



**CITY OF VAUGHAN**

**HERITAGE VAUGHAN COMMITTEE**

**ADDENDUM #2**

**Committee Rooms 244  
2<sup>nd</sup> Floor  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario**

**April 18, 2012**

**7:00 p.m.**

- 
- 1. Revised Recommendation for Item 1 on Agenda – 86, 92 AND 96 WOODBRIDGE AVE., NEW CONSTRUCTION WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT –WARD 2**
  - 2. New Item (Item 6) 150 BROOKE STREET PROPOSED REVISION TO HERITAGE PERMIT – WARD 5**
  - 3. Revised Recommendation for Item 4 on Agenda – 54 NAPIER STREET, PROPOSED NEW CONSTRUCTION – WARD 1**
  - 4. New Item (Item 7) –197 WOODBRIDGE AVENUE , UPDATE FROM STAFF**

## **HERITAGE VAUGHAN COMMITTEE - APRIL 18, 2012**

### **1. REVISED RECOMMENDATION - 86, 92 AND 96 WOODBRIDGE AVE., NEW CONSTRUCTION WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT – WARD 2**

#### **Recommendation**

Cultural Services recommends Heritage Vaughan consider the following REVISED RECOMMENDATION:

1. That Heritage Vaughan receive the drawings as presented for the new construction at 86-96 Woodbridge Avenue as submitted; and
2. That Heritage Vaughan consider the request for demolition of the 1920-1950 former Barber Shop structure located at 96 Woodbridge Avenue and review the architectural and historical information contained in this report; and
3. That should Heritage Vaughan concur with the revised “issues list” as presented at the April 18, 2012 meeting, relating to the proposed new development and found in the below recommendation, that it recommend the following:
  - That the applicant/architect work with Cultural Services staff to finalize the elevations of the proposed development as follows:
    - That the proposed windows be redesigned to reflect a traditional window style as discussed in a meeting with staff on April 13 ,2012, and presented at the Heritage Vaughan meeting of April 18, 2012.
    - That the commercial storefront underneath the building’s proposed colonnade be re-designed in accordance with the Woodbridge HCD Design Guidelines and be inspired by a traditional type commercial storefront ( i.e. in position, configuration and layout of storefront elements including windows, entry feature and signage) for Culture staff’s review and approval.
    - That the proposed development be revised so that the ground level sits on the street, flush with the sidewalk or if not permitted by TRCA due to it being within the floodplain, provide correspondence from TRCA that identifies the Authority’s refusal to permit the ground level flush with the sidewalk.
    - That the large access to rear parking off of Woodbridge Ave be designed to minimize and reduce the impact of this large cutout driveway feature on the streetscape and introduce architectural detailing that is consistent with the overall design of the building.
    - That the applicant submit revised elevation drawings of all elevations, as well as a site plan, roof plan and landscaping plan, for staff approval and for a future Heritage Permit application.
    - That all materials, colours and specifications must be in keeping with the Woodbridge HCD Plan, and be submitted to Cultural Services for review when known to the applicant for final approval.
4. Should staff require further review of the proposed elevations by Heritage Vaughan committee, that the proposal be brought back to the Committee at a future meeting.

### Background

Staff and the applicant met on April 13, 2012 to discuss the proposed elevation drawings. The applicant agreed to make a number of changes to the drawings and as a result some of the design issues were resolved. The revised recommendation is for Heritage Vaughan consideration.

## **2. NEW ITEM (ITEM 6) -150 BROOKE STREET PROPOSED REVISION TO HERITAGE PERMIT – WARD 5**

### **Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan receives and considers the presentation by the applicant regarding proposed changes to the previously approved Heritage Permit.

### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, 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**

N/A

### **Communications Plan**

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

### **Purpose**

To receive and consider the presentation by the applicant.

### **Background and Analysis**

#### Background

The applicant has a Heritage Permit issued in July 2011. In March 2012 a Committee of Adjustment application was circulated for comment in order to deal with changes to the approved permit. This application was reviewed by Heritage Vaughan at their March meeting. The outcome of the meeting was communicated to the Committee of Adjustment in a memorandum dated March 23, 2012 including the following comments:

*The subject property is within the Thornhill Heritage Conservation District and therefore the property is designated Part V under the Ontario Heritage Act. All proposed changes to cultural heritage resources must be reviewed and approved by Cultural Services and Heritage Vaughan Committee through the Heritage Permit process.*

At their meeting of March 21, 2012, the Heritage Vaughan Committee approved the following recommendation regarding the subject Committee of Adjustment application (Please refer to Report No.3 of the Heritage Vaughan Committee to Council attached):

*Heritage Vaughan recommends to Council:*

- 1) *That Heritage Vaughan is not prepared to approve any variances beyond what was approved by Heritage Vaughan in March 2011; and*  
  
*Therefore Heritage Vaughan recommends to the Committee of Adjustment that the variance not be approved;*
- 2) *That the report of Cultural Services, dated March 21, 2012, be received; and*
- 3) *That the following deputations and communications be received:*
  1. *Mr. Matthew Corridore, representing the applicant;*
  2. *Mr. and Mrs. Stan and Marisa Bertoia, neighbour, and Communication C2 and C3, dated March 20, 2012; and*
  3. *Ms. Toby Hahn, applicant.*

The applicant has requested to be included in the April Heritage Vaughan meeting upon revising the drawings and meetings with the local residents. The revised drawings will be presented at the committee meeting in April by the applicant.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

#### **Regional Implications**

N/A

#### **Conclusion**

Please refer to recommendation section of this report.

#### **Report prepared by**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator, ext. 8115  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services, ext. 8139  
Recreation and Culture Department

**3. REVISED RECOMMENDATION – 54 NAPIER STREET PROPOSED NEW CONSTRUCTION – WARD 1**

**Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan approve the drawings as presented, for the new construction of a single family home at 54 Napier Street with the following conditions:
  - o That the rear covered porch be excluded,
  - o That the chimney encroachment into the sideyard setback be eliminated,
  - o that the driveway width comply with zoning requirements
2. That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
3. The applicant is to be advised that if the design changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, 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**

N/A

**Communications Plan**

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

**Purpose**

To review the report and provide a recommendation on the item.

**Background and Analysis**

**Analysis**

The information in this addendum has been provided by the applicant in response to concerns raised as a result of an initial zoning review. If further changes occur as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

### **Regional Implications**

N/A

### **Conclusion**

Please refer to recommendation section of this report.

### **Report prepared by:**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator ext. 8115  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services, ext. 8139  
Recreation and Culture Department

**Attachments**



**Note:** All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

**WEST ELEVATION** 3/16" = 1'0"

**REVISIONS:**

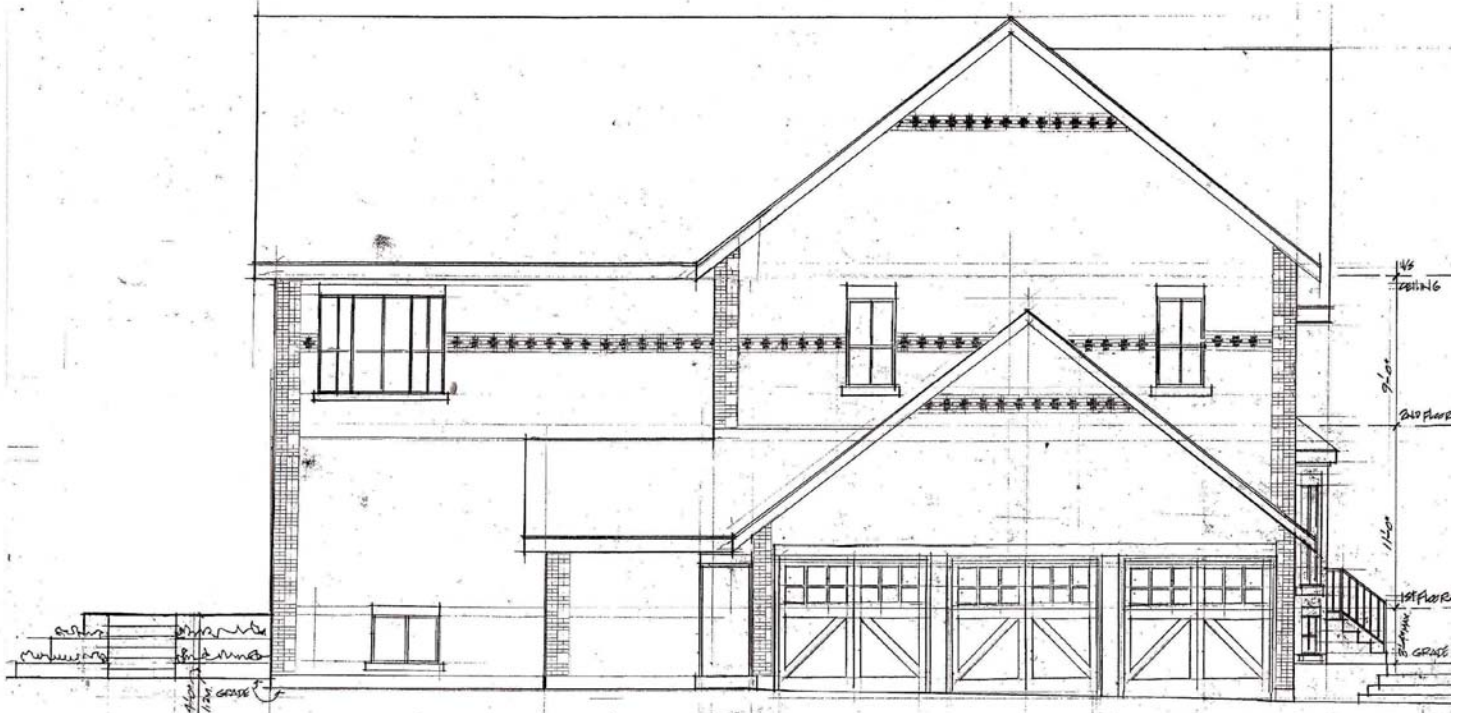
NO.	DATE	DETAILS
1.	MAR. 30, 2012	REMOVE PERGOLA ROOF & COLUMNS

**54 NAPIER ST-KLEINBERG**

Ferdinand Wagner *Architect*

450 Lyndebrock Rd, Whitby, On L1P-2A3  
 Tel: (416) 833-5577  
 Email: ferdinand@ferw.com

Date:  
 Drawn by: Chk'd by:  
 Scale: As noted Dwg No:  
 Proj. No: **A7**



Note: All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

SOUTH ELEVATION 3/16" = 1'-0"

REVISIONS		
NO.	DATE	DETAILS
1	MAR-30, 2012	REMOVE BEAR PORED ROOF & COLUMNS.

54 NAPIER ST-KLEINBERG

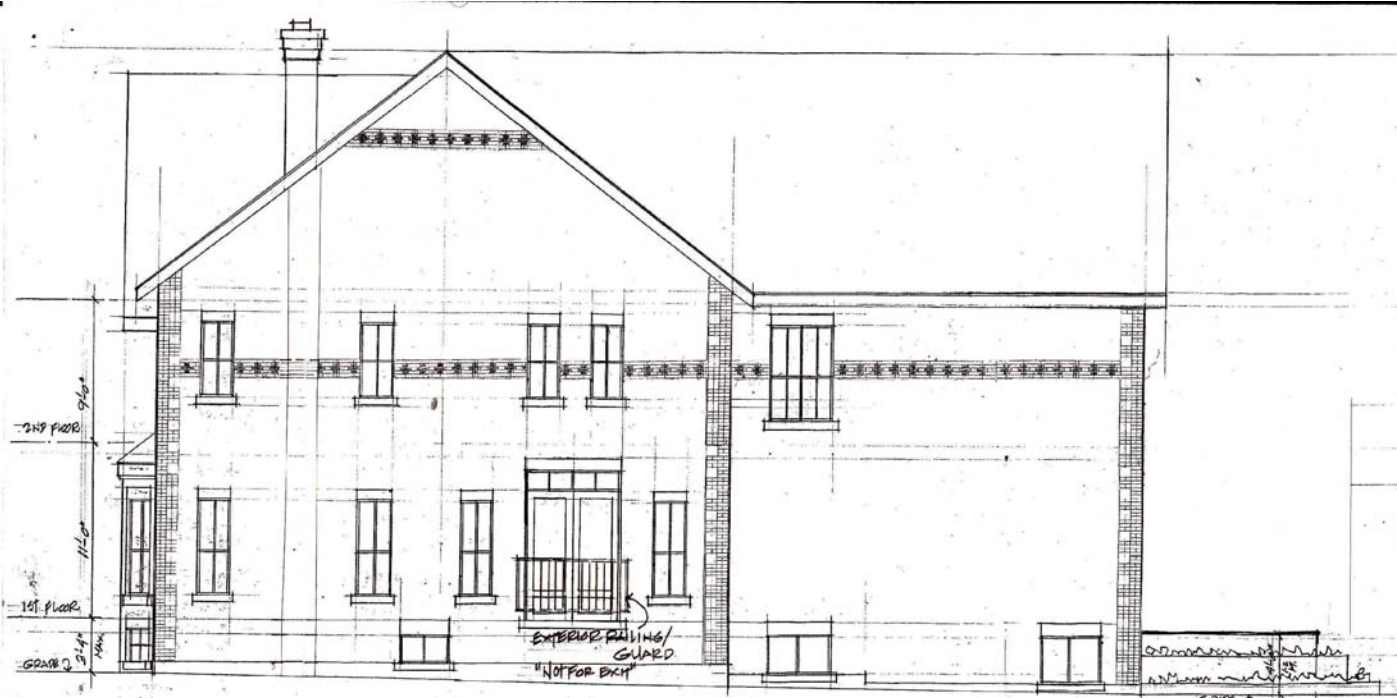
Ferdinand Wagner *Architect*

400 Lyndbrook Rd. Whitby, On. L1P-2A3  
 Tel: (416) 833-5677  
 Email: ferdinand.wagner@vaughan.ca

Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_ CM'd by: \_\_\_\_\_  
 Scale: As noted Dwg No: \_\_\_\_\_  
 Proj No: \_\_\_\_\_

A6





NORTH ELEVATION 3/16" = 1'-0"

**Note:** All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

REVISIONS:

NO.	DATE	DETAILS
1.	MAR. 30/2012	REVISE REAR PORCH ROOF & COLUMNS & REVISE CHIMNEY PLASTER
2.	MAR. 30/2012	NOTE EXTERIOR RAINING/GUARD @ DOUBLE DOORS

54 NAPIER ST-KLEINBERG

Ferdinand Wagner *Architect*

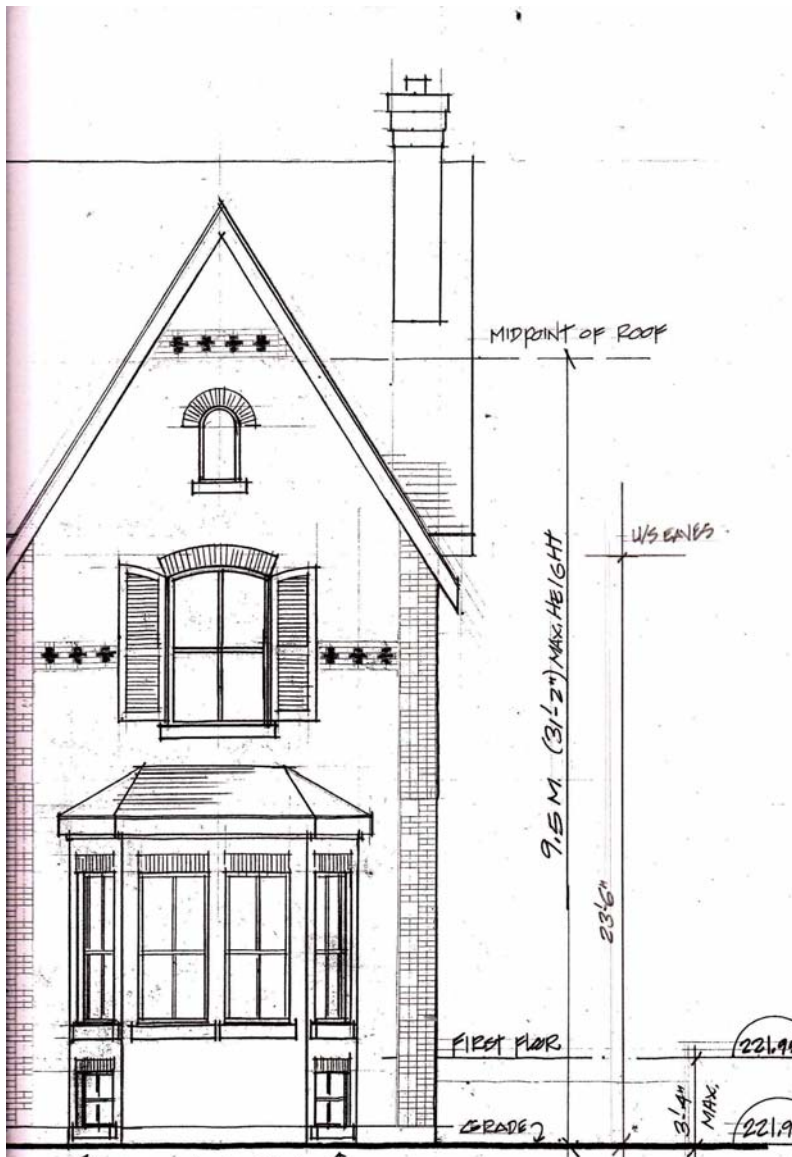
450 Lynbrook Rd. Wilby, On. L1P-2A3  
Tel: (416) 833-5677  
Email: ferninand.wagner@ymail.com

Date: \_\_\_\_\_

Drawn by: \_\_\_\_\_ Chk'd by: \_\_\_\_\_

Scale: As noted Draw No: \_\_\_\_\_

Proj No: \_\_\_\_\_ **A8**



PLANT LOW VEGETATION  
 BUSH IN FRONT OF WINDOWS

3/16" = 1'-0"

54 NAPIER ST-KLEINBERG

Ferdinand Wagner Architect

450 Lyndbrook Rd, Whitby, On. L1P-2A3  
 Tel: (416) 833-5677  
 Email: ferdinand.fwa@sympatico.ca

Date:

Drawn by: Chk'd by:

Scale: As noted Dwg No:

Proj.No: **A5**

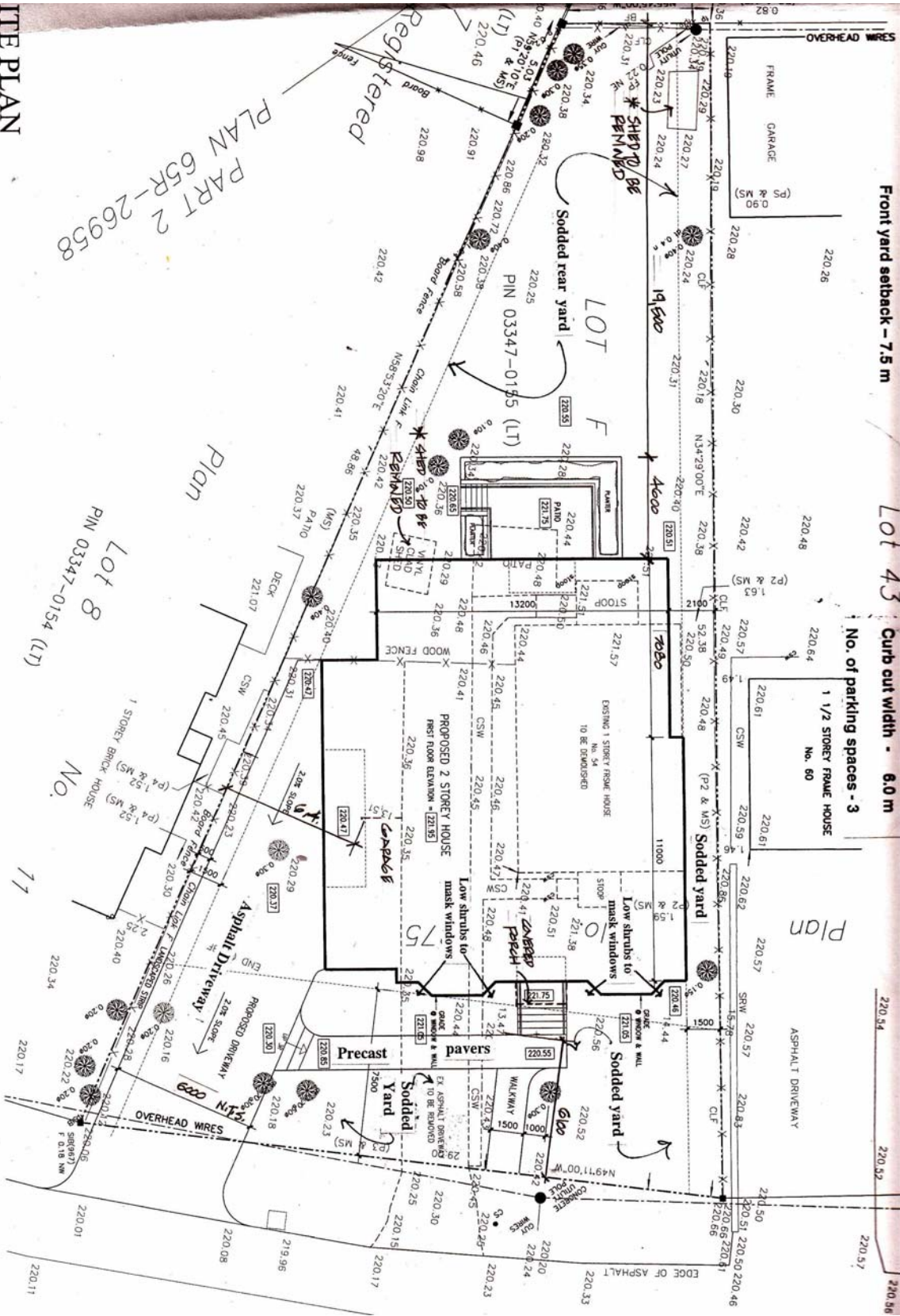
ITE PLAN

SCALE 1:200

PLAN PART 2  
65R-26958

Lot 8  
PIN 03347-0154 (LT)

No. 77



Front yard setback - 7.5 m

Lot 43 Curb out width - 6.0 m

No. of parking spaces - 3

1 1/2 STOREY FRAME HOUSE  
No. 60

Plan

ASPHALT DRIVEWAY

EDGE OF ASPHALT

CONCRETE

WALKWAY

CLF

SRW

CSW

WOOD FENCE

EXISTING 1 STOREY FRAME HOUSE

10 BE DEMOLISHED

PROPOSED 2 STOREY HOUSE

FIRST FLOOR ELEVATION - [E21.95]

PROPOSED DRIVEWAY

2.0% SLOPE

ASPHALT DRIVEWAY

PROPOSED DRIVEWAY

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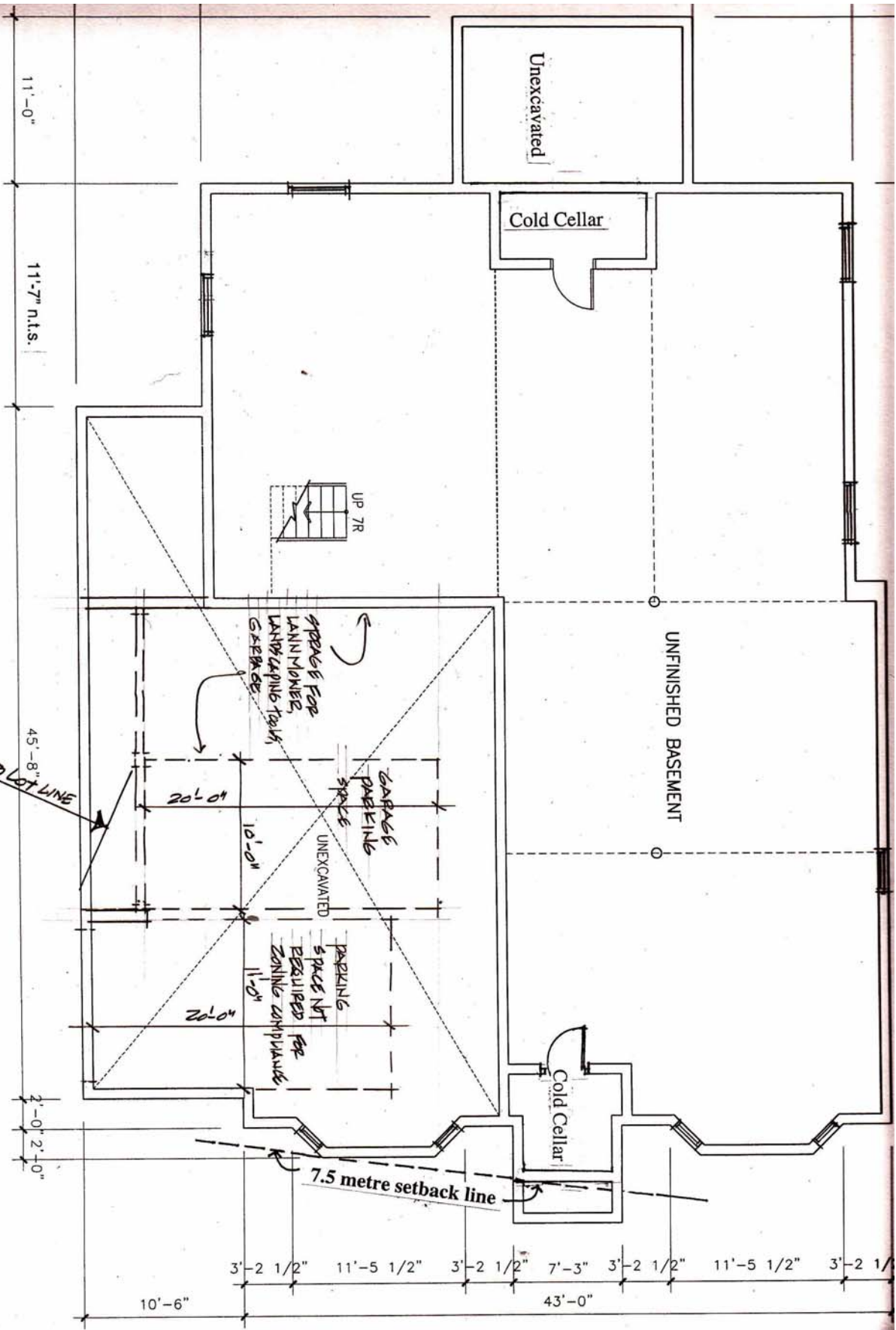
2.0% SLOPE

ASPHALT DRIVEWAY

PROPOSED DRIVEWAY

SEMENT PLAN

1/8"=1'-0"



6.4M. TO LOT LINE

7.5 metre setback line

10'-6" 3'-2 1/2" 11'-5 1/2" 3'-2 1/2" 7'-3" 3'-2 1/2" 11'-5 1/2" 3'-2 1/2" 43'-0"

11'-0"

11'-7" n.t.s.

45'-8"

2'-0" 2'-10"