

**1.     PROPOSED DEMOLITION OF GARAGE AND ADDITION TO EXISTING  
PART V DESIGNATED RESIDENTIAL BUILDING  
21 KELLAM STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT  
WARD 1 – VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

**Recommendation**

The Manager of Urban Design and Cultural Heritage recommends:

1.     That Heritage Vaughan approve the proposed garage demolition and addition to a single detached dwelling at 21 Kellam Street, subject to the following conditions:
  - a)     The Owner shall submit final copies of the proposed development to Cultural Heritage staff for the issuance of a Heritage Permit;
  - b)     The final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
  - c)     Any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning; and,
  - d)     That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any further variances, permits or requirements that may be sought in the future by the applicant as it relates to the subject application.

**Contribution to Sustainability**

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

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

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

**Economic Impact**

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

**Communications Plan**

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

**Purpose**

The purpose of this report is for Heritage Vaughan to consider a proposed addition to a single detached residential building at 21 Kellam Street within the Kleinburg-Nashville Heritage Conservation District.

## **Background - Analysis and Options**

<b>Heritage Status</b>	Designated Part V, Ontario Heritage Act, Kleinburg-Nashville Heritage Conservation District.
<b>Proposal</b>	<p>The subject property contains an existing Victorian building constructed circa 1900. The Kleinburg-Nashville inventory notes it to be a “puzzling structure” as it doesn’t closely relate to precedent heritage style in Kleinburg.</p> <p>The applicant is proposing to remove the existing detached garage and construct a 1-storey addition on the right side of the house, a 2 storey addition on the left which will include parking facilities. All additions are located towards the back of the property and connect to the building at the rear of the property where a new addition was constructed in 2012. At the front portion of the building, on the right side, the wall is being bumped out and relocated to allow for more floor space on the interior. The wall is being cut a few feet from the front elevation so as not to disturb the original layout of the house. The same window will be used the relocated portion of the wall. Furthermore, this side of the house will be largely obstructed by a mature tree located in the front yard of the house. Please see plans and photos attached to this report.</p> <p>The proposed additions are constructed in a similar Victorian style with a clapboard finish, matching gables, and traditional style garage doors. The windows are similar hung windows, but are 1over1 to contrast with the 2over2 of the main portion.</p>
<b>Variances</b>	<p>The applicant has submitted application A313/15 to the Committee of Adjustment. The Development Planning Department has recommended deferral until Heritage Vaughan has viewed the application. The Committee of Adjustment application is slated to be brought to the meeting of October 22, 2015.</p> <p>The following variances are proposed:</p> <p><b>Proposal:</b></p> <ol style="list-style-type: none"><li>1. To permit a maximum lot coverage of 35.5% for the dwelling.</li><li>2. To permit a minimum rear yard setback of 3.45 metres to the dwelling.</li><li>3. To permit a swimming pool to be located in the side yard.</li></ol> <p><b>By-Law Requirements:</b></p> <ol style="list-style-type: none"><li>1. A maximum lot coverage of 30% is permitted.</li><li>2. A minimum rear yard setback of 7.5 metres is permitted.</li><li>3. A private swimming pool shall be located entirely in the rear yard.</li></ol> <p><b>Comments:</b></p> <ol style="list-style-type: none"><li>1. Cultural Heritage staff supports the variance for increased lot coverage as the site is located on Kellam Street, which is connected to Islington Avenue and an extension of the Islington Avenue commercial core. As such, an increase of 5.5% is consistent with the commercial character of Kellam Street.</li><li>2. Cultural Heritage staff supports the variance for a reduced rear</li></ol>

	<p>yard setback as an existing detached garage is currently located in that area. The proposed addition allows for a greater rear yard setback than the current existing garage.</p> <p>3. Cultural Heritage does not review pool permits or comment on pool permits (if archaeology is not a concern).</p>
<b>Building Materials</b>	The applicant is required to submit building material information to Cultural Heritage staff for review and approval. Specific manufacturer information is required.
<b>Archaeology</b>	<p>The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. As such, the owner is advised that the following standard clauses apply:</p> <ul style="list-style-type: none"> <li><i>i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.</i></li> <li><i>ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.</i></li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

Preserve our Heritage & Support Diversity, Arts & Culture

- The proposed new construction conforms to the District and will be a contributing built form asset in the Kleinburg-Nashville Heritage Conservation District

#### **Regional Implications**

N/A

#### **Conclusion**

Cultural Heritage Staff recommends Heritage Vaughan approval for the proposed garage demolition and new construction of a single detached dwelling at 21 Kellam Street. The proposal is consistent with the Kleinburg-Nashville Heritage Conservation District Plan.

#### **Attachments**

1. Location Map
2. Photos of subject property, submitted by Applicant October 7, 2015
3. Drawings submitted by Applicant, received October 7, 2015

**Report prepared by:**

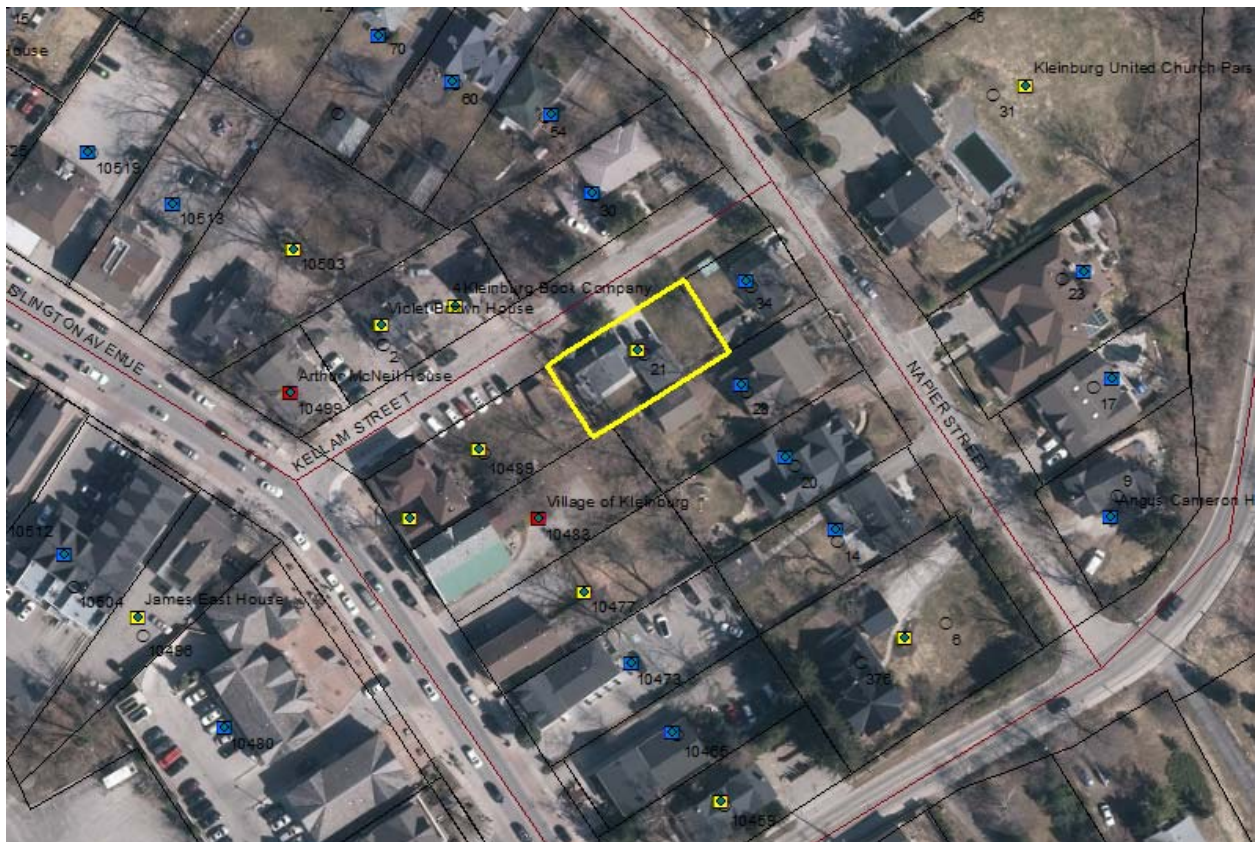
Daniel Rende, Cultural Heritage Coordinator, ext. 8112  
Moir Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY  
Manager of Urban Design and Cultural Heritage  
Development Planning Department

/CM

LOCATION MAP





**Attachment 2**















Photos submitted by applicant, October 7, 2015

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9										OBC REFERENCES		
1	PROJECT DESCRIPTION:				<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION		<input type="checkbox"/> PART 11		<input type="checkbox"/> PART 3		<input checked="" type="checkbox"/> PART 9 2.1.1 9.10.1.3	
2	MAJOR OCCUPANCY(S) SINGLE FAMILY RESIDENTIAL								3.1.2.1. (1)		9.10.2	
3	BUILDING AREA (SQ. M)		EXISTING <u>88.301</u>		NEW <u>99.699</u>		TOTAL <u>188.0</u>		1.1.3.2		1.1.3.2	
4	GROSS AREA (SQ. M)		EXISTING <u>164.898</u>		NEW <u>139.492</u>		TOTAL <u>304.39</u>		1.1.3.2		1.1.3.2	
5	NUMBER OF STOREYS		ABOVE GRADE <u>2</u>		BELOW GRADE <u>1</u>				3.2.1.1 & 1.1.3.2		2.1.1.3	
6	HEIGHT OF BUILDING (m) EXISTING										2.1.1.3	
7	NUMBER OF STREETS / ACCESS ROUTES 1								3.2.2.10 & 3.2.5.5			
8	BUILDING CLASSIFICATION C OCCUPANCY								3.2.2.20-83		9.10.4	
9	SPRINKLER SYSTEM PROPOSED				<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED				3.2.2.20-83 3.2.1.5 3.2.2.17		9.10.8	
10	STANDPIPE REQUIRED				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.9			
11	FIRE ALARM REQUIRED				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.4		9.10.7.2	
12	WATER SERVICE / SUPPLY IS ADEQUATE				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
13	HIGH BUILDING				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.6			
14	PERMITTED CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE		<input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH				3.2.2.20-83		9.10.6	
	ACTUAL CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE		<input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH							
15	MEZZANINE(S) AREA (m2) N/A								3.2.1.1.(3)-(8)		9.10.4.1	
16	OCCUPANT LOAD BASED ON		<input type="checkbox"/> m2 / PERSON		<input type="checkbox"/> DESIGN OF BUILDING				3.1.1.6		9.9.1.3	
17	BARRIER FREE DESIGN				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)				3.8		9.5.2	
18	HAZARDOUS SUBSTANCES				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.3.1.2.(1) & 3.3.1.19.(1)		9.10.1.3	
19	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)			LISTED DESIGN NO. OR DESCRIPTION (SG-2)			3.2.2.20-83 & 3.2.1.4		9.10.8 9.10.9		
FLOORS <u>N/A</u> HOURS												
ROOF <u>N/A</u> HOURS												
MEZZANINE <u>N/A</u> HOURS												
FRR OF SUPPORTING MEMBERS			LISTED DESIGN NO. OR DESCRIPTION (SG-2)									
FLOORS <u>N/A</u> HOURS												
ROOF <u>N/A</u> HOURS												
MEZZANINE <u>N/A</u> HOURS												
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS								3.2.3		9.10.14	
	WALL	AREA OF EBF (m2)	L/D. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMBUSTIBLE CONSTRUCTION	COMB. CONST. NONC. CLADDING	NON-COMBUSTIBLE CONSTRUCTION	
	NORTH	-	-	N/A	-	-						
	EAST	-	-	N/A	-	-						
	SOUTH	-	-	N/A	-	-						
	WEST	-	-	N/A	-	-						
21	OTHER - DESCRIBE * DISTANCE FROM WALL WITH UNPROTECTED OPENINGS NOT GARAGE WALL											

1) O.B.C. MATRIX

ZONING	—	
	EXISTING	PROPOSED
LOT AREA	6,016.74 SQ. FT. (558.973 SQ.M)	6,016.74 SQ. FT. (558.973 SQ.M)
BUILDING AREA	950.46 SQ. FT. (88.301 SQ.M)	2,023.637 SQ. FT. (188.0 SQ.M)
LENGTH OF BUILDING	32'—5" (9.879 M)	43'—5" (13.232 M)
BUILDING HEIGHT	EXISTING	EXISTING
GROSS FLOOR AREA	1,774.95 SQ. FT. (164.898 SQ.M)	3,276.473 SQ. FT. (304.39 SQ.M)
LOT COVERAGE	1,050.43 (HOUSE) + 495.00 (GARAGE) + 261.66 (DECKS) /6016.74 = 30.034%	2,135.426 (HOUSE+GARAGE)  /6,016.74 = 35.5%
SETBACKS (HOUSE)	EXISTING	PROPOSED
REAR (EAST) (SOUTH) SIDE	22'—4" (6.806 M) 10'—0" (3.048 M)	11'—4" (3.453 M) 6'—8" (2.032 M)
FRONT (WEST) (NORTH) SIDE	4'—0" (1.219 M) 55'—9 1/4" (16.999 M)	4'—0" (1.219 M) 29'—3" (8.918 M)
FLOOR AREAS:	EXISTING	PROPOSED
GROUND FLOOR	950.46 SQ. FT. (88.301 SQ.M)	1,567.78 SQ. FT. (145.65 SQ.M)
SECOND FLOOR	824.49 SQ. FT. (76.598 SQ.M.)	1,708.693 SQ. FT. (158.74 SQ.M.)
TOTAL GFA	1,774.95 SQ. FT. (164.9 SQ.M.)	3,276.473 SQ. FT. (304.39 SQ.M.) * EXCL. AREA OF ATTACHED GARAGE)
GARAGE	495.00 SQ. FT. (45.987 SQ.M.)	455.861 SQ. FT. (42.35 SQ.M.)
FRONT VERANDA	100.03 SQ. FT. (9.293 SQ.M.)	100.03 SQ. FT. (9.293 SQ.M.)
SIDE DECK	59.01 SQ. FT. (5.482 SQ.M.)	—
REAR DECK	202.65 SQ. FT. (18.827 SQ.M.)	45.49 SQ. FT. (4.226 SQ.M.)

2 ) SITE STATISTICS



NO.	REVISIONS	DATE
CITY	ISSUED FOR CoFa	OCT 7 15
CITY	ISSUED FOR CoFa	SEPT 21 15
TO	ISSUED	DATE

**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT

**NEW 2-STOREY  
ADDITION & ATTACHED  
GARAGE AT:  
21  
KELLAM STREET  
KLEINBURG, ONTARIO**



**PAUL DACUNHA  
ARCHITECT INC**

101 Silverhill Drive  
Toronto, Ontario, M9B 3W4  
p 416 234 9324 / 416 234 9326  
[paul.dacunha@sympatico.ca](mailto:paul.dacunha@sympatico.ca)

DRAWING <b>O.B.C. MATRIX AND SITE STATISTICS</b>	
DRAWN <b>D.F.</b>	PROJECT NO <b>15065</b>
PLOTTED DATE <b>OCTOBER 7, 2015</b>	DRAWING NO <b>AA</b>
SCALE <b>N/A</b>	OF
CHECKED <b>P.D.</b>	





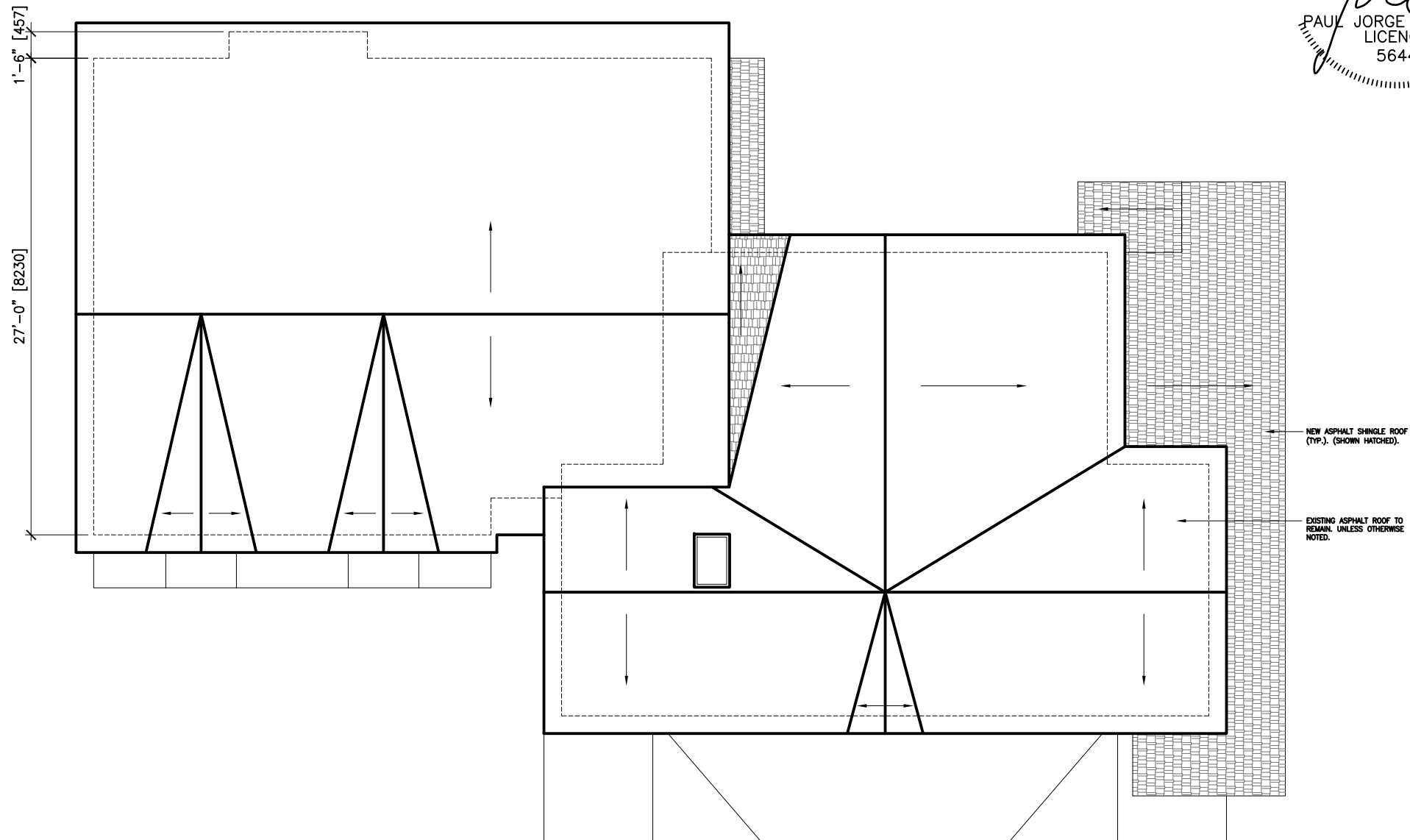












NO.	REVISIONS	DATE
CITY	ISSUED FOR Co/A	OCT 7 15
CITY	ISSUED FOR Co/A	SEPT 21 15
TO	ISSUED	DATE

**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

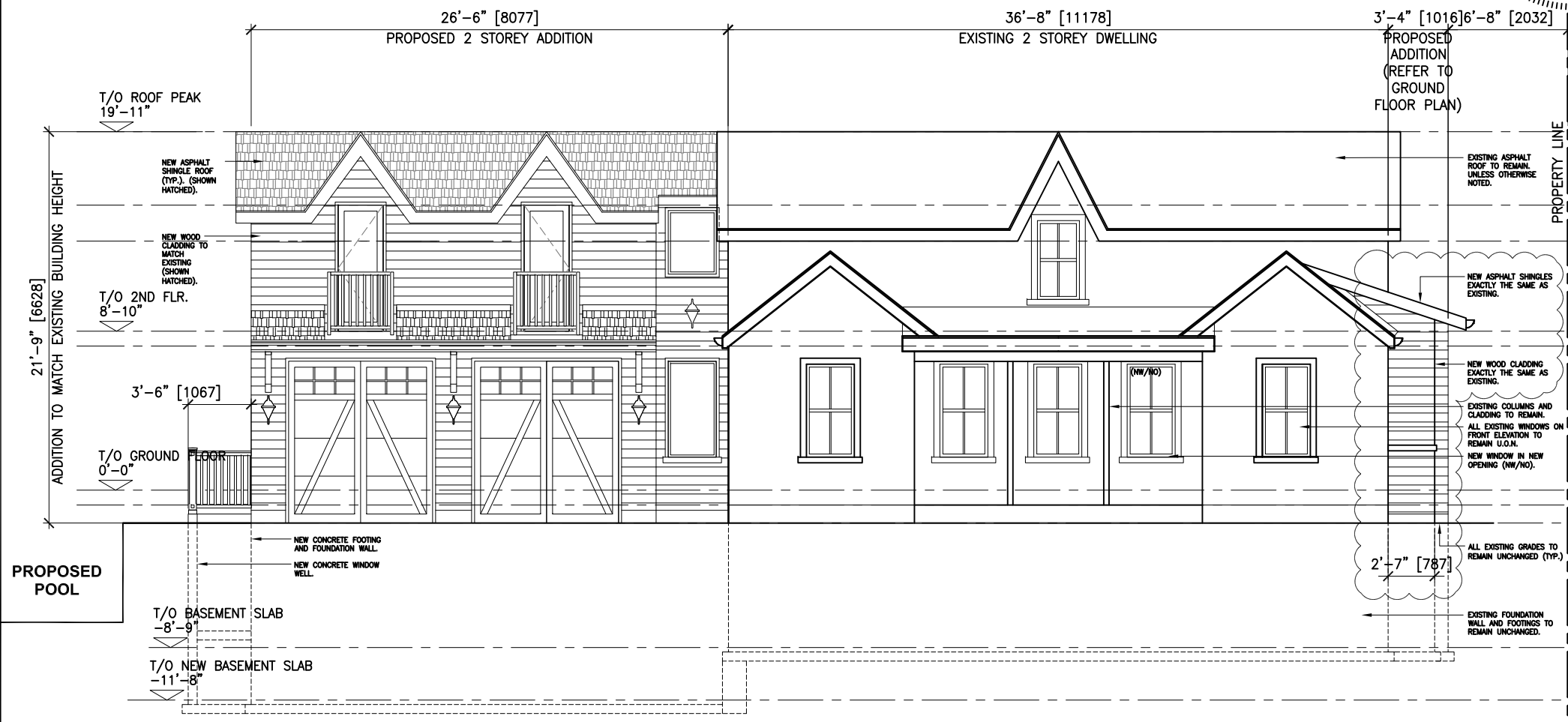
PROJECT

**NEW 2-STOREY  
ADDITION & ATTACHED  
GARAGE AT:  
21  
KELLAM STREET  
KLEINBURG, ONTARIO**



**PAUL DACUNHA**  
**ARCHITECT INC**  
101 Silverhill Drive  
Toronto, Ontario, M9B 3W4  
p 416 234 9324 f 416 234 9326  
paul.dacunha@sympatico.ca

DRAWING <b>ROOF PLAN</b>	
DRAWN <b>D.F.</b>	PROJECT NO <b>15065</b>
PLOTTED DATE <b>OCTOBER 7, 2015</b>	DRAWING NO <b>A04</b>
SCALE <b>1/8" = 1'-0"</b>	OF
CHECKED <b>P.D.</b>	



NO.	REVISIONS	DATE
CITY ISSUED FOR CoFA	OCT 7 1980	
CITY ISSUED FOR CoFA	SEPT 21 1980	
TO ISSUED	DATE	

**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT

**NEW 2-STOREY  
ADDITION & ATTACHED  
GARAGE AT:**

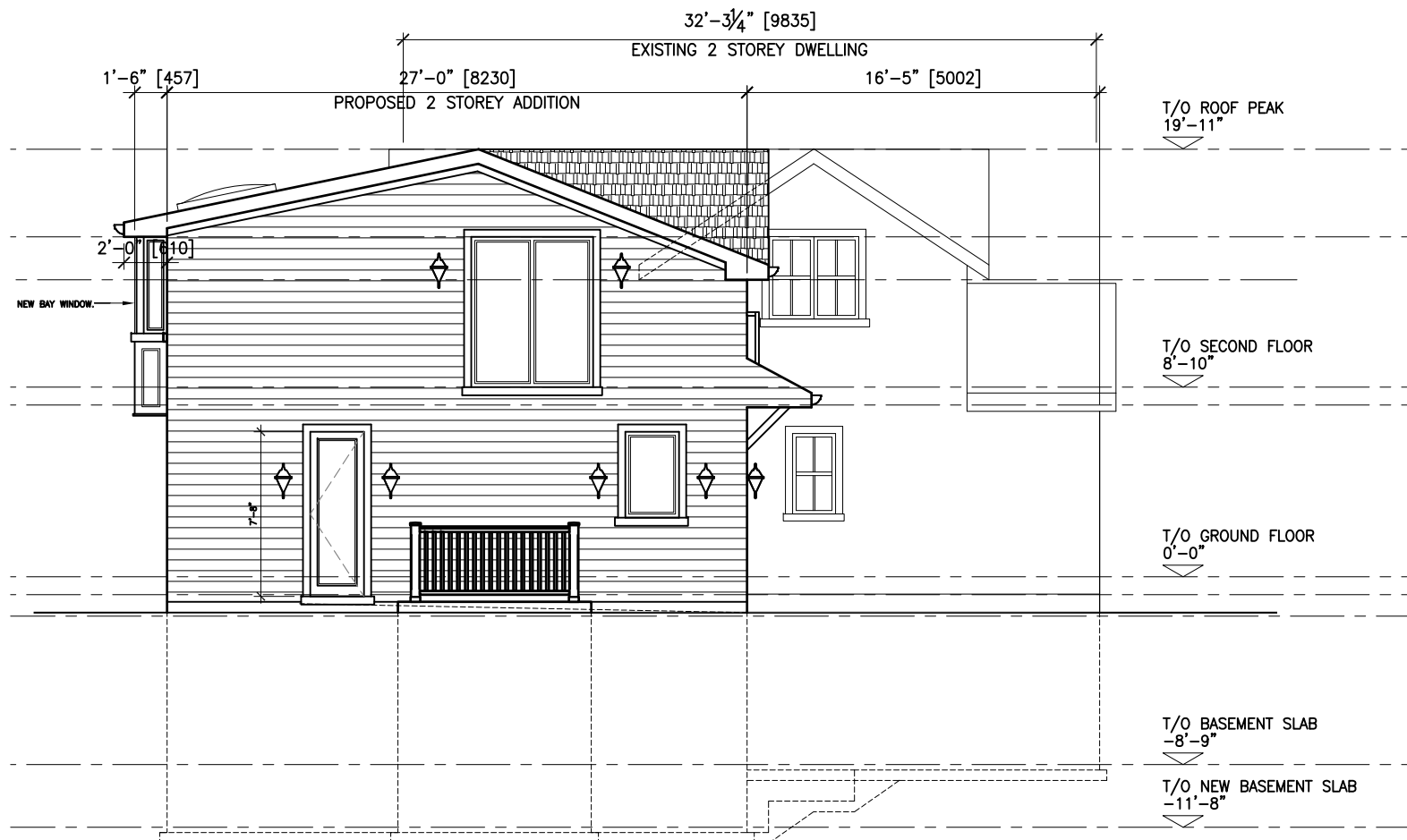
**21  
KELLAM STREET  
KLEINBURG, ONTARIO**



**PAUL DACUNHA**  
**ARCHITECT INC**

101 Silverhill Drive  
Toronto, Ontario, M9B 3W4  
p 416 234 9324 f 416 234 9326  
paul.dacunha@sympatico.ca

DRAWING <b>FRONT (WEST) ELEVATION</b>	
DRAWN <b>D.F.</b>	PROJECT NO <b>15065</b>
PLOTTED DATE <b>OCTOBER 7, 2015</b>	DRAWING NO <b>A05</b>
SCALE <b>1/8" = 1'-0"</b>	OF
CHECKED <b>P.D.</b>	

[illegible]

**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT

**NEW 2-STOREY  
ADDITION & ATTACHED  
GARAGE AT:**

**21  
KELLAM STREET  
KLEINBURG, ONTARIO**

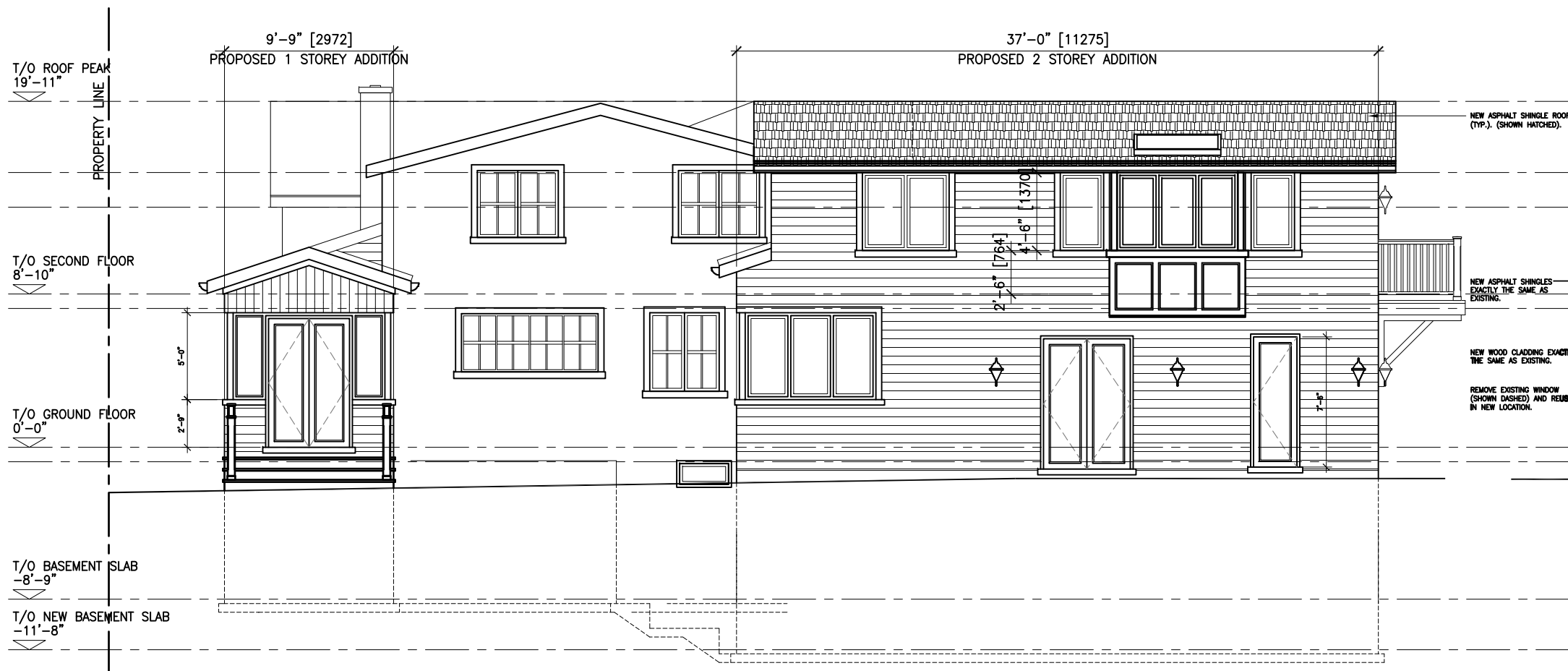
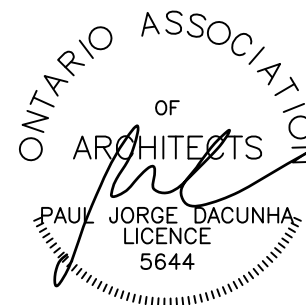


**PAUL DACUNHA**  
**ARCHITECT INC**

101 Silverhill Drive  
Toronto, Ontario, M9B 3W4  
p 416 234 9324 f 416 234 9326  
paul.dacunha@sympatico.ca

DRAWING <b>SIDE (NORTH) ELEVATION</b>	
DRAWN <b>D.F.</b>	PROJECT NO <b>15065</b>
PLOTTED DATE <b>OCTOBER 7, 2015</b>	DRAWING NO <b>A06</b>
SCALE <b>1/8" = 1'-0"</b>	OF
CHECKED <b>P.D.</b>	



[illegible]

**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT

**NEW 2-STOREY  
ADDITION & ATTACHED  
GARAGE AT:**

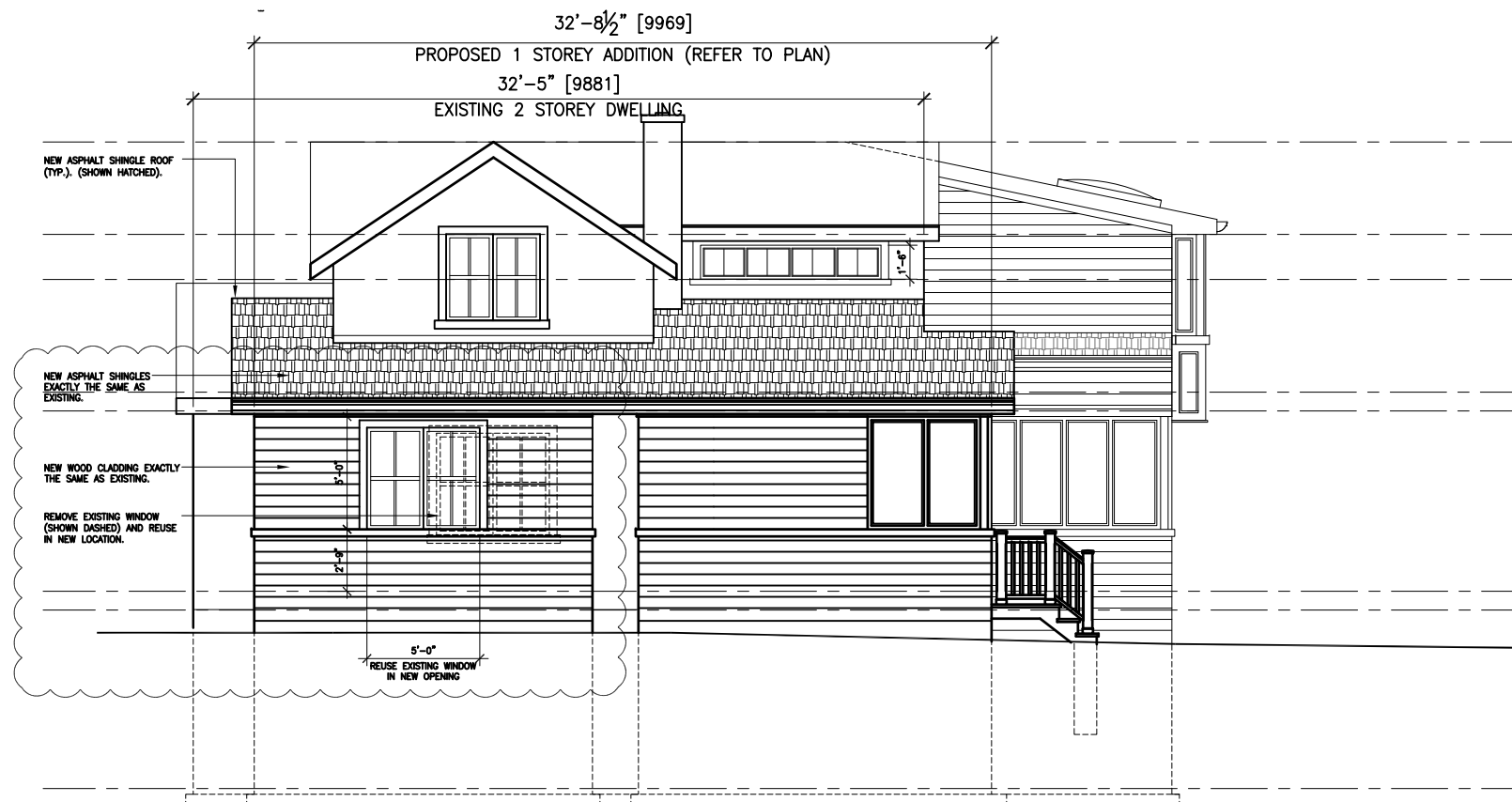
21  
KELLAM STREET  
KLEINBURG, ONTARIO



**PAUL DACUNHA**  
**ARCHITECT INC**

101 Silverhill Drive  
Toronto, Ontario, M9B 3W4  
p 416 234 9324 f 416 234 9326  
paul.dacunha@sympatico.ca

DRAWING	
<h1>REAR (EAST) ELEVATION</h1>	
DRAWN	PROJECT NO
D.F.	<b>15065</b>
PLOTTED DATE <b>OCTOBER 7, 2015</b>	DRAWING NO <b>A07</b>
SCALE $1/8" = 1'-0"$	OF
CHECKED <b>P.D.</b>	

[illegible]

**GENERAL NOTES**

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT

**NEW 2-STOREY  
ADDITION & ATTACHED  
GARAGE AT:**

**21  
KELLAM STREET  
KLEINBURG, ONTARIO**



**PAUL DACUNHA**  
**ARCHITECT INC**

101 Silverhill Drive  
Toronto, Ontario, M9B 3W4  
p 416 234 9324 f 416 234 9326  
paul.dacunha@sympatico.ca

DRAWING	
SIDE (SOUTH) ELEVATION	
DRAWN D.F.	PROJECT NO <b>15065</b>
PLOTTED DATE <b>OCTOBER 7, 2015</b>	DRAWING NO <b>A08</b>
SCALE <b>1/8" = 1'-0"</b>	OF
CHECKED P.D.	