

**COMMITTEE OF THE WHOLE JUNE 3, 2008**

**SITE DEVELOPMENT FILE DA.08.033**  
**ANTONIO PALMISANO**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations shown on Attachments #2 and #3 for Site Development File DA.08.033 (Antonio Palmisano) BE APPROVED, and that development of the site proceed in accordance with Heritage Permit HP-2007-034.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

For the Committee of the Whole to consider the site plan and building elevations (Attachments #2 and #3) for Site Development File DA.08.033 on the subject lands shown on Attachment #1, to facilitate the development of a single detached residential dwelling located within the Kleinburg-Nashville Heritage Conservation District, as shown on Attachment #2.

**Background - Analysis and Options**

On January 29, 2007, Council approved a recommendation to require Site Plan Control for new single detached dwellings (not within a plan of subdivision) located within the Kleinburg-Nashville Heritage Conservation District, in order to implement the requirements of the "Kleinburg-Nashville Heritage Conservation District Study and Plan" with respect to preserving and enhancing the heritage character of the Kleinburg-Nashville Community, with particular regard to the building elevations for detached dwelling units.

**Location**

The 0.09 ha property is located at 84 Napier Street, being Lot 39 on Plan R-0275, as shown on Attachment #1. The subject lands are located within the Kleinburg-Nashville Heritage Conservation District, and therefore, new construction within the District requires site plan approval.

**Official Plan and Zoning**

The subject lands are designated "Kleinburg Core Area" by OPA #601 (Kleinburg-Nashville Community Plan) and zoned R1 Residential Zone by By-law 1-88, which permits single detached dwellings.

**Site Plan Review**

The applicant proposes to build a new residence (and a detached garage) consisting of a 2-storey, brick dwelling inspired by the Joseph Capner House or "Abermoray" built in 1862, which is located at 10,072 Islington Avenue, on the west side, north of Major Mackenzie Drive. The main

dwelling utilizes casement windows on the ground floor and double bay windows on the second floor with arch brick soldier course above. The main entrance (north) is articulated by a porch covered with a copper roof. Asphalt shingles are used as the roof cladding material.

The Vaughan Cultural Services Division advises that the proposed design of the main dwelling is generally in keeping with the Design Guidelines of the Kleinburg-Nashville Heritage Conservation District Plan, and that the massing and scale of the dwelling are in proportion with the present Napier Street streetscape.

Heritage Vaughan considered the site plan and elevations on March 19, 2008, and adopted the following recommendation:

“That Heritage Vaughan approve Heritage Permit Application HP-2007-034 for the design of a new dwelling at 84 Napier Street in Kleinburg as presented at the March 19, 2008 meeting, with the following revisions:

- the hip roof pitch is 8/12; the ridge should be similar to pitch of Joseph Capner House;
- the front porch roof doesn't have to be copper and could appear as canvas with seam strapping;
- the exterior wall field be indicated as red brick with buff brick used as raised quoins and trim;
- the applicant shall provide detail of brickwork in jack arches over front windows;
- the front windows should have a sill;
- the foundation wall should be constructed in traditional fieldstone, not ashlar;
- the brick chimney shafts are too plain and could have traditional corbelled brick heads; and,

That, the applicant be required to submit revised plans and elevations as well as samples of exterior materials, colours and finishes for final approval by Cultural Services staff.”

The applicant has been working with the Cultural Services Department to address the above noted issues, and revised the site plan and elevations, accordingly. On May 13, 2008, the Cultural Services Division issued Heritage Permit HP-2007-034.

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachments #2 and #3, are consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

#### **Relationship to Vaughan Vision 2020**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

#### **Regional Implications**

N/A

#### **Conclusion**

The Development Planning Department is satisfied with the proposed site plan and elevations for the single detached residential dwelling located in the Kleinburg-Nashville Heritage Conservation District, and can support the approval of the Site Development Application, in accordance with the recommendation of this report.

**Attachments**

1. Location Map
2. Site Plan
3. Elevations

**Report prepared by:**

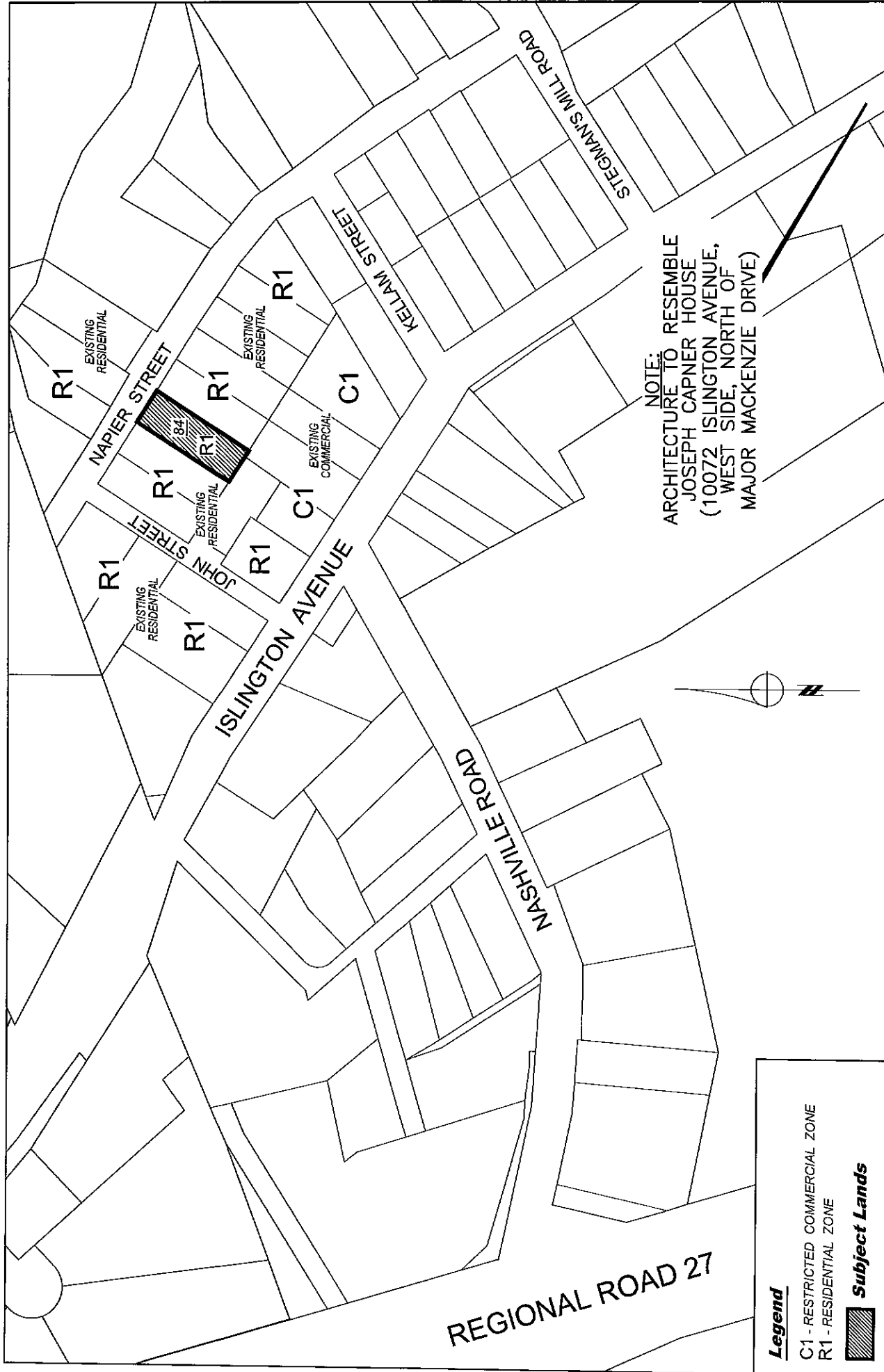
Carmela Marrelli, Planner, ext. 8791  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Manager of Development Planning

/LG



# Location Map

Part Lot 24,  
Concession 8

APPLICANT:  
ANTONIO PALMISANO

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Development Planning Department

# Attachment

FILE No.:  
DA.08.033

Not to Scale

May 22, 2008

# 1

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Development Planning Department

## May 22, 2008

# PROPOSED RESIDENTIAL BUILDING

EXISTING RESIDENTIAL BUILDING  
(TO BE DEMOLISHED)

