

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

### **SITE DEVELOPMENT FILE DA.08.034** **ROSE POCZO**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations for Site Development File DA.08.034 (Rose Poczo) BE APPROVED, and that the development of the site proceed in accordance with Heritage Permit HP-2007-029 and TRCA Permit No. C-08316 (for the silt fencing and planting plan).

#### **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 (Attachment #3) for Site Development File DA.08.034 on the subject lands shown on Attachment #1, to permit the development of a 234.2 m<sup>2</sup>, 2-storey, single-detached residential dwelling unit, as shown on Attachment #2, within the Kleinburg-Nashville Heritage Conservation District.

#### **Background - Analysis and Options**

##### **Heritage Conservation District**

On January 29, 2007, Vaughan Council approved the recommendation to require Site Plan Control for the development (i.e., construction) of new individual detached dwelling units on lands that are located within the Kleinburg-Nashville Heritage Conservation District and that are not within a plan of subdivision, 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 925.1 m<sup>2</sup> subject lands are located at 91 Napier Street, being Lot 51 on Plan R-0275, City of Vaughan, as shown on Attachment #1. The subject lands abut the Humber River Valley located to the east.

##### **Official Plan and Zoning**

The subject lands are designated "Kleinburg Core Area" and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), and zoned R1 Residential Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(788), which permits single-detached dwellings.

### Site Plan Review

The Vaughan Cultural Services Division reviewed the proposed site plan, elevations and roof plan for the detached dwelling unit with respect to Heritage Clearance Approval and Heritage Permit HP-2007-029, and suggested that the following modifications be made to the proposal:

- i) a traditional red brick façade with yellow brick trim instead of a stone façade;
- ii) a gable roof with a lower ridge instead of a hip roof;
- iii) the garage door/wall aligning with the main entrance/front wall instead of the garage door/wall projecting beyond the main entrance/front wall;
- iv) a window within a wall dormer over the garage instead of a window surrounded by a gable over the garage; and,
- v) the southerly window in the front façade changing to match the northerly window instead of being a Palladian window.

The Owner revised the proposal to incorporate the modifications recommended by the Cultural Services Division. Heritage Vaughan approved the revised site plan as shown on Attachment #2, and the elevations shown on Attachment #3, on January 16, 2008. The Cultural Services Division subsequently issued Heritage Clearance Approval and Heritage Permit HP-2007-029 on February 12, 2008.

The Toronto and Region Conservation Authority (TRCA) is satisfied with the proposed development, subject to the applicant developing the subject lands in accordance with the approved site plan, silt fencing detail and planting plan as indicated in Permit No. C-08316 under Ontario Regulation 166/06 (To Construct, Reconstruct, Erect or Place a Building or Structure and Site Grade), which was approved on May 9, 2008, by the Executive Committee of the Toronto and Region Conservation Authority.

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachment #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 Site Development Application (File DA.08.034) has been reviewed in accordance with OPA #601, the *"Kleinburg-Nashville Heritage Conservation District Study and Plan"*, the comments from City Departments, Heritage Vaughan, the Toronto and Region Conservation Authority, and the area context. The Development Planning Department is satisfied that the proposed development for a single-detached residential dwelling is appropriate and compatible with the existing and permitted uses in the surrounding area within the Kleinburg-Nashville Heritage Conservation District. On this basis, the Development Planning Department 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:**

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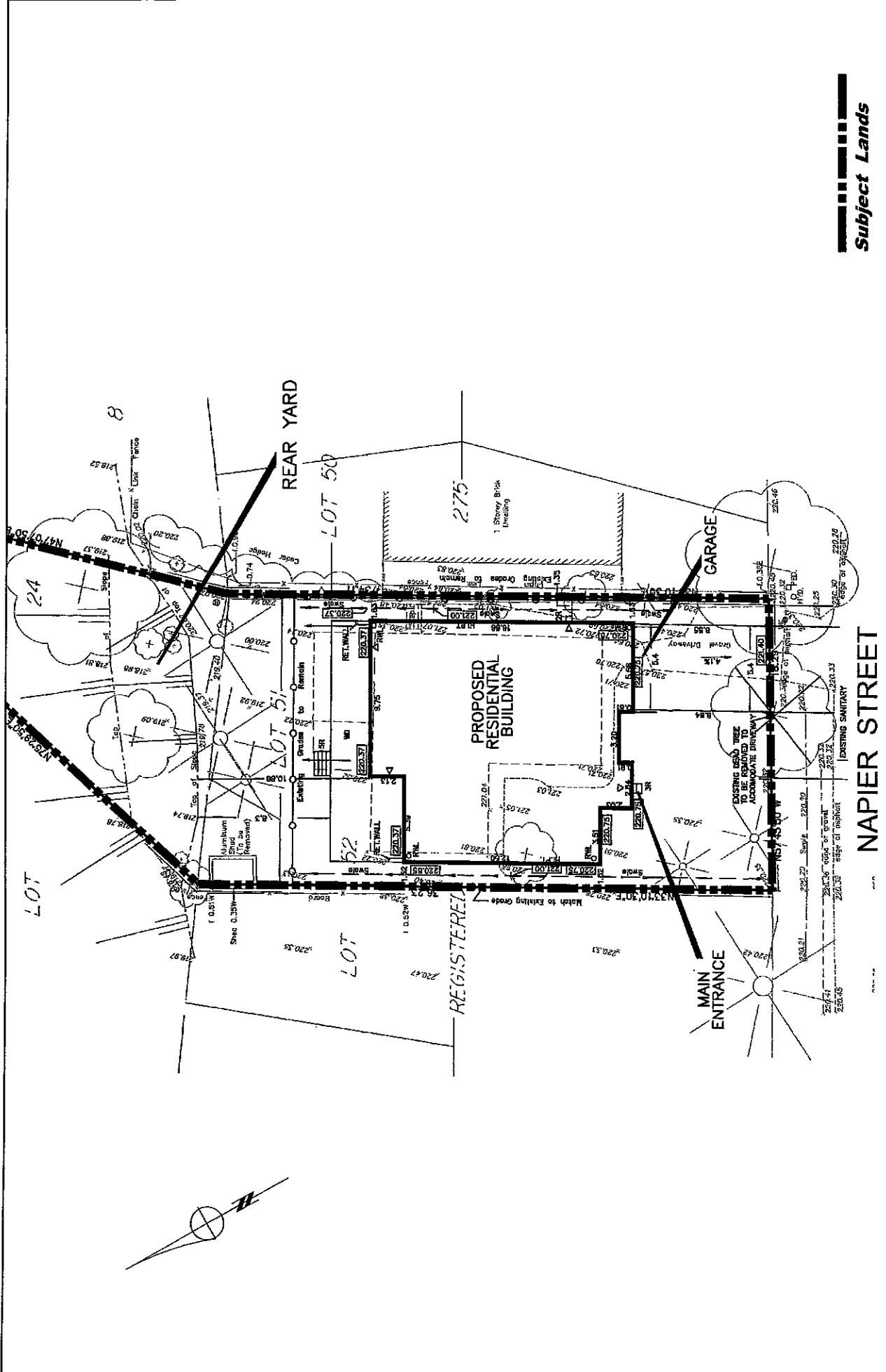
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

/CM

GRANT UYEHAMA  
Manager of Development Planning





**Subject Lands**

# Attachment 2

FILE No.:  
DA.08.034  
Not to Scale  
May 26, 2008

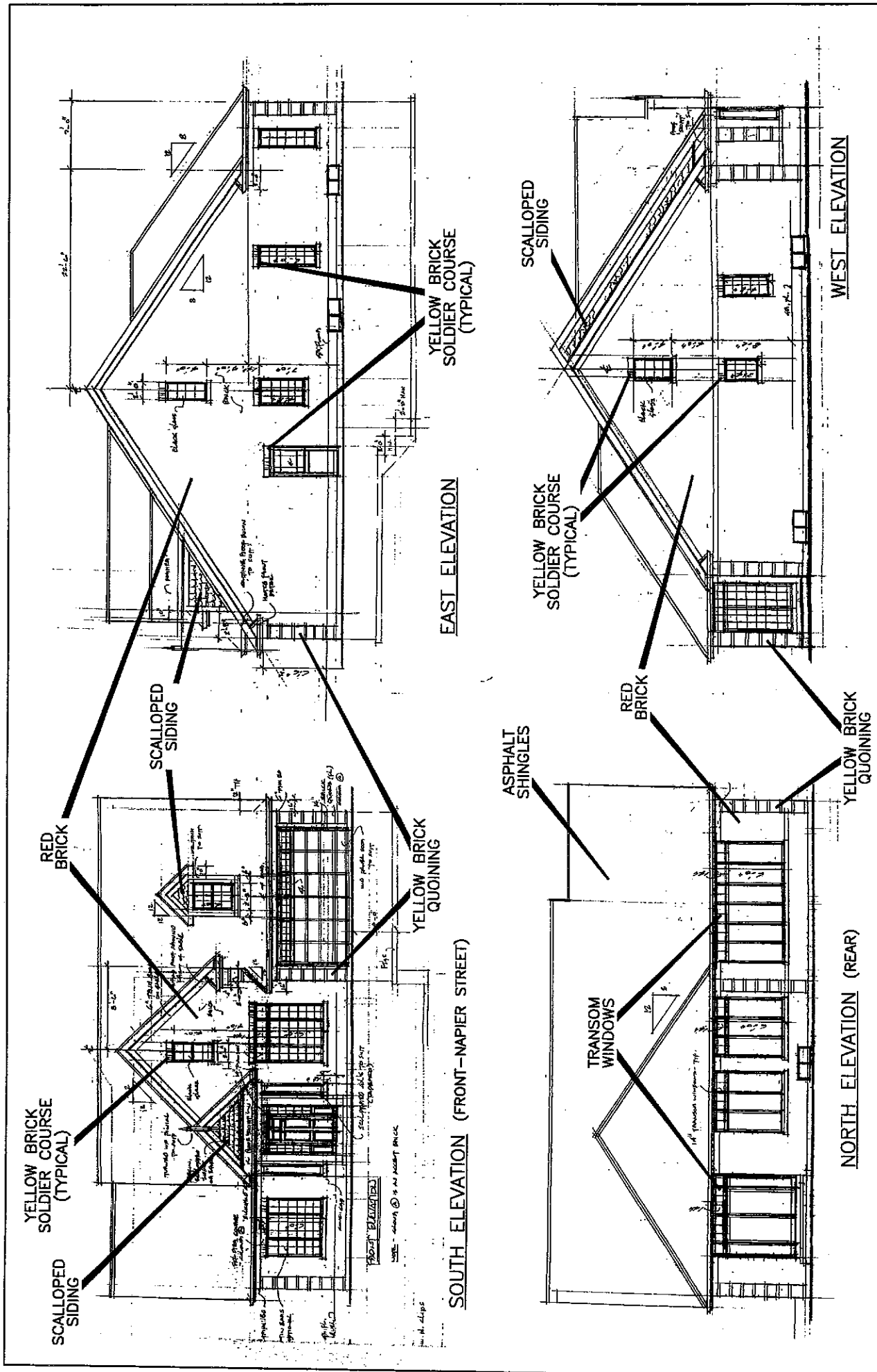


*The City Above Toronto*  
Development Planning Department

## Site Plan

Part Lot 24,  
Concession 8  
APPLICANT:  
ROSE POCZO

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# Elevations

Part Lot 24,  
Concession 8  
APPLICANT:  
ROSE POCZO

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Development Planning Department

# Attachment 3

FILE No.:  
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Not to Scale  
May 26, 2008