOWN CLERK

READ a THIRD time and finally passed, this 14th day of July, 1986.



THE KING'S HIGHWAY NO. 27



LEGEND

--- SUBJECT LANDS
 LOCATION: PARTS OF LOTS 2, 3, 4
 AND 5, REGISTERED
 PLAN 210

SCALE: 0 20 m

**THIS IS SCHEDULE 'I'
 TO BY-LAW 286 - 86**

PASSED THE 14TH DAY OF JULY 1986.

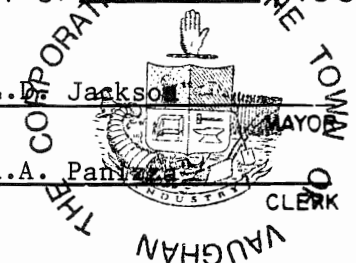
SIGNING OFFICERS

"L. D. Jackson"

MAYOR

"R.A. Panfili"

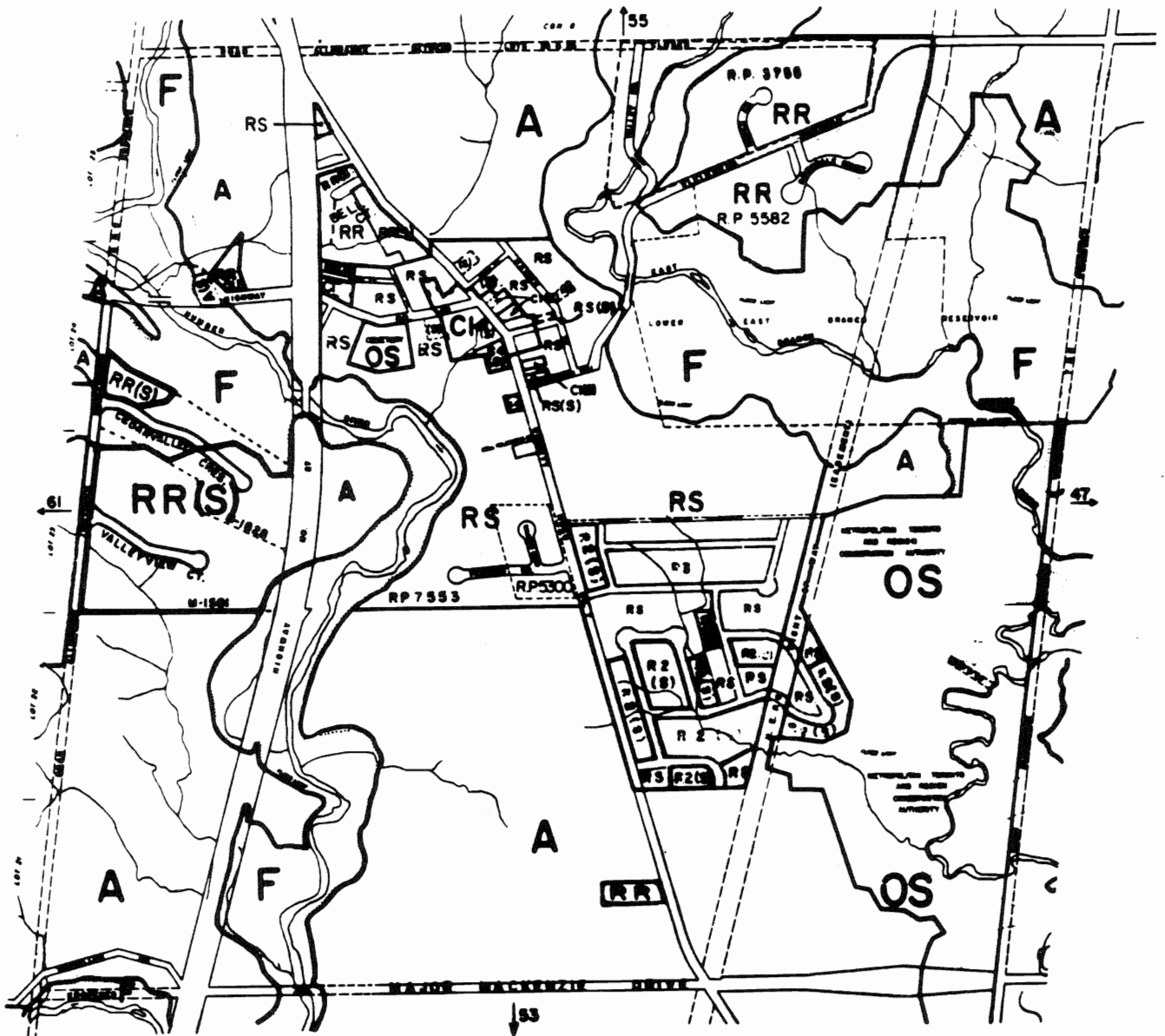
CLERK



DATE:
 TOWN OF VAUGHAN
 PLANNING DEPARTMENT

NOTE:

THE SUFFIX (S) APPEARING AFTER A ZONE SYMBOL ON THIS MAP DOES NOT FORM PART OF THE ZONE BUT REFERS ONLY TO SPECIAL PROVISIONS CONCERNING THE LANDS WITHIN THE BOUNDARIES OF SUCH ZONE. REFERENCE SHOULD BE MADE TO THE APPROPRIATE AMENDING BY-LAW FOR THE SPECIAL PROVISIONS.



SCALE: 1" = 1200'

KEY MAP 54

AS AMENDED BY BY-LAW NO.		
2857 (Text amendment only)	3591(TAO) 3768 4002	132-76 13-76 27-77 31-77 202-78
2958, 2624	4005 (TAO)	194-78 91-79 10-79(TAO) 150-79(TAO)
2981 (Text amendment only)	REGIONAL MUNIC. OF YORK ACT, 1970	33-81(TAO) 254-81(TAO) 150-83(TAO)
3129 (Text amendment only)	6-71 45-71(TAO) 71-72(TAO)	156-85(TAO) 34-86
3254 (Text amendment only)	138-72(TAO) 73-75(TAO) 79-74	
3382 3439 3480 3501	99-75(TAO) 49-78 88-78(TAO) 141-75	

REVISED FEB. 86

**THIS IS SCHEDULE '2'
TO BY-LAW 286-86**

PASSED THE 14TH DAY OF JULY, 1986.

SIGNING OFFICERS

"L.D. Jackson"

"R.A. Pantalone"

MAYOR

CLERK

FILE NO. Z.50.86

LOCATION: PARTS OF LOTS 2, 3, 4 AND 5,
REGISTERED PLAN 210

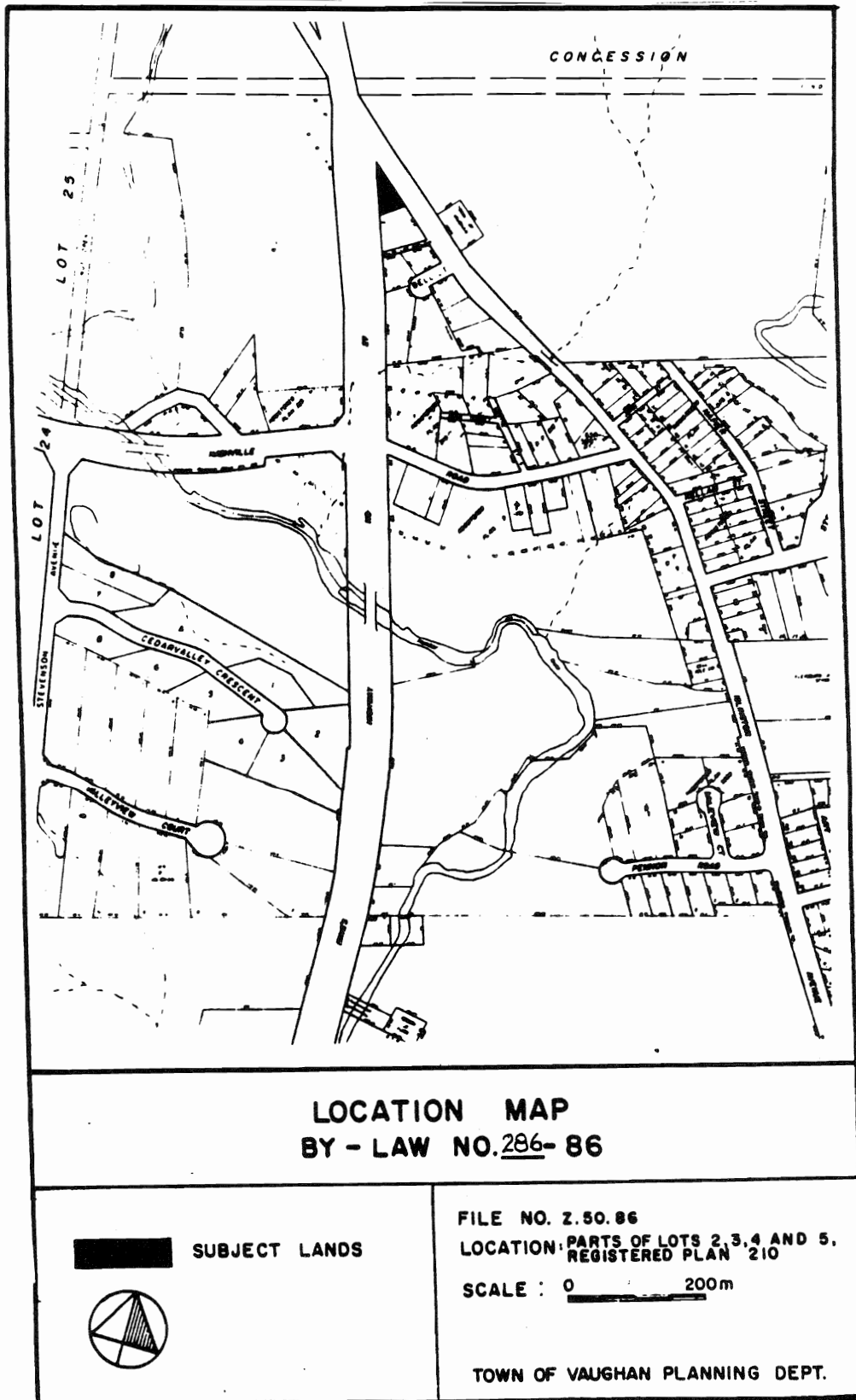
SCALE : 0 500m

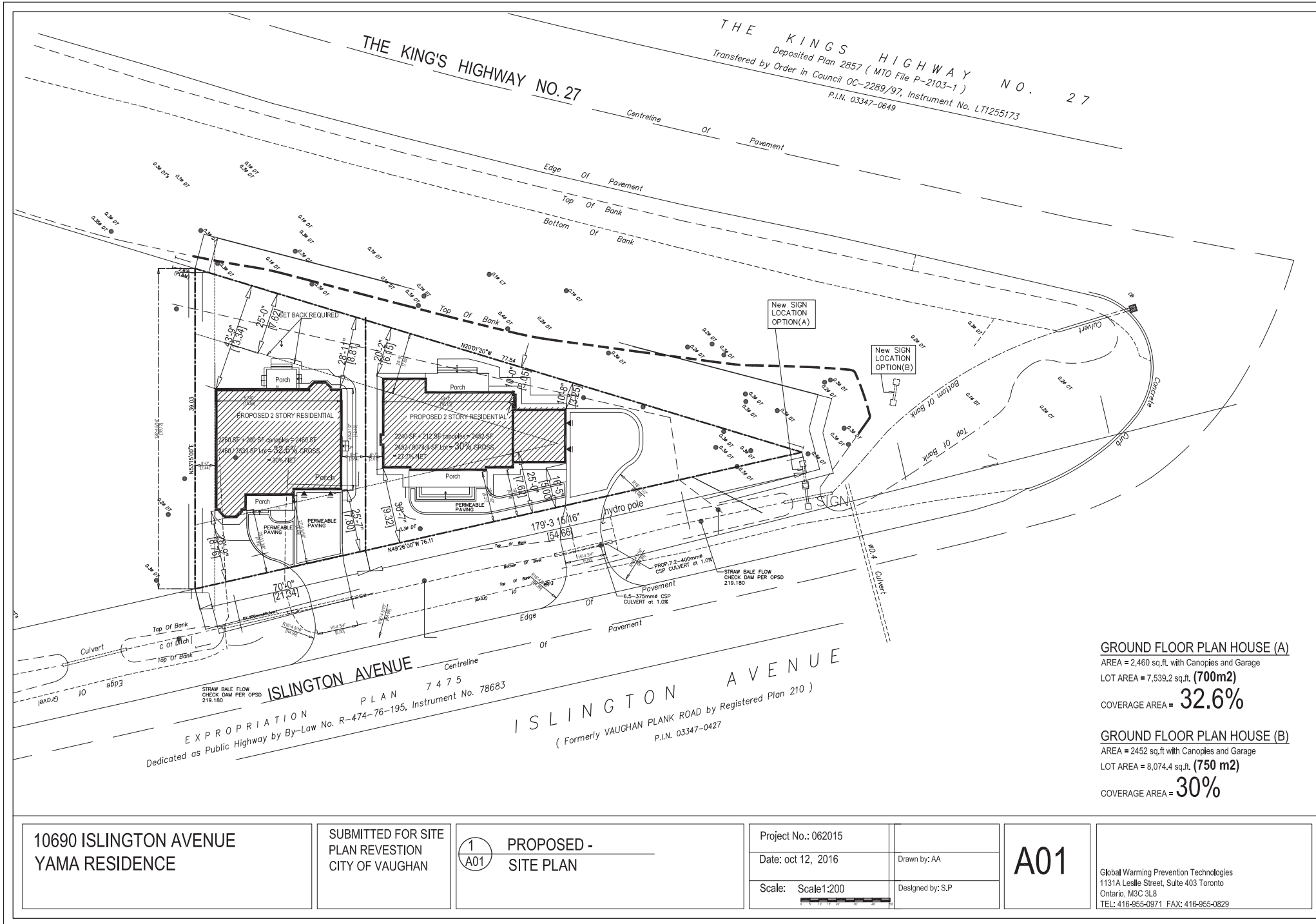


TOWN OF VAUGHAN PLANNING DEPT.

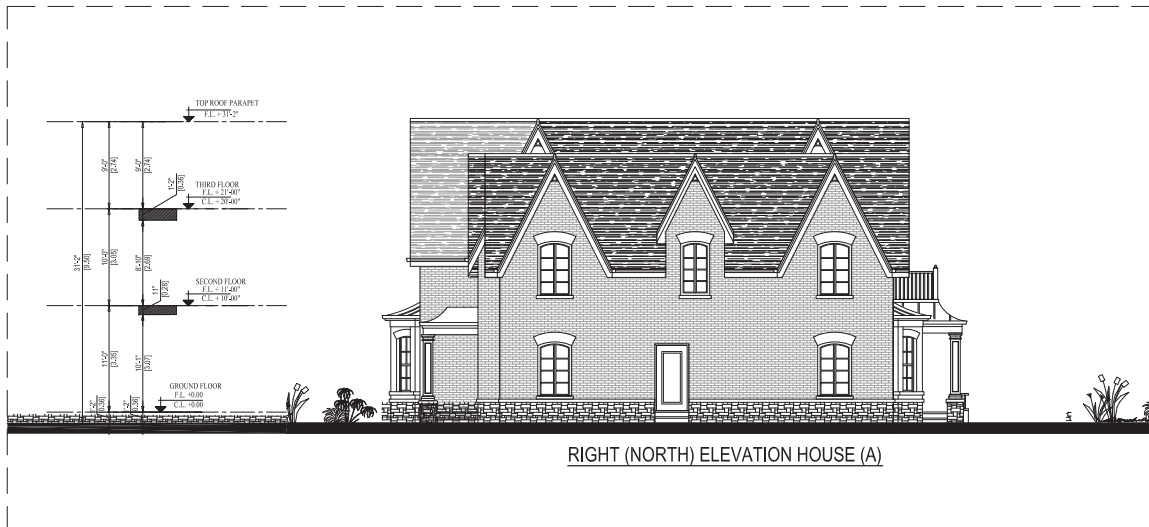
SUMMARY TO BY-LAW 286-86

The lands subject to this By-law are located immediately to the south of the junction of Highway #27 and Islington Avenue. More particularly the lands comprise parts of Lots 2, 3, 4 & 5 of Registered Plan 210 in the Town of Vaughan. The purpose of this By-law is to rezone the subject lands from Agricultural (A) Zone to Suburban Residential (RS) Zone under Township of Vaughan By-law 2523. In addition the by-law requires that the main building on the lot be confined to a building envelope and that a landscaped area be provided in order to meet the requirements of the Kleinburg/Nashville Community Plan. The Suburban Residential (RS) Zone normally requires a 9 metre front yard; a 1.5 metre interior sideyard; a 9 metre exterior sideyard and a 7.5 metre rear yard. By-law 25 requires that a minimum 10% of all lots be devoted to landscaping, located in the front and side yards.





Attachment #7 a) Elevations of House A



10690 ISLINGTON AVENUE
YAMA RESIDENCE

SUBMITTED FOR SITE
PLAN REVESTION
CITY OF VAUGHAN

4
A04

PROPOSED -
HOUSE (A) ELEVATIONS

Project No.: 062015

Date: OCTOBER 12, 2016

Scale: Scale 1:100



Drawn by: AA

Designed by: S.P.

A04



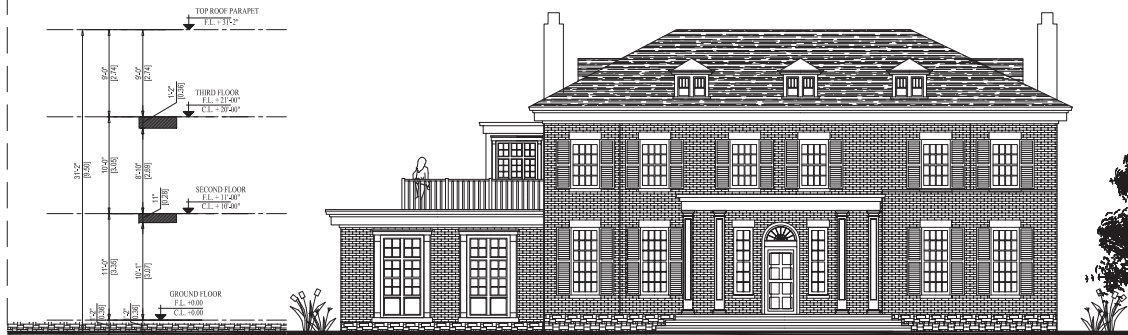
Global Warning Prevention Technologies
1131A Leslie Street, Suite 403 Toronto
Ontario, M3C 3L8
TEL: 416-955-0971 FAX: 416-955-0829



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 SITE
PLAN REVESTION
CITY OF VAUGHAN

5
A05

PROPOSED -
HOUSE (B) ELEVATIONS

Project No.: 062015

Date: OCTOBER 12, 2016

Scale: Scale 1:100



Drawn by: AA

Designed by: S.P

A05



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



10690 Islington Ave.

October 4, 2016

Yama Residence B



10690 Islington Ave.

October 5, 2016

Yama Residence A-2



10690 Islington Ave.

October 4, 2016

Yama Residences

