

Item: 3



HERITAGE VAUGHAN REPORT

DATE: Wednesday, May 15, 2019

WARD(S): 2

TITLE: NEW CONSTRUCTION AND DEMOLITION – SINGLE DETACHED DWELLING 14 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning & Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling, rear yard shed and the proposed construction of a detached two (2) storey dwelling and accessory structure located at 14 Napier Street, a property located in the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan and designated under Part V of the *Ontario Heritage Act* as shown on Attachments 2, 3 and 4.

Report Highlights

- The Owner is proposing to demolish the existing dwelling and to construct a new detached dwelling and accessory structure (pool house).
- The main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under of the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the KNHCD Plan.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of the existing detached dwelling and shed at 14 Napier Street and new construction of a detached dwelling unit and accessory structure (pool house) under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Background

The subject property is located on the west side of Napier Street in the Kleinburg-Nashville Heritage Conservation District and is Designated Part V as per the *Ontario Heritage Act*. The property presently holds one dwelling and one accessory structure (shed).

The Cultural Heritage Impact Assessment (CHIA) submitted in support of the application concludes that the existing dwelling does not have any cultural heritage value as identified in the KNHCD Plan or Regulation 9/06 of the *Ontario Heritage Act*.

Cultural Heritage staff concurs with this assessment. (Attachment #1) Staff find that there are no adverse impacts on the heritage character of the area by the proposed demolition or new construction.

Policies and guidelines within the KNHCD Plan apply to all new construction within the KNHCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing a two-storey dwelling and accessory building (pool house) at 14 Napier Street.

A Minor Variance application is required for the proposed dwelling, citing setbacks and height non-conformity.

All new development must conform to the policies and guidelines within the KNHCD Plan. The following is an analysis of the proposed development according to the KNHCD Plan.

Section 5.2.2 District Goals and Objectives – Future Development defines:

“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 non-heritage buildings”.

The proposed new dwelling is the third such replacement construction on a lot that contains a non-heritage building. The existing building dates back to 1974, with various alterations/additions to it up to 1990. The previous building before it dates to 1956.

Section 5.2.2 District Goals and Objectives – Future Development states:

“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”.

The overall proposed design is compatible with the character of the District in terms of architectural style, height, setbacks and massing: it is a clean representation of a Georgian-style two-storey house with a modestly-modern 2-car garage at front but retaining and respecting the purist architectural elements of the Georgian architectural style.

Section 9.5.3.1 – Residential Villages – Site Planning states:

“Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristics of the village”.

The proposed dwelling is sited to use part of the foundation of the existing house but set closer to the street on the west corner of the site. Cultural Heritage staff are satisfied that the siting of the proposed dwelling reinforces the variety of setbacks characteristic of the village setting.

Section 9.5.3.2 – Residential Villages – Architectural Style states:

1. *“Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.*
2. *Use authentic detail, consistent with the Architectural Style. See Section 9.2.1”.*

The proposed Georgian style design includes a front red brick façade that plays with the symmetrical aspects and classical proportions by balancing a 2-car garage with a proportional box window extrusion on the ground floor, and subtle decorative Limestone elements and banding on both levels. A limestone covered front entry portico, with

solid-panel main door with sidelights enhances the entry. The windows are in keeping with Georgian-style double hung windows with clean line stone sills and framing. The applicant has provided a satisfactory architectural drawings set that delineates a house which will contribute positively to the overall character of the district.

Section 9.5.3.2 – Residential Villages – Scale & Massing states:

“New residential construction in the Residential Villages should respect local heritage precedents in scale and massing.”

The proposed two-storey dwelling and accessory structure (pool house) aligns with local heritage precedents in terms of scale and massing. The proposed height and massing of the dwelling is in keeping with Georgian Neo-Classical styles found in Kleinburg and Vaughan.

Section 9.5.3.2 – Residential Villages – Scale & Massing states:

“A new house should fit in with the scale of its neighbourhood”.

The proposed dwelling is consistent with the surrounding area, which is made up of a variety of one-storey and two-storey dwellings. The proposed dwelling will be sited in the same area as the existing house. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district. Where the proposed building exceeds the allowable maximum height, it is noted that the proportions of the building and the positioning on the site will not constitute a negative impact upon the immediate property, its neighbours, or the larger scale area. (attachment 5, 6, 7)

Section 9.3.8 Outbuildings for Heritage Buildings states:

1. *“Connected garages should minimize their street presence.*
2. *Use single-bay garage doors, compatible with traditional designs”.*

The plan includes a double garage connected to the main dwelling with placement on the front façade. The two proposed single-bay garage doors align with historical designs similar to those found in Section 9.3.8. showcasing a panelling division of 1/3 over 2/3 so as to reinforce the human scale of the front elevation. The applicant has provided a satisfactory design that will contribute to the overall character of the district.

Section 9.10.1 Heritage Buildings – Appropriate Materials states:

“Smooth red clay face brick, with smooth buff clay face brick as accent” or “smooth, painted, wood board and batten siding.”

The proposed plans include a satisfactory Materials Palette this is comprised of a suitable integration of red brick with limestone accents, charcoal roofing, garage doors and window detailing. Limestone material is not listed as a material in the appropriate or non-appropriate sections. However, it has a historical precedence in Vaughan. Cultural Heritage staff are satisfied that the proposed limestone material is appropriate for the selected style of building. (Attachment #10)

Section 9.5 – The Village Forests states:

“Site buildings and additions to preserve suitable mature trees”.

The application includes a satisfactory Tree Inventory and Protection Plan which details the retention of eight (8) trees and removal of one (1) tree on the property. Staff are satisfied that the proposed tree removal and subsequent replacement with four (4) trees adheres to the guidelines and the City of Vaughan’s Council endorsed Tree Protection Protocol. (Attachment #9)

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction at 14 Napier Street under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Cultural Heritage Impact Assessment (CHIA)
2. Aerial Plan
3. Context Plan
4. Site Plan
5. Colour Rendering
6. Floor Plans
7. Building Elevations
8. Pool House
9. Landscape Plan and Details
10. Architectural Materials

Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Nick Borcescu, Senior Heritage Planner, ext. 8191

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

/CM

CULTURAL HERITAGE DISTRICT IMPACT ASSESSMENT

**14 Napier Street
Vaughan, Ontario, Canada**

2 March 2019

prepared by



architecture + planning + urban design
+
heritage conservation
+
real estate development

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TABLE OF CONTENTS

1.0	INTRODUCTION
2.0	CULTURAL HERITAGE IMPACT ASSESSMENT
2.1	History of the property and evolution to date
2.2	Context and setting of the subject property
2.3	Architectural evaluation of the subject property
2.4	Redevelopment proposal for the subject property and potential impacts on identified cultural heritage resources
2.5	Examination of preservation / mitigation options for cultural heritage resources
2.6	Impact of development and mitigating measures – summary
3.0	RECOMMENDATIONS

REFERENCES

APPENDICES

- 1- Vicinity Map, 14 Napier Street, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 14 Napier Street
- 4- Photographs of adjacent buildings on Napier Street
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Preliminary drawings of planned redevelopment of subject property
- 8- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2017.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 14 Napier Street is located east of and outside the historic centre of Kleinburg. It is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 14 Napier Street is east of Islington Avenue, on the west side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 14 Napier Street is a 20th century residence that is to be demolished, and a new residence constructed on the existing site. Design for the planned improvements have been reviewed vis-à-vis Guidelines for the heritage district reflecting issues noted in the Guidelines.

The owner of the property, at the direction of Vaughan Heritage Department staff, and working with R G Consulting Inc, Design Planning Consultants, retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a truncated Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

The subject property is owned by:

Matteo Iacovellu
99 Charles Cooper Court
Kleinburg, Ontario
L0J 1C0

Contact information is as follows:

Frank Campoli
JTF Homes Ltd.
T: 416 787 1333
F: 416 787 5436
e: frank.campoli@jtfhomes.ca

2.1 History of the property and evolution to date

The property was purchased by the present owner for purposes of redevelopment. Application for Site Plan approval is currently under review at City of Vaughan to redevelop the property. The existing house and garage are relatively contemporary buildings and are not Listed or Designated except as being within and under Part V of the Ontario Heritage Act heritage district.

2.2 Context and setting of the subject property

There are individual heritage buildings in the vicinity of 14 Napier Street, but the majority of the houses on Napier are not individually Designated or Listed structures. The core area of the heritage district is essentially located along Islington Avenue.

There are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 36 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

There no significant or mature trees in the front yard. There are two existing mature trees located on the property line at the southern property line, and one mature tree at the rear property line to the west as indicated on the site plan for the planned improvements. Parks and Forestry Operations department has reviewed and approved the planned redevelopment of the property and issued a permit for the planned changes.

Section 9.2.1 of The Conservation District Study identifies various architectural styles that would be in keeping with the Conservation Study, including the Georgian style. Existing residences on the street are a mixture of 19th and 20th century styles.

2.3 Architectural evaluation of the subject property

The existing later 20th century ranch style house on the property is a single storey structure with low pitch roof, with a two-car garage facing the entrance drive, with stucco and stone exterior. The building would be categorized in the Kleinburg-Nashville Heritage District Study as 'Existing Non-Heritage Styles' Ranch House, 1950-1975.

2.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources

Planned redevelopment of 14 Napier Street property is to provide a new Georgian style, two-storey residence with a two-car garage entered from the driveway, facing Napier Street. Although the Georgian style typically has a symmetrical façade facing the street, this structure will have a main entry door at the approximate midpoint of the façade, with two bays of windows to the left of the main entry, and three bays, incorporating the garage door at grade to the right side of the main entry, a mansard roof with three dormers, and predominantly red brick cladding with limestone trims at the front façade that generally conform with the Georgian style. While there is a fireplace planned it appears to be gas fired rather than the more typical wood fired, therefore no chimneys planned.

The prominently placed garage door on the front façade of the house is to be a dark grey colour, with three-bay panels at the ground floor approximating the three bays of six-over-six double hung windows at the second floor. The darker garage door will approximate the darker glazing at the second floor. While it is assumed that the windows will be insulated glass, details have not yet identified the sizes of mullions and muntins, which should be 7/16" width simulated divided light, with internal spacers to match the colour of the mullions/muntins. Punched windows, windows and roof forms appear consistent with the Georgian style. Existing historic structures are a part of the concept.

It is our opinion that the scale and general architectural character of the planned replacement residence are generally consistent with most of the architectural character of Napier Street and the Conservation District, an improvement over the original non-heritage house, and generally consistent with heritage district guidelines.

2.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned replacement of the existing non-historic styled residential building is compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District.

2.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 14 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect exiting character of the HCD. Revisions/additions to the existing residence reflect, in general, architectural guidelines for the District.

2.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 14 Napier Street have salvage value.

2.8 Historical commemoration

Historical commemoration is not considered applicable in this case and is not considered.

2.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none">• <i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of significant <u>heritage</u> attribute or feature</i>
<ul style="list-style-type: none">• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>siting, massing, and scale</i>	<i>planned improvements are consistent with the heritage district.</i>
<ul style="list-style-type: none">• <i>design that is sympathetic with adjacent properties</i>	<i>building design fits requirements noted to be sympathetic with structures within the heritage district and represent an architectural style at 14 Napier Street more in keeping with the Heritage District.</i>

3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that the decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014).

Policy 2.6.3 of the PPS requires that “...*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*”

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

The property contains one potential built heritage resource that does not have cultural value or interest under the Ontario Heritage Act, other than being an existing property within the Heritage Conservation District. It is our opinion that the planned improvements to 14 Napier Street are consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and make a positive contribution to maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



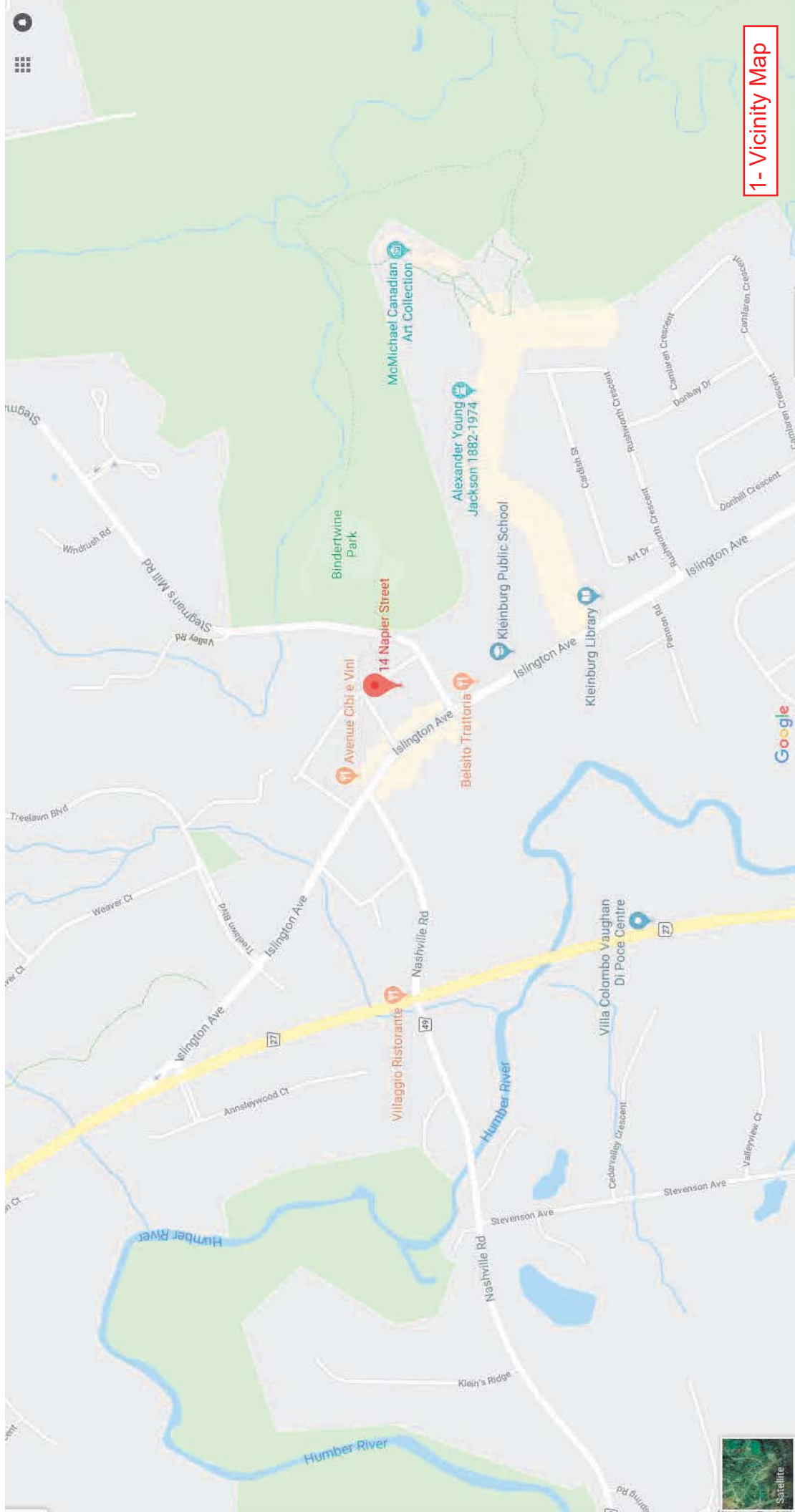
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan,
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) City of Vaughan Guidelines for Heritage Impact Assessments, 2017 [truncated]

APPENDICES

- 1- Vicinity Map, 14 Napier Street, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 14 Napier Street
- 4- Photographs of adjacent buildings on Napier Street
- 5- Vaughan Official Plan map
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1- Vicinity Map





2- Aerial Map



3a - View from East, 14 Napier St.



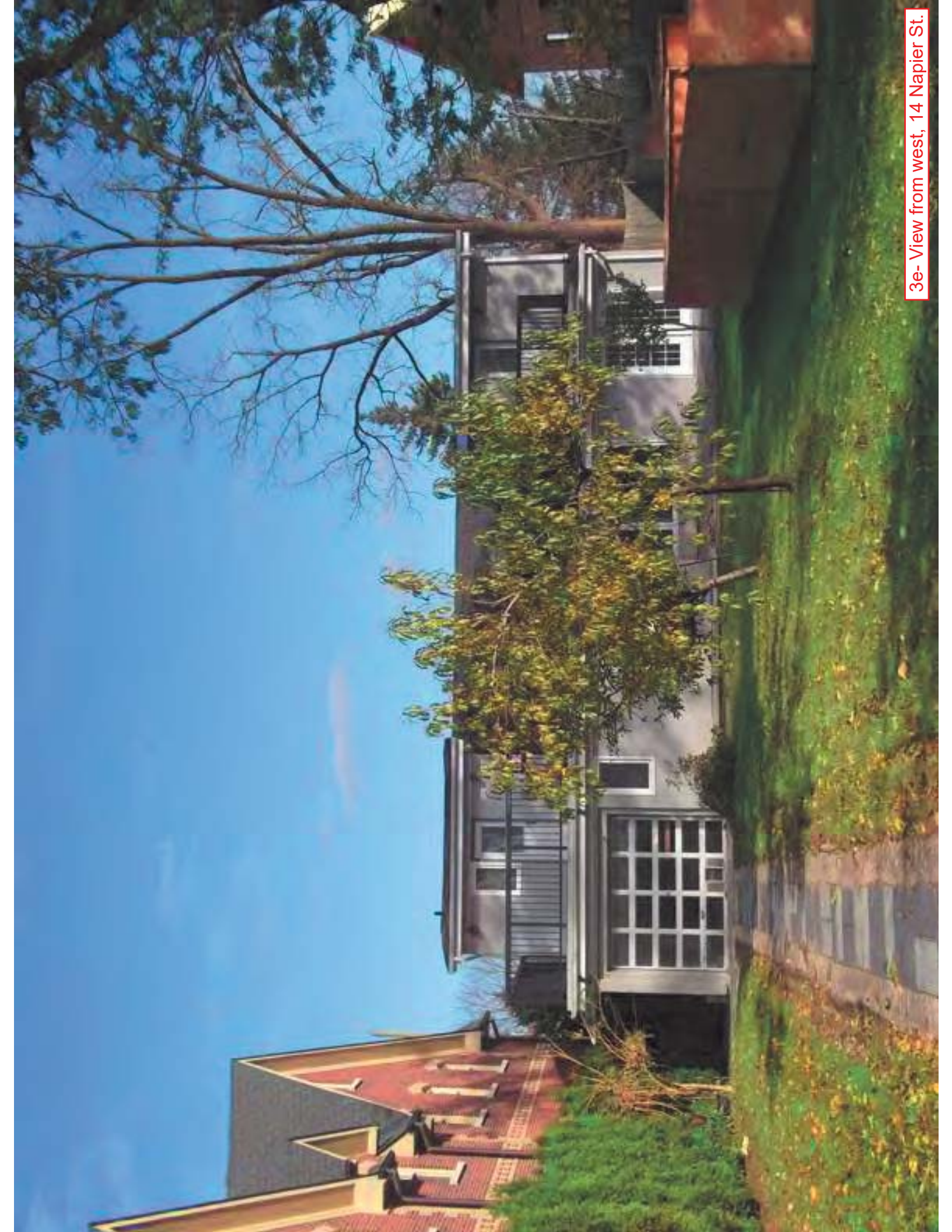
3b- 14 Napier St.



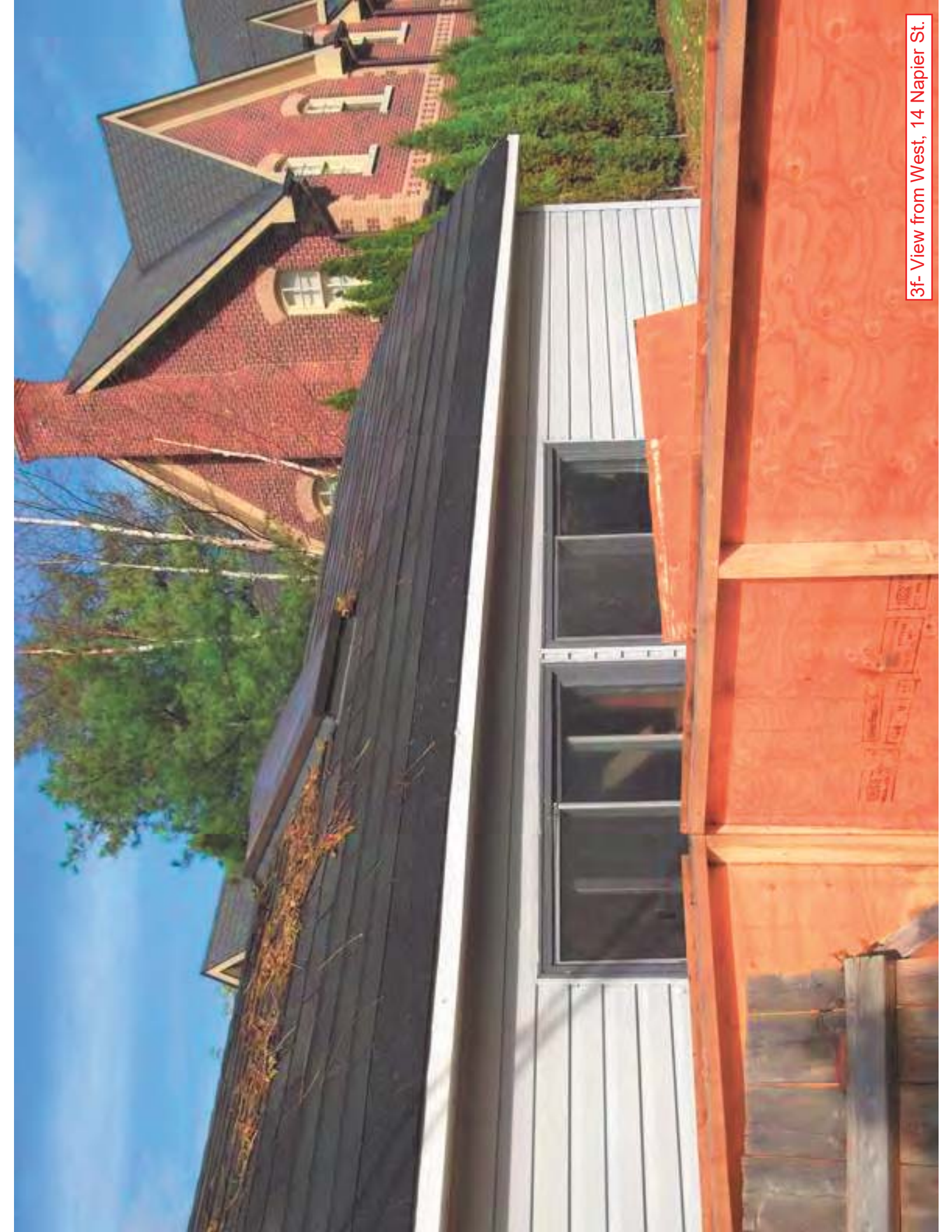
3c- North Elevation, 14 Napier St.



3d- View from South, 14 Napier St.



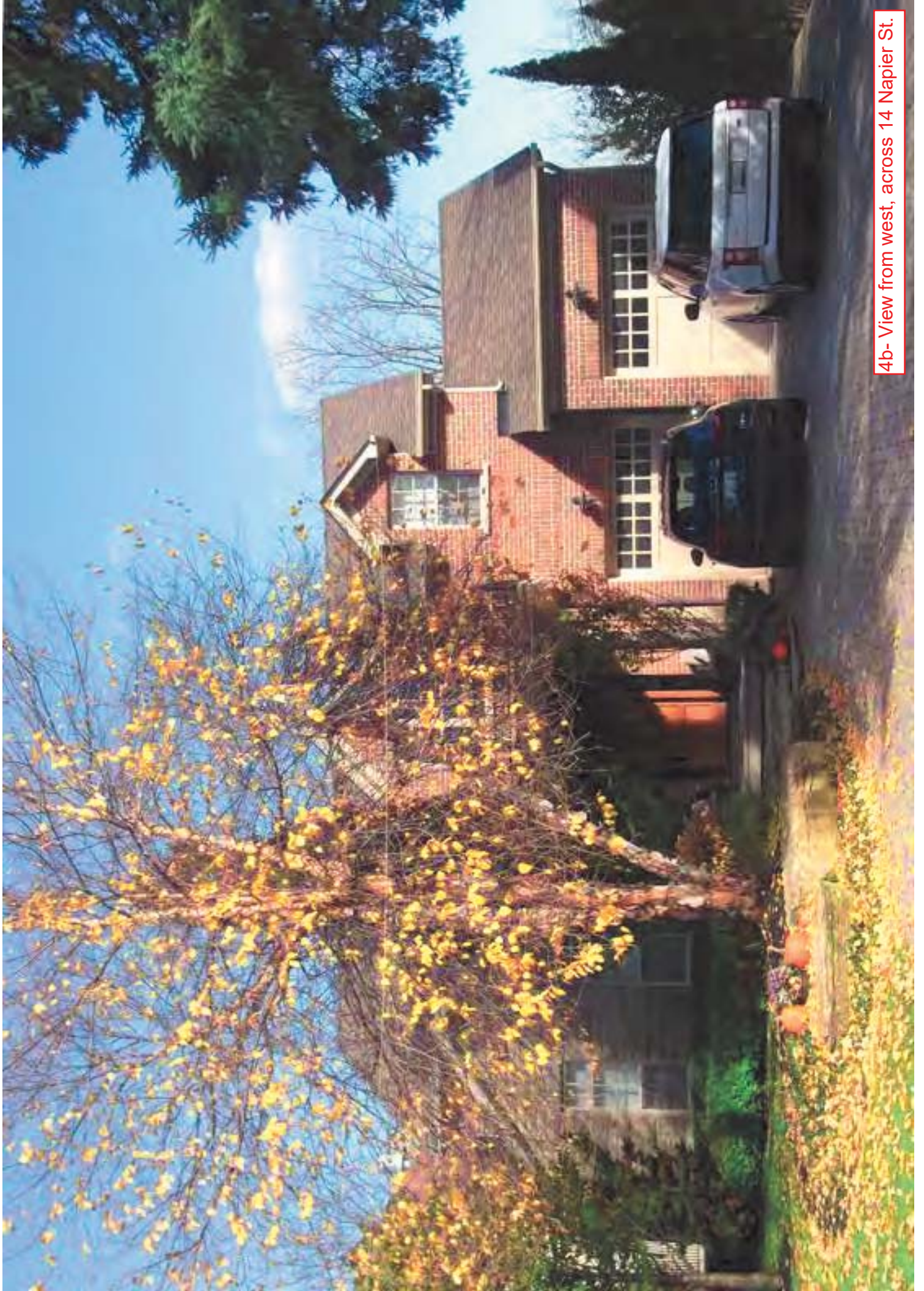
3e- View from west, 14 Napier St.



3f- View from West, 14 Napier St.



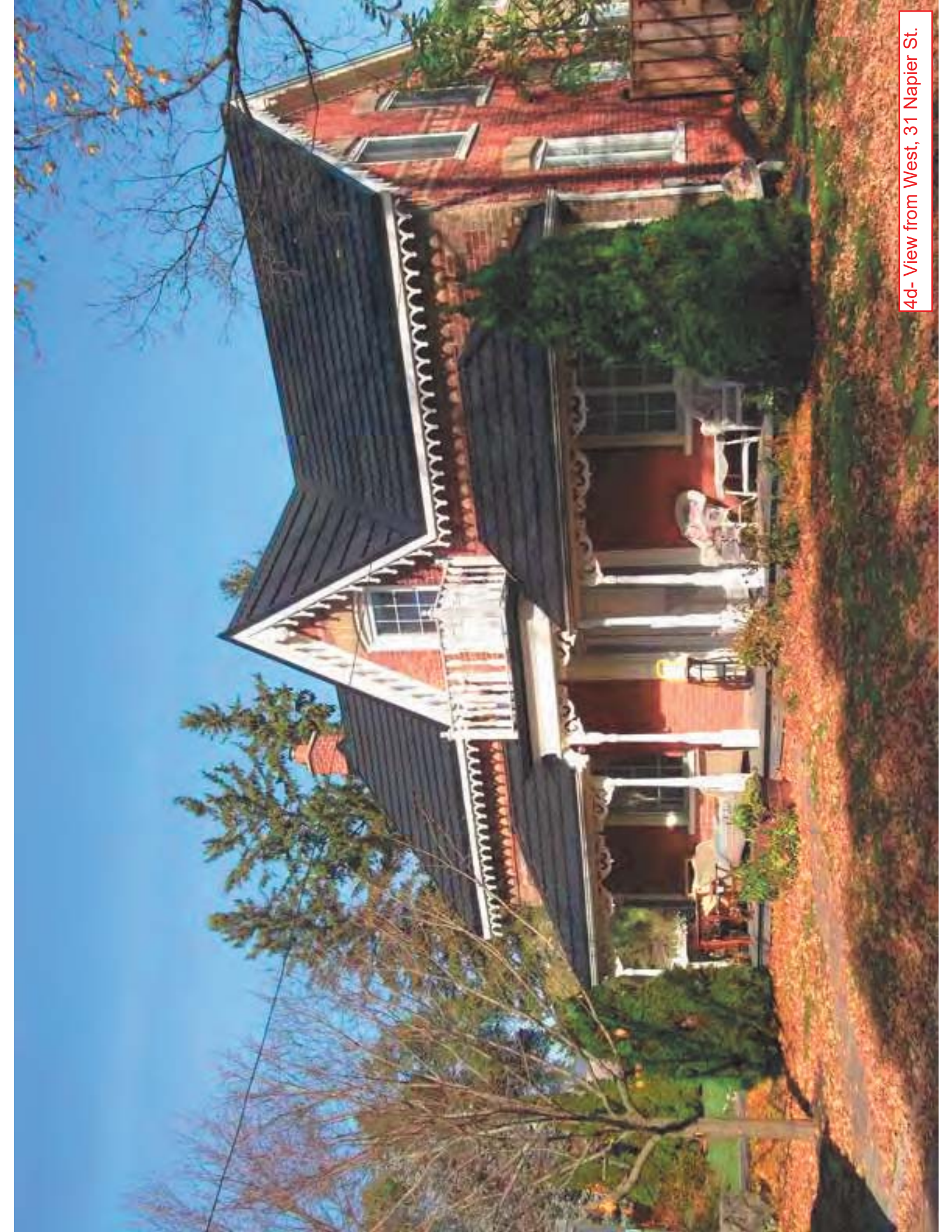
4a- View from East, adjacent to 14 Napier St.



4b- View from west, across 14 Napier St.



4c - View from East, 20 Napier St.



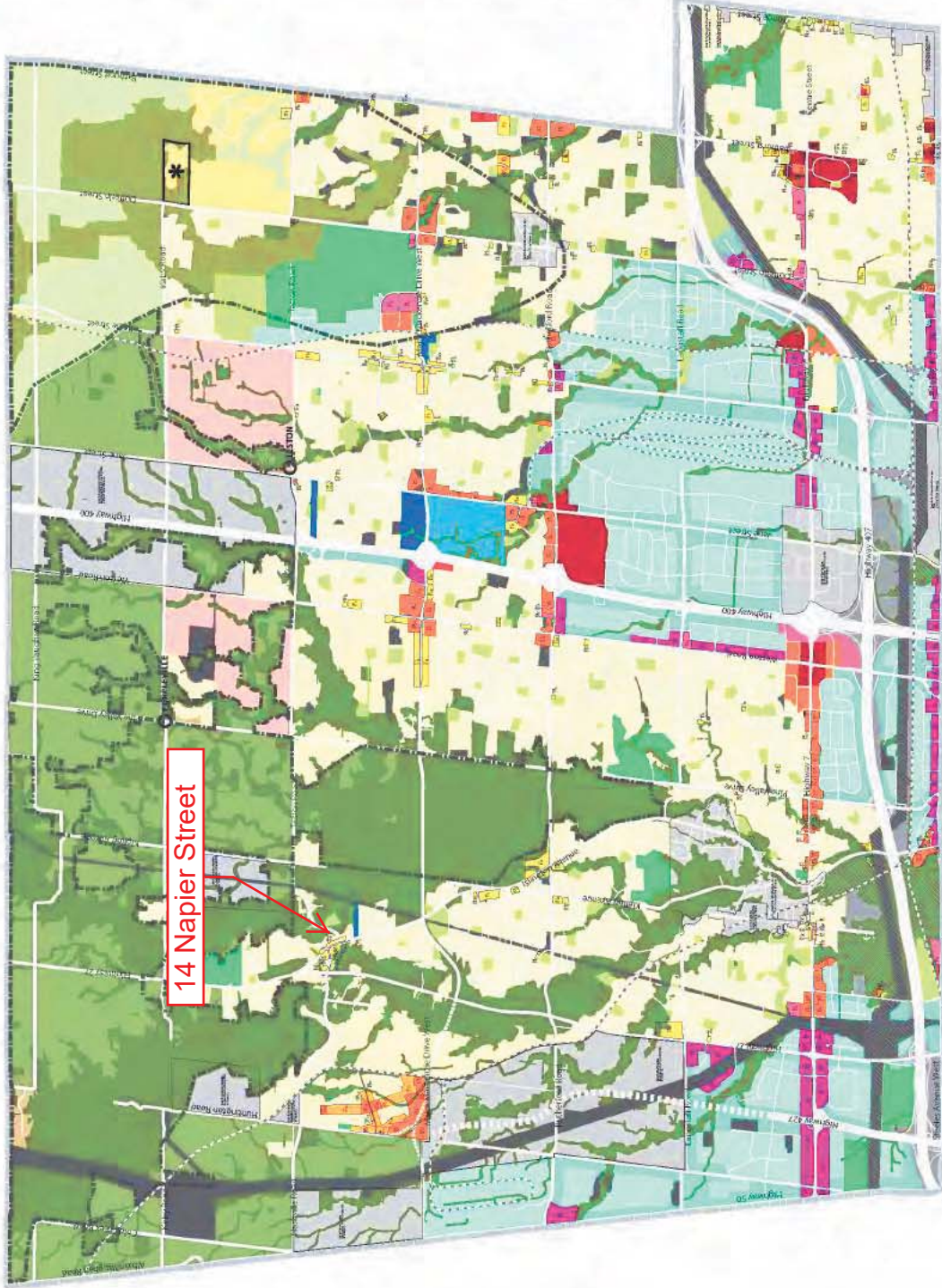
4d- View from West, 31 Napier St.



4e- View from East, 34 Napier St.

SCHEDULE 13
Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parleyway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Approved Area Specific Secondary Plans (see www.vawater.com)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- Minister's Decision on ORMCP Designation Defined
- Municipal Boundary



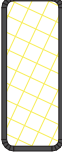


14 Napier Street


In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.

Kleinburg-Nashville Heritage Conservation District Study District Structure

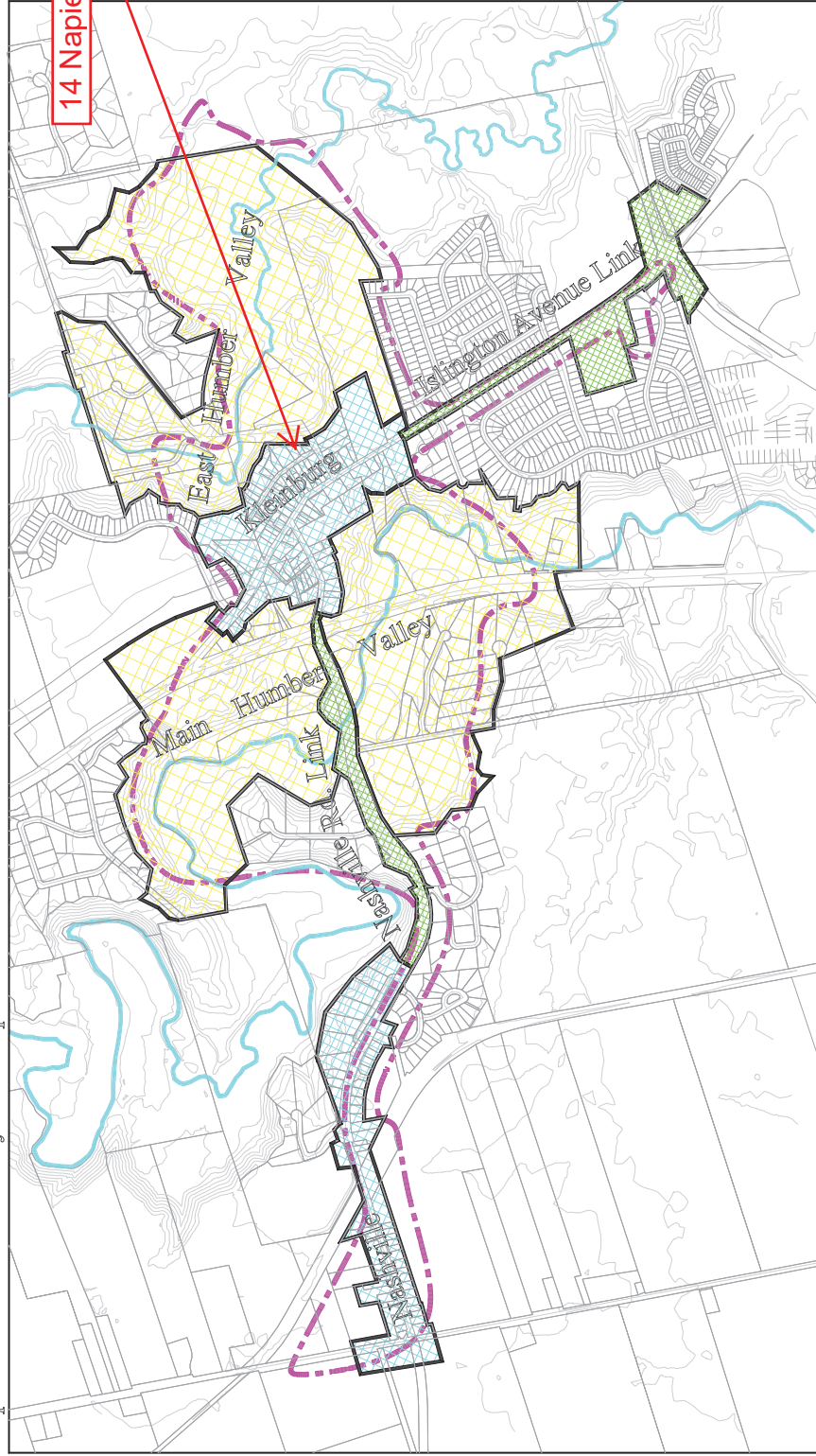
Elements of the District

- Villages 
- Road Links 
- Valley Lands 

Study Area

- 

Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003



MAY 4, 2018			
PRIVATE RESIDENCE 14 Napier Street, Kleinburg Ontario			
SITE STATISTICS - KLEINBURG BY-LAW 1-88			
ZONING	81	LOT NO.	12
PLAN NO.	11	LOT AREA	891.05 SQ M
LOT FRONTAGE	17.84 M	LOT DEPTH	49.59 M
DESCRIPTION	EXISTING	PROPOSED	REQUIRED
MAX LOT COVERAGE	17.87 M	54M ²	18.5 M
MAX FLOOR AREA	891.05 SQ M	540 SQ M	540 SQ M
MAX BUILDING HEIGHT	10.65 METRE PER STOREY (MAX)	10.65 METRE PER STOREY (MAX)	10.65 METRE PER STOREY (MAX)
BUILDING WIDTH	14.84 M	N/A	N/A
NO. OF STOREYS	2 STOREYS		
BUILDING AREA NO. 1	897.91 SQ M (max 1000sqm)		
POOL HOUSE COVERAGE	18.5 M		
LOT COVERAGE	307.32 SQ M (24.31%)	30% (24.31%)	
1ST FLOOR AREA	205.48 SQ M		
2ND FLOOR AREA	292.37 SQ M		
PAV. BASEMENT AREA	18534 SQ M		
GRASS FLOOR AREA	407.65 SQ M		
PERMITTED HEIGHT	1.21 m (from finished ground or floor)		
SETBACK	EXISTING	PROPOSED	REQUIRED
FRONT (F)	7.83 M	7.83 M	7.5 M
SIDE (S)	1.80 M	1.80 M	1.5 M
SIDE (N)	1.87 M	1.87 M	1.5 M
REAR (R)	21.45 M		7.5 M

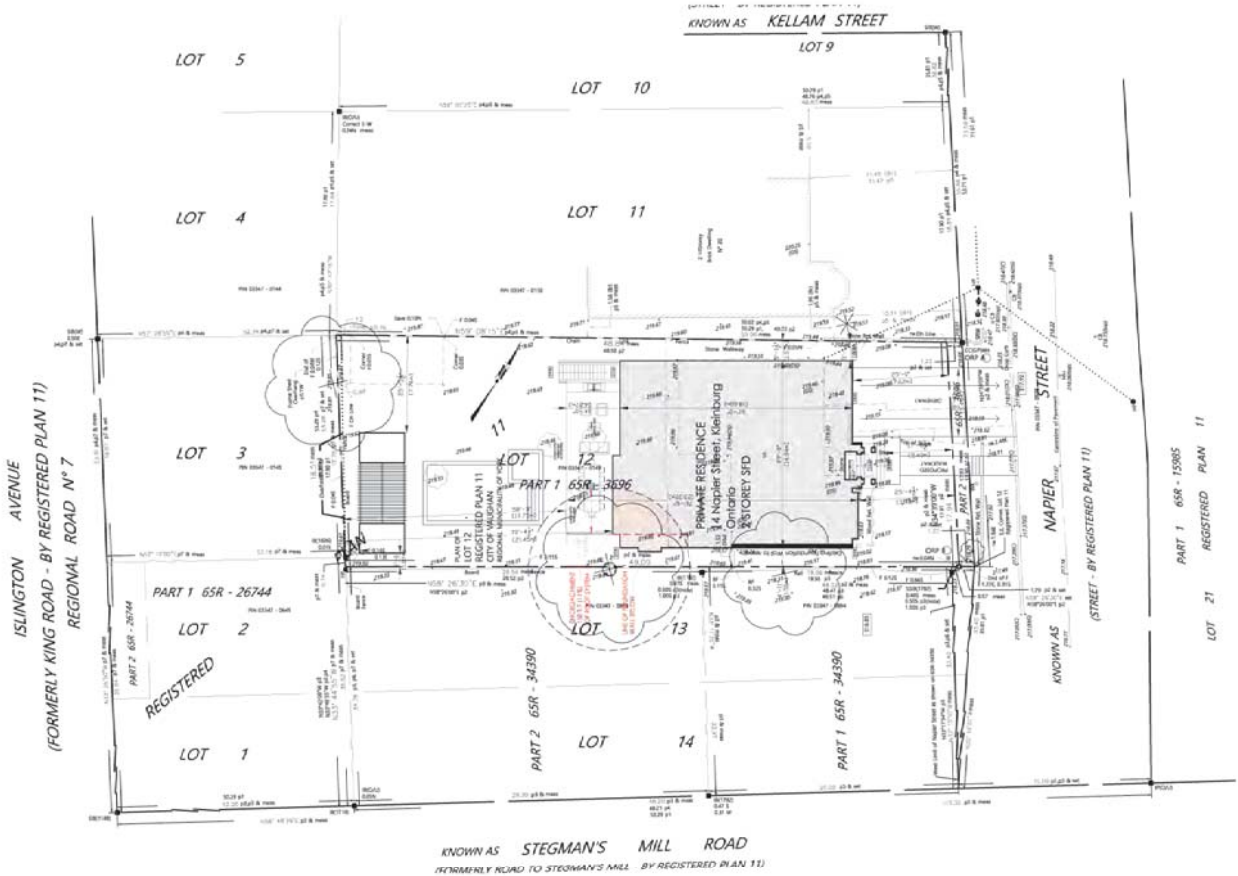
1 SITE STATISTICS
A0.0 / score: N/A



2 CONTEXT PLAN
A0.0 / score: N/A

GENERAL FIRE PROTECTION NOTES

- Hydrants shall be unobstructed and ready for use at all times.
- Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- Ensure designated firebreaks are identified on permit drawings
- Proposed Building will not be sprinklered as it is not required in a Part 9 single family residential building.
- Parking is permitted within property. Car garage and drive parking is being provided
 - General concerns of vehicle parking on the roads which would reduce the width below the minimum code requirements for fire route.



3 SITE PLAN
A0.0 / score: 1/10

No.	Revision	Date

2472836 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-939-8033

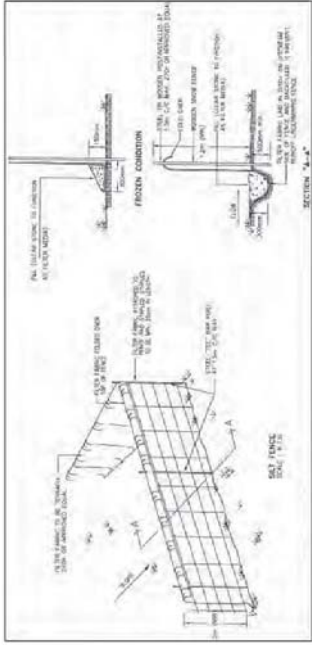
No.	Issue	Date
2	SITE PLAN APPROVAL REV.	FEB. 10 2018
1	SITE PLAN APPROVAL	SEPT. 20, 2018

SITE STATISTICS
CONTEXT PLAN
SITE PLAN

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project Sheet	A0.0
Date	SEPTEMBER 2018
Scale	AS NOTED

7- Preliminary Drawings of Planned Redevelopment



SILT FENCE DETAIL

NOTE:

1. ALL DIMENSIONS AND ELEVATIONS ARE TO BE INSTALLED ALONG LOW POINTS FROM TOPOGRAPHY AND NOT FROM MEASUREMENTS TO BE TAKEN AT THE TIME OF INSTALLATION.
2. ALL DIMENSIONS AND ELEVATIONS ARE TO BE INSTALLED ALONG LOW POINTS FROM TOPOGRAPHY AND NOT FROM MEASUREMENTS TO BE TAKEN AT THE TIME OF INSTALLATION.
3. ALL DIMENSIONS AND ELEVATIONS ARE TO BE INSTALLED ALONG LOW POINTS FROM TOPOGRAPHY AND NOT FROM MEASUREMENTS TO BE TAKEN AT THE TIME OF INSTALLATION.



LEGEND	
	EXISTING ELEVATION
	PROPOSED ELEVATION
	SILT FENCE
	GROUND SLOPE

NO.	DATE	DESCRIPTION	BY
1.	APR 20, 2018	Comments from City of Kingston	WJPF
2.	JULY 2018	UPP Details added	WJPF
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

PROJECT TEL: 14 Napier Street, Kleinburg
 LOT 12 REGISTERED PLAN 11
 REGIONAL MUNICIPALITY OF YORK

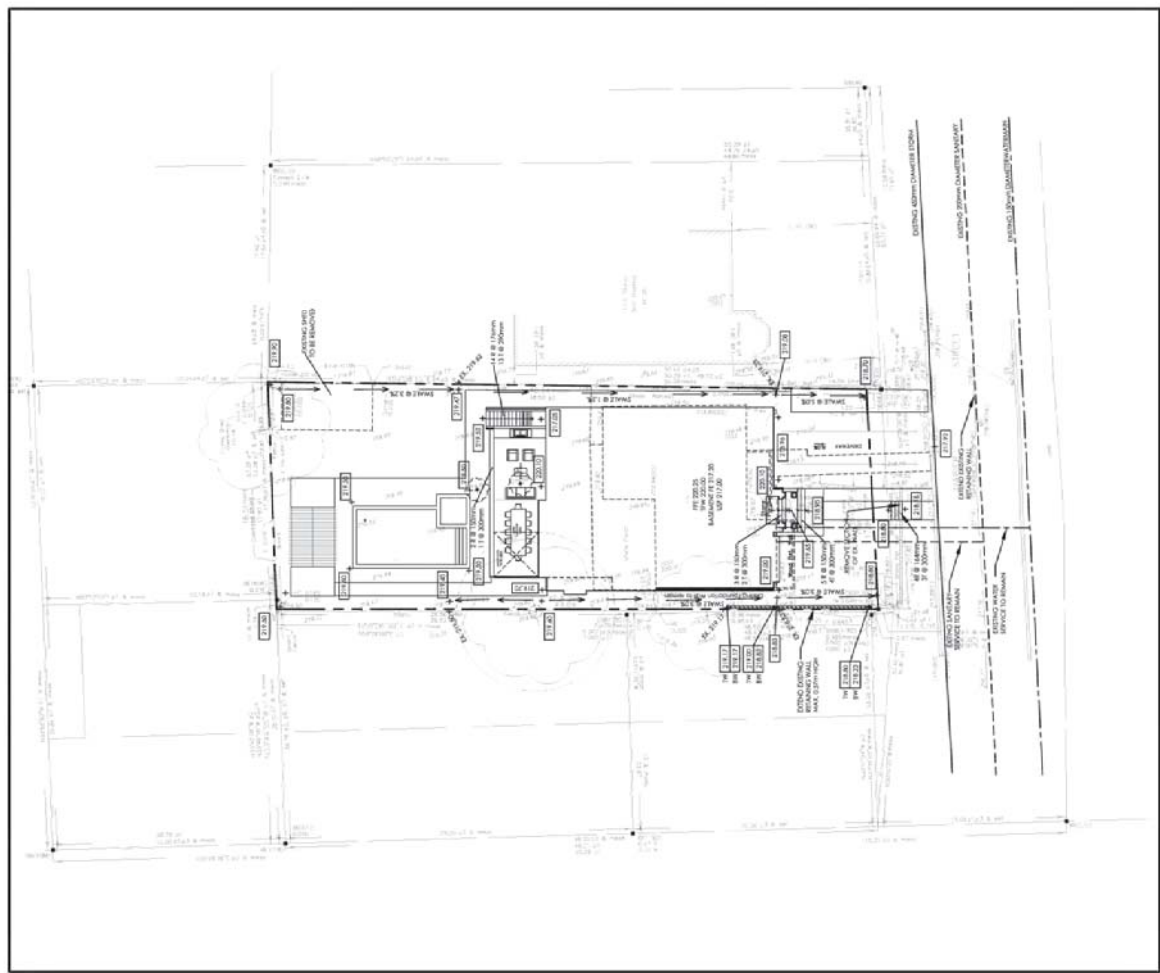
DATE: AUG 2018
 SCALE: 1:200
 DRAWING NO: 18-48
 SHEET NO: GR-1

SITE GRADING PLAN

BASETECH CONSULTING INC.
 1400 Highway 7 East, Unit 10
 Richmond Hill, Ontario L4B 1N2
 Phone: (905) 291-7720
 Fax: (905) 291-7721
 Email: info@basetechconsulting.com

DESIGNED BY: WJPF
 CHECKED BY: WJPF
 DATE: AUG 2018
 SCALE: 1:200

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
3. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
4. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
5. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
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12. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
13. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
14. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
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BENCHMARK ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM REGIONAL MUNICIPALITY OF YORK BENCH MARK 'N' 81-100, HAVING A PUBLISHED ELEVATION OF 219.860.

Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

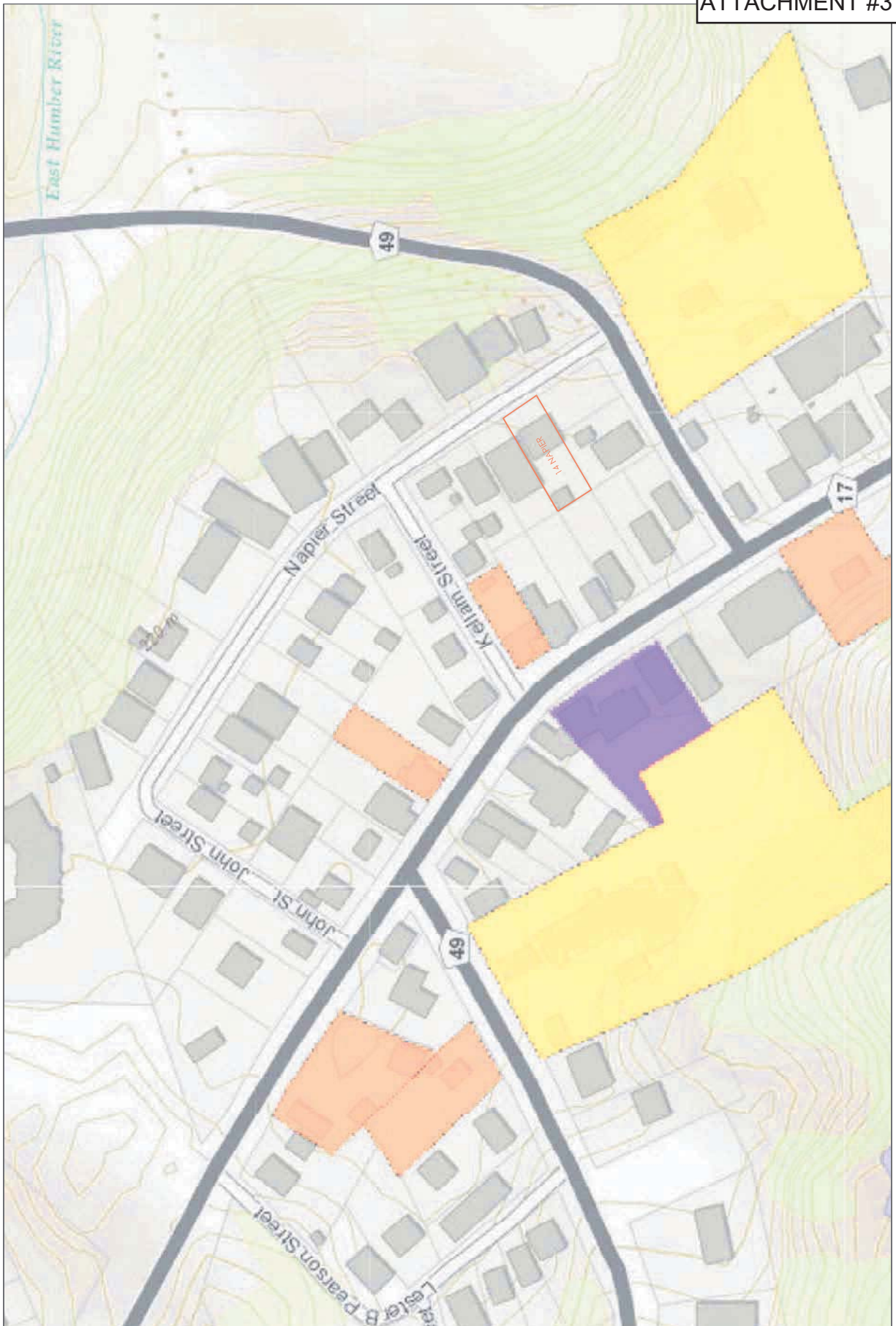
A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.



No.	REVISION			PROJECT TITLE:			
1	SITE PLAN APP. - SEPT 30/18				PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG		
				SHEET TITLE: AERIAL	SCALE: NTS	DATE: SEPT. 30-18	



No.	REVISION				PROJECT TITLE:		
1	SITE PLAN APP. - SEPT 30/18				PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG		
					SHEET TITLE: CONTEXT PLAN	SCALE: NTS	DATE: SEPT. 30-18

14 Napier Street, Kleinburg Ontario M3J 1A8 416-882-1111 www.14napierstreet.com	
No.	Description
Date	
14 Napier Street, Kleinburg Ontario M3J 1A8 416-882-1111 www.14napierstreet.com	

1479836 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-5033

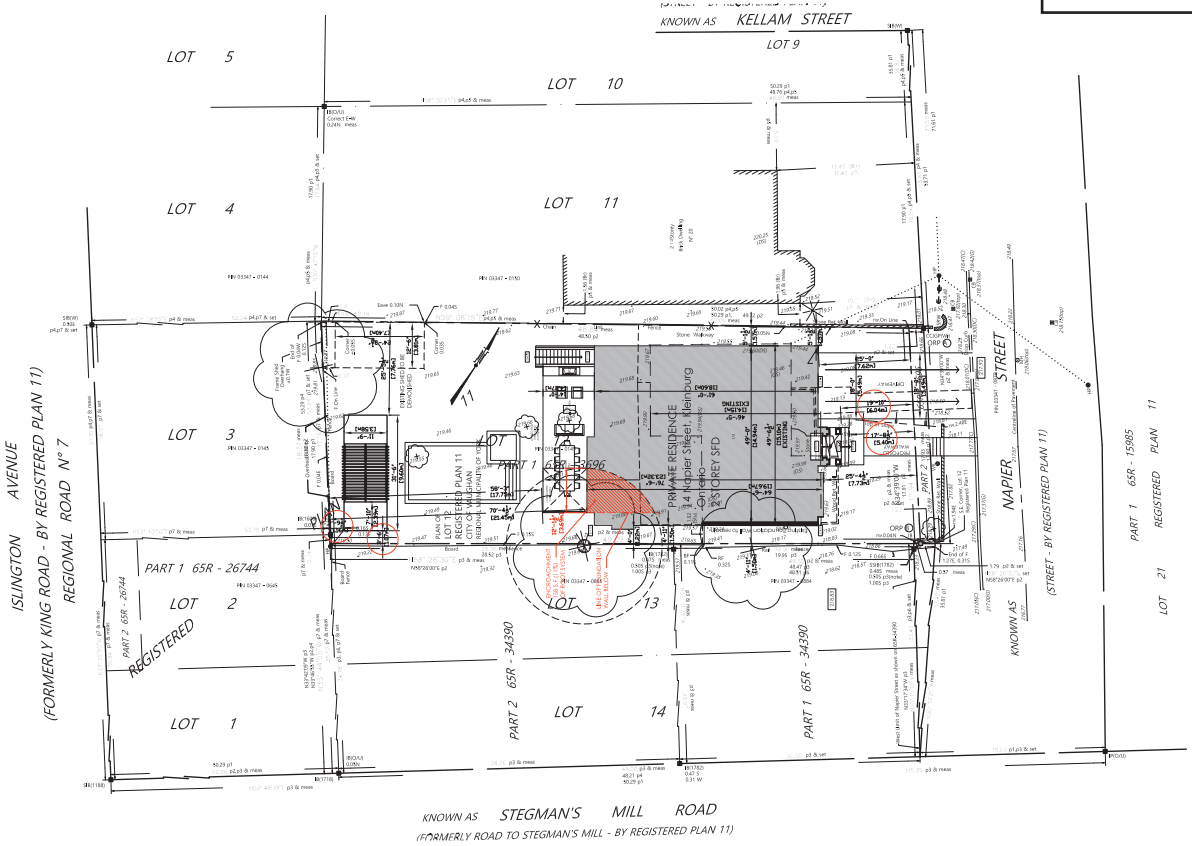
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018
No.	Issue	Date

SITE STATISTICS
 CONTEXT PLAN
 SITE PLAN

Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

Project	Sheet
DATE	SEPT/2018
SCALE	A0.0
AS NOTED	

ATTACHMENT #4

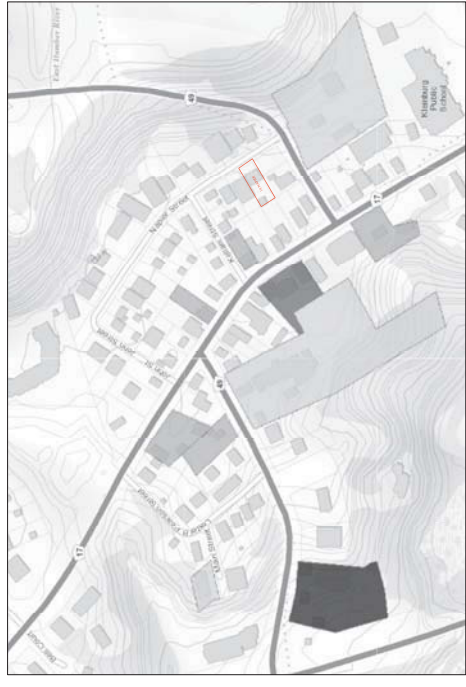


3 SITE PLAN
 A0.0 Scale: 1/4" = 1'-0"

- GENERAL FIRE PROTECTION NOTES
- Hydrants shall be unobstructed and ready for use at all times.
 - Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
 - Ensure designated firebreaks are identified on permit drawings
 - Proposed Building will not be sprinklered as it is not required in a Part 9 single family residential building.
 - Parking is permitted within property. Car garage and drive parking is being provided
 - General concerns of vehicle parking on the roads which would reduce the width below the minimum code requirements for fire route.

PRIVATE RESIDENCE 14 Napier Street, Kleinburg Ontario		MAY 4, 2018	
SITE STATISTICS- KLEINBURG BY-LAW 1-88		LOT NO.	SECTION
ZONING	R1	12	
PLAN NO.	11	81.05.5M	
LOT FRONTAGE	17.44 M	LOT DEPTH	49.87 M
DESCRIPTION	EXISTING	PROPOSED	REQUIRED
NET LOT FRONTAGE	17.97 M	SAME	18 M
NET LOT AREA	81.05.5M	SAME	240.5M
MAX. BLDG. HT.	10.65 M TO PEAK OF CHIMNEY (10.65 M TO ROOF)	10.65 M TO PEAK OF CHIMNEY (10.65 M TO ROOF)	10.65 M TO PEAK OF CHIMNEY (10.65 M TO ROOF)
BUILDING WIDTH	14.4 M	N/A	N/A
NO. OF STOREYS	2 STOREYS		
BUILDING AREA (O.C.)	897.51 M ² (FROM 1974/94)		
POOL HOUSE COVERAGE	18.96 M		
LOT COVERAGE	302.20.5M (34.43%)	305.067.71%	
1ST FLOOR AREA	205.48.5M		
2ND FLOOR AREA	202.32.5M		
BN. BASEMENT AREA (noted below)	183.74.5M		
GROSS FLOOR AREA	407.25.5M		
DEVELOP. ENVELOPE (noted below)			
1ST FLOOR HEIGHT	1.21 M (from established grade at front)		
SETBACK	EXISTING	PROPOSED	REQUIRED
FRONT (E)	7.65 M	7.65 M	7.5 M
SIDE (S)	1.50 M	1.57 M	1.5 M
SIDE (N)	1.57 M	1.57 M	1.5 M
REAR (W)	21.45 M	21.45 M	7.5 M

1 SITE STATISTICS
 A0.0 Scale: 1/4" = 1'-0"



2 CONTEXT PLAN
 A0.0 Scale: 1/4" = 1'-0"



1 STREETSCAPE ELEVATION
A0.1 scale: NTS



2 FRONT ELEV. RENDERING
A0.1 scale: NTS



3 FRONT ELEV. RENDERING
A0.1 scale: NTS



4 FRONT ELEV. RENDERING
A0.1 scale: NTS

ATTACHMENT #5

<small> THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. </small>		
No.	Description	Date

7477836 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-939-5033

STREET SCAPE ELEVATION
FRONT ELEVATION RENDERINGS

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
DATE: SEPTEMBER 2018	A0.1
SCALE: AS NOTED	

2472834 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-5033

No.	Revision	Date

3	REVISION COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

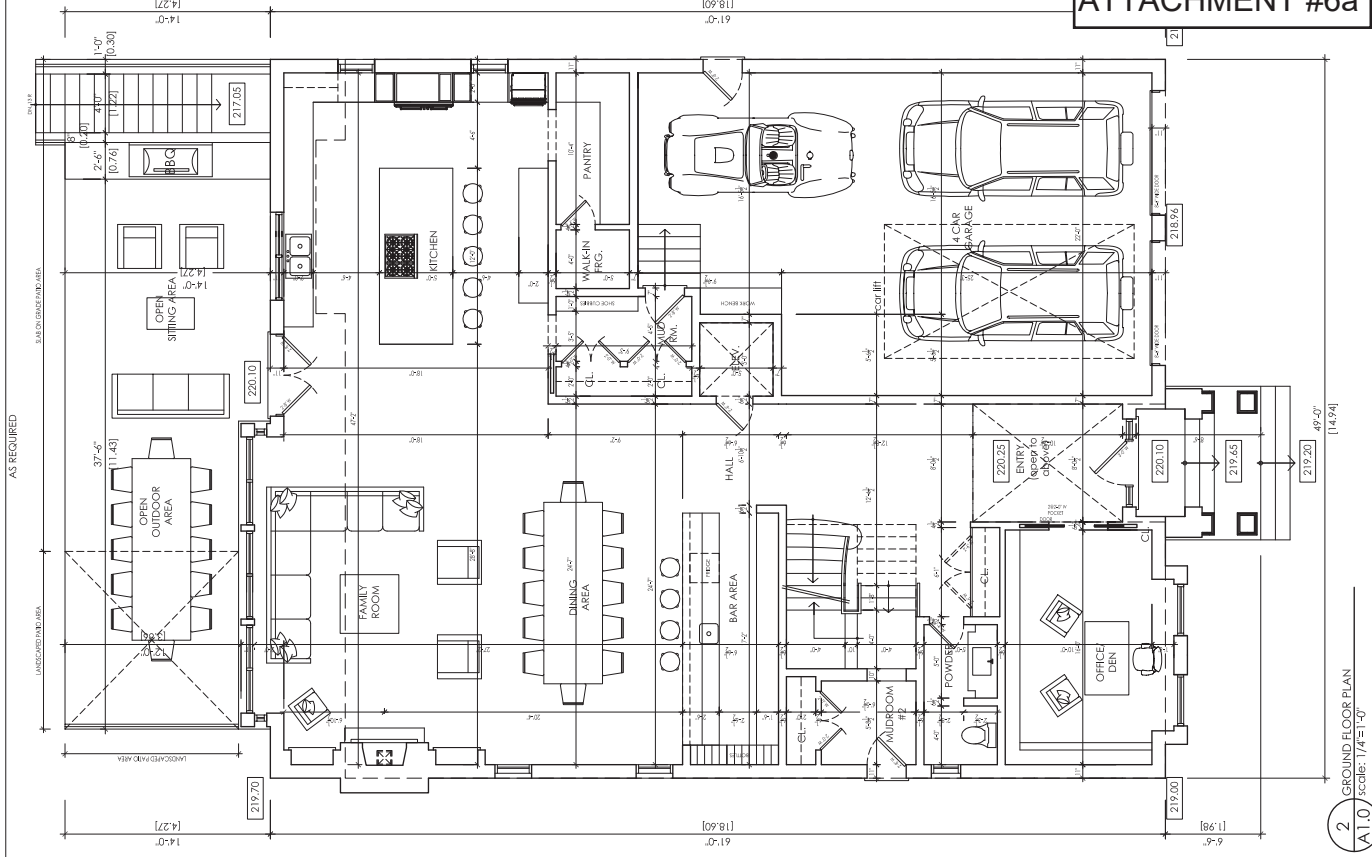
No.	Issue	Date

BASEMENT FLOOR PLAN
 GROUND FLOOR PLAN

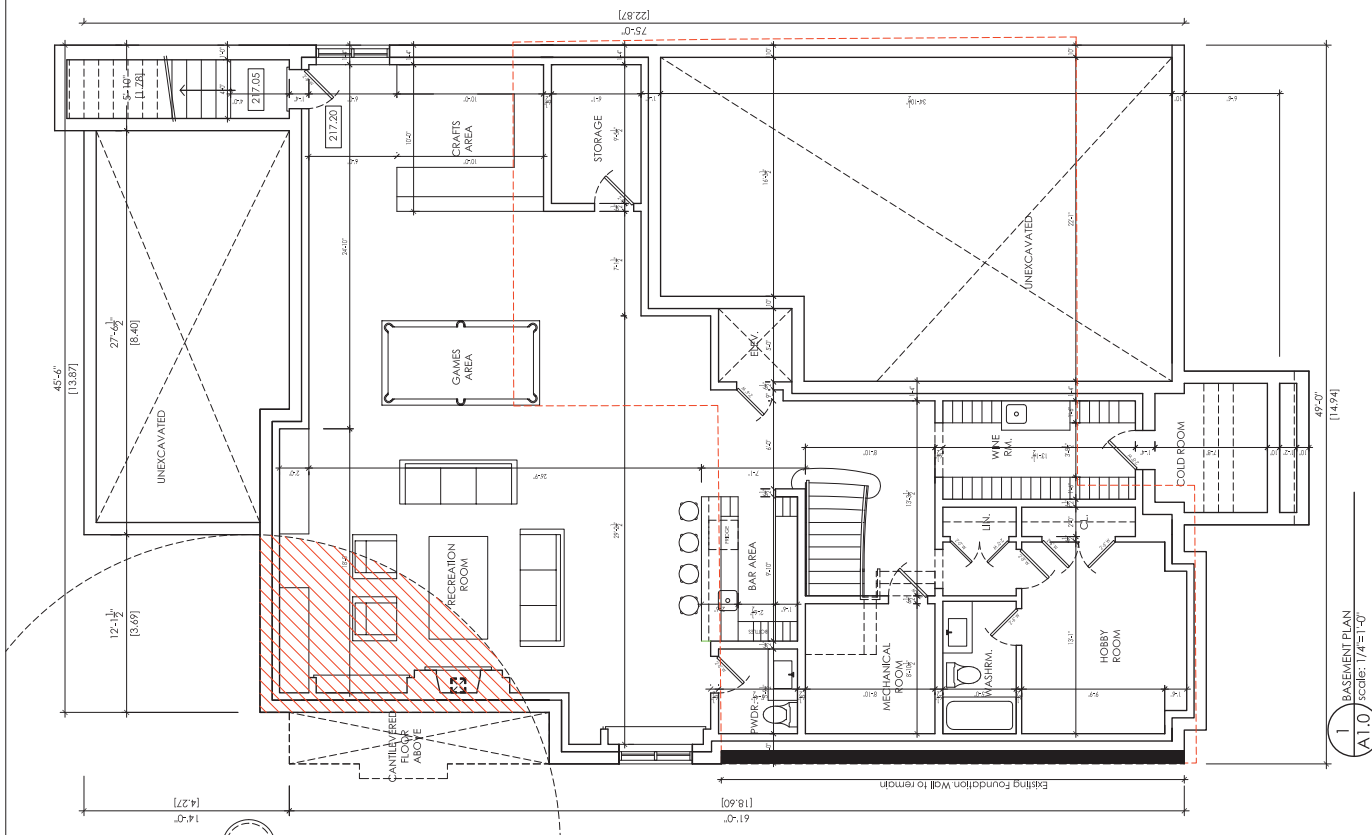
Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

Project	Sheet
DATE: SEPTEMBER 2018	A1.0
SCALE:	AS NOTED

ATTACHMENT #6a



2 GROUND FLOOR PLAN
 A1.0 scale: 1/4"=1'-0"



1 BASEMENT PLAN
 A1.0 scale: 1/4"=1'-0"

2017/2018 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-9033

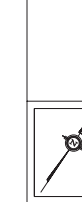
No.	Description	Date

No.	Issue	Date
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

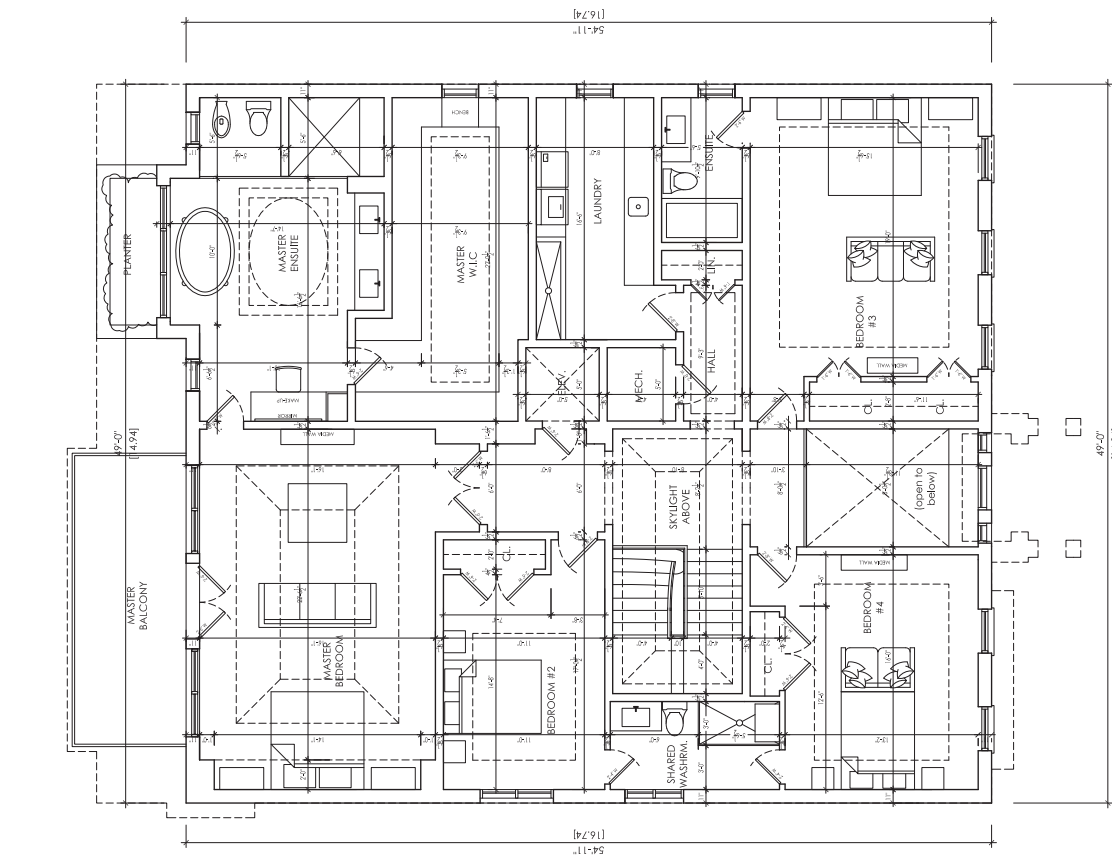
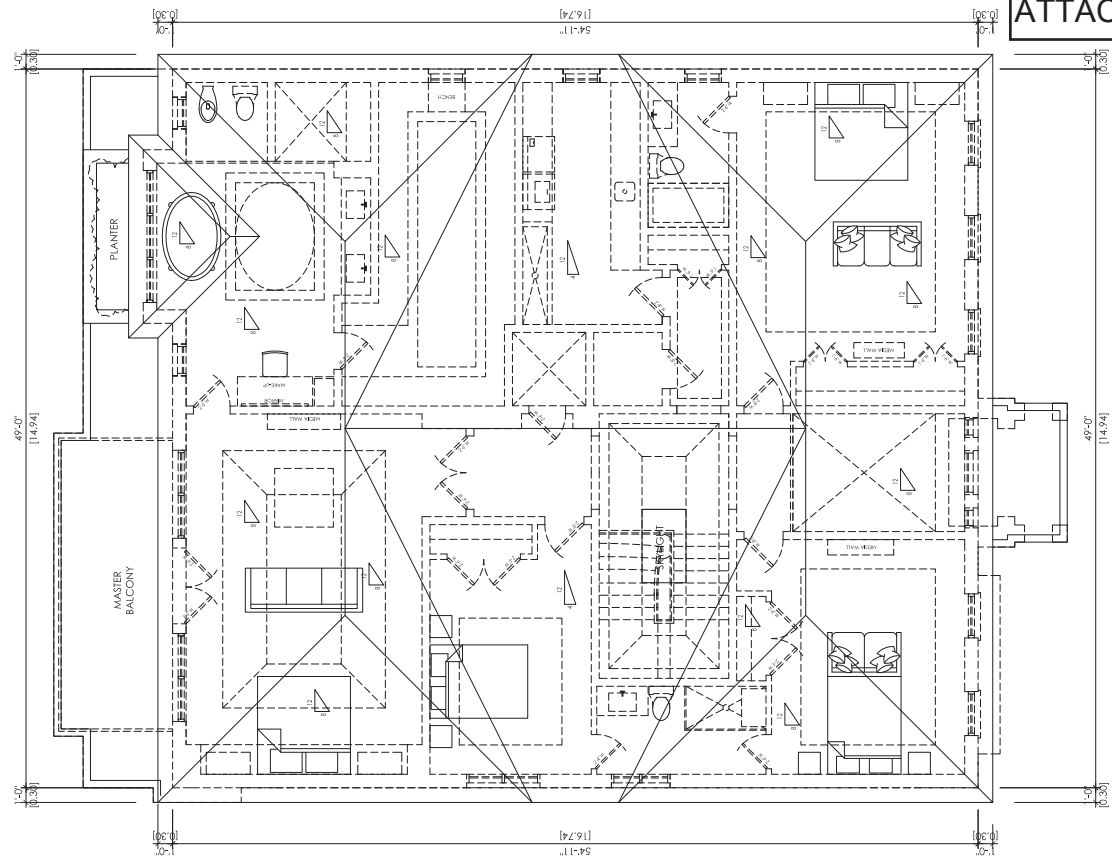
SECOND FLOOR PLAN
 ROOF PLAN

Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

Project	Sheet
DATE: SEPTEMBER 2018	A2.0
SCALE: AS NOTED	



ATTACHMENT #6b



2 ROOF PLAN
 A2.0 scale: 1/4"=1'-0"

1 SECOND FLOOR PLAN
 A2.0 scale: 1/4"=1'-0"

1472934 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-5033

No.	Description	Date

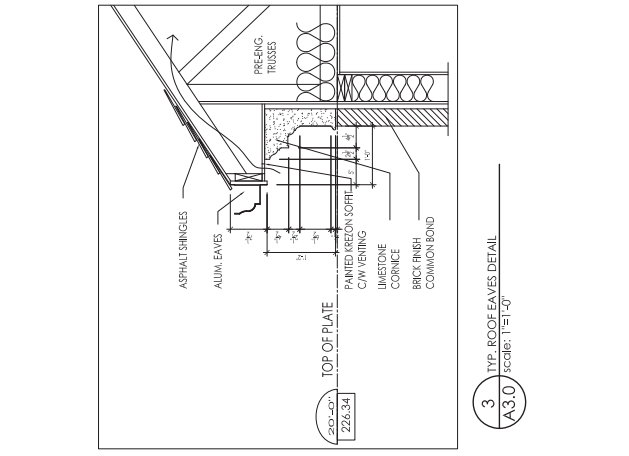
No.	Issue	Date
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

FRONT (EAST) ELEVATION
 SIDE (NORTH) ELEVATION

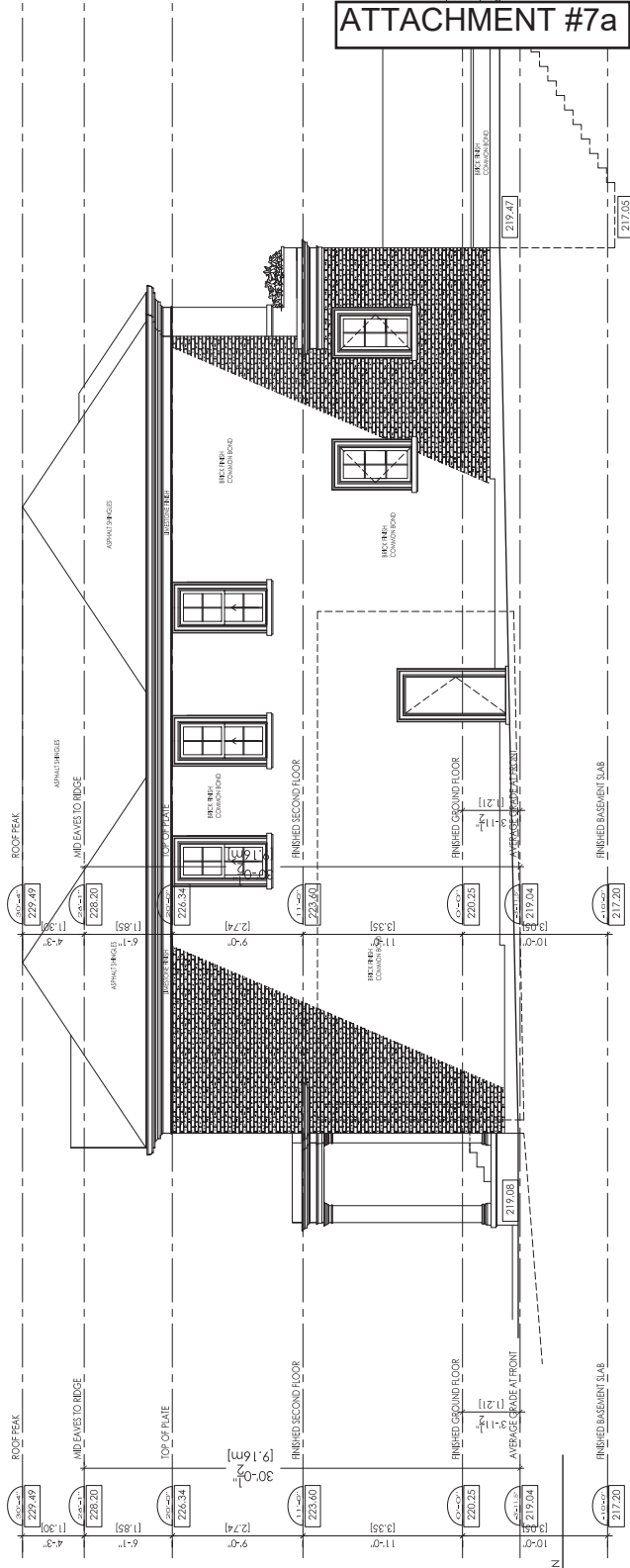
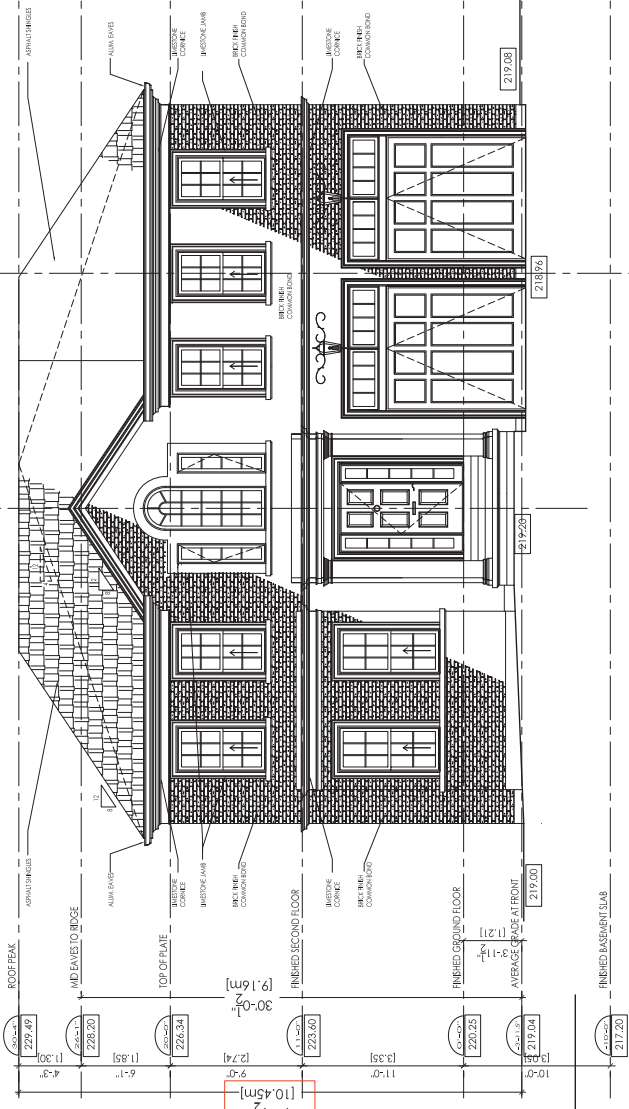
Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kitchburg
 Ontario

Project	Sheet
DATE: SEPTEMBER 2018	A3.0
SCALE: AS NOTED	

ATTACHMENT #7a



3 TYP. ROOF EAVES DETAIL
 A3.0 SCALE: 1/4"=1'-0"



14 Red Ash Court
 Brampton, Ont.
 647-939-5033

No.	Description	Date

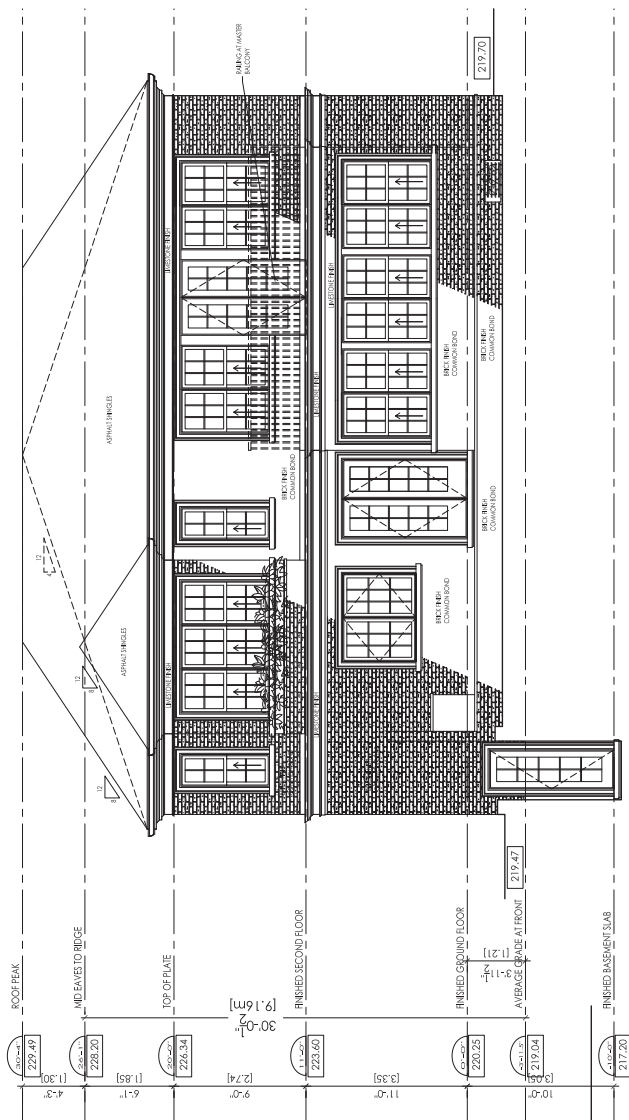
No.	Issue	Date
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

REAR (WEST) ELEVATION
 SIDE (SOUTH) ELEVATION

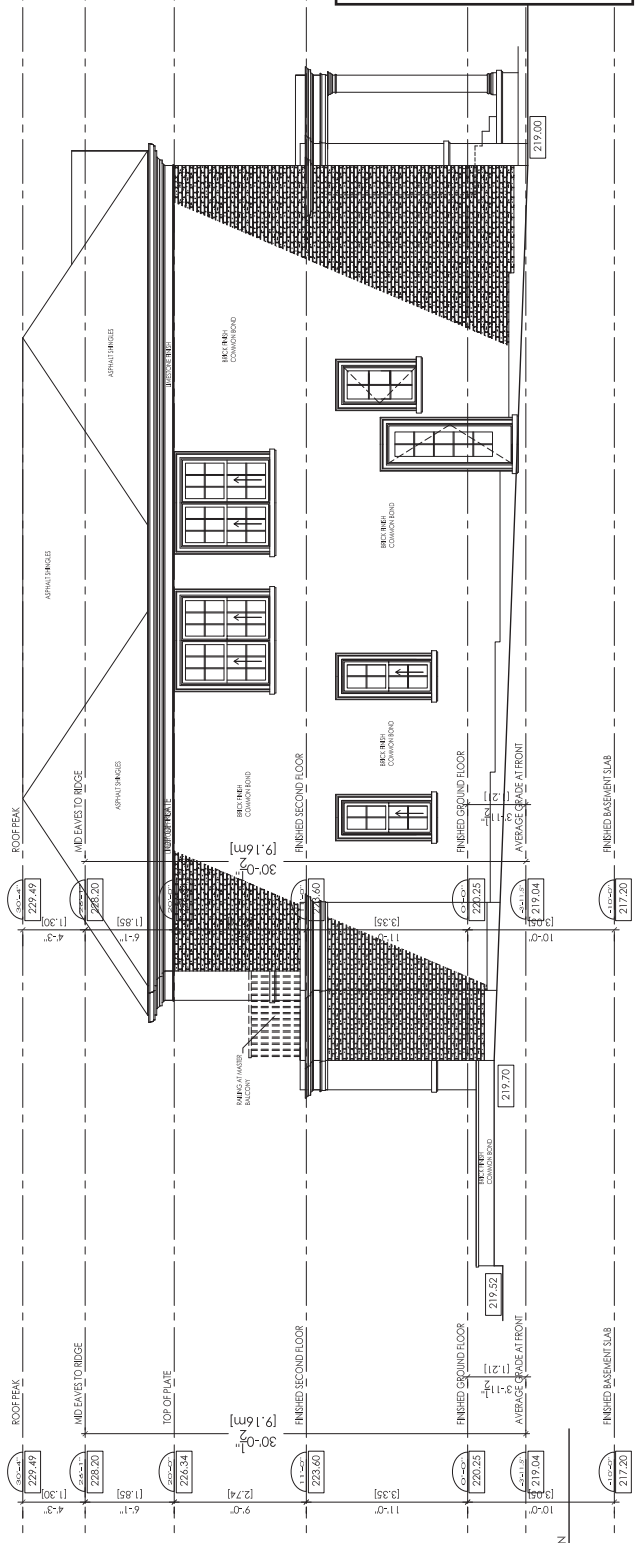
Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

Project	Sheet
DATE: SEPTEMBER 2018	A4.0
SCALE: AS NOTED	

ATTACHMENT #7b



1
 WEST ELEVATION
 scale: 1/4"=1'-0"



2
 SOUTH ELEVATION
 scale: 1/4"=1'-0"

14779836 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-5033

No.	Description	Date

14779836 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-5033

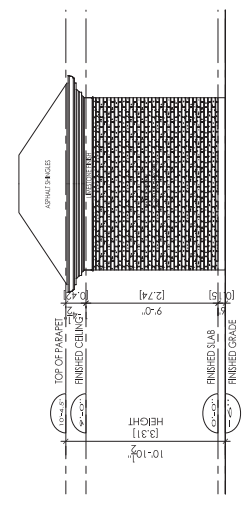
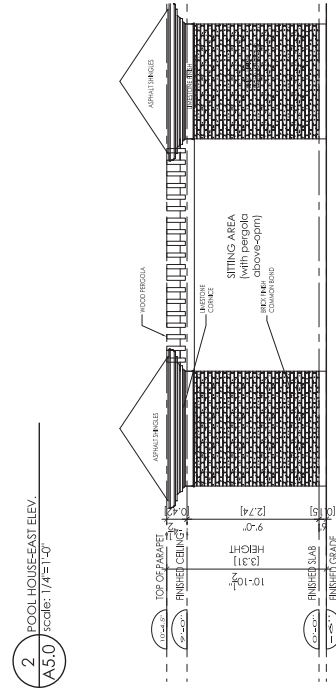
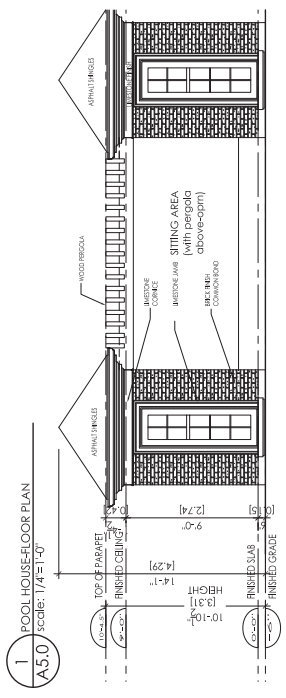
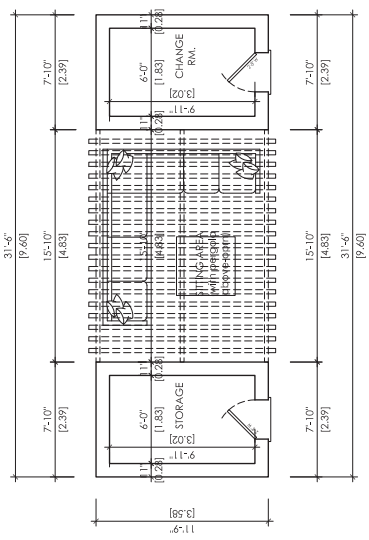
No.	Issue	Date
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

POOL HOUSE

Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kleinburg
 Ontario

Project	Sheet
DATE	SCALE
SEPT/2018	A5.0
AS NOTED	

ATTACHMENT #8



4 POOL HOUSE-NORTH AND SOUTH ELEV.
 A5.0 scale: 1/4"=1'-0"



**IKO ASPHALT ROOF SHINGLES-
CAMBRIDGE**



**RED BRICK FINISH
COMMON BOND**



BUFF SMOOTH CUT LIMESTONE



**ALUMINUM CLAD WINDOW
CHARCOAL FINISH**



**TYPICAL LIMESTONE FINISH
UPPER WINDOW DETAIL**



**TYPICAL LIMESTONE FINISH
PILASTER DETAILS**



**TYPICAL LIMESTONE WINDOW
SILLS AND SURROUND WITH
BRICK/ CHARCOAL WINDOWS**

ATTACHMENT #10

1472834 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-939-5033

No.	Description	Date

No.	Issue	Date
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

MATERIAL BOARD

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
DATE: SEPTEMBER 2018	A0.2
SCALE:	AS NOTED