

COMMITTEE OF THE WHOLE JUNE 19, 2012

**SITE DEVELOPMENT FILE DA.12.011
MARCELO CUENCA & DORIS SAAVEDRA-CUENCA
WARD 1 – VICINITY OF ISLINGTON AVENUE AND KELLAM STREET**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.011 (Marcelo Cuenca & Doris Saavedra-Cuenca) BE APPROVED, to permit a 2-storey single-detached dwelling as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that prior to final approval:
 - i) the final site plan and building elevations shall be approved by the Vaughan Development Planning Department and Vaughan Recreation and Culture Department (Cultural Services Division), in accordance with the recommendations from the April 18, 2012, Heritage Vaughan Committee report, which was approved by Vaughan Council on May 29, 2012; and,
 - ii) the final grading, servicing and stormwater management plans shall be approved by the Vaughan Development/Transportation Engineering Department.

Contribution to Sustainability

The Owner advises that the following sustainable features will be included for the proposed development:

- i) EnergyStar qualified high efficiency furnace with a heat recovery ventilation system;
- ii) EnergyStar qualified equipment for the water heater with a drainwater heat recovery system power pipe;
- iii) double paned, single hung and casement low emittance and argon u-value 1.8 windows; and,
- iv) low flush toilets.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of a 2-storey (431.52 m²) detached residential dwelling, as shown on Attachments #3 to #7 inclusive, on the subject lands shown on Attachments #1 and #2, which are located within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis and Options

Location

The 926.42 m² subject lands are located at 54 Napier Street, being Lot F on Registered Plan 275, City of Vaughan, as shown on Attachments #1 and #2.

Heritage Conservation District

On January 29, 2007, Vaughan Council approved the recommendation of the Commissioner of Planning to require Site Plan Control for the development (i.e., construction) of new detached dwelling units on lands that are located within the Kleinburg-Nashville Heritage Conservation District and that are not within a recent 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 residential dwelling units.

Official Plan and Zoning

The subject lands are designated "Village Residential" by in-effect OPA #601 (Kleinburg-Nashville Community Plan), as amended by in-effect OPA #633. The subject lands are designated "Low-Rise Residential/Village Residential" by the new City of Vaughan Official Plan 2010 (Volume 2, Section 12.4), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012), and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, which permits detached dwellings. The proposed development conforms to Zoning By-law 1-88.

Site Plan Review

The subject lands are designated under *Part V* of the Ontario Heritage Act. The Vaughan Recreation and Culture Department (Cultural Services Division) has reviewed the proposed site plan and building elevations for the dwelling, with respect to providing Heritage Clearance Approval and issuing a Heritage Permit for the construction of the new detached dwelling unit and the demolition of the existing detached dwelling. The proposed dwelling reflects a Victorian Gothic Revival Style as shown on Attachments #4 to #7 inclusive. The proposal was considered at the Heritage Vaughan Committee on April 18, 2012, and the recommendation to approve the proposal, subject to the following conditions, was ratified by Vaughan Council on May 29, 2012:

- "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:
 - that the rear covered porch be excluded;
 - that the chimney encroachment into the sideyard be eliminated; and,
 - that the driveway comply with the zoning requirements.
2. That the Applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
3. That 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 Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.”

The Owner revised the proposal to address Condition #1 above. The Owner must also address Conditions #2 and #3, prior to the issuance of a Heritage Clearance Approval and a Heritage Permit from the Cultural Services Division.

The Vaughan Development/Transportation Engineering Department has reviewed the application and advises that the proposal must address the following:

1. the driveway design on the site plan must be reviewed and the third garage removed as the distance for car manoeuvres is insufficient;
2. the driveway entrance shall have a setback of 1 m clearance from all above-ground services or obstructions;
3. the Owner must arrange for sanitary, storm and water service connections, which are not located on the municipal road allowance to the property line, to be installed by the City, at the Owners’ expense;
4. ensure grading is within a 2% to 5% gradient for the front, side and rear of the lot; and,
5. indicate all easements, drainage swales and downspout locations on the plans.

The Vaughan Development/Transportation Engineering Department has no objections to the proposal provided that revisions to the site plan, site grading, servicing and stormwater management are submitted and addressed to their satisfaction.

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachments #3 to #7, are consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Study and Plan, subject to the applicant satisfying the requirements of Heritage Vaughan and the Cultural Services Division and the Development/Transportation Engineering Department. Revisions to the site plan and building elevations can be addressed at a staff level. A condition to this effect is provided in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The subject lands are not located on a Regional Road, and therefore, there are no Regional implications.

Conclusion

The Vaughan Development Planning Department has reviewed the Site Development File DA.12.011 to permit the development of a 2-storey (431.52 m²) detached residential dwelling on the subject lands shown on Attachments #1 and #2. The application has been reviewed in accordance with OPA #601, the "*Kleinburg-Nashville Heritage Conservation District Study and Plan*", Zoning By-law 1-88, the comments from City Departments, Heritage Vaughan and the area context. The Development Planning Department is satisfied that the proposed development for a detached residential dwelling is appropriate and compatible with the existing and permitted uses in the surrounding area within the Kleinburg-Nashville Heritage Conservation District, subject to addressing the comments from Heritage Vaughan and the Vaughan Development/Transportation Engineering Department. Revisions to the site plan and building elevations can be addressed at

a staff level. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan/Grading Plan
4. East Elevation
5. South Elevation
6. North Elevation
7. West Elevation

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/CM



CITY OF
BRAMPTON



Not to Scale

Context Location Map

Location: Part of Lot 24,
Concession 8

Applicant:
Doris Saavedra-Cuenca & Marcelo Cuenca

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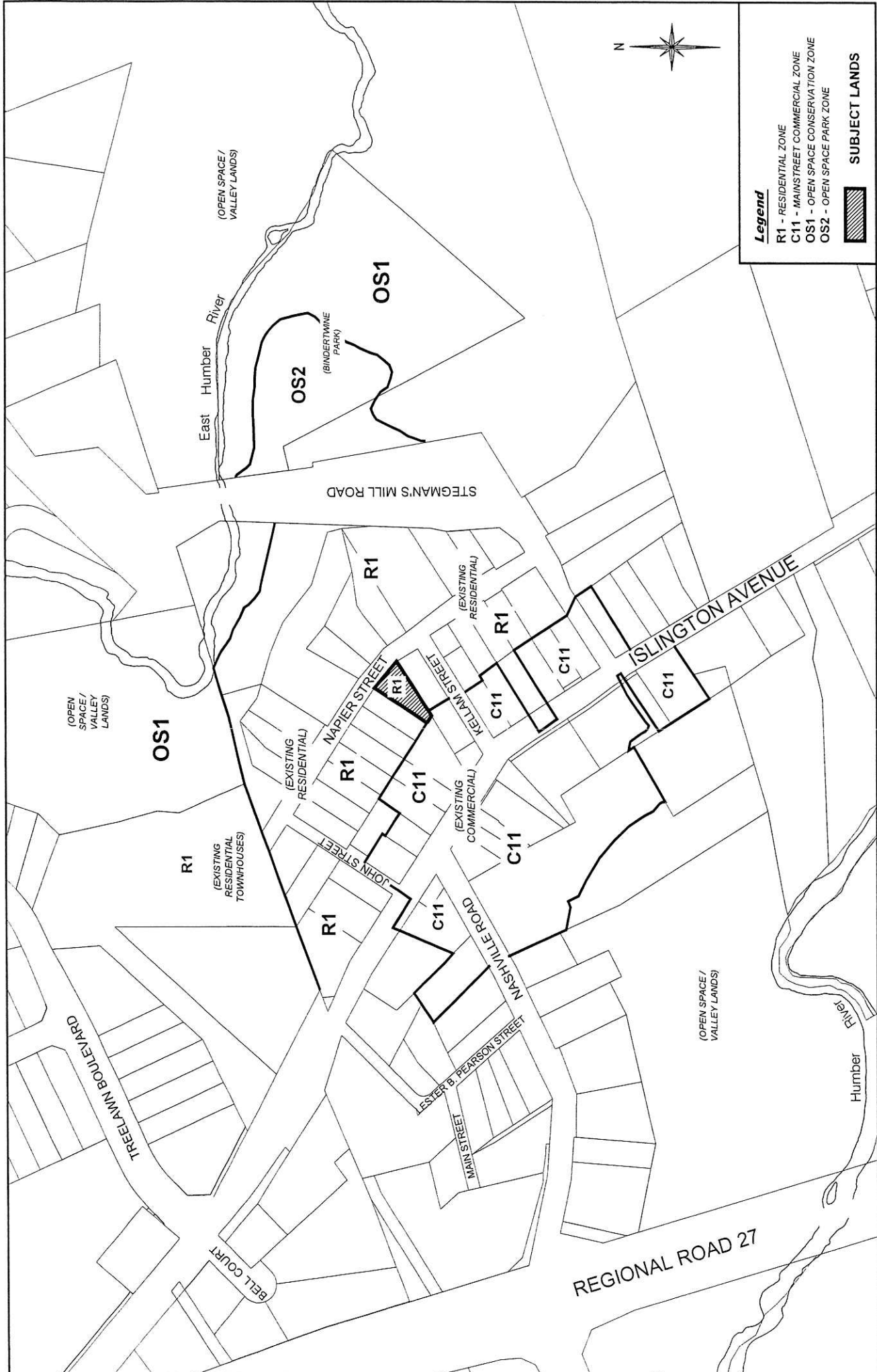


Attachment 1

File: DA.12.011

Not to Scale

Date: June 6, 2012



Legend

- R1 - RESIDENTIAL ZONE
- C11 - MAINSTREET COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
-  SUBJECT LANDS

Location Map

Location: Part of Lot 24,
Concession 8

Applicant:
Doris Saavedra-Cuenca & Marcelo Cuenca



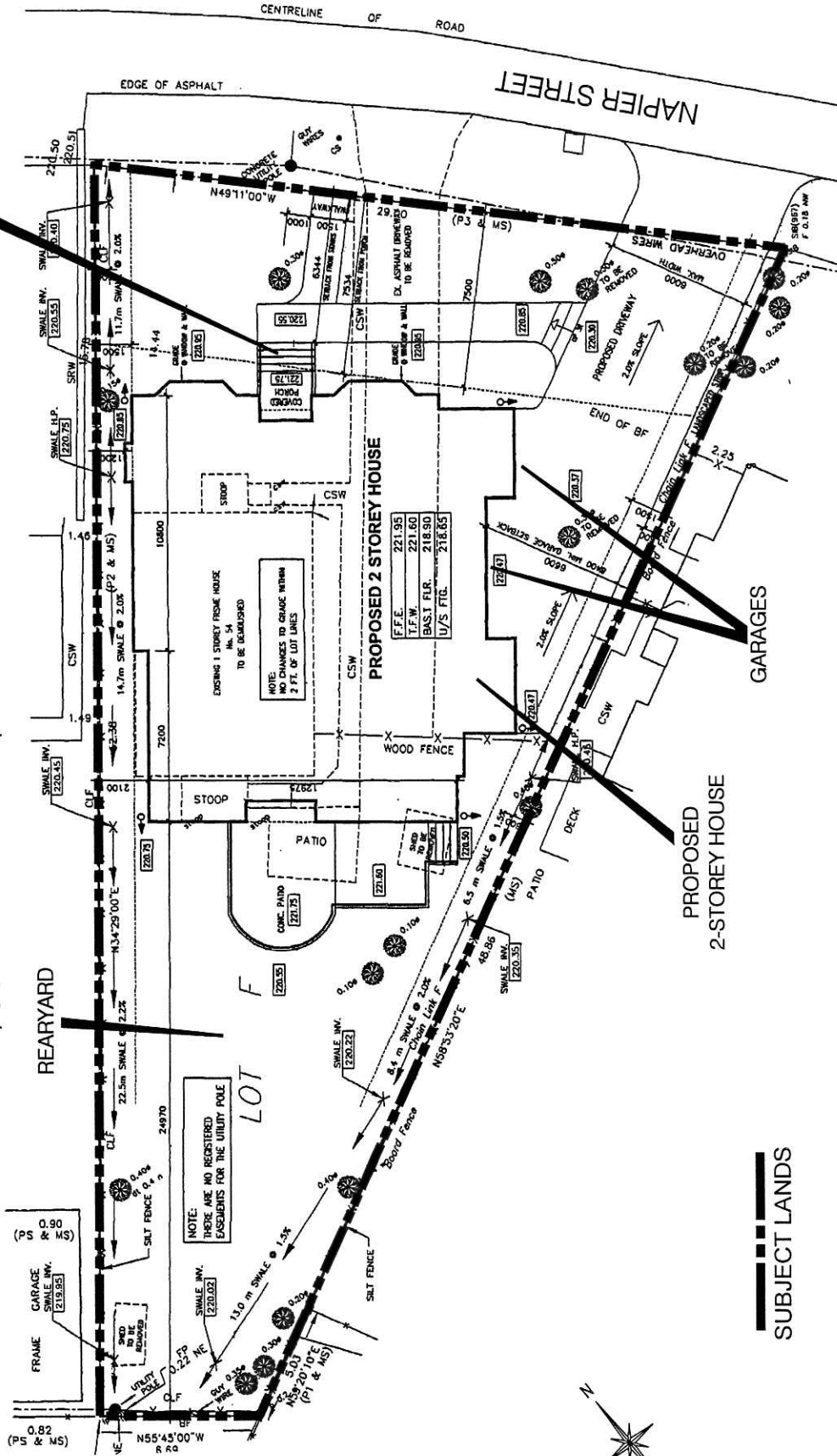
Attachment

File: DA.12.011
Not to Scale
Date: June 6, 2012

ENCLOSURE ATTACHED: 147 sheets of plans

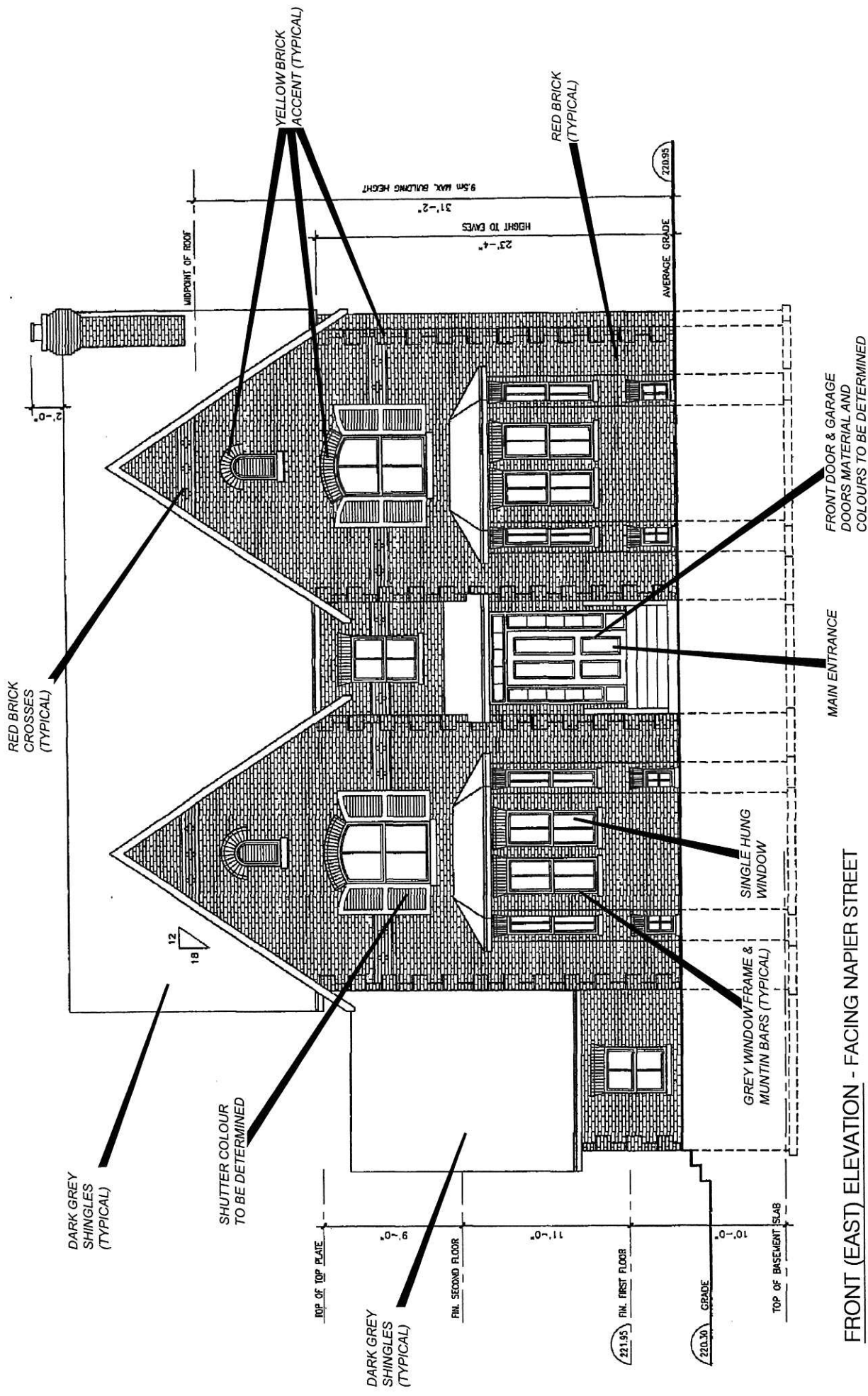
SITE STATISTICS

LOT AREA	-	926.42 m ²	9,972 s.f.	-	49.82 %
PROPOSED BLDG FOOTPRINT (INCLUDING COVERED PORCH)	-	278.24 m ²	2,995 s.f.	-	9.50 m
COVERAGE	-	30.00 %		-	7.50 m
PROPOSED GFA:				-	1.50 m
GROUND FLOOR AREA	-	221.57 m ²	2,385 s.f.	-	24.97 m
SECOND FLOOR AREA (NOT INCLUDING OPEN TO BELOW)	-	209.95 m ²	2,260 s.f.	-	6.00 m
TOTAL FLOOR AREA	-	431.52 m ²	4,645 s.f.	-	3



Site Plan / Grading Plan

Location: Part of Lot 24,
 Concession 8
 Applicant:
 Doris Saavedra-Cuenca & Marcelo Cuenca



FRONT (EAST) ELEVATION - FACING NAPIER STREET

East Elevation

Location: Part of Lot 24,
Concession 8

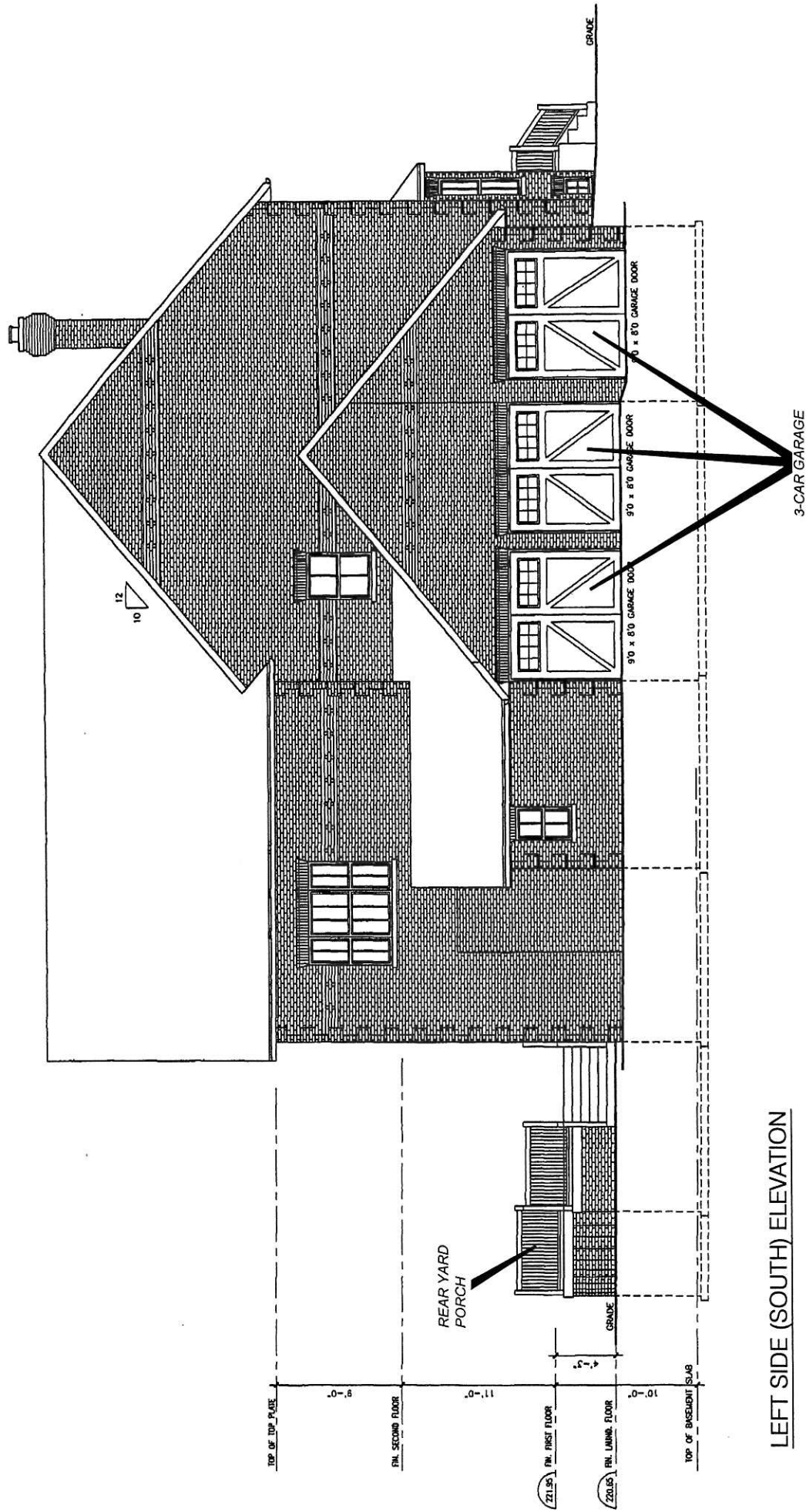
Applicant:
Doris Saavedra-Cuenca & Marcelo Cuenca

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Attachment

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LEFT SIDE (SOUTH) ELEVATION

South Elevation

Location: Part of Lot 24,
Concession 8

Applicant:
Doris Saavedra-Cuenca & Marcelo Cuenca

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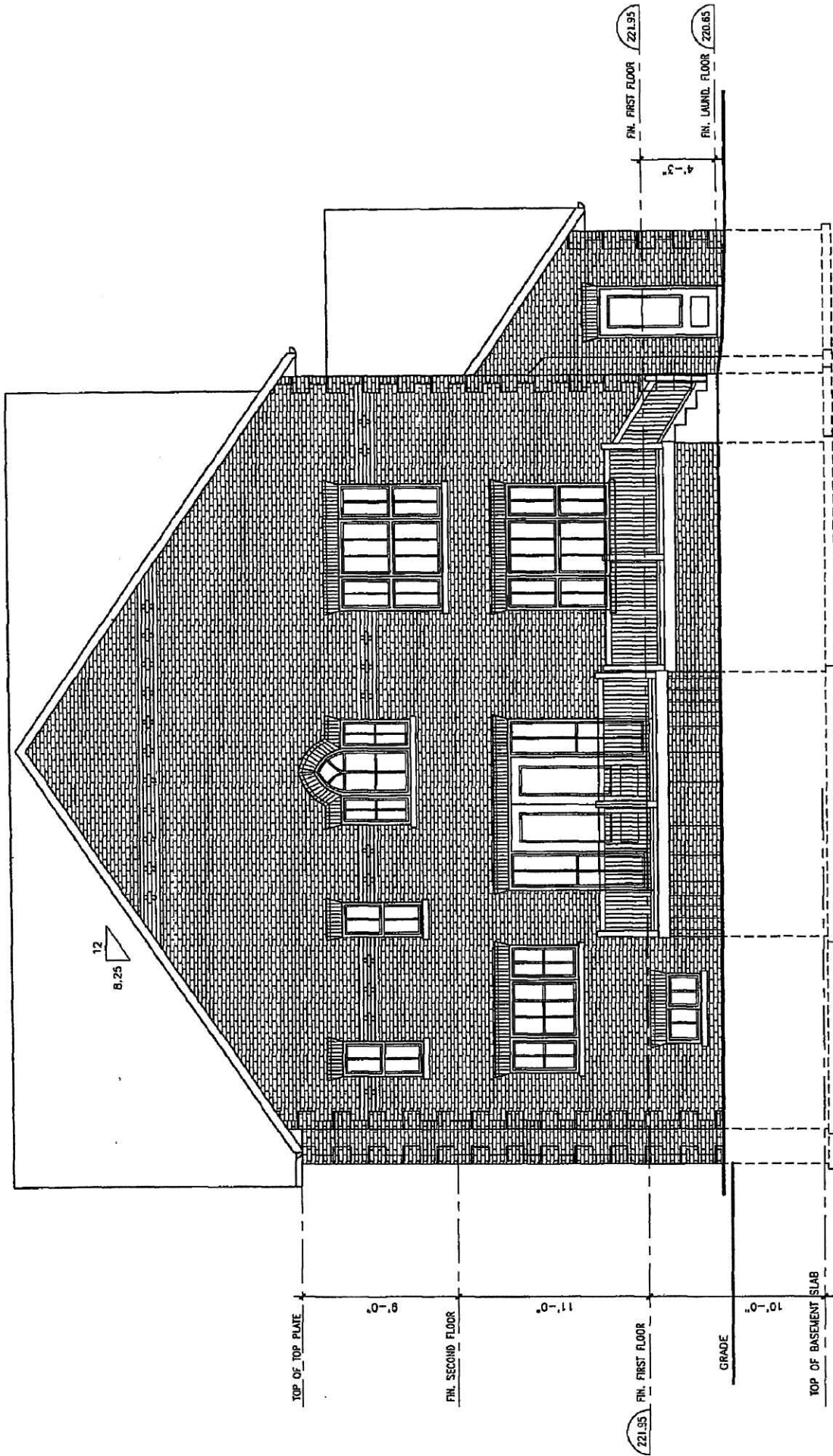
Development Planning Department

Attachment 5

File: DA.12.011

Not to Scale

Date: June 6, 2012



RIGHT SIDE (NORTH) ELEVATION

North Elevation

Location: Part of Lot 24,
Concession 8

Applicant:
Doris Saavedra-Cuenca & Marcelo Cuenca

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Attachment

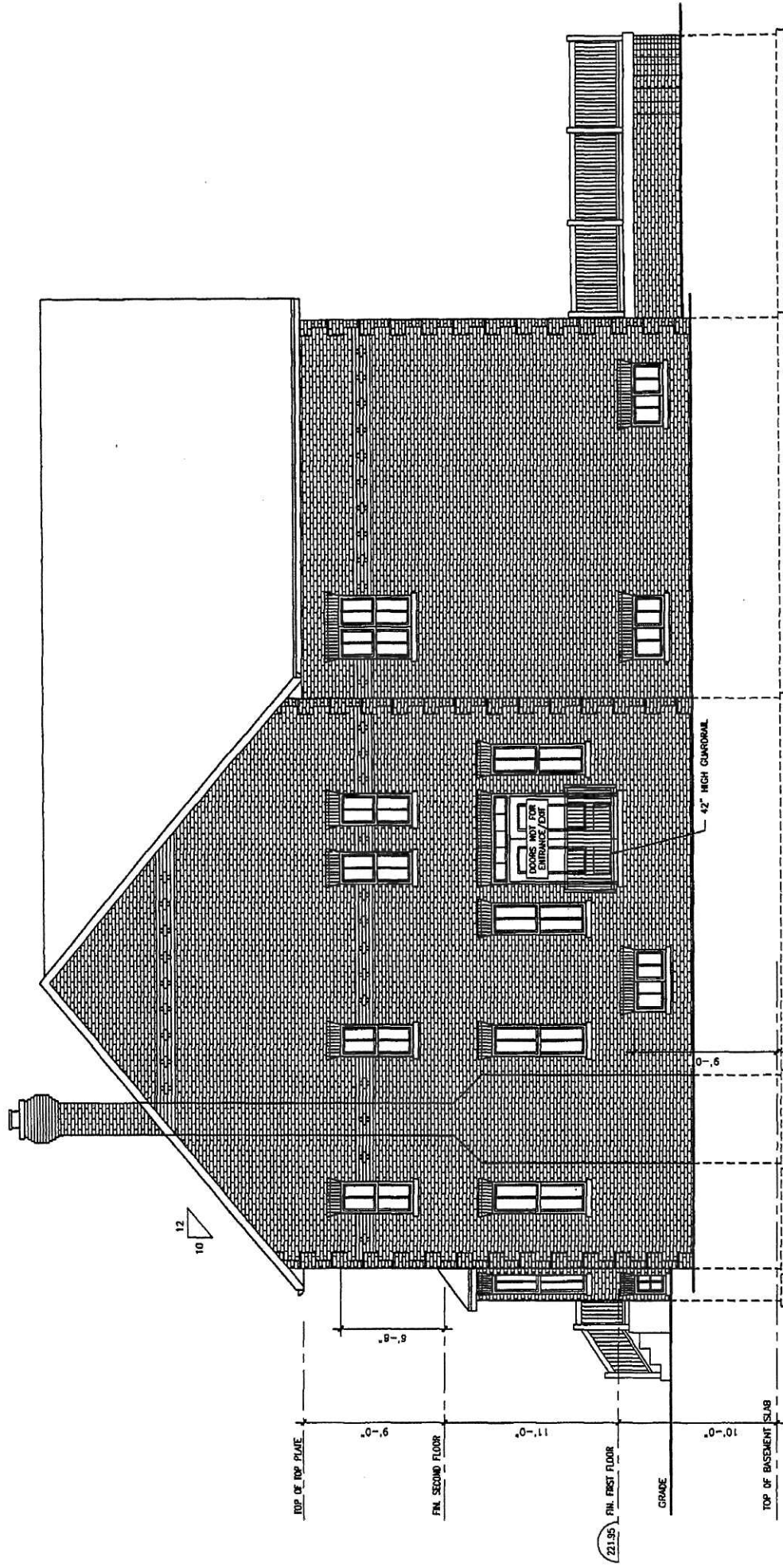
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REAR (WEST) ELEVATION

West Elevation

Location: Part of Lot 24,
Concession 8

Applicant:
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Attachment

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Date: June 6, 2012

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