

COMMITTEE OF THE WHOLE MARCH 3, 2009

**SITE DEVELOPMENT FILE DA.08.096
DARREN MCNAIR
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations shown on Attachments #2, #3, #4, #5 and #6 for Site Development File DA.08.096 (Darren McNair) BE APPROVED, and that the development of the subject lands proceed in accordance with Heritage Permit HP-2007-012.01 and subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority regarding the Restoration Plan and obtain a permit under Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) for the proposed works within the TRCA Regulated Area; and,
 - iii) that the required variances shall be obtained from the Committee of Adjustment.

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, #3, #4, #5 and #6 for Site Development File DA.08.096 on the subject lands shown on Attachment #1, to facilitate the development of a single detached residential dwelling with a detached garage located within the Kleinburg-Nashville Heritage Conservation District.

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 irregular shaped 0.75 ha property is located at 10 Windrush Road, being Lot 25, Concession 8, on Plan R-3755, City of Vaughan, 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 easterly portion of the subject lands are designated "Suburban Residential" and the westerly portion (west of the top-of-slope) is designated "Valley 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 originally applied for a Heritage Permit (Permit #HP.2007.012.01) and at its meeting on April 16, 2008, Heritage Vaughan approved the application subject to a number of revisions. Since the April 16, 2008 Heritage Vaughan meeting, the applicant made significant design revisions to the proposed dwelling beyond those requested by Heritage Vaughan. The applicant now proposes to build a new residence on the subject lands, which flanks the north side of Stegman's Mill Road consisting of a 2-storey, brick dwelling with stone accents, and a detached garage. The building design utilizes casement windows on the ground floor with "Jack" soldier course headers, two bay windows on the front elevation, second floor casement windows with "Jack" soldier course headers and wood gable details in the highest peaks of the roof lines. The main entrance (east elevation) is articulated by a covered porch with a cut stone arch. Asphalt shingles are used as the roof cladding material.

These changes to the original design approved by Heritage Vaughan are summarized as:

- the house and garage at incorrect (90 degree) orientation (when compared to Site Plan);
- the roof lines and roof area of house and detached garage were changed by adding dormers;
- both front gable walls of house were previously brick and are now clad in stone veneer;
- the front left bay window has been brought forward;
- the grading at front left side of the dwelling has been raised to cover foundation below bay window;
- right side elevation contains four in-house garage doors (with dormers above);
- left side elevation gable wall is clad in stone veneer and has much larger windows and the lower bay window was removed;
- left side of first floor exterior is clad in stone veneer;
- rear elevation roof lines and roof area changed; (proportions of dormers changed)
- concrete porch now clad in stone veneer and squared off; and,
- wall dormers have been added to detached Garage is added; and roof proportions have changed.

Given the significance of these changes, Cultural Services recommended that the site plan and building elevations prepared by Ian Robertson of 1 Riser Designs (dated 23 June 2008) and submitted December 16, 2008 be reconsidered by Heritage Vaughan. Heritage Vaughan considered the site plan and elevations on January 21, 2009, and adopted the following recommendation:

"That Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated January 21, 2009."

The Cultural Services January 21, 2009 report recommended Heritage Vaughan approved the revised Heritage Permit HP-2007.012.01, if the proposed stone façade and other details are deemed to be appropriate and that the approval be conditional on the review and approval of the Building Standards Department and Planning Department and if the proposal is altered as a result of the review of other City Departments, the revised proposal be brought back to Heritage Vaughan for review.

Detached Garage

The design proposes a detached garage. Under By-law 1-88, the maximum size for a detached structure is 67 m², whereas 117 m² have been proposed. By-law 1-88 permits the maximum height of any accessory structure not attached to the main dwelling, measured from the average finished ground level to the highest point of the structure, to be 4.5 m, whereas the proposed roof height appears to be 7.31 m. By-law 1-88 also limits the nearest part of the roof height to a maximum of 3.0 m above the finished grade, whereas, the nearest part of the roof appears to be 3.65 m above finished grade.

The applicant must obtain Committee of Adjustment variances from By-law 1-88 for the size and height of the detached garage and these variances must be in full force and effect prior to the execution of the Site Plan Letter of Undertaking.

Toronto and Region Conservation Authority

In a letter dated January 9, 2009, TRCA indicated the site is partially located within the TRCA's Regulated Area of the Humber River Watershed, as the property is partially within the valley/stream corridor. The TRCA further indicated that the valley system vegetation has been identified as an Area of Natural and Scientific Interest (ANSI) - Life Science by the Ministry of Natural Resources and as an Environmentally Sensitive AREA (ESA) by TRCA.

TRCA has noted that the site plan drawing shows the replacement septic system located within the Regulated Area and advised that the proposed septic system will require a permit under Ontario Regulation 166/06.

Although the proposed new home and garage appear to be located outside of the Regulated Area as noted on digital mapping, TRCA has requested field verification of the long-term stable top-of-slope to determine the extent of the Regulated Area as it affects the property. TRCA indicated it could not support the site plan application until the following material had been submitted and reviewed by TRCA:

1. A slope stability report / brief prepared by a qualified professional which outlines the location of the long-term top-of-slope;
2. Revised Site Plan drawings to include the long-term-stable slope line and setback distances between the proposed works and the stable slope line; and,
3. A Landscape Restoration Plan which will provide restoration plantings along the existing slope lines to be composed of native, non-invasive species and notes for the management /removal of existing invasive plant species within the area of restoration.

The applicant submitted the requested information to TRCA to resolve these issues. In a letter dated February 6, 2009, TRCA has indicated no objection to the approval of the Site Plan Application DA.08.096, subject to the applicant submitted a detailed species composition list for the proposed seed mix noted in the Restoration Plan or providing a suitable alternative mix composed of native, non-invasive species and that the applicant successfully obtain a permit under the Ontario Regulation 166.06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for the proposed works within the TRCA Regulated Area. The permit application has been submitted to TRCA and is under review. Prior to the execution of

the Site Plan Letter of Undertaking for the subject lands, TRCA shall provide the Development Planning Department with confirmation that TRCA has no concerns with the final site plan approval.

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachments #2, #3, #4, #5 and #6 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 proposed single detached residential dwelling on the subject lands 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. Once in receipt of confirmation from TRCA that it has no further concerns, and the applicant has obtained approval from the Committee of Adjustment for the required variances for the detached garage, the Development Planning Department will advise the Building Standards Department that the site plan has been approved.

Attachments

1. Location Map
2. Site Plan
3. Front Elevation
4. Side Elevations
5. Rear Elevation
6. Detached Garage Elevations

Report prepared by:

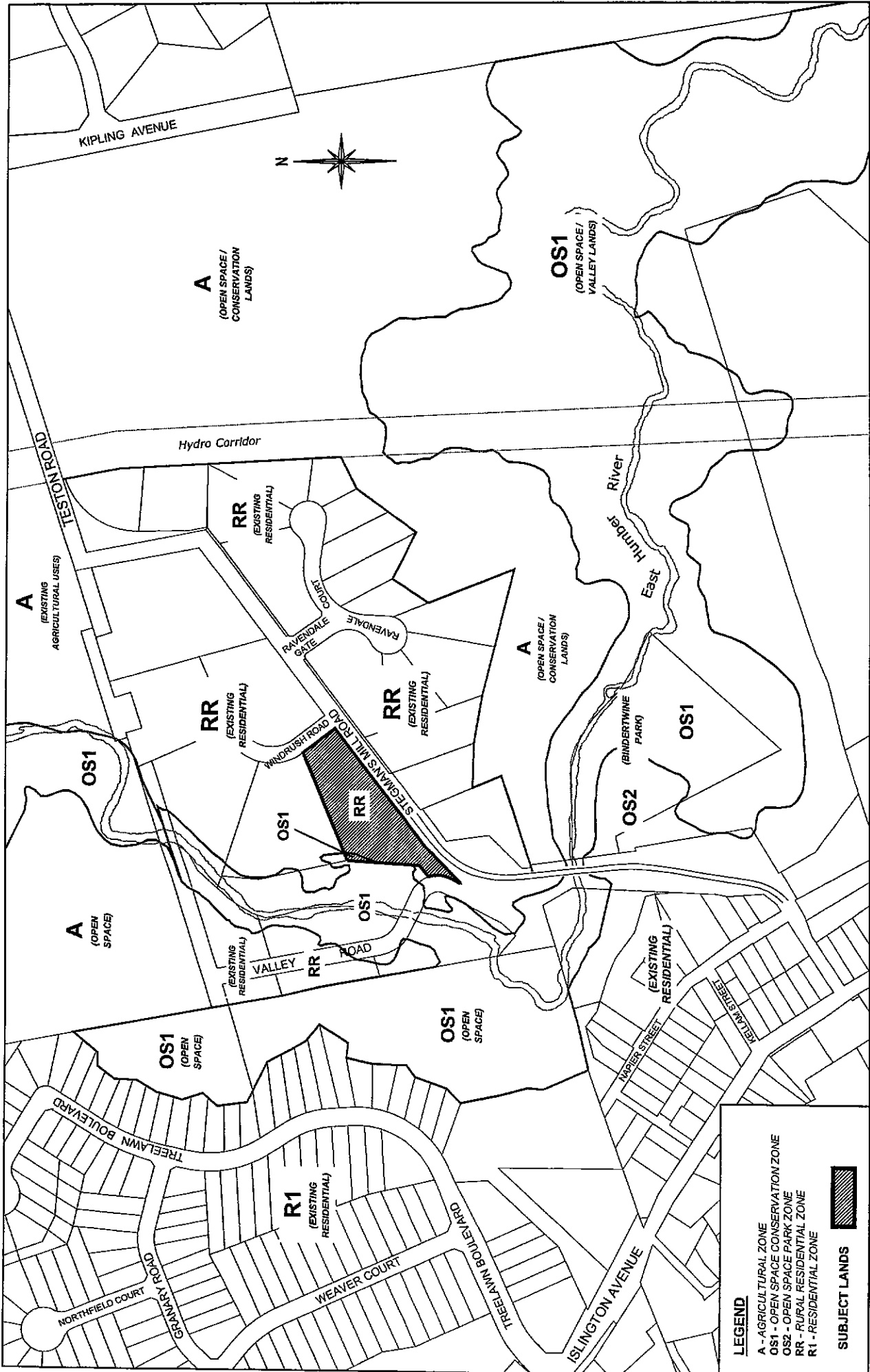
Laura Janotta, Planner, ext. 8634
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Attachment 1



The City Above Toronto

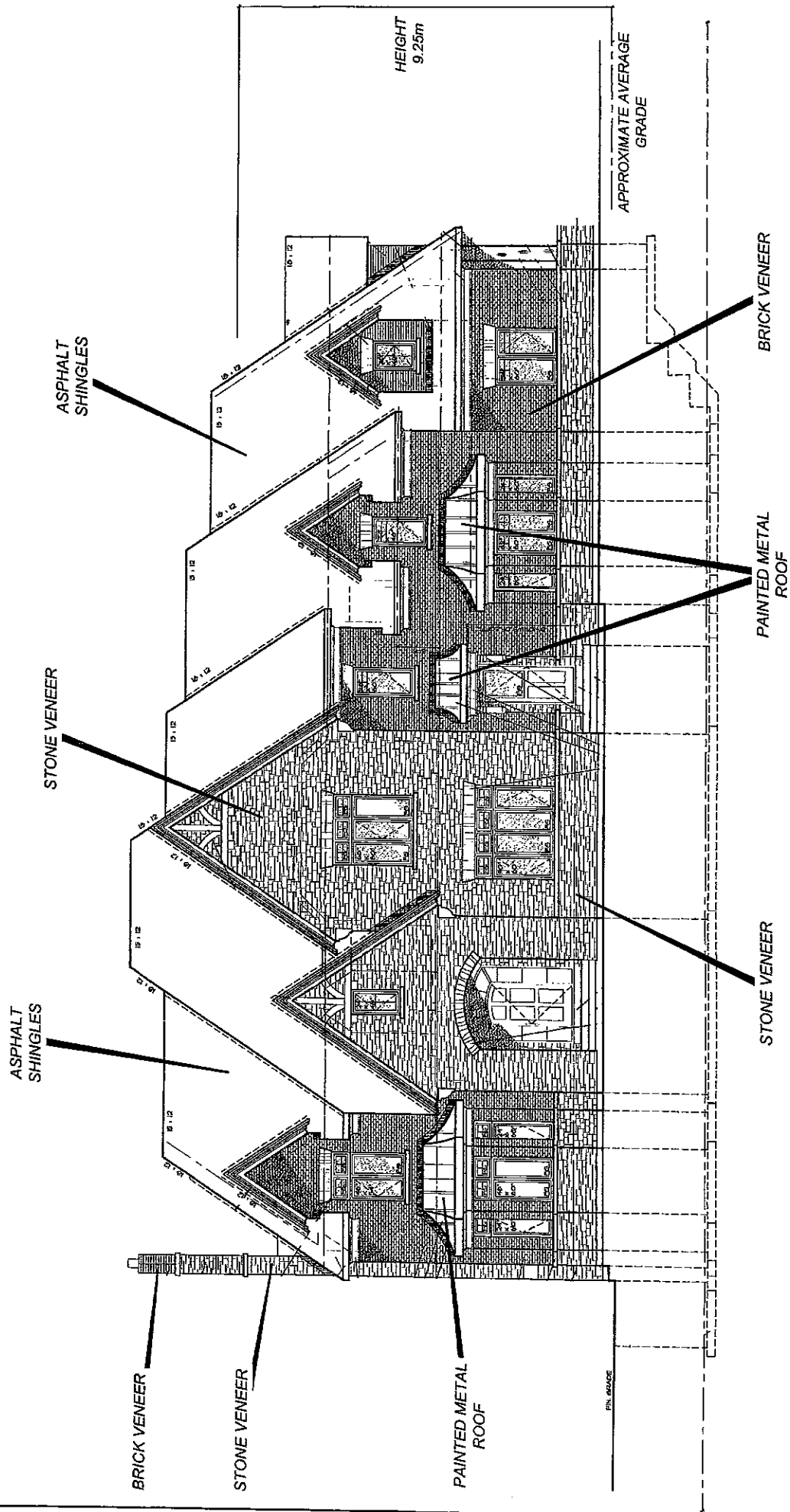
Development Planning Department

Location Map

Part of Lot 25,
Concession 8

APPLICANT:
DARREN MCNAIR

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Front Elevation

Part of Lot 25,
Concession 8

APPLICANT:
DARREN MCNAIR

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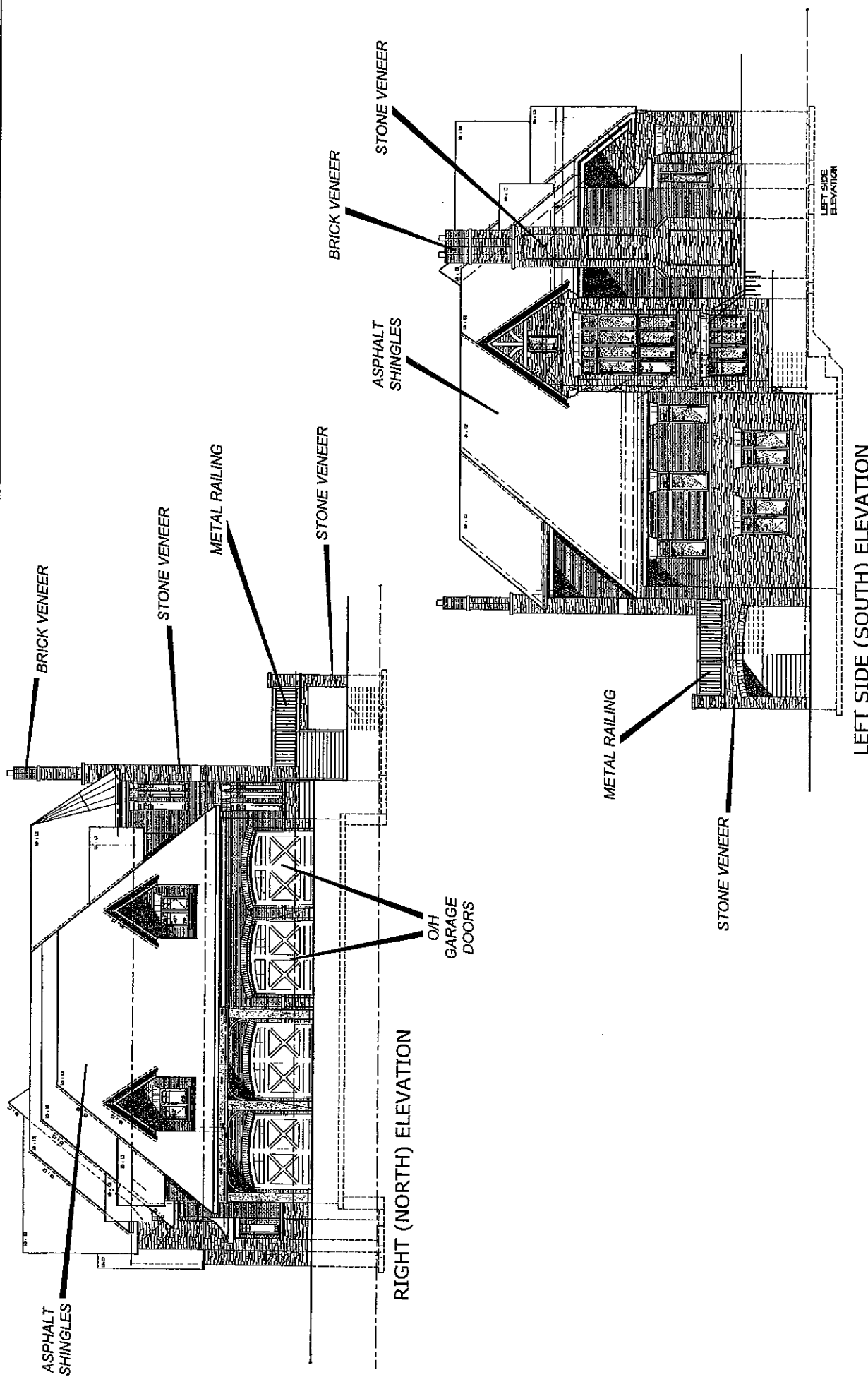
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Development Planning Department

Attachment 3

FILE No.:
DA.08.096

Not to Scale
March 3, 2009



Side Elevations

Part of Lot 25,
Concession 8

APPLICANT:
DARREN MCNAIR

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Development Planning Department

