

**COMMITTEE OF THE WHOLE JUNE 23, 2009**

**SITE DEVELOPMENT FILE DA.08.070  
VINCE CARLINI  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations shown on Attachments #3, #4, #5 and #6 for Site Development File DA.08.070 (Vince Carlini) BE APPROVED, to facilitate development of the site in accordance with Heritage Permit HP.2008.023.01, including the proposed changes to the garage door, to the satisfaction of the Vaughan Development Planning Department, in consultation with the Vaughan Cultural Services Division.
2. THAT the required variance shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

**Contribution to Sustainability**

The applicant has advised that the following sustainable features will be incorporated into the building design:

- i) spray foam all window and door openings;
- ii) spray foam insulation in garage;
- iii) insulated concrete in the basement;
- iv) tankless hot water system;
- v) low-E windows and doors; and,
- vi) high efficient furnace and air conditioning.

**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 #3, #4, #5 and #6) for Site Development File DA.08.070 on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 2-storey, 418.8 m<sup>2</sup> single-detached residential dwelling unit, 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 new single detached residential 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 0.09 ha subject lands are located north of Nashville Road, east of Islington Ave, and municipally known as 15 John Street, in Part of Lot 24, Concession 8, City of Vaughan, as shown on Attachments #1 and #2.

#### 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, subject to Exception 9(41), which permits a single-detached dwelling. The proposal conforms to the Official Plan.

With respect to the zoning, the applicant must obtain approval of a variance from the Vaughan Committee of Adjustment for the encroachment of the dwelling into the westerly interior side yard. The applicant is proposing an interior side yard of 0.6 m, whereas By-law 1-88 requires a minimum 1.5 m interior side yard. The 0.6 m interior side yard occurs for approximately half the depth of the proposed one-storey garage, and accordingly, the Development Planning Department has no objections to the proposed variance. The variance must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking.

#### Site Plan Review/Heritage Vaughan Committee

The Vaughan Cultural Services Division reviewed a site plan and elevations for the detached dwelling unit with respect to Heritage Clearance Approval and Heritage Permit HP-2008.023 and approved the application on October 29, 2008. However, since then the applicant made significant revisions to the original design approved by Heritage Vaughan, which are summarized as follows:

- i) front elevation: the garage doors were changed from two single bay doors to one large garage door;
- ii) a larger garage is proposed which is not reflected in the elevations;
- iii) rear elevation: a chimney was added, the windows slightly relocated, and the proposed deck was made larger and extended further into the rear yard;
- iv) the lot coverage was increased from 28.03% to 28.37%; and,
- v) the building height was increased from 8.58 m to 8.68 m.

Given these changes, the Cultural Services Division recommended that the revised site plan and building elevations be reconsidered by Heritage Vaughan. On May 20, 2009, Heritage Vaughan considered and approved the revised site plan as shown on Attachment #3, and the elevations shown on Attachments #4, #5 and #6, and adopted the following recommendation:

"That Heritage Vaughan recommends approval of the submitted application for revised Heritage Permit HP.2008.023.01 as per the revised drawings presented and with the substitution of the garage door concept sketch of May 6, 2009 showing options for the material to be used in the garage door head."

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachments #3, #4, #5 and #6, are consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Study and Plan. The final garage door must reflect the concept sketch approved by Heritage Vaughan on May 6, 2009 (Attachment #7)

to the satisfaction of the Development Planning Department in consultation with the Cultural Services Division.

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

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 in the Kleinburg-Nashville Heritage Conservation District, and can support the approval of the Site Development Application, in accordance with the recommendations in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Front (West) Elevation
5. Side (North & South) Elevation
6. Rear (East) Elevation
7. Approved Concept Sketch of Revised Garage by Heritage Vaughan

**Report prepared by:**

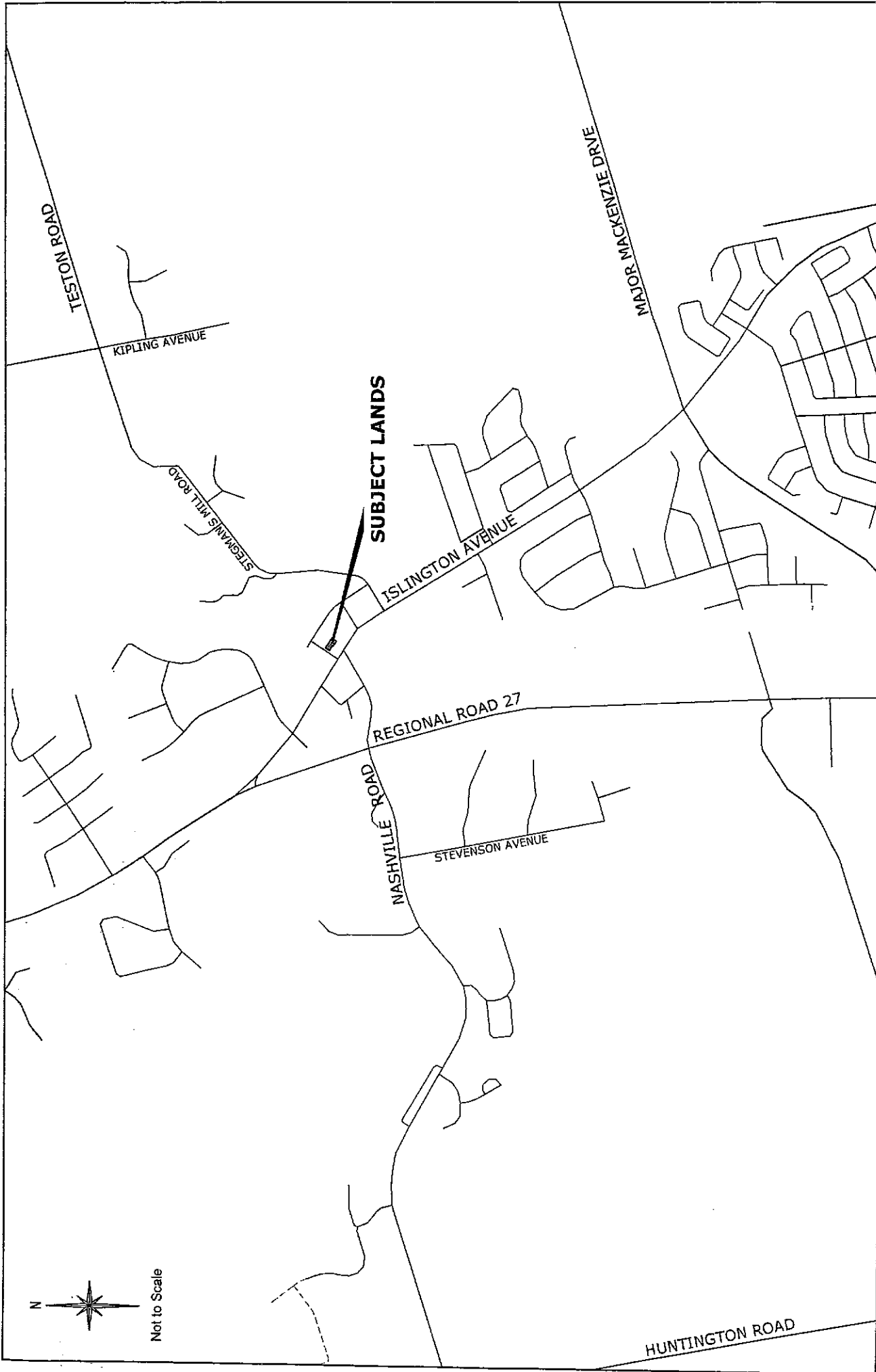
Mary Serino, Planner 1, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



# Context Location Map

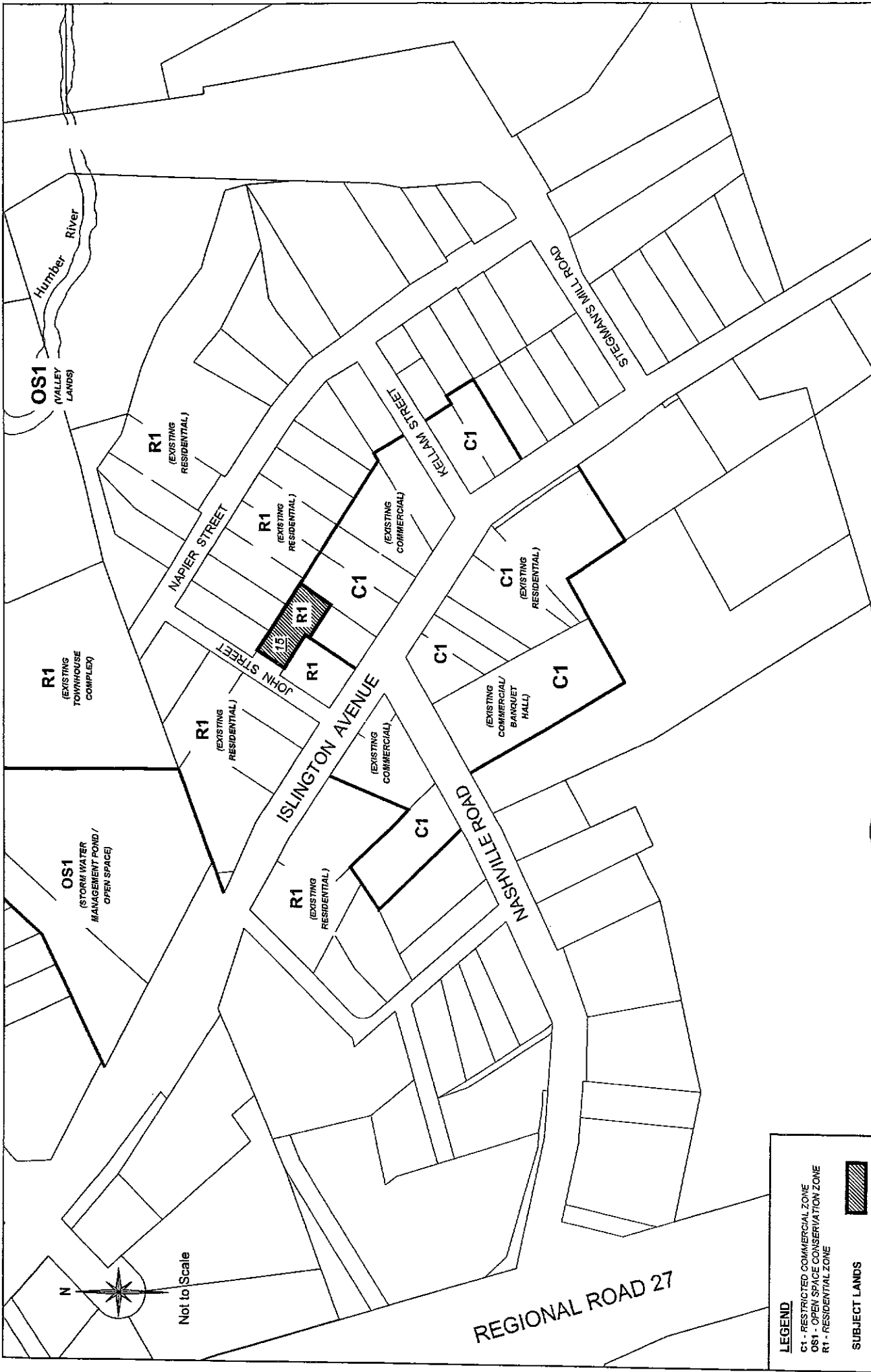
Part of Lot 24,  
Concession 8  
Applicant:  
**VINCE CARLINI**  
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Development Planning Department

# Attachment 1

File:  
DA.08.070  
Date:  
May 20, 2009



**LEGEND**

- C1 - RESTRICTED COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE

**SUBJECT LANDS**

SUBJECT LANDS

# Location Map

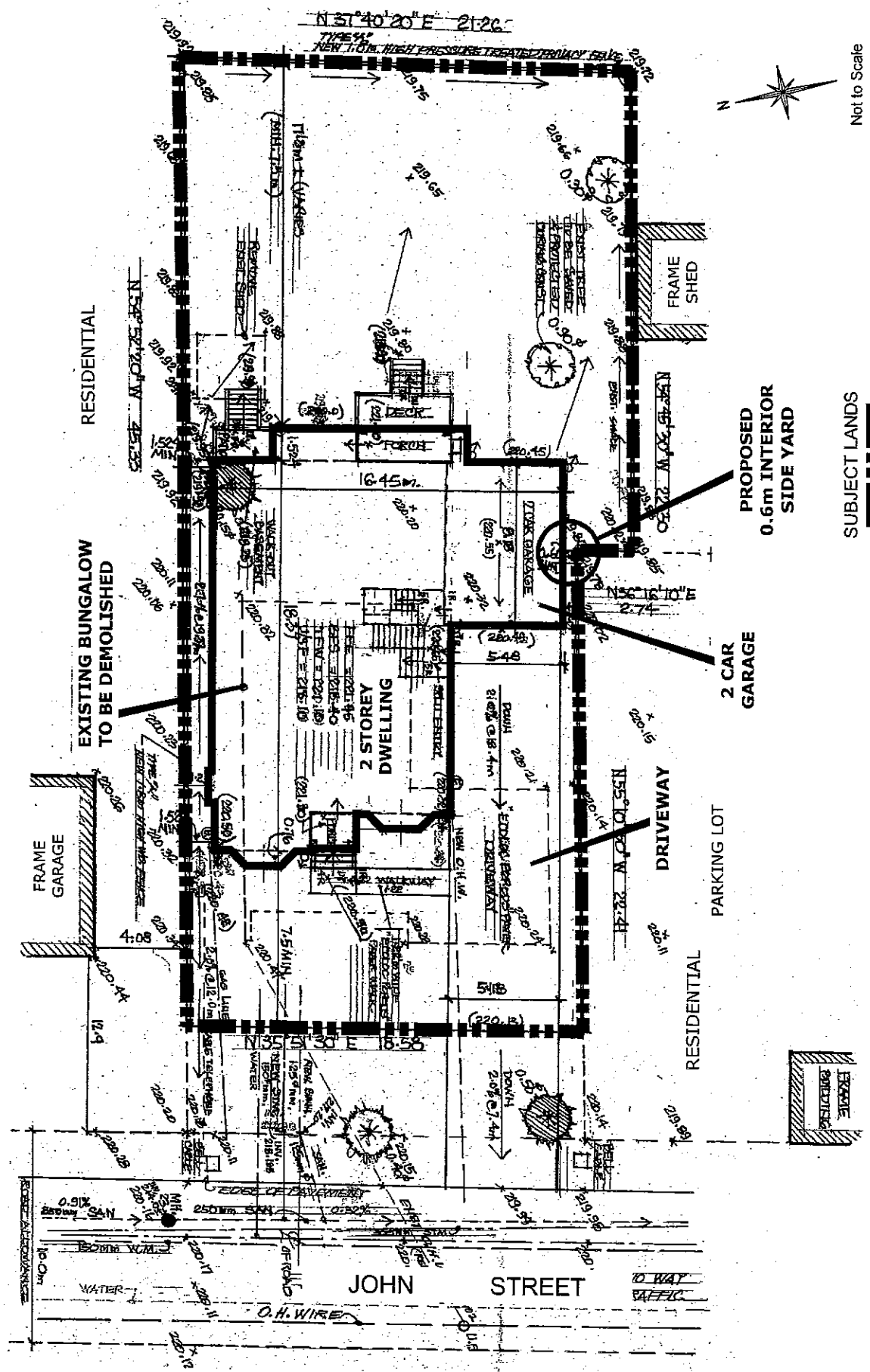
Part of Lot 24,  
Concession 8  
Applicant:  
**VINCE CARLINI**  
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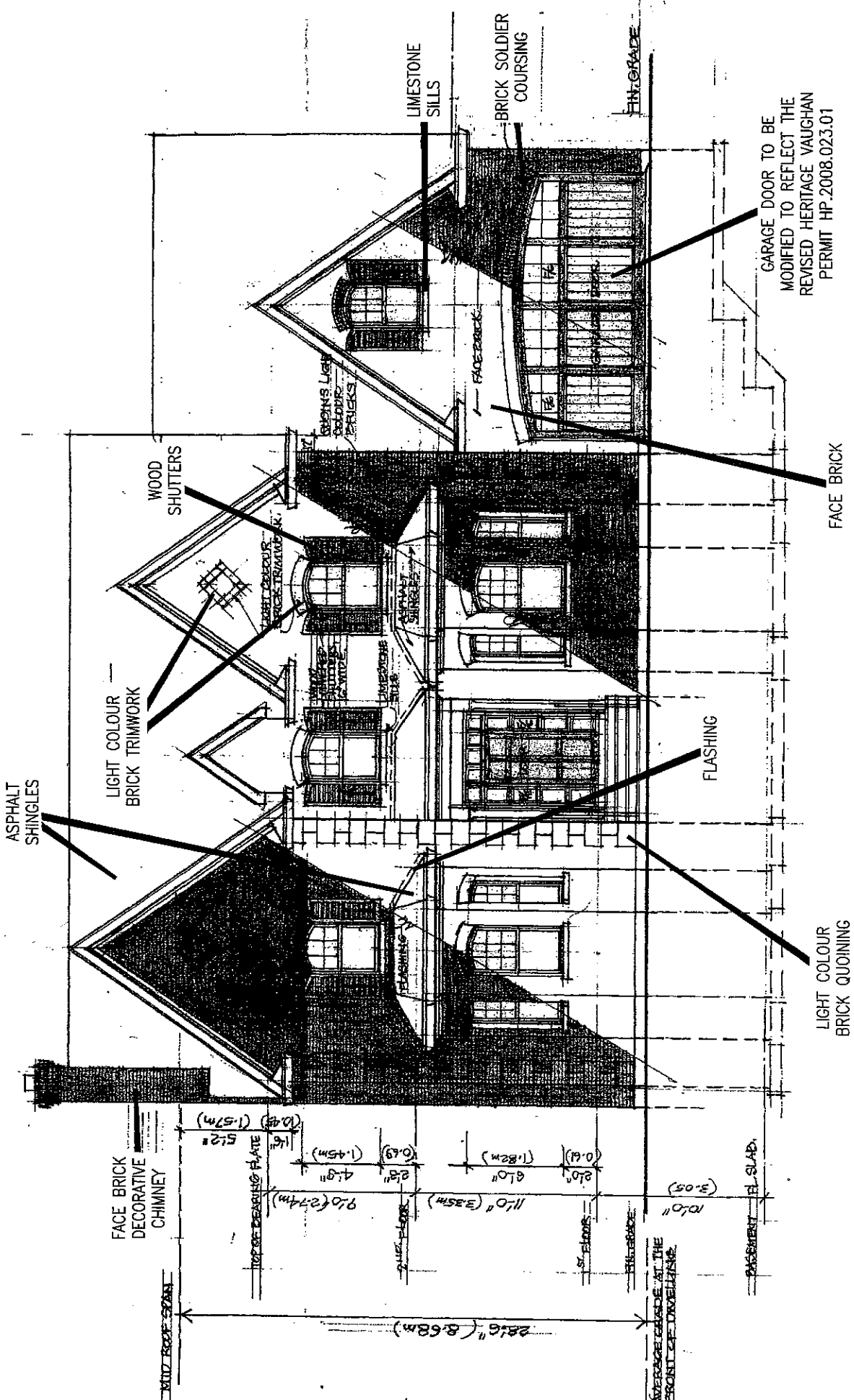
Development Planning Department

File: DA.08.070  
Date: May 20, 2009

File: DA.08.070  
Date: May 20, 2009



SUBJECT LANDS



Not to Scale

# Attachment 4

File: DA.08.070  
 Date: May 20, 2009



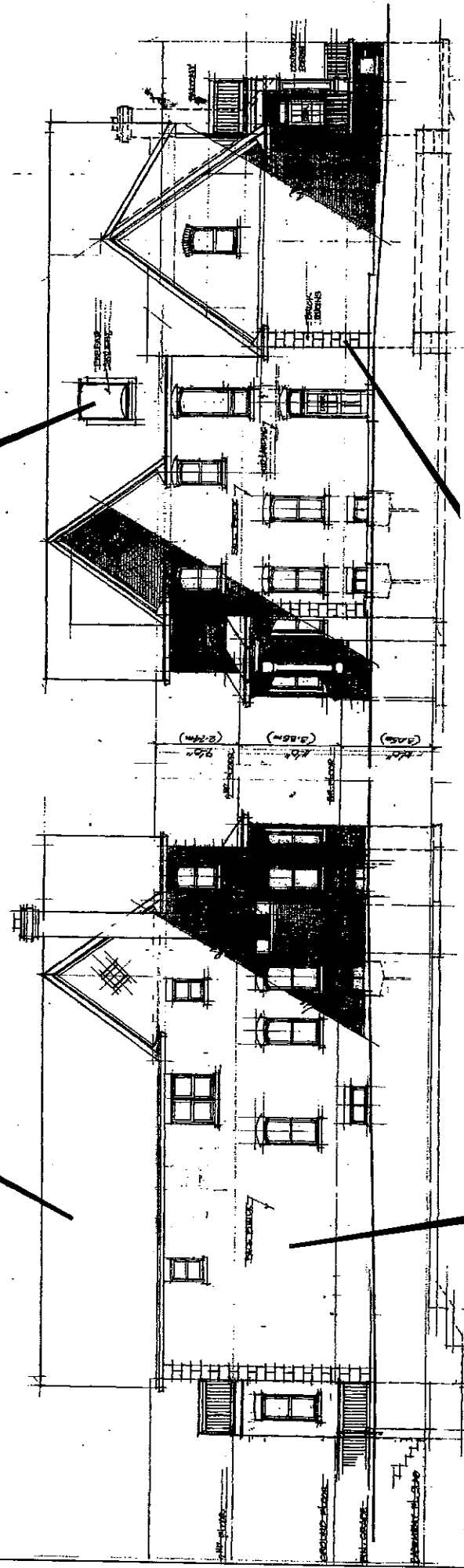
Development Planning Department

## Front (West) Elevation

Part of Lot 24,  
 Concession 8  
 Applicant:  
 VINCE CARLINI  
 N:\DFTY ATTACHMENTS\DA\va.08.070a.dwg

ASPHALT  
SHINGLES

PRE-FAB  
SKYLIGHT



FACE BRICK

LIGHT COLOUR  
BRICK QUOINING

LEFT SIDE ELEVATION (NORTH)

RIGHT SIDE ELEVATION (SOUTH)

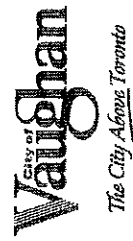
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# Side (North & South) Elevation

Part of Lot 24,  
Concession 8

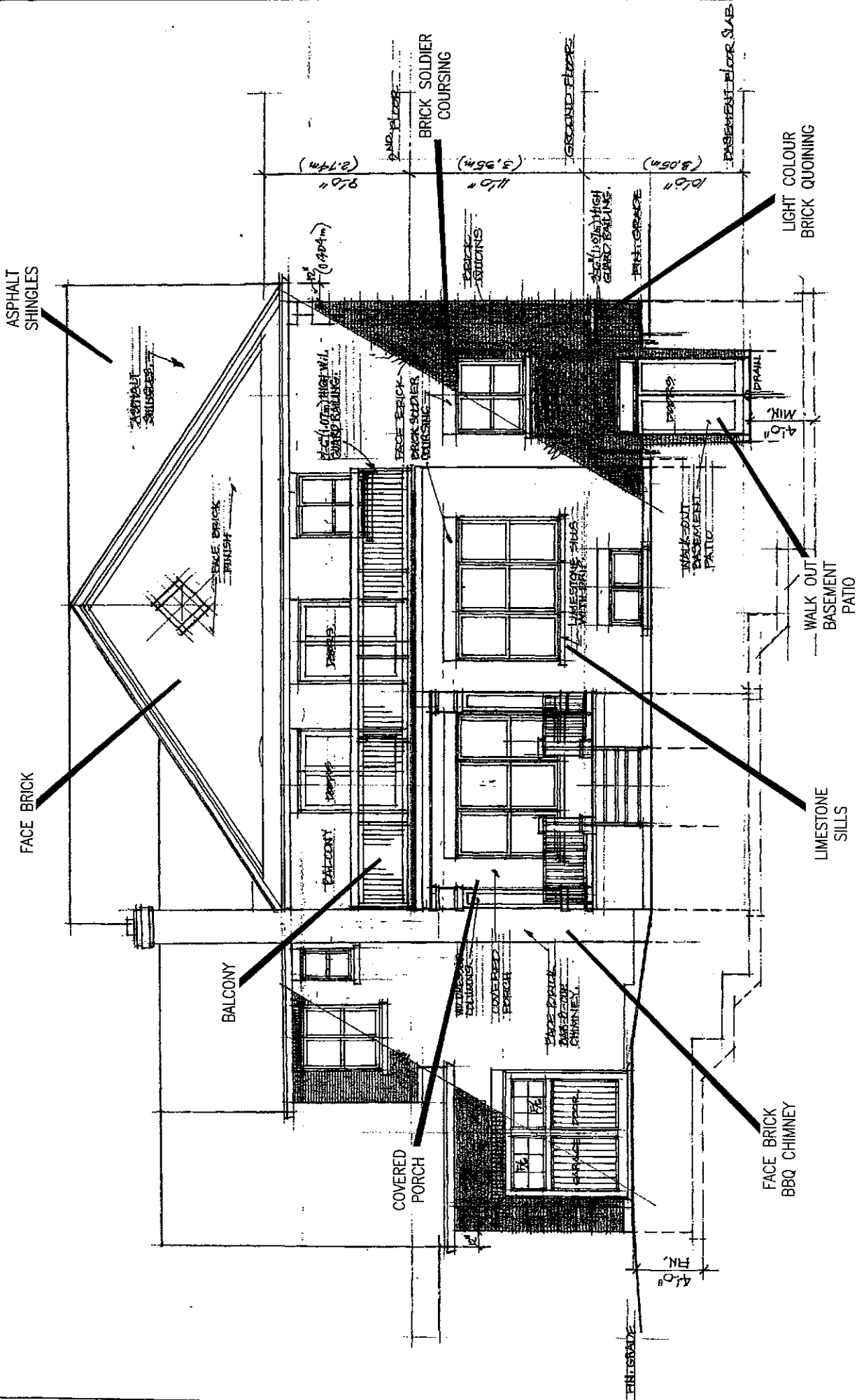
Applicant:  
VINCE CARLINI

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Development Planning Department





Not to Scale

# Rear (East) Elevation

Part of Lot 24,  
Concession 8  
Applicant:  
**VINCE CARLANI**  
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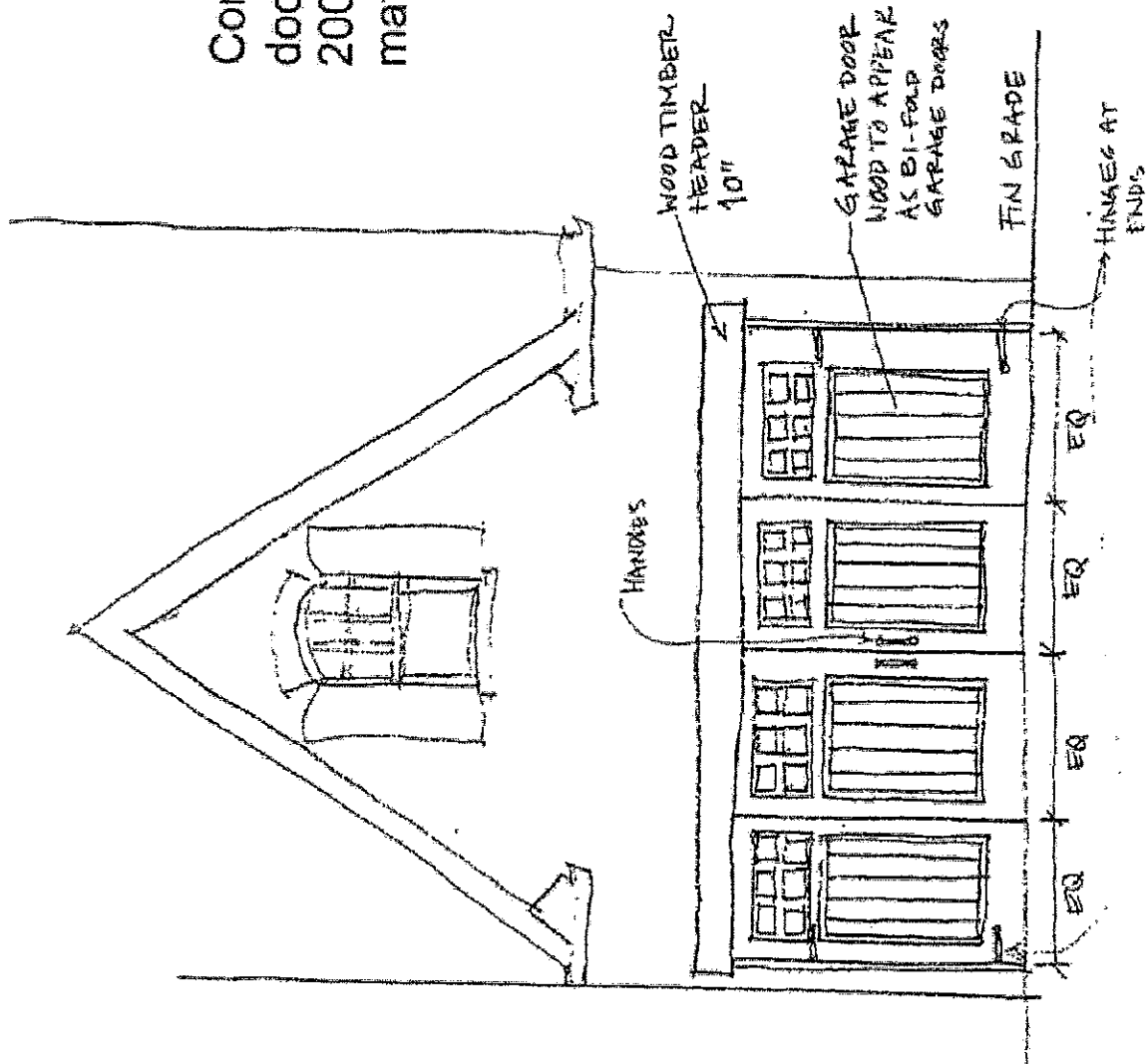


Development Planning Department

# Attachment 6

File: DA.06.070  
Date: May 20, 2009

Concept sketch of revised garage door opening and door style (May 6, 2009). Options for garage header material: wood, precast concrete.



Not to Scale

## Approved Concept Sketch of Revised Garage by Heritage Vaughan

Applicant:  
VINCE CARLINI  
Part of Lot 24,  
Concession 8  
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Development Planning Department