

**DEMOLITION OF THREE SINGLE DETACHED RESIDENTIAL BUILDINGS
AND NEW DEVELOPMENT
357, 365, 375 STEGMAN'S MILL ROAD - KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 – VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

Recommendation

The Interim Director of Development Planning and Manager of Urban Design and Cultural Heritage Division recommend:

1. That Heritage Vaughan Committee recommend the approval of the proposed demolitions under Section 42 of the *Ontario Heritage Act* for the three single detached dwellings municipally known as 357, 365, and 375 Stegman's Mill Road, subject to the following conditions:
 - a) that the proposed demolitions are subject to the outcome of the review and approval of the related Site Development File DA.16.071 by Vaughan Council and the relevant Approval Authority.
2. That Heritage Vaughan Committee recommend the approval of the proposed development in principal, subject to the following conditions:
 - a) that City staff be directed to retain an independent professional Heritage Consultant at the expense of the applicant, to conduct a focused third party peer review of the development proposal submission by Skyhomes Corporation dated November 30, 2016, in the context of the goals and objectives of the Kleinburg-Nashville Heritage Conservation District, including possible improvements to the proposed built forms, design, landscape, and layout. Further details of the independent heritage review will be established through a Terms of Reference document in consultation with the applicant.
 - b) that the proposed new constructions are subject to the related Site Development File DA.16.071 being approved by Vaughan Council and/or the relevant Approval Authority.
 - c) further minor refinements to the building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, in consultation with Development Engineering and Infrastructure Planning Department;
 - d) any significant changes to the proposal as a result of the independent heritage peer review may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Interim Director of Development Planning and the Manager of the Urban Design and Cultural Heritage Division;
 - e) that the Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

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 the Heritage Vaughan Committee to consider the demolition of three single detached dwellings located at 357, 365, and 375 Stegman's Mill Road and the proposed redevelopment of the lands with a new low rise residential development shown in the submission dated November 30, 2016 by Skyhomes Corporation within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis

This heritage permit application was considered at the November 16, 2016 Heritage Vaughan Committee meeting and was deferred to the December 14, 2016, meeting for the applicant to consider the comments made by the Heritage Vaughan Committee, staff and the deputations from representatives of KARA and Kleinburg residents regarding the proposal.

These comments included the following concerns:

- The possible associative cultural heritage values of the properties and the timeline of the properties were incomplete.
- Design concerns regarding the flat roof architecture used for some of the interior units
- Setbacks and lot coverage of the proposed development
- Maintaining and enhancing the rural character in the village, as defined in the Kleinburg-Nashville Heritage Conservation District

The applicant proposes the demolition of the three existing dwellings on properties within the Kleinburg-Nashville Heritage Conservation District (KNHCD) and replacing them with 28 single 2½ storey and 3 storey residential units over top an underground parking lot and foundational structures. A revised submission related to the Site Development Application DA.16.071 dated November 30th was submitted to the City on November 30, 2016 and is attached to this report.

The three subject properties (Attachment #1) are located in the KNHCD and are designated under Part V of the *Ontario Heritage Act*. Therefore, all planning applications, demolitions and new constructions must be consistent with the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines.

The KNHCD is divided into distinct areas and the subject properties are located within a "Residential Village" area. As such, those policies and guidelines apply to the application.

Proposed Demolition

Although the three dwellings on the properties are not specifically identified as contributing heritage properties, they are noted in the KNHCD Inventory as having sympathetic attributes that exhibit a specific stage of Kleinburg's development (Attachments #2 and #3). Furthermore, the three property lots are included in the original 1848 Plan of the Village of Kleinburg as shown on Attachment #4. The proposed development would eliminate the lot configuration for this portion of the original Plan of the Village of Kleinburg. When the proposal was last reviewed, staff had a concern that the research into the properties' timelines had not yet been completed to determine the associative cultural heritage of the properties. However, the heritage consultant has since supplied this information, which is discussed further in this report.

Site Character/Cultural Heritage Landscape

Regarding the subject properties, the KNHCD Plan identifies in Sections 2.4.1, 2.4.3, 2.4.4 and 9.7 that the characteristics of this area include the tree canopy, generous front yard setbacks and deep lots, which contribute to the heritage character of the road and are part of the commercial/residential buffer. The properties, especially 357 Stegman's Mill Road, borders the KNHCD's "Valley Lands" area and provide a transitional tree buffer from the village area into the Humber Valley. Currently, the properties' existing natural and planted landscapes support and contribute to the contextual heritage character of the street and the residential village area.

Cultural Heritage Impact Assessment

The applicant has submitted a Cultural Heritage Impact Assessment (CHIA) in support of the application and to respond to the concerns of the Heritage Vaughan Committee, staff and residents (Attachment #5). In considering the properties' histories the applicant's CHIA notes that the physical value of the structures themselves do not contain cultural heritage value in the context of the KNHCD or otherwise. The applicant's heritage consultant's opinion in the CHIA is that the existing proposed demolitions will not detract from the cultural heritage of the village streetscape.

The report also notes that the proposed alterations to the lot configuration is mitigated by the siting of three heritage style dwellings along the Stegman's Mill Road streetscape that are oriented to reference the three original lots. The dwellings would be located opposite the existing heritage property located at 376 Stegman's Mill Road, and are intended to be complementary to and respect the scale, architectural style and setbacks of existing structures and the residential neighborhood to the north. The resubmitted proposal also conserves and proposes a more publically accessible vista to the valley located to the east of the subject site.

Regarding the historic timeline of the subject properties, the consultant has completed the histories of owners since the crown patent and found that the properties were treated as one property through their creation in 1848 until after World War II. The earliest owners of the properties include at least one member of the Mitchell family, who were a founding family of the village and area. However, there does not appear to have been any construction of a permanent building until after 1945, nor does it appear the properties were the site of any village activities. Therefore, the CHIA has identified there are no strong associated cultural heritage values that have emerged from this research.

As the CHIA has provided a complete property history and has assessed the associative cultural history of the property, Cultural Heritage Division staff are satisfied that the CHIA meets the City of Vaughan's Guidelines.

Staff concur that the individual house forms themselves do not possess physical cultural heritage value and that the associated cultural heritage is not applicable. As such, staff has no further concerns regarding the demolition of the existing structures.

The CHIA also provides a discussion of the setbacks and side yards of the proposed development, as discussed later in this report.

Proposed New Development

The applicant has submitted a site plan for the proposed construction of 28 new dwellings within the combined three properties over top an underground parking lot and foundational structures.

The proposed development is divided into two different built form zones. Along the Stegman's Mill Road streetscape, the applicant has proposed three units at street level in an appropriate District heritage style to provide a more typical heritage streetscape, and demonstrates dwellings that are consistent with Kleinburg's approved heritage styles (Attachment #7 h), i)). The applicant is proposing that the interior of the development utilize a more contemporary architectural style. These two forms are discussed below:

i) Architecture Along the Stegman's Mill Road Streetscape

Unit 1, as shown on Attachment #7 f), is an example of the Victorian Vernacular style, more specifically in the Upright and Wing style, which was a popular house style in York Region beginning in the 1870's and continuing into the early 20th century. The design includes a 2½ storey structure that is 9.5m high at the mid-roof level and utilizes appropriate materials including, a stone clad foundation, red buff brick and wood shingles and woodwork. Staff note that the submitted renderings do not show the brick patterning over the windows and doors as indicated in the black and white elevation drawings, nor do the renderings indicate if the contrasting brick pattern will be the same colour as the main brick. While either red or yellow is appropriate to the style, clarification of the colour scheme must be confirmed by the applicant.

Unit 2, as shown on Attachment #7 f), is an example of Neo-Georgian style, showing a 2½ storey, 5 bay house in a red buff brick, with wooden shutters, and white painted wooden trim including the window wells, fascia and a porch. This style was popular in the local area through the initial settlement era through to the 1880's and remained a popular style through the 20th century, undergoing several revivals. The roof mid-point is at 9.5 m high and is in keeping with the heights of the houses of the surrounding area. Staff recognizes that the proposed design reflects other existing contributing Georgian homes in the area with its traditional materials and scale.

Unit 28, as shown on Attachment #7 f), is in the Ontario Gothic style featuring three front dormers, which was an available house plan style throughout southern Ontario from the 1870's to the 1890's. This submission includes a stone clad foundation, which extends through to the rear of the structure, and board and batten siding. The design also incorporates a second floor balcony in front of the central dormer, which is in keeping with this style. This house and the other proposed houses along the street are 9.5 m in height. Of the three houses proposed along the street, Unit 28 will feature the largest setback from the street and extensive front yard landscaping.

ii) Architecture of Interior Units

Within the new development, the applicant proposes the construction of 25 new units (Attachment #7.j, k). The contemporary architecture borrows built forms and materials from the evolving building vernacular within Kleinburg to provide a variety of forms within the development. All structures are 9.5 m high at the mid-point of the roofline. The individual footprints of the units are small in order to create a close village feel.

The design proposal of these units presented at the November 16, 2016, Heritage Vaughan Committee meeting incorporated some flat roofed units to provide a variety in form. However, a concern was raised that there were no flat roofed styles in Kleinburg identified as an appropriate historic residential form. Subsequently, the designs of these units have been altered to restore a pitched roof form (See Elevations #7 and #13 in Attachment # 7.k).

In reviewing these revised drawings, Cultural Heritage Division staff note that the diamond shaped decorative louvres are not in keeping with the heritage examples of Kleinburg and staff suggest that a more appropriate shape for these forms could be either a semi-circle or arch form.

iii) Streetscape and Landscape

Regarding the proposed landscape along the street, all three units feature setbacks from the street. Furthermore, landscaping is proposed in the front of the three heritage style houses to mitigate the removal of current landscaping along the street. The applicant has submitted the landscape drawings, plans, and information to demonstrate that an appropriate growing environment for the proposed trees and plantings can be achieved. The proposed landscape features trees and plants that are suggested in Section 9.7 of the Guidelines in the KNHCD. (Attachments 8. a-h)

A key part of the landscape plan is the change from raised planters alongside the street to a planting matrix that is level with the street. It is the intent that once the trees are fully grown, there will be a re-establishment of trees alongside Stegman's Mill Road. Further clarification is required from the applicant for the proposed tree planting on the underground parking slab with respect to soil depth and volume. This may be refined through the review of the Site Plan Development Application.

Conservation District Conformity Report (CDCR)

The applicant has submitted a Conservation District Conformity Report (CDCR) in support of their application (Attachment #6). Staff has reviewed the report and is satisfied that it adequately discusses the proposed new built form in the context of the policies of the KNHCD Plan and Guidelines. As the purpose of a conformity report is to consider the proposed development within the Goals, Objectives and Policies of the Heritage Conservation Plan, it is important to consider the existing heritage value of the properties as part of the context.

In the CDCR, the consultant has provided context for the proposed built form of the development by conducting a built form typology study of the evolving architectural vernacular of Kleinburg from early settlement through the establishment of early post World War II neighbourhoods. The CDCR asserts that the proposed development is in keeping with the development of smaller lots and house styles through this time. This evolution is reflected in the site plan as the proposed dwellings along Stegman's Mill Road incorporate the noted heritage styles of the District and the dwellings in the interior of the plan reflects the existing vernacular profiles in the residential areas of town. The study largely supports the proposed interior built form, however these dwellings feature a form and scale that is narrower than previous built forms in the area.

Setbacks, Side Yards and Lot Coverage

At the November 16, 2016 Heritage Vaughan Committee meeting there was significant discussion regarding the proposed setbacks and side yards and if they were in keeping with the KNHCD Guidelines because the District Guidelines for siting new development requires the village standard of generous side yards and setbacks from the street to be maintained. In consideration of these issues, the heritage consultant completed a review of similar properties in the vicinity of the subject lands to establish what the existing conditions of the residential neighborhood. The findings were included within the updated CHIA (Attachment 5).

Regarding front yard setbacks in Section 7.3 of the updated CHIA, setbacks ranging from 4.82m to 9.68m were identified for properties on Kellam Street, Napier Street and 376 Stegman's Mill Road. With respect to side yard setbacks existing properties on Napier Street were identified as being set apart at distances of 1.33 m, 2.09 m, and 2.18 m. The smallest existing front yard setback in the area was then established as 4.82 m and the smallest side yard setback was established as 1.33 m.

The proposed front yard setbacks of the heritage style dwellings along Stegman's Mill Road range from 12.2 m to 15.9 m from the curb of the road. The proposed side yards of the heritage style dwellings are 9 m, 6.58 m and 12 m for units 1,2, and 28 respectively. The siting of the dwellings along Stegman's Mill Road are in keeping with the District Guidelines.

Within the interior of the site, the majority of the units have a proposed front yard setback of 3m and a minimum separation distance of 1.8 m. Although the proposed front yard setback is shallower than what currently exists in the district, it is noted that the separation distance between the interior units follows precedents that exist on Napier Street. This is further mitigated by staggering some of the units along the main pedestrian walkway (Units 17-27) and the location of the units to the interior of the plan.

The overall lot coverage for the proposed development is 28.08%, excluding the portion of the property that will remain a natural area along the east edge of the property. The three heritage style units along the Stegman's Mill Road each have a coverage of 30%, which conforms to what has previously been established for lot coverage. The lot coverage for the interior units averages approximately 45%.

Village Character

As part of the review of the proposed development at the November 16, 2016, Heritage Vaughan Committee meeting, there was discussion over whether the proposed development is appropriate and does not detract from the rural village character of Kleinburg Village. An objective of the 2003 KNHCD Plan states, one of the objectives for new development is to guide change that will enhance the heritage character of the District and provide for contemporary needs, and to ensure that its design will be compatible and complementary to the District and the heritage resources within. (Section 5.2.5)

The proposal is a unique form of development that will provide modern housing in the KNHCD and meets many of the criteria for new development, such as height and built form. However, the replacement of the natural landscape with built forms proposed on an underground parking structure and the development of 25 units on the interior of the existing three residential lots has raised concerns whether the proposal represents a suitable modern development for the District.

Therefore, staff recommends that an independent professional Heritage Consultant be retained at the expense of the applicant, to conduct a focused third party peer review of the development proposal in the context of the goals and objectives of the KNHCD Plan, including possible improvements to the proposed built forms, design, landscape, and layout. Further details of the independent heritage review will be established through a Terms of Reference document. The recommendations of the peer review will be included in the staff technical report for consideration at a future Committee of the Whole.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on **November 11, 2016** and must be deliberated upon by Council by **February 9, 2017** to meet the 90 day timeline.

This application was deferred at the November 16, 2016 Heritage Vaughan Committee meeting to allow for the applicant to take into consideration the comments of the Heritage Vaughan Committee and resident deputations. Due to timeline considerations of the application, staff recommends that the application not be deferred further, as the next Heritage Vaughan Committee meeting will not be until January 25, 2017 and the first two 2017 Committee of the Whole meetings are scheduled for January 18, 2017 and February 13, 2017, which would result in the consideration of this application by Council beyond the 90 day deadline. If these applications are not considered by Council by the 90 day deadline, they are considered to be approved as outlined under the *Ontario Heritage Act*.

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

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the updated application and has determined that the proposed demolition and new development at 357, 365, 375 Stegman's Mill Road is in keeping with the policies of the Kleinburg-Nashville Heritage Conservation District Plan. The Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval in principal of the proposed new development as proposed in the resubmitted site development application DA.16.071, dated November 30, 2016, under Section 42 of the *Ontario Heritage Act*, subject to the conditions outlined in the recommendation of this report.

Attachments

1. Location Map
2. Street Photos - Current Condition
3. Kleinburg-Nashville Heritage Conservation District Inventory
 - a) 357 Stegman's Mill Road
 - b) 365 Stegman's Mill Road
 - c) 375 Stegman's Mill Road
4. Plan of the Village of Kleinburg, 1848
5. Cultural Heritage Impact Assessment - Updated
6. Conservation District Conformity Report
7. Site Plan & Elevations
 - a) Site Plan
 - b) Site Plan with Landscape
 - c) Units 1, 2, 3 & 28 Floor Plan
 - d) Typical Units A-E, 13 & 14
 - e) Typical A2, C2 & D2 Floor Plans
 - f) Units 1, 2 & 28 Elevations
 - g) Stegman's Mill Road Elevations and Perspectives
 - h) Elevations Types 3, 4, 5 & 6

- 8.
 - i) Elevations Types 7, Units 3 and 14 Elevations
 - Landscape Plans
 - a) Overview
 - b) Master Planting Plan
 - c) Landscaping Planting Plan 1
 - d) Landscape Planting Plan 2
 - e) Landscape Planting 3
 - f) Landscape – Detail 1
 - g) Landscape – Detail 2
 - h) Landscape – Detail 3

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

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

Respectfully submitted,

MAURO PEVERINI
Interim Director of Development Planning

ROB BAYLEY
Manager of Urban Design

/CM

Location Map



357, 365, 375 Stegman's Mill Road

Street Photos – Current Condition



Figure 1 357 Stegman's Mill Road



Figure 2 365 Stegman's Mill Road



Figure 3 375 Stegman's Mill Road



Stegman's Mill Road (south)

Kleinburg



357 Stegman's Mill Road

- Ell-shaped, red-brick, Ranch-style house with front verandah and later additions (c. 1960).
- Description – Long, low bungalow has projecting gable wing at LH side, and (added) flat-roofed garage at RH side, with at-grade front verandah tucked under roof overhang between these two volumes. Verandah is enclosed by high, decorative iron fence (over low stone walls) extending between tall, field-stone piers topped by thin, stone copings, with ball-type lights above. Front wall at verandah is clad in vertical boards, with tall, triple casement windows at left and pair of smaller, two-pane windows to right. Projecting gabled wing at east side has large window at basement level only. Projecting two-car garage at west side has two, unpainted, roll-up wooden doors each with five frames comprising four panels each. Spandrels above are clad in vertical aluminum siding. Broad soffits are aluminum-clad, fascias are narrow and also aluminum-clad, and gutters and downspouts are typical modern profiles. Roof is clad in light-brown asphalt shingles. A three-vent, field-stone chimney is visible beyond main peak towards LH side.
- Comments - Long, low bungalow is set well back from road at edge of ravine, with above-grade basement window just visible at east side. Decorative stone and metal elements at verandah are attractive modern details. Building is an attractive period piece in keeping with peripheral, suburban Kleinburg, though flat-roofed garage is slightly out of character with original house. Any addition to this structure should not project above existing roof peaks. For any proposed future development at this site see the Plan and Guidelines.

Stegman's Mill Road (south)

Kleinburg

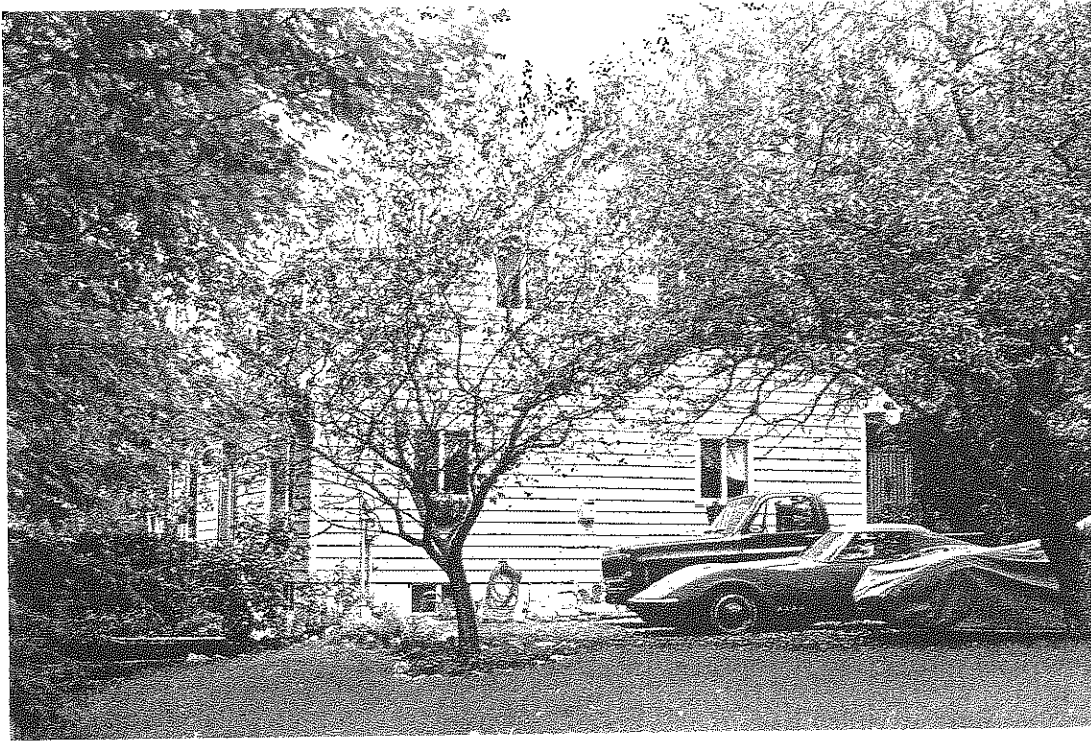


365 Stegman's Mill Road

- White-brick, Ranch-style house with partial upper wall clad in vertical boards (c. 1960).
- Description – Long, low bungalow is set with low-pitched gable facing road, with entry centrally located under simple, pitched-roof open porch supported by two stained wooden posts. Entry has slab-type door (behind fully glazed storm door) with patterned-glass, $\frac{3}{4}$ sidelight to left. Front wall is clad in white brick at low level and at projecting portion to right of door, whereas upper wall at remainder of front elevation is clad in narrow, stained, vertical, v-jointed boards. Fenestration consists of original, unframed horizontal sliders at right and replacement, aluminum, single-pane sash at left. Sills are thin, rock-faced limestone, and lintels are hidden by cladding. Soffits are clad in aluminum, as are narrow fascias, and rainwater goods are conventional aluminum sections. Roof is clad in black asphalt shingles.
- Comments – Apparent bungalow is set well back from, and at right-angles to road, with above-grade basement windows visible only at east side. Projecting portion of front elevation, having different cladding treatment entirely in white brick, is unusual feature, and aside from altered windows at east side, house is another period piece typical of suburban Kleinburg. Any addition to this structure should not project above existing roof peaks, and for any proposed future development at this site see the Plan and Guidelines.

Stegman's Mill Road (south)

Kleinburg



375 Stegman's Mill Road

- 1½ storey, pitched-roof, clapboard house with pop-up dormers (c. 1950?).
- Description – Steeply gabled house is set well back from and at right-angles to road, with entry invisible at west elevation. Painted concrete-block foundation is visible at grade, with wall above clad in blue clapboard with narrow, white corner boards. Fenestration consists of tiny sliding windows at basement and almost symmetrically placed, small, double casements at ground and second floors. Shed-roofed dormers exist at both east and west elevations, with cladding and windows as described. Soffits and narrow fascias are clad in aluminum, and rainwater goods are conventional aluminum sections. Roof has dark-grey asphalt shingles.
- Comments – Modest clapboard house is somewhat anomalous. Orientation, scale, size of windows and placement relative to road suggest an older house, though height relative to grade, and exposed concrete-block foundation are typical post-war elements. In any event, house is in keeping with transitional context between historic core and more recent, suburban periphery. Reinstatement of suitable period windows, if nature of these may be confirmed, might be considered. Any addition to this structure should not be visible from road, and for any proposed future development at this site see the Plan and Guidelines.

CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

357, 365, & 375 Stegman's Mill Road
City of Vaughan, Ontario



ERA



PREPARED FOR:
 Kleinburg Development Corporation
 3300 Steeles Avenue West, Suite 9
 Concord, Ontario
 L4K 2Y4

PREPARED BY:
 ERA Architects Inc
 10 St. Mary Street, Suite 801
 Toronto, Ontario M4Y 1P9
 416-963-4497

Project # 15-041-02
 Prepared by PE / JF / SI

Issued: November 30, 2016

Above: Tremaine's Map of Vaughan, c. 1860 (City of Vaughan Archives).
 Cover Image: Aerial image of the three structures and surrounding context (Google Maps).

CONTENTS

1	INTRODUCTION	1
2	BACKGROUND	5
2.1	Scope of the Report	
2.2	Present Owner Contact	
2.3	Description of the Property	
2.4	Heritage Policy	
2.5	Heritage Best Practices	
2.6	Existing Heritage Recognition	
3	HISTORY OF THE PROPERTY	13
3.1	Current Context	
3.2	Historic Context	
3.3	Site History	
4	CONDITION ASSESSMENT AND DOCUMENTATION	24
4.1	General	
4.2	Site and Building Documentation	
5	ARCHITECTURAL EVALUATION AND STATEMENT OF CULTURAL HERITAGE VALUE	32
6	OUTLINE OF THE DEVELOPMENT PROPOSAL	33
7	MITIGATION MEASURES & CONSERVATION STRATEGY	39
7.1	Introduction to Study & Methodology	
7.2	Findings	
7.3	Front Yard Setback Study	
7.4	Side Yard Separation Study	
8	CONCLUSION	43
9	APPENDICES	44
	Appendix I: Vaughan, Guidelines for Cultural Heritage Resource Impact Assessment Reports	
	Appendix II: Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest	
	Appendix III: City of Vaughan Heritage Inventory, Excerpts	
	Appendix IV: Assessment of Cultural Heritage Value	



This page: View of Kleinburg towards the termination of Stegman's Mill Road at Islington Avenue (KLM Planning).

EXECUTIVE SUMMARY

Background

The purpose of this Cultural Heritage Resource Impact Assessment (CHRIA) is to:

- Evaluate the buildings at 357, 365, and 375 Stegman's Mill Road ("the Site") in the context of cultural heritage value; and
- Determine the impact of a proposed development on heritage resources on and adjacent to the Site.

The existing houses are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage Conservation District (HCD).

The proposed development has been revised in response to City of Vaughan staff ("Staff") comments and feedback from the community at the Heritage Vaughan Committee meeting on November 16, 2016.

This report includes a chain of title prepared at the request of Staff as well as a study on front yard setbacks and side yard separations.

Findings

According to historical records, the three properties on Site were owned and transferred as a single parcel from the time of the original Crown land grant until the 1960s. In the early 1960s the three properties were each sold to different owners and additional land was merged with 357 Stegman's Mill Road. It is likely that all three lots were perceived as a single lot until the 1960s. Given this fact, the proposed consolidation of their lots does not represent a loss of significant cultural value.

ERA has determined that the existing houses are candidates for replacement. This evaluation is supported by City staff in their recommendation, dated November 16, 2016, to Heritage Vaughan Committee to permit the proposed demolitions.

Because the houses are so deeply set back, they do not contribute to the streetscape.

The cultural heritage value of the Site is its existing, and potential, contribution to the Stegman's Mill Road streetscape.

This development provides the opportunity to construct new houses that contribute to the streetscape and the overall heritage character of the District.

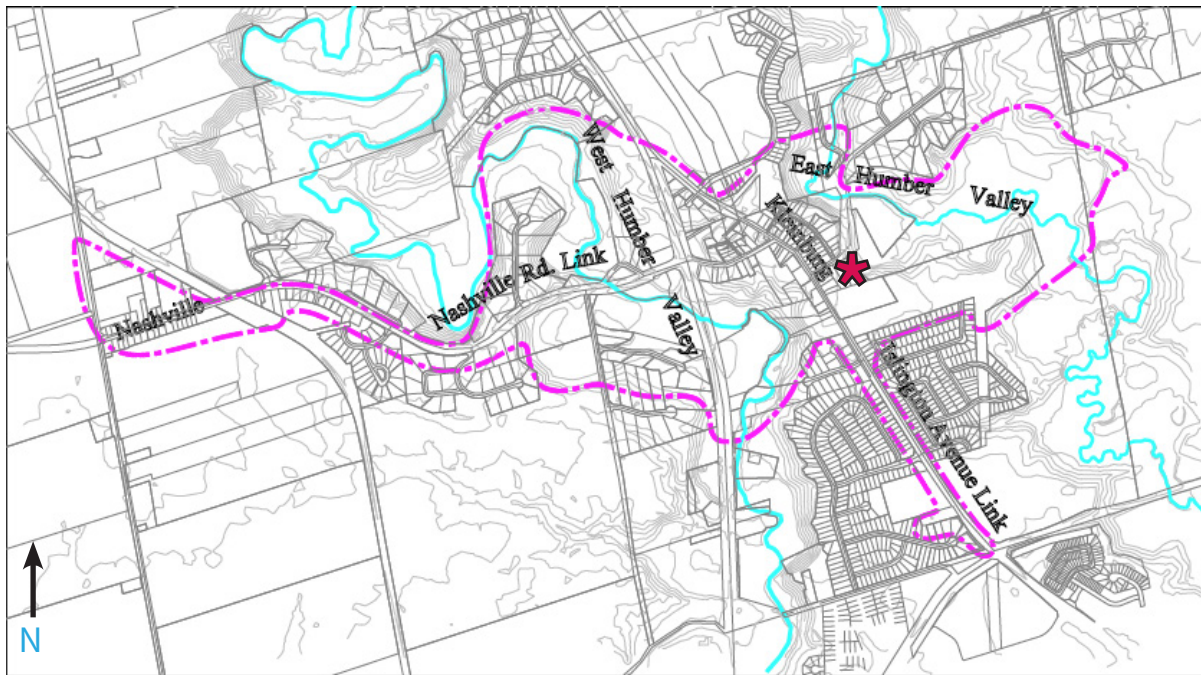
This report finds that replacement of the three existing houses with sympathetic houses along Stegman's Mill Road and a landscape plan of a rural nature is appropriate for this Site.

The proposed development will replace three existing houses on the Site with three sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior of the Site that respond in a contemporary idiom to the vernacular design language of the District. The study in Section 7 of this report finds that the proposed front setbacks and side yard separations are generally consistent with existing characteristics of properties in the District. Note that the HCD Plan does not provide specific measurements as benchmarks.

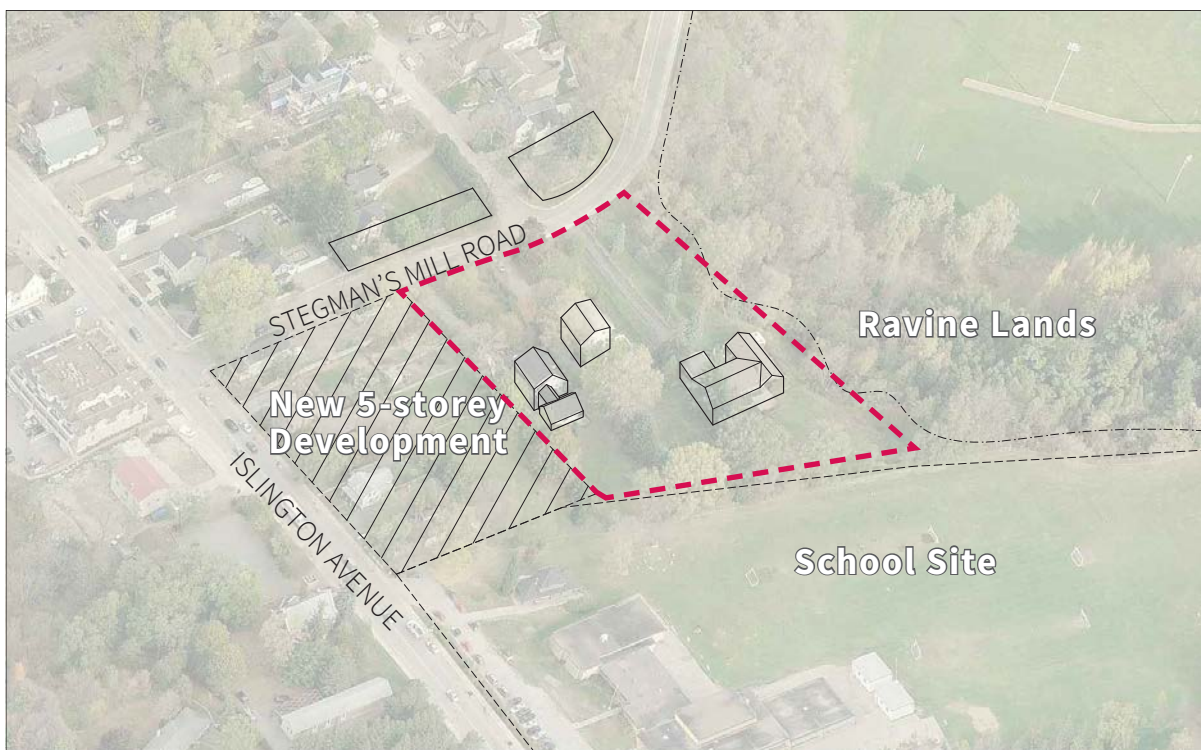
The twenty-five houses in the interior of the Site are mitigated by the three sympathetic replacement houses along Stegman's Mill Road.

This conservation strategy and impacts on the HCD are further described in the accompanying HCD Conformity Report by ERA Architects, dated October 27, 2016.

The proposed development will have no negative impact on nearby heritage houses.



Above: Kleinburg-Nashville HCD boundary with Site represented by an asterisk (City of Vaughan; annotated by ERA).



Context of the Site (Bing Maps, annotated by ERA).

1 INTRODUCTION

1.1 Overview of Submission Process

This report follows three previous Cultural Heritage Resource Impact Assessment Reports by ERA Architects, dated October 2, 2015, July 15, 2016, and October 27, 2016.

The design of the proposed development has been revised in consultation with City of Vaughan staff.

This revised submission addresses:

- The comments provided by the City of Vaughan, dated October 14, 2016;
- The conditions of the City of Vaughan recommendation to Heritage Vaughan Committee dated November 16, 2016.

This report should be read in conjunction with the accompanying Heritage Conservation District (HCD) Conformity Report by ERA Architects, dated October 27, 2016. Unfortunately, the HCD Conformity Report could not be updated in time to meet submission deadlines for this iteration of the proposal.

1.2 Response to City of Vaughan Staff Comments

The following table responds to City of Vaughan Staff comments, dated October 14, 2016, that refer to the content of the Cultural Heritage Resource Impact Assessment . A corresponding section is also provided in the Heritage Conservation District Conformity Report, dated October 27, 2016.

City of Vaughan Staff Comment	Response of Revised Proposal
Cultural Heritage Impact Assessment	
<p>Regarding the assessment's approach to the history of the subject properties, the CHIA confirms that the current structures were not on the lots between 1942 and 1965.</p> <p>However, as these lots were first created in 1848, the CHIA should include a timeline of property ownership in order to discern what associative or historical cultural value the subject lots may have prior to World War II.</p> <p>Associative cultural heritage values with any of the lots may refer to previous structures, historical families or possible use before 1942), which may allow for possibilities in commemorating the history of the village.</p>	<p>The Chain of Title and research about each of the owners for each of the properties is provided in section 3.3 of this report, Site History.</p> <p>ERA was not been able to confirm whether any of these owners lived on these properties (there is evidence that some of the owners did not live on the properties), rented them to tenants (for residential or agricultural purposes), or whether they were speculative real estate investments. Heritage Staff have suggested that the Site was used as a vegetable garden during the time around WWII.</p> <p>Our research shows there is no additional associative value, in terms of historical families, related to the Site. This is a subjective evaluation as the test included in Ontario Regulation 9/06 is that the person must be "significant to a community." Our view is that there are other individuals who were engaged in civic affairs for longer durations, held higher offices, and/or had a noted impact on the history of Kleinburg.</p>
<p>In Section 2.3 Evolution of Residential Typologies, the CHIA includes a general and vague description of lot development in Kleinburg, but does not tie the existing structures and properties into that study of village typology. Nor does the study tie into the timelines of growth identified and laid out in the Kleinburg-Nashville HCD Plan Section 1.4 which documents the history and evolution of Kleinburg in specific stages from "Settlin' In" to Post WWII settlement and the Windrush Co-op.</p>	<p>This section has been revised to tie the existing structures and properties into the study according to the timelines of growth laid out in the HCD Plan. It has been moved to the HCD Conformity Report.</p>

<p>From the perspective of the CHIA, 1930 and 1960 are part of the same era, which is at odds with District's own outline of specific periods of Kleinburg's evolution which places each development time in a different context. It does not address and discuss the development of the Napier Street neighborhood, yet later on draws on several buildings from Napier Street in the CHIA and the Conservation District Conformity Report to identify many of these forms to as inspiration for the development's proposed interior residential design .</p>	<p>Ibid.</p>
<p>To better address this concern, the typology study should bring examples from periods identified in the Kleinburg-Nashville HCD Plan.</p>	<p>This section has been revised in accordance with these comments. It has been moved to the HCD Conformity Report.</p>
<p>Furthermore it is important for typology to focus on the evolving residential areas, and demonstrate the connection between the interior of the development and the nearby residential streets in design and layout.</p>	<p>These comments are addressed in the HCD Conformity Report. Generally, the interior of the development and nearby residential streets are connected by an undulating road design and similar landscaping.</p>
<p>Cultural Heritage Landscapes</p> <p>In Section 2.1 of the CHIA, the report quotes the Kleinburg-Nashville HCD description of Stegman's Mill Road. It should be noted that this is the Plan's "Heritage Character" statement (Section 2.4 of K-N HCD) and such the identified characteristics of the street constitute part of the overall Heritage Character of the Kleinburg Core. These characteristics include the tree canopy and the deep setback of the properties, thereby contributing to the character of the road. There is also a section in the District Plan "Special Focus: Commercial/Residential Buffer" which specifically refers to the importance of the tree canopy of the village and is connected to this section of Stegman's Mill Road.</p> <p>Currently then, the property setbacks are part of the heritage character statement of the street and the trees are part of the commercial/residential buffer. Both of these sections in the District confirm that the subject properties, have cultural heritage value in defining and maintaining and supporting the character of the area.</p>	<p>The front setbacks will be reduced from existing. The proposed front setbacks from Stegman's Mill Road are equivalent to the existing setbacks on the north side of Stegman's Mill Road.</p> <p>The landscape plan will mitigate the reduced setbacks by providing a green buffer along the north elevation of the Site.</p> <p>Trees will be replanted throughout the Site, including along Stegman's Mill Road. In time the tree canopy will mature to provide a green buffer as a commercial/residential transition and to screen the development from Stegman's Mill Road.</p>

<p>Documentation</p> <p>While the use of archival photos is appreciated, more documentation should be included and showing the existing houses from all elevations.</p>	<p>Photographs have been included in Section 2.3 of this report. Access was not granted to the interior of 357 Stegman's Mill; however, Kleinburg Village Development Corporation later provided interior photographs.</p>
<p>Section 4 Architectural Evaluation and Statement of Cultural Heritage Value</p> <p>In addition to a full property history, staff also notes that the 3 properties should be documented in full, including exterior and interior. While not considered to be specifically contributing heritage properties architecturally the buildings still speak to the post WWII period of settlement through their specific form, massing and scale.</p>	<p>ERA has photographed the interior and exterior of the properties (with the exception of the interior of 375 Stegman's Mill because access was not granted by the current tenants). Kleinburg Village Development Corporation later provided interior photographs of 375 Stegman's Mill Road. These documentation photographs have been inserted in Section 4.2.</p>
<p>Cultural Heritage Value</p> <p>The CHIA declares that all three properties have no cultural heritage value. As noted above, the properties do contain some contextual cultural heritage value, and the potential associative or historical value is unknown as a timeline of the property has not been established. Therefore, staff feels that declaring all three properties free of cultural heritage value is premature.</p>	<p>The properties have some contextual value as part of the "rural retreat" period of development in Kleinburg from the end of WWII to 1967. However, there are better representative properties of this time period in the District, including the Windrush Cooperative.</p> <p>A timeline of the property has been included in the updated "Site History" section 3.3 of this report.</p>
<p>Summary of Cultural Heritage Comments</p>	
<p>The CHIA will require the following material:</p> <ul style="list-style-type: none"> • A complete property chronology to better assess any associative cultural heritage value. • Full documentation of the existing structures. • A full description of the cultural heritage landscape associated with the property. 	<p>A complete property chronology for the Site has been included in the updated "Site History" section 3.3 of this report.</p> <p>The existing structures have been photographed.</p> <p>The properties are not listed or designated as part of a recognized cultural heritage landscape. However, the majority of the lots date from the original settlement of Kleinburg. The commemoration strategy of this historic lot pattern is the siting of the new houses in the "residential zone", which mimic the three lot width pattern.</p>

2 BACKGROUND

2.1 Scope of the Report

This CHRIA has been prepared by ERA Architects Inc. at the request of Vaughan Heritage Staff to assess the impact of proposed development on the properties at 357, 365, and 375 Stegman's Mill Road. The CHRIA has been prepared with reference to the City of Vaughan "Guidelines for Cultural Heritage Impact Assessments" (February 2016).

2.2 Present Owner Contact

Kleinburg Village Development Corporation
3300 Steeles Avenue West, Suite 9
Concord, Ontario
L4K 2Y4

2.3 Description of the Property

The Site is located on the south side of Stegman's Mill Road, east of Islington Avenue, in Kleinburg. It is comprised of three municipal addresses, each describing a bungalow constructed in the 1950s-1960s.

357 Stegman's Mill Road

- This is a red brick, L-shaped, one-storey ranch-style house. The exterior finishes are 1x6 beadboard outside up against a veneer of river stone. The red brick has a brush finish, which is a generic suburban material. The house has a classic 1950s ranch courtyard entry framed by a garage.

365 Stegman's Mill Road

- This is a white brick, two-storey ranch-style house that is partially clad in vertical boards.

375 Stegman's Mill Road

- This is a 1-1/2 storey clapboard house with a pitched roof and dormers.

All three bungalows are concrete block foundation with stick frame and have generic finish materials.

Each of the bungalows is individually described in the HCD Inventory, attached as Appendix III.

357 Stegman's Mill Road



North elevation (ERA, 2016).



East elevation (ERA, 2016).



South elevation (ERA, 2016).



West elevation (ERA, 2016).

365 Stegman's Mill Road



North elevation (ERA, 2016).



East elevation (ERA, 2016).



South elevation (ERA, 2016).



West elevation (ERA, 2016).

375 Stegman's Mill Road



North elevation (ERA, 2016).



South elevation (ERA, 2016).



East elevation, north portion (ERA, 2016).



East elevation, south portion (ERA, 2016).



West elevation, north portion(ERA, 2016).



West elevation, south portion (ERA, 2016).

2.4 Heritage Policy

The heritage policy framework must be evaluated within the broader policy context. The PPS 2014, the Official Plan and the Standards and Guidelines all encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

Provincial Policy Statement

The PPS 2014 supports heritage conservation as part of land-use planning in Ontario. The explanatory text of the PPS 2014 provides that all policies should be read together in a manner that recognizes the linkages between policy areas.

The PPS 2014 provides that significant built heritage resources shall be conserved in accordance with the Ontario Heritage Act (s. 2.6.1). As a matter of interpretation, the Ontario Heritage Act should be read in conjunction with the PPS 2014.

The PPS 2014 is issued under Section 3 of the Planning Act, which requires all decisions around land use planning to be “consistent with” the provincial policy statements.

Ontario Heritage Act

Under the Ontario Heritage Act, municipalities can protect individual properties (Part IV) and heritage conservation districts (Part V) that have cultural heritage value. Heritage conservation districts are designated to achieve a set of objectives particular to the district. Properties within heritage conservation districts are subject to policies and guidelines which are included in a heritage conservation district plan.

Growth Plan for the Golden Horseshoe/Places to Grow Act

The Growth Plan for the Greater Golden Horseshoe (2006; 2013), prepared in accordance with the Places to Grow Act (2005), provides for significant intensification within the region to promote long-term sustainable development in the Province. The City of Vaughan is centrally located within the Greater Golden Horseshoe area and is currently planning for significant growth.

York Region Official Plan (2010; 2016)

The York Region Official Plan directs growth and development within York Region with an emphasis on long-term environmental sustainability. The York Region Official Plan requires “Towns and Villages” in the region, which include the Kleinburg-Nashville area, to accommodate growth while retaining their character.

Vaughan Official Plan

The Vaughan Official Plan promotes heritage conservation as part of land use planning in the City of Vaughan. The Vaughan Official Plan (2010) incorporates a definition of “good heritage conservation practice” that accords with current practice standards.

Section 6.3.2 of the Vaughan Official Plan provides for the recognition and protection of cultural heritage landscapes with the designation of Heritage Conservation Districts. This report evaluates the degree to which the proposed development respects and complements the heritage character of the HCD, in accordance with the requirements of the Vaughan Official Plan.

Kleinburg-Nashville HCD Plan

The HCD Plan was published in 2003 and predates the most recent version of the Vaughan Official Plan and amendments to the Ontario Heritage Act in 2005. The HCD Plan provides:

- a description of the heritage character of the district;
- objectives for the district; and
- policies and guidelines that apply within the district.

The Heritage District Conformity Report prepared by ERA Architects and dated June 28, 2016, addresses this directly.

2.5 Heritage Best Practices

International Conventions and Charters

International best practices adopted by the International Council of Monuments and Sites (ICOMOS) encourage retaining legibility for new work. Article 22.2 of the Burra Charter (1979, 2013) states, for instance:

New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

New construction should be easily distinguishable from old in order to protect the legibility and integrity of heritage fabric.

Parks Canada's Standards and Guidelines

The Standards and Guidelines, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada. The Standards and Guidelines:

- encourage new work that is physically and visually compatibly with, yet distinguishable from an historic place (Standard 11); and
- discourage work that creates a false sense of historicism with new construction, which can compromise the authenticity of a place (Standard 4).

These are two of the core principles applied by ERA in the evaluation of proposed developments.

Ontario Ministry of Culture: Eight Guiding Principles in the Conservation of Built Heritage Properties

The Eight Guiding Principles in the Conservation of Built Heritage Properties are the Ontario Ministry of Culture's statement on good cultural heritage conservation practice. Principle 7 addresses legibility of new construction:

New work should be distinguishable from old.

Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction.

The Eight Guiding Principles have the effect of acknowledging and incorporating international heritage best practices in conservation within the Province of Ontario.

2.6 Existing Heritage Recognition

Ontario Heritage Act, Part V

The Site is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville HCD. Each individual property is described in Vol. 2: The Inventory of the Kleinburg-Nashville Heritage Conservation District Study and Plan. The descriptions are attached as Appendix III.

City of Vaughan Heritage Inventory

The City of Vaughan Heritage Inventory includes the following descriptions, noting that the buildings are designated under Part V of the Ontario Heritage Act:

357 Stegman's Mill Road is a bungalow built in 1960.

365 Stegman's Mill Road is a bungalow built in 1960.

375 Stegman's Mill Road is a 1-1/2 storey building constructed in 1950.

City of Vaughan Listing of Buildings of Architectural and Historical Value (October 2005)

None of the properties are included in the City of Vaughan Listing of Buildings of Architectural and Historical Value (October 2005).

3 HISTORY OF THE PROPERTY

3.1 Current Context

The houses face north on Stegman's Mill Road. They are set back from the street and obscured by vegetation and tree cover.

The rear of the properties backs onto the public school site to the south. To the west of 357 Stegman's Mill Road are valley lands. The valley lands connect to the forest surrounding the McMichael Gallery (south beyond the school site).

The HCD Plan describes Stegman's Mill Road as:

Stegman's Mill Road appears on John Klein's 1848 subdivision plat [sic]. Beginning at Islington Avenue, it is flanked by heritage buildings, and No. 376 Stegman's Mill Road, at the west corner of Napier Street, is a well looked-after 18th-Century Victorian brick house. **The lots opposite are recent houses, set well back on very large lots.** As the road descends and curves north it enters the more natural valley environment.

The wooded hillside on the left leads up to the rear lots on Napier Street, and to the right the valley opens out to the East Humber River and Bindertwine Park (*emphasis ours*).

The bolded statement refers to the lots on the subject site.

The architecture, siting and orientation of the houses is unremarkable and typical of mid-20th century suburban houses.

3.2 Historic Context

Kleinburg was developed by John Nicholas Kline, who purchased 83 acres of Lot 24 in Concession 8, west of Islington Avenue, in 1848. He built a sawmill and gristmill, which spurred the development of local industry.

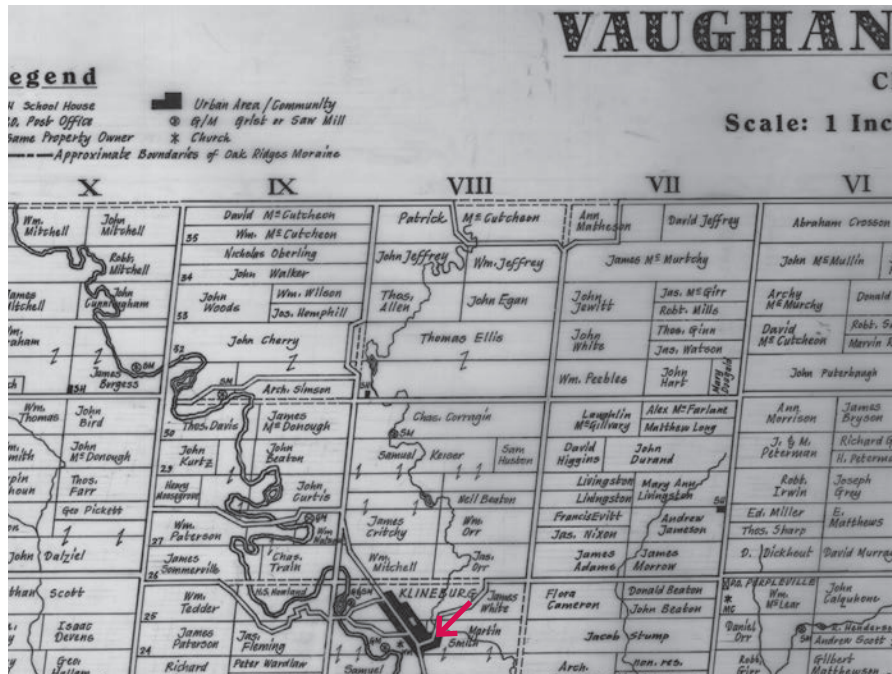
The John Klein 1848 subdivision plan created one-quarter acre lots to encourage the establishment of a village core. After only a couple of years, Kleinburg was considered an urban area/community (see page 10).

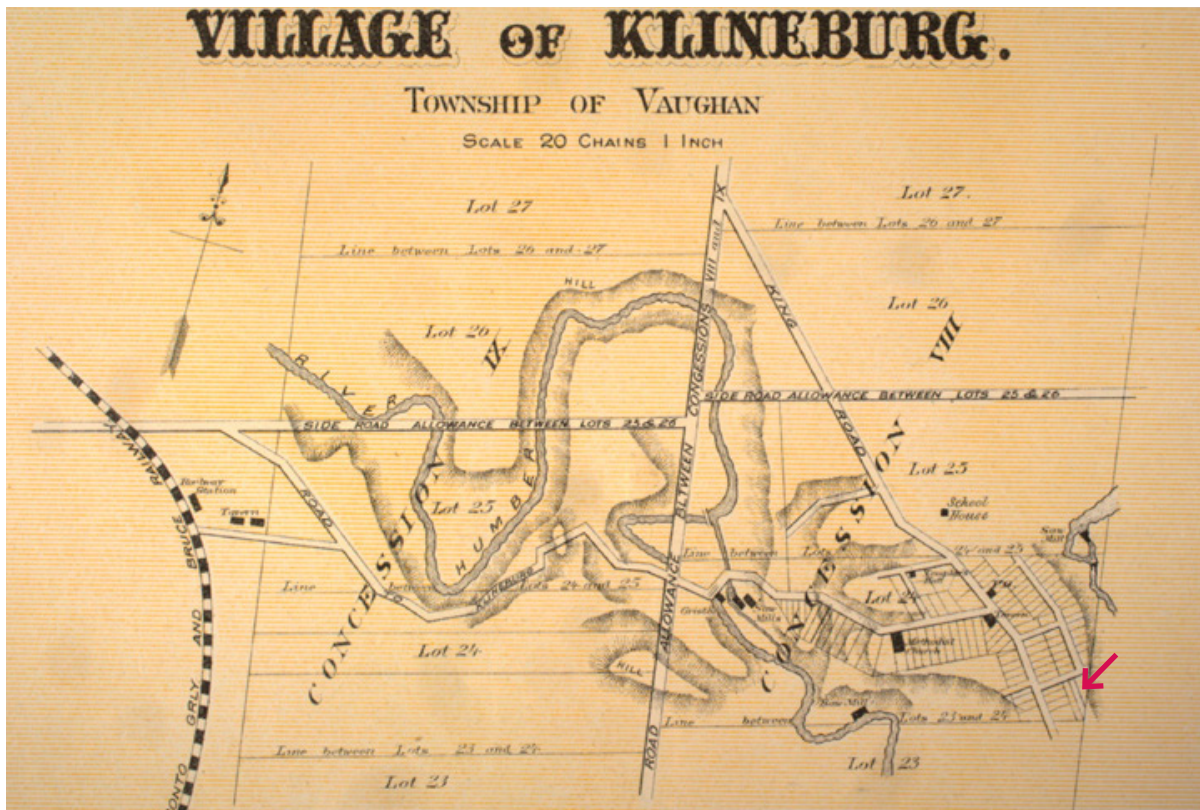
Stegman's Mill Road was created during this period and is shown on the 1880 Map of Ontario Counties. No lots were developed at that time (see map on page 16).

The rise of railways, electrification, and the invent of the automobile led to the decline of Kleinburg. Only one-third of the peak population remained by the end of the Second World War.

The postwar housing shortage in Toronto, and the newly improved roads, created a market for commuters to purchase land in Kleinburg. The houses on Site were constructed during this period and are typical structures of the period.

In 1990, the sidewalk along the south side of Stegman's Mill Road replaced the typical rural road profile of curbless road with ditches.





3.3 Site History

Physical Development

Aerial photos indicate that the Site was empty of any structures between 1942 and the mid-1960s. The 1965 Plan of Survey shows 357 and 365 Stegman's Mill Road under construction and 375 Stegman's Mill Road as a vacant site.

It is likely that the existing houses are the first structures to be developed on Site, and that the lots were perceived as one property until this time.

We note that there appears to be a discrepancy between the archival evidence and the building dates in the City of Vaughan Heritage Inventory, which describes all the buildings as being constructed before the 1965 photo (which shows an empty site).

We were not able to substantiate whether there were any owners who lived on the Site prior to the 1960s. We were able to substantiate some early owners did not live on the Site.



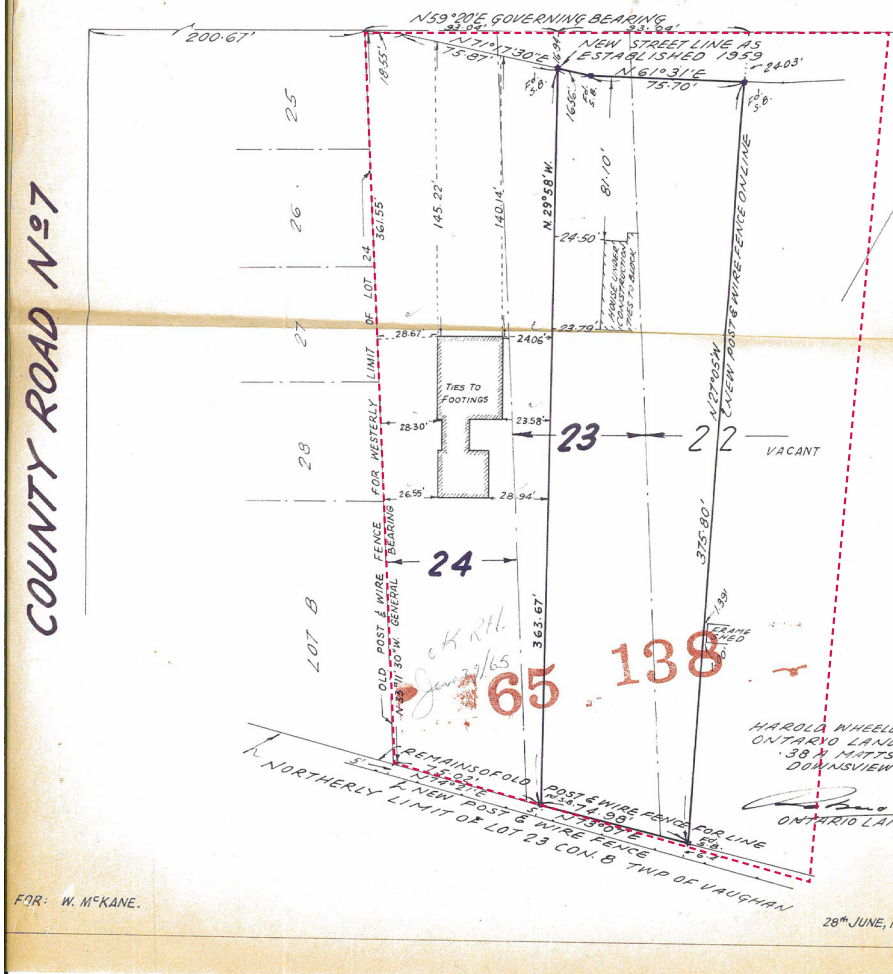
Aerial photo c. 1965 shows that there has been no development on the site, circled in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).



Aerial photo c. 1980s shows the site circled in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).

SCALE: 1" = 40' 25th JUNE, 1965.

COUNTY ROAD N^o 7



Plan of Survey circa 1965, site outlined in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).

Building Records for 357 Stegman's Mill Road (Lot 22 RP11)

On September 18, 1964 owner John Craic applied for a permit to build a new dwelling, septic tank and tile bed, and a electric fuel tank for the property. It was approved on September 21, 1964. An aerial photograph from 1965 and the following records suggests that it wasn't built.

On October 30, 1968, an agreement was made between the Township of Vaughan and William Cunic was made when Marion Kaiser applied to the Committee of Adjustment for its consent to convey lands and sell her remaining lands to William Cunic. Schedule A, which showed the property footprint, was not provided to ERA. The terms of the agreement included the construction of a grassed waterway to drain the lands and the abutting lands through a culvert under the driveway and that the dwelling be constructed on the rear third of the lot. This suggests that the land may have not be developable due to its swamp-like condition.

This lot is not original. It is composed of part of the lands within the boundaries of Lot 22 Plan 11 and Lot 24 Concession 8, which were merged together on November 20, 1968.

It appears it was never built because owner William Cunic (of 379 Bartos Drive, Oakville) applied for a new building permit, septic tank and tile bed on May 26, 1969. He renewed the same building permit on July 7, 1971. A memo issued by the Building and Zoning Inspector on October 3, 1972, stated:

The Field Inspections on this site reveals that progress is slow and therefore, this [memo] is to advise you to take out another Building Permit to complete the dwelling.

An application to renew the building permit was made by Re Cunic and R. G. Share on October 18, 1972. Throughout 1973 there were field inspection records related to the installation of a railing to code.

On July 4, 1975 owners Ronald G. and Ellen Share applied for a building permit to construct an above ground swimming pool, which was approved. A field inspection report notes that the pool walls were erected later that year.

Building Records for 365 Stegman's Mill Road (Lot 23 RP11)

On July 31, 1964, owner William Wallace Kindon Holman applied for a building permit for a new building, septic tank and tile bed. It was approved on August 6, 1964. The exterior was brick veneer.

Building Records for 375 Stegman's Mill Road (Lot 23/24 RP11)

On June 3, 1965, William McKane applied for a building permit for the construction of a new frame residential dwelling, which was approved. On September 24, 1969 he applied for a building permit to construct a new addition composed of tented and clapboard, which, from the renewal building permit, appears to have been for the garage.

Ownership prior to the 1960s

According to historical records, the three properties on Site were owned and transferred as a single parcel from the time of the original Crown land grant until the 1960s. In the early 1960s the three properties were each sold to different owners and additional land was merged with 357 Stegman's Mill Road. It is likely that all three lots were perceived as a single lot until the 1960s.

Background research on these early owners was undertaken, in consultation with City of Vaughan archivists, to establish whether any of the owners were significant to the community.

Prior to 1847

The land was owned by the Crown.

1847-1856

Andrew Mitchell owned the properties from 1847-1856. Born in Scotland as the oldest of eleven children to parents James Mitchell and Grisell Calder, he and his brother sailed to Canada in 1835. They purchased land in Vaughan, and their parents and nine siblings joined them two years later. Andrew is noted as a bachelor who farmed 200 acres at Edgeley (Lot 7, east part of Concession 5). According to historical maps and the literature, there were four residential structures on his lands at Edgeley, built by his father for the family. There is no reference to him having lived in Kleinburg.

1856-1867

William A. Orr owned the properties from 1856-1867. In 1850, when Vaughan Township was first divided into five wards, he was the Returning Officer in the Ward 4 election.

1867-1889

James Livingston owned the properties from 1867-1889. He is noted as a general merchant living in Kleinburg and was one of the seven trustees of the Kleinburg Congregation of the Wesleyan Methodist Church in 1869.

1889-1914

Robert Hollingshead owned the properties from 1889-1914. He was a storekeeper, undertaker, and around 1912 he kept a post office in his home.

1914-1915

Alfred N. Cousins owned the properties from 1914-1915.

1915-1936

Hadwin Richards (aka Hadwen) owned the properties from 1915-1936.

1936-1938

James Neal owned the properties from 1936-1938.

1938-1941

Maria Neal L. owned the properties from 1938-1941.

1941-1946

Viola Nelson owned the properties from 1941-1946.

1946-1946

Frank Peters owned the properties from 1946-1946.

1946-1948

John H. and Effie G. Turner owned the properties from 1946-1948.

1948- 1956

Wynfrida M. Kesteven-Balshaw owned the properties from 1948-1956.

1956-1962

Samuel D. Kaiser owned the properties from 1956-1962. He was part of the first elected school board to the newly formed Vaughan Township Public School Board in 1960 and was a councilor for the Township of Vaughan for one two-year term from 1965-1966. The lands were definitively vacant during his ownership.

Ownership Post-1960s

The property were sold as individual lots for the first time by owner Samuel D. Kaiser in the 1960s. The following note the owners for each property, none of which are considered as significant to the community:

357 Stegman's Mill Road

- 1968-1972 - William and Barbara Cunic
- 1972-1985- Ronald George and Ellen Share
- 1985-1989 - Henry and Donna Pflieger
- 1989- 2015 Basil Keith and Eldora Mabel Wakely
- The applicant has owned the property since 2015.

365 Stegman's Mill Road

- 1964-1987 - John and Isabel H. Craig.
- 1987-2016 - Iain Steward and Margaret Ann Craig.
- The applicant has owned the property since 2016.

375 Stegman's Mill Road

- 1962-1965 William W. K. And Joan A. Holman.
- 1965-1987 - William G and Inez L. McKane.
- 1987-1992 - Dorothy Margaret Freeman.
- 1992-1999 - Dorothy Margaret and Donald Arthur Freeman.
- 1999-1999 - Frances Ann Payne.
- 1999-2016 - William and Sandra Edmonds.
- The applicant has owned the property since 2016.

*Ownership of the Additional Lands (Lot 24
Concession 8) Merged into 357 Stegman's Mill
Road Prior to the 1960s*

Like the other lots, this land was first owned by Andrew Mitchell from 1847-1850. He then sold it to William Mitchell - possibly his younger brother who had the same name - who owned it from 1850-1856. The following owners included:

- 1856-1900 - William Adams
- 1900-1915 - George Cooper
- 1915-1921 - Fanny Cooper
- 1921 - unknown Daniel Mclean
- Unknown - 1938 - Donald Mclean
- 1938 - 1952 - Thomas Mclean
- 1952- 1968 - Marion Kaiser (and Samuel D. Kasier).

There is a break in the Chain of Title where the transfer of ownership date between Daniel Mclean and Donald Mclean is missing.

There was no information available about the later owners of the portion of 357 Stegman's Mill known as Lot 24 Concession 8. Because of this none of these owners of this portion of the land were deemed to be significant.

4 CONDITION ASSESSMENT AND DOCUMENTATION

4.1 General

ERA has conducted an exterior and interior visual assessment of the Site and concluded that the buildings are in fair condition. 375 Stegman's Mill was unoccupied while the other two buildings were tenanted. Tenants at 357 Stegman's Mill did not grant access to the interior of the building.

All three bungalows are concrete block foundation with stick frame and have generic finish materials.

4.2 Site and Building Documentation



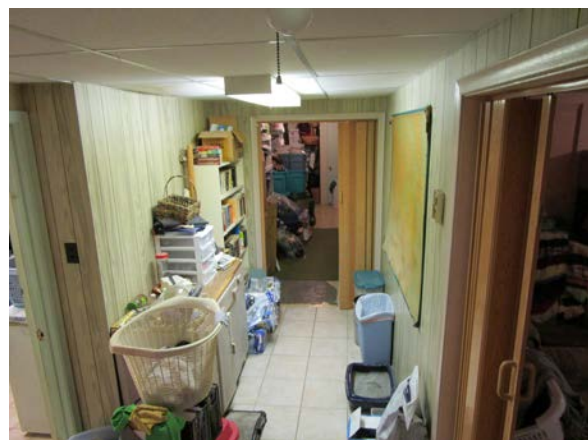
View looking eastwards towards the ravine from the north side of Stegman's Mill Road (KLM Planning).

357 Stegman's Mill Road, Interior



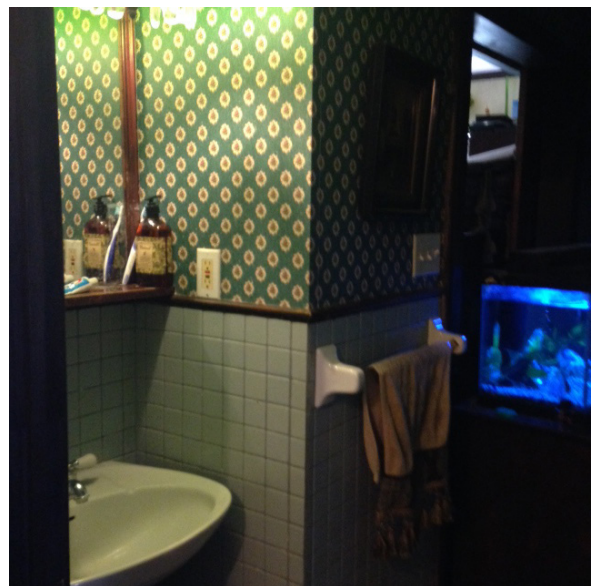
*All photographs on this page by ERA, 2016.

365 Stegman's Mill Road, Interior



*All photographs on this page by ERA, 2016.

375 Stegman's Mill Road, Interior



*All photographs on this page by Kleinburg Village Development Corporation, 2016.

Archival Photographs: 357 Stegman's Mill Road



357 Stegman's Mill Road c. 1990s (City of Vaughan Archives, City Clerk's Office).



357 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

Archival Photographs: 365 Stegman's Mill Road



365 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

Archival Photographs: 375 Stegman's Mill Road



375 Stegman's Mill Road c. 1990s (City of Vaughan Archives, City Clerk's Office).



375 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

Existing Condition of Stegman's Mill Road



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).

5 ARCHITECTURAL EVALUATION AND STATEMENT OF CULTURAL HERITAGE VALUE

ERA has evaluated the houses on Site using the criteria in Ontario Regulation 9/06. The assessment is summarized below and is attached as Appendix IV.

Design or Physical Value

The houses are made of generic materials, have generic finishes, and are typical of their time. There are no prominent architects or builders associated with the houses.

Associative or Historical Value

Our research shows there is no historical or associative value related to the Site. This is a subjective evaluation as the test included in Ontario Regulation 9/06 is that the person must be “significant to a community.”

The properties were never owned by Kleinburg’s most notable figures, including: John Nicholas Kline; James Mitchell; the Howland brothers; George Stegman; or Charles Shaw Junior.

Some early owners of the Site are included in the book *A History of Vaughan Township* by George Elmore Reaman (Vaughan: Vaughan Township Historical Society, 1971), which had the intent of capturing information on all the early families in the small village. Some of the early owners, or their families, are mentioned in the book; however, none were engaged in civic affairs for longer durations, held higher offices, and/or had a noted impact on the history of Kleinburg. We do not find any of the owners to meet the test as significant. This information has been included in Section 3.3 of this report.

Contextual Value

The houses are not visible from the public realm and do not contribute to the streetscape.

The lot with municipal address 357 Stegman’s Mill Road has been altered and is not original. The Site is an amalgamation of three original 1848 lots and a later addition of land, as 357 Stegman’s Mill Road is composed of part of the lands within the boundaries of Lot 22 Plan 11 and Lot 24 Concession 8, which were merged on November 20, 1968.

The portion of 357 Stegman’s Mill Road composed of Lot 22 Plan 11, 365 Stegman’s Mill Road, and 375 Stegman’s Mill Road was all under the same ownership from 1847 (when the patent was granted by the Crown) until 1962. On January 25, 1962 Samuel D. Kaiser sold 375 Stegman’s Mill Road to William W. K. and Joan A. Holman. He later sold the other two lots to two different owners. This suggests that the lots were perceived by the general public as one parcel until the 1960s.

In our view, the houses do not seem to have cultural heritage value (design, associative, or contextual), within the context of the HCD or otherwise. Furthermore, they are not candidates for designation under Part IV of the Ontario Heritage Act.

6 OUTLINE OF THE DEVELOPMENT PROPOSAL

6.1 Development Proposal

The proposed development replaces the three existing structures with three new sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior. The houses are freestanding units that are connected below grade. The three units with principal elevations on Stegman's Mill Road maintain the orientation of the existing houses. Their design has been revised in accordance with Staff comments to better conform to the HCD guidelines on heritage architectural styles.

Parking will be provided below grade. One driveway, just west of the termination of Napier Street at Stegman's Mill Road, will provide access to the underground parking ramp. The entrance to the underground parking ramp is located beneath Unit 2, reducing its visibility from Stegman's Mill Road. A second driveway, further west along Stegman's Mill Road, will provide at-grade parking for Unit No. 1.

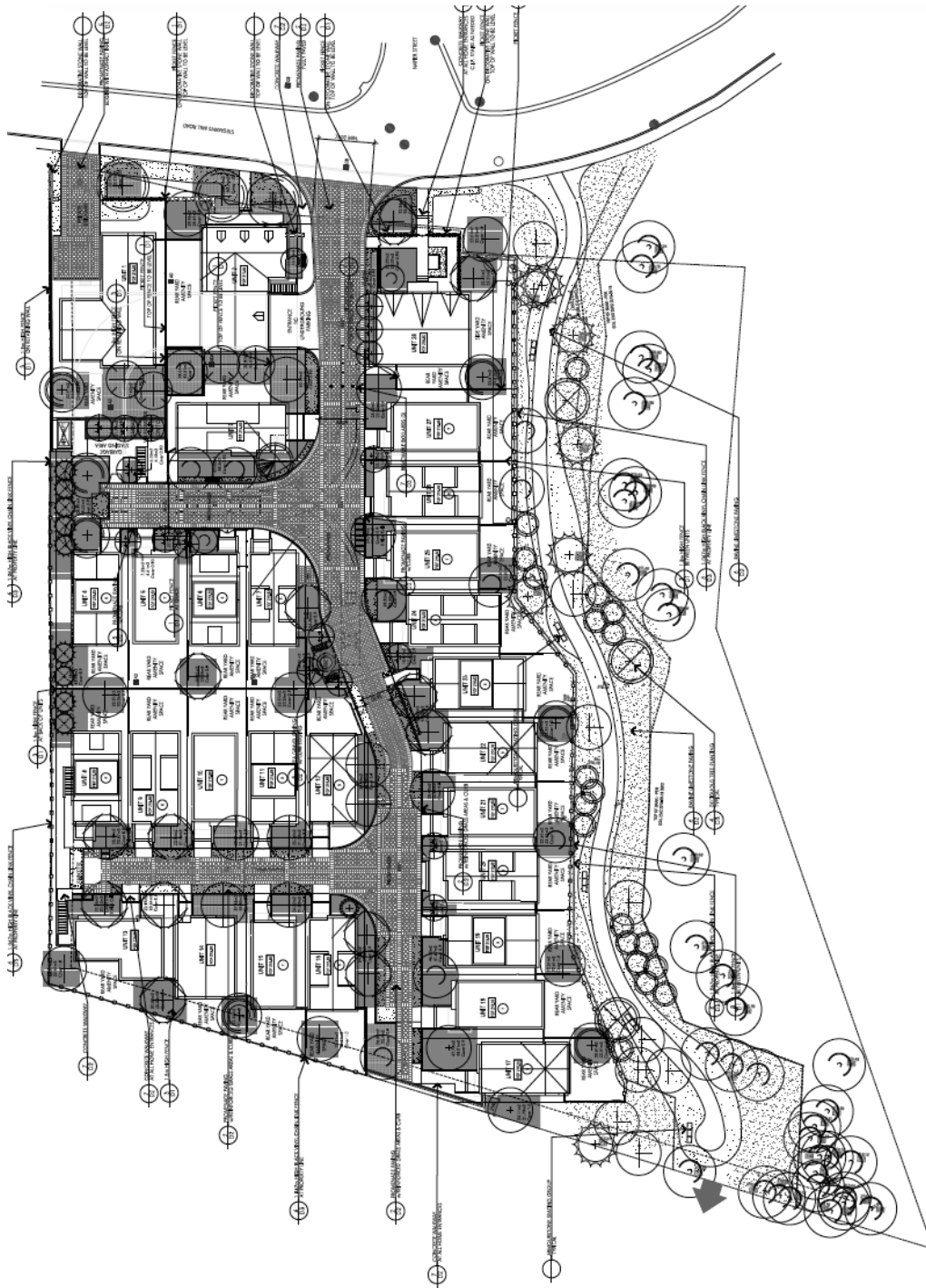
The design of the replacement structures along Stegman's Mill Road reflects the architectural styles in the HCD Plan. The design of the replacement structures on the interior of the Site is contemporary, but is based on studies of the vernacular heritage architectural styles within the District.

Proposed Streetscape



The Site is on the right, with landscaping shown at full maturity (Rafael + Biguaskas Architects)

Landscaping & Site Plan



(Rafael + Biguaskas Architects)

Unit Design - Stegman's Mill Road



(Rafael + Biguaskas Architects)



View from north on Napier Street looking south towards the Site, before plantings reach full maturity
(Rafael + Biguaskas Architects)

Unit Design - Site Interior



(Rafael + Biguaskas Architects)

6.2 Revisions to Proposed Development

The site plan has been revised to incorporate feedback from the Design Review Panel, the local community, and City staff.

The most significant revisions in response to all comments include:

1. The flat roofs of some of the houses have been removed and replaced with gable roofs.
2. The material palette has been further simplified.
3. All raised planters have been removed from the landscape along Stegman's Mill Road, allowing for a more rural character along the streetscape.

These revisions have improved the proposed development's conformity with the HCD guidelines.

6.3 Summary of Impacts

Removal of Buildings

The current proposal requires the removal of three buildings. In our opinion, the removal of these buildings does not represent a negative impact on cultural heritage value, character or attributes of the Site and/or the District.

Original 1848 Lots

The original lot configuration will be altered by the proposed development, which consolidates the three lots for redevelopment as a condominium. The impact of this alteration is minimal, considering:

- One of the lots was altered in the 1960s with additional land merged into the property; and
- It is likely that the lots were not legible as individual properties until they were developed in the 1960s.

Adjacent and Nearby Heritage Resources

All of the adjacent properties are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage District. No physical or visual impact is anticipated on any of these properties.

6.4 9 Napier Street and 376 Stegman's Mill Road

The 9.5m building height on Stegman's Mill Road limits the visual impact of the proposed development on the heritage buildings at 9 Napier Street and 376 Stegman's Mill Road.

The setback of the proposed houses along Stegman's Mill Road will be similar to that of the houses on the opposite side of the road; however the house will be closer to the street edge than the existing condition.

The landscape and planting plans will mitigate this impact with a green buffer that is appropriate for the district and conforms to the guidelines in the HCD Plan (see Conformity Report).



9 Napier Street as viewed from the intersection of Napier Street and Stegman's Mill Road (Google Streetview). The subject site is to the right of the frame.



376 Stegman's Mill Road is located directly across from the subject site, which is to the right of the frame (Google Streetview).

7 MITIGATION MEASURES & CONSERVATION STRATEGY

7.1 Introduction to Study & Methodology

Two of the main issues identified during the Heritage Vaughan Committee meeting on November 16, 2016 were:

- Front yard setbacks; and
- Side yard separation.

The HCD Plan does not provide a specific setback or separation distance. This study looks at the minimum to show that the proposed is generally consistent with existing setbacks and separation within the District.

Note that our study in the HCD Conformity Report looked at the typical characteristics in line with each era of development. Further studies could be conducted to determine the mean and median numbers for these characteristics.

Further mitigation strategies are detailed in the accompanying Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

7.2 Findings

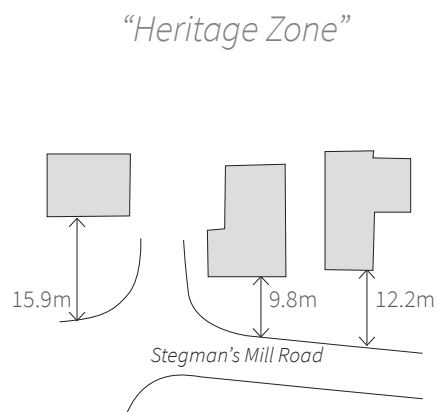
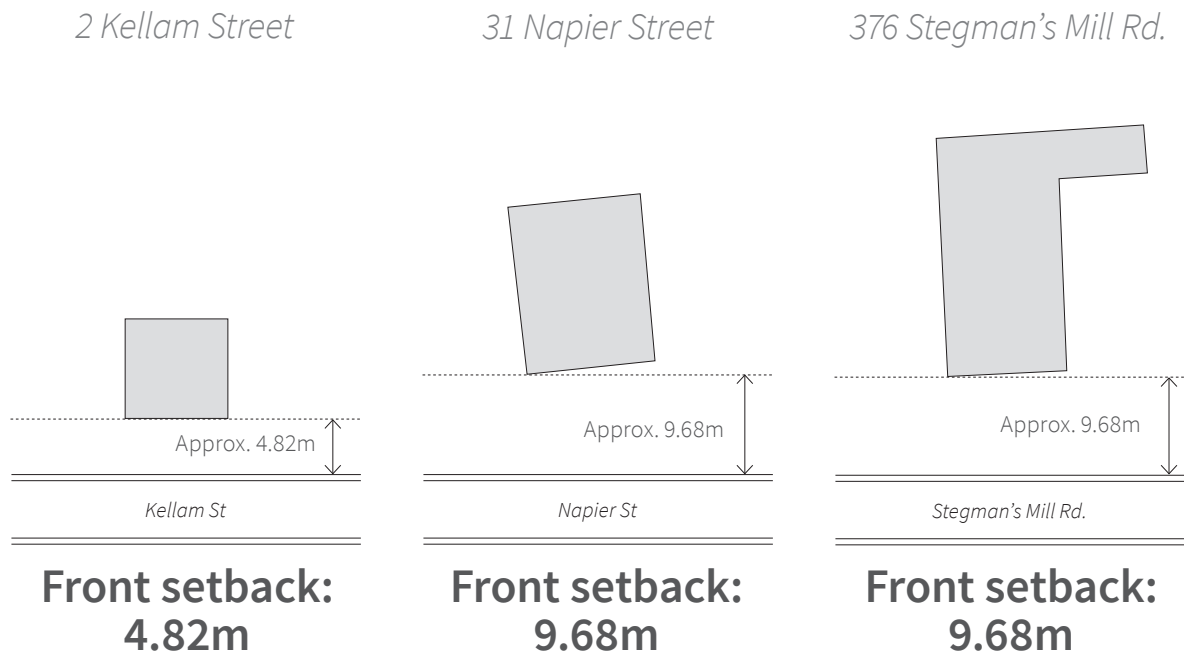
ERA investigated the existing state of these characteristics in the District and found:

	Smallest Existing in the District	"Heritage Zone"	Interior Site Units
Front Yard Setback	4.82m	9.8m	3m
Side Yard Separation	1.33m	6.5m	1.8m

In conclusion:

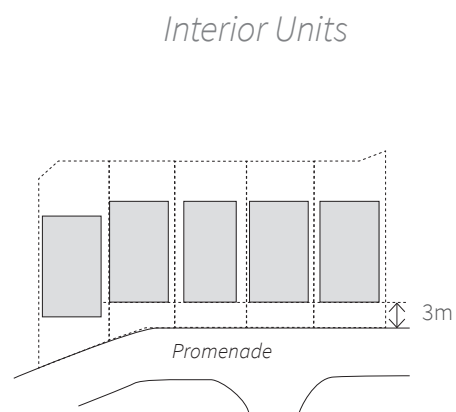
- The proposed front yard setbacks of the "heritage zone" are generous;
- The proposed front yard setbacks of the interior units, at approximately 3m, are smaller than the shallowest existing front setback in the District, which is 4.82m at 2 Kellam Street. This proposed smaller setback is reasonable given that the objectives of the HCD Plan speak to the heritage character of the streetscapes and of the roads (objectives 5.2.1 and 5.2.3) and the interior of the Site does not contribute to the streetscape as it is generally not visible from the public realm. Further, these shallower setbacks are mitigated by the generous setbacks in the "heritage zone"; and
- There is precedent in the District for even smaller side yard separations than is proposed for the buildings in both the "heritage zone" and the interior of the Site.

7.3 Front Yard Setback Study



**Front setback:
15.9m, 9.8m, 12.2m**

These are generous.

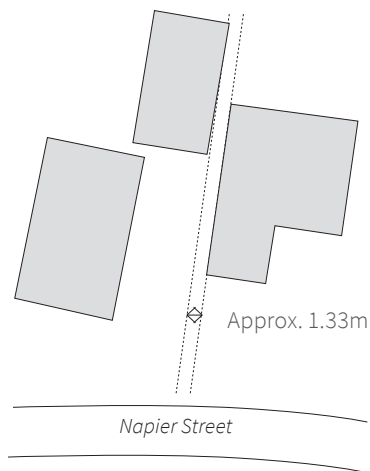


**Front setback:
3m**

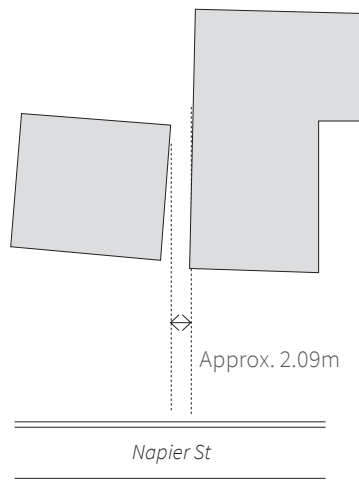
**This is shallower than existing
within the District.**

7.4 Side Yard Separation Study

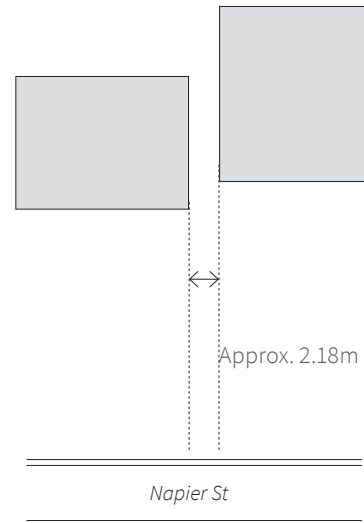
45-51 Napier Street



16-20 Napier Street



90-96 Napier Street



Approx. 1.33m



Approx. 2.09m



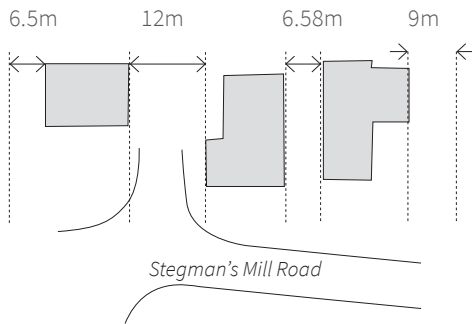
Approx. 2.18m

**Separation
Distance: 1.33m**

**Separation
Distance: 2.09m**

**Separation
Distance: 2.18m**

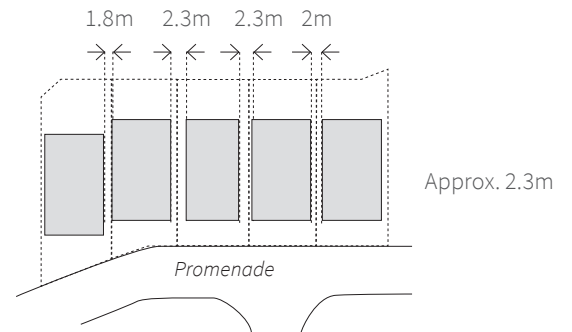
“Heritage Zone”



**Separation
Distance: 6.5m**

**This is consistent
with the existing
character of the
District.**

Interior Units



**Separation
Distance: 1.8m**

**There is
precedent for
this within the
District.**

8 CONCLUSION

The proposed development requires demolition of three 1960s bungalows, none of which have individual cultural heritage value as evaluated by Ontario Regulation 9/06 and all of which can be replaced.

It alters the lot configuration on the Site, which will not result in a negative impact to significant heritage resources. The alteration to lot configuration is mitigated by the siting of the three sympathetic replacement houses in the “heritage zone” along Stegman’s Mill Road (the north elevation of the Site).

The proposed development will have minimal impact on nearby heritage resources and some impact on the Stegman’s Mill streetscape. These impacts will be mitigated by the “heritage zone”, landscaping and planting plans.

In summary, we find that:

- the replacement of the existing houses and consolidation of lots does not represent a loss of significant cultural heritage resources; and
- the proposal appropriately mitigates impacts on nearby heritage resources.

Further analysis is included in the accompanying Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

9 APPENDICES

Appendix I: Vaughan, Guidelines for Cultural Heritage Resource Impact Assessment Reports



GUIDELINES FOR CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT REPORTS

Policy Provisions for Cultural Heritage Resource Impact Assessment Reports

On June 27, 2005, Council approved a document entitled "Strategy for the Maintenance & Preservation of Significant Heritage Buildings". Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Resource Impact Assessment requirements:

"Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property."

In addition, Section 4.2.6.4 of OPA 600 policy states, in part, the following:

(i) Block Plans

The City shall require that a comprehensive Cultural Heritage Resource Impact Assessment be prepared by a qualified heritage consultant as supporting material for a Block Plan. The purpose of the Cultural Heritage Resource Impact Assessment is to document and assess existing heritage features including buildings and other structures, sites, landscapes, areas and environments by means of historical research, photographic documentation and architectural assessment and an archaeological resource assessment.

(ii) Cultural Heritage Assessment

A detailed Cultural Heritage Resource Impact Assessment prepared by a qualified cultural heritage consultant may be required for development applications which affect either directly or indirectly, an individual property or a group of properties identified in the Inventory, archaeological sites or other significant heritage features.

As a result of the above policy statements, a Cultural Heritage Resource Impact Assessment may be requested by the City of Vaughan as part of the block plan development process for OPA 600 lands.

Buildings identified in the City's "***Listing of Buildings of Architectural and Historical Value***" or listed in the "***City of Vaughan Heritage Inventory***" may be subject to review in a Cultural Heritage Resource Impact Assessment.

A Cultural Heritage Resource Impact Assessment should not be confused with an archaeological resource assessment. To better differentiate the two, a cultural heritage assessment will identify, evaluate and make recommendations on ***built heritage resources and cultural landscapes***.

***Guidelines for Cultural Heritage Resource Impact Assessment Reports
Updated September 2012***

Page 1 of 4



Conversely, an archaeological resource assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Purpose

The purpose of undertaking a Cultural Heritage Resource Impact Assessment is to identify and evaluate cultural heritage resources in a given area (i.e. real property) to determine the impact that may result from a specific undertaking or development of the subject property. As a result of this assessment process by a qualified consultant, the following is to be determined:

1. Whether a building is significant and should be preserved and incorporated within the proposed development. If the building is not considered significant, valid reasons on why it is not should be presented in the Impact Assessment report.
2. Preservation option (as found below) for the significant building and how it will be preserved or incorporated in a development (whether commercial or residential).

Requirements of a Cultural Heritage Resource Impact Assessment

The requirement of a Cultural Heritage Resource Impact Assessment shall be identified and requested by Cultural Services staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Resource Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Services staff will identify the known cultural heritage resources on a property that are of interest or concern.

In conjunction to the requirements set out in these guidelines, please refer to Ontario Heritage Toolkit, InfoSheet #5, as it assists in the understanding of the Provincial Policy Statement, 2005 policies related to the conservation planning of cultural heritage and archaeological resources.

The following items are considered the minimum required components of a Cultural Heritage Resource Impact Assessment report:

1. The hiring of a qualified heritage consultant to prepare the Cultural Heritage Resource Impact Assessment report. It is recommended that the consultant be a member of C.A.H.P. (Canadian Association of Heritage Professionals).
2. A concise history of the property and its evolution to date.
3. A history and architectural evaluation of the built cultural heritage resources found on the property.
4. The documentation of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
5. An outline of the development proposal for the lands in question and the potential impact the proposed development will have on identified cultural heritage resources.
6. A comprehensive examination of the following preservation/mitigation options for cultural heritage resources. Recommendations that result from this examination should be based



on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. The options to be explored include (but are not limited to):

Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where preservation of the entire structure is not feasible, consideration may be given to the preservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition. The preservation of facades only, while not a preferred option, may be considered.

Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.

Historical Commemoration

While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered.

Review/Approval Process

Four copies of the Cultural Heritage Resource Impact Assessment shall be distributed to the City of Vaughan: 2 copies to the Vaughan Planning Department and 2 copies to the Cultural Services Department (one copy shall be stored for research purposes in the City of Vaughan Archives).

Staff will determine whether the minimum requirements of the Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. City staff will meet with the owner/applicant to discuss the Impact Assessment report and recommendations contained therein.

Heritage Vaughan Committee, a statutory advisory committee to Vaughan Council, will also review all Impact Assessment reports. Heritage Vaughan Committee may make recommendations to Vaughan Council with regards to the recommendations contained in the subject reports.

The preparation and submission of a Cultural Heritage Resource Impact Assessment report may be a required condition of approval for development applications and draft plan of subdivision applications.



Any questions or comments relating to these guidelines may be directed to:

Cecilia Nin Hernandez, B.E.D.S, M.Arch
Cultural Heritage Coordinator
Cultural Services Division, Department of Recreation and Culture
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1
Phone: (905) 832-8585, ext. 8115
Fax: (905) 832-8550
cecilia.nin@vaughan.ca

Daniel Rende, M.Pl.
Cultural Heritage Coordinator
Cultural Services Division, Department of Recreation and Culture
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1
Phone: (905) 832-8585, ext. 8112
Fax: (905) 832-8550
daniel.rende@vaughan.ca

Appendix II: Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest



ServiceOntario
e-Laws

[Français](#)

ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

[Français](#)

[Back to top](#)

Appendix III: City of Vaughan Heritage Inventory, Excerpts

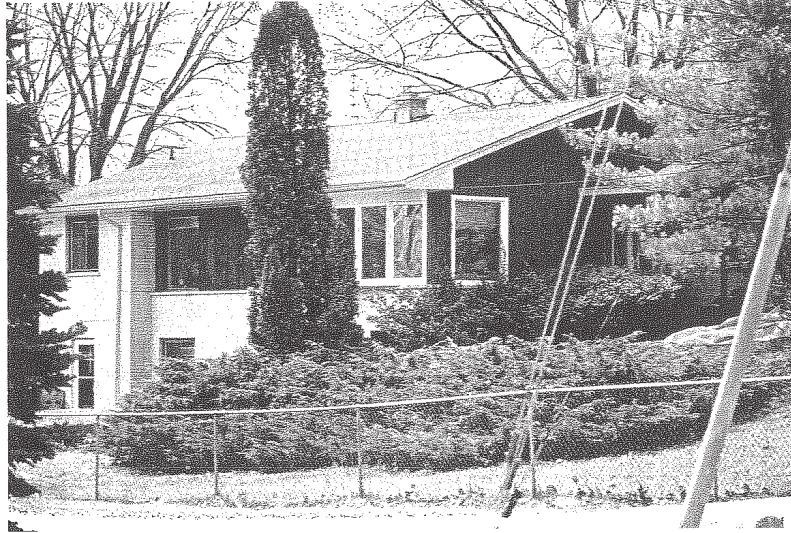
Stegman's Mill Road (south)

Kleinburg



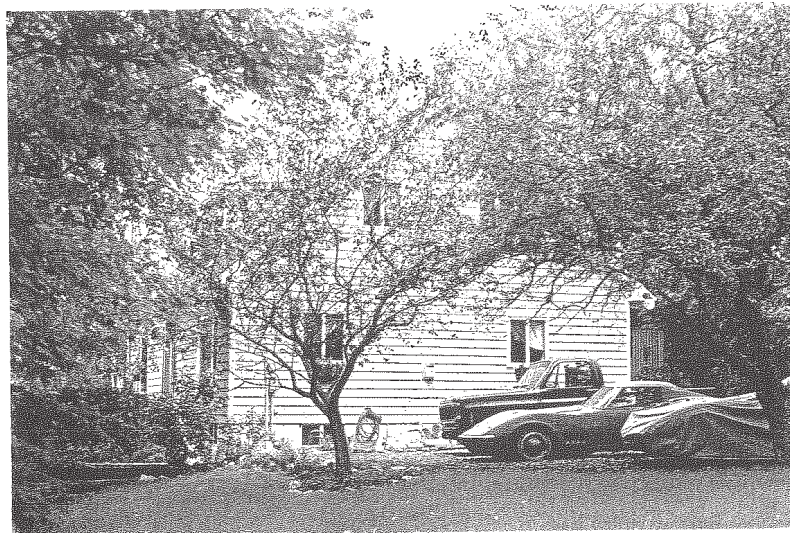
357 Stegman's Mill Road

- Ell-shaped, red-brick, Ranch-style house with front verandah and later additions (c. 1960).
- Description – Long, low bungalow has projecting gable wing at LH side, and (added) flat-roofed garage at RH side, with at-grade front verandah tucked under roof overhang between these two volumes. Verandah is enclosed by high, decorative iron fence (over low stone walls) extending between tall, field-stone piers topped by thin, stone copings, with ball-type lights above. Front wall at verandah is clad in vertical boards, with tall, triple casement windows at left and pair of smaller, two-pane windows to right. Projecting gabled wing at east side has large window at basement level only. Projecting two-car garage at west side has two, unpainted, roll-up wooden doors each with five frames comprising four panels each. Spandrels above are clad in vertical aluminum siding. Broad soffits are aluminum-clad, fascias are narrow and also aluminum-clad, and gutters and downspouts are typical modern profiles. Roof is clad in light-brown asphalt shingles. A three-vent, field-stone chimney is visible beyond main peak towards LH side.
- Comments - Long, low bungalow is set well back from road at edge of ravine, with above-grade basement window just visible at east side. Decorative stone and metal elements at verandah are attractive modern details. Building is an attractive period piece in keeping with peripheral, suburban Kleinburg, though flat-roofed garage is slightly out of character with original house. Any addition to this structure should not project above existing roof peaks. For any proposed future development at this site see the Plan and Guidelines.



365 Stegman's Mill Road

- White-brick, Ranch-style house with partial upper wall clad in vertical boards (c. 1960).
- Description – Long, low bungalow is set with low-pitched gable facing road, with entry centrally located under simple, pitched-roof open porch supported by two stained wooden posts. Entry has slab-type door (behind fully glazed storm door) with patterned-glass, $\frac{3}{4}$ sidelight to left. Front wall is clad in white brick at low level and at projecting portion to right of door, whereas upper wall at remainder of front elevation is clad in narrow, stained, vertical, v-jointed boards. Fenestration consists of original, unframed horizontal sliders at right and replacement, aluminum, single-pane sash at left. Sills are thin, rock-faced limestone, and lintels are hidden by cladding. Soffits are clad in aluminum, as are narrow fascias, and rainwater goods are conventional aluminum sections. Roof is clad in black asphalt shingles.
- Comments – Apparent bungalow is set well back from, and at right-angles to road, with above-grade basement windows visible only at east side. Projecting portion of front elevation, having different cladding treatment entirely in white brick, is unusual feature, and aside from altered windows at east side, house is another period piece typical of suburban Kleinburg. Any addition to this structure should not project above existing roof peaks, and for any proposed future development at this site see the Plan and Guidelines.



375 Stegman's Mill Road

- 1½ storey, pitched-roof, clapboard house with pop-up dormers (c. 1950?).
- **Description** – Steeply gabled house is set well back from and at right-angles to road, with entry invisible at west elevation. Painted concrete-block foundation is visible at grade, with wall above clad in blue clapboard with narrow, white corner boards. Fenestration consists of tiny sliding windows at basement and almost symmetrically placed, small, double casements at ground and second floors. Shed-roofed dormers exist at both east and west elevations, with cladding and windows as described. Soffits and narrow fascias are clad in aluminum, and rainwater goods are conventional aluminum sections. Roof has dark-grey asphalt shingles.
- **Comments** – Modest clapboard house is somewhat anomalous. Orientation, scale, size of windows and placement relative to road suggest an older house, though height relative to grade, and exposed concrete-block foundation are typical post-war elements. In any event, house is in keeping with transitional context between historic core and more recent, suburban periphery. Reinstatement of suitable period windows, if nature of these may be confirmed, might be considered. Any addition to this structure should not be visible from road, and for any proposed future development at this site see the Plan and Guidelines.

Appendix IV: Assessment of Cultural Heritage Value

Value (quoted from Ontario Reg. 9/06)	Assessment: 357 Stegman's Mill Road
1. The property has design value or physical value because it, i. is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement.	<ul style="list-style-type: none">• Not applicable.
The property has historical value or associative value because it, i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<ul style="list-style-type: none">• Not applicable.
The property has contextual value because it, i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings, or iii. is a landmark.	<ul style="list-style-type: none">• Not applicable.

Value (quoted from Ontario Reg. 9/06)

Assessment: 365 Stegman's Mill Road

1. The property has design value or physical value because it,

- Not applicable.

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

The property has historical value or associative value because it,

- Not applicable.

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

- Not applicable.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

Value (quoted from Ontario Reg. 9/06)

Assessment: 375 Stegman's Mill Road

1. The property has design value or physical value because it,

- Not applicable.

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

The property has historical value or associative value because it,

- Not applicable.

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

- Not applicable.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

HERITAGE CONSERVATION DISTRICT CONFORMITY REPORT

357, 365 & 375 Stegman's Mill Road
City of Vaughan, Ontario



ERA

CONTENTS

EXECUTIVE SUMMARY		IV
1	INTRODUCTION	1
1.1	Overview of Submission Process	
1.2	Response to City of Vaughan Staff Comments	
1.3	How the Proposed Development Meets the HCD Plan Objectives	
2	BACKGROUND	12
2.1	Scope of the Report	
2.2	Present Owner Contact	
2.3	Site Location and Description	
2.4	Adjacent Heritage Properties	
2.5	Context and Fabric of the HCD	
2.6	Evolution of Residential Typologies	
3	HERITAGE CONTEXT	22
3.1	Heritage Policy	
3.2	Heritage Best Practices	
3.3	Heritage Recognition	
4	SITE STRATEGY	27
4.1	Overview	
4.2	Site Strategy Diagram	
4.3	Recommended Development Precedents	
5	OUTLINE OF THE DEVELOPMENT PROPOSAL	30
6	EVALUATION OF HCD CONFORMITY	34
6.1	Overview	
6.2	Character Statement	
6.3	Objectives of the HCD Plan	
6.4	Policies for New Development	
6.5	Guidelines for Residential Villages	
6.6	Other Relevant Guidelines	
6.7	Official Plan and Zoning By-Law Amendments	
6.8	Summary of Impacts	
7	MITIGATION MEASURES	46
7.1	Heritage Zone	
7.2	Landscape Plan and Planting List	
7.3	Unit Design	
7.4	Mitigation During Construction	
7.5	Revisions to Proposed Development	

9	CONCLUSION	53
10	SOURCES	54
11	PROJECT PERSONNEL	55
12	APPENDICES	56

Appendix I: Description of subject properties, excerpted from the HCD Plan
Appendix II: City of Vaughan Memoranda, January 21 and 25, 2016
Appendix III: Previous Submissions
Appendix IV: Architectural Plans
Appendix V: Landscape and Planting Plans
Appendix VI: Arborist Report

PREPARED FOR:

Kleinburg Village Development
Corporation
3300 Steeles Avenue West, Suite 9
Concord, Ontario
L4K 2Y4

PREPARED BY:

ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416-963-4497

Project # 15-041-02
Prepared by PE / JF / SI

ISSUED: OCTOBER 2, 2015

RE-ISSUED: JULY 15, 2016

RE-ISSUED: OCTOBER 27, 2016

Cover Image: Google Maps, 2015.



EXECUTIVE SUMMARY

Background

This report evaluates the consistency of a proposed development at 357, 365 and 375 Stegman's Mill Road (the "Site") to the Kleinberg-Nashville Heritage Conservation District (HCD) Plan. It considers whether the proposed development is consistent with:

- The objectives of the HCD Plan;
- The relevant policies and guidelines of the HCD Plan; and/or
- heritage best practices.

We have concluded that the proposed development is consistent with the objectives of the HCD Plan. The proposed development is consistent with the majority of the policies and guidelines as well, ensuring that it upholds the overall intent of the HCD to conserve the character of Kleinberg.

Where the proposed development deviates from the policies and guidelines of the HCD Plan, the impact has been mitigated and the deviations accord with heritage best practices.

This report follows two previous submissions, dated October 2, 2015 and July 16, 2016, and responds to City of Vaughan staff ("Staff") comments dated

October 14, 2016 (see Section 1). The community has expressed its concerns regarding the proposal at public meetings and letter-writing.

Proposed Development

The revised proposal replaces the existing three houses, which do not meet the criteria for individual designation under Part IV of the Ontario Heritage Act, on the Site with three new sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior. All houses are freestanding units that are connected below grade (a condominium).

The design of the replacement structures along Stegman's Mill Road is based on heritage precedent styles from the district. This design approach follows to the HCD guidelines for new development and is consistent with the objectives of the HCD. It achieves a sympathetic design that supports the heritage character of the district along Stegman's Mill Road.

The design of the twenty-five interior units is contemporary, but is based on studies of the vernacular heritage architectural styles within the District. This design approach conforms to heritage conservation best practices, in accordance with the Standards and Guidelines for Conservation of Historic Places in Canada (the "Standards and Guidelines"), and is consistent with the objectives of the HCD.

Mitigation Strategies

In their comments dated October 14, 2016, Staff asked for more detail regarding how the proposal meets the objectives of the HCD Plan in terms of setback, side yards, and continuing “the scale and feel of Kleinburg Village.”

In response, two units have been removed, which has had the following effects:

- The variation in front yard setbacks along Stegman’s Mill Road has increased from the original submission;
- Side yards have increased from 1.8m to 2m on either side of all units backing onto the ravine; and
- The north-easternmost unit has been relocated further south, which will better preserve views and vistas towards the valley from the east approach along Stegman’s Mill Road (the only heritage resource ERA has confirmed on this Site, notwithstanding the HCD).

The main promenade has been revised to provide more variation in the siting of the units backing onto the ravine, which has resulted in an undulating design. The result is more village-like than the previous promenade design, which was a straight line more typical of an urban grid setting.

In order to better conform with the scale and feel of Kleinburg Village, the following revisions have been implemented:

- The frontage of the interior units has been widened to 6.6m (typically) in order to better reflect the precedent scale of houses within the District.
- The architectural style of the exterior elevations of the units fronting Stegman’s Mill has been revised to better comply with Section 9 of the HCD guidelines.
- The material palette of the interior units has been simplified to better reflect the vernacular heritage styles of the HCD and to provide a simple, calm backdrop to the units fronting Stegman’s Mill.

1 INTRODUCTION

1.1 Overview of Submission Process

This report follows two previous Heritage Conservation District Conformity Reports by ERA Architects, dated October 2, 2015 and July 15, 2016.

The design of the proposed development has been revised in consultation with City of Vaughan staff (“Staff”). This revised submission reflects this consultation and addresses Staff comments, dated October 14, 2016. The following section clarifies how the revised proposal addresses these comments. This report should be read in conjunction with the accompanying revised Cultural Heritage Resource Impact Assessment (“CHRIA”) by ERA Architects, dated October 27, 2016.

1.2 Response to City of Vaughan Staff Comments

The following table responds to Staff comments, dated October 14, 2016, that refer to the content of the Heritage District Conformity Report. A corresponding section is also provided in the updated Cultural Heritage Resource Impact Assessment.

City of Vaughan Staff Comment	Response of Revised Proposal
Conservation District Conformity Report (“CDCR”)	
In general remarks, staff feels that the CDCR does not address in detail how the proposed development meets the objectives and intentions of the Heritage Conservation District Plan.	The evaluation of the proposed development in the context of the HCD Plan objectives is detailed in Section 1.3 of this report.
As discussed previously, the study of the village typology and the application of it to the proposal does not follow the District’s own history of the evolution of the form and development of the village.	<p>The proposed development represents the next step in the evolution of the form and the development of the village.</p> <p>Many of the existing contemporary residential developments are mid-rise condominiums. The proposed development is also a condominium, however, at grade it has the appearance of 28 single detached houses. It provides a visual transition in height and form from the historical residential core of Kleinburg Village to the contemporary residential developments along Islington Avenue.</p> <p>Please see the accompanying CHRIA for an in-depth study of the evolution of the form and development of the village.</p>

<p>In the discussions regarding “Sideyards and Setbacks” and “Lot Coverage”, these sections should be expanded. Regarding sideyards, the report itself notes that a sideyard of 1.5m is atypical, but does not offer justification or mitigation strategies.</p>	<p>Please see the accompanying CHRIA for an expanded discussion on sideyards, setbacks, and lot coverage. The proposed changes are justified by the evolution of typologies within the village, which demonstrate the trend to reduced sideyards and setbacks, and increased lot coverage. These alterations will be mitigated by the “heritage zone”, which reflects the character of the District and minimizes visibility of the interior from Stegman’s Mill Road.</p>
<p>Also more information is needed to demonstrate how “appearance of lot coverage” accords with “typical” lot coverage.</p>	<p>The three units along Stegman’s Mill Road provide a “heritage buffer” between the historical core of the residential village and the contemporary development within the interior of the Site. They maintain the appearance of lot coverage typical in the village through the design of their front yard widths and sideyard widths.</p> <p>Their front yards widths are 15.85m (Unit 1), 17.78m (Unit 2), and 20.31 (Unit 28). The overall width of the sideyards of each is 3m (Unit 1), 8.08m (Unit 2,) and 8m (Unit 28).</p> <p>These measurements are similar to the typical front yard widths (approximately 17m) and sideyards (approximately 7m) found along Napier Street.</p>
<p>For every element where it is clear that the proposed development is not in keeping with the Guidelines for new development or is atypical, mitigation strategies or context should be suggested for the development to be in better keeping.</p>	<p>The provision of the “heritage zone” mitigates the impacts of the proposed development on the reduced front and side setbacks, and on the increased lot coverage. These trends are documented in the evolution of typologies contained in Section 3.3. of the accompanying CHRIA.</p>

Cultural Heritage Comments on Proposal	
To provide a more typical heritage streetscape, the applicant has proposed that three units should be built at the street level in an appropriate heritage style. Elevation proposals of heritage properties show buildings that are close to Kleinburg's approved heritage styles of Ontario Gothic, Georgian, and Victorian Vernacular. While all three elevations indicate which style they are to represent, their current elevations require further refinement to properly express the scale and design of the original style.	The designs have been further refined.
The Victorian Vernacular style that is proposed is also known as a Upright and Wing style. However, 3 bay façade on the "Upright" section is not in keeping with historical style and should be reduced to 2 bays to be more in keeping with the "Upright and Wing" style of Victorian Vernacular.	The design has been revised in accordance with these comments.
The Neo-Georgian in style and roofline should be lowered to better reflect the low hipped roof of the Georgian style.	The design has been revised in accordance with these comments.
For the Ontario Gothic style, the central gable should be higher and more distinct in profile. The roofline should be slightly lowered to be level with the central peak or the central should rise to meet the roofline.	The design has been revised in accordance with these comments.
All three should be no more than 9.5m in height.	The proposed design complies.
The CHIA and CDCR both claim that the proposed form is inspired from the typology of the village. However, the scale and massing of buildings are still not in keeping with the district, as they still appear to be very narrow structures and provide little space between the dwellings. This may be addressed in future submission.	<p>The scale and massing of the buildings have been revised to be in better keeping with the district.</p> <p>The structures have been increased in width.</p> <p>The sideyards of the units fronting the ravine have also been increased.</p>

Summary of Cultural Heritage Comments	
<p>Conservation District Conformity Report</p> <p>Please provide more detail regarding how the proposal meets the objectives and intentions of the District Plan, particularly in terms of setback, side yards and continuing the scale and feel of Kleinburg village.</p>	<p>The conformity of the proposed development to the objectives of the Heritage District Plan is detailed in Section 1.3 of this report.</p>
<p>New Development</p> <p>Staff also requests that a guideline or strategy for potential alterations be developed for the future residents of the development. This is due to Vaughan staff concerns arising from other new subdivisions and condos within heritage conservation where there has been confusion and/or conflict over what alterations are possible in the context of the District and the context of approved design or condominium by-laws.</p>	<p>Any alterations will be controlled by the condominium title registered on the land. The restrictions will comply with the intent of the HCD Plan and can be drafted in consultation with Staff.</p>

1.3 How the Proposed Development Meets the HCD Plan Objectives

The following section has been updated to evaluate the revised submission's conformity with the HCD Objectives. The previous submission evaluated the conformity with HCD Objectives in Appendix III.

Section 5.2 Objectives of the Heritage District Plan

5.2.1 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.

The proposed development is consistent with this objective.

The street pattern of Stegman's Mill is preserved. A new network of laneways (referred to as the "promenade" on the architectural drawings) is introduced in the interior of the Site.

The proposed development restores the heritage character of the streetscape by:

- Replacing three existing houses without architectural value with three new houses that are sympathetic to the heritage character of the District and that are consistent with the architectural style guidelines of the Plan.
- The three new houses match the style, setbacks, and massing of the buildings fronting Stegman's Mill Road.
- The spaces between the buildings fronting Stegman's Mill Road are sympathetic to the existing conditions along Stegman's Mill Road and Napier Street.
- The impact of additional density, and the new laneway off of Stegman's Mill Road, are mitigated by the three new buildings that contribute to the heritage character of the District.
- The new laneway and its built form reflects the vernacular language of the residential village from the promenade's undulating form to the variation in setbacks among the interior units backing onto the ravine.
- Implementing a landscape strategy of native plant species designed to resemble the village landscape profile, which is described as random clumpings of plantings, rather than an urban profile, which is comprised of an orderly and uniform arrangement of plantings.

<p>To encourage conservation or re-introduction of historic landscape treatments in both the public and private realms, including both hard and soft landscape elements.</p>	<p>The proposed development is consistent with this objective.</p> <p>The proposed development introduces a historic landscape treatment along Stegman's Mill Road.</p> <ul style="list-style-type: none"> • It would not be appropriate to reintroduce some of the historic elements of the streetscape in the public realm, such as a curbless road with a drainage ditch. • The sidewalk, installed by the City sometime between 1988-1999, meets the needs of the community for a safe pedestrian environment in between Kleinburg and Bindertwine Park. • The proposed development reduces the number of curb cuts on Site from three driveways to two. This provides for more landscaping along the northern edge of the Site. • All units in the development now feature front yard conditions that differentiated by plant species and design. • The substantial setback of the most eastern new house conserves the view towards the ravine as seen looking east along Stegman's Mill Road.
<p>To ensure that landscape, streetscape, and infrastructure improvements enhance the heritage character of the District.</p>	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • The landscape is addressed above. • The streetscape is addressed above. • Parking is located below grade, minimizing the at-grade area dedicated to vehicular uses. The garbage loading area is located in the interior of the Site and will not be visible from Stegman's Mill Road. These design decisions have minimized the impact of required site infrastructure on the heritage character of the District.

To preserve and reinforce existing vistas of significant features and buildings, and to open new vistas where this can be done without detriment to the heritage character of the District.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • The valley lands will remain visible from Stegman's Mill Road. • A new vista will be opened by the provision of a public walkway along the ravine to the east of the Site. • The impact of development on the green termination of Napier Street will be mitigated a replacement contributing building that is sympathetic to built form along Stegman's.
To encourage visual de-emphasis of non-heritage service functions such as parking facilities and utilities by inconspicuous location, planting, masking, and integration into elements that are sympathetic to the heritage character of the District.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • Parking facilities have been located below grade. The entrance ramp is located to the rear of a unit, greatly reducing its visibility from the public realm. • Trash receptacles are located to the rear of one of the units. It is unlikely that they will be visible from the public realm.
5.2.2. Heritage Buildings	
To retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the District.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • None of the buildings on the Site are identified as having heritage importance to the district.
To conserve distinguishing original features, qualities and character of heritage buildings and to avoid the removal or alteration of any such features.	<ul style="list-style-type: none"> • Not applicable
To encourage the corrections of unsympathetic alterations made over the years to heritage buildings.	<ul style="list-style-type: none"> • Not applicable
To encourage restoration of heritage buildings based on historical, archival, and pictorial evidence.	<ul style="list-style-type: none"> • Not applicable

To encourage continuing use and habitation of heritage buildings in order to maintain their economic viability.	<ul style="list-style-type: none"> Not applicable
To promote retention and reuse of heritage buildings, and to take exceptional measures to prevent their demolition.	<ul style="list-style-type: none"> Not applicable
To encourage interior and exterior maintenance to preserve heritage buildings from damage or destruction from weather or fire.	<ul style="list-style-type: none"> Not applicable
5.2.3 The Roads	
To preserve and enhance the rural character of the roads in the District.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> According to the HCD Plan Stegman's Mill Road is characterized by the deep setback of the houses on Site and a mature tree canopy. The front setback will be reduced and the trees will be cleared for regrading. However, the reduced setback is mitigated by a landscape plan designed to resemble the village landscape profile with a diversity of native plant species. In time the replanted tree canopy will mature. Given the safety needs of the community, reinstating a curbless road with drainage ditches is not appropriate.
To preserve the rural quality of the views and vistas from the roads.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> The rural quality of the views from Stegman's Mill Road will be preserved through a landscape plan designed to resemble the village landscape profile. The valley lands will remain visible from Stegman's Mill Road.

To create visible markers at the main “gateways” of the District on Islington Avenue, Nashville Road, and Regional Road 27.	<ul style="list-style-type: none"> • Not applicable
5.2.4 The Rural and Natural Setting	
To preserve and enhance the experience of the rural and natural character of the Kleinburg-Nashville setting.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • The proposed development seeks to preserve the experience of the rural and natural character by: <ul style="list-style-type: none"> • limiting the number of curb cuts along Stegman’s Mill Road; • interpreting the house form and architectural design of heritage precedents in the “heritage zone”; and • implementing a landscape plan along Stegman’s Mill Road designed to resemble the village landscape profile. • The landscape plan incorporates a “Ravine Walk” to promote public access to and promote the experience of the valley lands.

5.2.5 Future Development in the District	
To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to nonheritage buildings.	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • None of the buildings on Site are identified as having heritage value to the district as evaluated by Ontario Regulation 9/06 under the Ontario Heritage Act. • The proposed development is replacement construction of buildings that do not have architectural value. • The new development enhances the heritage character of the District as the design of the three units along Stegman's Mill Road is consistent with the architectural design guidelines in Section 9 of the HCD Plan. • The "heritage zone" houses provide an appropriate residential built form along Stegman's Mill Road. • The "heritage zone" houses buffer the visibility of the additional density located in the interior of the Site.
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	<p>The proposed development is consistent with this objective.</p> <ul style="list-style-type: none"> • The new development provides for contemporary needs. • The new development is designed to be compatible with and complementary to the character of the District (see typology study).
5.2.6 Community Support	
To foster community support, pride, and appreciation of the heritage character of the District, and to promote the need to conserve this character for future generations.	<ul style="list-style-type: none"> • Not applicable

To encourage public participation and involvement in the conservation of heritage resources and the heritage character of the District.	<ul style="list-style-type: none"> The proponent held a public meeting on April 12, 2016 and has made a good faith effort to incorporate comments from that meeting into the design of the development. The proponent has reviewed the letter from Kleinburg and Area Ratepayers Association (“KARA”), dated August 26, 2016.
To offer assistance and incentives to individual heritage property owners to assist in preserving heritage resources, and to ensure the use of proper conservation approaches when undertaking improvement and maintenance projects.	<ul style="list-style-type: none"> Not applicable
5.2.7 Economic Development and Tourism	
To maintain the Kleinburg core as an attractive business environment by maintaining the distinctive heritage character of the District, while providing for development and supporting uses to meet contemporary needs.	<ul style="list-style-type: none"> Not applicable to the proposed development
To promote and protect the heritage character of the District as a basis for economic development, particularly as generated by the tourism and recreational sectors, in both the District and elsewhere in the town.	<ul style="list-style-type: none"> Not applicable
To integrate the protection, enhancement, and promotion of heritage character into all policies and practices of the City and civic groups, as they affect the integrity of the District.	<ul style="list-style-type: none"> Not applicable

2 BACKGROUND

2.1 Scope of the Report

This Heritage Conservation District Conformity Report has been prepared by ERA Architects Inc. on the behalf of Kleinburg Village Development Corporation in order to assess the conformity of the proposed development with the Kleinburg-Nashville HCD.

The terms of reference for a City of Vaughan Heritage Conservation District Conformity Report have not been issued. ERA has been advised by Vaughan Heritage Staff that the report must meet the following standard:

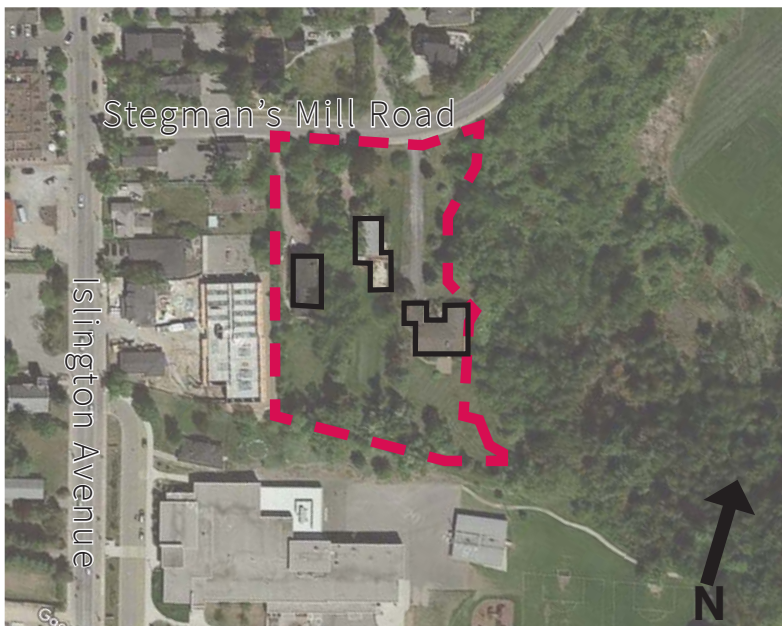
A report prepared for development on any lands located within a designated Heritage Conservation District in the City's Official Plan to ensure that any development on these lands are in conformance with the Heritage Conservation District Guidelines referred to in the City's Official Plan. This report must be prepared by a Certified Heritage Consultant. The professional preparing the material must have the expertise relating to the conservation of the type of the subject heritage resource, such as being registered in the "building specialist" category, under the Canadian Association of Heritage Professionals.

2.2 Present Owner Contact

Kleinburg Village Development Corporation
3300 Steeles Avenue West, Suite 9
Concord, Ontario
L4K 2Y4

2.3 Site Location and Description

The Site is located on the south side of Stegman's Mill Road, east of Islington Avenue, in Kleinburg. It is composed of three municipal addresses, each of which contains a bungalow constructed in the 1950s-1960s. Each of the bungalows is individually described in the HCD Inventory, attached as Appendix I.



Houses to be removed on the Site outlined in black, with property line outlined in dashed red (Google Map annotated by ERA).

Existing Houses on the Site



357 Stegman's Mill Road (KLM Planning).



365 Stegman's Mill Road (KLM Planning).



375 Stegman's Mill Road (KLM Planning).

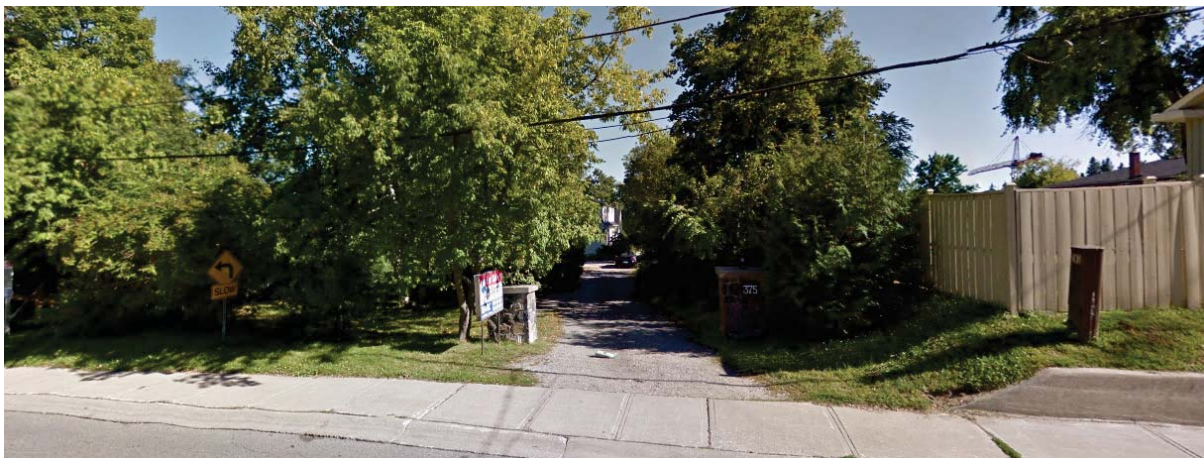
Stegman's Mill Road Streetscape at the Site



View from public right-of-way of 357 Stegman's Mill Road (Google Streetview).



View from public right-of-way of 365 Stegman's Mill Road (Google Streetview).



View from public right-of-way of 375 Stegman's Mill Road (Google Streetview).

2.4 Adjacent Heritage Properties

All of the adjacent properties are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage District. The following information was taken from the City of Vaughan Heritage Inventory.

North

376 Stegman's Mill Road contains a Victorian vernacular building constructed in 1880 that is included on the Listing of Buildings of Architectural and Historical Value also known as the Register of Property of Cultural Heritage Value ("Register").

9 Napier Street contains the Angus Cameron House, an Ontario House architectural style, constructed in 1880.

West

10429 Islington Avenue is an Ontario House, constructed in 1870 and listed on the Register.

10435 Islington Avenue contains no information.

10443 Islington Avenue is an Ontario House, constructed in 1875 and listed on the Register.

10449 Islington Avenue is listed on Register, but contains no information.

East

The valley lands.

South

The lands belonging to the Kleinburg public school, a one-storey structure originally built in 1955 and expanded in 2009.



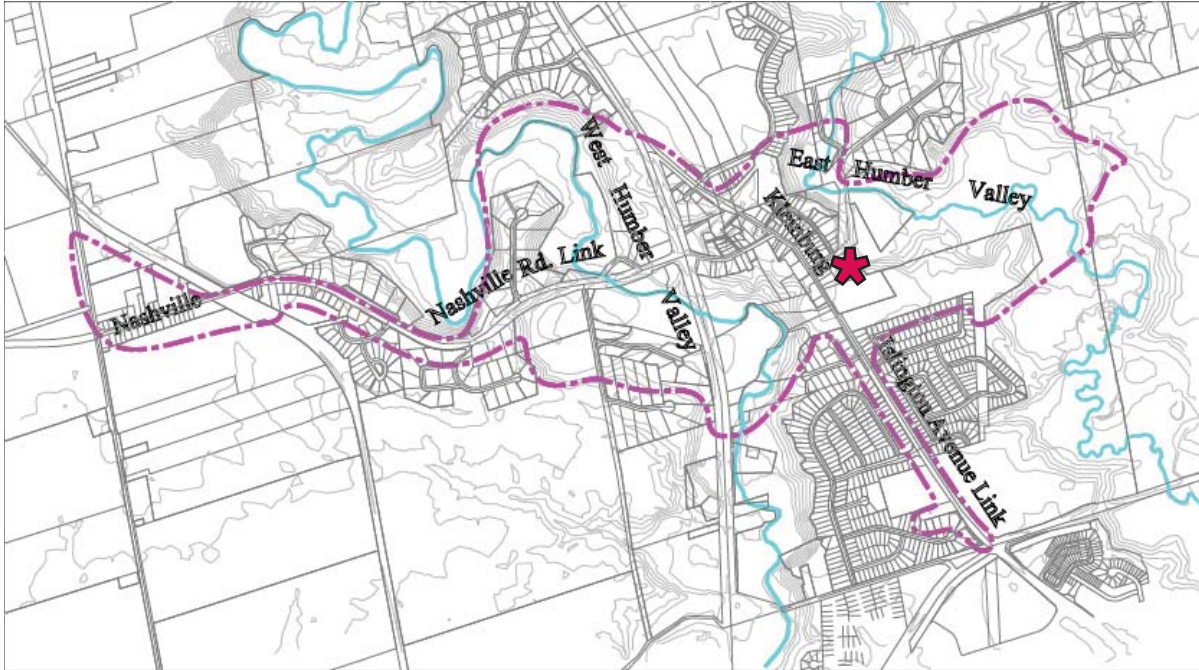
376 Stegman's Mill Road (KLM Planning).



9 Napier Street (Google Maps).



Kleinburg Public School (GoogleMaps).



Kleinburg-Nashville HCD Boundary with subject site represented by an asterisk (City of Vaughan; annotated by ERA).

2.5 Context and Fabric of the HCD

The areas of interaction with the heritage fabric are the northern and eastern edge of the Site.

To the north is Stegman's Mill Road and the termination of Napier Street.

To the east are valley lands. The trees along the north elevation of the Site are visible from the approach along Stegman's Mill Road towards Kleinburg and from Islington looking towards the valley lands.

To the south of the Site is the public school, which is not identified as part of the heritage fabric.

To the west are the rear of the properties fronting Islington Avenue, which include a recently constructed development (see image on following page).



Heritage Hill, recently constructed along the western edge of the Site (KLM Planning).

2.6 Evolution of Residential Typologies

Each successive wave of development is informed by the needs and expectations of residents. The street layout, architectural style and siting of houses, and lot size respond to the dominant planning practices of the time.

During the settlement and early evolution of Kleinburg, large farming lots with a small building footprint were common.

As the automobile became widespread, roads were widened, residential lots were sited further away from the residential core, and more residential land was committed to building garages, parking pads, and driveways.

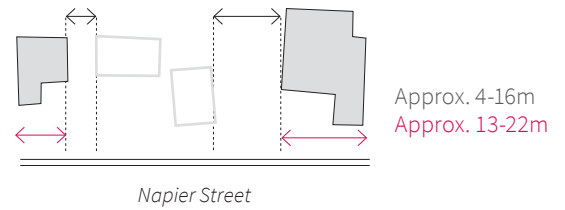
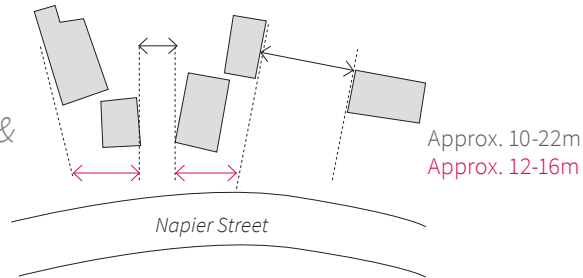
This trend dominated the 21st century. Rural and suburban estate homes proliferated in and around Kleinburg.

Current best practices in urban planning include the creation of “walkable” communities, where residents can access all amenities without the use of a vehicle.

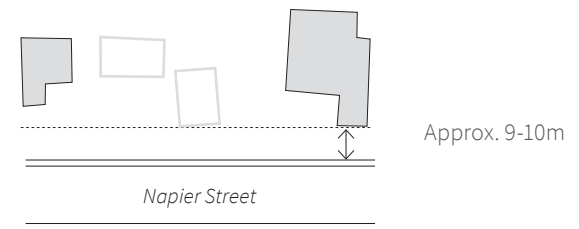
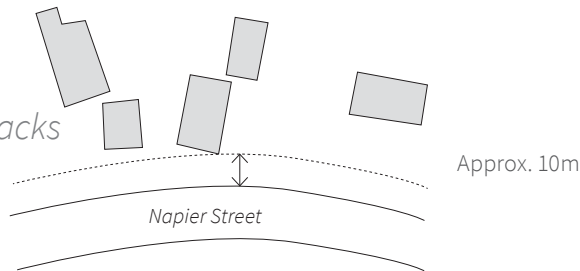
Typology #1
(Settling In - pre-1930s)

Typology #2
(Decline & Rebirth
1930s - 1940s)

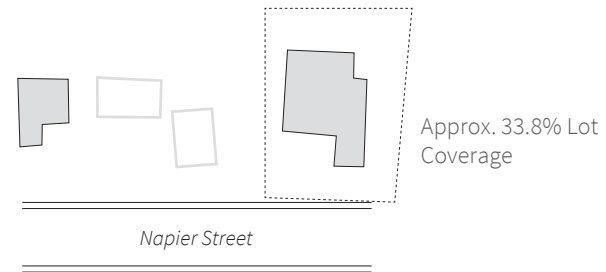
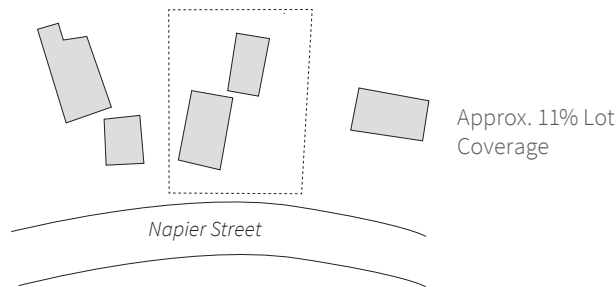
Side Yard Setbacks & Frontages



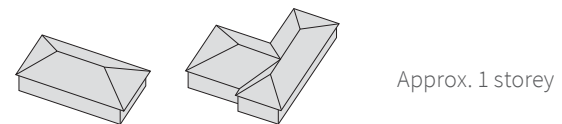
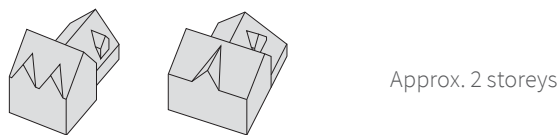
Typical Front Setbacks



Lot Coverage



Massing



Architecture



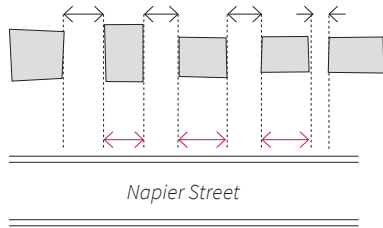
51 Napier Street
(ERA, 2016).



23 Napier Street
(ERA, 2016).

Typology #3

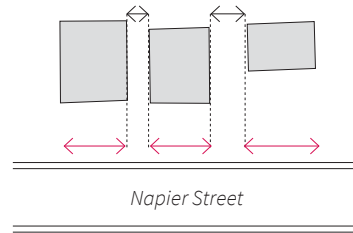
(A Rural Retreat
post WWII - 1967)



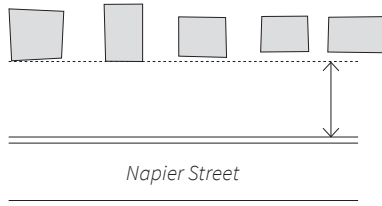
Approx. 5-10m
Approx. 12m

Typology #4

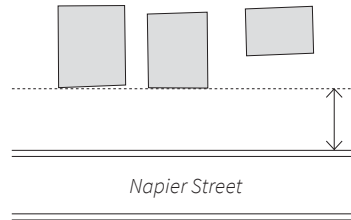
(The Bindertwine Revival
1967 - present)



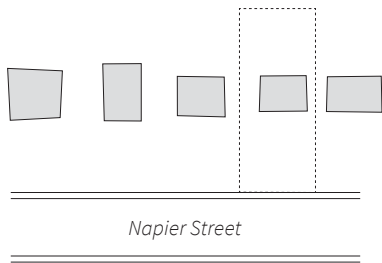
Approx. 5-8m
Approx. 14-15m



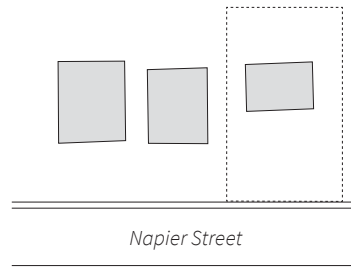
Approx. 16m



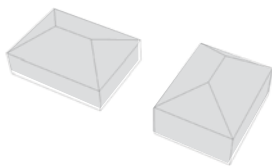
Approx. 21m



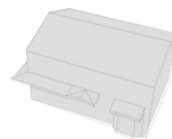
Approx. 15% Lot
Coverage



Approx. 18% Lot
Coverage



Approx. 1 storey



Approx. 2 storeys



96 Napier Street
(ERA, 2016).



77 Napier Street
(ERA, 2016).

3 HERITAGE CONTEXT

3.1 Heritage Policy

The heritage policy framework must be evaluated within the broader policy context. The PPS 2014, the Official Plan and the Standards and Guidelines all encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

Provincial Policy Statement

The PPS 2014 supports heritage conservation as part of land-use planning in Ontario. The explanatory text of the PPS 2014 provides that all policies should be read together in a manner that recognizes the linkages between policy areas.

The PPS 2014 provides that significant built heritage resources shall be conserved in accordance with the Ontario Heritage Act (s. 2.6.1). As a matter of interpretation, the Ontario Heritage Act should be read in conjunction with the PPS 2014.

The PPS 2014 is issued under Section 3 of the Planning Act, which requires all decisions around land use planning to be “consistent with” the provincial policy statements.

Growth Plan for the Golden Horseshoe/Places to Grow Act

The Growth Plan for the Greater Golden Horseshoe (2006; 2013), prepared in accordance with the Places to Grow Act (2005), provides for significant intensification within the region to promote long-term sustainable development in the Province. The City of Vaughan is centrally located within the Greater Golden Horseshoe area and is currently planning for significant growth.

Ontario Heritage Act

Under the Ontario Heritage Act, municipalities can protect individual properties (Part IV) and heritage conservation districts (Part V) that have cultural heritage value. Heritage conservation districts are designated to achieve a set of objectives particular to the district. Properties within heritage conservation districts are subject to policies and guidelines which are included in a heritage conservation district plan.

York Region Official Plan (2010; 2016)

The York Region Official Plan directs growth and development within York Region with an emphasis on long-term environmental sustainability. The York Region Official Plan requires “Townships and Villages” in the region, which include the Kleinburg-Nashville area, to accommodate growth while retaining their character.

Vaughan Official Plan

The Vaughan Official Plan promotes heritage conservation as part of land use planning in the City of Vaughan. The Vaughan Official Plan (2010) incorporates a definition of “good heritage conservation practice” that accords with current practice standards.

Section 6.3.2 of the Vaughan Official Plan provides for the recognition and protection of cultural heritage landscapes with the designation of Heritage Conservation Districts. This report evaluates the degree to which the proposed development respects and complements the heritage character of the HCD, in accordance with the requirements of the Vaughan Official Plan.

Kleinburg-Nashville HCD Plan

The HCD Plan was published in 2003 and predates the most recent version of the Vaughan Official Plan and amendments to the Ontario Heritage Act in 2005. The HCD Plan provides:

- a description of the heritage character of the district;
- objectives for the district; and
- policies and guidelines that apply within the district.

The purpose of this report is to evaluate the proposed development in the context of the HCD Plan.

3.2 Heritage Best Practices

International Conventions and Charters

International best practices adopted by the International Council of Monuments and Sites (ICOMOS) encourage retaining legibility for new work. Article 22.2 of the Burra Charter (1979, 2013) states, for instance:

New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

New construction should be easily distinguishable from old in order to protect the legibility and integrity of heritage fabric.

Parks Canada's Standards and Guidelines

The Standards and Guidelines, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada. The Standards and Guidelines:

- encourage new work that is physically and visually compatible with, yet distinguishable from an historic place (Standard 11); and
- discourage work that creates a false sense of historicism with new construction, which can compromise the authenticity of a place (Standard 4).

These are two of the core principles applied by ERA in the evaluation of proposed developments.

Ontario Ministry of Culture: Eight Guiding Principles in the Conservation of Built Heritage Properties

The Eight Guiding Principles in the Conservation of Built Heritage Properties are the Ontario Ministry of Culture's statement on good cultural heritage conservation practice. Principle 7 addresses legibility of new construction:

New work should be distinguishable from old.

Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction.

The Eight Guiding Principles have the effect of acknowledging and incorporating international heritage best practices in conservation within the Province of Ontario.

3.3 Heritage Recognition

Kleinburg-Nashville HCD

The three properties comprising the Site are designated under Part V of the Ontario Heritage Act because they are located within the HCD.

There is no list of contributing and non-contributing properties in the HCD Plan. Rather, each property within the HCD boundary has been described in the HCD Plan Volume 2: The Inventory. The descriptions of each property on Site are attached as Appendix I.

The properties were evaluated in a Cultural Heritage Resource Impact Assessment by ERA, which was revised October 27, 2016, and were found to have minimal cultural heritage value.

The following is excerpted from Section 2.4.4, the Heritage Character Statement for the HCD:

Within both Kleinburg and Nashville, the presence of a substantial stock of heritage buildings, and the continuous maintenance of the rural pattern of road profile, variety of building types and ages, streetscape and landscape elements, mature urban forestry, and modest scale of construction combine to preserve a heritage character that is worthy of conservation.

City of Vaughan Heritage Inventory

All three properties are included on the Inventory, as part of the Part V Designation under the Ontario Heritage Act for the Kleinburg-Nashville HCD.

357 Stegman's Mill Road: Described as a bungalow constructed in 1960, it is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville HCD.

365 Stegman's Mill Road: Described as a bungalow constructed in 1960, it is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville HCD.

375 Stegman's Mill Road: Described as a 1 1/2 storey structure constructed in 1950, it is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville HCD.

None of the structures are individually identified as having cultural heritage value and none are on the Register.

4 SITE STRATEGY

4.1 Overview

The site strategy incorporates the following elements to conserve the heritage character of the Kleinburg-Nashville HCD, including nearby heritage resources and the streetscape along Stegman's Mill Road:

- a “heritage zone” with a depth of 35.85m in the northern portion of the property, where three residences with frontage on Stegman's Mill Road directly reference the heritage vernacular styles from the HCD Plan;
- more contemporary homes located on the interior of the Site, which are clearly distinguishable as new construction but draw on local heritage vernacular styles and typologies;
- landscape and planting plans that replace overgrown foliage with appropriate plants that reinforce the rural-transitional context along Stegman's Mill Road; and
- a publicly-accessible “Ravine Walk” along the east side of the site, designed to promote use of and access to the Valley Lands.

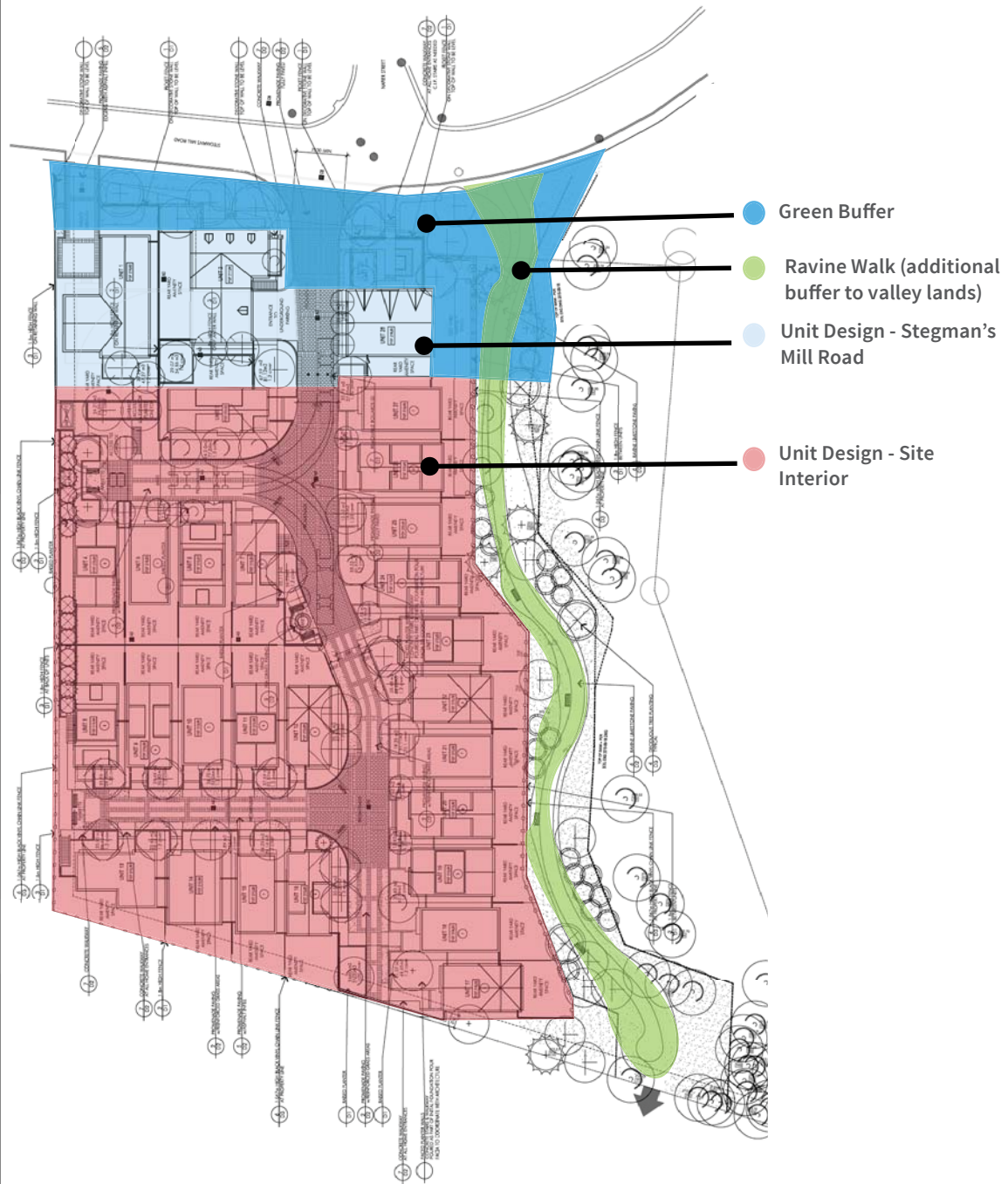
4.2 Site Strategy Diagram

Heritage Zone (blue)

Foreground
(11.75m)

Middle ground
(18.85m)

Background
(5.25m)



(Popovich Associates, annotated by ERA).

4.3 Recommended Development Precedents

Vaughan Heritage Staff has recommended the proponent of the proposed development refer to two precedent developments in close proximity to the site: Averton Common and Heritage Square.

The precedent developments utilize a smaller-scale “heritage zone” and planted buffer at the front of the sites, which reinforces the streetscape character along Islington Avenue. Buildings with more substantial massing and footprints are confined to the rear of the site to mitigate their impact.

Averton Common

Averton Common is a 34 unit development in three interconnected buildings. The buildings are predominantly red brick with hip and gable roofs, with a maximum height of 3 1/2 storeys.

The approval for this development was the result of an Ontario Municipal Board decision. The OMB decision indicates that the applicant considered the following precedents: Georgian/Neo-classical Inn; the vernacular/Georgian mill; and the Italianate style manor.

The site contains an existing heritage building, known as the Martin Smith House, which was restored and adaptively reused as part of the development. It was connected to a new building with a one storey enclosed glass link from its rear porch.

Together, these two buildings comprise a lower-scale “heritage zone” along Islington Avenue, while the buildings at the rear of the site are slightly larger with more contemporary design to allow for modern floorplans.

Heritage Square

Heritage Square is a mixed-use 3-storey rental development with 24 residential units on the upper floors and office units on the ground floor. It was designed in the style of a 19th century inn.

Two heritage buildings on Islington Avenue were restored and expanded with new rear additions for retail and commercial uses as part of a “heritage zone” within the development.



5 OUTLINE OF THE DEVELOPMENT PROPOSAL

The proposed development replaces the three existing structures with three new sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior. The houses are freestanding units that are connected below grade (a condominium). The three units with principal elevations on Stegman's Mill Road maintain the orientation of the existing houses. Their design has been revised in accordance with Staff comments to better conform to the HCD guidelines on heritage architectural styles.

Parking will be provided below grade. One driveway, just west of the termination of Napier Street at Stegman's Mill Road, will provide access to the underground parking ramp. The entrance to the underground parking ramp is located beneath Unit 2, reducing its visibility from Stegman's Mill Road. A second driveway, further west along Stegman's Mill Road, will provide at-grade parking for Unit No. 1.

The design of the replacement structures along Stegman's Mill Road reflects the architectural styles in the HCD Plan. The design of the replacement structures on the interior of the Site is contemporary, but is based on studies of the vernacular heritage architectural styles within the District.

Unit Design - Stegman's Mill Road



(Rafael + Biguaskas Architects)

Typical Unit Design - Site Interior



(Rafael + Biguaskas Architects)

Typical Unit Design - Site Interior



Site Plan



(Rafael + Biguaskas Architects)

6 EVALUATION OF HCD CONFORMITY

6.1 Overview

This section of the report evaluates the degree to which the proposed development conforms to the HCD Plan. It considers:

- Whether the proposed development is consistent with the goals and objectives of the District;
- Whether the proposed development is consistent with the elements that define the heritage character of the Residential Village (per Section 9.5.3 of the HCD Plan).

This section also addresses relevant policies and guidelines in the HCD Plan.

6.2 Character Statement

The heritage character statement of the HCD is subdivided into geographical areas, including Stegman's Mill Road, which is described as:

*Stegman's Mill Road appears on John Klein's 1848 subdivision plat [sic]. Beginning at Islington Avenue, it is flanked by heritage buildings, and No. 376 Stegman's Mill Road, at the west corner of Napier Street, is a well looked-after 18th-Century Victorian brick house. **The lots opposite are recent houses, set well back on very large lots.** As the road descends and curves north it enters the more natural valley environment. The wooded hillside on the left leads up to the rear lots on Napier Street, and to the right the valley opens out to the East Humber River and Bindertwine Park.*

[Emphasis added by ERA]

The bolded statement refers to the lots on the subject site.

Two characteristics of the existing buildings on the site are large front setbacks and large lot sizes. The large lot size can be considered part of the heritage character of the site, as the lots are part of the original 1848 Plan for Kleinberg.

The proposal introduces 28 units in place of the existing three, reducing the perception of lot size. The impact of this change is mitigated by the placement and orientation of the three houses facing Stegman's Mill Road, which is consistent with larger lot patterns.

The impact of the proposal on the character of Stegman's Mill Road is similarly mitigated by the "heritage zone" along the front (north end) of the property, which includes the three principal residences and sympathetic landscaping.

6.3 Objectives of the HCD Plan

The proposed development is consistent with the objectives of the HCD Plan. The proposal:

- Removes only buildings that are not identified in the Heritage District Plan as having heritage importance to the District;
- Preserves the existing pattern of streets;
- Encourages the visual de-emphasis of non-heritage service functions by locating all parking underground, locating the parking ramp to the rear of one of the units where it will be less visible from the street, and reducing the number of curb cuts along Stegman's Mill Road;
- Adds units that respond to their surroundings with the units facing Stegman's Mill Road reflecting the vernacular heritage architecture and interior units of contemporary design, inspired by heritage architectural styles common in the district;
- Provides for contemporary needs in a form that supports the evolution of the village; and
- Incorporates design that is compatible with and distinguishable from the heritage fabric.

Further more detailed evaluation of the HCD Plan objectives is included as Section 1 of this report.

6.4 Policies for New Development

The following table evaluates the policies for new development in the HCD Plan; these are the policies most relevant to the proposed development.

Section 6: Heritage District Policies	
6.3 Policies for New Development	
New development should complement and enhance the heritage character of the District.	<p>The proposed development is consistent with this policy.</p> <p>The proposal will complement the heritage character of the district with compatible vernacular house forms in a development limited to 9.5m in height.</p> <p>The “heritage zone” on Stegman’s Mill Road is designed to integrate the development with the existing residential heritage character nearby and across the road.</p>
New buildings should be sympathetic in siting, scale, material, texture and general design to the heritage buildings around them.	<p>The proposed development is consistent with this policy.</p> <p>The new development is sympathetic to nearby heritage buildings and draws on their architectural language.</p> <p>The concept and site plan is aligned with approaches taken by nearby precedents recommended by Heritage Staff (see Section 4.3 of this report).</p> <p>The design of the replacement structures along Stegman’s Mill Road is based on heritage precedent styles from the district. The design of the replacement structures to the rear of the Site is contemporary, but is based on studies of the vernacular heritage architectural styles within the district.</p> <p>All of the new buildings are generally sympathetic to and compatible with neighbouring heritage buildings in terms of their materiality, scale and massing.</p>

<p>New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building.</p>	<p>The proposed development is consistent with this policy.</p> <p>In Vol. 2 of the HCD Plan, both 357 and 365 are described as period pieces typical of suburban Kleinburg, while 375 is described as anomalous but is in keeping with the transitional context between the historic core and the suburban periphery. It is not entirely clear whether they are considered “sympathetic” in the Plan.</p> <p>The buildings are not included on the Listing of Properties of Cultural Heritage Value. In our view, they do not have significant cultural heritage value and none can be considered “a real heritage building” within the context of the district.</p> <p>Even if the buildings are considered sympathetic, infill development that draws on vernacular heritage architectural styles could be considered at least equally sympathetic to and compatible with the district.</p>
<p>New development within the District should be consistent with the Guidelines in Section 9.5.</p>	<p>See Section 6.6 of this report.</p>

6.5 Guidelines for Residential Villages

In keeping with the evolution of the village, the proposed development expresses the contemporary planning practices, including a pedestrianized environment with minimal surface dedicated to vehicles and a low density built form.

Like the adjacent property under development, the proposed development seeks to intensify a site within the village. Correspondingly, the lot sizes on site will be smaller and the building coverage area will be increased.

The proposed development will serve as a transition between the approved development under construction to the west, directly adjacent to the subject site, and the high quality heritage houses to the north.

The Site is located in an area identified as the Kleinburg Residential Village, which is described in section Section 9.5.3 of the HCD Plan. The following analyzes the conformity of the proposed development with relevant guidelines described in the HCD Plan.

9.5.3.1 Residential Villages: Site Planning	
Site new houses to provide setbacks that contrast adjacent properties, in order to create the variety characteristic of the village.	<p>The proposed development is consistent with this guideline.</p> <p>There are no adjacent properties on the south side of Stegman's Mill Road with principal elevations facing north.</p> <p>The front setback from Stegman's Mill Road varies among the three units in the "heritage zone". The side setbacks among these three units also varies.</p> <p>There is variation among the units backing the valley lands. There is nominal variation in the setbacks of the units to the west of the main promenade on the interior of the proposed development; this is mitigated by the variety in the design of individual units.</p>
Site new houses to preserve existing mature trees.	<p>Of the 99 existing trees, 51 trees will be removed from the Site. Of the trees being removed, 47 would be classified as mature trees (over 250mm in diameter).</p> <p>In order to mitigate the loss of trees, 91 new trees will be planted throughout the new development. Of those 54 are large tree species and 37 are smaller tree species (20 are Rhus typhina, 14 Serviceberry, and 3 Redbuds). This will expand the tree canopy throughout the Site.</p> <p>Mature trees in the valley lands will be preserved (see Arborist Report by Davey dated April 1, 2015).</p>

9.5.3.2 Residential Villages: Architectural Styles

Design houses to reflect one of the local heritage Architectural Styles.

The houses in the “heritage zone” is consistent with this guideline.

The three units in the “heritage zone” fronting Stegman’s Mill Road reflect the heritage architectural styles identified in the HCD.

Unit 01 - reflects the Victorian vernacular form, with a high peaked roof, asymmetrical facade, and front veranda.

Unit 02 - reflects a Georgian Neo-Classical design with brick construction, a symmetrical facade, and a central door with transom.

Unit 28 - reflects a Victorian Gothic Revival design with a steep roof, a pointed ‘gothic’ window in the central dormer gable, and board and batten siding, and mock fieldstone foundation.

The design of these units has been refined in accordance with Staff comments.

The interior units enhance the heritage character of the district by incorporating sympathetic form, mass, type, and materials in a proposal that is “of its time.”

In our opinion, replicating style and details of the past (as suggested by many of the guidelines) diminishes the integrity of what is authentic and may contradict the intent of the HCD Plan objectives.

The proposed development has nevertheless been designed to follow the style and detail guidelines along Stegman’s Mill Road as part of a mitigation strategy to meet the expectations of Staff and the community.

The interior units are contemporary in design with gabled roof types and material palette that references vernacular building materials; these units are clearly distinguishable as being “of their time.” This approach to the interior units is consistent with the *Standards & Guidelines* and the objectives of the HCD (in particular objective 5.2.5).

Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French manor, are not appropriate.	The designs interpret vernacular styles and do not inappropriately blend characteristics of different styles or take inspiration from non-indigenous styles.
Use Authentic detail, consistent with the Architectural Style. See Section 9.2.1	The design details of these units has been refined in accordance with Staff comments.
Research the chosen Architectural Style.	<p>The proposed development is consistent with this guideline.</p> <p>The design of the three “heritage zone” units has been revised according to Staff comments in order to better reflect their chosen approved heritage architectural styles.</p>
Use appropriate materials. See Section 9.10.	<p>The proposed development is consistent with this guideline.</p> <p>Appropriate materials for the HCD include: smooth red clay face brick, with smooth buff clay face brick as accent; stone accents; wood clapboard, 4” to the weather; and, smooth, painted, wood board and batten siding.</p> <p>Elevations have been revised to reflect a more modest material palette (fewer materials on each elevation) in accordance with Staff comments.</p> <p>The proposed design uses materials from this palette.</p>

9.5.3.3. Residential Villages: Scale and Massing

New buildings should be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage.

For example, an existing 1 1/2 storey house could be replaced by a 2 storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.

The houses in the “heritage zone” are generally consistent with this guideline.

The three houses in the “heritage zone” maintain the historical orientation to the street and sideyard conditions typical to Napier Street.

The three houses in the “heritage zone” have building frontages typical of nearby residential buildings. Their scale and massing references vernacular forms and provides a buffer to the additional density in the rear (south) of the site.

On the interior of the Site, the sideyards are atypical for the village (less generous). The size of the interior unit sideyards backing onto the valley lands has been increased from 1.8m to 2m on either side of each unit.

The scale and massing of individual units, which are designed to appear as detached houses, is more compatible with and sympathetic to the heritage fabric than a mid-rise building of the same density.

6.6 Other Relevant Guidelines

Section 9: Design Guidelines	
9.2 Architectural Styles	
New developments should be designed in a style that is consistent with the vernacular heritage of the community.	<p>The proposed development is consistent with this guideline.</p> <p>The proposed development interprets elements of the vernacular heritage styles and applies them to the three units in the “heritage zone” along Stegman’s Mill Road.</p> <p>The interior units are designed in a more contemporary architectural style that is strongly influenced by vernacular heritage architectural styles.</p>
All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or chateau style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the district.	The proposed development is consistent with this guideline.
9.5 New Development	
New development within the District should conform to qualities established by heritage buildings, and the overall character of the setting.	<p>The proposed development is consistent with this guideline.</p> <p>The proposed development conforms to qualities established by heritage buildings and the overall character of the setting.</p>
Designs should reflect a suitable local heritage precedent style.	<p>The proposed development is consistent with this guideline.</p> <p>The houses in the “heritage zone” on Stegman’s Mill Road reflect traditional vernacular heritage elements, while the interior units are of a more contemporary architectural design, which is heavily influenced by local architectural precedents.</p>
Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.	The architectural design has been refined to reflect Staff comments.

6.7 Official Plan and Zoning By-Law Amendments

The proposed development requires amendments to both the City of Vaughan Official Plan and the applicable Zoning By-Law. Vaughan Heritage Staff has requested that ERA evaluate these amendments in the context of the Ontario Heritage Act, which requires:

Consistency with Heritage Conservation District Plan

41.2 (1) Despite any other general or special Act, if a heritage conservation district is in effect in a municipality, the council of the municipality shall not,

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s.31

The Zoning By-Law amendment implements the necessary measures for increasing density on the site while maintaining a heritage zone along Stegman's Mill Road.

Site specific provisions to facilitate the proposed development include:

- increasing the number and definition of permitted dwellings on the site
- establishing appropriate setbacks for the proposed development to facilitate underground parking with an emphasis on the pedestrian realm;
- altering parking requirements for the site;
- establishing unit parcel boundaries and building envelopes that delineate appropriate relationships between buildings;
- establishing appropriate building heights for the heritage zone and the interior units; and
- establishing minimum landscaped front and rear amenity areas.

Additional provisions are related to hard and soft landscaping, exterior stairs and parking access, driveways, and separation distances between units. The Official Plan Amendment has a corresponding effect on the City of Vaughan Official Plan provisions relevant to the proposed development.

The HCD Plan objectives largely provide for the preservation and enhancement of the heritage character of the district, which is described — in reference to the subject portion of Stegman’s Mill Road — as a transitional zone between the village and rural characters of Kleinburg.

The objectives for new development include:

- encouraging infill development on sites that are vacant or occupied by non-heritage buildings; and
- guiding new development so it can provide for contemporary needs, with design that is compatible with and sympathetic to the character of the district.

ERA has evaluated both the Zoning By-Law Amendment and the Official Plan Amendment and finds that, in accordance with the test in the Ontario Heritage Act, neither has been made for any purpose that is contrary to the objectives set out in the HCD Plan.

6.8 Summary of Impacts

Stegman’s Road Streetscape

The proposed development will impact the streetscape of Stegman’s Mill Road. The existing condition on the south side of Stegman’s Mill Road is created by uncharacteristically deep setbacks and overgrown foliage. The proposed development will result in stepbacks and planting that is more characteristic of the north side of Stegman’s Mill Road and the rest of the Residential Village character area within the HCD.

The interior of the Site has been designed to provide consistency with the nearby residential streets. Its promenade gently undulates, similar to Napier Street, and has no sidewalks or curbs. The Site has three dead ends, similar to the termination of Napier Street as well as many other roads within the HCD.

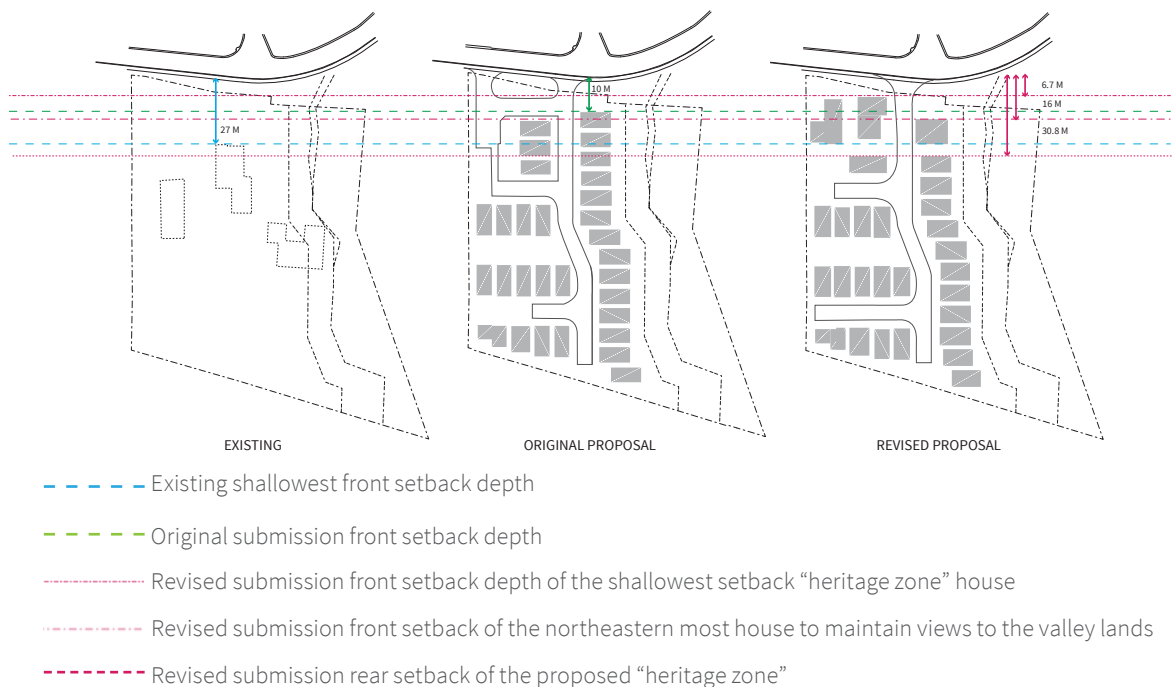
Views and Vistas

There will be a temporary visual impact on the views and vista from the westwards approach along Stegman's Mill Road to Islington Avenue. The new construction will be visible because the trees along Stegman's Mill Road will be removed for regrading. As the newly planted trees mature, this impact will diminish.

Sideyards and Setbacks

Sideyards and setbacks will be reduced from the existing condition. Sideyards have been decreasing in size as the District has evolved. The proposed setbacks from Stegman's Mill Road are appropriate and typical of setbacks in Residential Villages in the HCD.

The proposed sideyards on the interior of the site are substantially reduced from the existing condition. This impact is mitigated by the generous sideyards in the "heritage zone" along Stegman's Mill Road.



Lot Coverage

Lot coverage is increased from the existing condition. However the appearance of lot coverage in the heritage zone accords with typical lot coverages in the Residential Villages within the HCD. This is achieved through the generous spacing and sideyards of the "heritage zone" houses.

7 MITIGATION MEASURES

7.1 Heritage Zone

The placement, design and orientation of the three houses with principal elevations on Stegman's Mill Road is intended to create a "heritage zone" that will act, along with the front yard planting plan, as a buffer between the more contemporary heritage-influenced design of the interior structures and the heritage character of the village and nearby buildings.

All of the buildings in the "heritage zone" have been set-back from Stegman's Mill Road (setbacks are variable to respond to the guidelines of the HCD Plan).

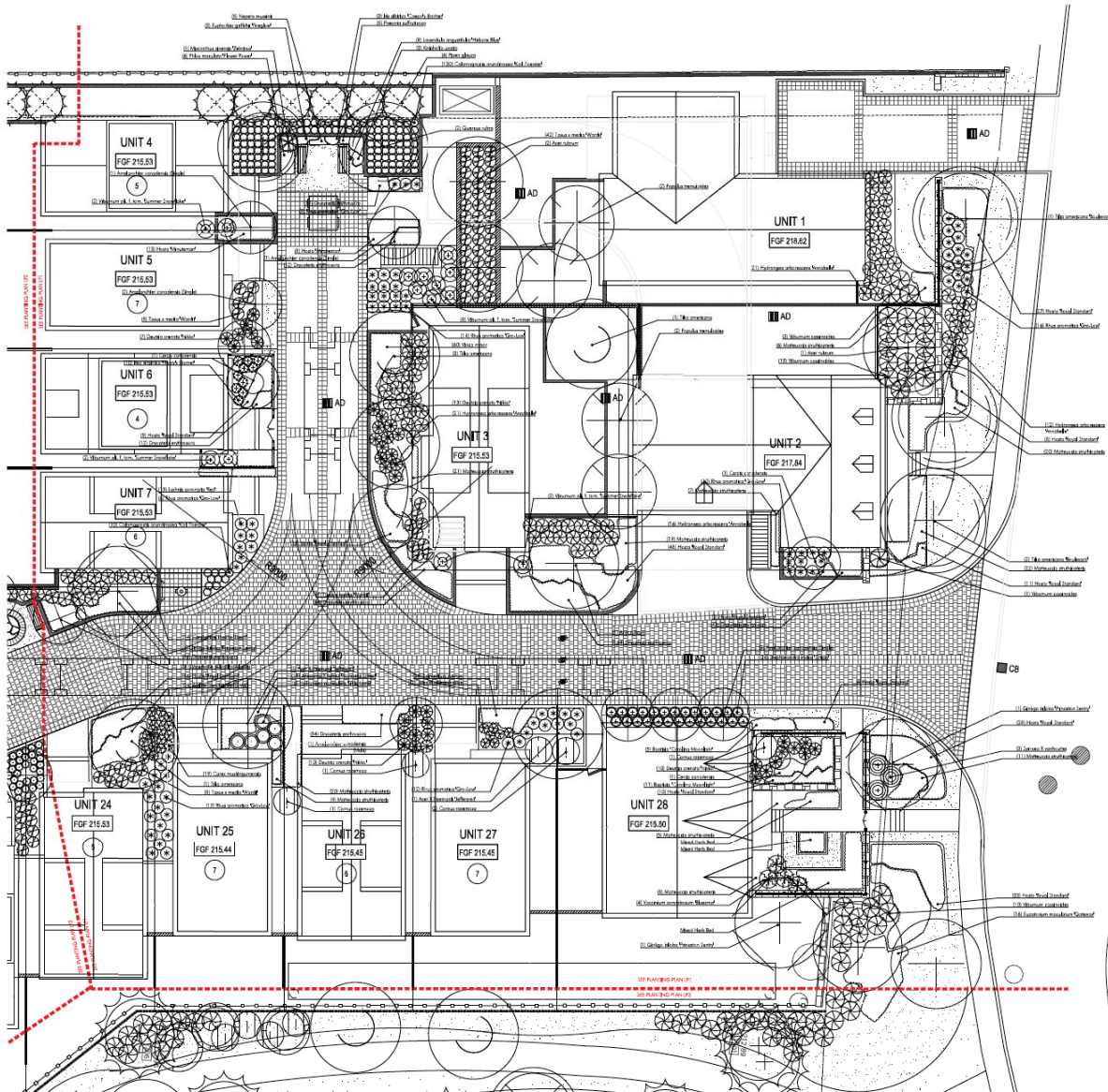
At the request of Vaughan Heritage Staff and the local community, the structures within the heritage zone have been redesigned to reference historic precedents more literally than the contemporary units on the interior of the site. The contemporary units have also been redesigned to more directly reference heritage precedents in the area.

The design approach attempts to balance heritage best practices (see discussion of Standards and Guidelines on page 20 of this report) with the requirements of the HCD Plan and the requests of Heritage Staff and the local community.

The Ontario Gothic house at the east edge of the heritage zone, which is adjacent to the valley lands, is a modest two-storey structure. Its size mitigates any potential visual impact of the building on the views of the Valley Lands. Its front setback has been increased in the revised site plan in order to maintain views to the valley lands.

7.2 Landscape Plan and Planting List

The landscape plan has been revised in order to be more consistent with the HCD Plan. It more closely resembles a village profile of random clumpings of planting, rather than an urban profile, which is comprised of an orderly and uniform arrangement of plantings. The front yard designs vary across the units and are differentiated by the use of different plant materials. Native plant species have been incorporated into the proposed design.



Detail of the proposed landscape plan (Popovich Associates).

7.3 Unit Design

The design of the replacement structures along Stegman's Mill Road is aligned with approaches taken by nearby precedents as recommended by Heritage Staff (see Section 4.3). This design approach is consistent with the HCD guidelines for new development and with the objectives of the HCD.

The design of the replacement structures to the rear of the site is contemporary, but is based on studies of the vernacular heritage architectural styles within the district. The overall effect of the contemporary unit design is a calm environment at the interior of the site, which is achieved through a simple material palette. This design approach conforms to heritage conservation best practices (see Section 2) and is consistent with the objectives of the HCD.

7.4 Mitigation During Construction

Noise, vibration, and visual impacts of the construction will be mitigated by following proper procedures as required by the City of Vaughan. Installing decorative hoarding is a potential mitigation strategy to limit the visual impact during the construction period.

7.5 Revisions to Proposed Development

The site plan has been revised to incorporate feedback from the Design Review Panel, the local community, and City staff (see previous site plan submissions in Appendix III).

The proponent held a public meeting on April 12, 2016 at the Kleinburg Public Library. Three main concerns emerged:

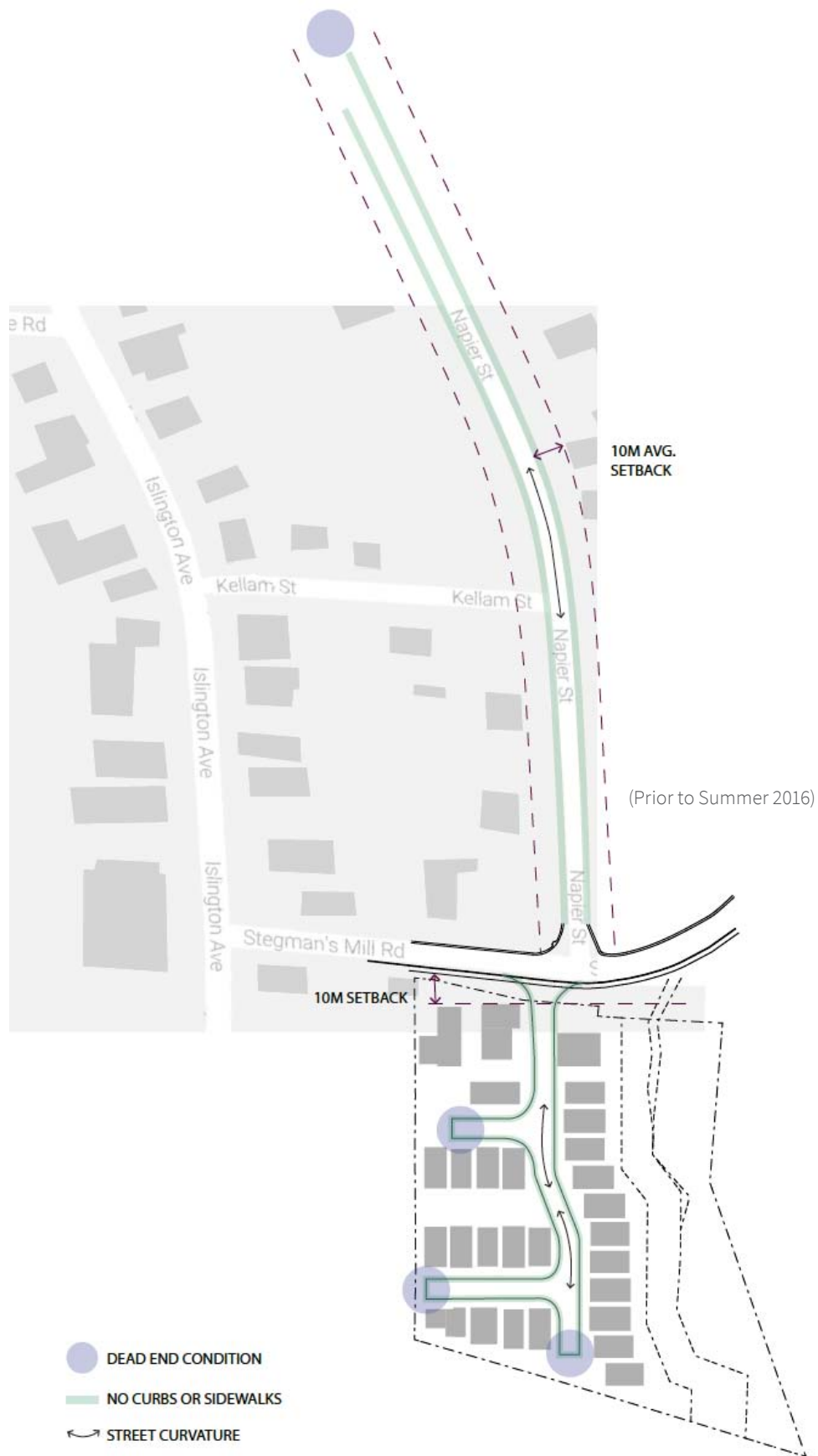
- Generally, residents wanted to see a lower density design for the site;
- Residents preferred a maximum of six houses on the redeveloped site; and
- Residents were concerned over whether contemporary architectural language is appropriate in Kleinburg.

The proposal has been revised to respond to these concerns, to the extent that such revisions can accommodate a viable development proposal.

The most significant revisions in response to all comments include:

1. A unit has been removed, allowing for reduced density on the Site.
2. The northeastern most unit has been sited further south in order to provide more front setback variation, a deeper front setback, and to better maintain views to the valley lands along Stegman's Mill Road.
3. The design of the three "heritage zone" units has been revised to better conform to the approved heritage architectural styles.
4. The revised architectural design of the interior units incorporates a more simplified material palette, changes in fenestration patterns (as recommended by Staff), the addition of front porches to some units, and removal of "bump-outs" from units.
5. Increased sideyard conditions for all units backing onto the valley lands.
6. Increased building frontages for all units backing onto the valley lands.
7. Redesign of the north-south promenade from a uniform line to an undulating design, which will decrease visibility of the interior of the Site from Stegman's Mill Road and is more in keeping with the village character of Kleinburg.

These revisions have improved the proposed development's conformity with the HCD guidelines.



Characteristics of nearby streets incorporated into the interior of the Site (ERA).

8 CONSERVATION APPROACH

The conservation strategy for this Site is to limit the impact of new development on nearby heritage houses and the character of the HCD by ensuring that the new development is sensitive to and compatible with its surroundings.

The evolution of typologies in the District (see Section 3.3) demonstrate that over time frontages and sideyards have been reduced in size and that lot coverage has increased.

The “heritage zone” provides an appropriate built form along Stegman’s Mill Road with characteristics that are consistent with the existing streetscape. The interior units have been designed with characteristics are in keeping with the ongoing evolution of the District (see the following page).

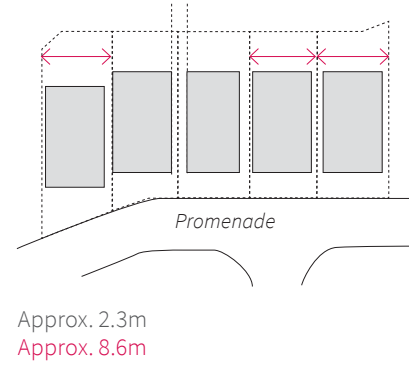
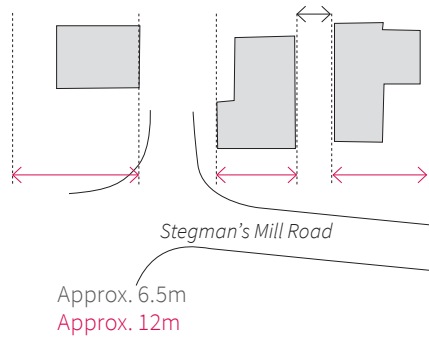


Site plan, annotated to show the “heritage zone” and interior units (Popovich Associates, annotated by ERA).

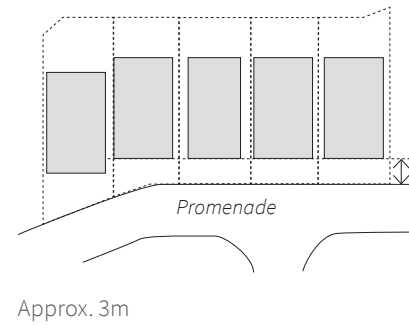
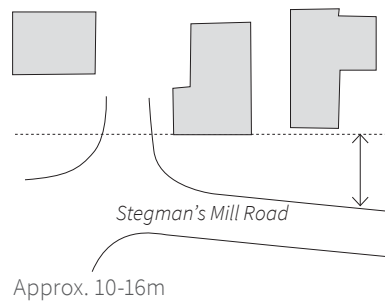
"Heritage Zone" Units

Interior Units

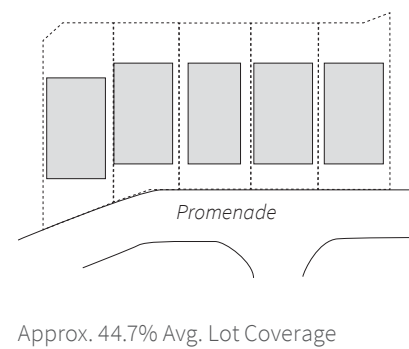
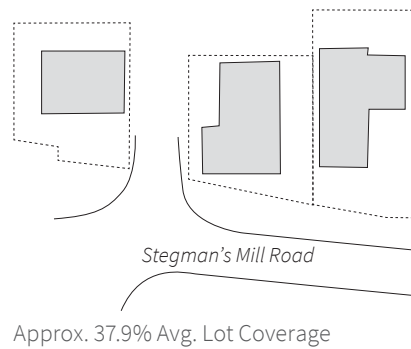
Side Yard Setbacks & Frontage



Front Setbacks



Lot Coverage



9 CONCLUSION

We have concluded that the proposed development is consistent with the objectives, policies, and guidelines of the HCD and/or heritage best practices.

10 SOURCES

Carter, Phillip H. Kleinburg-Nashville Heritage Conservation District, Vol 1: The Study and Plan. No date. Accessed via <https://www.vaughan.ca/services/cultural/General%20Documents/Heritage/Heritage%20Conservations%20District%20Page/Kleinburg-Nashville%20Heritage%20Conservation%20District%20Plan%20and%20Guidelines.pdf>

Carter, Phillip H. Kleinburg-Nashville Heritage Conservation District, Vol 2: The Study and Plan. No date. Provided by Heritage Services, City of Vaughan.

11 PROJECT PERSONNEL

Philip Evans

Philip Evans is a Principal with ERA who has led a range of conservation, adaptive reuse, design, and feasibility planning projects, including Evergreen Brick Works, Toronto; Drake Hotel, Toronto & Prince Edward County; and Culture of Outports, Newfoundland.

Jasmine Frolick

Jasmine Frolick is a planner with ERA Architects. She received her Master of Planning in Urban Development from Ryerson University after completing a Bachelor of Arts at McGill University.

Samantha Irvine

Samantha Irvine works with the heritage planning team at ERA Architects. She has graduate degrees in Historical and Sustainable Architecture (NYU) and Sustainable Urbanism (Wales). Samantha is also a lawyer and member of the Ontario Bar.

12 APPENDICES

Appendix I: Description of subject properties, excerpted from the HCD Plan

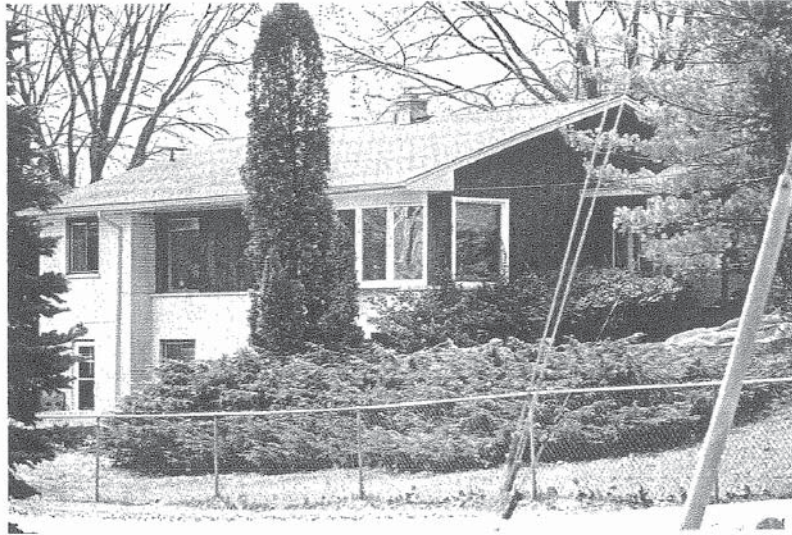
Stegman's Mill Road (south)

Kleinburg



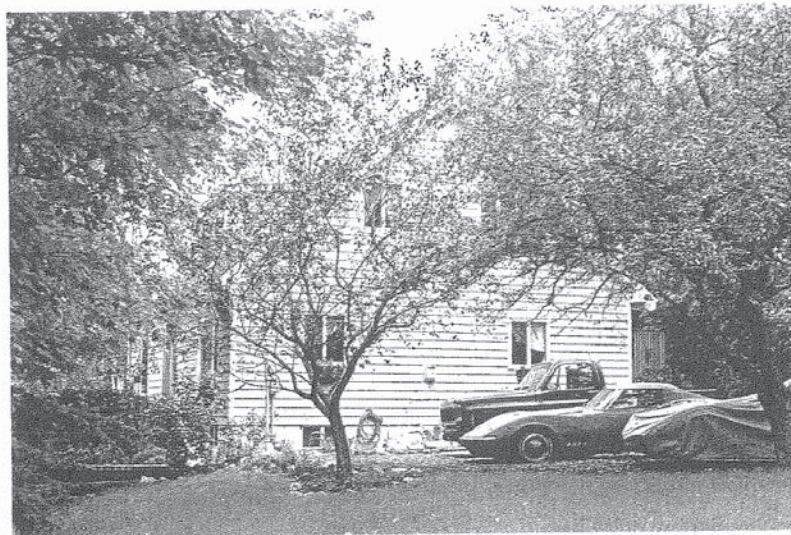
357 Stegman's Mill Road

- Ell-shaped, red-brick, Ranch-style house with front verandah and later additions (c. 1960).
- Description - Long, low bungalow has projecting gable wing at LH side, and (added) flat-roofed garage at RH side, with at-grade front verandah tucked under roof overhang between these two volumes. Verandah is enclosed by high, decorative iron fence (over low stone walls) extending between tall, field-stone piers topped by thin, stone copings, with ball-type lights above. Front wall at verandah is clad in vertical boards, with tall, triple casement windows at left and pair of smaller, two-pane windows to right. Projecting gabled wing at east side has large window at basement level only. Projecting two-car garage at west side has two, unpainted, roll-up wooden doors each with five frames comprising four panels each. Spandrels above are clad in vertical aluminum siding. Broad soffits are aluminum-clad, fascias are narrow and also aluminum-clad, and gutters and downspouts are typical modern profiles. Roof is clad in light-brown asphalt shingles. A three-vent, field-stone chimney is visible beyond main peak towards LH side.
- Comments - Long, low bungalow is set well back from road at edge of ravine, with above-grade basement window just visible at east side. Decorative stone and metal elements at verandah are attractive modern details. Building is an attractive period piece in keeping with peripheral, suburban Kleinburg, though flat-roofed garage is slightly out of character with original house. Any addition to this structure should not project above existing roof peaks. For any proposed future development at this site see the Plan and Guidelines.



365 Stegman's Mill Road

- White-brick, Ranch-style house with partial upper wall clad in vertical boards (c. 1960).
- Description – Long, low bungalow is set with low-pitched gable facing road, with entry centrally located under simple, pitched-roof open porch supported by two stained wooden posts. Entry has slab-type door (behind fully glazed storm door) with patterned-glass, ¾ sidelight to left. Front wall is clad in white brick at low level and at projecting portion to right of door, whereas upper wall at remainder of front elevation is clad in narrow, stained, vertical, v-jointed boards. Fenestration consists of original, unframed horizontal sliders at right and replacement, aluminum, single-pane sash at left. Sills are thin, rock-faced limestone, and lintels are hidden by cladding. Soffits are clad in aluminum, as are narrow fascias, and rainwater goods are conventional aluminum sections. Roof is clad in black asphalt shingles.
- Comments – Apparent bungalow is set well back from, and at right-angles to road, with above-grade basement windows visible only at east side. Projecting portion of front elevation, having different cladding treatment entirely in white brick, is unusual feature, and aside from altered windows at east side, house is another period piece typical of suburban Kleinburg. Any addition to this structure should not project above existing roof peaks, and for any proposed future development at this site see the Plan and Guidelines.



375 Stegman's Mill Road

- 1½ storey, pitched-roof, clapboard house with pop-up dormers (c. 1950?).
- **Description** – Steeply gabled house is set well back from and at right-angles to road, with entry invisible at west elevation. Painted concrete-block foundation is visible at grade, with wall above clad in blue clapboard with narrow, white corner boards. Fenestration consists of tiny sliding windows at basement and almost symmetrically placed, small, double casements at ground and second floors. Shed-roofed dormers exist at both east and west elevations, with cladding and windows as described. Soffits and narrow fascias are clad in aluminum, and rainwater goods are conventional aluminum sections. Roof has dark-grey asphalt shingles.
- **Comments** – Modest clapboard house is somewhat anomalous. Orientation, scale, size of windows and placement relative to road suggest an older house, though height relative to grade, and exposed concrete-block foundation are typical post-war elements. In any event, house is in keeping with transitional context between historic core and more recent, suburban periphery. Reinstatement of suitable period windows, if nature of these may be confirmed, might be considered. Any addition to this structure should not be visible from road, and for any proposed future development at this site see the Plan and Guidelines.

Appendix II: City of Vaughan Memoranda, January 21 and 25, 2016



memorandum

Date: January 21, 2016

To: Mark Antoine
Planner
Development Planning Department
Via Email

From: Katrina Guy
Cultural Heritage Coordinator
Urban Design and Cultural Heritage Section
Development Planning Department

Location: Part Lot 24, Con 8 & Part of Lots 22, 23 & 24 RP No.11
357 Stegman's Mill Road, 365 Stegman's Mill Road and 375 Stegman's Mill
Road, Kleinburg-Nashville Heritage Conservation District

File: OP.15.006 & Z.15.025

Proposed Development	<p>The project proposes the demolition of the three existing properties within the Kleinburg-Nashville District and replacing them with 30 single 3 storey residential units overtop an underground parking lot and foundational structures. This proposal requires an OP Amendment and a Zoning By-Law Amendment.</p> <p>These proposed amendments must reviewed by a heritage planning consultant in order to ensure that these applications are not contrary to the goals and objectives of the Heritage Conservation District Plan, as set out in Section 42 of the Ontario Heritage Act, which states:</p> <p><i>"Consistency with heritage conservation district plan</i></p> <p><i>41.2 (1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,</i></p> <p><i>(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or</i></p> <p><i>(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31. "</i></p> <p>The review of the proposed amendments should be addressed in the Conservation District Conformity Report, but currently is not. The CDC Report should be revised to reflect this consideration.</p>
Heritage status and process	<p>The three subject properties are located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the <i>Ontario Heritage Act</i>. Therefore, all planning applications, demolitions</p>

	<p>and new constructions must be consistent with the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines.</p> <p>The Kleinburg-Nashville HCD is divided into distinct areas and the subject properties fall within a “Residential Village” area. As such, those policies within the Guidelines will apply.</p> <p>The applicant will be required to submit a Cultural Heritage Impact Assessment, discussed below, for the Site Plan Development Application.</p>
Heritage Vaughan Approval	<p>If the OPA and ZA is found to be consistent with the Goals and Objectives of the District, the applicant will proceed to submit the documentation necessary for a Heritage Permit application.</p> <p>The applicant will need to submit a complete application for and obtain heritage permits for the demolition of the three properties and the construction of all new structures as set out in Section 42 of the <i>Ontario Heritage Act</i>.</p> <p>This application will be reviewed by Heritage Vaughan to provide a recommendation, and then forwarded to the City of Vaughan Council for their consideration and approval.</p>
Archaeology	<p>As the properties are located in an area the City’s archaeological database has identified as containing archaeological potential, an archaeological assessment is required. The applicant has submitted a Stage 1 and 2 Archaeological Assessment which recommends that the area be considered free of archaeological concerns. Once staff has received a letter of acceptance from the Ministry of Tourism, Culture and Sport, staff will recommend that a standard archaeological clause be implemented.</p>
Existing Buildings	<p>The subject properties are known municipally as:</p> <ul style="list-style-type: none"> a) 357 Stegman’s Mill Road b) 365 Stegman’s Mill Road c) 375 Stegman’s Mill Road. <p>Section 6.3 of the Kleinburg-Nashville Heritage Conservation District Plan states that “<i>New buildings should be sympathetic in siting, scale, material, texture and general design to the heritage buildings around them.</i>” And that “<i>new development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings.</i>”</p> <p>Although the three houses on the properties are not specifically identified as contributing heritage properties, they are noted in the HCD Inventory to be existing sympathetic properties that exhibit specific stages of Kleinburg’s development. Furthermore, the three properties in question are included in the original 1848 plan. The proposed</p>

	<p>development would eliminate this portion of the original configuration of Kleinburg. As the applicant has not yet prepared a Cultural Heritage Impact Assessment for these properties, information regarding the subject properties is therefore limited and incomplete and does not meet the criteria for such a significant demolition in the District.</p> <p>The proposed project is also adjacent to contributing heritage properties along Islington Avenue as well as directly across the street from 376 Stegman's Mill Road and 9 Napier Street. To date, there have been no documents detailing possible impacts and the possible mitigation and conservation strategies for those adjacent heritage properties.</p> <p>Prior to applying for site plan and heritage permit applications, a Cultural Heritage Impact Assessment will be prepared that comprehensively addresses these concerns.</p>
Proposed Design in Relation to HCD Guidelines	<p>The applicant has submitted a plan for the construction of 30 three storey dwellings that would replace the existing structures over the combined three properties. The location of the new development is located within the area identified as Kleinburg Residential Village.</p> <p>Elements that define the heritage character of the Residential Village include:</p> <ul style="list-style-type: none"> • Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development; • A variety of front yard setbacks; • Original yards may have been enclosed with low picket fencing. Currently fenced front yards are rare; • The generous presence of mature trees. <p><u>Heritage Conservation District Conformity Report</u></p> <p>The applicant has submitted a Heritage Conservation District Conformity report with the first circulation of the proposal drawings.</p> <p>The HCD Conformity report reviewed the proposal in relation to:</p> <ol style="list-style-type: none"> a) the evolving physical character and form of Kleinburg; b) architectural approaches approved by the HCD Guidelines; c) the visual and physical character of Stegman's Mill Road and Napier Street as well as the adjacent valley lands; d) its visual impact on the adjacent houses of heritage value at 9 Napier Street and 376 Stegman's Mill Road. <p>The report had the following recommendations:</p> <ol style="list-style-type: none"> 1) That the architectural details of this development be further refined to better conform with HCD Guidelines and a revised

	<p>architectural approach that either commits to a modern design, as defined by the HCD Plan or a vernacular form with contemporary detailing that is distinguishable as being of its time.</p> <ol style="list-style-type: none"> 2) A revised front yard landscaping plan that reinstates the rural character of the streetscape through mix of native species of plants that will provide year round foliage. 3) A revised interior planting plan that extends the green canopy from the valley lands into the proposed development. <p>City of Vaughan Heritage staff has reviewed the Conservation District Conformity report and agrees with the recommendations cited.</p> <p>In addition, further work is needed to consider how the siting and scale of the development fit within the District's residential guidelines and the goals and objectives of the HCD Plan. The report should be revised and resubmitted to reflect these concerns and considerations under the <i>Ontario Heritage Act</i>.</p> <p><u>Kleinburg-Nashville HCD Study and Plan</u></p> <p>The three subject properties are identified as being located within Village Residential setting. The village setting is described in Section 9.5.3.1 as being low in "building height, lot coverage, and density".</p> <p>Section 9.5.3.1 <u>Site Planning Guidelines</u> for new developments within the Village include that new homes sited to:</p> <ul style="list-style-type: none"> • Provide setbacks that contrast with adjacent properties in order to create the variety of characteristic of the village • Preserve existing mature trees. <p>Section 9.5.3.2 <u>Architectural Style Guidelines</u> require that:</p> <ul style="list-style-type: none"> • Architecturally, new homes should reflect the historic built form of its neighbors. <p><u>Cultural Heritage Comments on Proposal</u></p> <p>Heritage staff reviewed the proposed project in its current iteration and provide the following comments:</p> <p>Regarding the proposed building heights, lot coverage, and density, the proposed development proposes dwellings 11 m in height and high density with the creation of 30 separate lots. On each lot, the footprint of the dwelling dominates the lot. Cultural Heritage staff requires that the dwelling height be reduced to the maximum allowed height of 9.5 meters.</p> <p>The proposed development represents a significant intensification. Lots 1-16 manage to retain an impression of space and a small residential</p>
--	---

	<p>street in a village, lots 17-30 are far more compressed and provide little to no set back or variety. Consideration should be given as to how to retain the village residential feel and not a dense urban environment.</p> <p>The proposed architectural designs do not meet the District's architectural guidelines, as outlined Section 9.5. The proposed architectural styles do not identify as any of the existing heritage styles in the district and cannot be considered in the current proposal.</p> <p>The applicant is instead directed to consider two nearby residential areas: Napier Street and the nearby Windrush Co-op.</p> <p>Napier Street exists on historical maps and certain properties are identified as having specific heritage value:</p> <ul style="list-style-type: none"> • 9 Napier • 31 Napier • 51 Napier <p>Another area the applicant should study would be the "Windrush Co-operative", which was added officially to the district through the City of Vaughan by-law 269-2003. The description of this area in the Kleinburg HCD Plan specifically cites the heritage value of the Frank Lloyd Wright inspired houses. Both areas are located off of Stegman's Mill Road and more information on both neighborhoods will be included with these comments.</p> <p>As the project proposal currently exists, it does not meet the criteria outlined within the Heritage District Guidelines.</p>
Summary of Cultural Heritage Comments	<p>In summary, the following revisions are recommended by Cultural Heritage staff:</p> <ol style="list-style-type: none"> 1) That the Heritage Conservation District Conformity Report be revised to review the proposal's compliance with the District's Residential Guidelines. 2) That the recommendations in the HCD Conformity Report be implemented for future submissions of the development proposal to help ensure compliance with the District Guidelines. 3) That a Cultural Heritage Impact Assessment report be prepared that: <ol style="list-style-type: none"> a. comprehensively documents the history and significance of the existing subject properties within Kleinburg's history b. examines the potential impacts of the proposal upon the adjacent contributing heritage properties c. proposes mitigation and conservation strategies to minimize the impact during excavation and construction



memorandum

	as well as the continued conservation of the streetscape after the project is completed and finalized.
--	--

Katrina Guy

Cultural Heritage Coordinator
Development Planning Department
City of Vaughan
905-832-8585 ext.8115
katrina.guy@vaughan.ca

Cc: Moira Wilson, Senior Urban Designer
Rob Bayley, Manager of Urban Design and Cultural Heritage

Date: January 25, 2016

To: Mark Antoine, Planner, Development Planning Department

From: Marco Jacob, Urban Design Section

Cc: Rob Bayley, Manager of Urban Design

Re: **Development Application Urban Design Comments**

File No.: OP.15.006

Applicant: Kleinburg Village Development Corp.

Location: Part Lot 24, Con. 8 & Part of Lots 22, 23 & 24 RP No. 11 (357, 365 and 375 Stegman's Mill Road)

Urban Design Staff reviewed the proposed development concept for the above-mentioned site, submitted on October 5, 2015, and provide the following comments:

- Applicant defined the project as being 'publicly accessible', containing 'public art', and providing 'connections to trail systems'. To this end, the development needs to explore the following:

Architecture:

- Consider how the development fits into its context, specifically how it transitions to the rest of the neighbourhood.
- Ensure that Unit 1 and 17 are designed with frontages onto Stegman's Mill Road and that their architectural details better conform with HCD Guidelines, specifically, that scale and character should be in keeping with heritage district guidelines.
- The rest of the development is to be of a modern design, as defined by the HCD Plan. Reference should be made to the "Windrush Co-operative", which was added officially to the district through the City of Vaughan by-law 269-2003.

Site Layout and Landscape:

- The interface of the development and the public sidewalk should be designed to better welcome public access.
- **Ramp and loading should be relocated so that it is not visible from Stegman's Mill Road.**
- Explore opportunities for connections and trail systems and show how the connections to the McMichael Gallery are envisaged, if permitted.
- Widen the central promenade and add more trees for shade. Ensure adequate soil volume for trees. At minimum, trees require 20 to 30 m³ of soil each in order to grow to maturity.
- Ensure grades match with adjacent property to the south.
- Rear patio spaces not to encroach on TRCA 10 metre buffer from top of bank.

City of Vaughan • Planning Department • 2141 Major Mackenzie Drive, Level 200 North Loft • Vaughan, Ontario, Canada • L6A 1T1

Public Art

- As public art is integral to the success of the proposal, a public art program is required. Engagement of the artist early in the process is encouraged to collaborate on the design of the outdoor amenity spaces.
- **Amenity spaces to be larger and more prominent.** Public art is to be integrated with the proposed amenity spaces and should be located along the central promenade and connection to trail.

Marco Jacob, B.A., M.Arch, MRAIC

Urban Designer, Development Planning Department
T. 905-832-8585 ext.8017
E. marco.jacob@vaughan.ca

City of Vaughan • Planning Department • 2141 Major Mackenzie Drive, Level 200 North Loft • Vaughan, Ontario, Canada • L6A 1T1

Appendix III: Previous Submissions



Previously proposed site plan, submission dated October 2, 2015 (Rafaek + Bigauskas Architects).

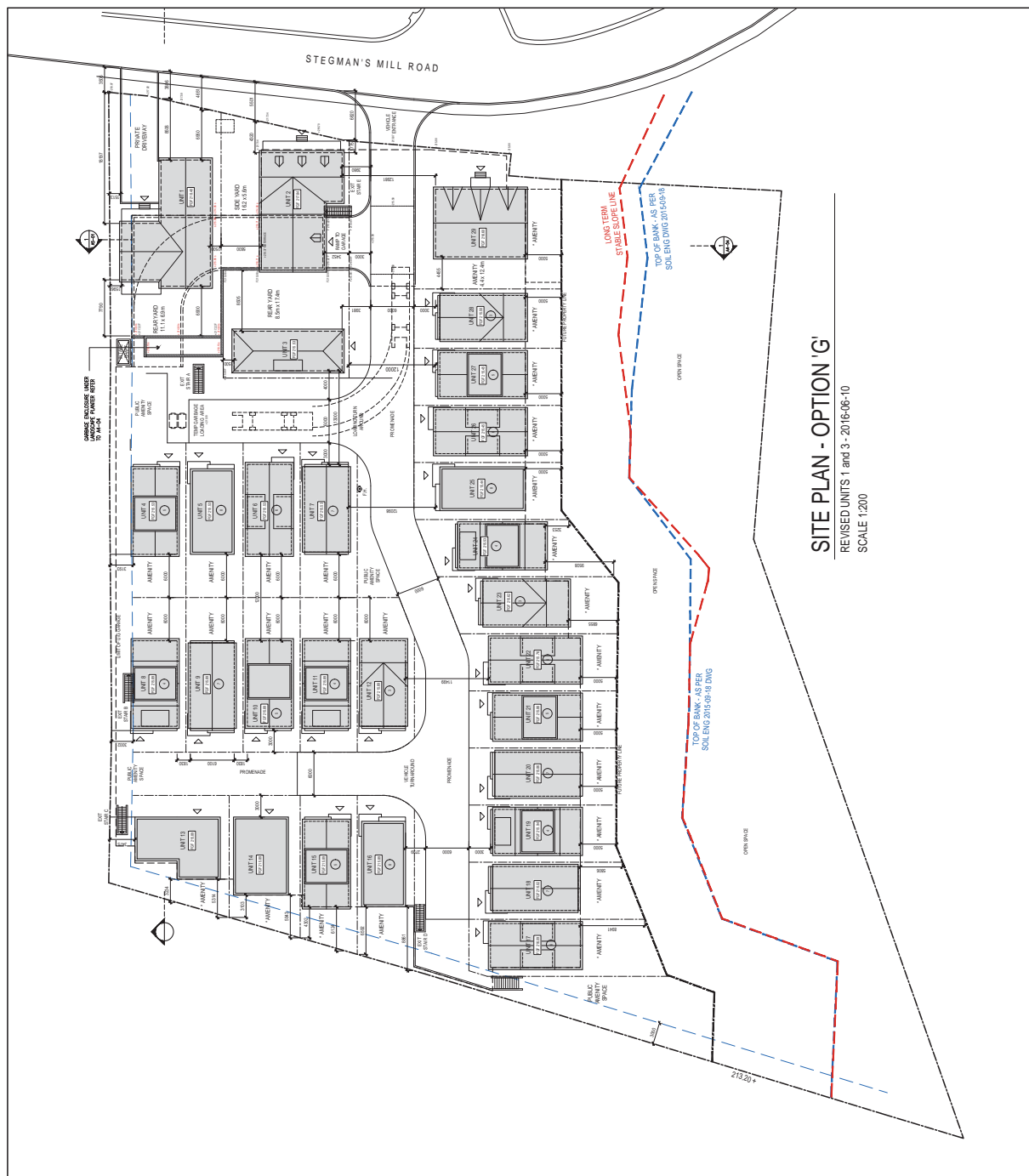
Previously Proposed Designs



Previously proposed conceptual elevations (Rafael + Biguaskas Architects).



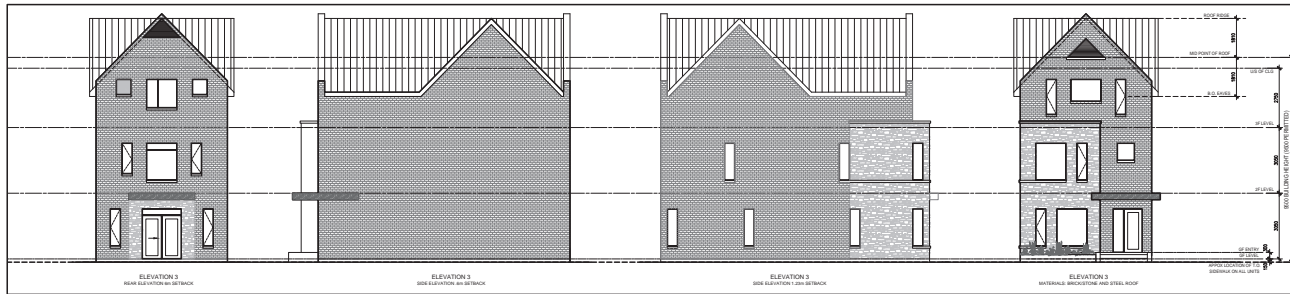
Previously proposed conceptual elevation, submission dated October 2, 2015 (Rafael + Biguaskas Architects).



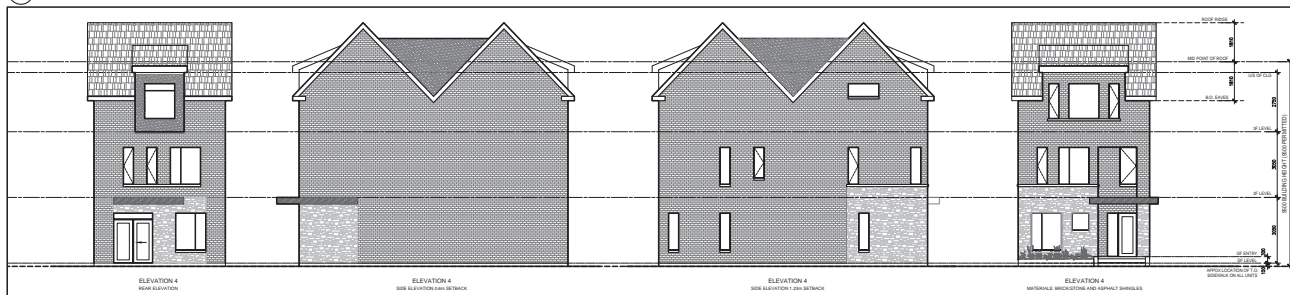
Previously proposed site plan, submission dated July 16, 2016 (Rafaek + Bigauskas Architects).



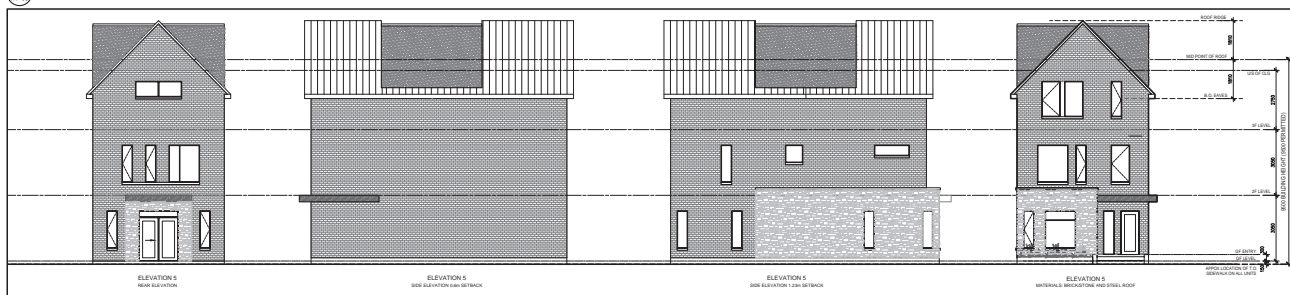
Units fronting Stegman's Mill Road, submission dated July 16, 2016 (Rafael + Biguaskas Architects)



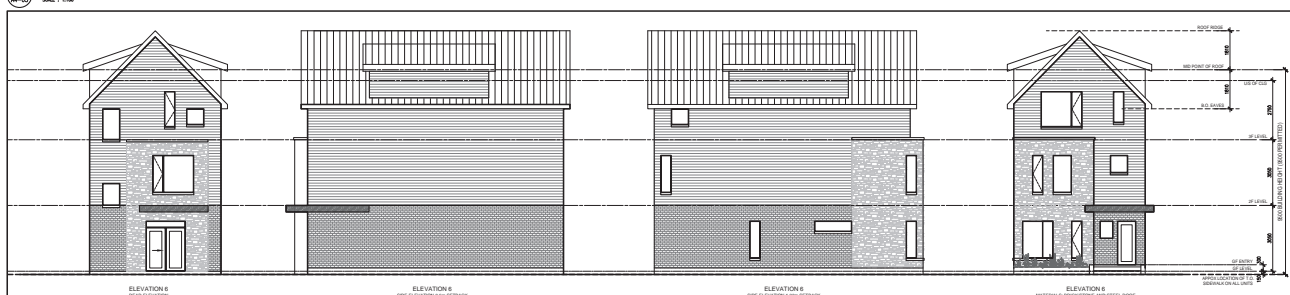
UNIT TYPE A - ELEVATION 3



UNIT TYPE B - ELEVATION 4



UNIT TYPE D - ELEVATION 5



UNIT TYPE C - ELEVATION 6

Typical interior units, submission dated July 16, 2016 (Rafael + Biguaskas Architects)

Appendix IV: Architectural Plans

Appendix V: Landscape and Planting Plans

Appendix VI: Arborist Report



The Architect does not retain the liability and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be used.

Amendments and areas to be confirmed on site by Ontario Land Surveys.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	DATE	ISSUED	BY
1	NOV 26, 2015	OPALZMA & SPA RESUBMISSION	A.C.
2	OCT 24, 2016	OPALZMA & SPA RESUBMISSION	A.C.
3	JULY 14, 2016	OPALZMA & SITE PLAN APPROVAL	A.C.
4	APR 7, 2016	REVIEW WITH CITY STAFF	A.C.
5	SEPT 28, 2015	O.P.A. & REZONING APPLICATION	A.C.

SYMBOLS & LEGEND:

- EXISTING MANHOLE
- PROPOSED NEW MANHOLE
- EXISTING CATCH BASIN
- PROPOSED SITE DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- 10% SLOPE
- UNIT # - UNIT NUMBER
- FINISHED GROUND FLOOR ELEV.
- ELEVATION TYPE (REFER TO A-01 TO B-06)

PROJECT SITE:

RESIDENCES AT KLEINBURG VILLAGE

SkyHomes CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO

RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M2K 2A2
Telephone: (416) 398-7500 Fax: (416) 398-8906

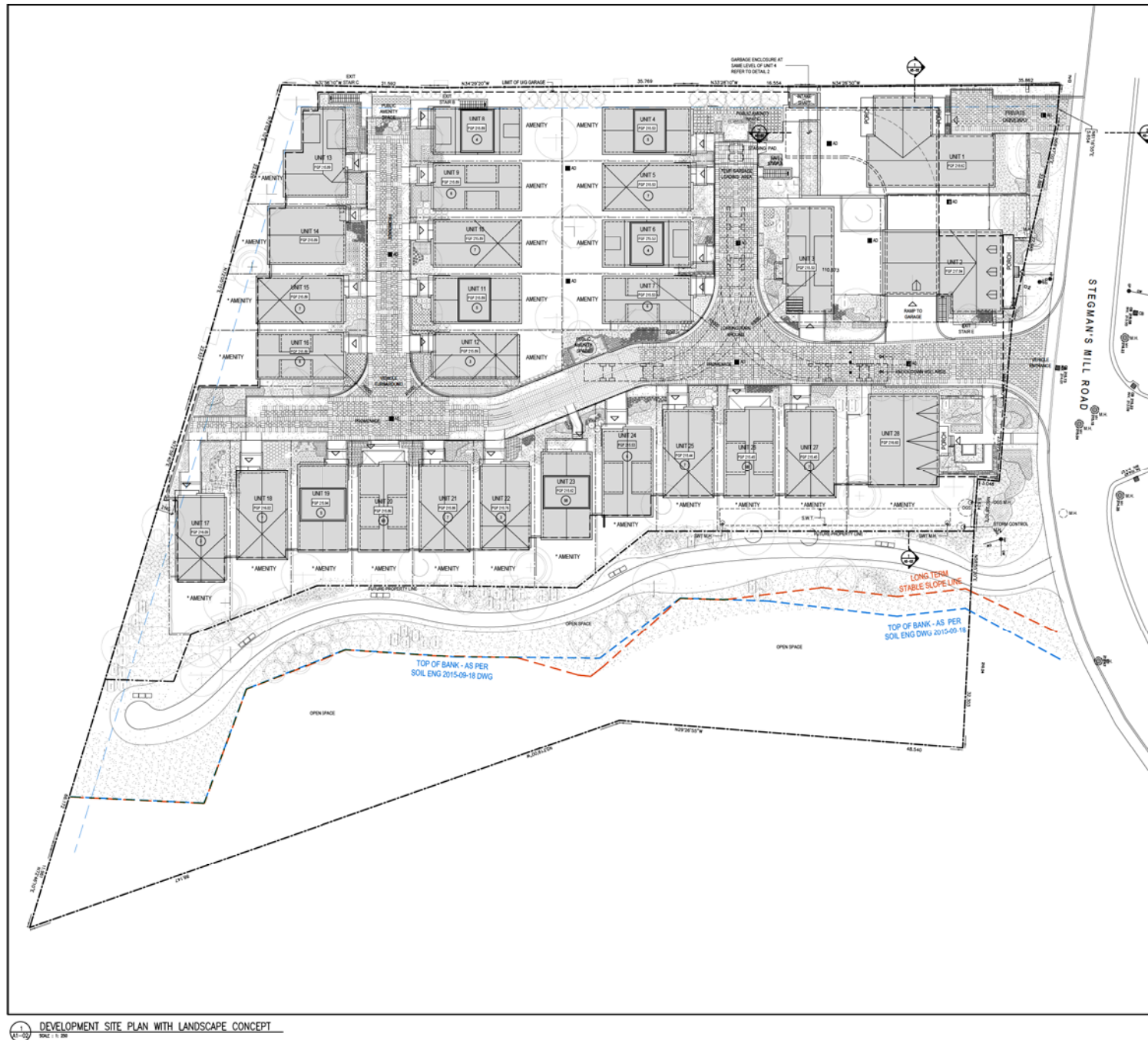
DEVELOPMENT SITE PLAN

scale	project no.
1:250	15-105

date	drawn by	checked by	drawing no.
APRIL 2015	A.C.	A.C.	A1-01

date printed: Nov 20, 2015
date printed:

Attachment 7. b) Site Plans and Elevations - Site Plan with Landscape



The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyors.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	DATE	REVISION	BY
3	NOV 26, 2015	CPALZSA & SPA RESUBMISSION	A.C.
2	OCT 24, 2015	CPALZSA & SPA RESUBMISSION	A.C.
1	JULY 14, 2015	CPALZSA & SITE PLAN APPROVAL	A.C.

SYMBOLS LEGEND:	
●	EXISTING MANHOLE
○	PROPOSED NEW MANHOLE
□	EXISTING CATCH BASIN
■	PROPOSED SITE DRAIN
+	PROPOSED FIRE HYDRANT
—	PROPOSED RETAINING WALL
—	30% SECTION
—	UNIT # — UNIT NUMBER
—	FINISHED GROUND FLOOR ELEV.
—	ELEVATION TYPE (REFER TO A&E 102 SHEET)

project title

RESIDENCES OF KLEINBURG VILLAGE

SkyHomes CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO.

RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500 Fax: (416) 398-8956

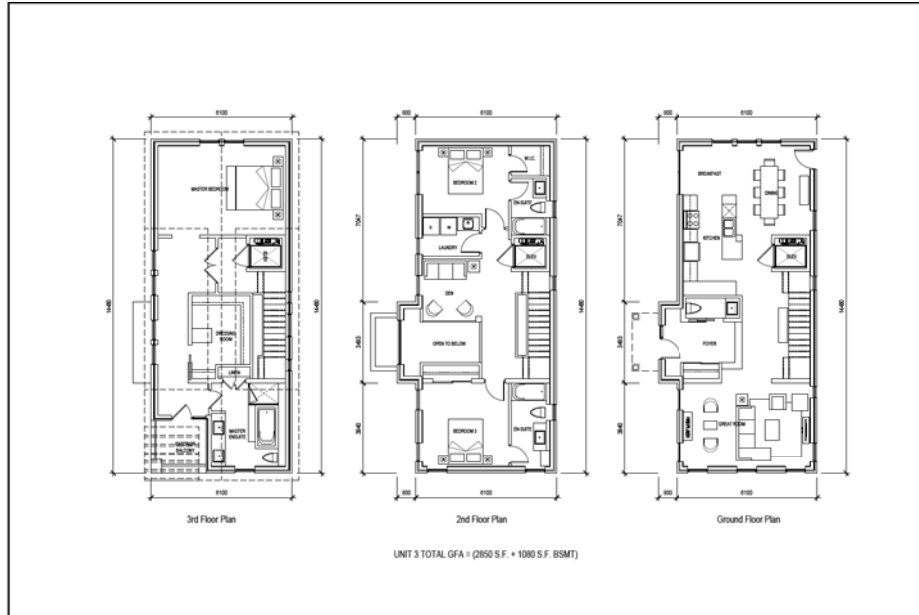
sheet title

DEVELOPMENT SITE PLAN WITH LANDSCAPE CONCEPT

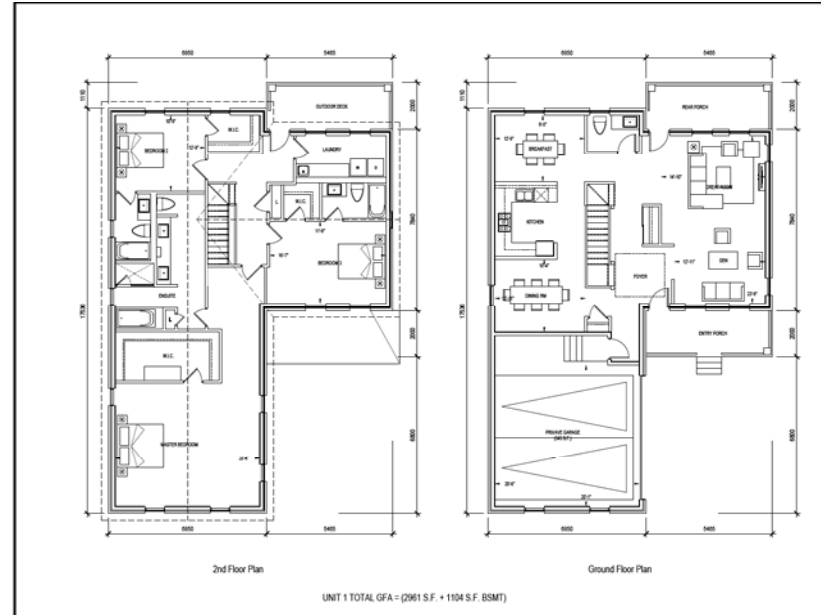
scale	1:250	project no.	15-105
date	APRIL 2015	drawn by	A.C.
checked by	A.C.	date plotted	Nov 20, 2015
date printed		drawing no.	A1-02

1 DEVELOPMENT SITE PLAN WITH LANDSCAPE CONCEPT

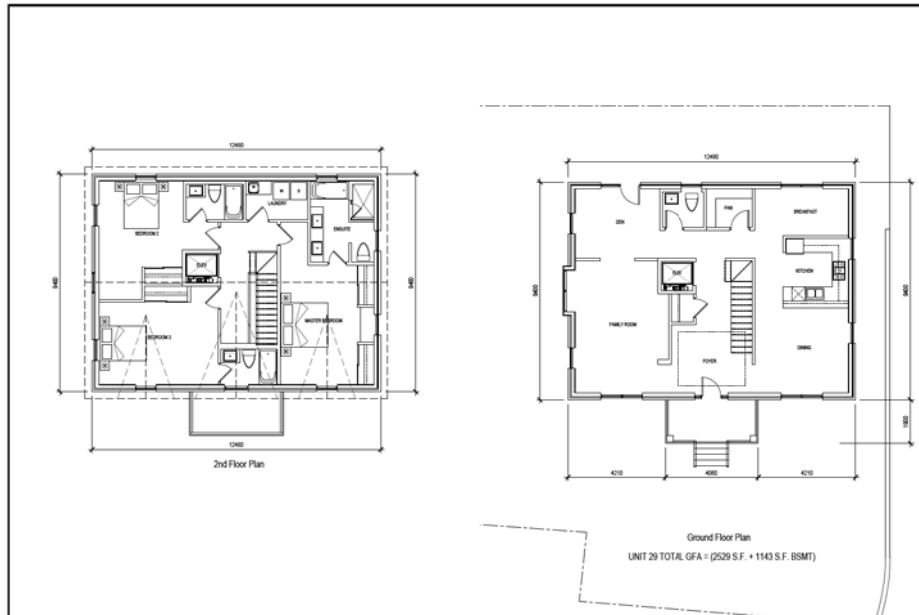
Attachment 7. c) Site Plans and Elevations Units 1, 2, 3 & 28 Floor Plans



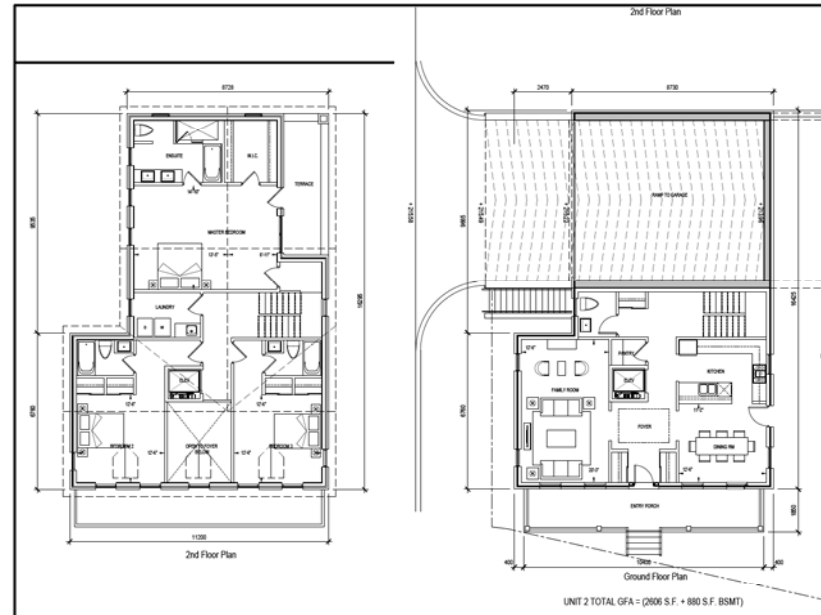
UNIT 3 FLOOR PLANS
SCALE: 1/8" = 1'-0"



UNIT 1 FLOOR PLANS
SCALE: 1/8" = 1'-0"



UNIT 28 FLOOR PLANS
SCALE: 1/8" = 1'-0"



UNIT 2 FLOOR PLANS
SCALE: 1/8" = 1'-0"

The Architect does not retain the liability and therefore is not responsible for the accuracy of drawings, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings for the project.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancies to the Architect and consultants before proceeding. Contractor must adhere to all applicable Codes and Regulations of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be used.

All dimensions and areas to be confirmed on site by Owner/Land Developer.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

4	NOV 26, 2015	OPALISA & SPA RESUBMISSION	A.C.
3	OCT 24, 2015	OPALISA & SPA RESUBMISSION	A.C.
2	JULY 14, 2015	OPALISA & SITE PLAN APPROVAL	A.C.
1	SEPT 28, 2015	O.P.A. & ZONING APPLICATION	A.C.

No. date issued by

project title

RESIDENCES of KLEINBURG VILLAGE

SkyHomes
CORPORATION
Building a future without limits

357, 365 & 375 STEGEMAN'S MILL RD
VAUGHAN, ONTARIO

RAFAEL + BIGAUSKAS
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500 Fax: (416) 398-8956

sheet title

UNITS 1, 2, 3 & 28 FLOOR PLANS

scale 1/8" = 1'-0"

project no. 15-105

date APRIL 2015

drawn by A.C.

checked by A.C.

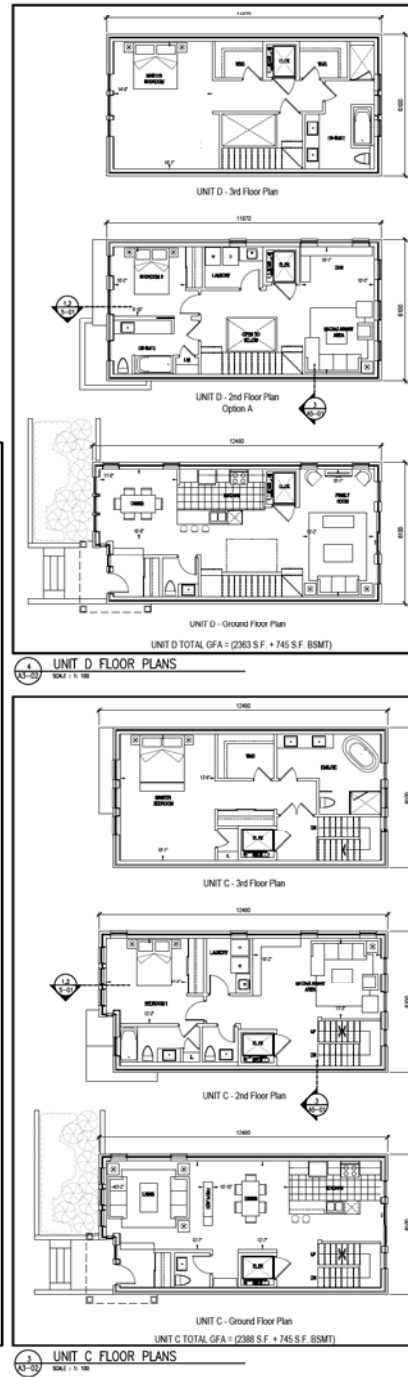
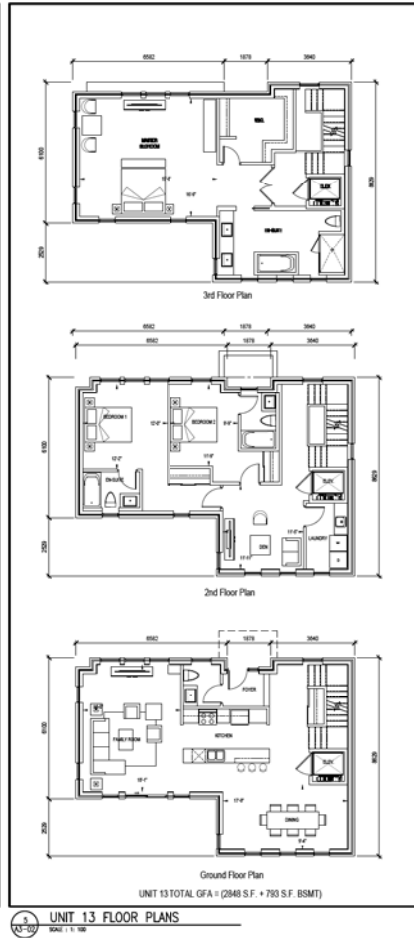
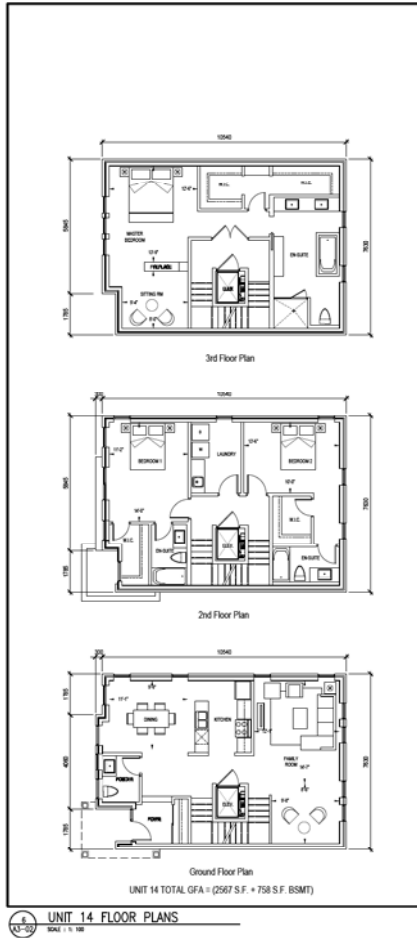
date plotted Nov 20, 2015

date printed

A3-01

Drawings are the property of Rafael + Bigauskas Architects Inc. and shall not be reproduced or used in any way without the written consent of Rafael + Bigauskas Architects Inc.

Attachment 7. d) Site Plans and Elevations - Typical Units A-E, 13 & 14, Floor Plans



The Architect does not retain the liability and therefore is not responsible for the accuracy of drawings, structural, mechanical, electrical, etc., information shown on the drawings. It is the responsibility of the client to provide all necessary information to the Architect. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancies to the Architect and consultants before proceeding. Contractor must adhere to all applicable Codes and Regulations of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be used.

All dimensions and areas to be confirmed on site by Ontario Land Surveyors.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Date	Issued	By
3	NOV 26, 2015	CPA/25A & SPA RESUBMISSION	A.C.
2	OCT 24, 2015	CPA/25A & SPA RESUBMISSION	A.C.
1	JULY 14, 2015	CPA/25A & SITE PLAN APPROVAL	A.C.

project title

RESIDENCES of KLEINBURG VILLAGE

SkyHomes CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO

RAFAEL + BIGAUSKAS ARCHITECTS

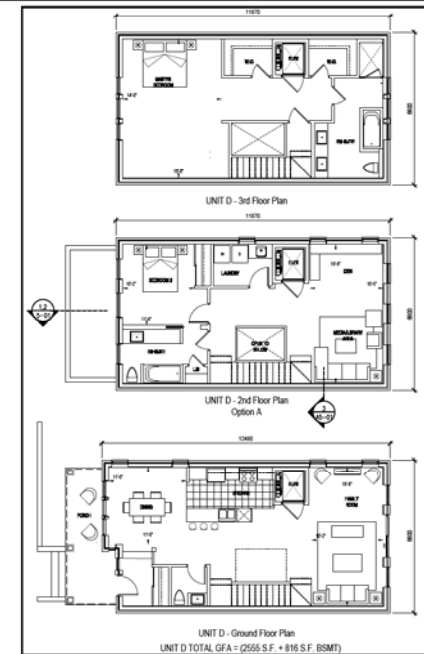
1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500 Fax No: (416) 398-8956

sheet title

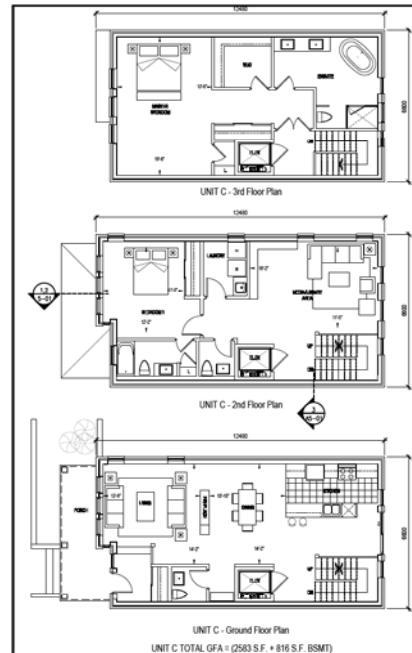
TYPICAL UNITS A - E, 13 & 14 FLOOR PLANS

scale	1/100	project no.	15-105
date	APRIL 2015	drawing no.	A3-02
drawn by	A.C.	checked by	A.C.
date plotted	Nov 20, 2015		
date printed			

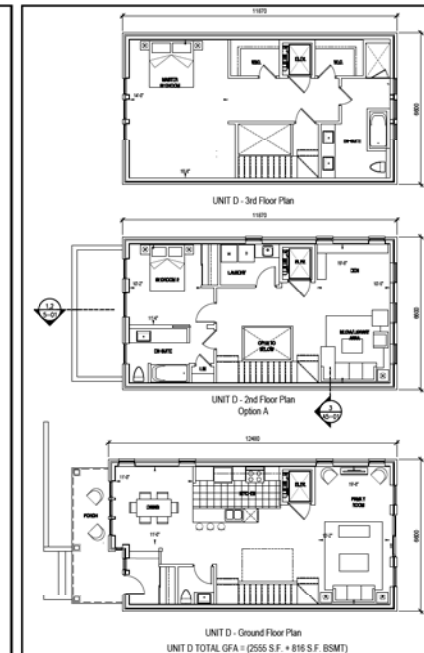
Attachment 7. e) Site Plans and Elevations - Typical Units A2, C2 & D2 Floor Plans



UNIT D2 FLOOR PLANS
SCALE: 1/8" = 1'-0"



UNIT C2 FLOOR PLANS
SCALE: 1/8" = 1'-0"



UNIT A2 FLOOR PLANS
SCALE: 1/8" = 1'-0"

The Architect does not retain the liability and therefore is not responsible for the accuracy of drawings, structural, mechanical, electrical, etc., information shown on the drawings. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Contractor must adhere to all applicable Codes and Regulations of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be used.

All dimensions and areas to be confirmed on site by Owner/Land Developer.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Date	Issued	By
3	NOV 26, 2015	CPALZSA & SPA RESUBMISSION	A.C.
2	OCT 24, 2015	CPALZSA & SPA RESUBMISSION	A.C.
1	JULY 14, 2015	CPALZSA & SITE PLAN APPROVAL	A.C.

project title

RESIDENCES of KLEINBURG VILLAGE

SkyHomes CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO

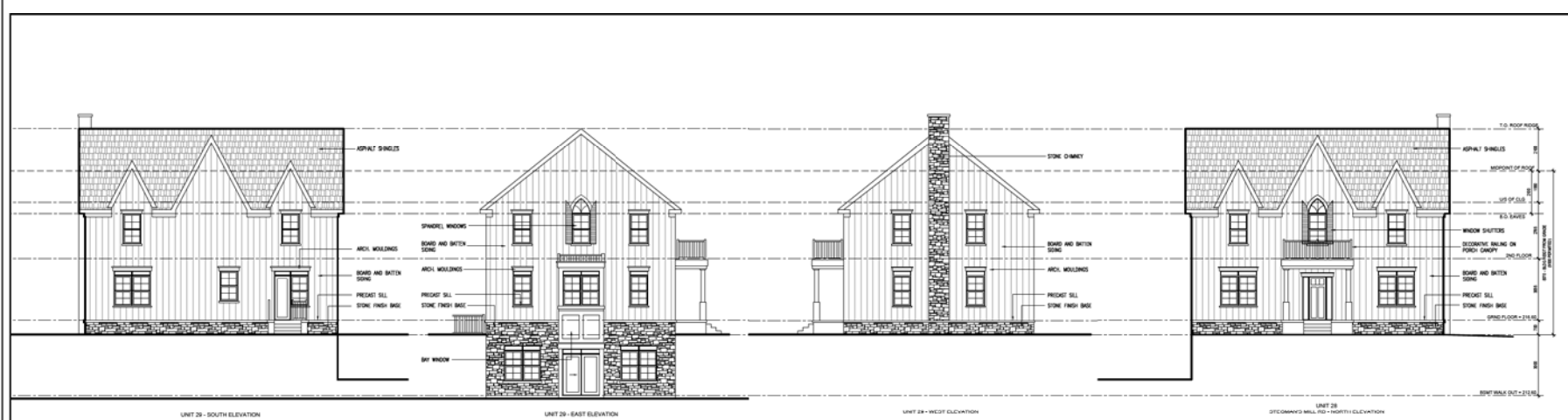
RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500 Fax No: (416) 398-8956

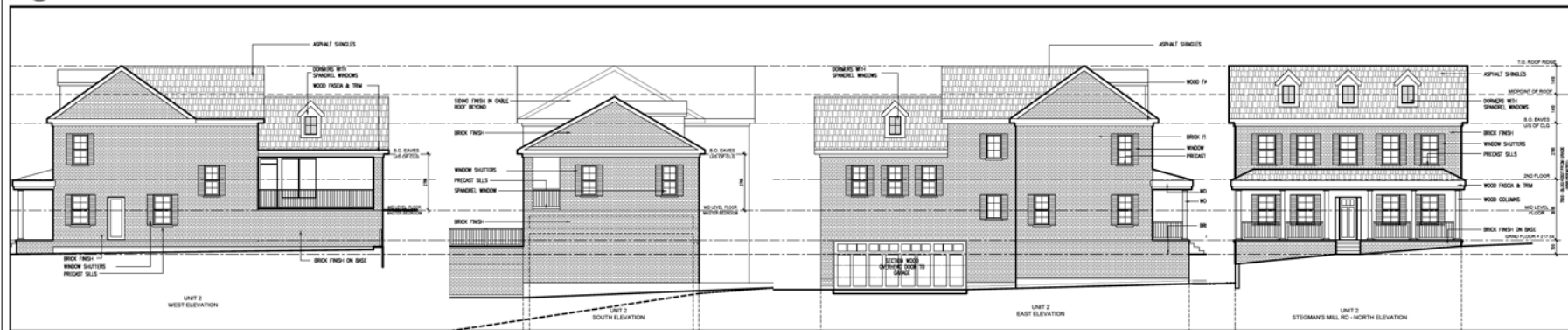
sheet title

TYPICAL UNITS A2, C2 & D2 FLOOR PLANS	
scale 1/100	project no. 15-105
date APRIL 2015	drawing no. A3-03
drawn by A.C.	checked by A.C.
date plotted Nov 20, 2015	
date printed	

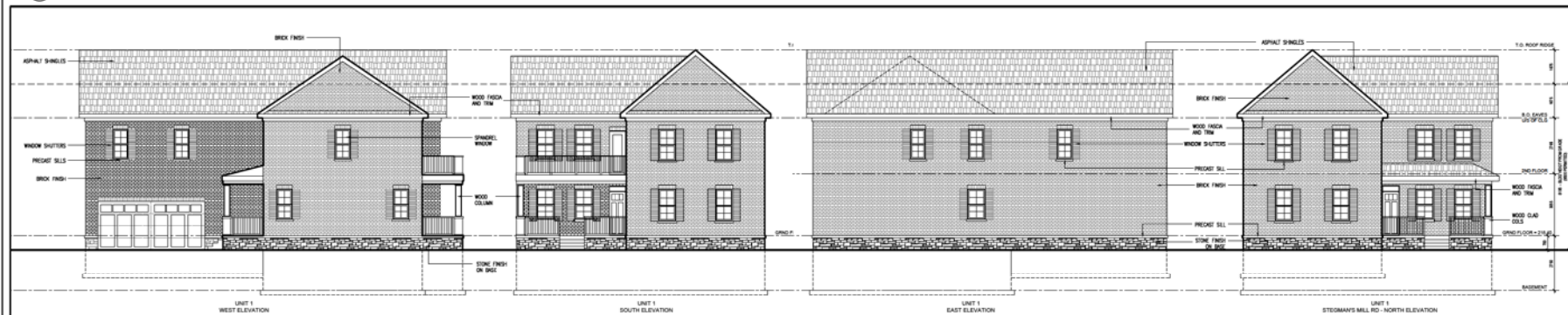
Drawings are the property of Rafael + Bigauskas Architects Inc. and shall not be reproduced or used in any way without the written consent of Rafael + Bigauskas Architects Inc.



3 UNIT 28 ELEVATIONS - ONTARIO GOTHIC
AA-01 SCALE: 1/100



3 UNIT 02 ELEVATIONS – NEO GEORGIAN
AA-01 SCALE: 1/100



UNIT 01 ELEVATIONS - VICTORIAN

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

3	NOV 26, 2016	OPA/2BA & SPA RESUBMISSION	A.C.
2	OCT 24, 2016	OPA/2BA & SPA RESUBMISSION	A.C.
1	JULY 14, 2016	OPA/2BA & SITE PLAN APPROVAL	A.C.
no.	date	issued	by

project title	
---------------	--

the RESIDENCES *of*
KLEINBURG VILLAGE

SkyHomes
CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO.

RAFAEL+BIGAUSKAS
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500 Fax No. (416) 398-8956

sheet title

UNITS 1, 2 & 28 ELEVATIONS

scale 1:100		project no. 15-105
date JANUARY 2016		
drawn by A.L.	checked by A.C.	drawing no. A4-01
date plotted Nov 30, 2016		
date printed		

Received 19 May 2006; accepted 12 July 2006
Published online 12 September 2006 in Wiley InterScience (www.interscience.wiley.com). DOI: 10.1002/anie.200601000

Attachment 7. g) Site Plans and Elevations - Stegman's Mill Road Elevation and Perspectives



6 INTERIOR UNIT PERSPECTIVE
SCALE: N.T.S.



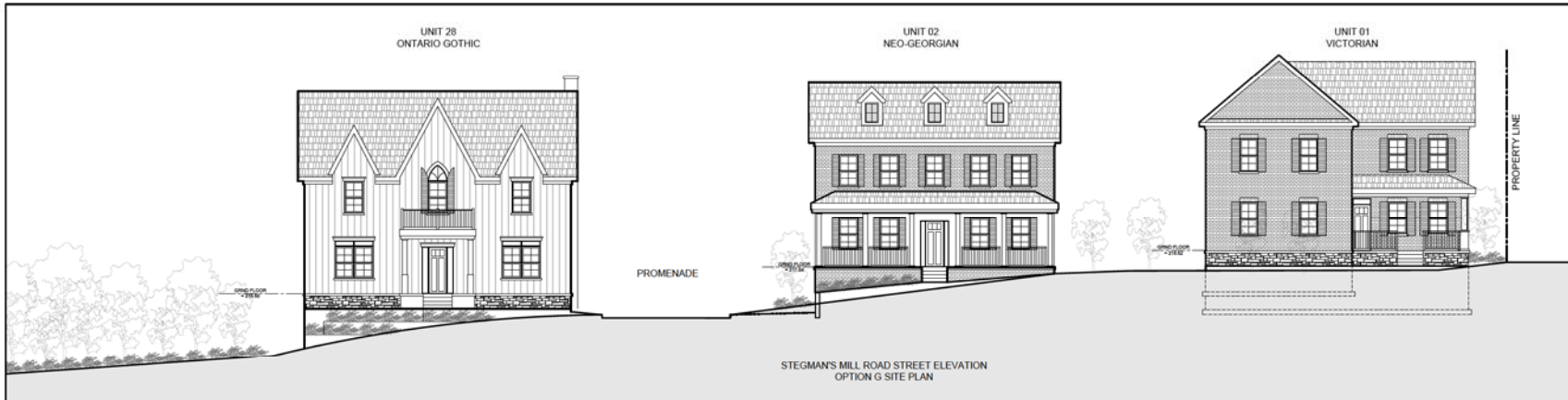
6 INTERIOR UNIT PERSPECTIVE
SCALE: N.T.S.



7 STEGMAN'S MILL ROAD PERSPECTIVE
SCALE: N.T.S.



7 STEGMAN'S MILL ROAD PERSPECTIVE
SCALE: N.T.S.



8 STEGMAN'S MILL ROAD ELEVATION
SCALE: 1/8" = 1'-0"

The Architect does not retain the liability and therefore is not responsible for the accuracy of drawings, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings for providing with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Contractor must adhere to all applicable Codes and Regulations of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be used.

All dimensions and areas to be confirmed on site by Ontario Land Surveyors.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

3	NOV 26, 2015	OPALISA & SPA RESUBMISSION	A.C.
2	OCT 24, 2015	OPALISA & SPA RESUBMISSION	A.C.
1	JULY 14, 2015	OPALISA & SITE PLAN APPROVAL	A.C.
No.	Date	Issued	By

IMAGES COURTESY OF VENCHARLITTI GAGARDI ARCHITECT INC.

project title

RESIDENCES
KLEINBURG VILLAGE

SkyHomes
CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO

RAFAEL + BIGAUSKAS
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2K2
Telephone: (416) 398-7500 Fax: (416) 398-8956

sheet title

STEGMAN'S MILL RD ELEVATION
& PERSPECTIVES

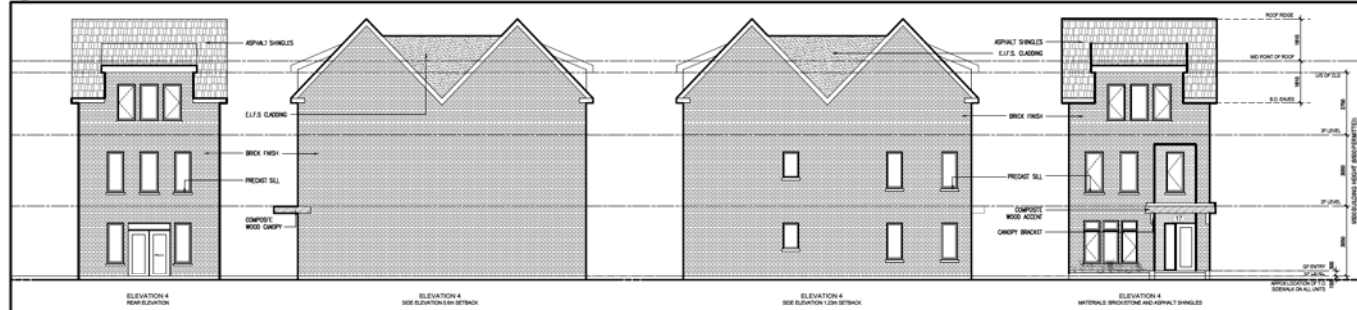
scale	1/100	project no.	15-105
date	JANUARY 2016	drawing no.	A4-02
drawn by	A.C.	date plotted	Nov 20, 2015
checked by	A.C.	date printed	

Drawing Name: 15-105 Stegman's Mill Road & 375 Stegman's Mill Road Elevation & Perspectives
Drawing Date: Nov 20, 2015
Drawing Scale: 1/8" = 1'-0"

Attachment 7. h) Site Plans and Elevations - Elevations Types 3, 4, 5 & 6



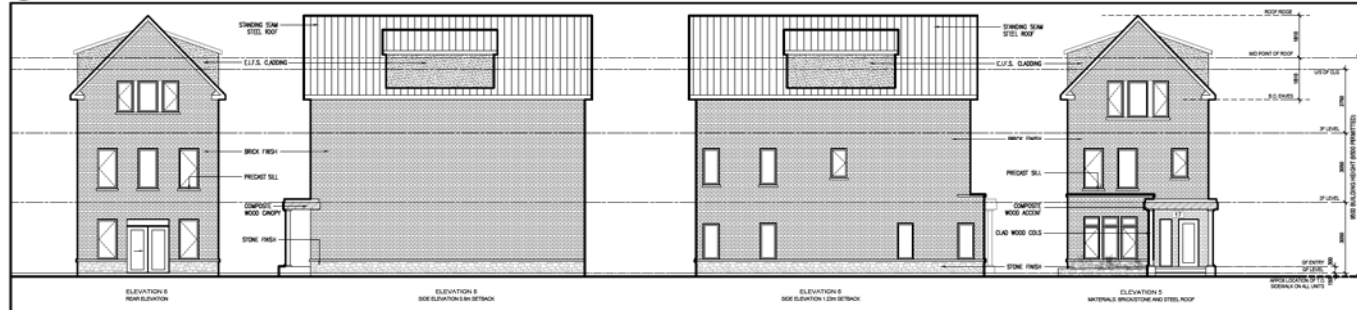
UNIT TYPE A - ELEVATION 3
SCALE: 1/8" = 1'-0"



UNIT TYPE B - ELEVATION 4
SCALE: 1/8" = 1'-0"



UNIT TYPE D2 - ELEVATION 5B
SCALE: 1/8" = 1'-0"



UNIT TYPE D - ELEVATION 5
SCALE: 1/8" = 1'-0"



UNIT TYPE C - ELEVATION 6B
SCALE: 1/8" = 1'-0"



UNIT TYPE C - ELEVATION 6
SCALE: 1/8" = 1'-0"

The Architect does not retain the copyright and therefore is not responsible for the accuracy of any survey, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regard to the environmental condition or pollution of this site.

This drawing is not to be used.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Date	Issued	By
3	NOV 26, 2015	CPALZSA & SPA RESUBMISSION	A.C.
2	OCT 24, 2015	CPALZSA & SPA RESUBMISSION	A.C.
1	JULY 14, 2015	CPALZSA & SITE PLAN APPROVAL	A.C.

project title

the RESIDENCES of KLEINBURG VILLAGE

SkyHomes CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO.

RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500 Fax: (416) 398-8956

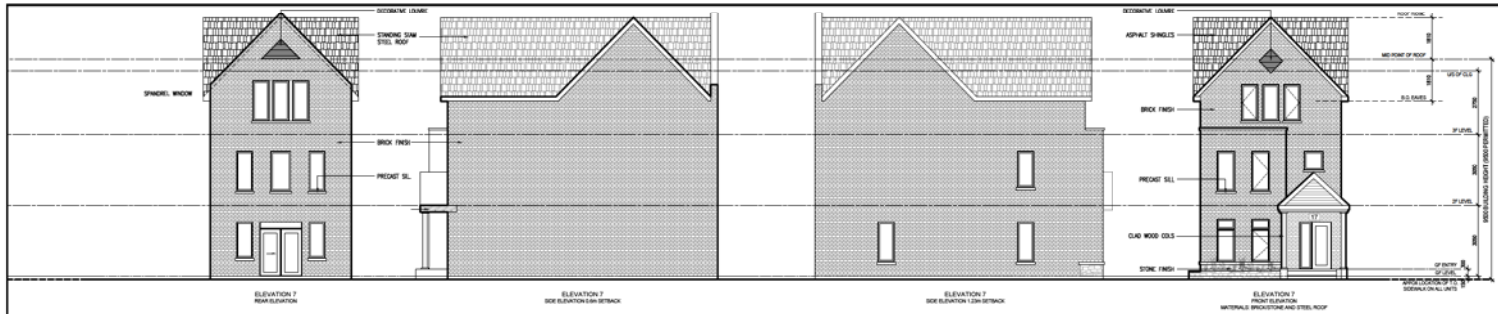
sheet title

ELEVATION TYPES 3, 4, 5 & 6

scale 1/8" = 1'-0"	project no. 15-105
date APRIL 2015	drawing no. A4-03
drawn by A.C.	
date plotted Nov 20, 2015	
date printed	

Drawing title: A4-03 - Elevation Types 3, 4, 5 & 6. Drawing no.: A4-03. Date: Nov 20, 2015. Scale: 1/8" = 1'-0".

Attachment 7. i) Site Plans and Elevations - Elevations Types 7, Units 3 and 14 Elevations



UNIT TYPE A - ELEVATION 7



UNIT 3 - ELEVATIONS



UNIT 14 - ELEVATIONS



UNIT 13 - ELEVATIONS

The Architect does not retain the copyright and therefore is not responsible for the accuracy of any copy, reproduction, alteration, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regard to the environmental condition or pollution of this site.

This drawing is not to be used.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

COPYRIGHT 2015 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Date	Issued	By
3	NOV 25, 2015	CPALZSA & SPA RESUBMISSION	A.C.
2	OCT 24, 2015	CPALZSA & SPA RESUBMISSION	A.C.
1	JULY 14, 2015	CPALZSA & SITE PLAN APPROVAL	A.C.

project title

the RESIDENCES of
KLEINBURG VILLAGE

SkyHomes
CORPORATION
Building a future without limits

357, 365 & 375 STEGMAN'S MILL RD
VAUGHAN, ONTARIO.

RAFAEL + BIGAUSKAS
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2
Telephone (416) 398-7500 Fax No. (416) 398-8956

sheet title

TYPICAL ELEVATION TYPES 7,
UNITS 3 AND 14 ELEVATIONS

scale	1:100	project no.	15-105
date	APRIL 2015	checked by	A.C.
drawn by	ALL	date printed	Nov 20, 2015
date printed			

A4-04

Drawings are to be used in accordance with the terms and conditions of the contract. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without permission in writing from the Architect.



November 22, 2016

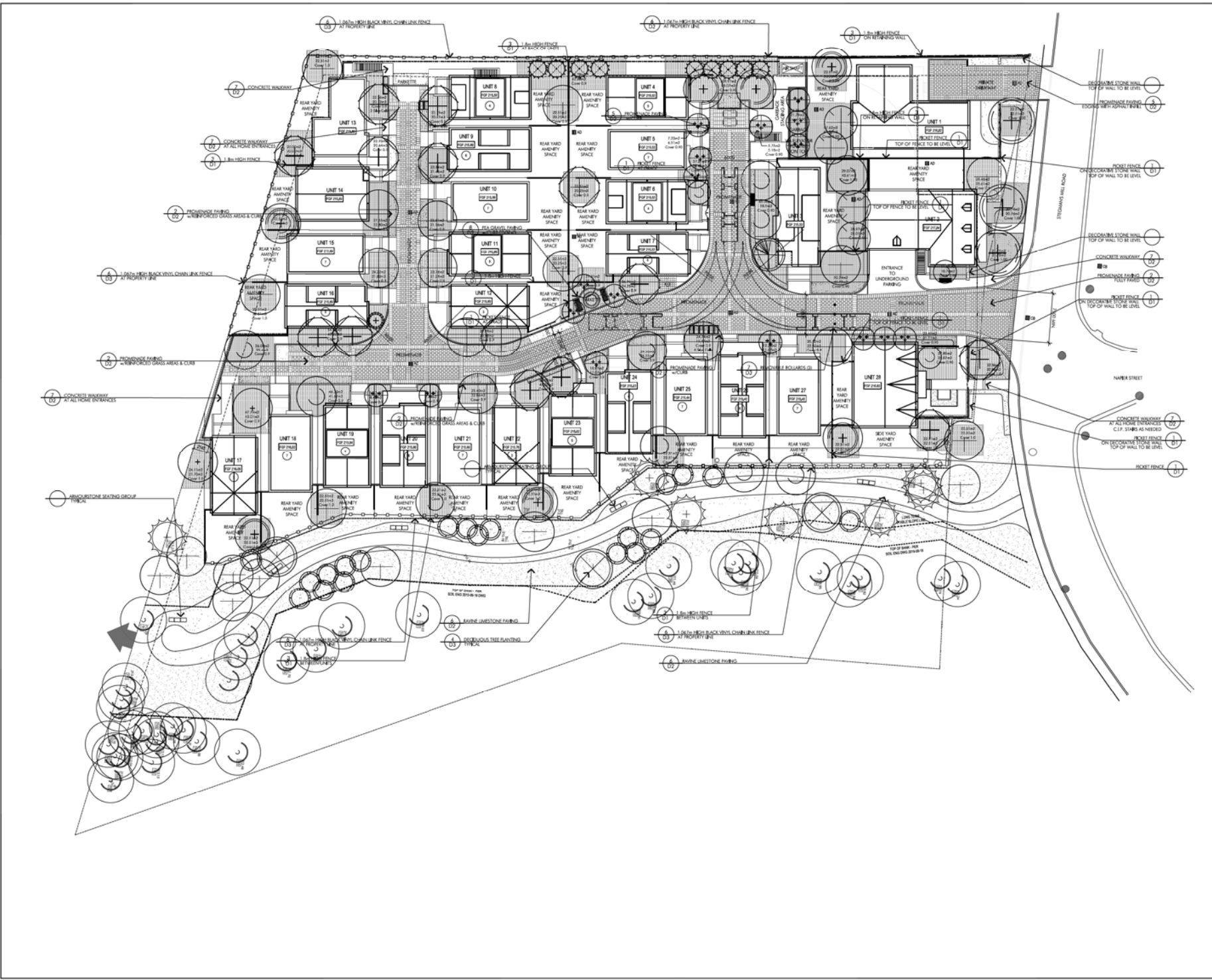
OVERVIEW OF MAJOR TREE PERFORMANCE IN RAISED PLANTERS AND SLAB CONSTRUCTION

In addressing comments concerning major tree planting in either raised planters and on roof slab construction for the Stegman's Mill Community in Kleinburg we would like to pull from past experience and applied knowledge to the performance of major trees in these conditions.

Foremost to consider is the fact that this is a proposed single family development functioning as a condominium complex. By virtue of the fact that this will be a shared communal responsibility to maintain the grounds and the various planted elements here, we have found that better care and sound horticultural practices can be imposed on the vegetation within the complex. Maintenance schedules can be set by the Landscape Architect for issues such as yearly or biyearly fertilization of the trees; any needed pruning; or other factors that may arise that will enrich the life of the major and minor plantings on the site.

Paramount to the success and survival of these trees and other plantings will be the fact that all plant bed areas will be irrigated. Enriched soil mixtures combined with adequate soil root volume will be specified.

Further we have consulted the Kleinburg-Nahville Heritage Conservation District Study & Plan, specifically section 9.9 The Village Forest to use as a guiding principle in the selection of genus, and often the species level, for specification of trees within this project. This will insure an integration of the development into the larger community as the trees mature.



We warrant that the information and data in this drawing are true and correct to the best of our knowledge and belief. We warrant that the information and data in this drawing are true and correct to the best of our knowledge and belief. We warrant that the information and data in this drawing are true and correct to the best of our knowledge and belief.

- LEGEND:
- SEWER CELL
 - INDICATES 1 SEWER CELL
 - AREA OF 500 SQ. FT. OR GREATER
 - 20.5m x 2.0m
 - 20.5m x 2.0m
 - COVER 0.9
 - TREE SCALE VOLUME
 - CALL OUT AREA
 - PROMENADE PAVING
 - AMPHIBIOUS PAVING
 - BENCH (SEE DETAIL)

2	181701	Based for 2nd Submission to City	100%
2	181701	Based for 2nd Submission to City	100%
1	180714	Based for SPA & Recovery	100%
1	180714	Based for SPA & Recovery	100%

POPOVICH ASSOCIATES
1 Robert Spack Parkway, Suite 100
Mississauga, Ontario L4V 1R7
T: 905.276.2220 F: 905.276.2390
info@popovich.ca



This drawing shall remain the property of Popovich Associates and shall not be reproduced or used in any way without the written consent of Popovich Associates. The drawing shall not be used for construction purposes and shall not be used for any other purpose without the written consent of Popovich Associates. All drawings are the property of the landscape architect and may be subject to modification or deletion without notice or other permission from the landscape architect. (NOT FOR CONSTRUCTION)

357, 365 & 375 Stegman's Mill Road
Kearburg, Ontario

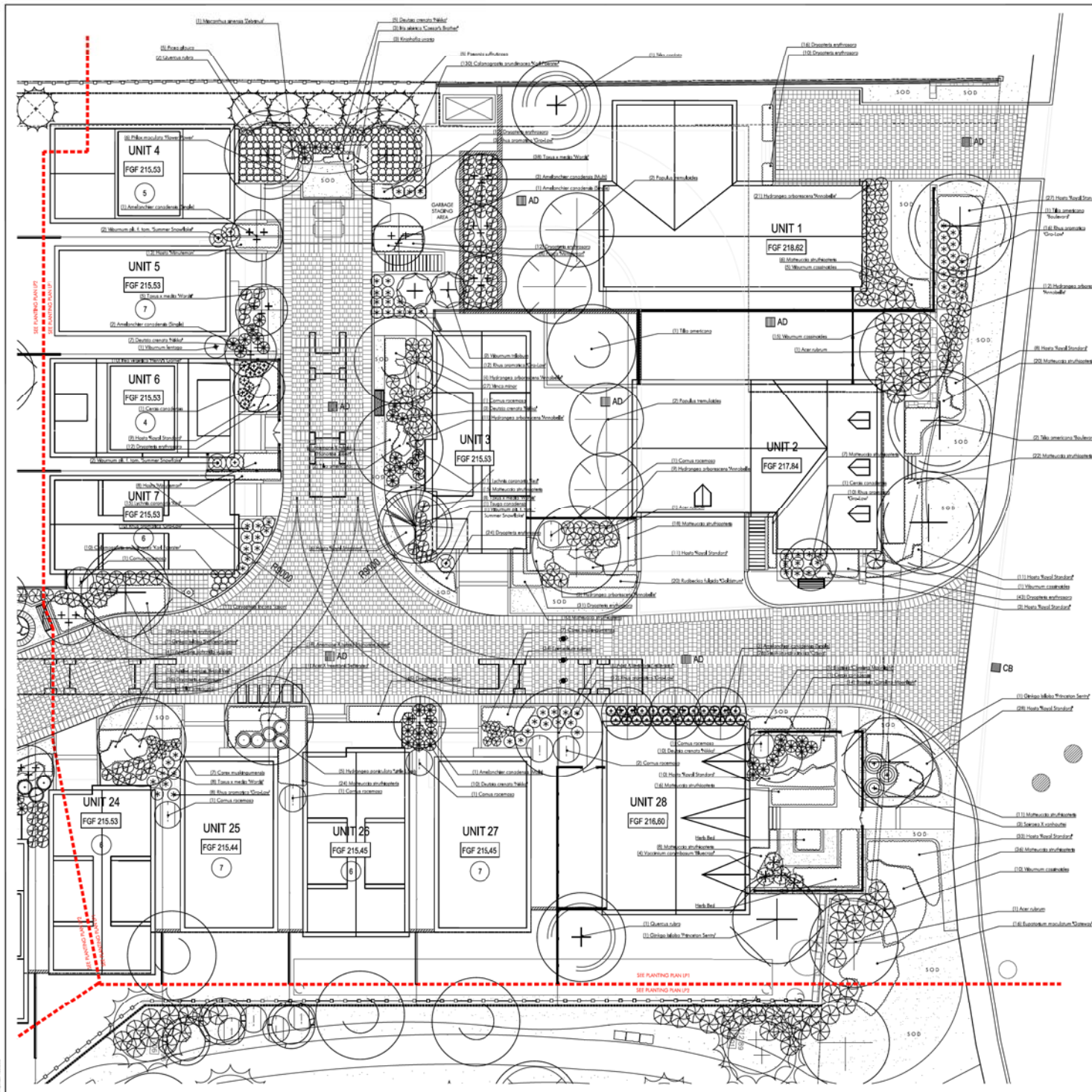
SkyHomes

Master Planting Plan
Overview/Layout Sheet

Project Number	1196	Sheet Number
Drawn By	gib	
Checked By	July 7, 2018	
Date	1:200	
Scale		

MPP1

1196 181701 SPA Recovery Paving Third Submission



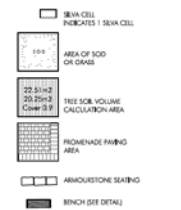
Plant Code	Plant Name	Quantity	Notes
(1)	Quercus	100	
(2)	Prunella	50	
(3)	Hydrangea	20	
(4)	Philadelphus	10	
(5)	Amelanchier	5	
(6)	Malus	10	
(7)	Malus	10	
(8)	Malus	10	
(9)	Malus	10	
(10)	Malus	10	
(11)	Malus	10	
(12)	Malus	10	
(13)	Malus	10	
(14)	Malus	10	
(15)	Malus	10	
(16)	Malus	10	
(17)	Malus	10	
(18)	Malus	10	
(19)	Malus	10	
(20)	Malus	10	
(21)	Malus	10	
(22)	Malus	10	
(23)	Malus	10	
(24)	Malus	10	
(25)	Malus	10	
(26)	Malus	10	
(27)	Malus	10	
(28)	Malus	10	
(29)	Malus	10	
(30)	Malus	10	
(31)	Malus	10	
(32)	Malus	10	
(33)	Malus	10	
(34)	Malus	10	
(35)	Malus	10	
(36)	Malus	10	
(37)	Malus	10	
(38)	Malus	10	
(39)	Malus	10	
(40)	Malus	10	
(41)	Malus	10	
(42)	Malus	10	
(43)	Malus	10	
(44)	Malus	10	
(45)	Malus	10	
(46)	Malus	10	
(47)	Malus	10	
(48)	Malus	10	
(49)	Malus	10	
(50)	Malus	10	

COMPREHENSIVE PLANT LIST



We warrant that the accuracy and completeness of the information provided in this plan is based on the information provided to us by the client and our own knowledge and experience.

LEGEND



1	161129	Revised for Submittal in City	10/1/16
2	161129	Revised for Submittal in City	10/1/16
3	161129	Revised for Submittal in City	10/1/16
4	161129	Revised for Submittal in City	10/1/16

POPOVICH ASSOCIATES
1 Robert Road, Suite 100
Mississauga, Ontario L4V 1A1
Tel: 905.276.2222 Fax: 905.276.2220
info@popovich.ca



The information contained in this plan is for informational purposes only and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose.

357, 365 & 375 Stegman's Mill Road
Kearburg, Ontario






SkyHomes

Landscape Planting Plan 1

Project Number	1196	Sheet Number
Drawn By	gib	
Checked By	gib	
Date	July 7, 2016	
Scale	1:100	

LP1

 COMPREHENSIVE PLANT LIST

- LEGEND:**
-  SEVA-CELL INDICATES 1 SEVA-CELL
 -  AREA OF 500 OR GRASS
 -  TREE SOIL VOLUME CALCULATION AREA
 -  PROMENADE PAVING AREA
 -  ARMCHAIRSTONE SEATING

3	161129	Issued for 2nd Submission to City	pb
2	161021	Issued for 2nd Submission to City	pb
1	160714	Issued for SPA & Reviewing	pb
No.	Date (Y/M/D)	Issue	By

POPOVICH
ASSOCIATES

1 Robert Speck Parkway, Suite 100
Mississauga, Ontario L4Z 3M5
T. 905.270.2229 F. 905.270.2190
info@popovitch.ca



The contractor will check and verify all dimensions and site conditions on the site and report any discrepancies to the Landscape Architect prior to the commencement of construction.
This drawing must not be used for construction purposes without being signed by the Landscape Architect.
All drawings are the property of the Landscape Architect and may not be copied.

357, 365 & 375 Stegman's Mill Road
Kleinburn, Ontario

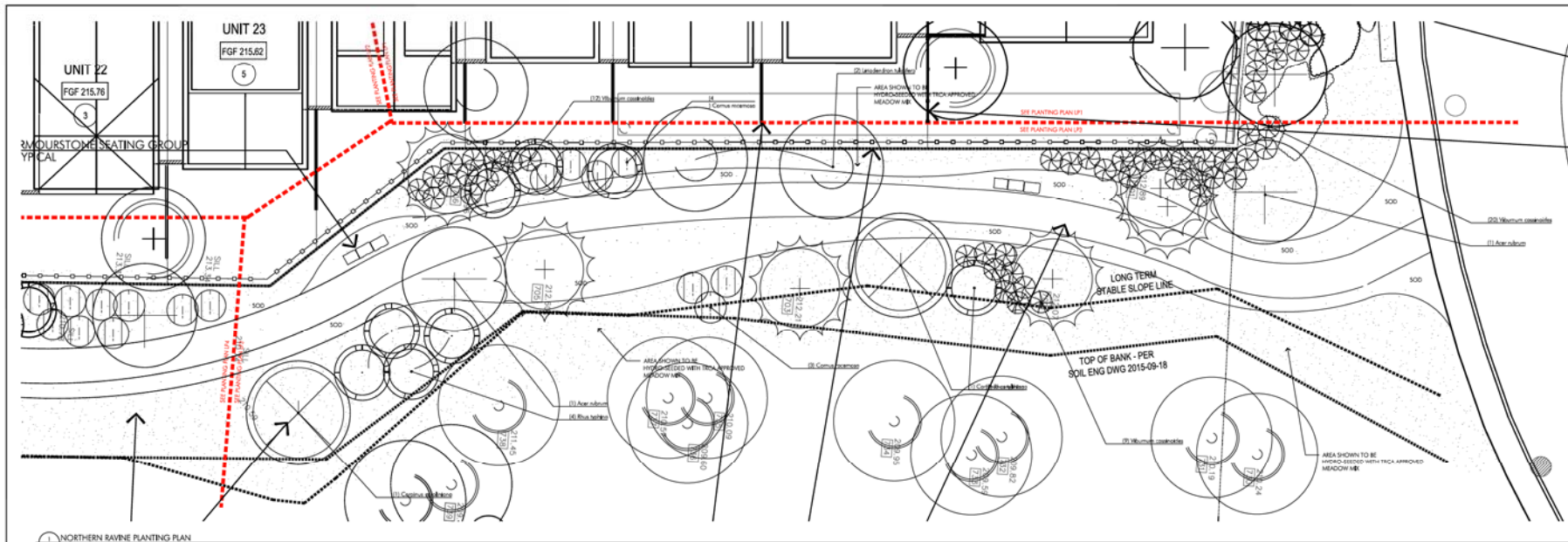
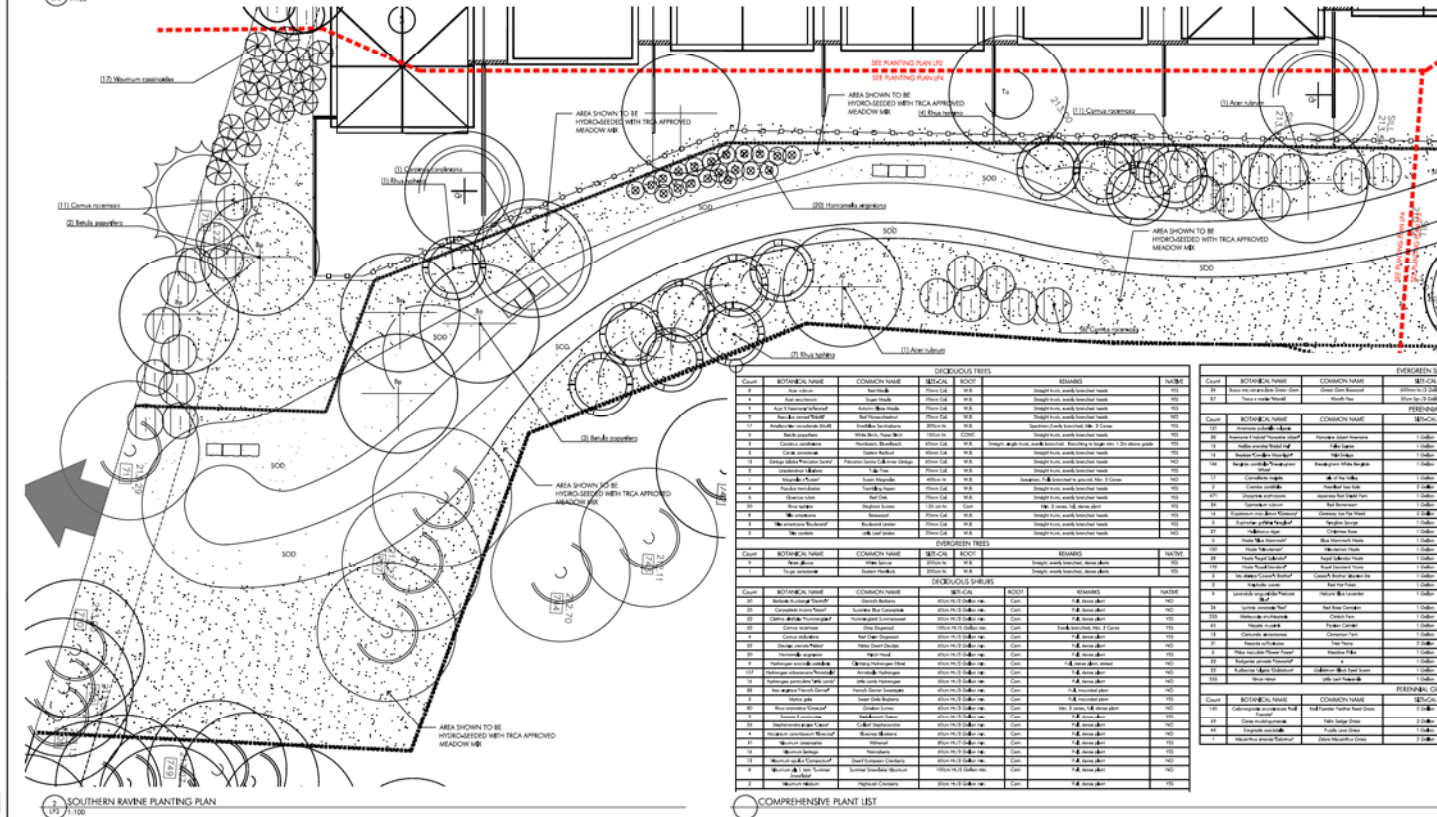
SkyHomes

Landscape Planting Plan 2

Project Number: 1196 Sheet Number:
 Drawn By: jbb
 Checked By: gb
 Date: July 7, 2016
 Scale: 1:100

LP2

1196 141124 SPA REZONING PLANNING THIRD SUBMISSION

NORTHERN RAVIDE PLANTING PLAN
(1) 1/100SOUTHERN RAVIDE PLANTING PLAN
(2) 1/100

COMMON NAME	SCIENTIFIC NAME	ROOTS	REMARKS	NOTES
...

COMPREHENSIVE PLANT LIST

COMMON NAME	SCIENTIFIC NAME	ROOTS	REMARKS	NOTES
...



We have relied upon the accuracy and completeness of the information and data provided to us by the Client. We do not accept any liability for any errors or omissions that may appear in this drawing or any other drawings or documents prepared by the Client, Consultants and Contractors.

- LEGEND:
- DECK CELL INDICATES 1 DECK CELL
 - AREA OF 500 OR GRASS
 - 22.5m x 2.0m TREE SCALING CALCULATION AREA
 - PROPOSED PAVING AREA
 - ARMADILLO SEATING
 - BENCH SEE DETAIL

2	181129	Revised for Submittal in City	100%
2	181071	Revised for Submittal in City	100%
1	180714	Revised for SPA & Recovery	100%
1	180714	Revised for SPA & Recovery	100%

POPOVICH ASSOCIATES

1 Robert Street, Suite 100
Mississauga, Ontario L4V 1A1
T: 905.270.2222 F: 905.270.2390
info@popovich.ca



The drawings and specifications are the property of Popovich Associates and shall not be used for any other project without the written consent of Popovich Associates.

The drawings are the property of the landscape architect and may be used for any other project without the written consent of the landscape architect.

357, 365 & 375 Stegmann's Mill Road
Mississauga, Ontario

SkyHomes

Landscape Planting Plan 3

Project Number: 1196
Drawn By: JLB
Checked By: JLB
Date: July 7, 2018
Scale: 1:100

LP3

1196 181129 SPA RECEIVED FORWARDED THIRD SUBMITTAL

