

**2. PROPOSED DEMOLITION AND NEW CONSTRUCTION OF PART V DESIGNATED SINGLE DETACHED RESIDENTIAL BUILDING
70 NAPIER 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 the proposed demolition and new construction at 70 Napier Street BE APPROVED 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 the proposed demolition and new construction of a single detached residential building at 70 Napier Street within the Kleinburg-Nashville Heritage Conservation District (HCD).

Background - Analysis and Options

Heritage Status	<p>Designated Part V, Ontario Heritage Act, Kleinburg-Nashville Heritage Conservation District.</p> <p>The Kleinburg-Nashville HCD is divided into distinct areas and the subject property falls within the "Residential Villages" area. As such, those policies within the Guidelines apply.</p> <p>All new construction, renovations, and demolition will require the approval of the Heritage Vaughan Committee and a Heritage Permit in addition to any other City approvals.</p>
Existing Building	<p>The existing building is a single storey Cape-Cod building constructed circa 1950. Cultural Heritage staff had previously conducted a Built Heritage Evaluation in 2011 for the property and it scored a grading of 45/100 which is in the "Modest Significance" category.</p> <p>As such, demolition may be proposed if a suitable replacement structure is proposed that is consistent with the streetscape and Kleinburg-Nashville HCD Plan.</p>
Proposed Design	<p>The applicant has proposed a single detached dwelling and a cabana in the Victorian Vernacular architectural style – a recognized style as per the Kleinburg-Nashville HCD Guidelines.</p>
Variances	<p>The applicant has submitted application A291/15 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 November 19, 2015.</p> <p>The following variances are proposed:</p> <p>Proposal:</p> <ol style="list-style-type: none">1. To permit a maximum lot coverage of 40.08%.2. To permit a maximum building height of 5.502m for the cabana.3. To permit a minimum rear yard setback of 1.2m to the cabana. <p>By-Law Requirements:</p> <ol style="list-style-type: none">1. Maximum lot coverage 30%.2. Maximum building height 4.5m (cabana).3. Minimum rear yard setback 7.5m (cabana). <p>Further information on composition of 40.08% lot coverage:</p> <p>House footprint: 29.65% Porch footprint: 0.65% Loggia (rear porch) footprint: 3.19% Fireplace projections: 0.12% Cabana footprint: 6.47% (5.91 for main portion, 0.56 for stairs)</p> <p>Analysis</p> <p>Cultural Heritage has no objection to the proposed lot coverage variance as the design, massing, and scale of the building viewed from Napier Street is consistent with the Kleinburg-Nashville Heritage</p>

	<p>Conservation District Plan and the cabana will not be visible from Napier Street. The Committee of Adjustment process is separate from the heritage review process and the variances are evaluated from a heritage context only.</p> <p>The following are relevant Goals, Policies, and Guidelines where this proposal is found to be consistent with:</p> <ul style="list-style-type: none"> • Section 5.2.1 District Goals and Objectives, Townscape: "To preserve existing patterns of streets, lanes, and pathways and to restore the heritage character of streetscapes by control and guidance of new development." • Section 5.2.5 District Goals and Objectives, Future Development in the District: "To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within." • Section 6.3 Policies for New Development: "New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage building around them." • Section 9.5.3 Residential Villages, 9.5.3.1. Site Planning outlines the elements that define the heritage character of the residential village, including "Generous lot sizes and modest house sizes", and the generous presence of mature trees. • Section 9.5.3.3 Scale and Massing: "New residential construction in the Residential Villages should respect local heritage precedents in scale and massing." <p>Cultural Heritage staff has no objection the remainder of the variances noted above regarding cabana height and rear yard setback to cabana.</p>
Building Materials	<p>Building materials have been submitted to the City and will be reviewed by Cultural Heritage staff.</p>
Archaeology	<p>The subject parcel of land lies in an area that has previously been cleared through the draft plan of subdivision noted above. As such, the owner is advised that the following standard clauses apply:</p> <p><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 Development Planning Department shall be notified immediately.</i></p> <p><i>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></p>

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

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends approval for the proposed new construction because the design and scale of the proposal and its effect to the Napier Street streetscape is consistent with the character of Napier Street and the Kleinburg-Nashville Heritage Conservation District Plan.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Cabana Elevations

Report prepared by:

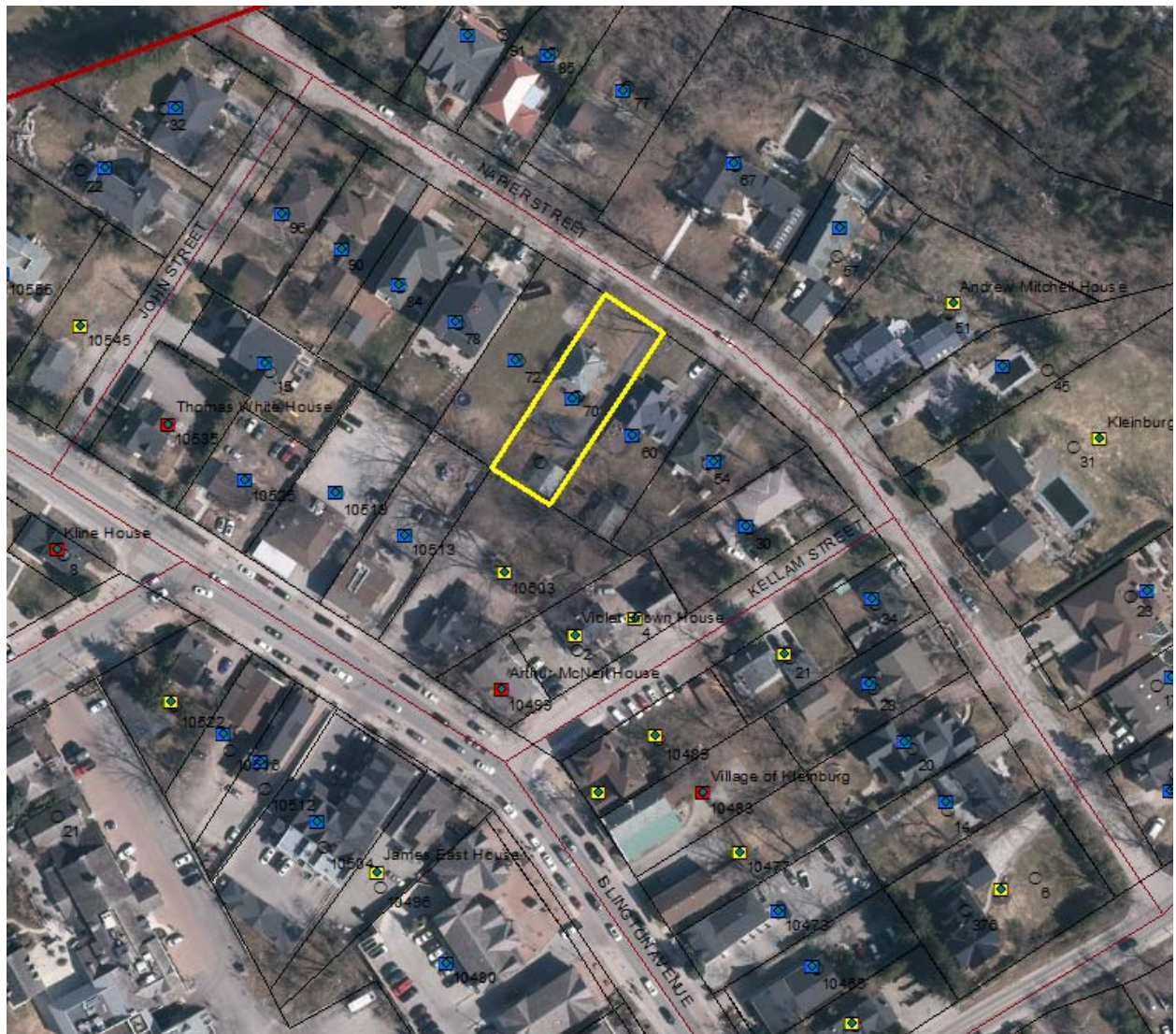
Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Moira Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

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

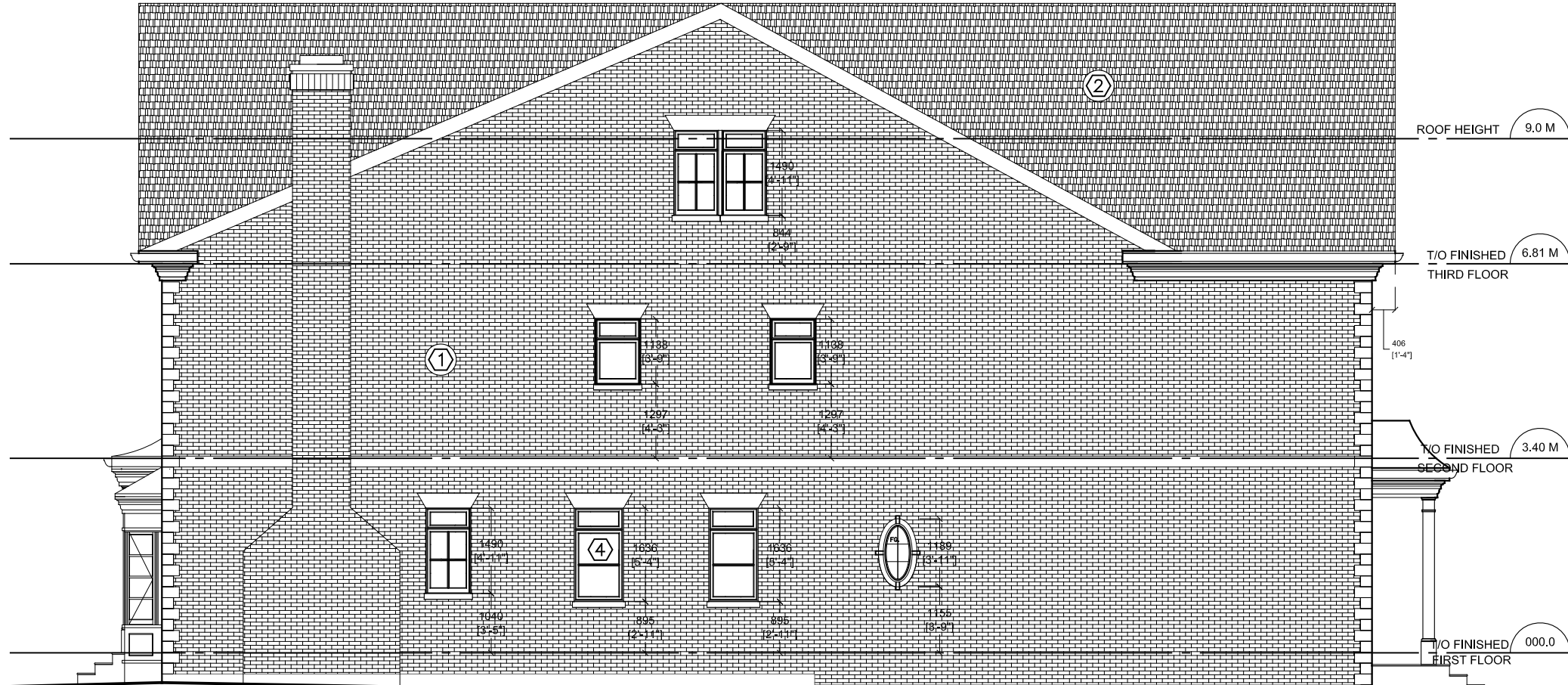
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LOCATION MAP





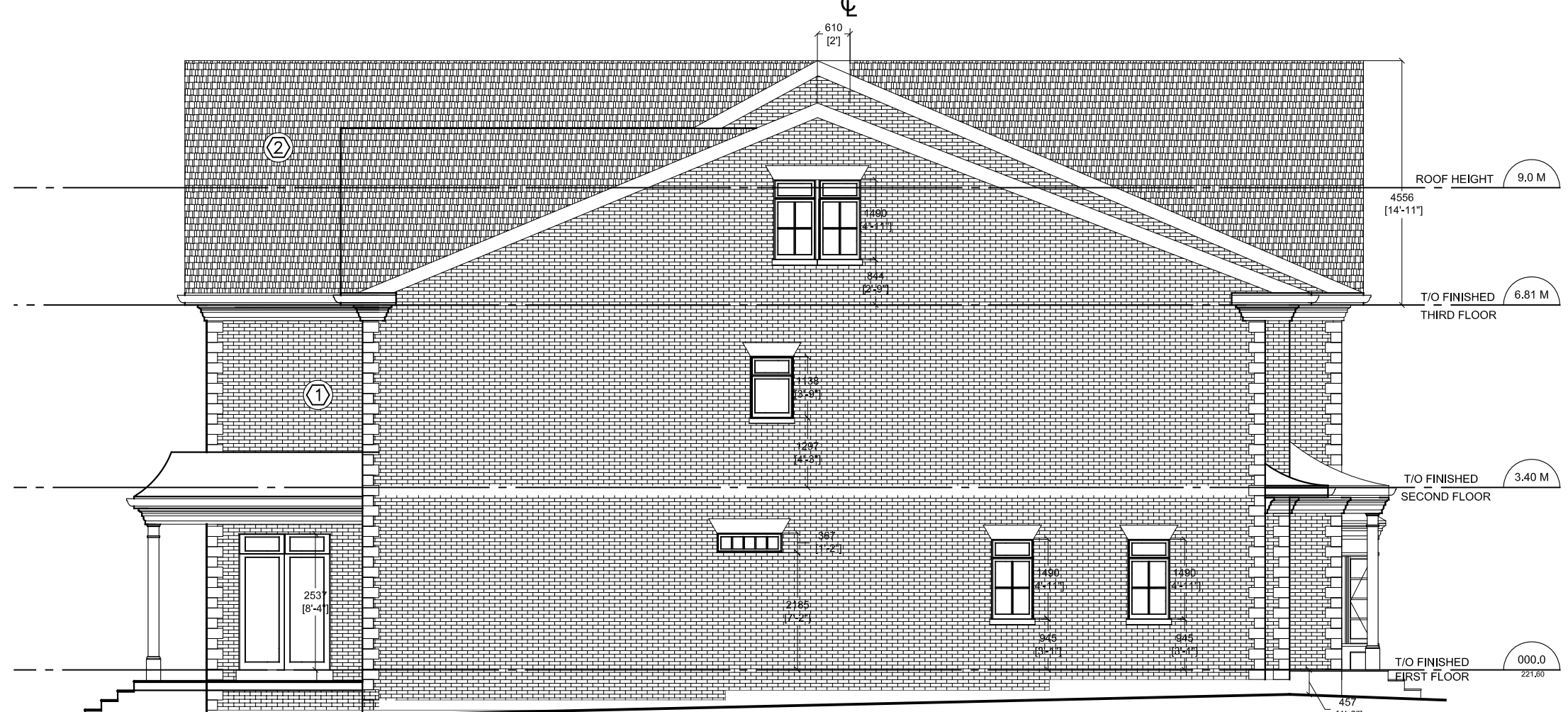
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A3.0 SCALE: 1:100



3 WEST ELEVATION
A3.0 SCALE: 1:100

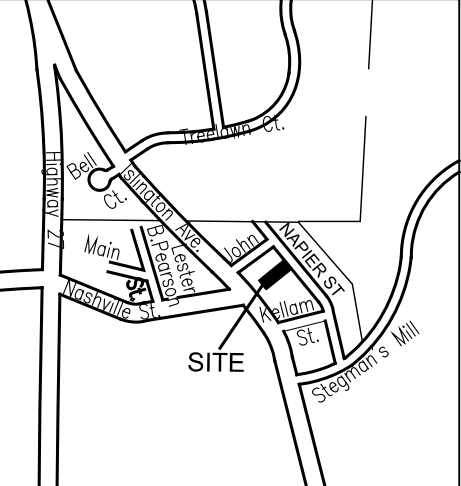


2 SOUTH ELEVATION
A3.0 SCALE: 1:100



4 EAST ELEVATION
A3.0 SCALE: 1:100

- 1 BRICK: REDLAND BRICK
COLOUR: ROCKY RIDGE BRICK
- 2 SHINGLES: IKO-CAMBRIDGE SERIES
COLOUR: DUAL BLACK
- 3 METAL SOFFIT: GEMTEK BUILDING PRODUCTS
COLOUR: BLACK
- 4 WINDOWS: SUPPLIER NOT SELECTED
COLOUR: BLACK



KEY PLAN

No.	DESCRIPTION	DATE
1	PRELIMINARY PROJECT REVIEW	01/13/2014
2	SITE PLAN APPROVAL	06/19/2015
3	SPA COMMENT REV1	10/02/2015

REVISIONS
ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

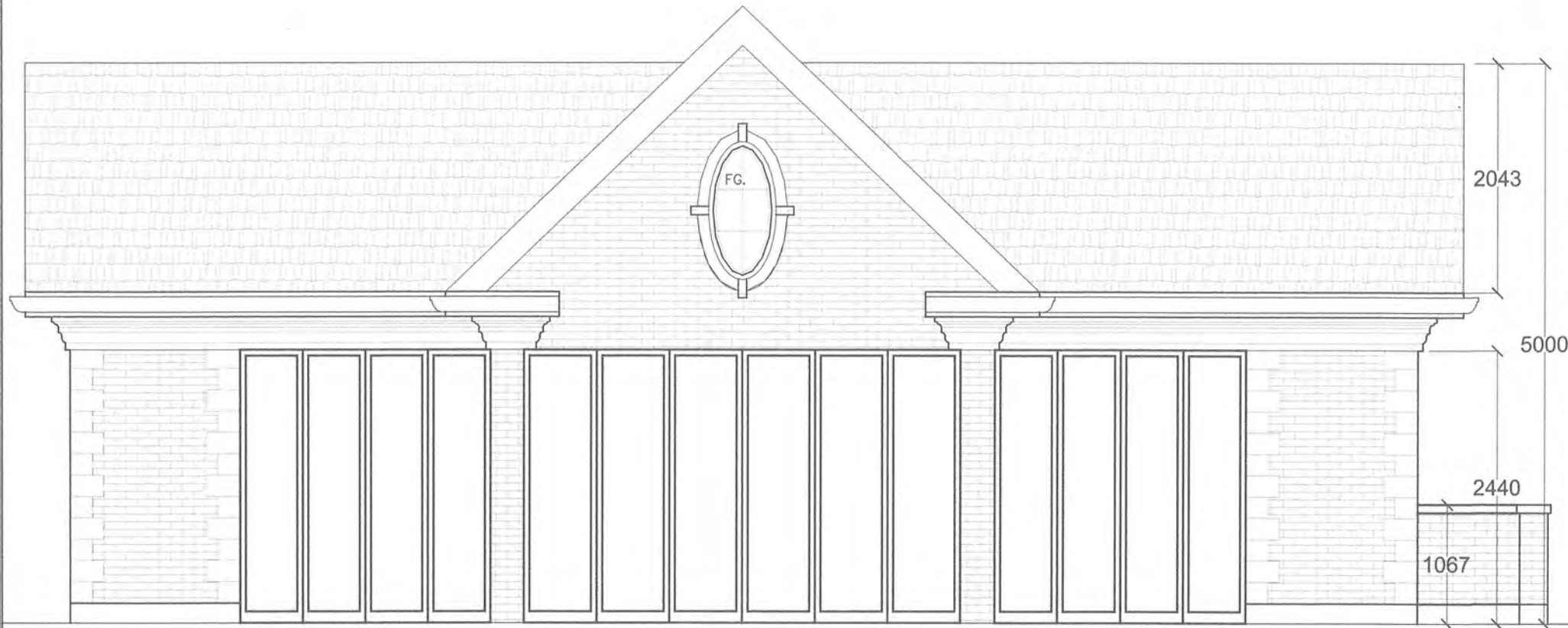
FCA

FAUSTO CORTESE ARCHITECTS

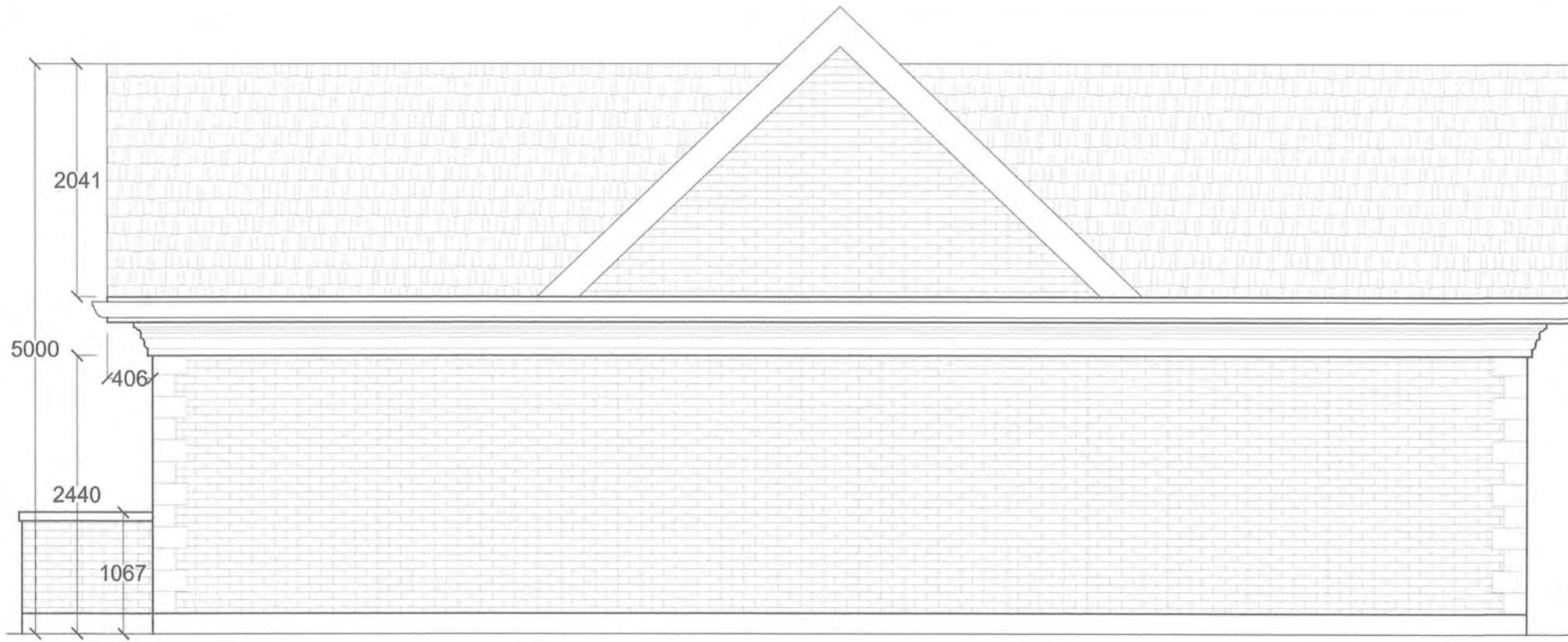
3560 RUTHERFORD ROAD, UNIT 34
VAUGHAN, ONTARIO, L4H 3T8
905-533-8777
FCORTESE@FAUSTOCORTESE.COM

PROJECT:	PRIZZI RESIDENCE ON 70 NAPIER STREET TOWN OF KLEINBURG
DRAWING:	ELEVATIONS DA.15.037
PLOTTED:	
DATE:	JUNE 2015
PROJECT No.	2015-04
SCALE:	AS NOTED
DRAWN BY:	
REVIEWED BY:	
	A3.0

FILE NAME: PLOT SCALE: 1=



No.	DESCRIPTION	Date
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ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		
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Z:\References\FCA Logo\logo.jpg		
3560 RUTHERFORD ROAD, UNIT 34 VAUGHAN, ONTARIO, L4H 3T8 905-533-8777 FCORTESE@FAUSTOCORTESE.COM		
PROJECT: NEW CABANA AT 70 NAPIER STREET TOWN OF KLEINBURG		
DRAWING: ELEVATIONS		
PLOTTED		
DATE	JULY 2015	PROJECT No.
SCALE:	AS NOTED	DRAWING No.
DRAWN BY	REVIEWED BY	A6.0



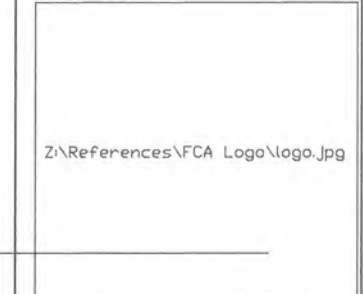
1 SOUTH ELEVATION
A8.0 SCALE: 1/50

No.	DESCRIPTION	DATE
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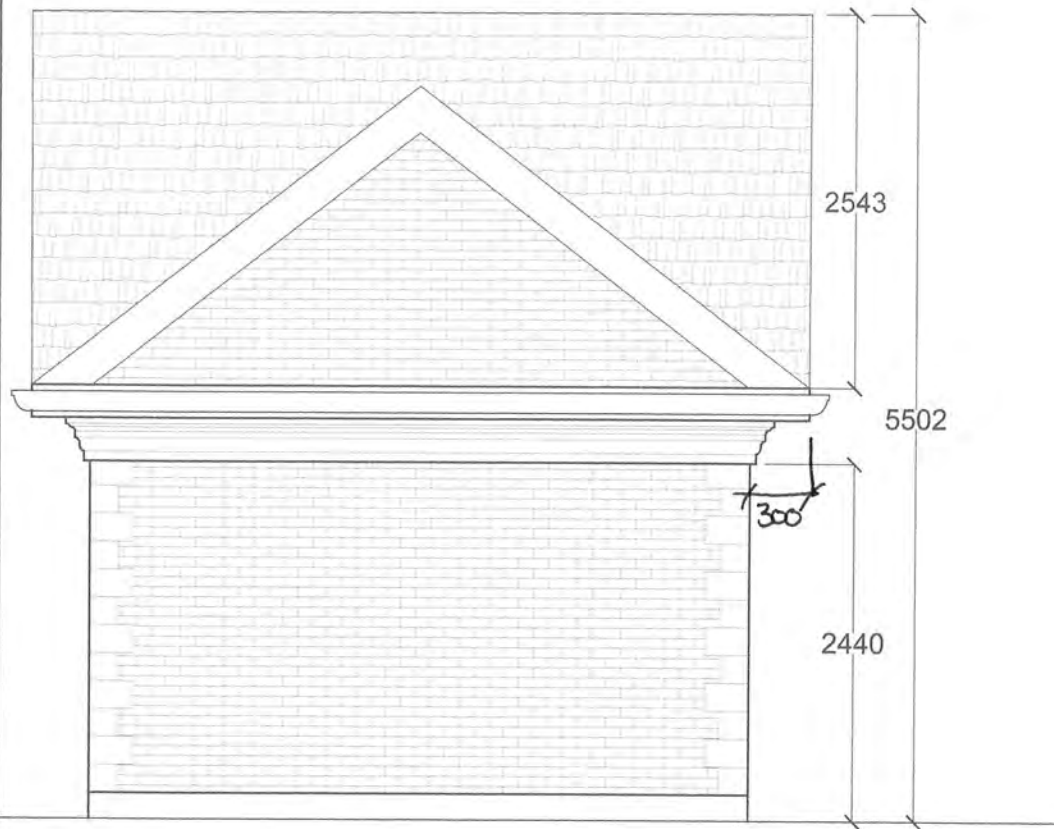
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905-633-8777
FCORTESE@FAUSTOCORTESE.COM

PROJECT: NEW CABANA
AT
70 NAPIER STREET
TOWN OF KLEINBURG

DRAWING: ELEVATIONS

DATE	JULY 2015	PROJECT No.	
SCALE	AS NOTED	DRAWING No.	A8.0
DRAWN BY:	REVIEWED BY:		

XREFS:
FILE NAME:
PLOT SCALE: 1"=



1 EAST & WEST ELEVATION
A7.0 SCALE: 1/50

No.	DESCRIPTION	DATE
	REVISIONS	

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AT
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TOWN OF KLEINBURG

DRAWING:
ELEVATIONS

PLOTTED:	
DATE JULY 2015	PROJECT No.
SCALE: AS NOTED	DRAWING No.
DRAWN BY:	REVIEWED BY:
A7.0	

XREFS: FILE NAME: 1= PLOT SCALE: