

**CITY OF VAUGHAN
HERITAGE VAUGHAN COMMITTEE
AGENDA**

This is an Electronic Meeting. Vaughan City Hall will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca

Wednesday, June 10, 2020

7:00 p.m.

Committee Rooms 242/243

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. COMMUNICATIONS	
4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
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2. TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT Report of the Acting Deputy City Manager, Planning and Growth Management with respect to the above.	61

3. REPLACEMENT OF WINDOWS AND PAINTING OF THE ARTHUR MCNEIL HOUSE, A DESIGNATED PART IV PROPERTY AT 10499 ISLINGTON AVENUE, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

Report of the Acting Deputy City Manager, Planning and Growth Management with respect to the above.

5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
7. NEW BUSINESS
8. ADJOURNMENT

HERITAGE VAUGHAN REPORT

DATE: Wednesday, June 10, 2020

WARD(S): 1

**TITLE: STRUCTURAL, INTERIOR AND COSMETIC ALTERATIONS TO
BEAVERBROOK HOUSE, A DESIGNATED PART IV PROPERTY
AT 9995 KEELE AVENUE, MAPLE HERITAGE CONSERVATION
DISTRICT**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide information to the Heritage Vaughan Committee regarding the proposed structural, interior and cosmetic alterations of the Beaverbrook House, a City of Vaughan owned property located in the Maple Heritage Conservation District and designated under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The City is undertaking structural, interior and cosmetic alterations to Beaverbrook House, located at 9995 Keele Avenue
- The building is identified as a Designated Property under Part IV of the *Ontario Heritage Act*, and a contributing property in the Maple Heritage Conservation District Plan ('MHCD Plan')
- Heritage Vaughan Committee consideration is required under the *Ontario Heritage Act*, however Council approval is not required for the proposed renovations and this report is for information purposes only
- Staff supports this proposal as it conforms with the policies of the MHCD Plan

Recommendation

THAT the presentation from Cultural Heritage staff on the proposed structural, interior and cosmetic alterations to Beaverbrook House located at 9995 Keele Avenue under Section 42 of *Ontario Heritage Act* be received.

Background

The Beaverbrook House is municipally known as 9995 Keele Street and is located at the southeast corner of Keele Street and Major Mackenzie Drive West as shown on Attachment 1. The brick house structure was built circa 1878-79 and is an example of Georgian Revival comprised of red and yellow brick, yellow and sandy stone and wood trim. It is associated with the Noble family, an early founding family in Maple and is the birthplace of William Maxwell Aitken (Lord Beaverbrook).

Originally, there were other properties and structures owned by the Noble family located to the north of the property. These structures were demolished due to the realignment of Major Mackenzie Drive West in the 1960's. Therefore, this is the only remaining structure associated specifically with the Noble family in Maple. Located at the major core intersection of Keele Street and Major Mackenzie Drive West, it is a prominent historic structure in the Maple Heritage Conservation District ('Maple HCD') referencing the crucial four corners as the foundation of the Village of Maple. Vaughan Council in 1981 designated the Beaverbrook House under Part IV of the *Ontario Heritage Act* ('OHA'). The Cultural Heritage Impact Assessment report identifies the east addition to have been built when the house became the home to the doctors of Maple beginning in the 1920's with Dr. W.S. Caldwell, who sold it to Dr. R.A. Bigford in 1933. Dr. Bigford remained in the house, operating his practice until the 1970's and this addition would have likely functioned as the entrance to the practice.

The property is located in the Commercial Core area of the Maple HCD and is considered to be a contributing property to the District.

Previous Reports/Authority

There are three known previous Heritage Permits issued for alterations to the structure:

1. August 2018: repairs and restoration of masonry/brick
2. November 2010: doors and columns replacement; and
3. 2015: repair and reinforce the foundation of the property

Analysis and Options

The subject property is designated under Part V of the of the OHA as part of the Maple HCD and is identified as a significant heritage property.

The proposed interior renovations, structural improvements, and window replacements will require the consideration of the Heritage Vaughan Committee, as outlined under the OHA.

1. Proposed Renovations

The building is being renovated to accommodate increased occupancy for Commercial Use (office space for City use). The proposed use necessitates structural, interior and cosmetic renovations to improve space functionality and to address Ontario Building Code ('OBC') requirements.

GROUND FLOOR

The ground floor renovations include the removal (and retention but not reuse) of the double doors leading into the north parlour, and a temporary partition wall to be installed within the existing door frame opening in order to close access to the north vestibule ('Reception'). The south door leading under the stairs into the storage area is also proposed to be sealed with a temporary partition and the door be retained and potentially reused at the new storage closet under the new stair.

The south rooms, presently separated by a full partition wall, are proposed to be linked by removing the existing temporary partition built within the existing flat arch opening. The existing door of the smaller room is to be retained but not reused, and the opening is to be closed with a fixed glass partition partially frosted along the lower half; the angled duct chase in the northeast corner is to be rebuilt as a square-corner chase.

The two existing washrooms are to be removed and replaced with an accessible single-stall washroom enclosed in new partitions. The west partition wall will seal the existing doorway, and left unaltered behind the partition; however, it will become inaccessible.

The existing kitchen will be removed and renovated. The existing service stair will be removed entirely and replaced with a new stair; the new stair will be separated from the kitchen by a new partition wall with attached new kitchen cabinetry. A new storage closet is proposed under the new stair with a lockable door accessible from the new Reception area.

UPPER FLOOR

The upper floor includes the renovation of the existing bathroom to be enclosed within a new partition wall. The existing doorway opening into the bathroom will be enlarged, the door casing will be relocated to the new access opening, and the door will be retained but not reused. The renovated opening and wall will be built to match the existing condition.

The small ancillary room at the southeast corner of the upper floor, presently accessed from the master bedroom will be annexed to the existing bathroom, by removing the partition wall separating them. The current doorway between the master bedroom and the ancillary room will be sealed with a partition wall, and the door will be retained but not reused.

The northeast and south master bedroom doors will be removed and retained, but not reused.

The east addition will be entirely renovated, with all partition walls and doors removed and discarded. Based on the CHIA report and through some exploratory holes and observation, this area has been extensively modified and renovated several times over the years. All surfaces will be made good and a new stair will be installed in the location of the existing stair, including some structural floor modifications to allow for an increased tread depth as required by the OBC. A glass partition will separate an accessible hallway linking the new stair and the existing main stair. The two proposed offices will be separated by a full-height stud wall non-structural partition.

The main stair will be reinforced from underneath to preserve and enhance its structure. The handrail will be restored and reused; the pickets will be removed and discarded, and new taller pickets to match existing will be installed to raise the handrail to meet the OBC required height. Access from the main stair to the east addition will be provided by removing the existing step “wedge” and cutting a landing at the existing doorway, depth of landing to match width of doorway.

GENERAL RENOVATIONS

All windows are proposed to be removed and discarded and replaced with Andersen Windows, Georgian/Federal model, to replicate existing window styles and openings. All trims and frames will be restored and reused where possible or rebuilt to match where needed.

All flooring is to be reinforced with additional bridging where possible. New flooring throughout the building is proposed to be high-traffic commercial-grade vinyl plank flooring where wood is present. All existing tile will be removed and replaced with new porcelain tile.

2. Review and Comments

Cultural Heritage staff has reviewed additional documentation and provide the following comments regarding the proposed renovations:

The scoped Cultural Heritage Impact Assessment (‘CHIA’) included as Attachment 1, identifies the extent of the work to be compliant to the requirements of the OHA, the protection levels of By-law 72-81 and confirms the interior alterations will not diminish or detract from the heritage value of the building.

The Structural Load report (Attachment 3) addresses the basement structural reinforcements for the proposed increased live and dead loads and the installation of the new service stair. The report concludes the expected increased loads as a result of the occupancy change will be accommodated by the proposed alterations.

An additional document (submitted as Attachment 4) discusses the conservation method, retention and storage of the existing materials salvaged from the renovation. Cultural Heritage staff recommends the salvaged doors, any retained door frames, casements, and any other material not identified in the conservation document be treated and stored in a similar fashion, on the premises, as recommended in Attachment 4.

The proposed window replacement is in keeping with the existing window style and therefore, should be visually seamless and a functional improvement. The casement and trims shall be in keeping with the existing trim and mouldings of the building, and paint is to match the existing colour scheme as specified in Attachment 5.

The proposed flooring replacement is a high-traffic commercial-grade vinyl plank flooring throughout the majority of the building and select porcelain tile at the ground floor hallway and kitchenette, and upper floor washrooms. Specifications for the vinyl tile are identified in Attachment 6 and the final porcelain tile is still under review.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed works conform to the policies and guidelines within the Maple Heritage Conservation District Plan. Accordingly, staff can support the proposed interior renovations and structural alterations to Beaverbrook House located at 9995 Keele Avenue under the *Ontario Heritage Act*.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

1. Attachment 1 – 9995Keele – Scoped CHIA
2. Attachment 2 – 9995Keele – By-Law 72-81
3. Attachment 3 – 9995Keele – Structural Load Report
4. Attachment 4 – 9995Keele – Window Storage
5. Attachment 5 – 9995Keele – Andersen Windows
6. Attachment 6 – 9995Keele – Other Specifications

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407



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#600-625 Church St
Toronto ON, M4Y 2G1

HERITAGE MEMORANDUM

Subject: HERITAGE COMPATIBILITY MEMO

Issued To: Pasquale Aiello
Organica Studio + Inc
7 – 145 Birmingham St.
Etobicoke, ON M8V 3Z8
T: 905.832.5758 ex.202

Memo #:01

Project: 9995 Keele Street, Maple - Beaverbrook
Heritage House

Project #: 20-024-01

Prepared By: Neil Phillips, Jamie Glasspool

Date Issued: May 7, 2020

Dear Pasquale,

We have prepared this memorandum to outline the heritage compatibility of the proposed interior renovations for the Beaverbrook Heritage House (the “Site”), in response to the City of Vaughan’s request for assessment of the proposed alterations to the Site’s heritage attributes, as noted in RFP20-026.

1. Site Description

The Site, municipally known as 9995 Keele Street, Vaughan is situated at the southeast corner of Keele Street and Major McKenzie Drive West (western portion of lot 20, concession 3). The Site is occupied by a prominent two-storey heritage estate, commonly referred to as the Beaverbrook Heritage House. A contemporary asphalt parking lot covers the east portion of the property. The Site is Designated under Part IV of the Ontario Heritage Act (OHA), and is located within the Commercial Core area of the Maple Heritage Conservation District (Maple HCD), and is identified as a contributing property to the district. The Site is adjacent to three heritage properties that are Designated under Part V of the OHA.



Site Map; Site indicated in blue (Google Maps, Annotated by ERA 2020).



View of the Principal (West) Elevation (City of Vaughan, 2018).



Beaverbrook Heritage House

The Beaverbrook Heritage House is a well-preserved heritage asset that references the historic four corners as the foundation of the Village of Maple and is the sole example of its type within the village.

The former estate, circa 1878-79, was designed in the Georgian Revival style, characterized by symmetrical form, side-gabled roof, balanced fenestrations, red brick masonry, wood trim, and a centered principal entrance accentuated by a pilaster supported pediment. A two-storey addition was added to the rear of the original structure by 1936. The northwest corner of the estate is bounded by a low beige brick garden wall with decorative iron railings and large brick piers. The Beaverbrook Heritage House is presently owned by the City of Vaughan and was most recently used as a seniors center. It currently is unoccupied.

2. Site History

Precontact & Early Settlement

For millennia, the Site has formed part of the territory of diverse indigenous peoples, including the Huron-Wendat, Petun, Haudenosaunee, and beginning in the late 1600s, the Mississaugas. For each of these groups, Toronto's regional watershed has been used for transportation, fishing, and adjacent agriculture and settlement. The Site is located to the east of a tributary of the Don River, also known as Wonscotanach by the Mississaugas. There are a number of Late Woodland period (A.D. 900-A.D. 1650) village sites located along the tributary near the Site, including an ancestral Huron village from the mid 1400s on the northeast corner of Jane Street and Teston Road. In 1787, the British negotiated the first "Toronto Purchase" Treaty with the Mississaugas at the Bay of Quinte – although the deed contained no accurate description of the lands purchased and lacked signatures. In 1805, a new "Toronto Purchase" Treaty was negotiated, encompassing the territory between Ashbridges Bay and Etobicoke Creek and north from Lake Ontario to King Township.

Development of the Site

In 1792, not long after the first "Toronto Purchase" Treaty, the Township of Vaughan was formed. The Township was divided into concessions running south to north, each comprised of a series of roughly 200 acre lots. The Site was situated on lot 20 in the 3rd concession, which was granted by the Crown to Sergeant John Ross in 1802 (Figure 1). During the early 19th century, the lot passed through the ownership of numerous individuals, although many were likely absentee landowners. In 1831, the lot began to be subdivided into smaller parcels, which coincided with the early settlement of Maple by Scottish Presbyterians. In 1840, a portion of the lot encompassing the Site was sold to Joseph Noble, who erected a frame house on the Site c. 1844 – later replaced by the present brick house during the 1870s.

In 1848, the village of Maple was home to approximately four families: the Woods, the Olivers, the Ruperts and the Nobles. The village was often referred to as Nobleville or Rupertsville after its most prominent families. Joseph Noble owned a store and hotel in the village, and also acted as the first postmaster beginning in 1852. In 1853, the Ontario Simcoe and Huron Railway was completed and a station was constructed in Maple, located near the present-day GO station. The railway bolstered the development of the village, and the land to the north of the Site near the station was subdivided as building lots – Joseph Noble was responsible for showing the properties to prospective buyers. The frame house on the Site served as the Noble family homestead, surrounded by the family's 15-acre farm. Joseph and wife Sarah Noble had a number of children, including: Jane, Rebecca, Arthur and Thomas. After Joseph's death in 1867, the Noble estate came into the possession of Arthur Noble, who initially resided in the house alongside Sarah Noble and other members of the family.

During the 1870s, the present brick house on the Site was erected by Sarah Noble, replacing the earlier frame house. A photograph of the house from the 1880s (Figure 5) illustrates that the west elevation originally featured:

- Front-gabled roof with vergeboard and a third-storey attic window;
- Central enclosed mudroom on the ground-floor extending into an enclosed second-storey balcony with wraparound windows; and
- Covered veranda with decorative trim extending on each side of the central mudroom.

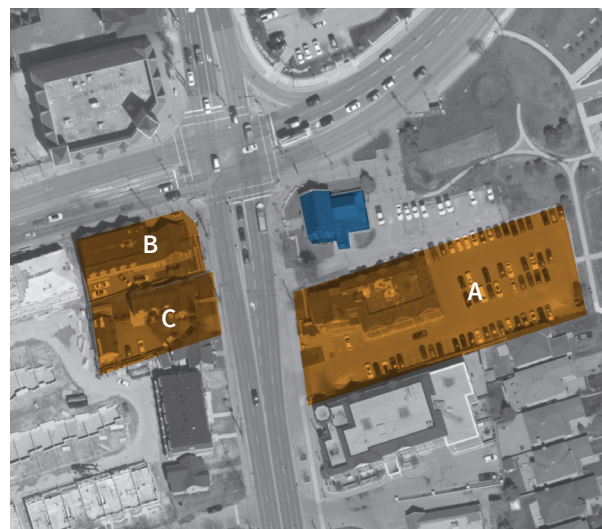
In 1879, Sarah Noble's grandson Maxwell Aitken (later Lord Beaverbrook) was born in the manse of St. Andrew's Presbyterian Church in Maple, where his father was the minister. Shortly after, in 1880, the Aitken family moved to New Brunswick – although Maxwell often returned to Maple throughout his childhood to stay at the Noble family house on the Site. In 1912, Maxwell Aitken moved to England, where he became the famous politician and newspaper magnate known as Lord Beaverbrook. He later returned to Maple in 1924 with his children to visit the former Noble house, which had since come into the possession of artist and sculptor A.J. Clark. Lord Beaverbrook's return to Maple was documented by the Toronto Daily Star, which published a photograph of the house alongside an article (Figure 6). The photograph illustrates that by 1924, the second-storey enclosed balcony on the west elevation had been removed.

In 1928, the house was purchased by Dr. William S. Caldwell, who later sold the property to Dr. Ray A. Bigford in 1933. From 1933 until the 1970s, Dr. Ray Bigford operated his medical practice in the house, and also resided on the premises. By 1936, the rear addition to the house had been completed as per the fire insurance plan of Maple (Figure 7). The next available photograph of the house is dated from the 1960s, and indicates that the mudroom, covered veranda and front-gabled roof on the west elevation had all been removed (Figure 8). Many of these alterations were likely made by either Dr. Caldwell or Dr. Bigford, given that they occurred sometime between 1924 and the 1960s. In 1966-7, Major Mackenzie Drive was realigned, resulting in the demolition of a number of properties to the north of the Site (Figure 10). The realignment situated the Site on the southeast corner of Major Mackenzie Drive and Keele Street. In 1986, after a three-year battle, the City of Vaughan expropriated the Site, and restored the house for use as a seniors centre.

3. Heritage Status

The Site is Designated under Part IV of the Ontario Heritage Act and is located within the boundaries of the Maple Heritage Conservation District (HCD). The Site is adjacent to three heritage properties that are Designated under Part V of the Ontario Heritage Act.

- a) **9983 Keele Street (c.1910):** 2 ½ storey brick and sandstone house.
- b) **9994 Keele Street (c.1870):** 2-storey brick house.
- c) **9986 Keele Street (c.1880):** 1 ½ storey brick house.



2019 aerial photograph showing adjacent heritage resources, in orange, and the Beaverbrook Heritage House in Blue. (City of Vaughan. Annotated by ERA).



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4. Proposed Renovations

Interior renovations proposed for the Beaverbrook Heritage House are intended to support its new use as municipal offices and meeting rooms. For the purpose of this memo, the primary scope of proposed work includes the following:

- Selective demolition of existing interior walls and partitions;
- Painting of all walls, ceilings, doors and frames;
- Introduction of a new accessible washroom on the main floor;
- Installation of new glass guard on 2nd floor to block access to the main staircase in order to extend the landing in front of the staircase to meet the floor level of the original house, necessary to satisfy provincial building code regulations; and
- Demolition of the existing rear addition staircase and construction of a new staircase and landing in the same location and configuration.

5. Compatibility Assessment

Beaverbrook Heritage Home

All modification to the Site occur on the interior of the Beaverbrook Heritage House, and therefore will not have an impact on the structure's heritage value, as outlined in the building's designation under Part IV of the Ontario Heritage Act.

Furthermore the proposed modifications to the interior of the building include measures to mitigate the impact of renovations and repairs, including the reuse of salvaged materials and finishes where possible, use of a consistent and compatible material palette, and by ensuring that the articulation of new building elements are appropriate and compatible with the original character of the building.

Adjacent Properties

All modifications to the Site are interior alterations, and accordingly will not have an impact on the adjacent heritage properties located at 9983, 9984, and 9986 Keele Street.

6. Conclusion

The proposed interior renovations described in this memo (and detailed in Appendix B) will not have a negative impact on the contextual, architectural, or associative heritage value of the Beaverbrook Heritage House.

Regards,

A handwritten signature in black ink, appearing to read 'Jeff Hayes'.

Jeff Hayes



References

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- University of Toronto (n.d.). *Tremaine's Map of the County of York, 1860*. Retrieved from <https://mdl.library.utoronto.ca/collections/scanned-maps/tremaines-map-county-york-canada-west>.

APPENDIX A: MAPS & IMAGERY

SHEET NO. 1

W. 1/2 LOT 20 CONCESSION 3

SHEET NO. 1

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
	P.			Crown	Serj'tt. John Ross		
1267	B. & S.	23 Feb. 1809		James Ross	Valentine Esnor	£25.	All
1385	B. & S.	8 Aug. 1809	4 Nov. 1809	Valentine Esnor	John Campbell	£25.	All
1426	B. & S.	6 Mar. 1810	6 Mar. 1810	John Campbell	Peter Frank	£30.	All
2338	B. & S.	13 Jun. 1814	14 Jun. 1814	Peter Frank	John Schmeltzer	£100.	All
5440	B. & S.	21 Nov. 1825	14 Jan. 1826	John Schmeltzer et ux	John Taylor	£137.10.0	All
7790	B. & S.	31 Jan. 1831	22 Feb. 1831	John Taylor	David Smith	£200.	All
7791	M.	31 Jan. 1831	22 Feb. 1831	David Smith	Hugh Beggs et al	£125.	All 12658
9388	B. & S.	17 Dec. 1832	24 Dec. 1832	David Smith	Thomas Morgan	£200.	Part All except piece at S.W. cor. 3 ch. 16 lks. x 3 ch. 16 lks.
10026	B. & S.	8 Jun. 1833	30 July 1833	David Smith	James Newbigging	£25.	S.W. Cor. 1 ac.
12325	B. & S.	26 Oct. 1835	28 Nov. 1835	Thomas Morgan	James Newbigging	£200.	99 ac.
12404	B. & S.	31 Oct. 1835	28 Dec. 1835	James Newbigging et ux	Alexander Dallas	£125.	Pt. 15 ac.
12658	D.M.	17 Feb. 1836	19 Mar. 1836	Hugh Beggs et al	David Smith		
13218	B. & S.	9 Aug. 1836	15 Sept. 1836	James Newbigging et ux	David Porter	£232.10.	Pt. W. 1/2 85 ac.
16931	B. & S.	16 Jan. 1840	1 Feb. 1840	Alexander Dallas	Joseph Noble	£200.	Pt. 15 ac. <i>1/2 the 57 1/2 ac. deep</i>
16932	R.D.	29 Jan. 1840	1 Feb. 1840	Janet Dallas	Joseph Noble		
17091	M.	16 Jan. 1840	17 Mar. 1840	Joseph Noble	Alexander Dallas	£175.	Pt. 15 ac. 26594
19396	B. & S.	15 Feb. 1842	26 Feb. 1842	David Porter et ux	William H. Boulton	£350.	Pts. of W. 1/2 85 ac.
21247	H.	10 Jan. 1843	10 July 1843	John W. Partridge et ux	Rev. Thomas Phillips	£512.	Pts. of W. 1/2 85 ac. 24481
22123	Q.C.	10 Jan. 1843	9 Feb. 1844	William H. Boulton	John W. Partridge	5/-	Pts. W. 1/2 85 ac.
24481	D.M.	15 Apr. 1845	15 Apr. 1845	Rev. Thomas Phillips	John W. Partridge		
24568	B. & S.	14 Apr. 1845	7 May 1845	John W. Partridge et ux	Joshua Oliver	£550.	Pts. W. 1/2 85 ac. <i>1/2 the 57 1/2 ac. deep</i>
26594	D.M.	2 Apr. 1846	6 Apr. 1846	Alexander Dallas	Joseph Noble		
44080	G.	15 Apr. 1852	17 Apr. 1852	Joshua Oliver et ux	Ontario, Simcoe & Huron Railroad Company	£75.	1-92/100 ac.
49550	B. & S.	10 May 1848	2 June 1853	Joshua Oliver	William Matthewson	£15.	S.W. corner
53275	B. & S.	1 Feb. 1854	21 Mar. 1854	Joshua Oliver et ux	Henry Line	£30.	Pt. 1 1/2 ac. <i>1/2 the 57 1/2 ac. deep</i>

Figure 1: Land abstract showing the grant to Joseph Noble in 1840, shaded blue (Ontario Land Registry. Annotated by ERA).

1851

165

AGRICULTURAL CENSUS—ENUMERATION DISTRICT, No. 2 Township of

Name of occupier.	Concession or Range.	Lot or part of Lot.	Number of Acres of Land.						Wheat.		Barley.		Rye.	
			Held by each person or family.	Under Cultivation.	Under Crops in 1851.	Under Pasture in 1851.	Gardens or Orchards.	Under Wood or Wild.	Acres.	Produce Bsh.	Acres.	Produce Bsh.	Acres.	Produce Bsh.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1 Mrs. Guckham	2P	20	100	61	41			38	20	600				
2 Mark Brucher	2P	21	20	5		5		15						
3 Peter Lamb	2P	14	2					2						
4 Mr. Dumble	3P	20	105	50	37	5		54	24	430				
5 Jas. Stewart	3P	22	200	102	57	10		97	35	400				
6 Wm. Helms	3P	24	100	1	1			1		1				
7 Robert Barber	2P	22	100	48	32	3	1	52	8	100				
8 William Horn	3P	23	100	53	37		2	46	21	400				
9 George Lamb	2P	23	9	0	1	5		3	1	15				
10 John McQuarrie	3P	14	98	60	33	5		29	10	180				
11 John Dumble	3P	19	100	50	46	4		50	17	250				
12 Wm. Matheson	3P	14												
13 John Leighton	3P	18	140	95	65	10		45	30	200				
14 Wm. Noble	3P	18	5	5		5								
15 D. Cameron	3P	18	2	2	2									
16 Joseph Noble	3P	20	15	15	7	8								
17 A. Hamilton	3P	20												
18 John Allen	3P	20	14	14	1		4							
19 Asa McQuarrie	4P	23	105	86	57	11	14	184	20	400				

Figure 2: 1851 agricultural census, showing Joseph Noble's farm on the Site shaded blue (Library and Archives Canada. Annotated by ERA).

1860



Figure 3: 1860 Tremaine's map showing the site in blue (University of Toronto. Annotated by ERA).

1878

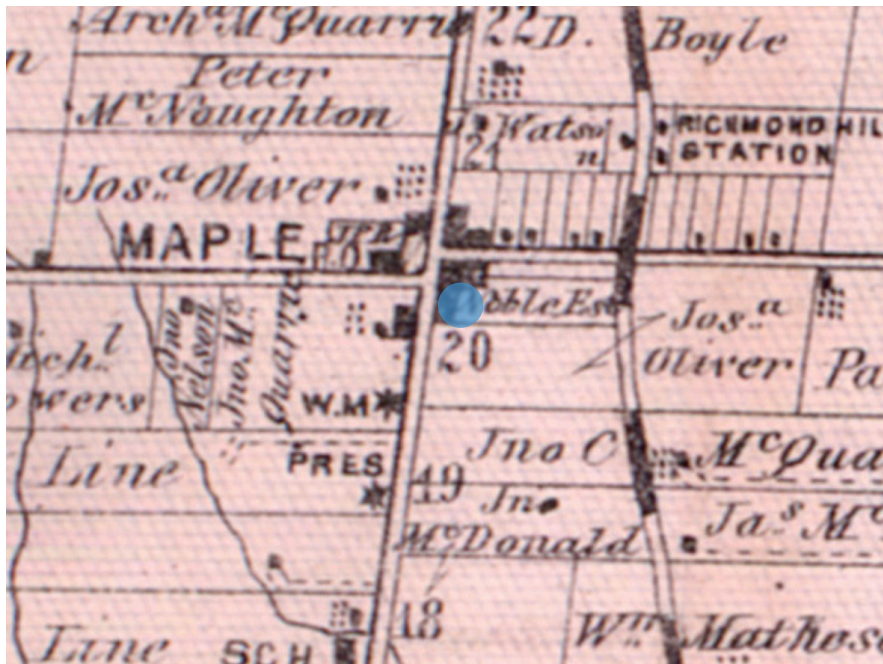


Figure 4: 1878 county atlas showing the Site in blue (University of Toronto. Annotated by ERA).

1880s



Figure 5: 1880s photograph looking northeast towards the Site (Vaughan Archives).

1924

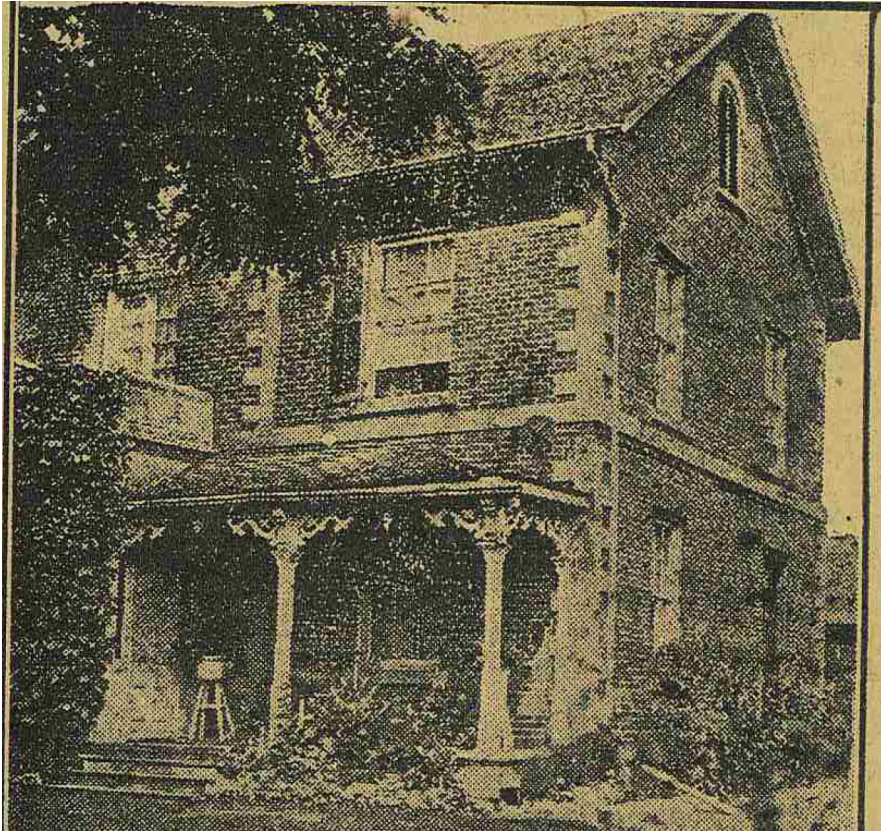


Figure 6: 1924 photograph from the Toronto Daily Star (Vaughan Archives).

1936

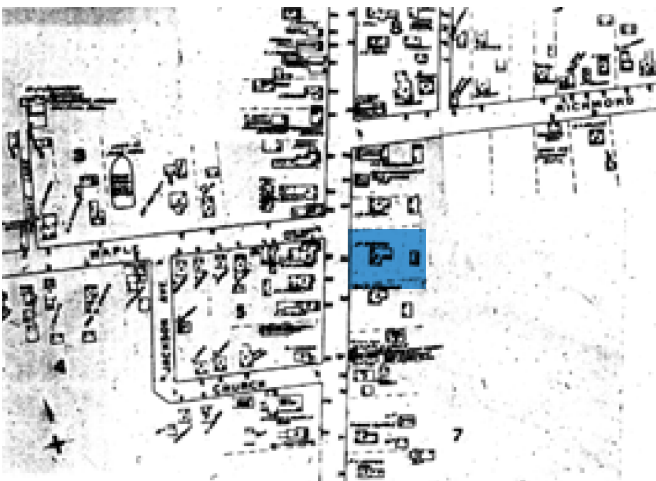


Figure 7: 1936 fire insurance plan, the Site is shaded blue (Vaughan Archives. Annotated by ERA).

1960s



Figure 8: 1960s looking east towards the Site (Vaughan Archives).

1966



Figure 9: 1966 aerial showing the Site in blue, prior to the realignment of Major Mackenzie (City of Toronto Archives. Annotated by ERA).

1967

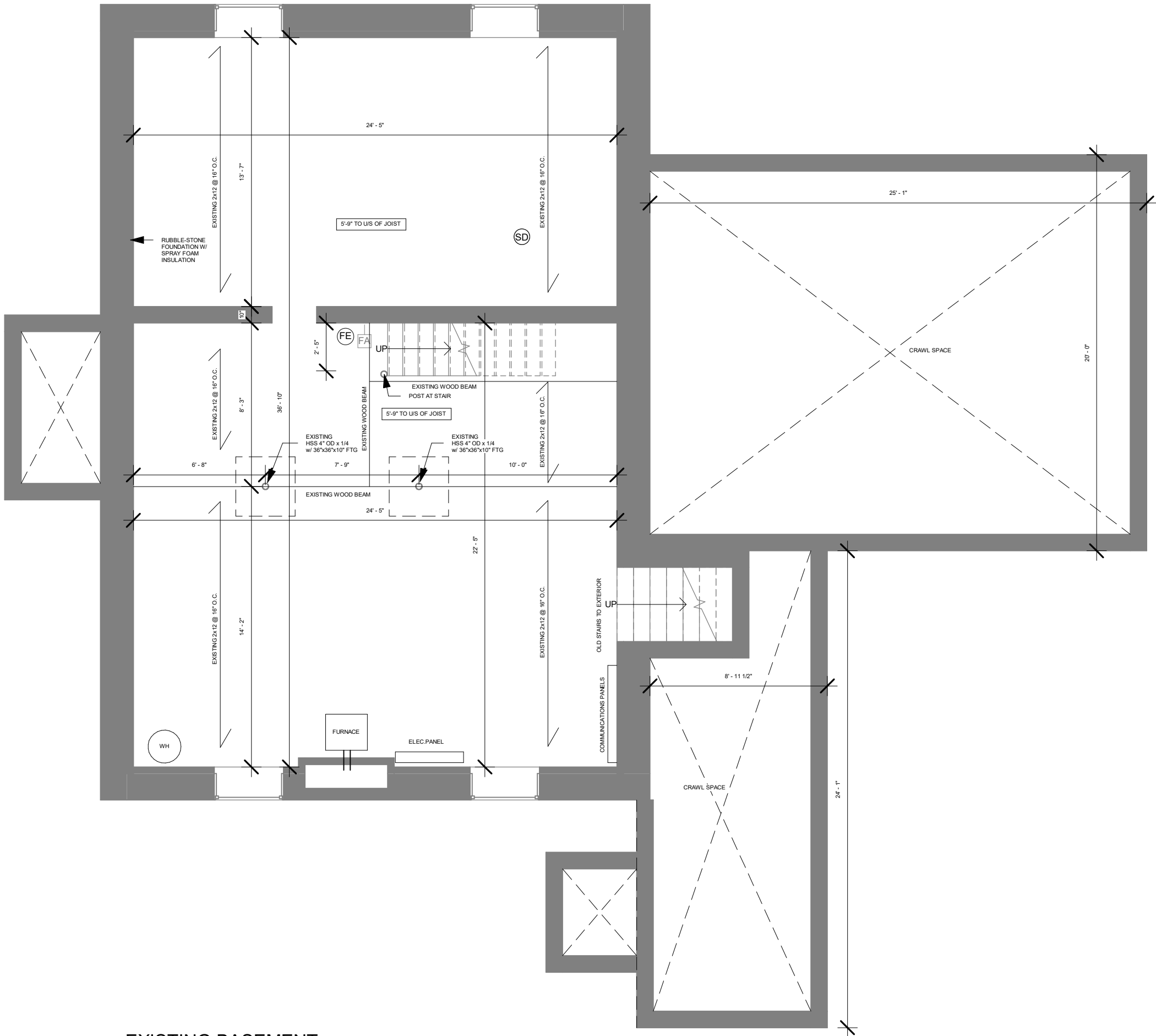


Figure 10: 1967 aerial showing the Site in blue, after the realignment of Major Mackenzie (City of Toronto Archives. Annotated by ERA).

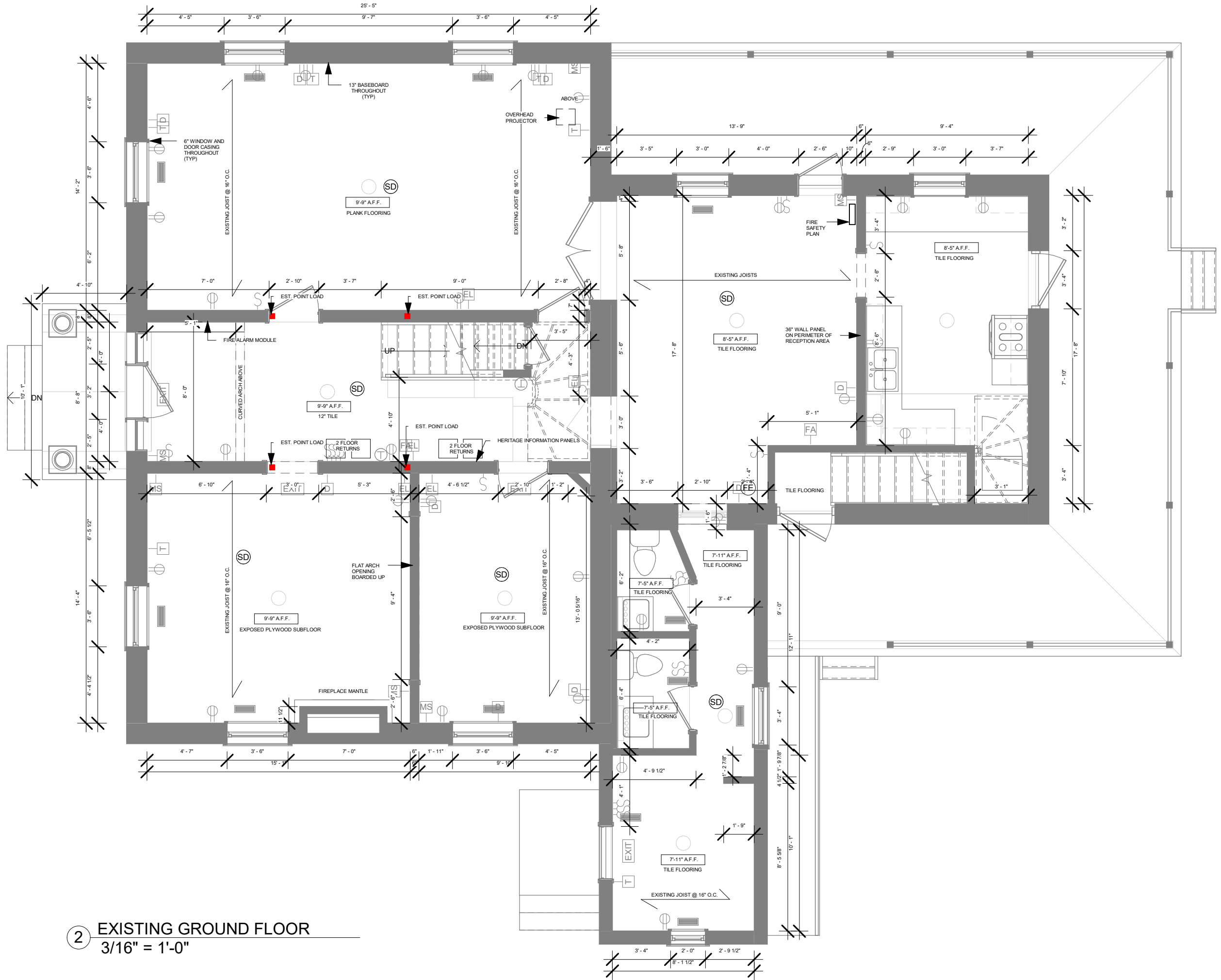


ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

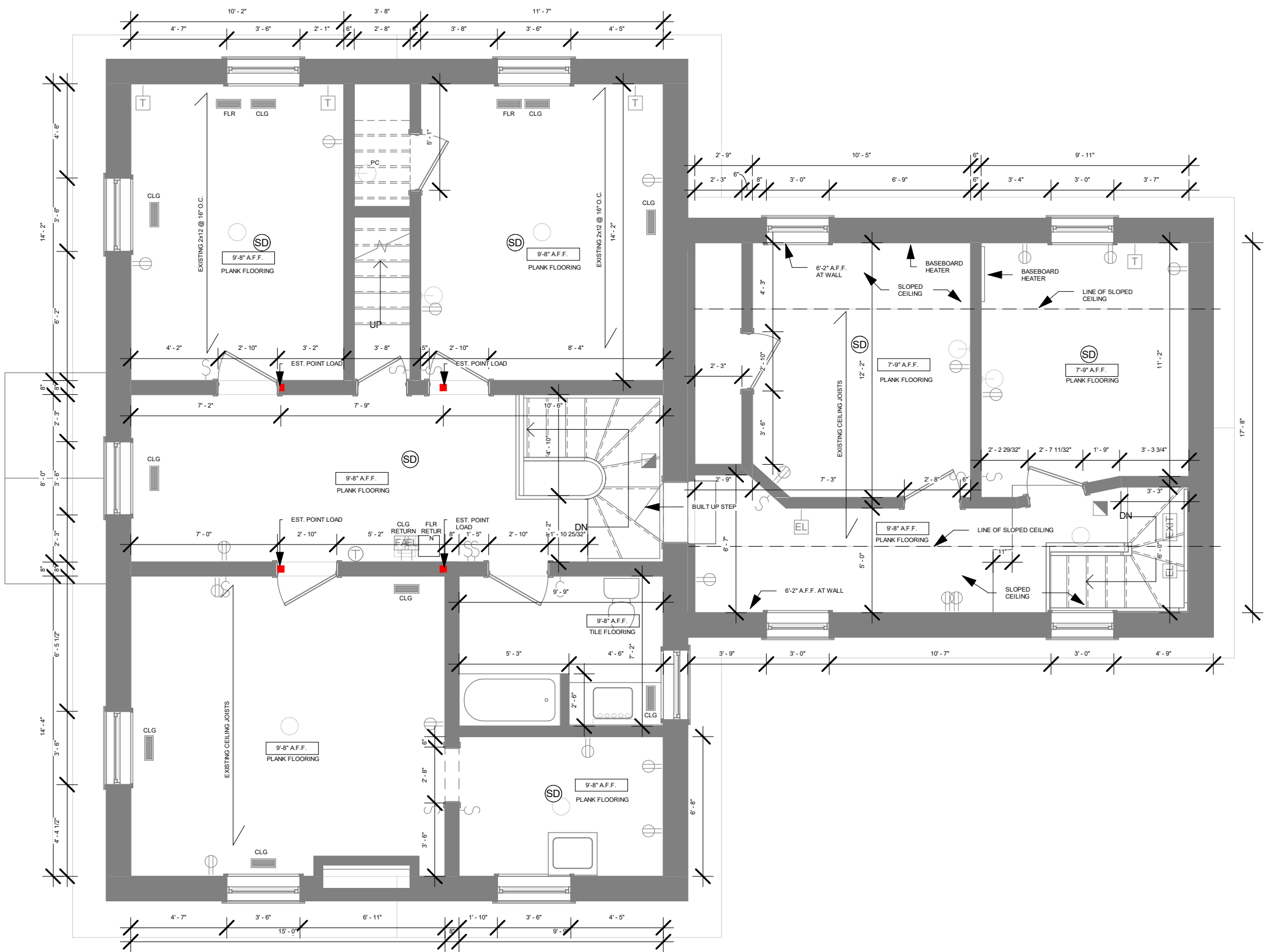
APPENDIX B: Architectural Drawings



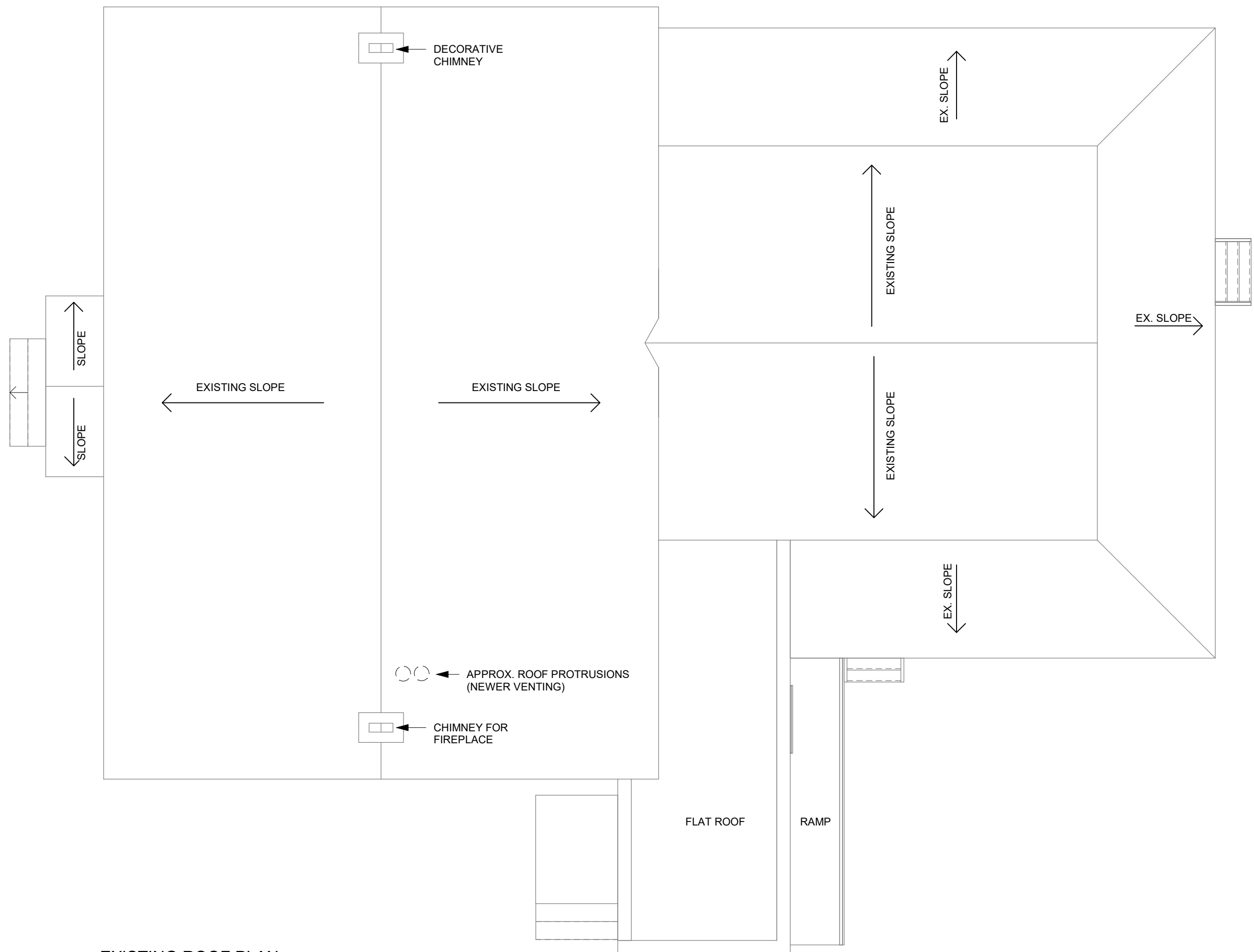
1 EXISTING BASEMENT
3/16" = 1'-0"



2 EXISTING GROUND FLOOR
3/16" = 1'-0"



3 EXISTING SECOND FLOOR
3/16" = 1'-0"



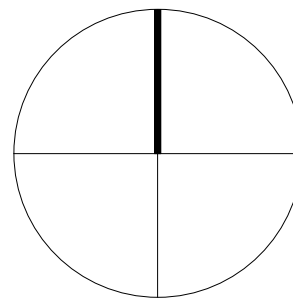
4 EXISTING ROOF PLAN
3/16" = 1'-0"

SYMBOL LEGEND

- DATA
- TELEPHONE
- RECEPTACLE
- SWITCH
- THERMOSTAT
- MOTION SENSOR (ALARM)
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- CEILING MOUNTED LIGHT W/ PULL CHAIN
- EXHAUST VENT
- SMOKE DETECTOR
- EMERGENCY LIGHTING
- EXIT SIGN
- FIRE ALARM PULL STATION
- FIRE ALARM
- FIRE EXTINGUISHER

NO.	DESCRIPTION	DATE
2	ISSUED FOR CONSULTANT REVIEW	MAR 4, 2020

NORTH STAMP



BEAVERBROOK HOUSE

9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

EXISTING FLOOR PLANS

SCALE	As indicated	PROJECT NUMBER
DATE	3/12/2020 12:50:09 PM	20-009
DRAWN	AM	
CHECKED	PA	
SHEET		REVISION

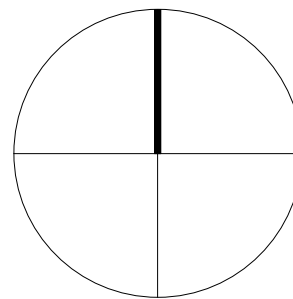
A100

SYMBOL LEGEND

- DATA
- TELEPHONE
- RECEPTACLE
- SWITCH
- THERMOSTAT
- MOTION SENSOR (ALARM)
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- CEILING MOUNTED LIGHT W/ PULL CHAIN
- EXHAUST VENT
- SMOKE DETECTOR
- EMERGENCY LIGHTING
- EXIT SIGN
- FIRE ALARM PULL STATION
- FIRE ALARM
- FIRE EXTINGUISHER

NORTH

STAMP



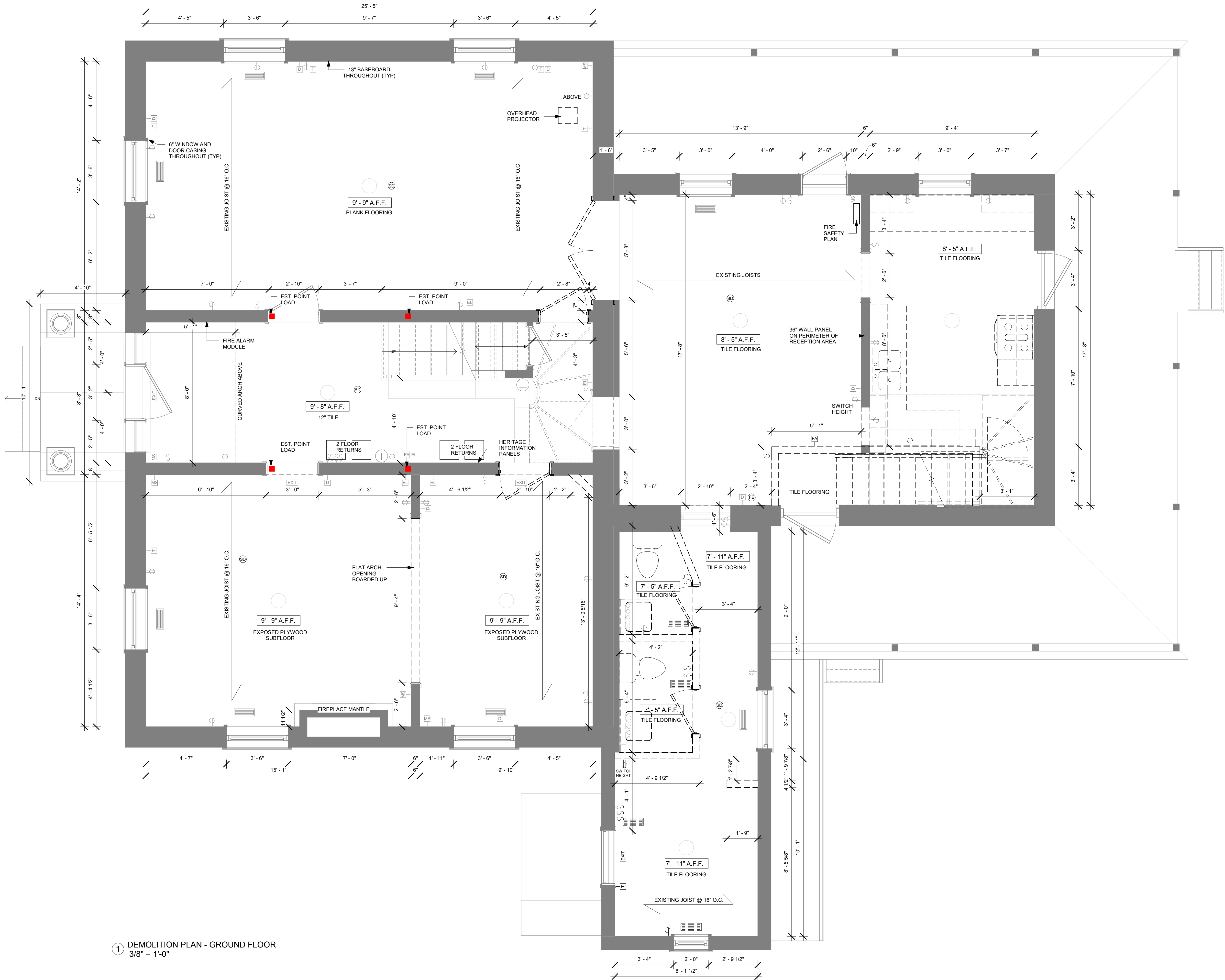
BEAVERBROOK HOUSE

9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

DEMOLITION PLAN -
GROUND FLOOR

















SCALE	As indicated	PROJECT NUMBER
DATE	3/12/2020 12:50:10 PM	20-009
DRAWN	AM	
CHECKED	PA	
SHEET		REVISION

A101

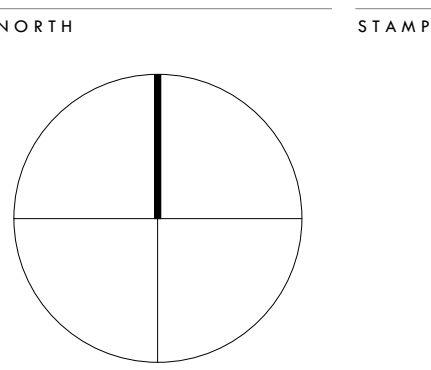


1 DEMOLITION PLAN - GROUND FLOOR
3/8" = 1'-0"



SYMBOL LEGEND	
	DATA
	TELEPHONE
	RECEPTACLE
	SWITCH
	THERMOSTAT
	MOTION SENSOR (ALARM)
	WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
	CEILING MOUNTED LIGHT W/ PULL CHAIN
	EXHAUST VENT
	SMOKE DETECTOR
	EMERGENCY LIGHTING
	EXIT SIGN
	FIRE ALARM PULL STATION
	FIRE ALARM
	FIRE EXTINGUISHER

NO.	DESCRIPTION	DATE
2	ISSUED FOR CONSULTANT REVIEW	MAR 4, 2020


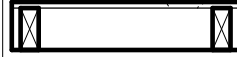






9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

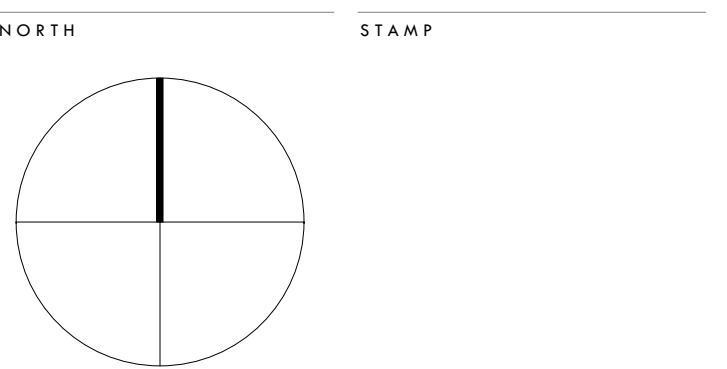
SCALE	As indicated	PROJECT NUMBER 20-009
DATE	3/12/2020 12:50:10 PM	
DRAWN	AM	
CHECKED	PA	
SHEET		
		REVISION

A102



INTERIOR PARTITIONS:			FIRE RATING	STC RATING
TYPE		DESCRIPTION		
P1		1/2" GYPSUM BOARD 2x4 WOOD STUD @ 16" O.C. 1/2" GYPSUM BOARD	0 HR.	
P2		1/2" GYPSUM BOARD 2x4 WOOD STUD @ 16" O.C.	0 HR.	
P3		1/2" GYPSUM BOARD WOOD STUDS TO MATCH THICKNESS OF EXISTING WALL. 1/2" GYPSUM BOARD	0 HR.	
P4		1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. W/ SOUND ATTENUATING INSULATION 1/2" GYPSUM BOARD	0 HR.	
P5		1/2" GYPSUM BOARD STRUCTURAL STUDS TO SUPPORT NEW STAIRS	0 HR.	
P6		FLOOR TO CEILING GLASS PARTITION	0 HR.	

	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	2020.03.04
5	ISSUED FOR HERITAGE REVIEW	2020.03.04



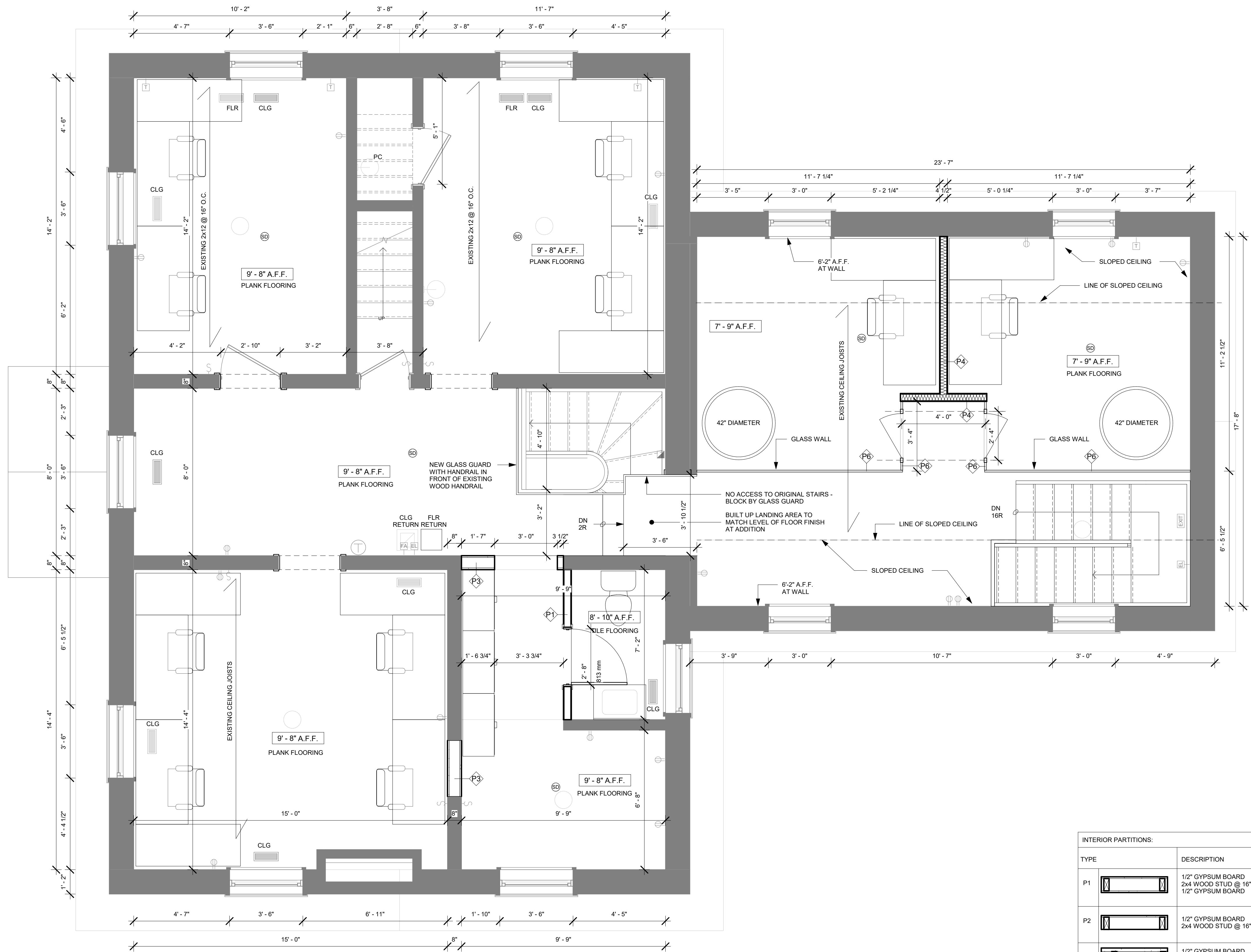
BEAVERBROOK HOUSE

9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

PROPOSED GROUND FLOOR

SCALE	As Indicated	PROJECT NUMBER 20-009
DATE	2020-05-04 4:26:55 PM	
DRAWN	Author	
CHECKED	Checker	
SHEET		
		REVISION

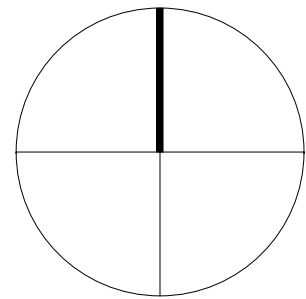
A103



1 SECOND FLOOR - PROPOSED
3/8" = 1'-0"

INTERIOR PARTITIONS:			
TYPE	DESCRIPTION	FIRE RATING	STC RATING
P1	1/2" GYPSUM BOARD 2x4 WOOD STUD @ 16" O.C. 1/2" GYPSUM BOARD	0 HR.	
P2	1/2" GYPSUM BOARD 2x4 WOOD STUD @ 16" O.C.	0 HR.	
P3	1/2" GYPSUM BOARD WOOD STUDS TO MATCH THICKNESS OF EXISTING WALL 1/2" GYPSUM BOARD	0 HR.	
P4	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. W/ SOUND ATTENUATING INSULATION 1/2" GYPSUM BOARD	0 HR.	
P5	1/2" GYPSUM BOARD STRUCTURAL STUDS TO SUPPORT NEW STAIRS	0 HR.	
P6	FLOOR TO CEILING GLASS PARTITION	0 HR.	

NORTH STAMP



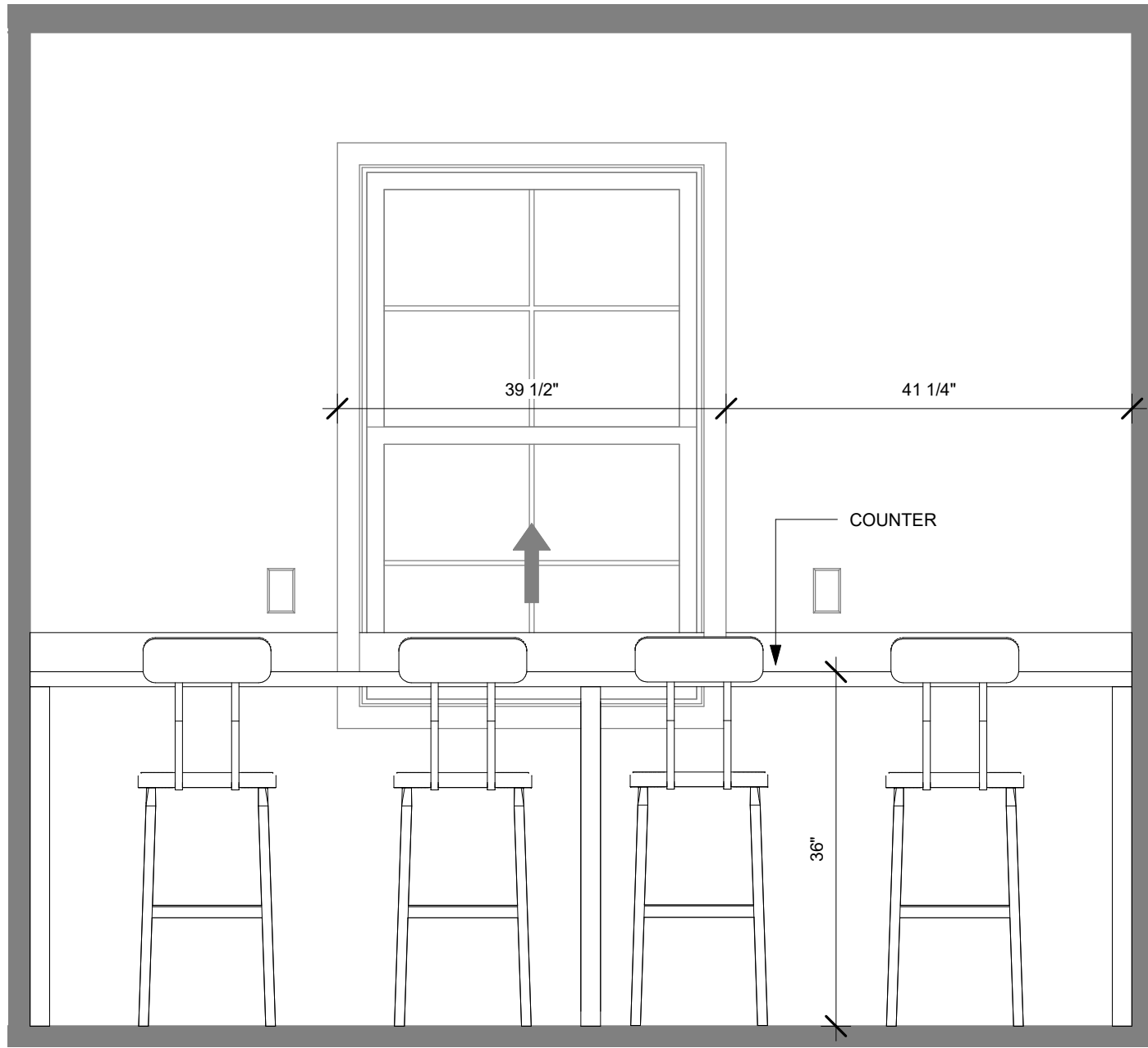
BEAVERBROOK HOUSE

9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

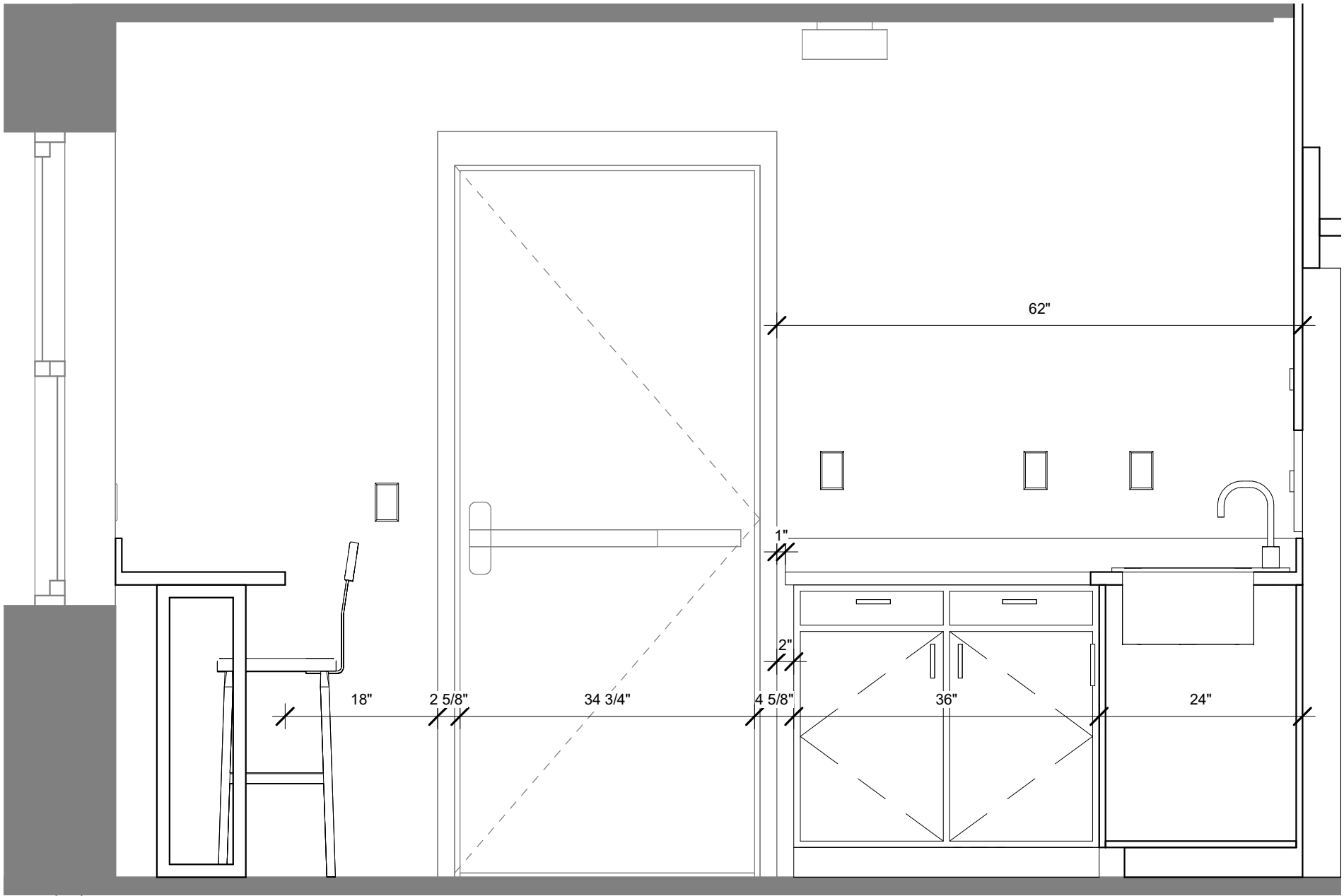
PROPOSED SECOND FLOOR

SCALE	As indicated	PROJECT NUMBER
DATE	2020.05.04 4:26:55 PM	20-009
DRAWN	AM	
CHECKED	PA	
SHEET		REVISION

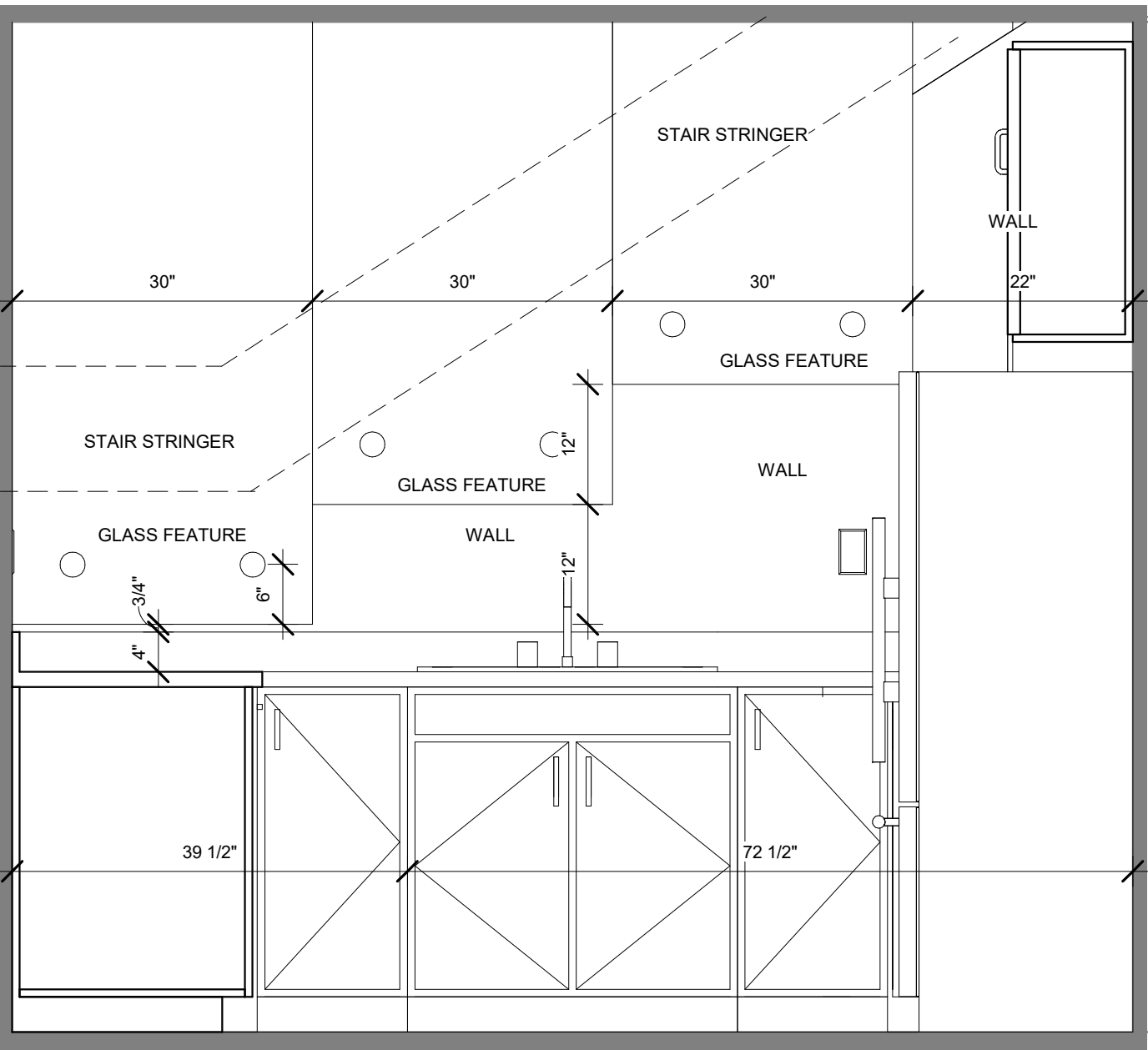
A104



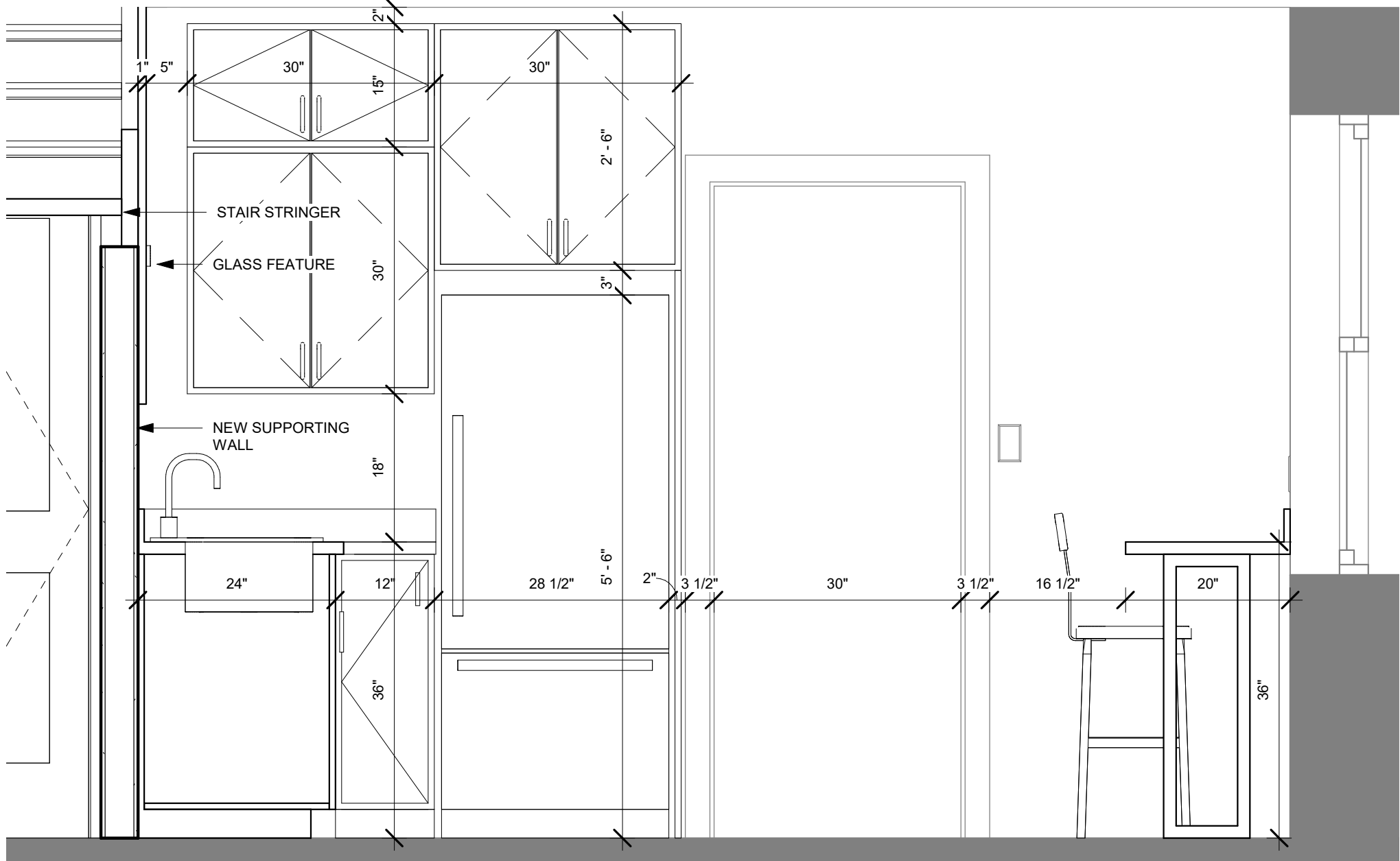
1 KITCHEN ELEVATION - NORTH
3/4" = 1'-0"



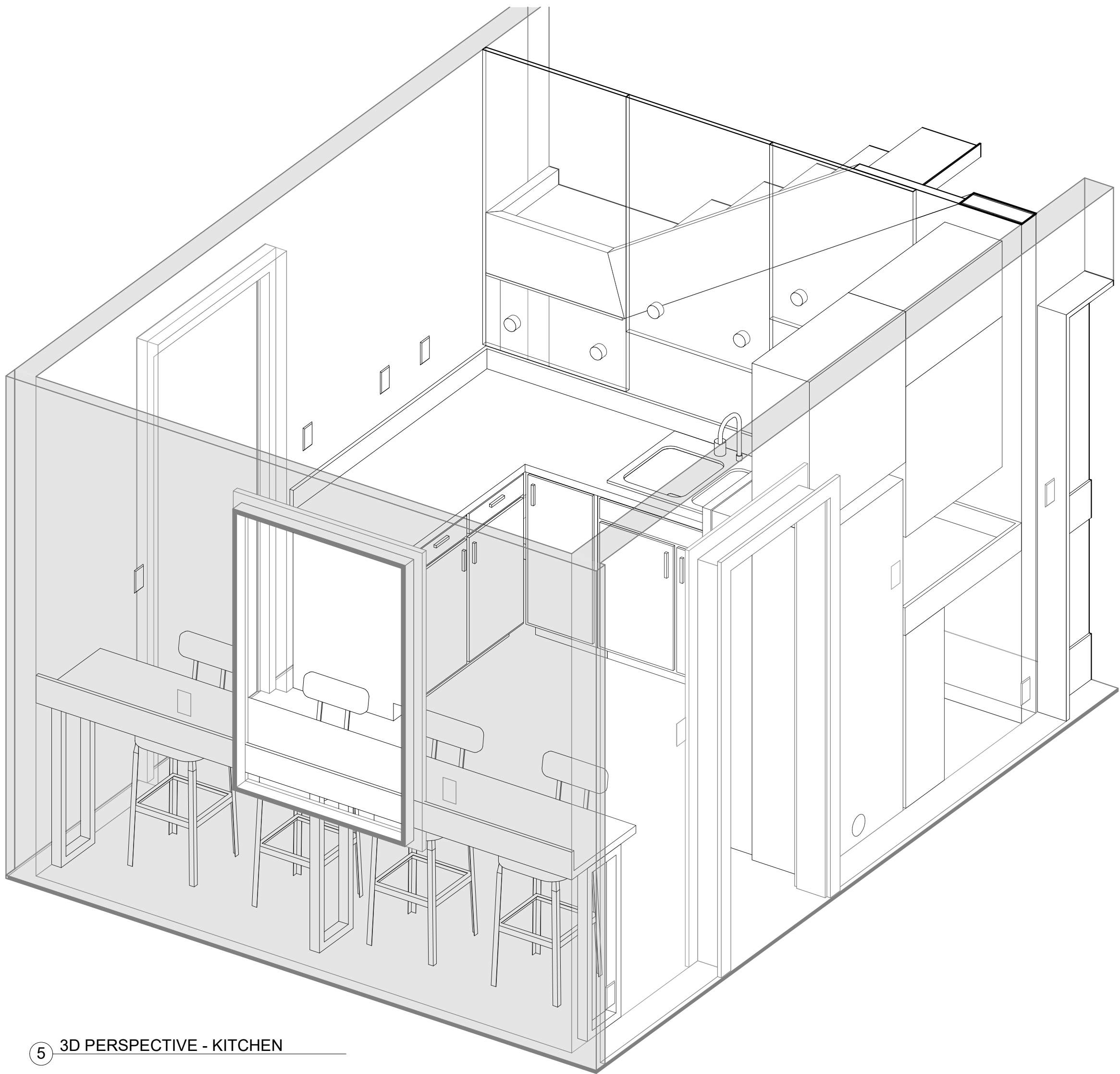
2 KITCHEN ELEVATION - EAST
3/4" = 1'-0"



3 KITCHEN ELEVATION - SOUTH
3/4" = 1'-0"



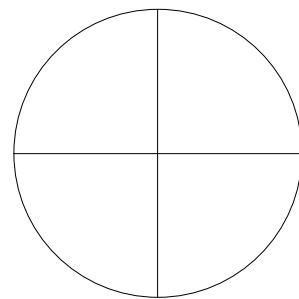
4 KITCHEN ELEVATION - WEST
3/4" = 1'-0"



5 3D PERSPECTIVE - KITCHEN

ISSUED FOR CLIENT REVIEW		
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	MAR 4, 2020

NORTH STAMP



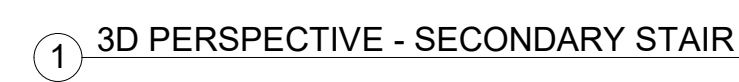
BEAVERBROOK HOUSE

9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

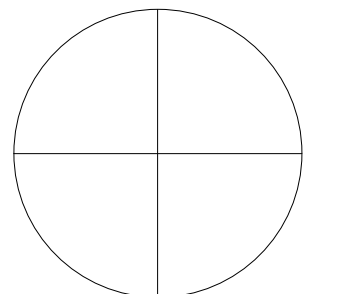
PROPOSED KITCHEN

SCALE	3/4" = 1'-0"	PROJECT NUMBER
DATE	3/12/2020 12:50:06 PM	20-009
DRAWN	AM	
CHECKED	PA	
SHEET		REVISION

A4

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NORTH	STAMP
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9995 KEELE STREET
MAPLE, ONTARIO
L6A 1R6

SCALE	PROJECT NUMBER
DATE 3/12/2020 12:50:07 PM	20-009
DRAWN AM	
CHECKED PA	
SHEET	REVISION

A5

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 72-81

A By-law to designate the property known municipally as 9995 Keele Street, Maple as being of architectural value or interest.

WHEREAS section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures, thereon to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the "Noble House" at 9995 Keele Street, Maple and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the real property known as the "Noble House" at 9995 Keele Street, Maple more particularly described in Schedule "A" hereto.
2. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. That the "Noble House" is proposed for designation for the reasons described in Schedule "B" hereto.
4. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

5. Schedules "A" and "B" shall be and hereby form part of this
By-law.

READ a FIRST and SECOND time this 16th day of March, 1981.

G. Williams
MAYOR

J. L. [unclear]
DEPUTY CLERK

READ a THIRD time and finally passed this 16th day of March,
1981.

G. Williams
MAYOR

J. L. [unclear]
DEPUTY CLERK

SEAL OF THE CORPORATION OF THE TOWN OF AUGHAN
The seal is circular with a central emblem featuring a castle tower and a flag. The text "SEAL OF THE CORPORATION OF THE TOWN OF AUGHAN" is inscribed around the perimeter.

SCHEDULE "A" TO BY-LAW NUMBER 72-81

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan in the Regional Municipality of York formerly in the Township of Vaughan in the County of York, and Province of Ontario and being composed of Part of Lot 20 in Concession 3 of the said Township and the Limits of which said parcel of land may be more particularly described as follows:

PREMISING that the Westerly Limit of said Lot 20 in the vicinity of the hereindescribed parcel of land has a course of North 9°22'40" West and relating all bearings herein thereto;

COMMENCING at a Survey Monument which may be located as follows:

BEGINNING at the North West Angle of said Lot 20;

THENCE South 9°37'40" East along the Westerly Limit of said Lot 20 198.89 Feet to a point;

THENCE North 72°22'30" East 134.80 Feet to the point of commencement;

THENCE North 72°22'30" East 159.11 Feet to a Survey Monument;

THENCE North 72°34'30" East 319.14 Feet to a Survey Monument;

THENCE South 8°14'00" East 129.83 Feet to a Survey Monument;

THENCE South 72°12'10" West 601.04 Feet to a Survey Monument in the Easterly Limit of Part 7 according to Toronto and York Roads Commission Plan L-136-16;

THENCE North 4°55'10" West along the last mentioned Limit 21.99 Feet to a Survey Monument;

THENCE North 9°22'40" West along the last mentioned Limit 47.74 Feet to a Survey Monument;

THENCE North Easterly along an arc of a curve to the right having a radius of 54.00 Feet an arc distance of 72.47 Feet whose chord length is 67.16 Feet and chord bearing is North 29°04'20" East to a Survey Monument;

THENCE North Easterly along an arc of a curve to the left having a radius 496.37 Feet an arc distance of 84.77 Feet whose chord length is 84.66 Feet and chord bearing is North 62°37'40" East to the point of commencement;

THE HEREINDESCRIBED parcel of land is further shown outlined on a Plan of Survey prepared by W.N. Wildman, Ontario Land Surveyors dated the 11th, day of June 1973.

BUILDING: The Noble House.
ADDRESS: 9995, Keele Street, Maple.
DATE: C. 1878

LOCATION: On the south-east corner of Keele Street and Major Mackenzie Drive.

CONDITION: The house is in good general repair. Some minor work needed, especially the trimming of the vines which are bad for the brickwork.

REASON FOR DESIGNATION

This house is the last representation of the estate once owned by the Noble family, who were one of the earliest in the village of Maple, or Nobleville as it was then called. The hard work and subsequent prosperity of the family is reflected in the transition from a frame house to this brick building, which was erected by Mrs Sarah Noble, Lord Beaverbrook's maternal grandmother.

Architecturally this house is a solid example of the Classical Revival style with good quality workmanship of detail in the brick and woodwork.

HISTORICAL SIGNIFICANCE

This house and site signifies the lands bought by Joseph Noble from Alexander Dallas in 1840, being part of lot 20, Concession 3. Joseph opened up in Maple as a merchant, and became the first post-master in the village.

In 1854 the Masonic Vaughan Lodge is believed to have held its first meeting in Noble's Hotel. A few years later the family moved their home across the street (south) to the existant site. The old site of the hotel and post office, was lost with the re-routing of Major Mackenzie Drive. The new home was a one and a half storey frame building. Joseph died in 1868, and bequeathed the home and lands to his wife, Sarah. C. 1878 a fire destroyed a number of homes along this stretch including the Noble house. The present brick house was put up by Joseph's widow and lived in by her and her children. The eldest daughter, Jane, married Rev. Aiken and bore William Maxwell, (Lord Beaverbrook), in 1879. Sarah died in 1893.

Thus the integrity of the site is of equal importance as the architectural merit that lies within the building, since the site and structures of the Noble's prosperity have been lost.

SOURCES

The Land Registry Records, Vaughan, Lot20, Concession3
1860, 1878 Map of the County of York.
1851, 1861, 1971 Census Rolls.

G.E. Reaman, A History of Vaughan Township, University of Toronto Press, 1971.

Barbara Plander, Buildings in Vaughan Before 1900, 1975, (Xerox)
Canadian-German Folklore, published by the Pennsylvania

Folklore Society of Ontario, vol.6, 1967, p.
Janet Myers, "'Corner Store' Lives Only In Memory", Liberal,
September 14, 1967.

This house faces south and is two and a half stories, built in red brick with a stone foundation. It is designed in a "T" plan, with the stem of the "T" forming the rear part of the building and being two stories high. A modern addition is located at the south-east corner where the two older parts of the building meet.

Some features of the house are uniform and a summary of these will make the overall description of the building less repetitive, and confusing. The saddleback roofs of the older buildings are wood shingled. The windows of the upper and lower stories are placed in line on a vertical axis, and are three over three, double sash with large limestone sills. They are headed with brick voussoirs. Two basement windows appear on the north and south faces of the main building.

The front door on the West facade of the house is in good condition, and supports the original fanlight and side lights. The portico is also of good quality craftsmanship, in the Classical Revival style. Fluted wooden columns support an entablature and pedimented roof. Wood pilasters complete the unit around the door. Classical motifs are found on the entablature and in the coffered roof. A large window is placed above this entranceway. To the north and south of this bay is yellow patterned brickwork, that repeats the pattern of the "quoins", (dressed stones at the corner of buildings). To the north and south of this are windows. A yellow brick belt course runs between the two stories and around to the north and south sides of the building.

Four rows of bricks below the eaves, set into the wall, is a narrow wooden plank, that does not run the length of the facade. The extreme height of this makes it impossible to have been for a porch, as was common, and can be seen on other faces of this building. However, it is a fixing for some additional detail that has either been lost or was never put up, due to expense or other reasons. Brackets or a type of swag may have been intended.

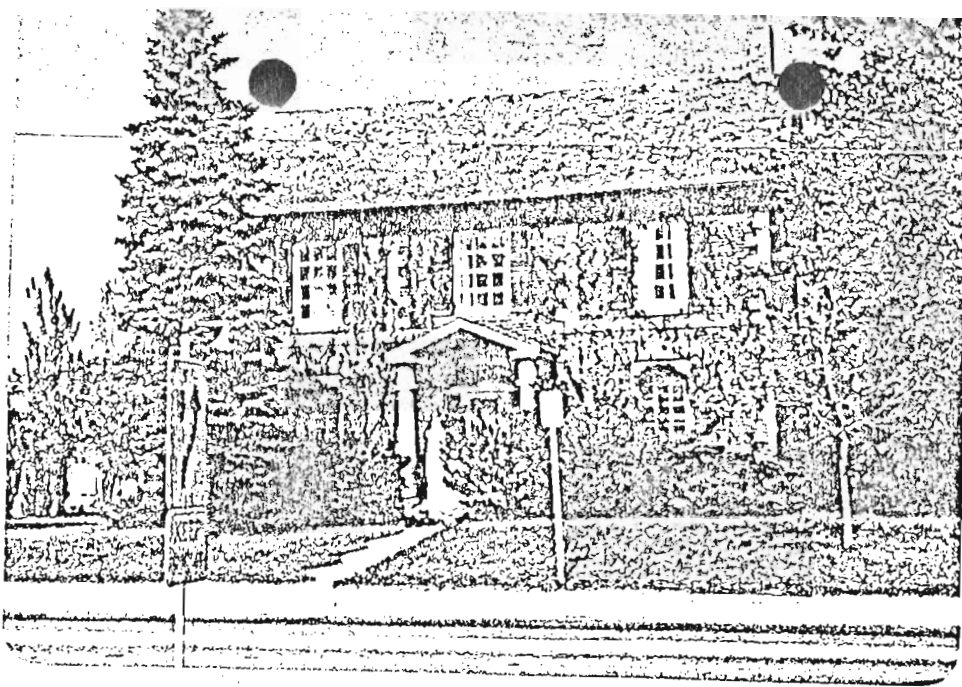
The south face is also composed of English bond; two upper and two lower windows, plus the basement windows are found here. The round headed window in the gable is finished in a yellow bricked voussoirs. The window is not functional as the chimney rises out of this central axis. It is closed with wooden shutters that balance with those on the northern face. Here the wooden fixing for the veranda is clearly visible. The quoins at the south-east corner are interrupted by the new one storey addition, which extends south.

The east facade is where the 'tail' of the house meets the main body. The south face of this area has an enclosed veranda on the ground floor. Two smaller windows of the same uniform design are found beneath the eaves. A small projecting row of red bricks run at the second storey window sill level in repetition of the more prominent belt course of the main building. The south east and north-east corners of this portion of the house are finished in yellow brick quoins that are flush with the wall. This distinguishes the front of the building from the rear and yet unifies the two by a common motif.

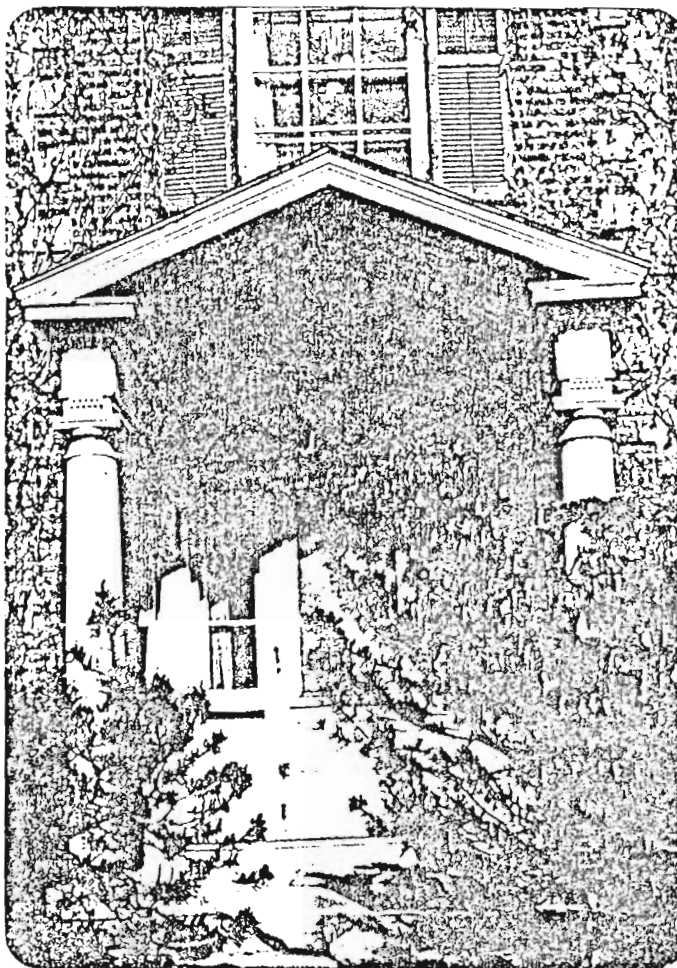
In the second storey of the most easterly face is a blind window. On a diagonal to this, on the first floor, is the back door placed above the foundation level. None of the fixings for a porch are visible and a stoop rather than a porch may have been built. However the north face of this part does show the fixings for a veranda that has been burnt. A three part veranda that would have run around the rear faces of the building seems to be more in keeping with the style and harmony of the house.

The north face of this 'tail' repeats the format of the south, with the transference of the door from the west, on the south, to the centre on the north. The transition from the rear to the main body of the building can be seen clearly here, at the east corner of the larger part of the house. This north-east corner has quoins which on the north project and on the east are flush with the wall.

It is all these details that make up the quality and grace of this large house. The unification of the different parts of this house, by common motifs that individually may have been modified to stand more clearly for a specific area, succeeds in a well balanced and stately home. This is representative of the Classic Revival style and a wealthy class of society that was part of the late 1800's in the town of Maple.



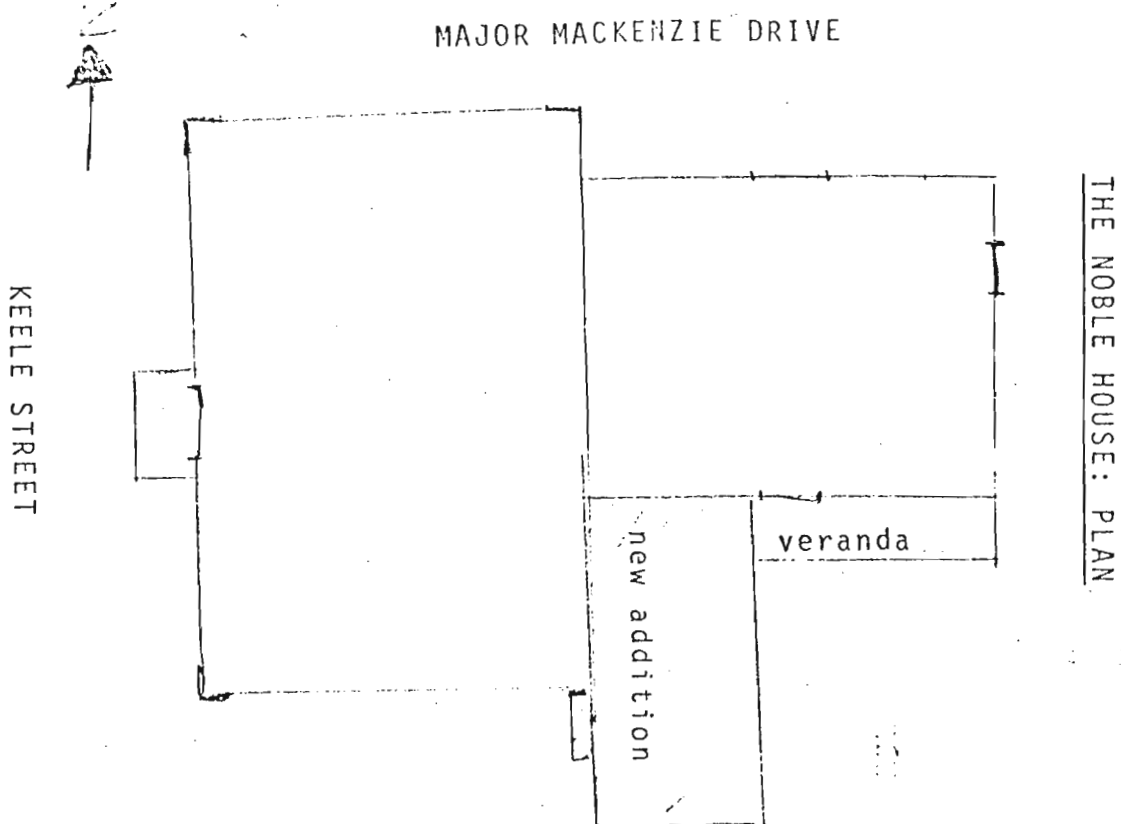
The west facade



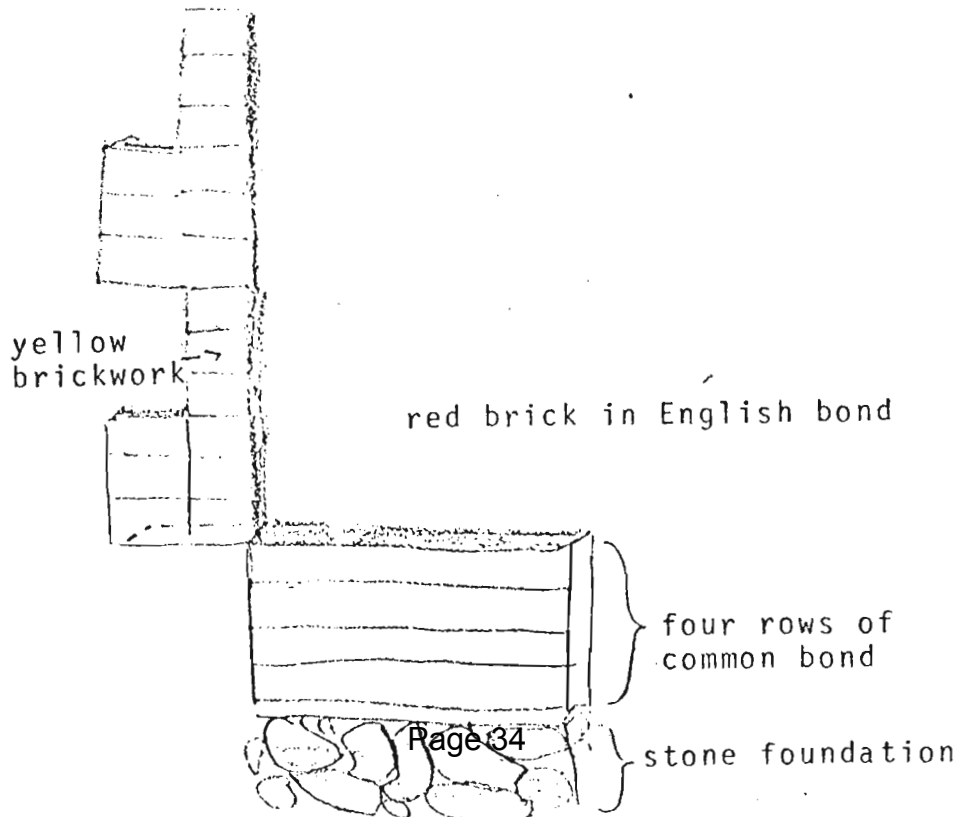
Detail of the front door



The north facade



DETAIL OF BRICKWORK TO THE SOUTH
OF THE FRONT DOOR



05 May 2020

ATTACHMENT 3

Pasquale Aiello
Organica Studio Inc
7-145 Birmingham St
Etobicoke, ON, M8V 3Z8

Re: Beaverbrook Heritage Home, Vaughan
Load Review Report

Dear Pasquale:

As requested we have reviewed the loads imposed by the proposed office usage on the existing base building structure. Our review was based on documents/drawings received and our site visits on 14 & 20 February 2020.

Document Review

- The existing building was constructed in 1878. Refer to photo 2.
- No original base building drawings were available at the time of review.
- A previous review report done in 2014 by J.R. Jones Engineering Ltd for the proposed office usage. The previous load review was done in accordance to the 2012 version of the Ontario Building Code which specified Live Load for office areas of 4.8 kPa (100 psf) at the ground floor and 2.4 kPa at the 2nd floor.
- The previous review report noted that retrofit to the existing ground floor structure, including replacement of existing steel and temporary posts.

Basement & Ground Floor Review

- The basement floor was observed to be a concrete slab on grade. Refer to photo 3.
- It was observed at the basement that the existing floor structure above was exposed to view. Refer to photo 4.
- It was observed on site that at the basement, the existing floor joist above were typically 2"x10" wood joists spaced at 16" on centre, supported by a centre 10"x10" wood beam. There was also observed a timber posts and several steel posts, and it appeared that concrete footings were previously installed below grade (as per the change in concrete surface immediately around the steel posts). Refer to photos 3-5.
- It was observed that there was standing water and high humidity in the basement.
- It was observed that in certain sections of the basement, the floor joists above were sistered full length. Refer to photo 4.
- It was observed on site that there appeared to be significant corrosion at the base of the steel posts at the basement. Refer to photos 5 & 6.
- At the ground floor there was observed to be cracking in the wall finishes and the ground floor appeared to be visually sagging. Refer to photo 7.

- At the south end of the building there was a single storey area, with the existing roof structure observed to be sloped 2x8 timber rafters.

2nd Floor Review

- At the 2nd floor, there was observed to be several localized openings in the floor to view the existing structure below. Refer to photo 8.
- It was observed that at the 2nd floor that the existing floor structure was typically constructed of 2"x10" timber joists spaced at 16" on centre.
- The 2nd floor joists were observed to be supported by timber and masonry load bearing walls below.
- The existing 2nd floor walls were observed to be 2"x4" stud walls with plaster and lathe finishing.
- There was cracking observed in the wall finishes at the existing 2nd floor. Refer to photo 9.

Main Stair Review

- The existing main stair was observed to be a timber framed straight flight that curved at the top. Refer to photo 10 & 11.
- The structure of the existing stair was observed through discrete openings at the underside plaster finish of the stair soffit.
- The lower straight section of the stair was observed to be supported by 2"x4" stud walls on each edge of the stair. At the curved upper portion, the stair was observed to be constructed of a curved centre timber joist.
- The existing stair was observed to be in a poor condition, with noticeable bouncing when walking up and down the stairs.
- We understand that the main stair is a listed heritage component.

Rear Stair Review

- The existing rear stair was observed to be a timber framed straight flight stair with a 180 degree turn at the top. Refer to photo 12.
- The stair was observed to be supported at each side by timber framed stud walls.
- The stair was observed to be in good condition, with no noticeable sagging or excessive bounce.

Per the current Ontario Building Code 2019, the design live load is noted as 100 psf for corridors and ground floor office usage, and 50 psf for 2nd floor office usage.

We have assumed that the existing structure is in sound condition except where noted above.

Based on the above information, it is our opinion that the base building ground floor structure requires reinforcement for the proposed office usage. The existing floor joists where not sistered are undersized for the proposed live loads or are currently showing signs of wood creep and excessive deflection. We recommend that the all the existing floor joists and stair beams be sistered. We also recommend that the existing wooden post is to be replaced by a new steel posts, and the existing damaged steel post bases be removed and repaired. New concrete footings are to be poured atop the existing

slab on grade to give standoff from the standing water, with all new and existing steel coated with a zinc rich paint primer system to protect from further moisture damage.

Based on the above information, it is our opinion that the base building 2nd floor structure can safely sustain the loads imposed by the proposed office usage. Once the ground floor structure has been retrofit, all damaged wall finishes, or are to be repaired. The existing finishes are to be monitored for future cracking; if cracking is observed they should be reviewed by a qualified structural consultant.

Based on the above information, it is our opinion that the existing main stair requires significant retrofit to be usable, as replacement may not be an option due to heritage concerns. Retrofit may require installation of curve steel supports and may also require installation of new steel beams and posts at the ground and 2nd floor to accommodate the stair retrofit. Alternatively, we recommend that the stair be closed off from pedestrian/egress access and usage.

Based on the above information, it is our opinion that the existing rear stair can safely sustain the loads imposed by the proposed corridor/egress usage without reinforcement.

Retrofit drawings will to be issued by our office under a separate cover. Consult with your local jurisdiction's building department for any code/permit requirements to accommodate the proposed work.

Regards,
Honeycomb Group Inc.



Wesley Peter, P. Eng.
Principal
wesley.peter@honeycombgroup.ca
647-839-8412



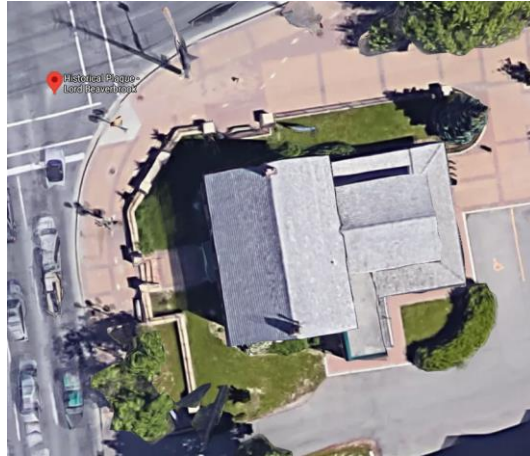


Photo 1- Site Plan



Photo 2- 1878 Dated Plaque

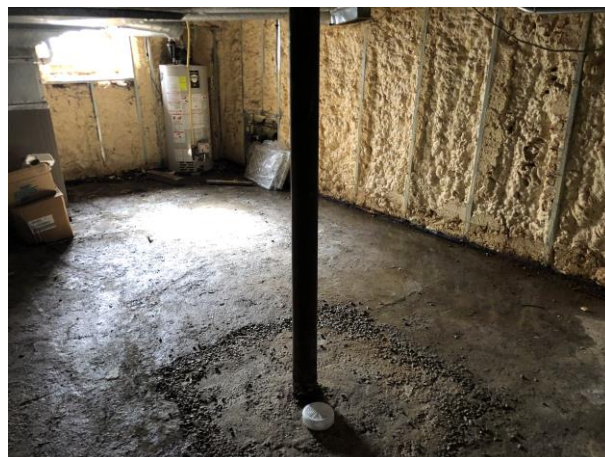


Photo 3- Basement Level



Photo 4- Sistered Basement Joists



Photo 5- Existing Basement Steel Posts



Photo 6- Corrosion at Base of Steel Posts



Photo 7- Ground Floor Wall Finish Cracking



Photo 8- 2nd Floor Discrete Opening



Photo 9- 2nd Floor Wall Finish Cracking



Photo 10- Main Staircase



Photo 11- Top Landing Main Staircase



Photo 12- Rear Staircase

Instructions for storage of original windows at 9995 Keele St.
(Noble/Beaverbrook House)

All existing single pane windows that are removed from the building are to be saved and stored within the building for future use. The windows are to be stored within the existing basement and are to be placed in a vertical stack position. Windows that are removed are to be fully bubbled wrapped, and then shrink wrapped fully to prevent any penetration of moisture. Prior to packaging windows are to be inspected, noted and numbered to indicate original location within the building, this will be put into a final document for future reference. Any sharp or projecting objects (ie. Nails) are to be removed prior to packaging.

The packaged window units are to be stored a minimum of 6" (152mm) above the finished floor, this is to accommodate for any minor flooding that may occur in the future. The units can be placed on wooden skids/crates, that meet the minimum floor clearance of 6" (152mm).

ATTACHMENT 4



HOME STYLE PATTERN BOOK

Georgian/Federal

A Colonial Selection from the Andersen Style Library

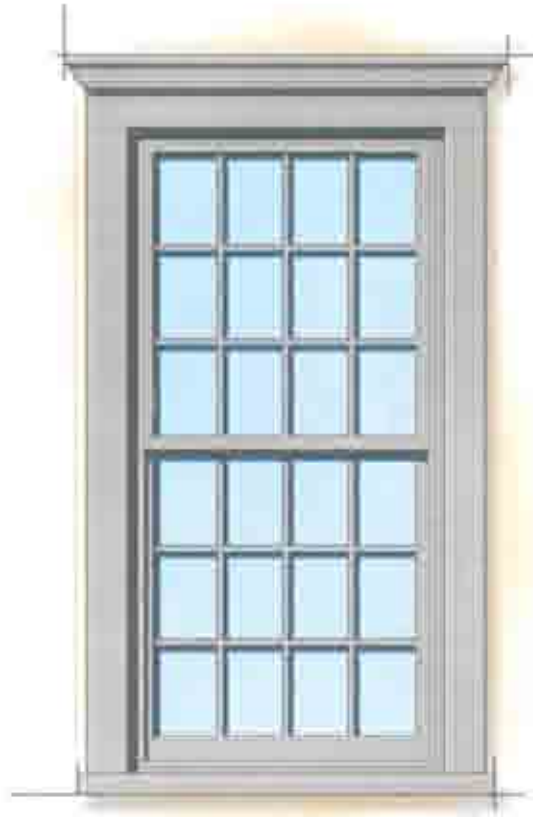
Quintessential Windows

Double-hung windows are most appropriate for the primary locations in Georgian/Federal style homes. In early Georgian architecture, double-hung windows featured 12-over-12 grille patterns, with 9-over-9 and 6-over-6 patterns becoming common in homes built later in the style period. Dormer windows often use a 6-over-6 grille pattern.

Additionally, while dormer windows in historical Georgian/Federal homes are double-hung windows, today casement windows are often used to meet egress requirements* in upper bedrooms.

• ANDERSEN AUTHENTICITY •

When casement windows are required for egress situations* as mentioned above, they can still stay true to the look of authentic colonial architecture. Andersen offers a 2 ¼" wide grille that can be positioned horizontally across the center of a casement window to simulate a check rail, giving it the appearance of a double-hung window.



Double-hung exterior

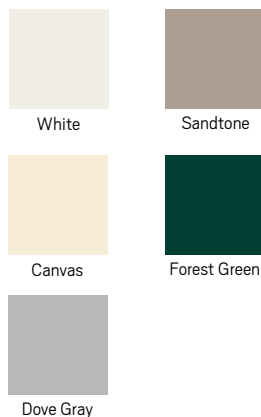


Double-hung interior

Colors & Finishes

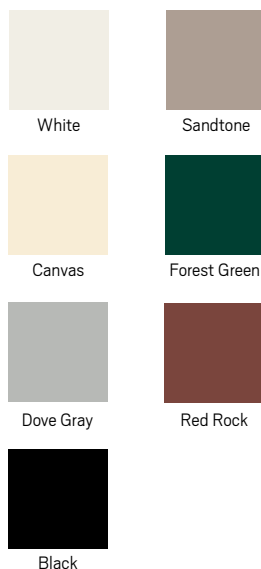
Window/Door Exterior

Color Palette

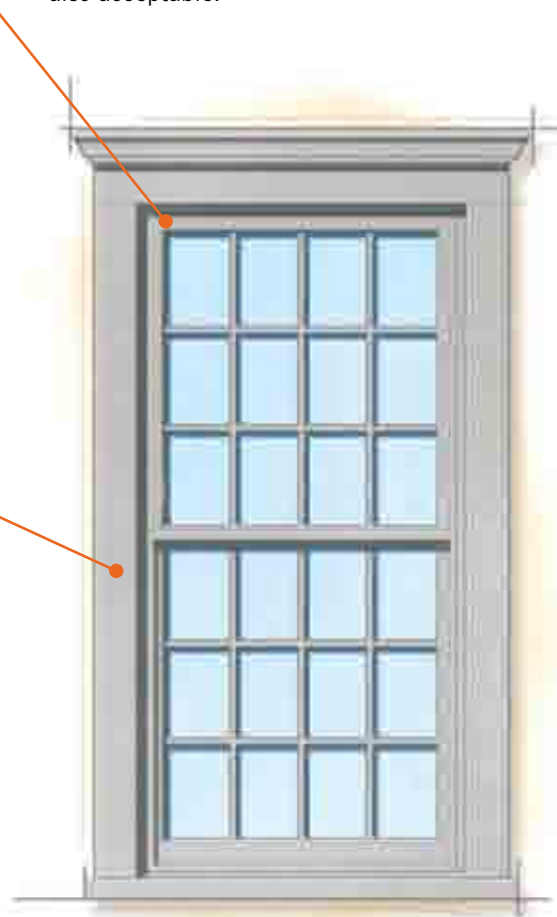


Exterior Trim

Color Palette



During the Georgian era, white windows and white trim were most common. More recently, the color scheme has become more varied. Window sash and adjacent trim traditionally match, although contrasting colors are also acceptable.



Exterior



Interior

Window/Door Interior

Wood Species



Pine

Window/Door Interior

Stain Colors



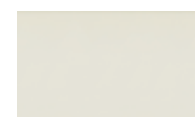
Honey



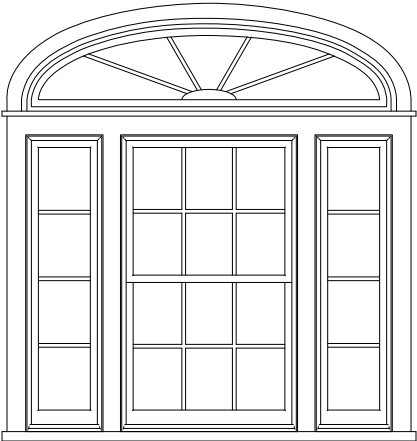
Fruitwood

Window/Door Interior

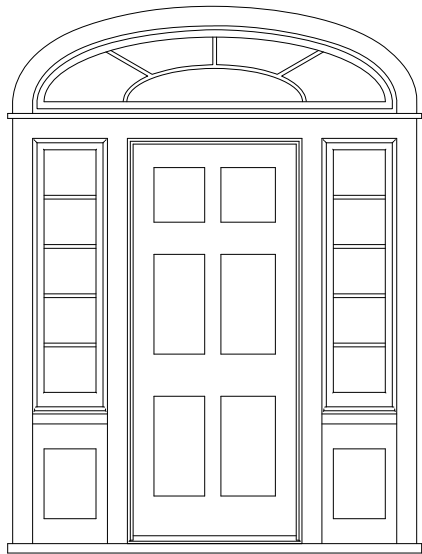
Painted



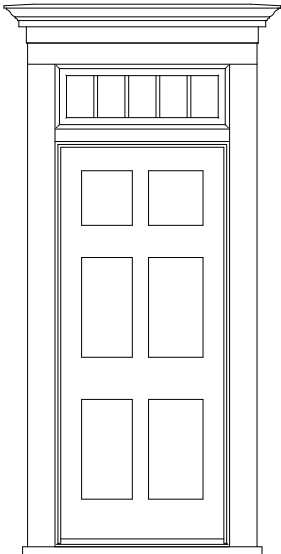
White



Quintessential Federal window grouping



Entry grouping with elliptical transom



Transom added to door brings light into entry. A five-light transom is typical for this application.

TYPICAL TRIM CONDITIONS

Standard Georgian/Federal style windows are almost always double-hung windows. As a result, window groupings should have wide mullions to simulate the weight pockets of authentic double-hung windows.

	Jamb	Vertical Mullion	Shutter
Head			
Horizontal Mullion			N/A
Sill			
Horizontal Section			
Vertical Section			

Sash & Grille Design

Georgian/Federal style windows offer rich character that greatly contributes to the overall look of the home.

The sash thickness is traditionally $1\frac{3}{8}$ " with a deep glass setback placed near the middle of that measurement. Additionally, sash and grille profiles are alike on the interior and the exterior respectively.

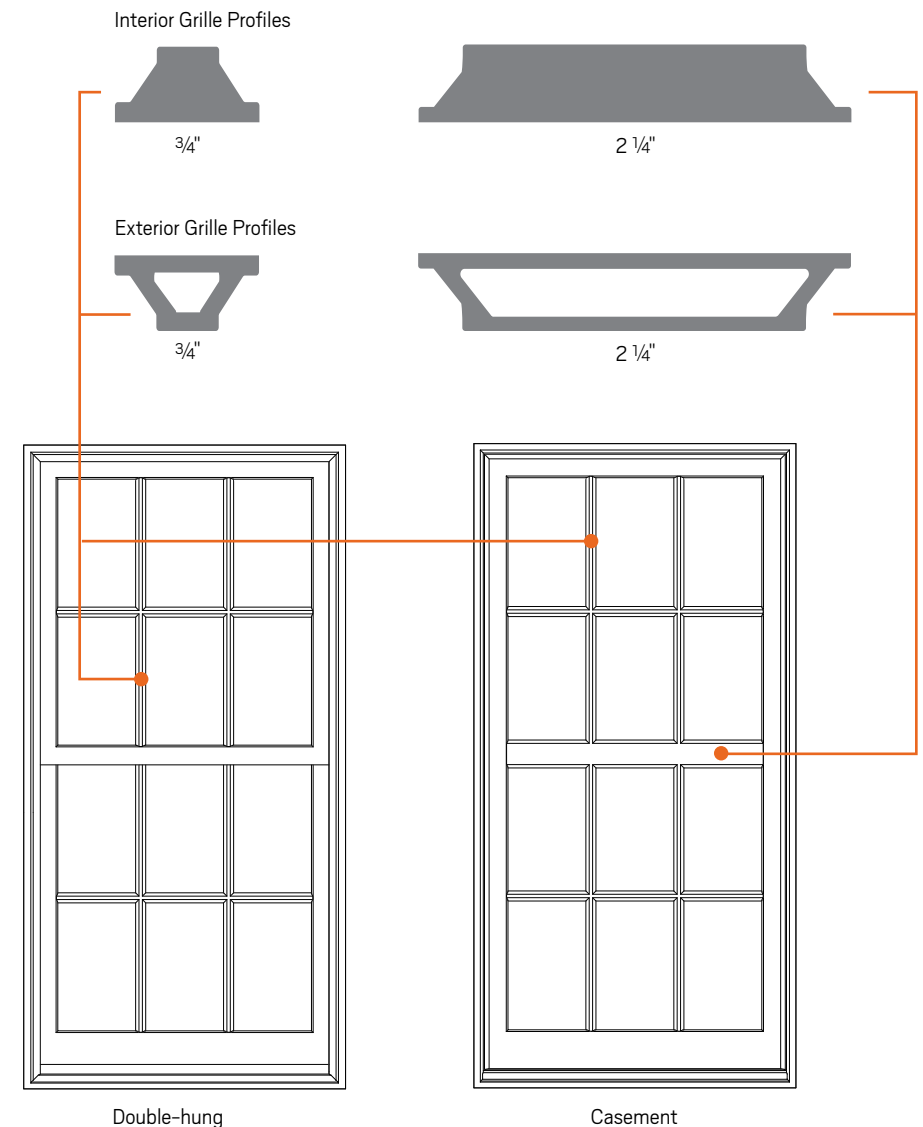
For double-hung windows, the top rail of the sash should be the same width as the stiles. Also, the bottom rail should be wider than the stiles and the top rail.

• ANDERSEN AUTHENTICITY •

Andersen® A-Series windows were designed in conjunction with leading architects. As such, double-hung, casement and picture windows feature these sash and grille details for architectural authenticity:

- Bottom rail of the sash is wider than the stiles and top rail
- A deep glass setback for historical accuracy
- Grille profile faces are flush with the sash face to simulate traditional wood muntins
- Exterior grille profiles simulate the look of putty glazing on a historic window

Andersen E-Series/Eagle® products allow you to specify a colonial grille profile in $\frac{5}{8}$ " width and custom grille patterns, making it easy to create an exact match in historical applications.



Our $2\frac{1}{4}$ " wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

Grille Patterns

Early in the Georgian era, 12-over-12 light patterns were most common and glass pane sizes ranged from 6" x 8" to 7" x 9". Later in the era, glass pane sizes increased. By the beginning of the 1800s when the Federal style became in vogue, it was not uncommon to see glass panes as large as 10" x 16". However, overall window unit sizes did not increase relative to glass pane sizes, so there were simply fewer glass panes per window. The result was a shift from the early 12-over-12 patterns to 9-over-9 and 6-over-6.

Casement

In the Georgian/Federal style era, casement windows were not used. Today, however, egress situations may require them. Additionally, casement windows may be used as substitutes for awning and picture windows since casement windows in the closed position appear identical to them.

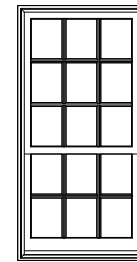
When casement windows are used, their grille patterns should create the look of rectangular windowpanes that are approximately the same size as those in the home's double-hung windows. Since the Georgian/Federal style is on the formal end of the traditional architectural spectrum, windowpanes from one window to the next should vary no more than 12%.

• ANDERSEN AUTHENTICITY •

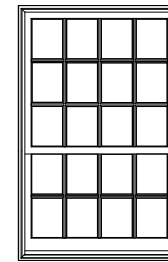
When casement windows are required for egress situations as mentioned above, they can still stay true the look of authentic colonial architecture. Andersen offers a 2 ¼" wide grille that can be positioned horizontally across the center of a casement window to simulate a check rail, giving it the appearance of a double-hung window.

ALTERNATIVE DOUBLE-HUNG WINDOW GRILLE PATTERNS

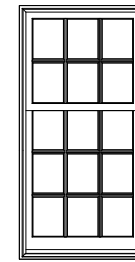
Primary Windows



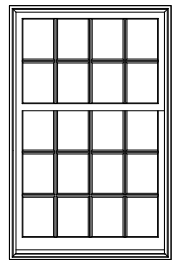
9-over-6
grille pattern



12-over-8
grille pattern



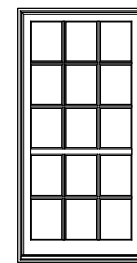
6-over-9
grille pattern



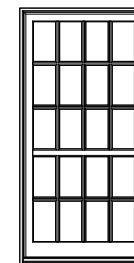
8-over-12
grille pattern

ALTERNATIVE CASEMENT & AWNING WINDOW GRILLE PATTERNS

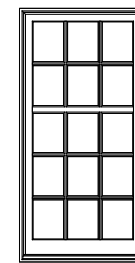
Primary Windows



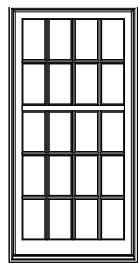
9-over-6
grille pattern



12-over-8
grille pattern



6-over-9
grille pattern



8-over-12
grille pattern

Window Hardware

Window hardware of the Georgian/Federal era married the ideal “Early American” aesthetic with the latest in Victorian technology. As a result, Georgian/Federal era hardware is conservative yet refined, and simple yet elegant. Cast iron, brass and bronze are common.



Andersen® double-hung window in pine with Clear Coat finish. Lock and keeper shown in Antique Brass.*

DOUBLE-HUNG HARDWARE

Lock & Keeper



Hand Lift



Finger Lift



Bright Brass

CASEMENT HARDWARE

Traditional Folding Handle



Distressed Bronze



Andersen casement window in pine with Cinnamon finish. Folding handle shown in Distressed Bronze.*

WINDOW HARDWARE FINISH OPTIONS



Antique
Brass



Bright
Brass



Distressed
Bronze



Distressed
Nickel



Oil Rubbed
Bronze

Printing limitations prevent exact finish replication. Please see your Andersen dealer for actual finish samples.

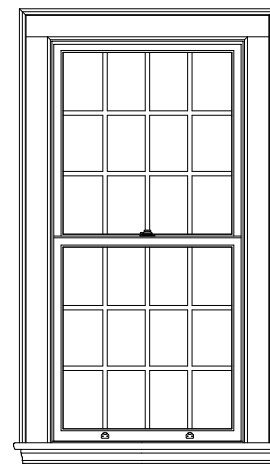
Interior Trim Style Elements

Interior trim on Georgian/Federal style windows typically has a two-part interior casing similar to the exterior. The first part is a simple flat casing with either a bead on the inner edge or a more elaborate stepped moulding. The second part is a moulded backband.

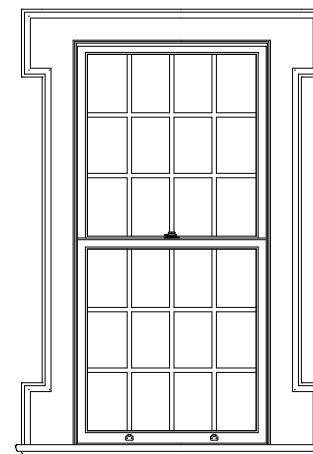
The scale of the room is important in choosing the proper trim size. For most homes today, the flat casing should be between 3 ½" and 5 ½" wide, and the backband is about 1 ½" wide.



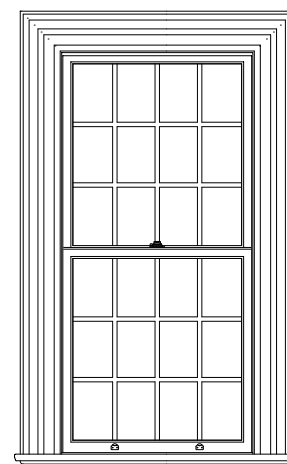
ALTERNATIVE INTERIOR TRIM STYLES



Beaded flat casing with backband for head and jambs. Stool with elliptical bull nose. Apron with ogee and beaded profile.



Beaded flat casing with backband for head and jambs featuring crossetted corners. Stool with elliptical bull nose. Apron with common quarter round and cove bed mould profile.



Head and jamb trim moulding with ogee and flat profile surrounded with backband. Stool with elliptical bull nose. Apron with common quarter round and cove bed mould profile.



Thank you,

Pasquale Aiello

B. Arch. Sci., Lic. Tech. OAA, Int'l. Assoc. AIA





















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EXPONA[®] COMMERCIAL

Expona Commercial is a collection of Luxury Vinyl Tiles, replicating the beauty of natural timber, slate and marble, with additional creative and innovative effects for use in heavy commercial areas.



	Gauge	EN 428/EN ISO 24346	2.5mm
	Wear Layer	EN 429/EN ISO 24340	0.55mm
	Plank Size	EN 427/EN ISO 24342	36 @ 101.6 x 914.4mm = 3.34m ² 24 @ 152.4 x 914.4mm = 3.34m ² 18 @ 152.4 x 1219.2mm = 3.34m ² 15 @ 184.2 x 1219.2mm = 3.37m ² 14 @ 203.2 x 1219.2mm = 3.46m ² 12 @ 184.2 x 1524mm = 3.37m ² 12 @ 76.2 x 914.4mm } 12 @ 101.6 x 914.4mm } = 3.62m ² 12 @ 152.4 x 914.4mm }
	Tile Size	EN 427/EN ISO 24342	12 @ 304.8 x 914.4mm = 3.34m ² 11 @ 203.2 x 1524mm = 3.41m ² 9 @ 609.6 x 609.6mm = 3.34m ² 8 @ 457.2 x 914.4mm = 3.34m ² 12 @ 152.4 x 609.6mm } 12 @ 304.8 x 304.8mm } = 3.34m ² 6 @ 304.8 x 609.6mm }
	Total Weight	EN 430/EN ISO 23997	4290g/m ²
	General Performance	EN 649 EN ISO 10582	Conforms Conforms
	Use Area	EN 685/EN ISO 10874	  
	Reaction to Fire	EN 13501-1	Class Bfl-S1
	Abrasion Resistance	EN 660-2 EN ISO 10582	Group T Type I
	Slip Resistance	EN 13893 DIN 51130 AS/NZS 4586	Class DS (dry condition) R10 R10
		For safety flooring with sustainable wet slip resistance, refer to Expona Control or the Polysafe ranges.	
	Indentation Residual	EN 433/EN ISO 24343-1	≤0.05mm
	Dimensional Stability	EN 434/EN ISO 23999	≤0.1% max
	Thermal Conductivity	ISO 1264-2	Suitable for underfloor heating. Max 27°C.
	Light Fastness	ISO 105-B02	(Method 3) ≥6
	Castor Chair (continuous use)	EN 425/ISO 4918	yes, type W, EN 12 529
	Electrical Behaviour (body voltage)	EN 1815	≤2kV Classified as 'antistatic'
	VOC Emissions	Indoor Air Comfort GOLD AgBB VOC test FloorScore	Eurofins certified product Very low emissions Certified product
	Responsible Sourcing	BES 6001 SA 8000	Very Good Approved factory

Environmentally Preferable Flooring - Polyflor Expona Commercial PUR achieves a BRE Global Environmental A+ Rating (Certificate No: ENP 429). Generic EN 15804 Environmental Product Declaration (EPD) available on request. Expona Commercial PUR is 100% recyclable and contains average 40% recycled material. Recyclable via the Recofloor scheme. Visit www.polyflor.com/sustainability.

PUR - Expona Commercial PUR features a high quality, cross-linked polyurethane reinforcement, UV cured to provide a low cost, polish-free maintenance regime for the lifetime of the flooring.

For information regarding handling and installation, adhesives, maintenance, applications, chemical resistance and product warranty, consult **Polyflor Customer Technical Services** on +44 (0)161 767 1912, or email tech@polyflor.com.

The data presented is correct at the time of printing. For latest information, please visit our website polyflor.com.
Decoration and shade may vary slightly from the samples shown.



EXPONA[®] COMMERCIAL

Expona Commercial is a collection of Luxury Vinyl Tiles, replicating the beauty of natural timber, slate and marble, with additional creative and innovative effects for use in heavy commercial areas.



PRODUCT SPECIFICATION



- The flooring shall be Polyflor Expona Commercial PUR, as supplied by Polyflor Ltd. of Manchester, England.
- The flooring shall be flexible PVC tile and plank flooring in 2.5mm thickness.
- It shall have the following laminated construction: circa 0.55mm clear PVC wear layer, circa 0.07mm print film layer and circa 1.88mm backing ply.
- The flooring shall feature a high quality, cross-linked polyurethane reinforcement to provide superior cleaning benefits, life cycle maintenance savings and optimum appearance retention.



- In accordance with EN ISO 10582, the in-use classification must be at least 23/33/42, as defined in EN ISO 10874: i.e. domestic areas with heavy use; commercial areas with heavy use.
- In respect of flamespread, the flooring shall have been fully tested to EN 13501-1 and certified as having Class B -S1, achieving the criteria EN ISO 9239-1 ≥8kw/m² and the mandatory requirement of EN ISO 11925-2 pass. The flooring shall have been fully tested to ASTM E648 by an independent test house and classified as Class 1 rating, making it suitable for use in institutional, commercial and public buildings.
- With regard to EN 13893 for slip resistance, the flooring shall be classified DS, making it suitable for use in areas which are predominantly dry.
- When tested to DIN 51130, the flooring achieves an R10 slip rating, for flooring with sustainable wet slip resistance, refer to Expona Control PUR or the Polysafe ranges.
- The product's weight should not be more than 4,290g/m².
- In respect of light fastness, the flooring shall have been fully tested to ISO 105-B02 Method 3 as having a pass to ≥6



- The flooring will achieve a BRE Global Environmental A+ rating ENP 429 in the Green Guide to Specification.
- The manufacturer should provide a facility to take back and recycle waste vinyl flooring material through the Recofloor scheme.
- Specific EN 15804 Environmental Product Declaration (EPD) available on request.
- Polyflor Expona Commercial PUR achieves a very low VOC emissions result when tested to AgBB standards, is certified by Eurofins as achieving Indoor Air Comfort Gold and is also a FloorScore certified product.
- Polyflor Expona Commercial PUR is certified to BES 6001 for responsible sourcing as very good, and is manufactured at an approved SA 8000 factory.



- The manufacturer of the floorcovering must be in possession of a valid quality systems certificate, showing compliance with BS EN ISO 9001.
- The manufacturer of the floorcovering must be in possession of a valid environmental certificate, showing compliance with ISO 14001.



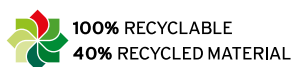
- A moisture test must be carried out, to ensure that the subfloor has dried out to a level consistent with the application of vinyl flooring. The test should be carried out using a hygrometer, in accordance with the instructions in BS 8203. The result should not exceed 75%RH, once equilibrium has been achieved.
 - The adhesive used must be approved by Polyflor, to ensure full product compatibility.
 - Products must be fully conditioned to the environment in which they are to be installed. See Polyflor installation instructions for details.
 - Installation must be carried out in accordance with BS 8203, BS 8204 and the instructions of Polyflor.
 - Suitable for use with underfloor heating up to 27°C. See Polyflor installation instructions for details.
- NOTE:** The subtle blending of shades and graining variation can best be obtained by the random shuffling of 3-4 packs of tiles.



- We recommend that adequate UV protection be taken against products being installed in direct sunlight as fading may occur.
- Polyflor Expona Commercial PUR is suitable for heavy commercial use, and also for use in the home. On-floor temperatures in conservatories can become quite high, so it is strongly advised that in such situations a Polyflor recommended high temperature adhesive is used.
- For further information and advice on specific applications, consult **Polyflor Customer Technical Services** on +44 (0)161 767 1912, or email tech@polyflor.com.



- At the date of issue the data presented is correct. However, Polyflor Ltd. reserve the right to make changes which do not adversely affect performance or quality.



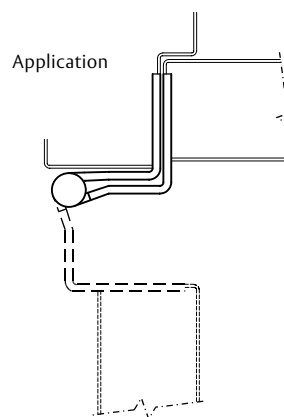
Five Knuckle Standard Weight Swing Clear Series (Reversible)

Swing Clear Hinges create barrier free openings by moving the hinge barrel and door edge out of the way.

- Recommended for use on standard weight, medium frequency doors in schools, hospitals or other public buildings
- Hinge allows for maximum clearance for passage of beds, tables or other equipment through the doorway
- Meets ADA Requirements and ANSI A117.1-1986
- Pressed steel jambs require no special reinforcing
- Pin is held in place by an NRP set screw, which allows the hinge to be reversible
- For Beveled Edge, where doors are beveled on hinge side, specify TA4895 or TA4395
- For available finishes see page 29

TA2395

TA2895



No.	ANSI Cross Reference	Base Material	Weight
TA2395	N/A	Stainless	STD
TA2895	A8122	Steel	STD

Specifications

Inches	mm	Gauge	No. of Holes	Fasteners	
				Machine	Wood
4 1/2"	114.3	.134	8	1/2 x 12-24	1 1/4 x 12
5"	127	.146	8	1/2 x 12-24	1 1/2 x 12

*Not Available with electric options

Options:

Code	Description
TB	Ball Bearing
HT	Hospital Tip
SSF	Safety Stud Feature
QC	ElectroLynx® Hinge – 2,4,6,8,10 or 12 wire available in 4-1/2" US26D and US32D only
CC	Concealed Circuit – 2,4,6,8,10 or 12 wire available in 4-1/2" US26D and US32D only
MM	Magnetic Monitoring

ASSA ABLOY

The global leader in
FM-14 door opening solutions

Pinnacle Series

CLAD DOUBLE HUNG

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood double hung windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440-11 North American Fenestration Standard/Specification for Windows, Doors and Skylights.
- C. WINDOW & DOOR MANUFACTURERS ASSOCIATION (WDMA):
 - 1. WDMA I.S-4 – 07 Industry Standard for Water-Repellent Preservative Treatment for Millwork
- D. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- E. NATIONAL FENESTRATION RATING COUNCIL (NFRC)

1.04 PERFORMANCE CRITERIA

- A. Patio Door units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.-2/A440-11.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged, with protective packaging and fitted with sash shipping blocks. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

Pinnacle Series

CLAD DOUBLE HUNG

SPECIFICATIONS

PART 2 – PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Aluminum Clad Wood double hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4-81, assembled with hardware installed. Exposed exterior portion shall be extruded aluminum cladding. Frame cladding sealed at corners with injected silicone and aluminum corner keys. Jamb thickness shall be 1 1/16". Jamb width shall be 4-9/16". Jamb extenders are available to match other finished wall thicknesses. Aluminum sill is thermally broken and end sealed. Vinyl hinged nailing fin and drip cap are utilized for installation. Rigid aluminum nail fin and color matched drip cap option is available. Natural Alder and Fir interior options are available. DP Upgrade units receive a 1/2" taller inside sill stop.
 - Concealed Jambliner Option: Exterior exposure shall have finished matched clad covers. Interior exposure shall have wood covers species matched to the sash/frame. The balance system shall be a block and tackle inverted balance mounted to the side jamb. A jamb jack will be standard, concealed with a removable transition dust pad. A kerf mount weatherstrip is applied to each side jamb, the entire length, providing a seal between the sash and both side jambs.
 - Standard Jambliner Option: A flexible hinge jambliner, available in white and beige. The balance system shall be a block and tackle balance mounted to the jambliner shell. The jambliner provides a tight seal to the sash. A dust pad is applied to the jambliner shell, providing a seal at the check rail assembly.
- B. Sash: Wood interior shall be select pine treated with water repellent preservative. Corners shall be coped and stapled. Exterior surfaces shall consist of aluminum extrusion with lapped corners held together by color-matched injected-molded corner keys. Foam tape is applied to the back side of glass stop. Natural Alder and Fir interior option is available. DP upgrade units shall have no finger pulls. No finger pull option is available for standard units.
- C. Finish: All aluminum exterior surfaces shall be covered with a factory applied, polyester powder-coat paint in 22 standard and 20 feature colors. Anodized colors are also available.
- D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape plus a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366, glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head and sill. A PVC-Alcryn hollow bulb applied to the inside check rail. Concealed jambliner shall have a wood parting stop with a kerf mount bulb providing a seal to the top rail. Flex back jambliner shall have a vinyl kerf mount parting stop with a hollow bulb providing a seal to the top rail.
- F. Hardware: Spring-loaded die-cast tilt latches allow both sash to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on glass widths 26" and below. Two locks are used on glass widths of 28" on up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, black, bronze, brass, oil-rubbed bronze, and satin nickel hardware options available.
- G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in 22 standard and 20 feature colors. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

Pinnacle Series

CLAD DOUBLE HUNG

SPECIFICATIONS

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black; aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsor-lite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and aluminum exterior to the surfaces of the insulated glass. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty with standard interior. All are available with or without inner bar between the glass. Exterior bars are available in 22 standard and 20 feature colors.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
B. Install the window unit in accordance with the manufacturer's recommendations. On operating units, remove shipping blocks after unit is fully installed.
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
C. Remove all visible labels and instructions.
D. Final cleaning of glass in accordance of Section 01710.

Heritage Vaughan Committee Report

DATE: Wednesday, June 10, 2020

WARD(S): 2

**TITLE: TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE
LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-
NASHVILLE HERITAGE CONSERVATION DISTRICT**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court. The subject property is located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks a recommendation for approval to construct a two-storey addition to the existing heritage house
- The existing main dwelling is identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan')
- The addition is consistent with the relevant policies of the KNHCD Plan
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the addition as it conforms with the policies of the KNHCD Plan

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposal to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

10 Richard Lovat Court is a corner lot with frontage onto Nashville Road and Charles Cooper Court as shown on Attachment 1. The property is located 2.2km west of the Kleinburg core area. The existing building was constructed circa 1870. The property is now located in the midst of a group of late 20th century large lot residences located on the north side of Nashville Road. There are no other heritage buildings near 10 Richard Lovat Court.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').

The following is an analysis of the proposed development according the KNHCD Plan.

The Owner of the property at 10 Richard Lovat Court is proposing to construct a two-storey addition to the northwest portion of the existing heritage building as shown on Attachments 3 to 6.

The KNHCD Plan includes the following policies:

3.2 GUIDING PRINCIPLES

The Ministry of Culture's Architectural Conservation (now the Ministry of Heritage, Sport, Tourism and Culture Industries) lists Eight Guiding Principles in the Conservation of Historic Properties. These are quoted in full, below:

1. *Respect for Documentary Evidence:* Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2. *Respect for Original Location:* Do not move buildings unless there is no other means to save them.
3. *Respect for Historic Material:* Repair/conservate rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
4. *Respect for Original Fabric:* Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5. *Respect for the Building's History:* Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.
6. *Reversibility:* Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. (e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.)
7. *Legibility:* New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. *Maintenance:* With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

The proposed addition to the existing contributing dwelling at 10 Richard Lovat Court respects the KNHCD Plan guidelines. The addition conserves and complements the architectural qualities of the existing building and is visually and architecturally subordinate to the main building. In addition, the overall size of the dwelling (existing dwelling and addition) would not have a negative impact on the existing large lot property, as required by the KNHCD Plan.

9.3.6 RENOVATIONS

When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design or is unsympathetic to it. Research should be undertaken, and the design of new work should restore the principal architectural features of the original building.

Guidelines:

- ☐ *Incorporate restoration of original work in exterior renovation projects.*
- ☐ *Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.*
- ☐ *Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.*
- ☐ *Remove items, such as metal fascia and soffits that conceal original architectural detail.*

The proposed addition is architecturally complimentary to the existing heritage house. The renovations to the existing house, consisting of underpinning the foundation to connect the proposed addition on all floors, are consistent and in-keeping with the conservation, restoration, and alteration practices allowed under the *Ontario Heritage Act* ('OHA').

9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS

New attached additions to heritage buildings should be designed to complement the design of the original building. Additions should be designed so as not to overwhelm the heritage character of the original building.

Guidelines:

- ☐ *Design additions to maintain the original architectural style of the building.*
- ☐ *Use authentic detail.*
- ☐ *Research the architectural style of the original building.*
- ☐ *Don't design additions to a greater height or scale than the original building.*
- ☐ *Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*
- ☐ *Use appropriate materials.*
- ☐ *Avoid destruction of existing mature trees.*

The proposed interior renovation of the existing building and the proposed addition protect and conserve the attributes of the original construction as a Heritage Resource within the KNHCD, as noted by the Cultural Heritage Impact Assessment ('CHIA') submitted in support of this application. The proposed work is sympathetic to the characteristics of the original building, maintaining its qualities of a contributing property within the KNHCD. The proposed height of the addition is subordinate to the existing building, respecting the height guidelines of the KNHCD Plan. The architectural details of the addition reflect those of the existing building, further preserving the contributing building characteristics.

9.7.4 PRESERVING THE NATURAL EXPERIENCE

The Official Plan addresses the wide range of issues concerning the valley lands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are

Item 2

Page 4 of 6

mandated along valley and stream corridors, and single-loaded roadways at valley edges are called for to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valley lands.

Guidelines:

- ☐ *Screen ridgetop buildings from view by suitable planting consistent with existing valley vegetation.*
- ☐ *Screen modern installations, such as parking lots and fenced playing fields, by suitable planting consistent with existent valley vegetation.*
- ☐ *If existing vegetation provides such screening, do not remove it.*
- ☐ *Do not obstruct existing views and vistas with new development.*

A qualified professional arborist completed an inventory and general health assessment for all trees located on and within six (6) metres of the property line of the subject property. An Arborist Report (Attachment 8), including a Tree Protection Plan (Attachment 7) was submitted in support of the application. The report and plan identify 71 existing trees on the property, but only three (3) trees are located within the proposed construction area and require removal as a direct impact of the proposal. Eighteen (18) other trees on the property must be removed regardless of the construction because they are hazardous, invasive, or due to their poor condition: of these, nine (9) trees are city-owned and nine (9) and privately owned.

Staff are satisfied the recommendation of the Arborist Report adhere to the guidelines and the City of Vaughan's Council endorsed By-law 052-2018 and Tree Protection Protocol – and support the proposed tree removal on the basis of the fundamental density of mature trees on the property is being maintained without adverse effects on the appearance of the property, and without adverse effects to the natural landscape of the site. The Owner is required to consult with the Forestry Department and make arrangements for tree compensation for the removed trees as part of the application for the Building Permit.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

Exterior Finish:

- ☐ *Smooth red clay face brick, with smooth buff clay face brick as accent*
- ☐ *Wood clapboard, 4" to the weather.*
- ☐ *Smooth, painted, wood board and batten siding.*

Exterior Detail: *Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.*

Shopfronts: *Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.*

Roofs: *Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.*

Doors: *Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.*

Flashings: *Visible step flashings should be painted the colour of the wall.*

The proposed construction materials for the dwelling are in keeping with the architectural style and language of the existing building. The proposed building materials are shown on Attachment 9.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed addition to the existing building conforms to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the addition to the existing heritage dwelling located at 10 Richard Lovat Court under the *Ontario Heritage Act*.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

1. Attachment 1 – 10 Richard Lovat – Location Map
2. Attachment 2 – 10 Richard Lovat – CHIA
3. Attachment 3 – 10 Richard Lovat – Site Plan
4. Attachment 4 – 10 Richard Lovat – Floor Plans
5. Attachment 5 – 10 Richard Lovat – Elevations
6. Attachment 6 – 10 Richard Lovat – Rendering
7. Attachment 7 – 10 Richard Lovat – Tree Protection Plan
8. Attachment 8 – 10 Richard Lovat – Arborist report
9. Attachment 9 – 10 Richard Lovat – Materials Palette

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Heritage, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407



Location Map

LOCATION:
Part of Lot 25, Concession 9: 10 Richard Lovat Court

APPLICANT:
N/A



Attachment

DATE:
June 10, 2020

1

CULTURAL HERITAGE IMPACT ASSESSMENT

**10 Richard Lovat Court
Woodbridge,
Vaughan, Ontario, Canada**

20 January 2020

prepared by



architecture + planning + urban design
+
heritage conservation
+
real estate development

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REFERENCES

- A. Kleinburg-Nashville Heritage Conservation District Study and Plan,

APPENDICES

- 1- Vicinity Map, 10 Richard Lovat Court, Kleinburg-Nashville, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 10 Richard Lovat Court
- 4- Photographs of adjacent buildings to Richard Lovat Court
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Survey of 10 Richard Lovat Court, Kleinburg-Nashville
- 8- Preliminary drawings of planned redevelopment of subject property
- 9- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 EXECUTIVE SUMMARY

10 Richard Lovat Court is an isolated property west of the core area of Kleinburg, Ontario, on what was likely an isolated site along Nashville Road which originally connected the core area of Kleinburg to Nashville. Kleinburg was the main settlement area. Nashville gained significance along the roadway route when the Kleinburg rail station was established in the 19th century. 10 Richard Lovat Court is presently vacant. A 19th century residence constructed in what at that time was an isolated property along Nashville Road overlooking development of a portion of lands acquired for construction of the Grey and Bruce Railway circa 1870 is now in the midst of a series of late 20th century residential development of large lot residences to the north of Nashville Road that have been recently developed. There are no other heritage buildings near 10 Richard Lovat Court.

The property is within the Kleinburg-Nashville Heritage Conservation District within the City of Vaughan. This heritage district is a Province of Ontario Part V designated heritage district with a plan and established criteria for changes to development within the heritage district. Recently the property was purchased and is planned for retention and adaptive reuse of the 19th century residence. Preliminary design of the planned changes for the property have been submitted by Lemcad Consultants on behalf of their client for review and assessment by MW HALL CORPORATION, a registered architect, certified planning and heritage consulting firm working with the City of Vaughan Guidelines for Cultural Heritage Impact Assessments, and particularly for conformance with the Kleinburg-Nashville Heritage District Plan and Guidelines. During the review process MW HALL CORPORATION made a few minor revision suggestions to the design of the planned house, which have been incorporated within the appendix of this report.

Upon completion of our review we are of the opinion that planned changes to the property at 10 Richard Lovat Court are in keeping with the Nashville-Kleinburg Heritage District Plan and Guidelines plus City of Vaughan official plan, and we recommend approval.

2.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2017.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 10 Richard Lovat Court is located along Nashville Road east of the core area of Kleinburg.

The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. It is Listed as No. 965 on the City of Vaughan Heritage Register as being within the heritage district and identified as an 1880 Italianate building within the heritage district. According to present plans the house is to remain insitu at the southern portion of the property, adjacent to Nashville Road with a proposed adaptive reuse addition and garage.

We have reviewed the preliminary design for the planned adaptive reuse and addition of the house.

The owner and their architect/consultant for the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) and to review the planned redevelopment relative to requirements of the Heritage District Plan.

Subject property is owned by:

Sam DiGregorio, in trust
416 891 9001
Email: Sabrina@sabrinafiorellino.com

Contact information is as follows:

Mr. Leo Mastrandrea
Lemcad Consultants
Tel: 416 405 8164

3.0 CULTURAL HERITAGE IMPACT ASSESSMENT

3.1 History of the property and evolution to date

According to the Kleinburg-Nashville Conservation District Study (Reference A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village itself remained small with surrounding lands occupied by farms. Early lots in the village were surveyed and established as lots for residential use but remained undeveloped until the present 21st century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

Noted in the Kleinburg-Nashville study, the "...Toronto, Grey and Bruce Railway...was opened in 1871...the Kleinburg Station, built in 1907 to replace the 1870 original...the Kleinburg Station was located some way west of the village, and...became the site of the hamlet of

Nashville...” “The hamlet of Nashville appears to have come into being because of the railway station...”

According to land title records, William Jarvis, Sherrif of Toronto was granted 200 acres of land as part of the British settlement of Ontario including the parcel now containing 10 Lovat Crescent, in 1821. 100 acres of this parcel was granted by Jarvis to James Somerville in 1846. James Somerville granted 56/100 of the parcel in 1870 to The Grey and Bruce Railway. In 1881 Robert Somerville and James Somerville granted W ½ 100 ac, except part for the railway to John Train in 1881. In 1889 John Train and Anne Train, his wife, granted the west 1% of the lands to John Card. The Grey and Bruce Railway tracks are located just west of 10 Richard Lovat Crescent, crossing Nashville Road diagonally in a Northwest direction. From this information it is surmised that John Train and Anne Train are likely the first owners of 10 Richard Lovat Crescent. John Card may have been the builder of the house for John and Anne Train.

It should be noted that at the time of construction of the present heritage house, there was only a short stair to the house leading up the knoll past a well for the property, plus an unpaved access drive from Nashville Road. The small hamlet of Nashville may not have existed, but grew from proximity to the railway station nearby. The existing heritage house was a rural country estate/farm property likely related to the Grey and Bruce Railway stop. Richard Lovat Crescent was part of a 20th century land development project created as an access road from Nashville Road by the 20th century developer of the large estate properties located just north of the heritage house. Richard Lovat purchased the property for speculative development in 1985. Richard Lovat is the inventor and developer of large subterranean boring machine equipment utilized for construction of the subway system in Toronto in 2019/2020 and the name Richard Lovat Crescent is given to the recently developed access road to the larger estate residences north of the heritage house.

The property at 10 Richard Lovat Court is located on the north side of Nashville Road, an older roadway that connected Kleinburg to Nashville, and is now included as part of the Heritage District including this section of the Nashville Road.

3.2 Context and setting of the subject property

Richard Lovat Court appears to be a relatively recent roadway and name, apparently named after Richard Lovat who had established a business based upon his invention of large scaled boring equipment in the beginning of the 21st Century. The present subway system under construction in Toronto is utilizing this equipment for the underground portions of the subway. We believe that Mr. Lovat purchased the former farm property at 10 Lovat Court for recent development of a series of large homes north of the heritage house, and there are no other heritage structures in the vicinity of the existing 1880's house on the property.

3.3 Architectural evaluation of the subject property

The existing 19th century Italianate style house at the southern portion of the property is planned to be retained. It is in sound condition but is presently vacant.

3.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources

Planned redevelopment of 10 Richard Lovat Court is to provide a new, two-storey addition with restoration of the present house residence. The existing front door of the house faces east overlooking a naturally landscaped area. At the rear of the house is a remnant of what appears to be a former unpaved driveway that connects the property to Nashville Road. Along the east side of the property, Richard Lovat Court is a new suburban street that also connects with Nashville Road and services the new subdivision of large, suburban houses.

3.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned restoration and adaptive reuse of the historic house at 10 Lovat Court is in accord with the District. This house is an anomaly to many of the original heritage buildings in the District, but as a lone, former mansion of the owner is an important contribution to the history of Nashville Road and the evolution of the heritage district.

3.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned changes to the property. The subject property is within the Designated Heritage District and therefore is required to respect exiting heritage character of the HCD.

3.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes have salvage value.

3.8 Historical commemoration

Historical commemoration may be appropriate for this property.

3.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • <i>destruction of any, or part of any, significant attributes or features</i> 	<i>no destruction of any part of significant <u>heritage</u> attributes or feature is proposed</i>
<ul style="list-style-type: none"> • <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i> 	<i>not applicable</i>
<ul style="list-style-type: none"> • <i>a change in land use where the change in use negates the property's cultural heritage value</i> 	<i>not applicable</i>
<ul style="list-style-type: none"> • <i>siting, massing, and scale</i> 	<i>planned improvements are consistent with the heritage district.</i>

5.0 RECOMMENDATIONS

We are of the opinion that planned changes to the property at 10 Richard Lovat Court, located within the Kleinburg-Nashville Designated Heritage District, are consistent with the Kleinburg-Nashville Heritage District Conservation Plan and Guidelines established for changes within the District. Consideration was given to other changes within the District, especially along Napier Street and the more recent adjacent development. Intensification of development in this area is consistent with the Official Plan and policies of City of Vaughan and with the Province of Ontario.

Section 2 of the Ontario Planning Act indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the Planning Act requires that the decision of Council shall be consistent with the Provincial Policy Statements (PPS 2014) and (PPS 238 2019)

Policy 2.6.3 of the PPS requires that “...Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

The existing property at 10 Richard Lovat Court as an isolated heritage property and will be restored with an addition appropriate for this property in this location within the heritage district. It is our opinion that the planned restoration and adaptive reuse of this property is consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and makes a positive contribution to the maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



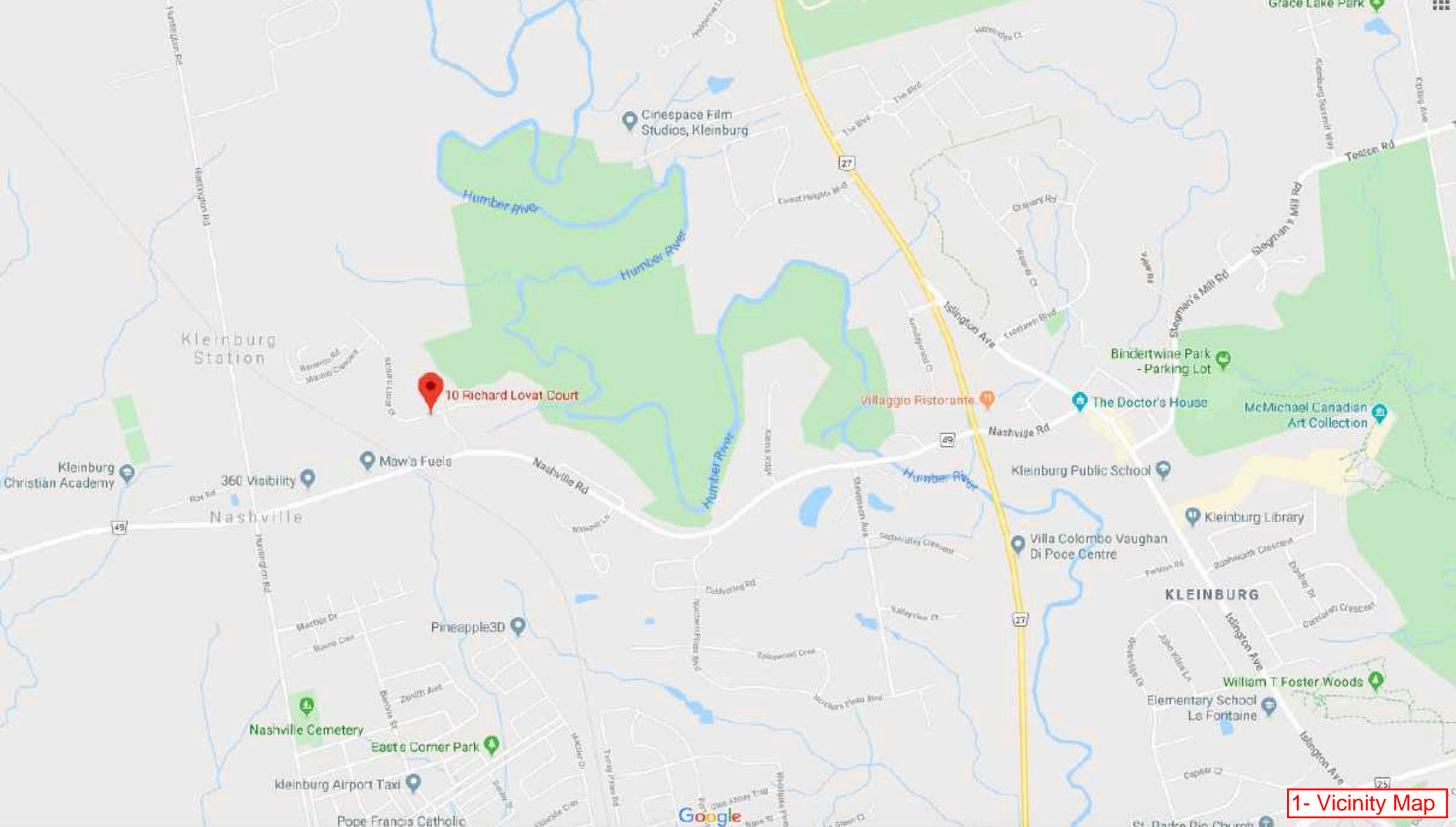
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

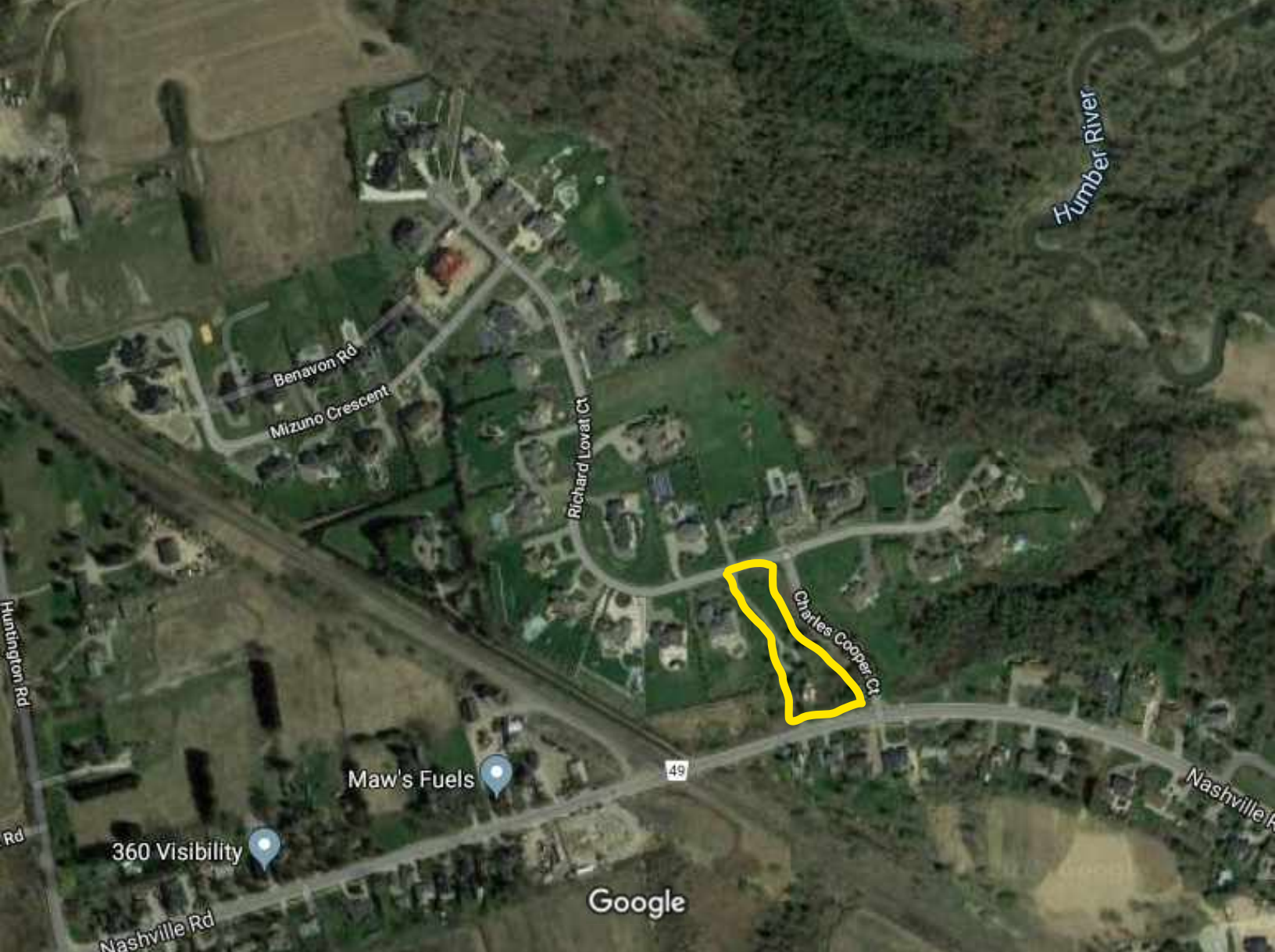
REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan, Phillip H. Carter Architect and Planner
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statements of 2014 and 2019.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) City of Vaughan Guidelines for Heritage Impact Assessments, 2017

APPENDICES

- 1- Vicinity Map, 10 Richard Lovat Court, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 10 Richard Lovat Court
- 4- Photographs of nearby buildings
- 5- Chain of Property Ownership
- 6- Vaughan Official Plan map
- 7- Heritage Conservation District Map, Kleinburg-Nashville
- 8- Survey of 10 Richard Lovat Court
- 9- Preliminary drawings of planned adaptive reuse of subject property
- 10- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP





Imagery ©2019 CNES / Airbus, First Base Solutions, Maxar Technologies, Map data ©2019

100 m

2- Aerial Map







3c- 10 Richard Lovat Court, view from south











3h- 10 Richard Lovat Court, view facing north



3i- 10 Richard Lovat Court driveway









4d- 36 Richard Lovat Court, view from north





10 Richard Lovat Court, Vaughan, Ontario

Owner: Salvatore Di Gregorio

Charge/Mortgage: Samshoo Investments Ltd.

CHAIN OF TITLE

Lot 16, Plan 65M3580

City of Vaughan

<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registration</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
	Patent	Crown	4 April 1821		William Monson Jarvis	All lot 26, con. 9, Vaughan 200 ac.
26117	Deed poll	22 Jan. 1846	7 Feb. 1846	Wm. B. Jarvis, sheriff	James Somerville	110 pounds. 100 ac. W ½
620	Grant	16 June 1870	20 June 1870	James Somerville	The Grey and Bruce Railway	\$100 56/100 ac.
3400	Grant	31 March 1877	21 Nov. 1881	John Somerville	Robert Somerville	\$1,000 W ½ 100 ac. ex. Pt. to railway
3402	Grant	21 Nov. 1881	21 Nov. 1881	Robert Somerville and James Somerville	John Train	\$3,500 W ½ 100 ac. ex. Pt. to railway
4949	Grant	7 Jan. 1889	10 Jan. 1889	John Train and Anne Train, his wife	John Card	\$200 W 1 ¾
4950 Note: could not locate transfer from Card to Train	<i>Mortgage</i>	<i>7 Jan. 1889</i>	<i>10 Jan. 1889</i>	<i>John L. Card</i>	<i>John Train</i>	\$150 Discharge by 5150 9 Jan. 1890.
7467	Release	9 Apr. 1903	14 Apr. 1903	Rachel Train	John W. Train and Robert J. Train	\$500 W ½
7483	Legacy	9 March 1903	24 Apr. 1903	Edwin L. Train	Robert James Train	\$125 W ½
7484	Will	31 Mar. 1903	24 Apr. 1903	James Train	Robert James Train	

<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registration</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
7649	Assn.of Declaration	18 June 1903	22 Mar. 1904	Thomas Henry Train and Robert James Train	George E. Train	\$600 W ½
8372	Grant	18 Oct. 1907	23 Oct. 1907	Robert J. Train and Esther Train his wife	The Toronto Gray and Bruce Railway Company	\$60.00 0.526 ac
8391	Quit claim	26 Oct. 1904	8 Nov. 1904	George E. Train	Robert J. Train	\$1.00
11990	Grant	5 March 1920	11 March 1920	Robert J. Train and Esther Emily Train his wife	James Culham	\$10,000 W ½
13358	Grant	26 May 1923	1 June 1923	James Culham	Wilbur M. Waind and Nora G. Waind, his wife	Exchange of land and \$10 As in 11990
13412	Grant	10 July 1923	11 July 1923	Wilbur M. Waind and Nora G. Waind	Patrick J. Lamphier and Christina E. Lamphier, his wife	W ½ and Exchange of property and \$1.
13471	Grant	30 Aug. 1923	30 Aug. 1923	Patrick J. Lamphier and Christina E. Lamphier	Walter Ginn	W ½ exc. lands sold to William Patterson
14734	Grant	2 May 1927	19 May 1927	William Ginn	Herbert Percival Wardlaw	\$10,000 W ½ exc lands sold to John Dalziel
39418	Grant	13 Aug. 1957	19 Feb. 1958	Herbert P. Wardlaw and Alta E. Wardlaw	Trans- Canada Pipe Line Limited	Easement re pipeline
48220	Grant	4 Oct. 1961	20 Dec. 1961	Herbert Percival Wardlaw and Alta E. Wardlaw	Carl J. Corcoran	\$52,500 106.5 ac. Plan 4084
67944	Grant	21 Jan. 1971	27 Jan. 1971	Carl J. Corcoran and Nancy A. Corcoran, his wife	Corcair Farms Limited	Nil 106.5 ac.
362806	Grant	31 Jan. 1985	15 Feb. 1985	Corcair Farms Limited	Kleinburg Hills Estates Limited	\$750,000 106.5 ac

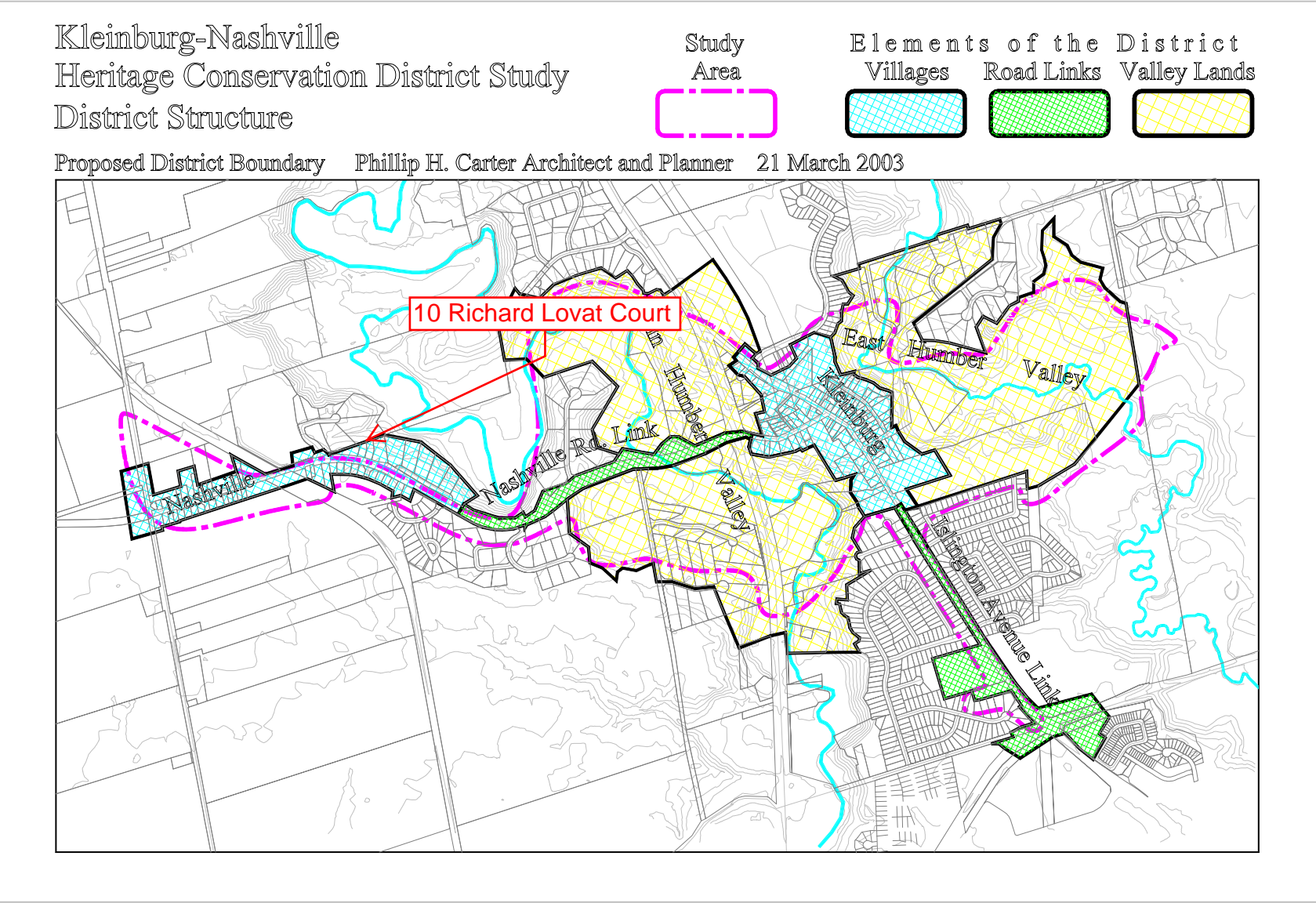
<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registration</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
427121	Notice of application Land Titles Act		22 Mar. 1981			
444937	Notice of first registration Land Titles Act					
LT 1044059	Notice of Agreement		28 June 1995	The Corporation of the City of Vaughan	Kleinburg Hills Estates Limited	Part of parcel 26- section V-9, part 1 plan 65R-16839
LT 1058331	Notice of amending agreement		6 Sept. 1995	The Corporation of the City of Vaughan	Kleinburg Hills Estates Limited	As in LT 1044059
LT 1058980	Plan document		11 Sept. 1995		Kleinburg Hills Estates Limited	Remainder of Parcel 26-1
LT 1058981	Application		11 Sept. 1995		Kleinburg Hills Estates Limited	Lots 1-7 Plan 65M 3043
LT1349218	Transfer		1999/04 /07	Kleinburg Hills Estates Limited	K.C. Jam Investments Inc.	Pin 03349- 0003
LT1542246	Transfer under power of sale	\$1,500,000	2000/10 /26	Kleinburg Hills Estates Limited	1446258 Ontario Ltd.	Pin 03349- 0003
65M 3580	Plan of subdivision		2002/07 /12			
YR 133371	Application		2002/04 /22	Hydro Vaughan Distribution Inc.	1446258 Ontario Inc.	Pin 03349- 0003
YR 152754	Subdivision agreement		2002/05 /31	The Corporation of the City of Vaughan	1446258 Ontario Inc.	Pin 03349- 0003
YR 2991042 NOTE: could not locate a transfer from 1446258 Ontario Inc. to Lupis Financial Consulting Inc.	Transfer	\$1,550,000	2019/07 /31	Lupis Financial Consulting Inc.	Di Gregorio, Salvatore	03349- 0407 Lot 16, Plan 65M 3580
YR 2991042	Charge	\$750,000	2009/07 /31	Di Gregorio, Salvatore	Samshoo Investments Ltd.	03349- 0407 Lot 16, Plan 65M3580

SCHEDULE 13
Land Use

- Natural Areas
 - Parks
 - Private Open Spaces
 - Agricultural
 - Rural
 - Low-Rise Residential
 - Low-Rise Mixed-Use
 - Mid-Rise Residential
 - Mid-Rise Mixed-Use
 - High-Rise Residential
 - High-Rise Mixed-Use
 - Community Commercial Mixed-Use
 - Employment Commercial Mixed-Use
 - General Employment
 - Prestige Employment
 - Major Institutional
 - New Community Areas
 - Theme Park and Entertainment
 - Parkway Belt West Lands
 - Infrastructure and Utilities
 - Lands Subject to Approved Area-Specific Secondary Planning (see Schedule)
 - Roads
 - Railways
 - Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
 - Oak Ridges Moraine Natural Core
 - Oak Ridges Moraine Natural Linkage
 - Oak Ridges Moraine Countryside
 - Hamlet
 - Minister's Decision on ORMCP Designation Deferred
 - Municipal Boundary
- Refer to Schedule 14B/C for Lands Subject to Area and Site-Specific Policies in Volume 2



In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.



RICHARD LOVAT COURT (DEDICATED BY REGISTERED PLAN 65M-3580) PIN 03349-0412(LT)

BLOCK 19 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0410(LT)

REGISTERED PLAN 65M-3580

REGISTERED

PLAN

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 16
REGISTERED PLAN 65M-3580
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE = 1:300 m

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - REPORT SUMMARY

MUNICIPALLY KNOWN AS NO. 10 RICHARD LOVAT COURT
LOT 16, REGISTERED PLAN 65M-3580
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK

EASEMENTS OR RIGHT OF WAY

NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

No investigation with respect to Municipal Zoning requirement has been made in connection with this Report.

ADDITIONAL REMARKS

MONUMENTS SHOWN AS "WIT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.

THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

NOTE THE LOCATION OF THE ROCKS BETWEEN NO. 10 AND NO. 20 RICHARD LOVAT COURT.

THIS REPORT HAS BEEN PREPARED FOR "MR. TONI VIOLA" AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE: GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

NOTE: BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 16 AS SHOWN ON REGISTERED PLAN 65M-3580, HAVING A BEARING OF N17°30'40"W.

SYMBOL	DENOTES	SURVEY MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT PLANTED
□	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
M	DENOTES	MEASURED
PL	DENOTES	REGISTERED PLAN 65M-3580
PL2	DENOTES	REGISTERED PLAN 65M-3043
P	DENOTES	S.R.P.R. BY YOUNG & YOUNG SURVEYING INC.
DB	DENOTES	DATED OCTOBER 27, 2011
YY	DENOTES	J.D. BARNES LTD. O.L.S.
1253	DENOTES	YOUNG AND YOUNG SURVEYING INC. O.L.S.
OH	DENOTES	D.J. CULLEN O.L.S.
INT	DENOTES	LINE OF OVERHEAD CABLES
BF	DENOTES	INTERLOCK
WF	DENOTES	BOARD FENCE
PLR	DENOTES	WROUGHT IRON FENCE
N.S.E.W	DENOTES	FLAR
		NORTH, SOUTH, EAST, WEST

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE
2nd DAY OF JULY, 2019

DATE: JULY 03, 2019

VALERIO G. PAPA
ONTARIO LAND SURVEYOR

BLOCK 18 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0409(LT)

LOT 15
PIN 03349-0406(LT)

LOT 16
PIN 03349-0407(LT)

BLOCK 17 (STREET WIDENING)
REGISTERED PLAN 65M-3580
PIN 03349-0408(LT)

BLOCK 12 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0005(LT)

BLOCK 13 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0006(LT)

BLOCK 10 (STREET WIDENING)
REGISTERED PLAN 65M-3043
PIN 03349-0004(LT)

BLOCK 14 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0007(LT)

BLOCK 16 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0008(LT)

BLOCK 10 (STREET WIDENING)
REGISTERED PLAN 65M-3043
PIN 03349-0004(LT)

NASHVILLE ROAD
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)
PIN 03349-0002(LT)



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GUIDO PAPA SURVEYING A Division of J.D. Barnes Limited		SURVEYING MAPPING GIS
UNIT B7 - 9135 KEELE ST., VAUGHAN, ON L4K 6H4 T: (289) 553-5961 F: (289) 553-5966 www.jdbarnes.com		
DRAWN BY: A.A.	CHECKED BY: V.G.P.	REFERENCE NO.: 19-18-353-00



**10 RICHARD LOVAT BOULEVARD
2-STY ADDITION & INTERIOR ALTERATIONS**

LIST OF DRAWINGS

ISSUED FOR REVIEW, OCTOBER 28, 2019

- A1 SITE PLAN AND STATISTICS
- A1A PART SITE PLAN
- A2 PROPOSED BASEMENT PLAN
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED THIRD FLOOR PLAN
- A6 PROPOSED ROOF PLAN

- A6 PROPOSED FRONT (EAST) ELEVATION
- A7 PROPOSED REAR (WEST) ELEVATION
- A8 PROPOSED SIDE (NORTH) ELEVATION
- A9 PROPOSED SIDE (SOUTH) ELEVATION

(DEDICATED BY REGISTERED PLAN 65M-3580)
PIN 03349-0412(LT)

BLOCK 19 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0410(LT)

PLAN

65M-3580

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 16
REGISTERED PLAN 65M-3580
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

LOT 15
PIN 03349-0406(LT,

LOT 16
PIN 03349-0407(LT)

BLOCK 18 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0409(LT)

BLOCK 17 (STREET WIDENING)
REGISTERED PLAN 65M-3580
PIN 03349-0408(LT)

BLOCK 12 (0.30 RESERVE) —
REGISTERED PLAN 65M-3043
PIN 03349-0005(LT)

BLOCK 13 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0006(LT)

NASHVILLE ROAD

(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)
PIN 03349-0002(LT)

BLOCK 14 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0007(LT)

CHARLES COOPER COURT
(DEDICATED BY REGISTERED PLAN 65M-3043)

BY REGISTERED PLAN
PIN 03349-0010(17)

Page 102

10 RICHARD LOVAT COURT

• LOT AREA = 68819.38 SQ.FT. (6393.53 SQ.M.)

FLOOR AREAS :	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1191.56 SQ.FT (110.69 SQ.M.)	825.79 SQ.FT (76.71 SQ.M.)	2017.35 SQ.FT (187.41 SQ.M.)
SECOND FLOOR =	1150.56 SQ.FT (106.89 SQ.M.)	1759.39 SQ.FT (163.45 SQ.M.)	2909.95 SQ.FT (270.34 SQ.M.)
THIRD FLOOR =	0.00 SQ.FT (0.00 SQ.M.)	2111.32 SQ.FT (196.14 SQ.M.)	2111.32 SQ.FT (196.14 SQ.M.)
TOTAL G.F.A. =	2342.12 SQ.FT (217.59 SQ.M.)	4696.50 SQ.FT (436.31 SQ.M.)	7038.62 SQ.FT (653.90 SQ.M.) OR 10.23%

COVERAGE :	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1191.56 SQ.FT (110.69 SQ.M.)	825.79 SQ.FT (76.71 SQ.M.)	2017.35 SQ.FT (187.41 SQ.M.)
GARAGE =	0.00 SQ.FT (0.00 SQ.M.)	929.33 SQ.FT (86.33 SQ.M.)	929.33 SQ.FT (86.33 SQ.M.)
TOTAL COVERAGE =	1191.56 SQ.FT (110.69 SQ.M.)	1755.12 SQ.FT (163.05 SQ.M.)	2946.68 SQ.FT (273.75 SQ.M.) OR 4.28%

2
A1

PROPOSED
SITE DATA

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: INTERIOR ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

BY:

DATE: AUG. 27, 2019

JOB NO.:

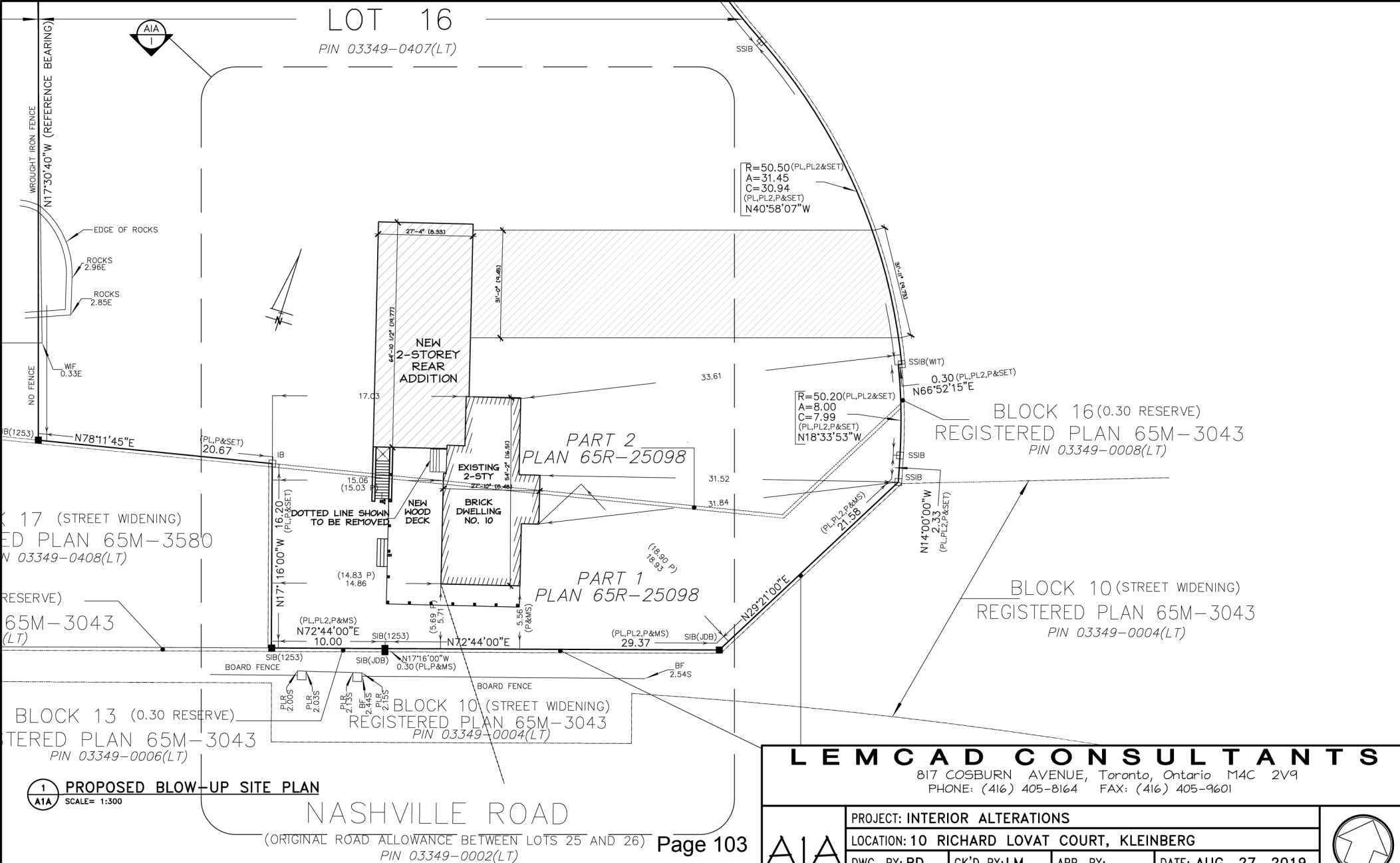
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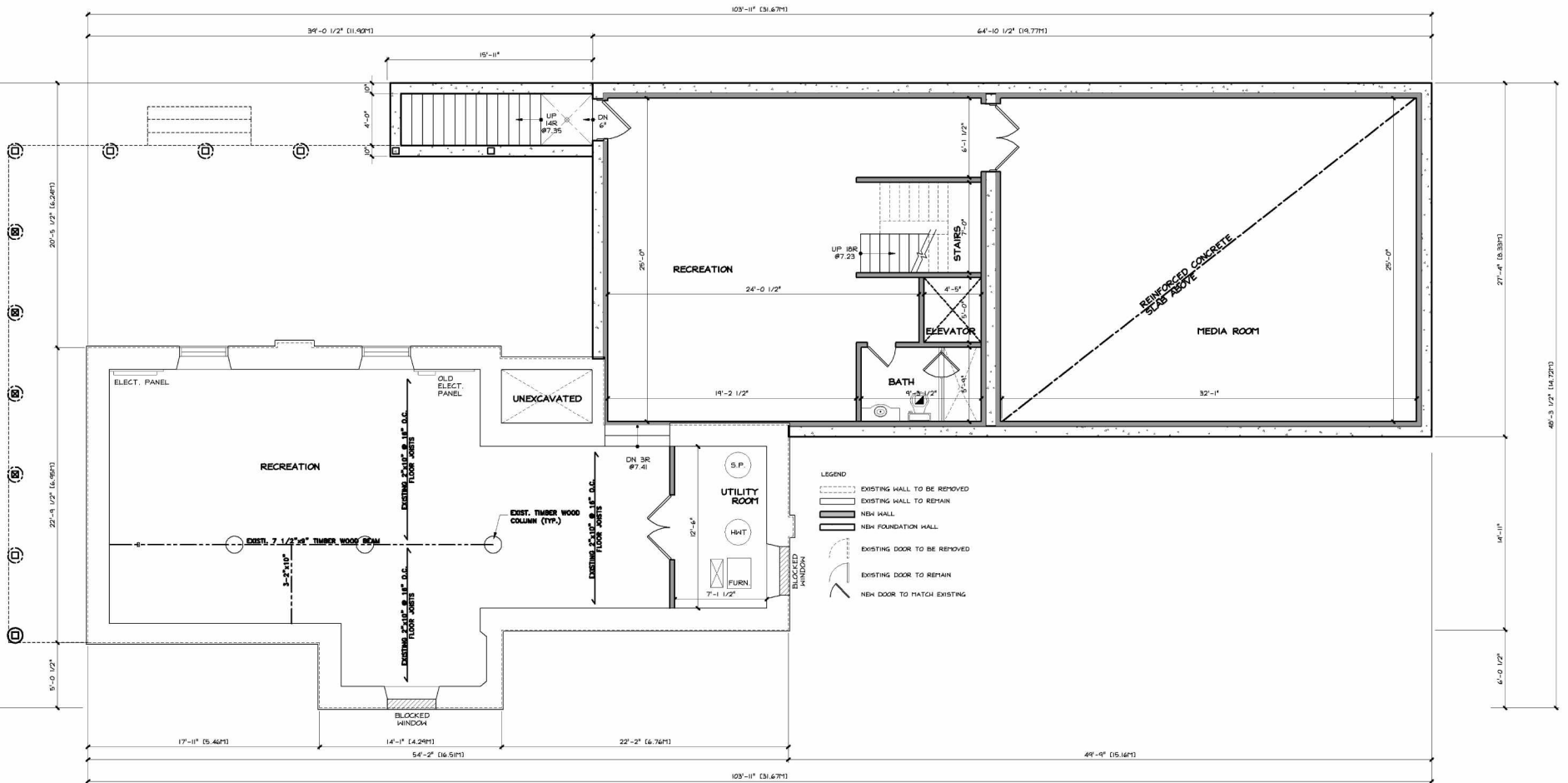
CADD-NAME:	
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ORIENTATION

1 PROPOSED SITE PLAN
A1 SCALE= 1:700





**PROPOSED
BASEMENT FLOOR PLAN**
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

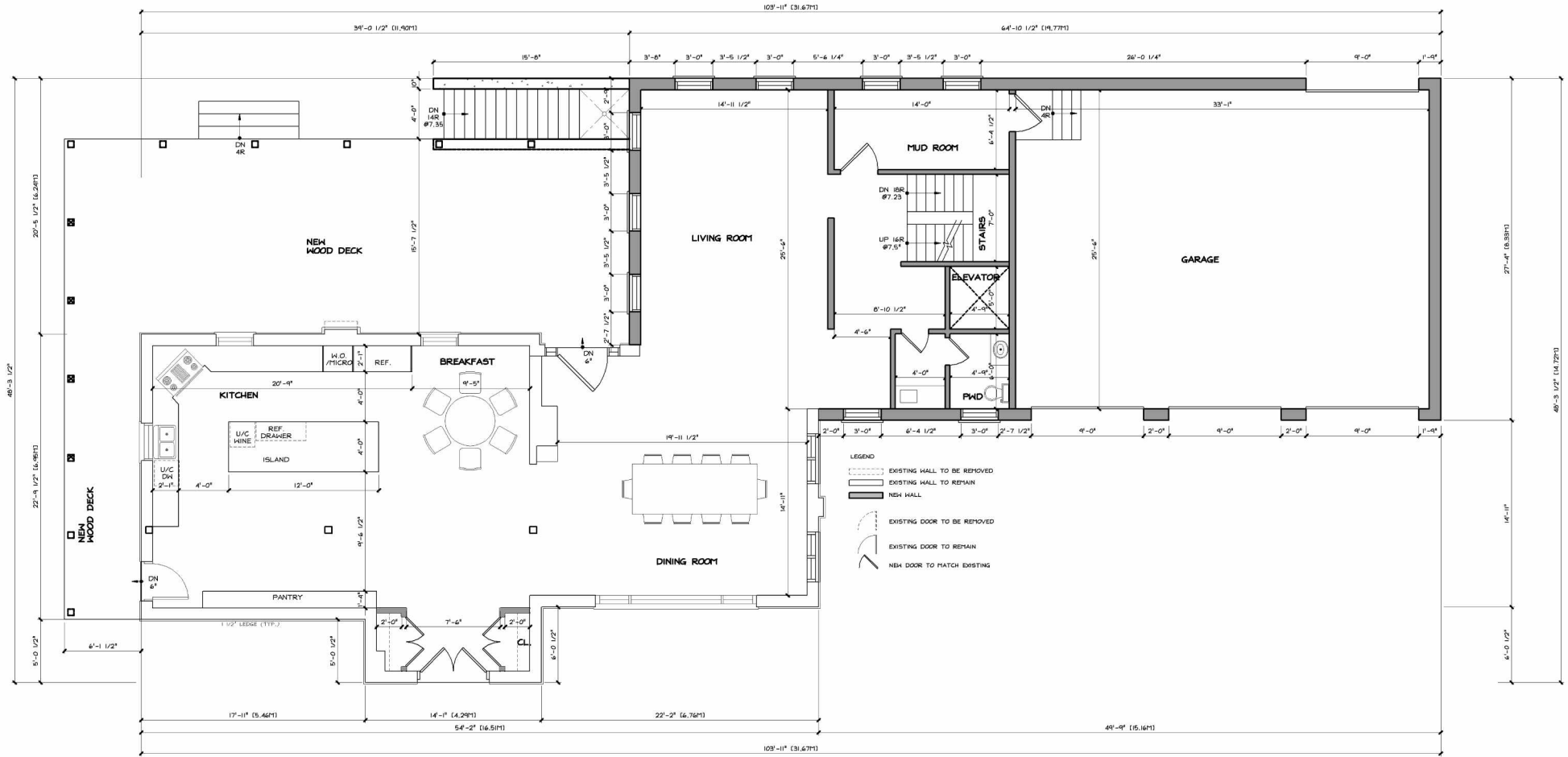
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DWG. NO.: A2 OF 10

CADD-NAME:




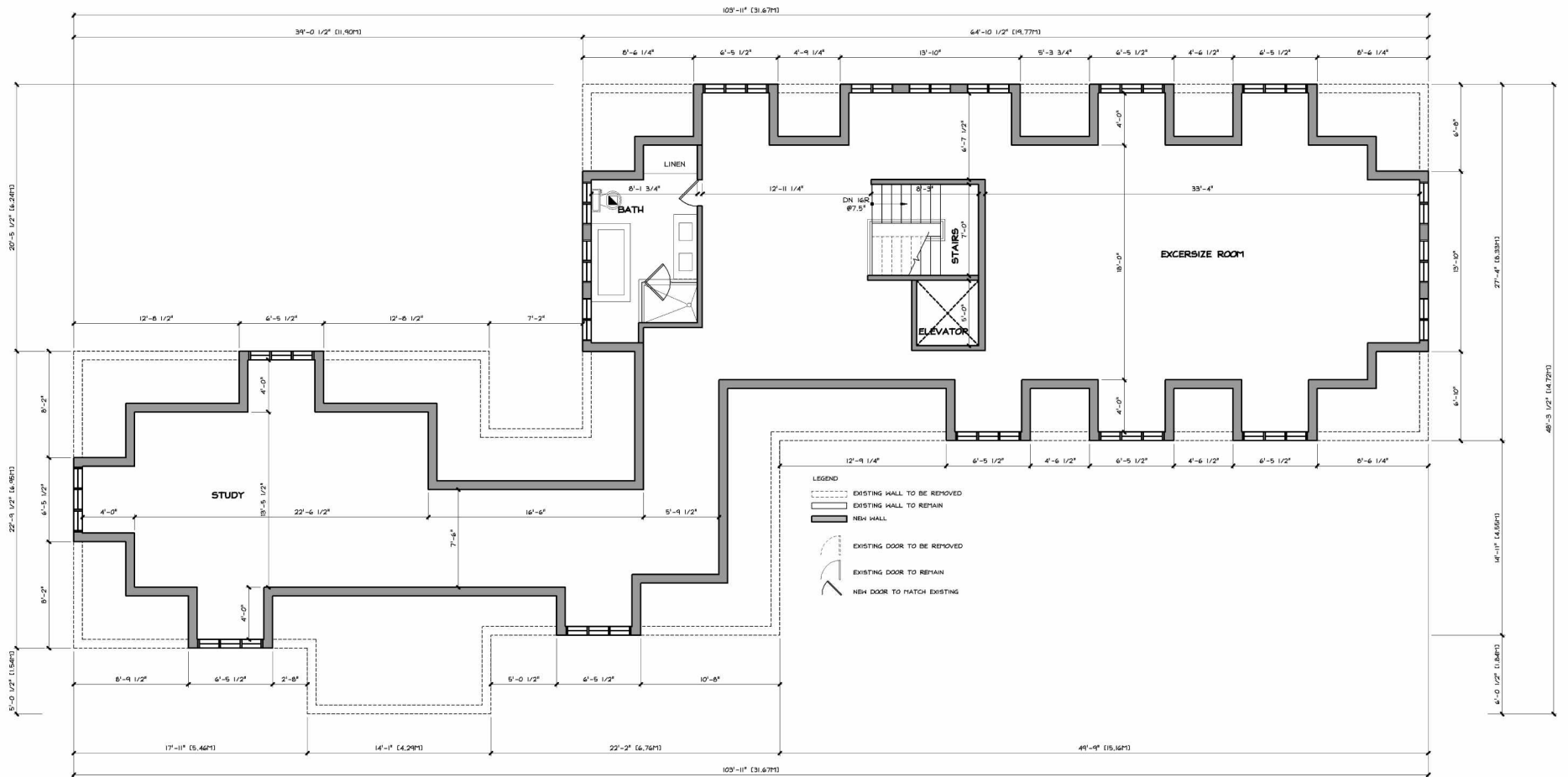
ORIENTATION



1
A3
PROPOSED
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9			
PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			
LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: OCT. 28, 2019
JOB NO.:		DWG. NO.: A3 OF 10	CADD-NAME:


ORIENTATION



**PROPOSED
THIRD FLOOR PLAN**
SCALE: 1/8"=1'-0"

Page 107

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

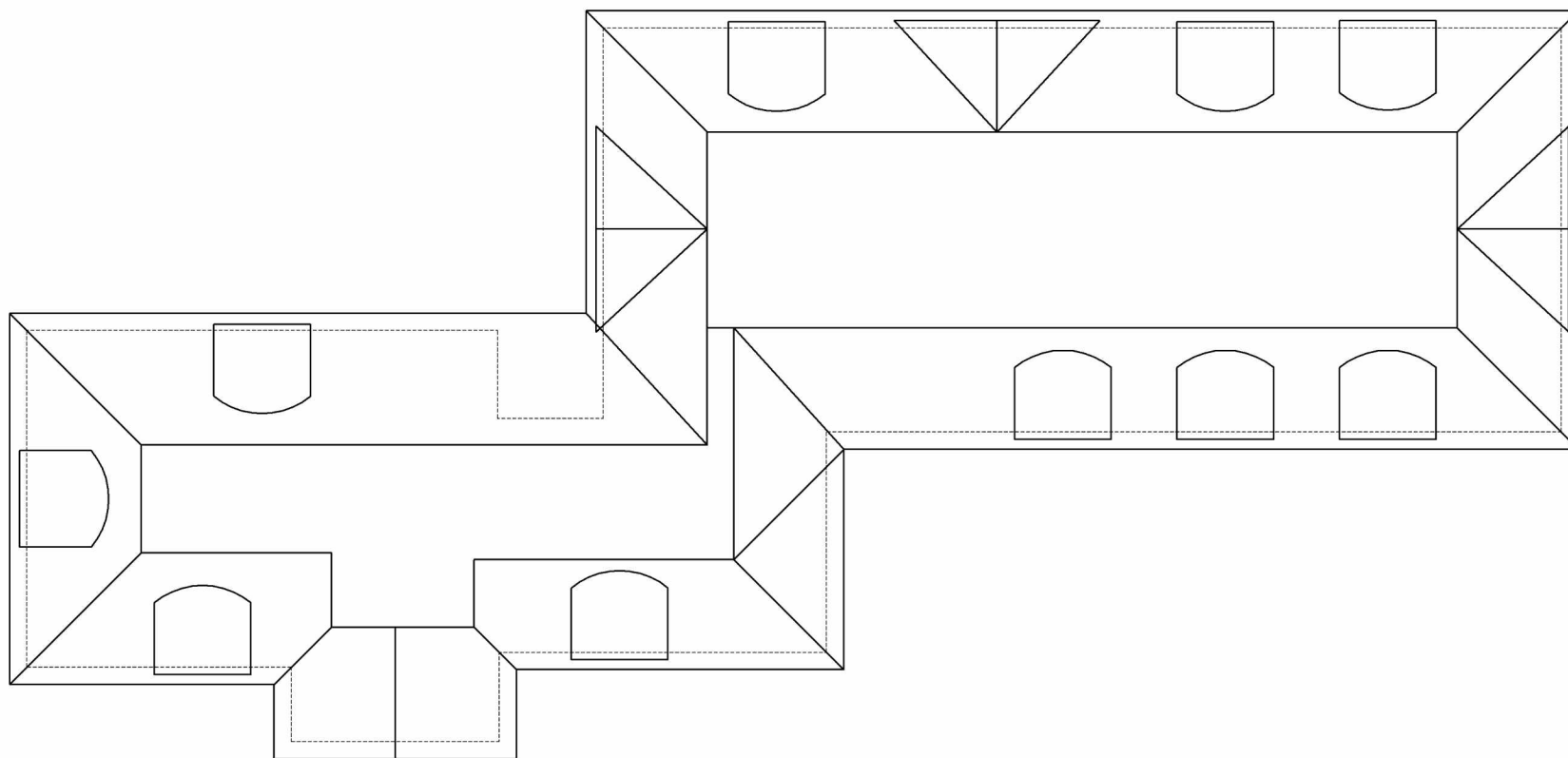
JOB NO.:

DWG. NO.: A5 OF 10

CADD-NAME:



ORIENTATION



1
A6
PROPOSED
ROOF PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

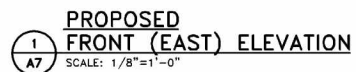
JOB NO.:

DWG. NO.: A6 OF 10

CADD-NAME:



ORIENTATION



817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

CADD-NAME:	
------------	--



ORIENTATION



PROPOSED
REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A8 OF 10

CADD-NAME:



ORIENTATION



PROPOSED
SIDE (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A9 OF 10

CADD-NAME:



ORIENTATION



1
A10
PROPOSED
SIDE (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A10 OF 10

CADD-NAME:



ORIENTATION

Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President

MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

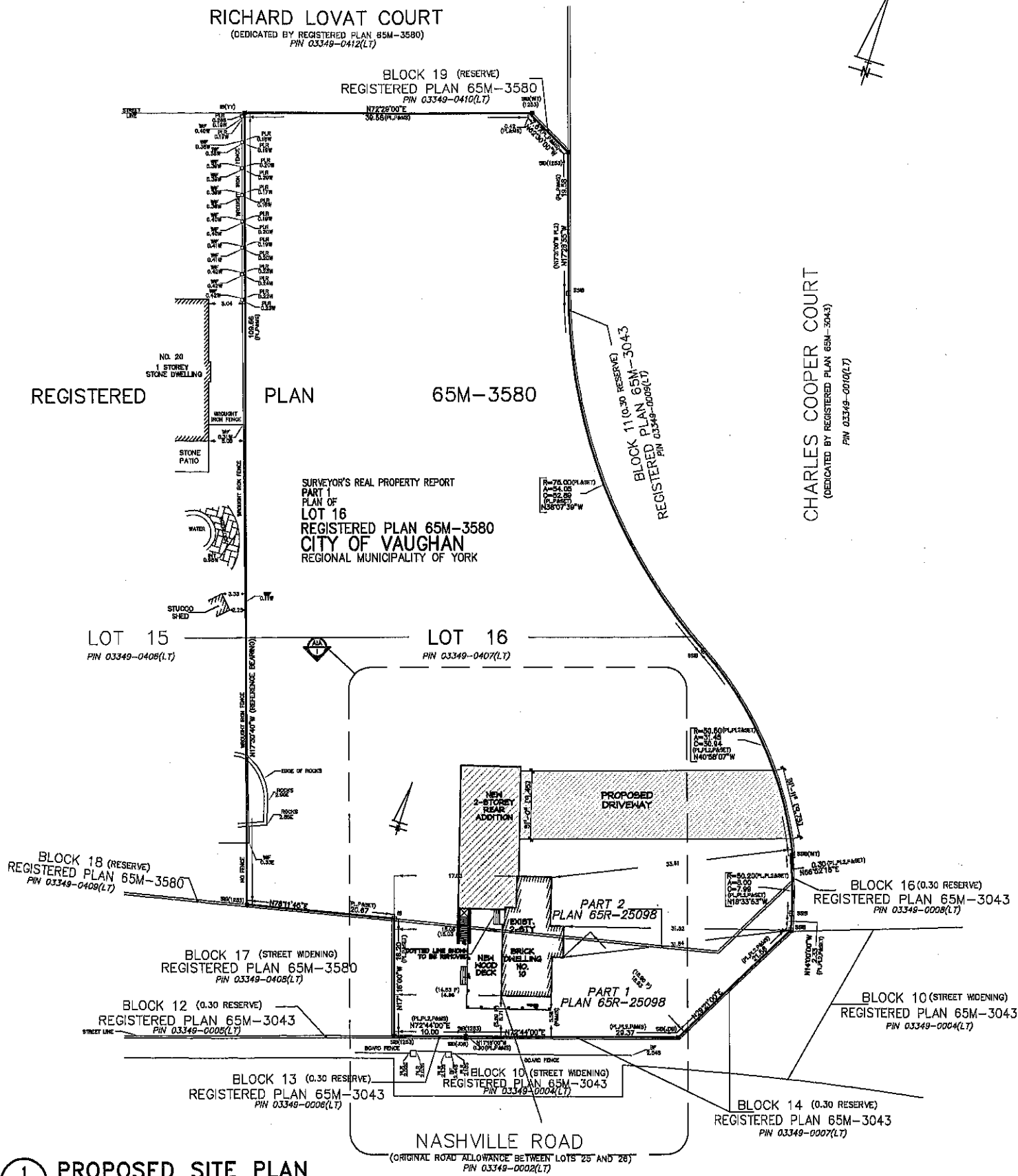
Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.



1 PROPOSED SITE PLAN
A1 SCALE= 1:700

SITE DATA			
10 RICHARD LOVAT COURT			
LOT AREA = 68819.38 SQ.FT. (6343.53 SQ.M.)			
FLOOR AREAS :	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1191.56 SQ.FT (110.69 SQ.M.)	825.79 SQ.FT (76.71 SQ.M.)	2017.35 SQ.FT (187.41 SQ.M.)
SECOND FLOOR =	1150.56 SQ.FT (106.89 SQ.M.)	1759.39 SQ.FT (163.45 SQ.M.)	2909.95 SQ.FT (270.34 SQ.M.)
THIRD FLOOR =	0.00 SQ.FT (0.00 SQ.M.)	2111.32 SQ.FT (196.14 SQ.M.)	2111.32 SQ.FT (196.14 SQ.M.)
TOTAL G.F.A. =	2342.12 SQ.FT (217.59 SQ.M.)	4696.50 SQ.FT (436.31 SQ.M.)	7038.62 SQ.FT (653.90 SQ.M.) OR 10.23%
COVERAGE :	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1191.56 SQ.FT (110.69 SQ.M.)	825.79 SQ.FT (76.71 SQ.M.)	2017.35 SQ.FT (187.41 SQ.M.)
GARAGE =	0.00 SQ.FT (0.00 SQ.M.)	929.33 SQ.FT (86.33 SQ.M.)	929.33 SQ.FT (86.33 SQ.M.)
TOTAL COVERAGE =	1191.56 SQ.FT (110.69 SQ.M.)	1755.12 SQ.FT (163.05 SQ.M.)	2946.68 SQ.FT (273.75 SQ.M.) OR 4.28%

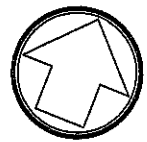
2 PROPOSED
A1 SITE DATA

LEMCAD CONSULTANTS

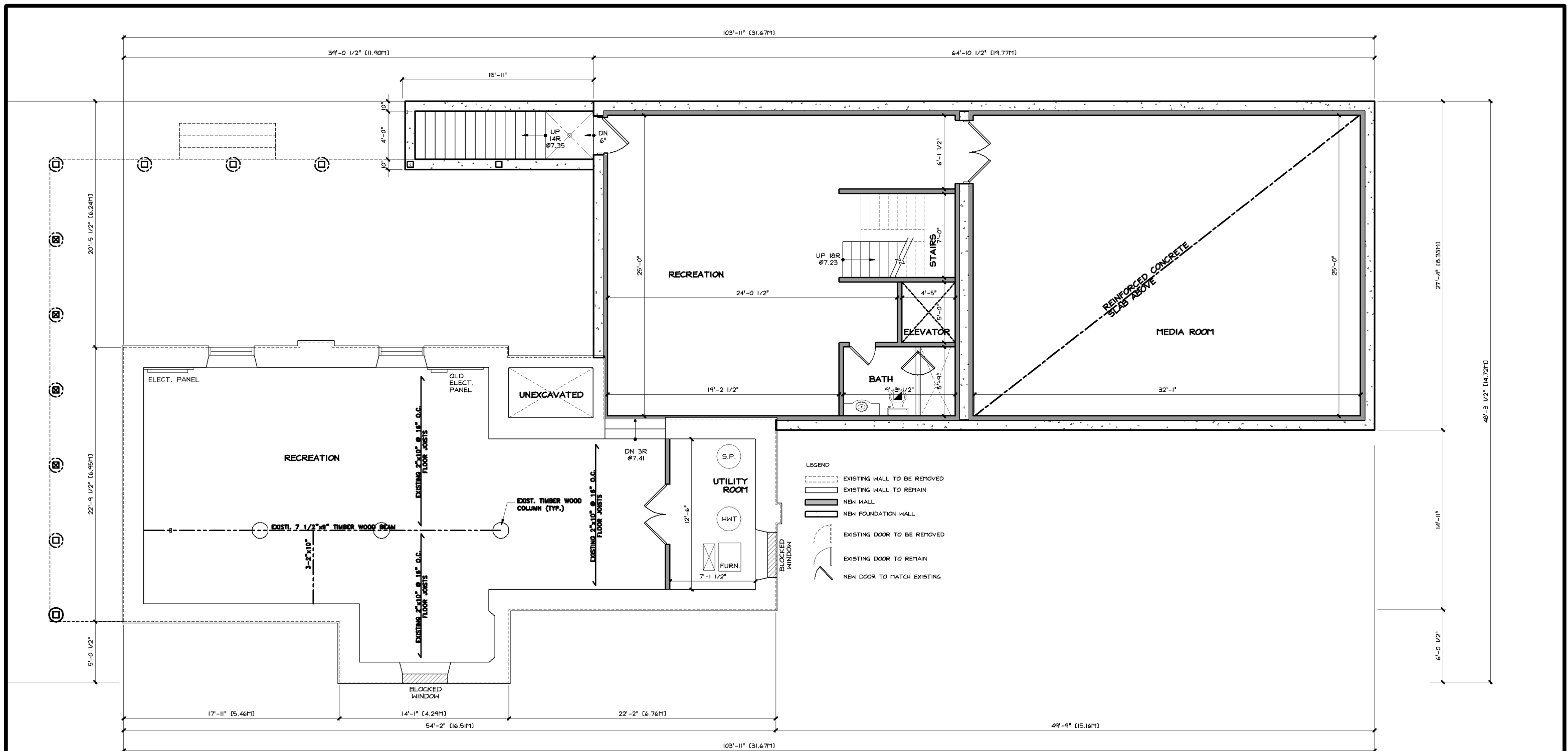
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1

PROJECT: INTERIOR ALTERATIONS			
LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: AUG. 27, 2019
JOB NO.:	DWG. NO.: A1 OF 9	CADD-NAME:	



ORIENTATION



1
A2 **PROPOSED BASEMENT FLOOR PLAN**
SCALE: 1/8"=1'-0"

ATTACHMENT 4

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A2

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

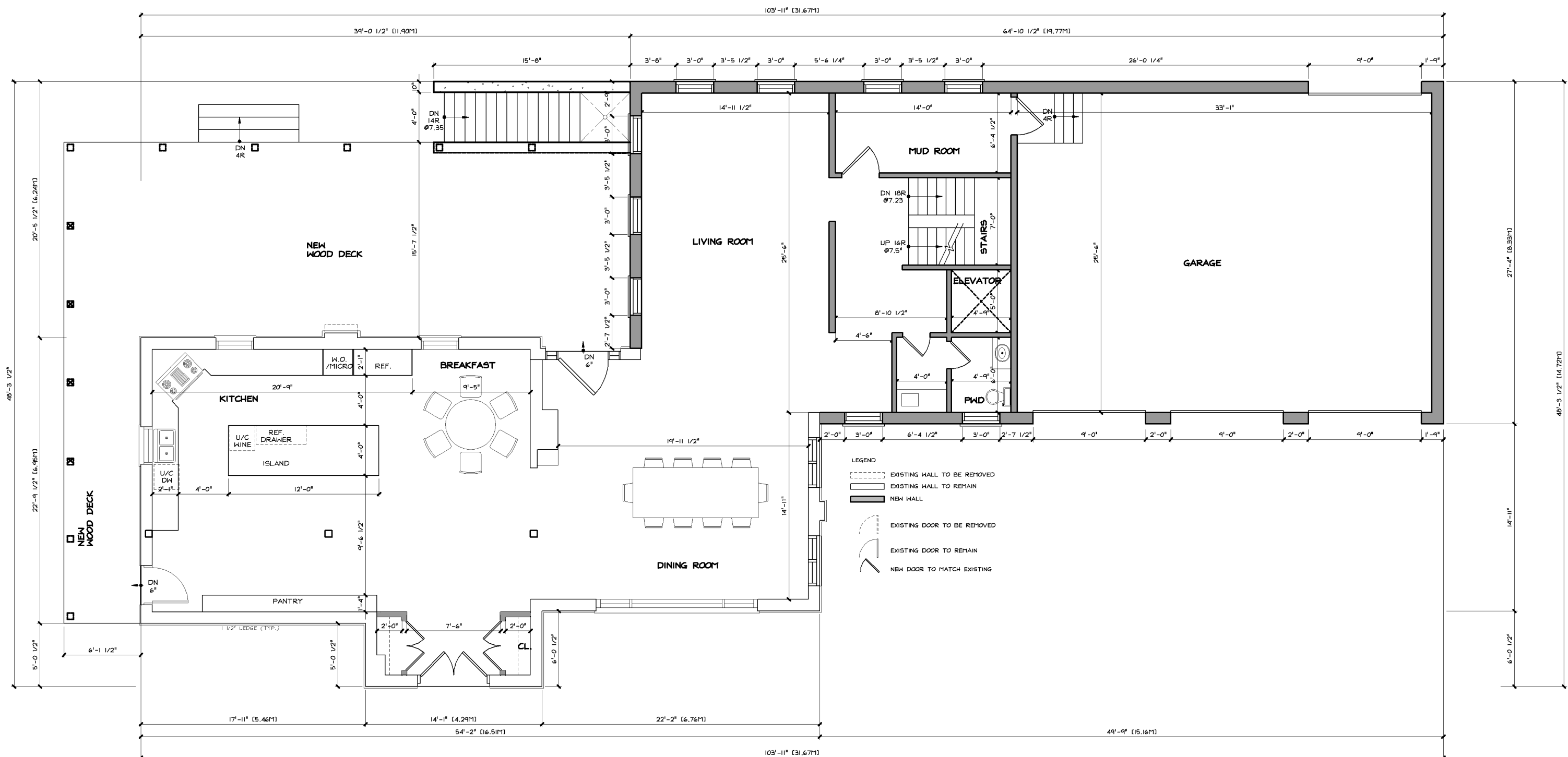
JOB NO.:

DWG. NO.: A2 OF 10

CADD-NAME:



ORIENTATION



1
A3 **PROPOSED**
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

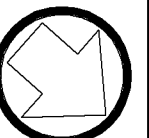
APP. BY:

DATE: OCT. 28, 2019

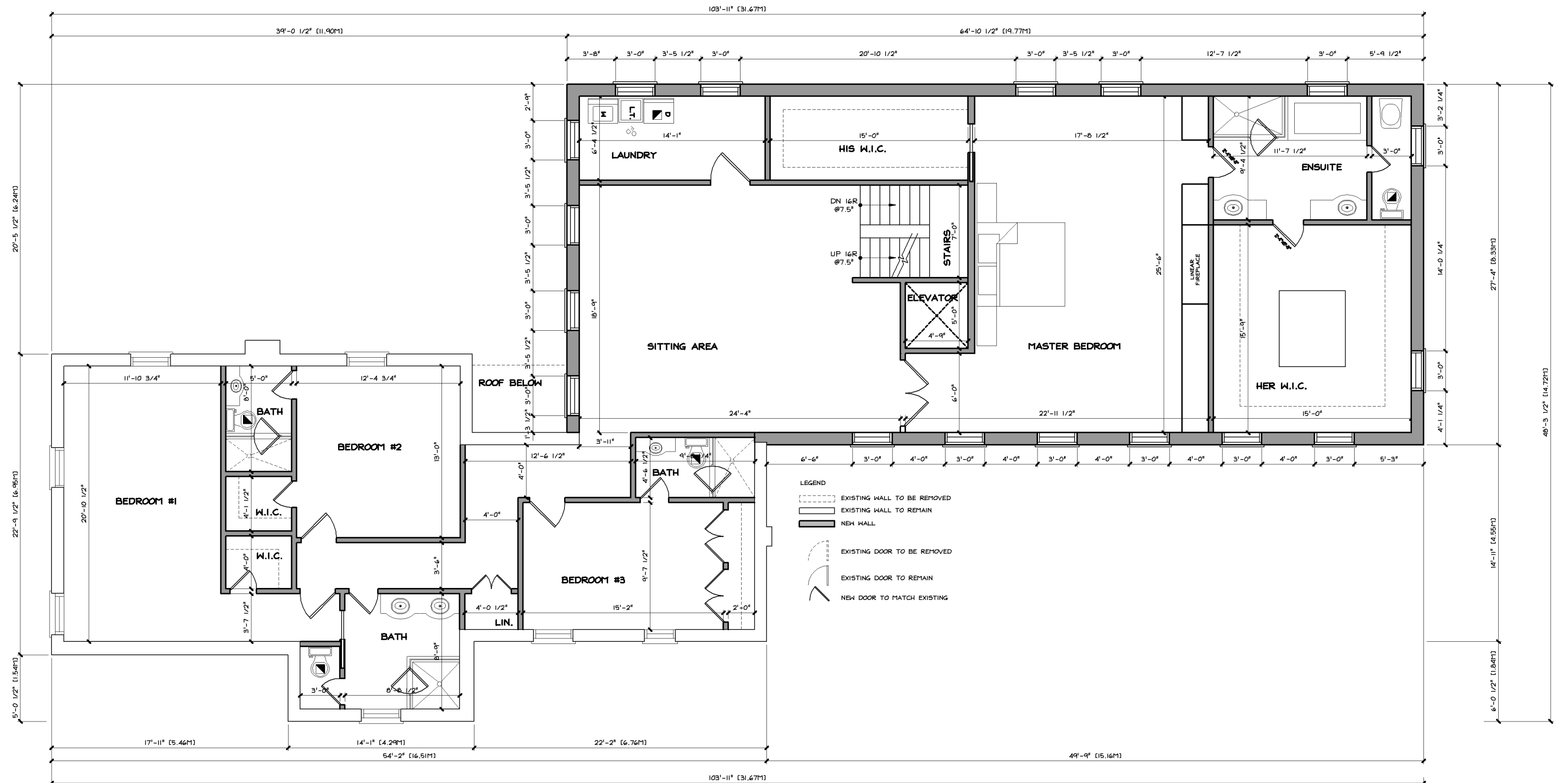
JOB NO.:

DWG. NO.: A3 OF 10

CADD-NAME:



ORIENTATION



1
A4 **PROPOSED**
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

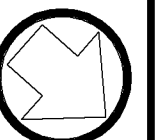
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DATE: OCT. 28, 2019

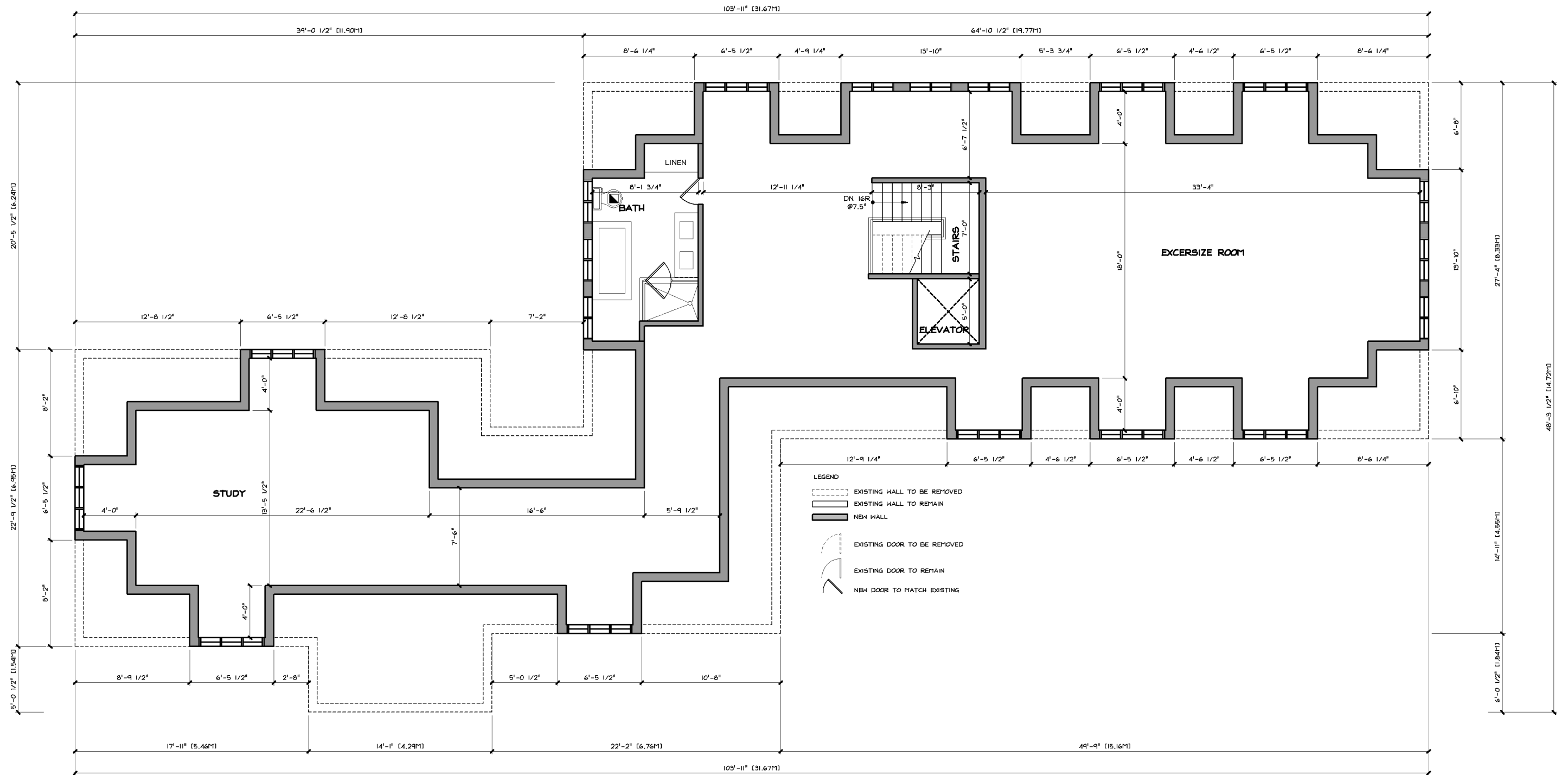
JOB NO.:

DWG. NO.: A4 OF 10

CADD-NAME:



ORIENTATION



PROPOSED
1 THIRD FLOOR PLAN
A5 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

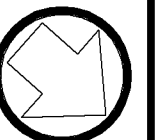
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A5 OF 10

CADD-NAME:



ORIENTATION



ATTACHMENT 5

PROPOSED
1 FRONT (EAST) ELEVATION
A7 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A7

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

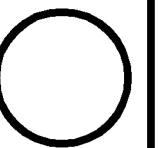
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A7 OF 10

CADD-NAME:



ORIENTATION



1
 A8 PROPOSED
 REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

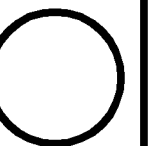
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A8 OF 10

CADD-NAME:



ORIENTATION



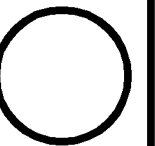
1
A9 PROPOSED
SIDE (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A9

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			
LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: OCT. 28, 2019
JOB NO.:	DWG. NO.: A9 OF 10	CADD-NAME:	



ORIENTATION



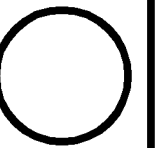
PROPOSED
1 SIDE (SOUTH) ELEVATION
A10 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

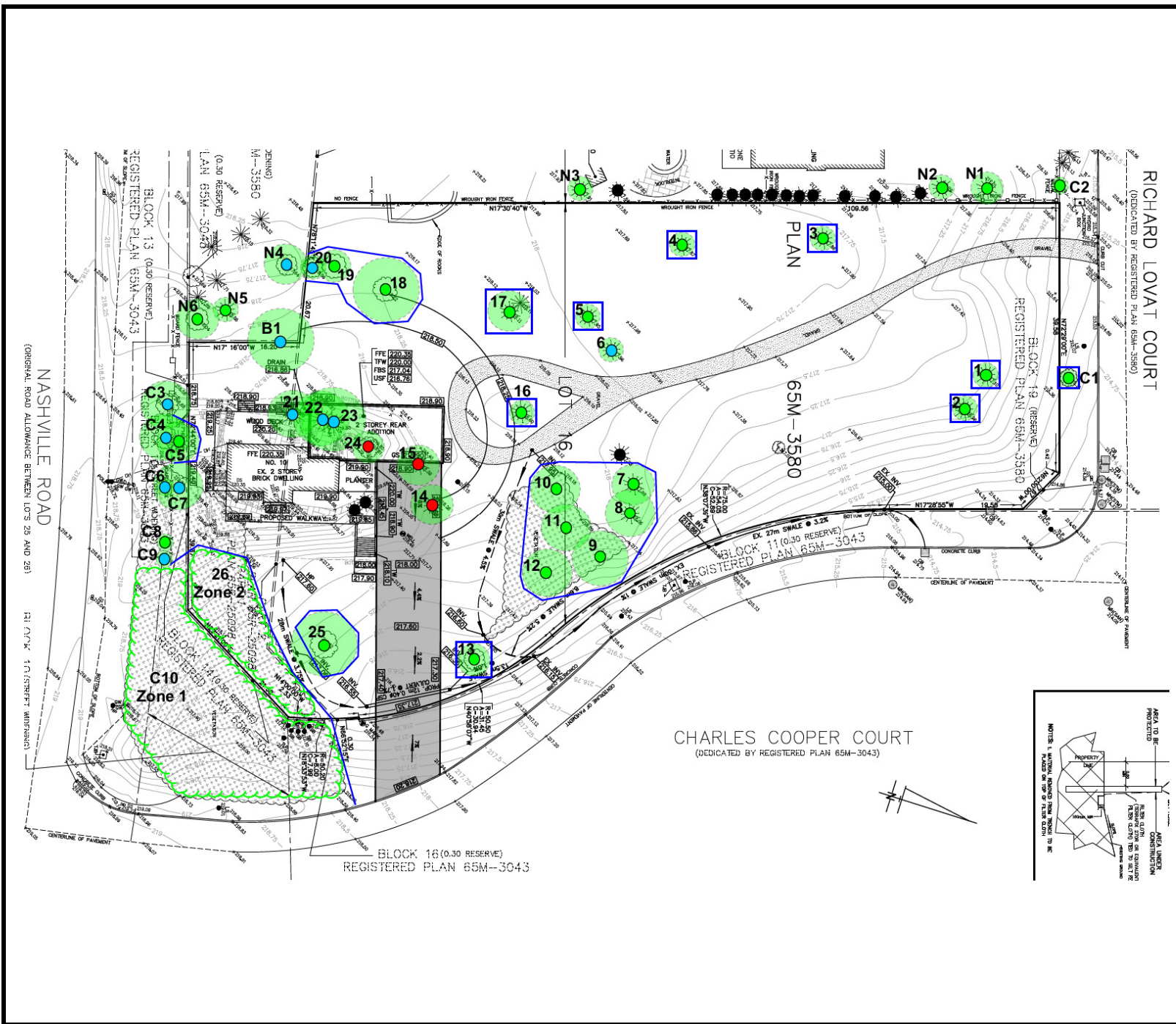
A10


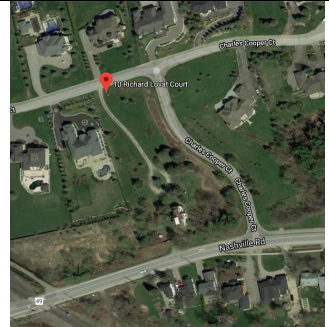
PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			
LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: OCT. 28, 2019
JOB NO.:	DWG. NO.: A10 OF 10	CADD-NAME:	



ORIENTATION





CONSULTANT	
 GreenPrint Consulting Arborists <i>a div. The Tree Specialists, Inc.</i>	
LEGEND	
<ul style="list-style-type: none"> ● Regulated Tree ● Non-regulated Tree ● Tree recommended for removal ● Tree requiring removal ○ TPZ — Tree Protection Hoarding 	
KEY MAP	
	
SCALE	SHEET NUMBER
1:800	TPP-1
PLOT DATE	
02/06/2020	
DRAWING TITLE	
Tree Protection Plan	
PROJECT	
10 Richard Lovat Court Vaughan, ON	



**Arborist Report
&
Tree Preservation Plan**

**10 Richard Lovat Court
Vaughan, ON**

Prepared for:
LEMCAD CONSULTANTS
817 Cosburn Avenue
Toronto, Ontario, M4C 2V9
ATTENTION: Leo Mastrandrea
lemcad@rogers.com

Prepared by:
Davide Carnevale
ASCA Registered #370
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111 Walby Drive
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(T) 289-813-9251

February 7, 2020

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Conclusion.....	12
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INTRODUCTION:

I have been retained by Lemcad Consultants to complete an arborist report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development. All field work was completed by the author of this report being Davide Carnevale ASCA Registered #370 on February 5, 2020.

HISTORY AND ASSIGNMENT:

I have been advised by Mr. Leo Mastrandrea that the above subject site is scheduled for development, which includes the construction of a new 2 storey rear addition and driveway with access from Charles Cooper Court as per the Tree Preservation Plan – TPP-1 in Appendix I. As the consulting arborist retained for this project, *GreenPrint Consulting Arborists* can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and any necessary remedial actions as required by the municipality.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

ASSUMPTION AND LIMITING CONDITIONS:

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties

TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 10 Richard Lovat Court - Vaughan

Tree #	Species	D ¹ B H (cm)	Drip line (m)	Condition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
C1	<i>Acer saccharum</i>	14	4	G	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.2
C2	<i>Thuja occidentalis</i>	10	2	G	4	- clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	1.2
C3	<i>Thuja occidentalis</i>	52	0	D	4	- 100% dead - represents a potential hazard	P	Rv	
C4	<i>Acer negundo</i>	57	8	P	4	- minor deadwood, severe lean with poor form and structure - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
C5	<i>Pinus nigra</i>	46	6	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.0
C6	<i>Rhamnus cathartica</i>	17	4	P	4	- minor deadwood - highly invasive species - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	

¹ **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

² **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9th Edition, 2000”.

³ **Category #:**

0. Tree NOT regulated under City of Vaughan Tree by-laws.
1. Trees with diameters of 20 cm or more, situated on private property on the subject site.
2. Trees with diameters of 20 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the City road allowance adjacent to the subject site.

⁴ **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

⁵ **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

⁶ **MTPZ:** Minimum tree protection zone distance as mandated by City of Vaughan per the “*Tree Protection Protocol*” information document.
http://www.vaughan.ca/services/business/urban_design/General%20Documents/Tree%20Protection%20Protocol.pdf

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
C7	<i>Pinus nigra</i>	52	0	D	4	- 100% dead and hazardous - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
C8	<i>Thuja occidentalis</i> (3)	8	6	F	1	- clump of 3 stems - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.2
C9	<i>Rhamnus cathartica</i>	13	4	P	4	- minor deadwood - highly invasive species - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
C10 (Zone 1)	<i>Pinus strobus</i>	35		P	4	- 100% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Pinus strobus</i>	28	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Pinus strobus</i>	43	8	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.0
	<i>Sorbus aucuparia</i>	17	4	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Picea glauca</i>	34		D	4	- 100% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Picea glauca</i>	27	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Pinus strobus</i>	49	8	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.0
	<i>Pinus strobus</i>	34	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	2.4
	<i>Tilia americana</i>	16	4	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Pinus sylvestris</i>	28	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Thuja occidentalis</i>	12	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Thuja occidentalis</i>	12	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Acer negundo</i>	28	6	P	4	- poor form and structure - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Picea abies</i>	12		D	4	- 100% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Picea abies</i>	15	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
	<i>Amelanchier canadensis</i> (clump of 4)	10	4	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Picea abies</i>	38	8	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	2.4
	<i>Picea abies</i>	25	6	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Picea abies</i>	18	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
N1	<i>Picea pungens</i>	36	8	G	2	- clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	2.4
N2	<i>Picea pungens</i>	26	6	F	2	- previous topped - clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	1.8
N3	<i>Picea pungens</i>	24	6	G	2	- clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	1.8
N4	<i>Acer negundo</i>	49	6	P	2	- growing on server lean with poor form and structure, large deadwood with suppressed crown - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
N5	<i>Pinus strobus</i>	37	6	F	2	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	M	Ps	2.4
N6	<i>Acer platanoides</i>	42	12	F	2	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	3.0
B1	<i>Acer negundo</i>	72	18	H	2	- large deadwood, large storm break in canopy with split limb, several cavities with advanced decay - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
1	<i>Picea pungens</i>	29	4	F	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.8
2	<i>Picea pungens</i>	21	4	F	1	- minor deadwood, thinning crown - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.8
3	<i>Picea pungens</i>	27	4	F	1	- medium deadwood, declining vigour - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
4	<i>Picea pungens</i>	22	3	F	1	- medium deadwood, needlecast fungus - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
5	<i>Pinus nigra</i>	24	4	F	1	- minor deadwood, poor form missing top - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
6	<i>Picea pungens</i>	21	3	P	1	- large deadwood, needlecast fungus thin crown - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
7	<i>Picea pungens</i>	41	6	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.0
8	<i>Picea pungens</i>	56	8	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
9	<i>Pseudotsuga menziesii</i>	64	10	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	4.2
10	<i>Picea pungens</i>	56	10	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
11	<i>Picea pungens</i>	51	10	F	1	- medium deadwood, stunted growth - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
12	<i>Abies concolor</i>	54	10	G	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
13	<i>Acer saccharum</i>	36	8	F	1	- medium deadwood with poorly attached leaders at main union - clear of proposed construction - shall retain 100% of prescribed TPZ	F	Ps	2.4
14	<i>Picea pungens</i>	41	12	F	1	- medium deadwood - in direct conflict with proposed driveway	M	Rv	
15	<i>Picea pungens</i>	46	12	F	1	- medium deadwood - in direct conflict with proposed driveway	M	Rv	
16	<i>Picea pungens</i>	29	6	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.8
17	<i>Picea abies</i>	41	10	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.0
18	<i>Malus</i>	72	10	F	1	- large deadwood with suckers - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	4.8
19	<i>Acer negundo</i>	55	14	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.6
20	<i>Acer negundo</i>	29	6	P	1	- poor form and structure, growing on severe lean, suppressed canopy - several cavities with advanced decay - not a suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
21	<i>Thuja occidentalis</i>	54	8	P	1	- poor vigour in irreversible decline - live crown ratio 40% - in conflict with proposed construction	P	Rv	
22	<i>Thuja occidentalis</i>	61	8	D	1	- 85% dead, in irreversible decline - in conflict with proposed construction	P	Rv	
23	<i>Thuja occidentalis</i>	74	10	H	1	- two large open splits at main union - live crown ratio 40%, in irreversible Decline - in conflict with proposed construction	P	Rv	
24	<i>Acer negundo</i>	36	10	F	1	- poor form - medium deadwood - in conflict with proposed construction	M	Rv	
25	<i>Tilia americana</i>	79	10	F	1	- mature tree, half of crown suffered previous storm damage with leaders resting on ground but continuing to grow - proposed swale encroaches within the prescribed TPZ by 18%	G	PsI	4.8
26 (Zone 2)	<i>Pinus nigra</i>	51	8	D	1	- 90% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Pinus sylvestris</i>	25	6	F	1	- poor form - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Ps	1.8
	<i>Pinus strobus</i>	23	6	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Tilia americana</i>	22	6	F	1	- poor form and structure - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Acer saccharinum</i>	115	20	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	6.9
	<i>Acer negundo</i>	58	12	P	1	- poor form and structure - severe lean - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	3.6

SITE NOTES AND COMMENTS:

City Owned Trees:

1. As listed above, there are seventy-one (71) regulated trees involved with this project of which thirty-three (33) are located within the municipal road allowance, being trees no. C1-C10. Tree no. C8 consist of 3 regulated trees growing in a clump and tree no. C10 represents Zone 1 that consists of twenty-two (22) regulated trees growing in a wooded area. There are nine (9) trees that are either dead, hazardous, are in irreversible decline and/or are invasive species such as buckthorn and are recommended for removal regardless of this proposed project, being trees no. C3, C4, C6, C7, C9 and 4 trees inside Zone 1. In the event the City does not wish to remove these trees, all 9 are clear of this development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.
2. All remaining twenty-four (24) trees are clear of the proposed development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

Privately Owned Trees located within 6.0m of the Subject Site:

1. There are seven (7) regulated trees located on adjacent properties and/or the boundary line, being trees no. N1-N6 and B1. Boundary line trees are those that appear to be located on a mutual property line and have a portion of their trunk growing on the boundary between adjoining properties. The trunk is defined as the area that extends between the root collar to the first branch of the tree. Pursuant to the Ontario *Forestry Act R.S.O. 1990*, trees growing on the boundary are considered common property per *Section 10(2)* and any person who injures or destroys a tree growing on the boundary without the consent of the land owners is guilty of an offence per *Section 10(3)*.

Two (2) trees are either hazardous and/or are in irreversible decline and are recommended for removal regardless of this proposed project, being trees no. N4 and B1. In the event the corresponding property owner(s) chooses not to remove either tree, both are clear of this development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

Recommendations regarding any boundary line or neighbouring tree(s) does not supersede civil or common law property rights. The recommendation does not determine ownership and does not authorize the client to encroach or enter upon any property to remove or prune a tree without the corresponding owner's consent. It is the responsibility of all corresponding owners to manage their property in accordance to municipal standards, individual management objectives and pursuant to all related bylaws. It is the responsibility of the client to resolve any civil property laws and other property disputes regarding neighbouring/boundary line trees listed in this report.

2. All remaining five (5) trees are clear of the proposed development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

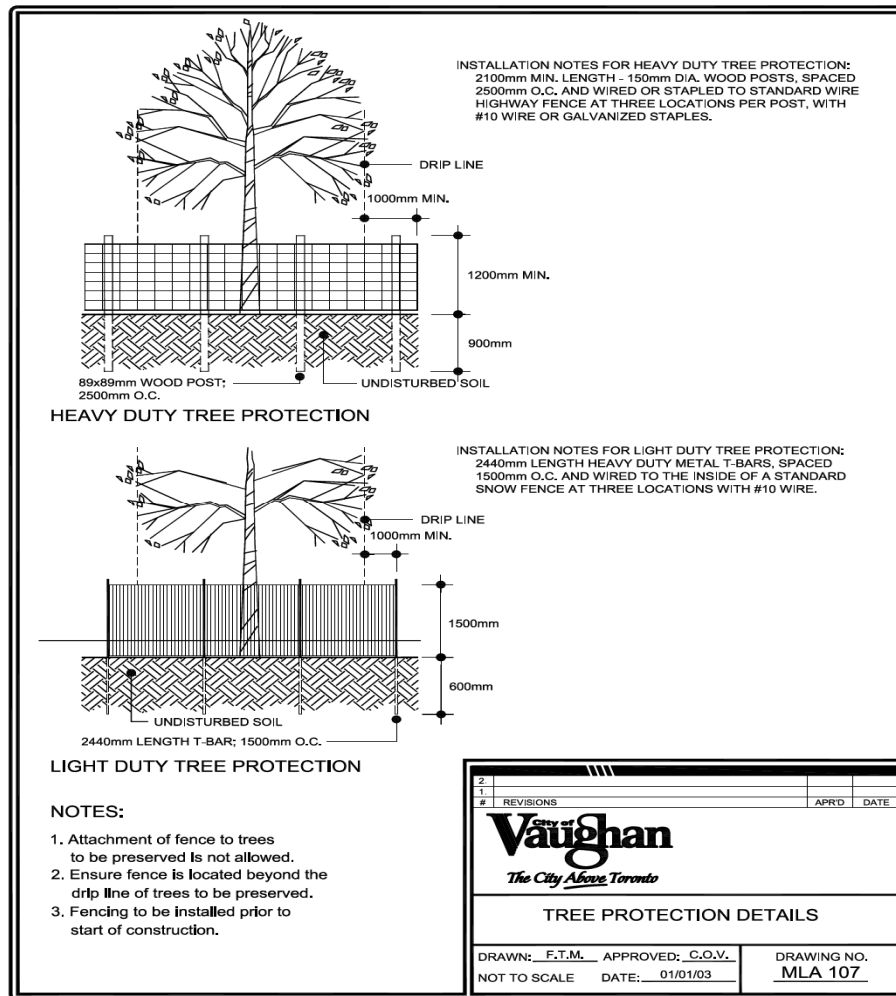
Privately Owned Trees located on the Subject Site:

1. There are thirty-one (31) regulated trees situated on the subject site, being trees no. 1-26 of which tree no. 26 consists of six (6) trees growing within Zone 2 of the wooded area. Seven (7) trees are either hazardous, dead and/or are in irreversible decline and as such are not suitable candidates for preservation and are recommended for removal regardless of this proposed project, being trees no. 6, 20, 21, 22, 23 and two (2) trees located within Zone 2.
2. Three (3) trees are in direct conflict with the proposed development and require removal as a consequence of construction, being trees no. 14, 15 and 24. Pursuant to the City of Vaughan's Private Tree Bylaw, the client will submit a permit application to remove three (3) regulated trees.
3. The proposed installation of a new swale to manage storm water encroaches upon the prescribed TPZ of tree no. 25 by 18%. Such encroachment is located outside of the root zone responsible for structural support along the edge of the tree preservation zone. Tertiary roots disturbed within this area are likely to be no larger than 3-5cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise grade changes, root prune as required and fertilize to promote root regeneration. This tree is both healthy and vigorous and has an excess of stored energy (carbohydrates) to easily recover from this minor disturbance. In this case, as mandated by the City of Vaughan's Private Tree Bylaw, a permit to injure this tree is required as it's not possible to protect 100% of its prescribed TPZ.
4. All remaining trees are clear of the proposed development, are scheduled to retain 100% of their prescribed TPZs and as such will not be disturbed by construction.
5. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

1.0 ESTABLISH TREE PROTECTION ZONE

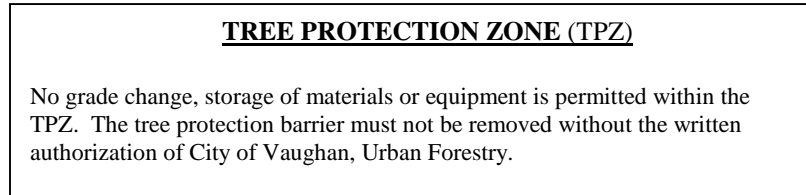
The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



- 1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.
- 1.4 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.5 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.6 No objects may be attached to tree(s) within the TPZ.
- 1.7 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.8 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.9 All Hoarding shall not be removed until all construction activity is complete.

- 1.10 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.



2.0 ROOT PRUNING

When working within the tree protection zone, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.4 All roots requiring pruning shall be cut using any of the following tools:
- Large or small loppers
 - Hand pruners
 - Small hand saws
 - Wound scribers
- 2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

Pre-Construction:

- 3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

During- Construction:

- 3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

- 3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

Post-Construction:

- 3.4 Inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

- 4.1 **No grade changes** are permitted which include adding and/or removing soil.

- 4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

- 4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

- 4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

SUMMARY TABLE:

Tree Category	Total	Scheduled for Preservation		Recommended Removal	
		Preserve	Preserve with Injury	Consequence of construction	Regardless of construction
Private (Regulated tree located on the subject site)	31	20	1	3	7
Neighbouring (Regulated tree located on the adjacent private property)	6	5	0	0	1
Boundary (Regulated tree appearing on property line)	1	0	0	0	1
City (Tree located on City property)	33	24	0	0	9
Total	71	49	1	3	18

CONCLUSIONS:

As listed in the Summary Table above, there are 71 regulated trees involved with this project. Regardless of ownership, there are 18 trees that are not suitable candidates for preservation and are recommended for removal regardless of this proposed development. As a consequence of construction, three (3) trees require removal and one will be injured. Pursuant to the City of Vaughan's Private Tree Bylaw, the client will submit a permit application to remove 3 trees and injure 1. Finally, with the above in mind, it is the consultant's opinion that if the above tree preservation recommendations are implemented, which included installing tree protection hoarding as mandated by the City of Vaughan, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

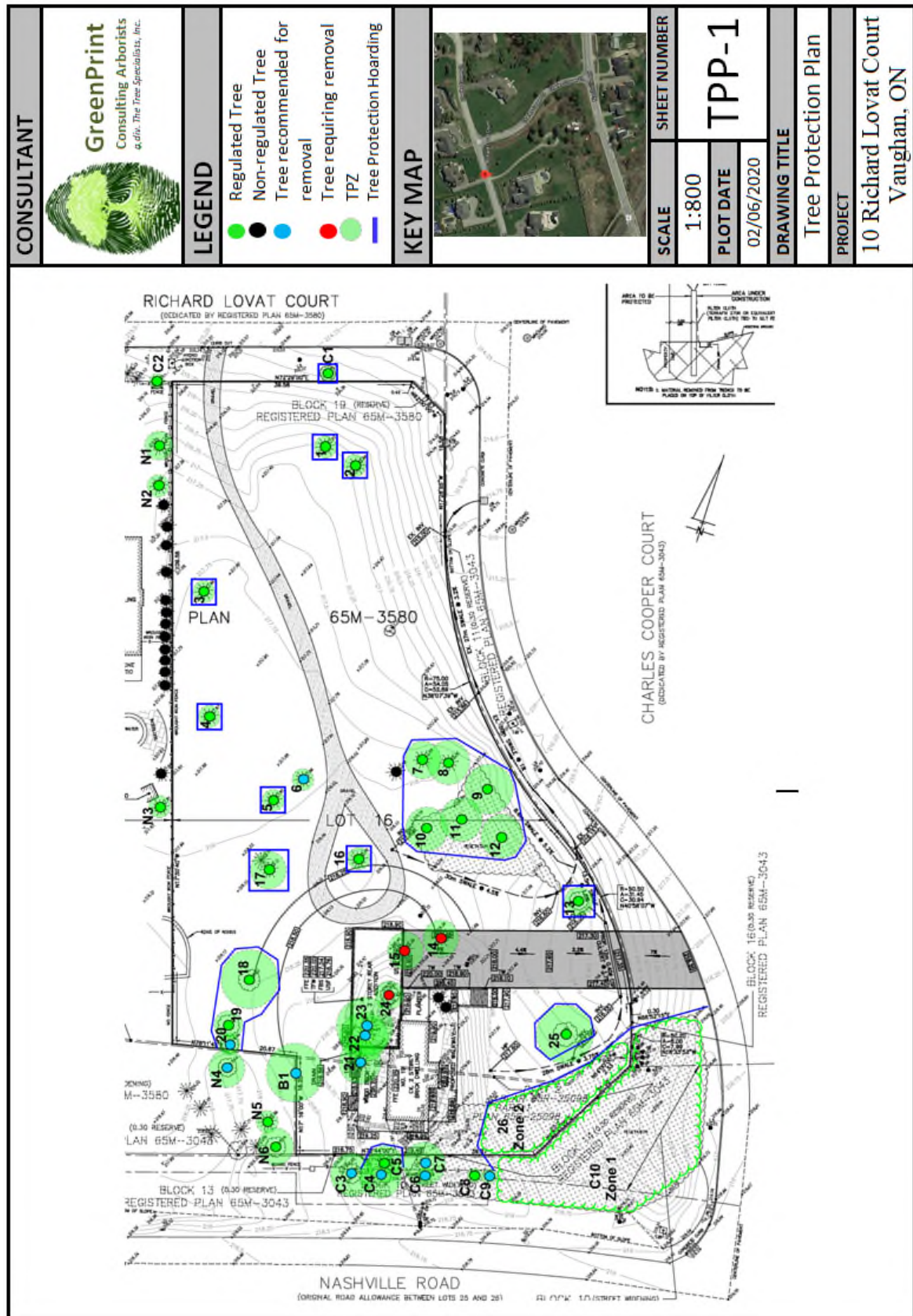
Trusting this report meets your needs. For further information, you may contact me directly at (905)-469-1717 or at dcarnevale@greenprintca.com

GreenPrint Consulting Arborists



Davide Carnevale
Senior Consulting Arborist
ASCA Registered #370
E-mail: dcarnevale@greenprintca.com

Appendix I: Tree Preservation Plan – TPP-1



Appendix II:

DIGITAL IMAGES

Photo #1: Tree no.C1 looking north.



Photo #2: Tree no. C2 looking south.



Photo #3: Trees no. C3, C4 and C6 looking north



Photo #4: Trees no. C5 and C7 looking east



Photo #5: Trees no. C8 and C9 looking west



Photo #6: Tree no. C10 (Zone 1) looking west



Photo #7: Trees no. 1-4 looking south



Photo #8: Trees no. 5-15 looking south



Photo #9: Trees no. 18-20, N5, N6 and B1 looking south



Photo #10: Trees no. 21-23 looking southeast



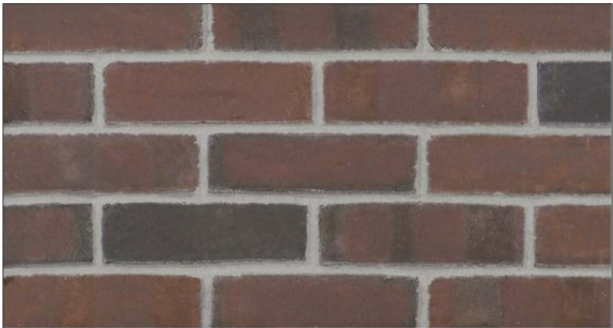
Photo #11: Tree no.25 looking south



Photo #12: Tree no.26 (Zone 2) looking south



10 RICHARD LOVAT BOULEVARD – PROPOSED MATERIALS



SANDBLAST EXISTING WHITE PAINTED BRICK
TO EXISTING RED BRICK



MAIN BRICK

PROPOSED NEW RED BRICK



PROPOSED PELLA DOUBLE HUNG WOOD CLAD
WINDOW



PROPOSED RED ASPHALT SHINGLES

HERITAGE VAUGHAN REPORT

DATE: Wednesday, June 10, 2020

WARD(S): 1

**TITLE: REPLACEMENT OF WINDOWS AND PAINTING OF THE
ARTHUR MCNEIL HOUSE, A DESIGNATED PART IV
PROPERTY AT 10499 ISLINGTON AVENUE, KLEINBURG-
NASHVILLE HERITAGE CONSERVATION DISTRICT**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide information to the Heritage Vaughan Committee regarding the proposed replacement of all windows and painting of the Arthur McNeil House, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part IV of the *Ontario Heritage Act*; and, to seek support from the Heritage Vaughan Committee for the Recommendation in this report.

Report Highlights

- The Owner is proposing to replace all windows and paint the exterior of the Arthur McNeil House, located at 10499 Islington Avenue
- The building is identified as a Designated Property under Part IV of the *Ontario Heritage Act*, and a contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan') under Part V of the *Ontario Heritage Act*
- Heritage Vaughan Committee consideration is required under the *Ontario Heritage Act*; City Council approval is not required

Recommendation

THAT the presentation from Cultural Heritage staff on the proposed replacement of all windows and painting of the exterior of the Arthur McNeil House located at 10499 Islington Avenue under Section 42 of *Ontario Heritage Act* BE RECEIVED, and the

Owner provide a “scoped Cultural Heritage Impact Assessment report” limited to the architectural value and attributes of the windows (existing and proposed) to support support the simplification of the proposed window pattern.

Background

The house originally constructed on Lot 14 in Concession 6 (see Attachment 1) belonged to Arthur McNeil and his descendants for 150 years, from the early 1830's until 1987. It was first occupied by Arthur (1801-1880), an Irish-born Scottish Presbyterian who immigrated to York County from County Craven about 1820. The recollection of family members placed the acquisition of the farm by Arthur McNeil and his brother, Alexander (1796-1859), circa 1832. A construction date at the time of 1832 may be based on several factors, none as yet substantiated, apart from architectural style.

Following the death of Arthur McNeil in 1880, the residence and farmland were left to his oldest son, Charles McNeil, who farmed Lot 14 alone until 1902. In 1902, Charles McNeil was joined on the homestead by his nephew, Arthur Livingston McNeil (son of Andrew McNeil) and his wife, Elizabeth. Following the death of Charles in 1917, Arthur Livingston McNeil purchased the property from the executors of the estate for \$15,000.

According to land records, after Livingston died, Lot 14 was held by his widow, but occupied by his nephew, Alexander McNeil, his wife and five children. In 1969 Charles, Donald, Catherine, Michael, and Anne McNeil acquired joint ownership of the property. In 1984 and 1987, the remainder of the lot, including the residence was sold, ending over 150 years of continuous occupancy by members of the McNeil family.

In October 1981, the Arthur McNeil House was moved from its original location off Weston Road, south of Rutherford Road, to its current location at the northeast corner of Islington Avenue and Kellam Street in Kleinburg (shown on Attachment 1). This property represents a small portion of Lot 24, Concession 8 and is municipally known as 10499 Islington Avenue. The City of Vaughan designated the property under Part IV S.29 of the *Ontario Heritage Act* ('OHA') in 1988, under By-law 39-88 (see Attachment 2). The subject property is also designated under Part V of the of the OHA as part of the Kleinburg-Nashville Heritage Conservation District and is identified as a significant heritage property.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

The requirement for a Heritage Review of the proposed “maintenance” alterations require the submission of a number of documents including a Cultural Heritage Impact Assessment (‘CHIA’) generated by an independent third-party heritage professional with no vested interest in the work, and architectural drawings showing existing and proposed extent of alterations. These two documents must work together to describe the vision of the proposal, and to document the intent to preserve the heritage resource. The proposed exterior alterations include new paint on all exterior wall surfaces, and window replacements to replicate existing heritage style windows. These alterations require the consideration of the Heritage Vaughan Committee, as outlined under the OHA.

1. Architectural Description (direct excerpt from By-law 39-88)

The Arthur McNeil House is a 1-1/2-storey horizontal plank structure with clapboard cladding. The simple yet elegant Georgian residence is distinguished by its elaborate entrance and the retention of original sashes in the ground floor windows.

The façade, which now faces west onto Islington Avenue, is functional yet graceful, with a centered door and carefully spaced windows. Ornament, restrained throughout, is concentrated on the entrance. A single-leaf door with four panels is flanked by sidelights with 6-over-4 sliding sashes and plain aprons. The classical entry is distinguished by four moulded pilasters of the Carpenter's Tuscan variety which separate the door and sidelights from one another while simultaneously unifying the whole. The capitals of the pilasters are formed by projections of the moulded cornice. Two double-hung windows with 12-over-12 sashes are symmetrically arranged on each side of the entrance. Simple architrave moulding and plain wooden slip sills define all windows.

The south elevation, flanking Kellam Street, features one window in the lower storey identical to those on the main facade. In the half-storey, two windows reduced in size and containing two panes per sash, are symmetrically arranged.

On the north elevation, the arrangement of the fenestration is similar to that found on the south except that two windows, with 9-over-4 sashes, are present in both storeys.

The rear (east) elevation is symmetrically arranged with an unadorned door centered in the wall space and, to the left, a window with 12-over-12 sash. Prior to the relocation of the building, the 1-1/2 story wing was removed, although its gable roofline and evidence of two doors, one per storey, remain.

The clapboard siding is anchored by corner boards. An open single-storey, three-sided, wrap verandah, removed in order to transport the building, was replaced and extends to protect the rear elevation. The retention of the upper door on the east elevation serves as a reminder of the location of its former kitchen wing.

The Arthur McNeil House is a fine example of a Georgian farmhouse constructed for a man of community stature. Current plans for restoration will ensure that the early 19th century appearance of the building will be preserved.

Architectural elevations showing existing conditions shown on Attachment 3 (submitted by Owners in May 2011).

2. Proposed Renovations

The building is being renovated for occupancy by a new tenant, after serving as a Starbucks Coffee shop from August 2011 to February 2020. The Owner, in agreement with the new tenants, are proposing to restore the original historic appearance of the building as identified in heritage photographs and exploratory work.

The Owner is proposing to replace all of the existing windows with new slightly simplified muntin pattern windows. The proposed pattern does not match the existing pattern and does not conform to the protection conditions of By-law 39-88 (described in Attachment 2). The proposed window frame colour is ebony.

Additionally, the Owner proposes to paint the building in a shade of white similar to that of the original paint of the house (based on exploratory notes). The existing porch floorboards are also to be painted. Refer to the proposed colours in Attachment 6.

3. Review and Comments

Cultural Heritage staff has reviewed available historical documentation and Owner-provided information and provide the following comments regarding the proposed renovations:

The proposed window replacement must be keeping with the existing window style and therefore should be visually seamless and a functional improvement. Staff does not consider the simplification of the window pattern (as shown on Attachment 5) to be acceptable and note the window muntin pattern must replicate and respect the heritage pattern of the existing windows as required by By-law 39-88. Cultural Heritage staff do not support the proposed change to the window pattern, in the absence of a Cultural Heritage Impact Assessment ('CHIA') and architectural drawings. Cultural Heritage staff cannot take on the responsibility of disregarding the Provincial Designation of heritage attributes (replacement of the windows) without third-party professional instructions on the effects of changing the characteristics of defined heritage elements, and without the appropriate architectural drawings.

The casement and trims shall be in keeping with the existing trim and mouldings of the building, as specified on Attachment 4. Staff can support the proposed window trim colour and the mouldings.

Staff also support the proposed paint colours for the house and porch, as the extent of this work is considered to be maintenance work and is compliant with the requirements of the OHA, and the protection levels of By-law 39-88. Staff is of the opinion the exterior paint will not diminish or detract from the heritage value of the building.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed specifications for paint and windows conform to the policies and guidelines within the KNHCD Plan, subject to the Owner providing a “scoped CHIA report” limited to the architectural value and attributes of the windows (existing and proposed) in context of the heritage value of the house, to support the simplification of the window muntin pattern as proposed without causing negative effects on the greater heritage value of the Designated property.

Accordingly, at this time staff can support only the proposed exterior paint alterations to the Arthur McNeil House located at 10499 Islington Avenue under the *Ontario Heritage Act* and accept the technical specifications of the proposed windows but not the proposed muntin pattern as shown on Attachment 5.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

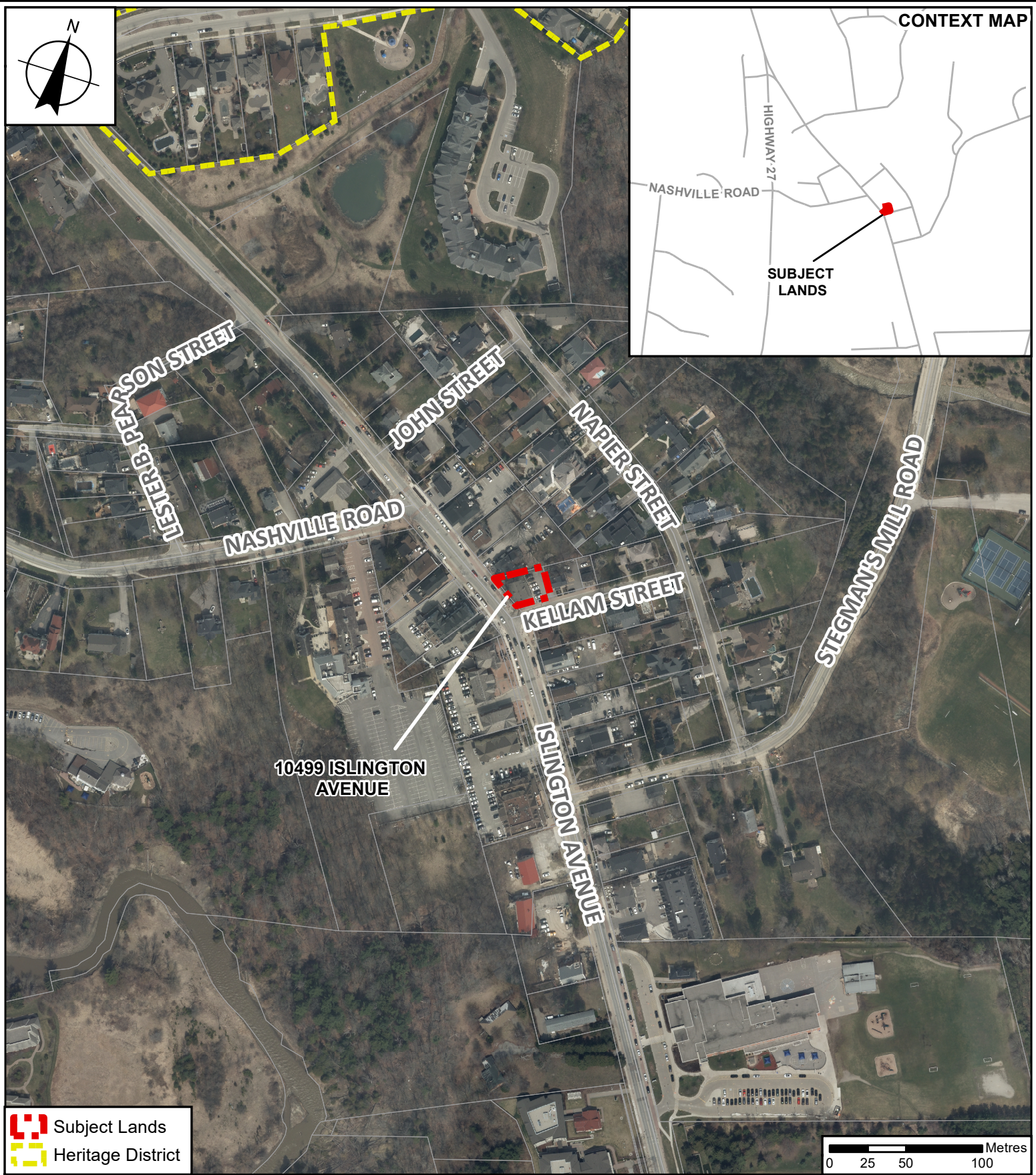
1. Attachment 1 – 10499 Islington – Location Map
2. Attachment 2 – 10499 Islington – By-law 39-88
3. Attachment 3 – 10499 Islington – Existing Building Elevations
4. Attachment 4 – 10499 Islington – Marvin Window Specifications
5. Attachment 5 – 10499 Islington – Proposed Window Pattern
6. Attachment 6 – 10499 Islington – Proposed Paint Colours

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407



Location Map

Location:
10499 Islington Avenue, Kleinburg
Part of Lot 24, Concession 8



Attachment

Date:
May 27, 2020

1

ATTACHMENT 2



An agency of the Government of Ontario



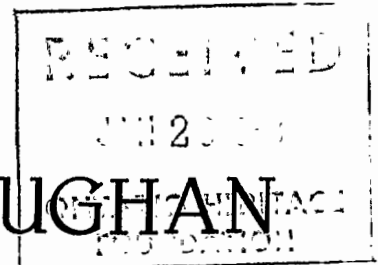
Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



Lois



THE TOWN OF VAUGHAN BY-LAW

NUMBER 39-88

A By-law to designate the Arthur McNeil House located on the property known municipally as 10499 Islington Avenue, Kleinburg, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the Arthur McNeil House, 10499 Islington Avenue, Kleinburg, being Part of Lot 24, Concession 8, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

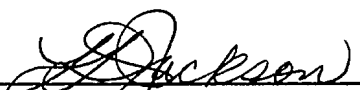
NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as the Arthur McNeil House, situated at 10499 Islington Avenue, Kleinburg, being

Part of Lot 24, Concession 8, in the Town of Vaughan,
in the Regional Municipality of York, more particularly
described in Schedule "A" attached hereto.

2. The reasons for designation are set out in Schedule "B"
attached hereto.
3. The Town Solicitor is hereby authorized to cause a copy
of this By-law to be registered against the property
described in Schedule "A", attached hereto, in the
proper land registry office.
4. The Town Clerk is hereby authorized to cause a copy of
this By-law to be served on the Owner of the aforesaid
property and on the Ontario Heritage Foundation and to
cause notice of the passing of this by-law to be
published in the same newspaper in which notice of
intention to so designate was published once of each of
three consecutive weeks.

READ a FIRST and SECOND time this 18th day January, 1988.



L.D. Jackson, Mayor



R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 18th day of
January, 1988.



L.D. Jackson, Mayor



R.A. Panizza, Town Clerk

DESCRIPTION OF LANDS

ALL and singular that certain part or tract of land and premises situate in the Village of Kleinburg, in the Town of Vaughan, in the Regional Municipality of York, and Province of Ontario and being composed of Part of Lot 7 and Part of Lot 8 as shown on a Plan registered in the Registry Office for the Registry Division at Newmarket formerly the Registry Division of Toronto Boroughs and York South as Number 11, which parcel may be more particularly described as follows:

COMMENCING at the south westerly angle of the said Lot 7, being the north Easterly angle of the intersection of Kellam Street, shown as street between Lots 6 and 7 on Plan number 11, with County Road number 7, which angle is marked with an iron bar;

THENCE north 53 deg. 32'20" west along the easterly limit of County Road Number 7 a distance of 75.16' to a standard iron bar planted at the north west angle of the said Lot 7;

THENCE north 61 deg. 40'30" east along the line of post and wire fence marking the northerly limit of the said Lot 7 a distance of 195.47' to an iron pipe found marking the south east corner of Block F as shown on a plan registered in the said Registry Office as Number 275;

THENCE north 61 deg. 40'30" east along the northerly limits of Lots 7 and 8 a distance of 15.50' to an iron bar planted;

THENCE south 28 deg. 36'10" east 65.31" more or less to an iron bar planted in the northerly limit of the said Kellam Street distance 180.29" measured north 60 deg. 46'50" East there along from the point of commencement;

THENCE south 60 deg. 46'50" west along the last mentioned limit 180.29' to the point of commencement.

All of which contains by 13,083 admeasurement square feet be the same more or less and shown on a plan of survey by McConnell-Jackson, Ontario Land Surveyors, dated Feb. 3, 1964.

As in Instrument 428068.

THE ARTHUR MCNEIL HOUSE

10499 Islington Avenue
Part of Lot 24, Concession 8
Kleinburg

Kathryn Anderson
October 1987

THE ARTHUR MCNEIL HOUSE

PROPERTY: The Arthur McNeil House
ADDRESS: 10499 Islington Avenue
Part of Lot 24, Concession 8
Kleinburg
Town of Vaughan
PREVIOUS ADDRESS: 9010 Weston Road, Concord
Lot 14, Concession 6
ORIGINAL OWNER: Arthur McNeil
CONSTRUCTION DATE: c. 1832
REASON FOR DESIGNATION:

The Arthur McNeil House is recommended for designation for architectural reasons. The Georgian farmhouse was constructed with horizontal planks sheathed in clapboard. The exterior is distinguished by its elaborate entrance and the presence of the original sashes in the ground floor windows. Significant interior features include the hand grained wooden mouldings and fireplace mantels.

The house was constructed on Lot 14, Concession 6 for Arthur McNeil about 1832. It was relocated to its present site in 1987. Arthur McNeil was a farmer and community leader, noted for the introduction of the Galloway breed of cattle to the area and his role in the building of the first St. Paul's Presbyterian Church.

THE ARTHUR MCNEIL HOUSE

10499 ISLINGTON AVENUE

KLEINBURG

PLAN 11, LOT 7

HISTORICAL DESCRIPTION

The house originally constructed on Lot 14 in Concession 6 of Vaughan belonged to Arthur McNeil and his descendants for 150 years, from the early 1830's until 1987. It was first occupied by Arthur (1801-1880), an Irish-born Scottish Presbyterian who immigrated to York County from County Craven about 1820. The recollections of family members placed the acquisition of the farm by Arthur McNeil and his brother, Alexander (1796-1859), to approximately 1832; land records, however, failed to record this transaction.

According to official documentation, Lot 14 was granted to Thomas Barry (or Berry) by the Crown in 1799. While the Barry family retained the 200 acres through the 1820s, the next recorded transfer occurred in 1848 when Arthur McNeil sold the site to Rev. Peter McNaughton, immediately repurchasing it from the Presbyterian minister.

A construction date of about 1832 may be based on several factors, none as yet substantiated, apart from architectural style. The History of Toronto and the County of York, published by C. Blakett Robinson in 1885, notes that Arthur McNeil purchased Lot 14, in 1831 or 1832. In 1831, Arthur McNeil married Margaret Jamieson (1811-1895). The records of the Commissioner of Crown Lands reported that Arthur McNeil occupied Lot 16 in Concession 4 until 1832 when it was deeded to another party. The latter two events would support a move to a homestead to raise a family that eventually included nine children.

The extent of the involvement of Alexander McNeil with his brother's farm remains unclear. Brown's Toronto and Home District Directory for 1846-47 recorded that Alexander held Lot 11 in Concession 6. By 1850, Rowse's City of Toronto and County of York Directory noted that Arthur and Alexander farmed Lot 14 jointly.

By 1851 the Census reported that Alexander McNeil, a bachelor, his brother, Arthur, and Arthur's wife and children occupied a one-storey frame dwelling. The family included Charles (1832-1917), and Andrew (1834-1918), listed as farmers, as well as John (1835-67), Mary (b.1837), Margaret (1841), Alexander (1843), Arthur Jr. (1845-1924), and Elizabeth (1848). They were assisted by Catherine McKinnon, an eighteen-year-old Irish servant. In 1861, Arthur and Margaret McNeil shared the house, described as a two-storey frame structure, with four of their children. Arthur continued to farm the land with Charles and Andrew McNeil through 1871; by 1878, Andrew had moved up the concession road to Lot 18.

Throughout his life, Arthur McNeil played an active role in the life of Vaughan Township, particularly in agricultural matters and the village of Vellore. He is credited with introducing the breed of Galloway cattle to the district, served on the building committee of the first St. Paul's Presbyterian Church (built 1844), and assisted in the formation of a singing school (a popular 19th century pastime) in Vellore in 1868.

Apart from his homestead, Arthur McNeil had considerable land holdings throughout the township. While, in 1860, he also owned the west half of Lot 17 in Concession 4, by 1878 he held the east quarter of Lot 17 in Concession 4, the west half of Lot 17 in Concession 3 (where his son, James, later constructed a handsome residence), the southwest quarter of Lot 18 in Concession 6 and the west three-quarters of Lot 14 in Concession 7, the latter two allotments containing buildings.

Following the death of Arthur McNeil in 1880, his will stipulated that his widow receive financial support; "all the household goods and furniture in three rooms in my dwelling house being the two west rooms, and in any room upstairs of her own choice ...", as well as "during the term of her natural life any three rooms in my dwelling house which she may choose, also so much room in the cellar as she may wish". Apart from these provisions, the residence and farmland were left to his oldest son, Charles. His second son, Andrew, received Lot 18 in the same concession in the village of Vellore, on which he already resided with his wife Sarah Livingston (1837-1927), and children, Arthur Livingston (1874-1951), Sarah (b.1878), and John Alexander (1879-1957). Arthur's other children, Alexander, James, Mary McFall, Margaret Durwood, and Elizabeth McDonald received land or money, while his son, Arthur Jr. "had already been provided for".

Charles McNeil, who remained a bachelor, apparently farmed Lot 14 alone until 1902. In 1897, the year of the first available tax assessment roll, the property consisted of 249 acres in both Lot 14 and the northeast quarter of Lot 13. The allotment included 200 acres of cleared land and 40 acres of woods, as well as a two-acre orchard and one acre of swampland. The farm stock consisted of 24 cattle, 26 sheep, 4 hogs, and 11 horses. The following year, Charles rented part of Lot 13 to James Doyle.

In 1902, Charles McNeil was joined on the homestead by his nephew, Arthur Livingston McNeil (son of Andrew McNeil) and his wife, Elizabeth. Following the death of Charles in 1917, A. Livingston McNeil purchased the property from the executors of the estate for \$15,000. According to land records, after Livingston died, Lot 14 was held by his widow, but occupied by his nephew, Alexander McNeil, his wife and five children. In 1969 Charles, Donald, Catherine, Michael, and Anne McNeil acquired joint ownership of the property. In 1984 and 1987, the remainder of the lot, including the residence was sold, ending over 150 years of continuous occupancy by members of the McNeil family.

In October 1987, the Arthur McNeil House was moved from its original location off Weston Road south of Rutherford Road to the northeast corner of Islington Avenue and Kellam Street in Kleinburg. This property represents a small portion of Lot 24, Concession 8.

In 1847, Andrew Mitchell (b.1811), a Scottish farmer, had a portion of the township lot surveyed into a tract of thirty allotments which he named the Village of Mount Vernon. Although it changed ownership numerous times, there is no indication that Lot 8 under Plan 11 was developed prior to the 20th century. Joseph Capner, a farmer on township Lot 21 in Concession 8 acquired the building lot in 1863. Tax assessment rolls for the late 1800's indicated that his unmarried daughter, Charlotte, rented rather than occupied the site, its value never exceeding \$50. In 1920, Violet Brown acquired Lots 7 and 8, erecting a brick four square residence on Lot 8 and retaining Lot 7 as an expansive lawn.

The relocation of the Arthur McNeil House to this site is appropriate, given the proximity of other historic and architecturally significant buildings in the Village of Kleinburg.

ARCHITECTURAL DESCRIPTION

The Arthur McNeil House is a 1 1/2-storey horizontal plank structure with clapboard cladding. The simple, yet elegant Georgian residence is distinguished by its elaborate entrance and the retention of original sashes in the ground floor windows.

The Arthur McNeil House is rectangular in plan, with the main facade found on the long axis. The building is protected by a medium-pitch gable roof (presently covered with asphalt shingles), with extended eaves and plain cornice. Interior chimneys are set in the end-walls.

The Census for 1851 described the dwelling as single-storey; ten years later, a two-storey house was recorded. This apparent discrepancy merely indicates changes in the classification of the 1 1/2 storey house. A consideration of the facade alone gives the impression of a one-storey structure, while the elevations reveal the presence of additional space under the verges. A painting of the house, dated to 1850, indicates that the two dormer windows (built into the roof over the centre of the facade and rear elevation) and the 1 1/2 storey kitchen wing were present at that time.

The facade, which now faces west onto Islington Avenue, is functional yet graceful, with a centered door and carefully-spaced windows. Ornament, restrained throughout, is concentrated on the entrance. A single-leaf door with four panels is flanked by sidelights with 6-over-4 sliding sashes and plain aprons. The classical entry is distinguished by four moulded pilasters of the Carpenter's Tuscan variety which separate the door and sidelights from one another while simultaneously unifying the whole. The capitals of the pilasters are formed by projections of the moulded cornice. Two double-hung windows with 12-over-12 sashes are symmetrically arranged on each side of the entrance. Simple architrave moulding and plain wooden slip sills define all windows.

The south elevation, flanking Kellam Street, features one window in the lower storey identical to those on the main facade. In the half-storey, two windows reduced in size and containing two panes per sash, are symmetrically arranged.

On the north elevation, the arrangement of the fenestration is similar to that found on the south except that two windows, with nine-over-four sashes, are present in both stories.

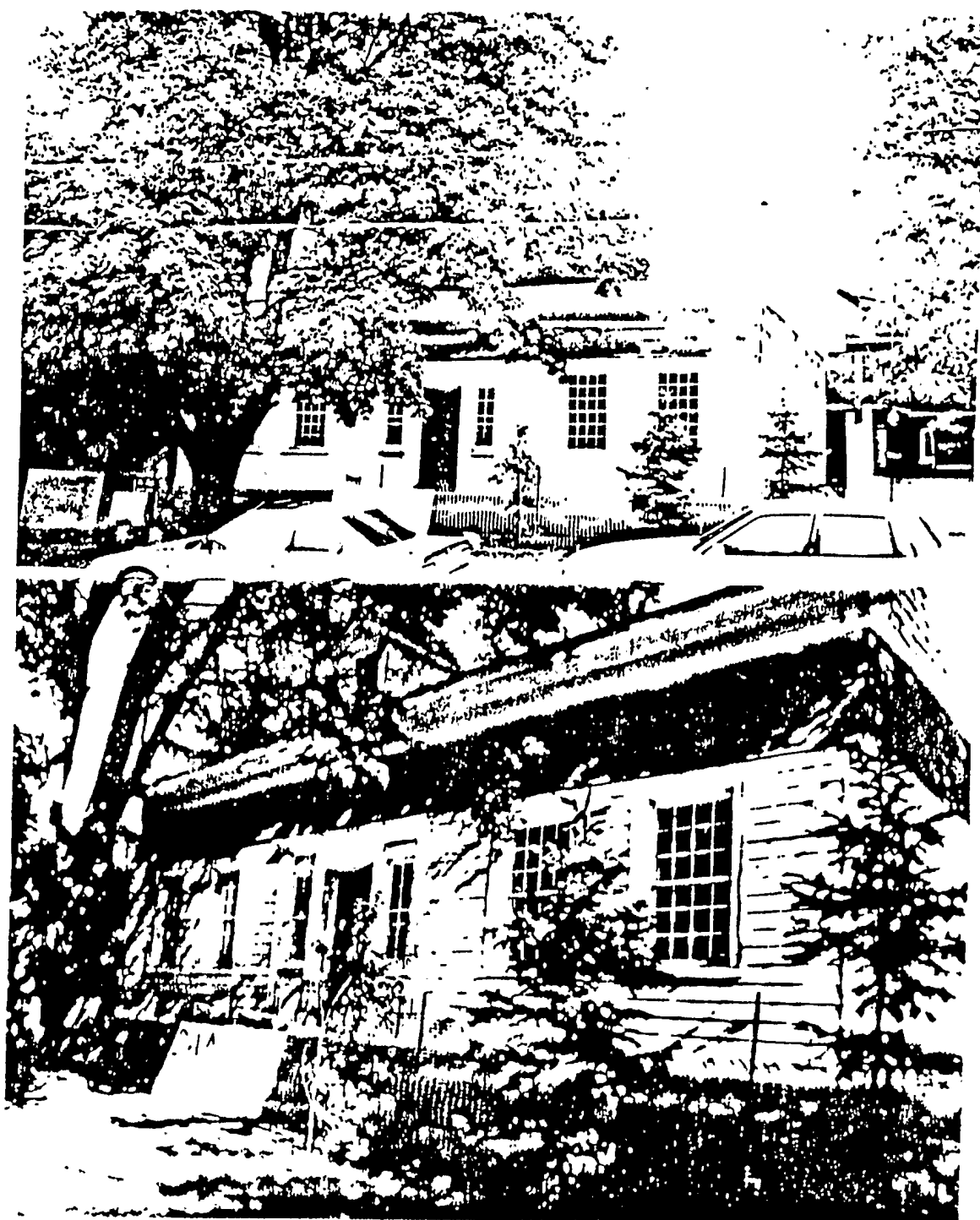
The rear (east) elevation is symmetrically arranged with an unadorned door centered in the wallspace and, to the left, a window with 12-over-12 sash. Prior to the relocation of the building, the 1 1/2 story wing was removed, although its gable roofline and evidence of two doors, one per storey, remain.

The clapboard siding is anchored by cornerboards. An open single-storey, three-sided, wrap verandah, removed in order to transport the building, will be replaced and extended to protect the rear elevation. The retention of the upper door on the east elevation serves as a reminder of the location of the former kitchen wing.

The Arthur McNeil House is a fine example of a Georgian farmhouse constructed for a man of some means. Current plans for restoration will ensure that the early 19th century appearance of the building will be preserved.

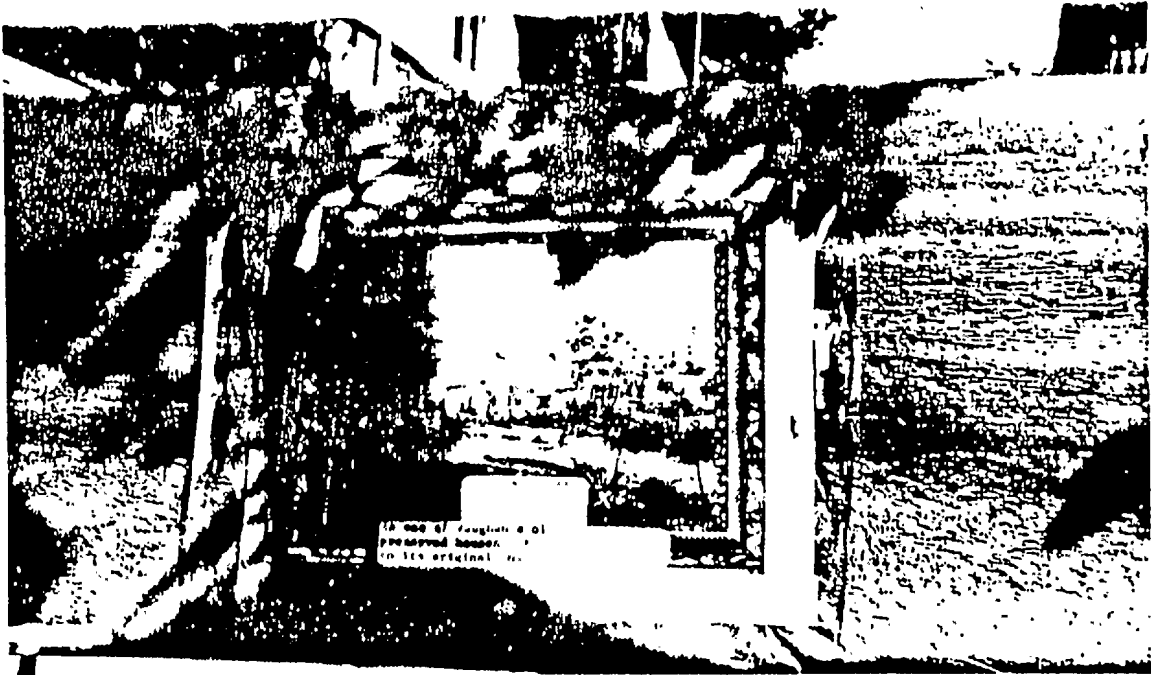
October 1987

ARTHUR MCNEIL HOUSE



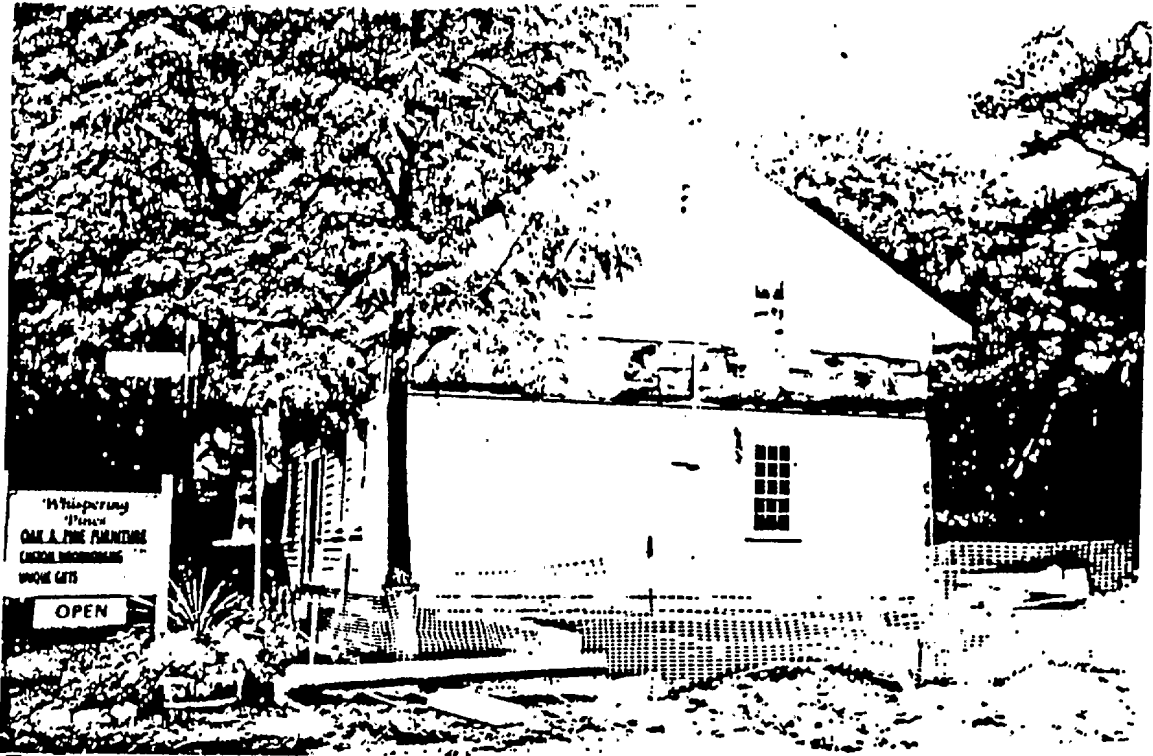
TOP AND BOTTOM: MAIN (WEST) FACADE

ARTHUR MCNEIL HOUSE



TOP: PAINTING OF ARTHUR MCNEIL HOUSE, DISPLAYED ON-SITE
BOTTOM: DETAIL OF ENTRANCE

ARTHUR MCNEIL HOUSE



TOP: SOUTH ELEVATION
BOTTOM: SOUTH AND WEST ELEVATIONS



1 Existing - West Elevation
Scale: 1/8" = 1'-0"



3 Existing - North Elevation
Scale: 1/8" = 1'-0"



2 Existing - East Elevation
Scale: 1/8" = 1'-0"



4 Existing - South Elevation
Scale: 1/8" = 1'-0"

if original or existing conditions of the building are uncovered during the construction process that are not documented, contractor to inform Architect for documentation

DJA Daniel Johnson Architect Inc.
90 Richmond Street E,
Suite 100,
Toronto, Ontario, M5C 1P1
P 416-920-0040
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Heritage Permit Application
Arthur McNeil House
Existing Exterior Elevations
Starbucks Coffee Co.
Islington & Kellam, Kleinburg, ON
Date: 2011-05-02
Scale: 1/8" = 1'-0"

Unit Features

Elevate Double Hung Insert: ELDHIN

Elevate Double Hung Insert Picture: ELDHINP

Elevate Double Hung Insert Transom: ELDHINT

ATTACHMENT 4

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®.
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or factory-applied white, clear, or designer black finishes. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 13/16", (46). Frame width is 3 1/4", (83). Sloped sill with 8 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick. Sloped sill with 8 degree bevel.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick. Sash can be replaced but cannot be re-glazed.

Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking clutch.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
 - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On units 42 3/32" (1069) and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-17 standard specification for window fall prevention devices with emergency escape.
 - Color: White, Beige, or Black.
- Optional field-applied flush-mounted, die-cast sash lift.
 - Available Colors: Almond Frost, White, Bright Brass, Satin Nickel, Oil Rubbed Bronze, and Matte Black finishes.

Installation:

- Operator
 - Secure the jambs with minimum of two #8 x 3" pan head screws.
 - Maximum spacing of jambs not to exceed 3/16".
 - Secure the head jamb with either zero or two #8 x 3" pan head screws.
- Picture:
 - Secure the jambs with minimum of two #8 x 3" pan head screws.
 - Maximum spacing of jambs not to exceed 3/16".
 - Secure the head jamb with two #8 x 3" pan head screws.

Glazing:

- All units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass available with air fill only.
 - Tripane not available.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for 3.1 mm glass thickness.
 - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/ERS, or STC/OITC Upgrade options.

Unit Features Continued

Weather Strip:

- All units are dual weather stripped.
- All weather strip is beige, black, or white in color.
- Jamb weather strip is a robust fabric covered foam weather strip that is inserted into a rigid vinyl jamb carrier and used to seal sash to jambs. An additional jamb weather strip is inserted into Ultrex/wood and seals bottom sash to jamb.
- Parting stop is vinyl with a flexible leaf seal to seal between the header and the upper sash.
- Check rail weather strip is a hollow bulb.
- Bottom rail extension has a hollow bulb weather strip that interfaces against the Ultrex sill and jamb weather strip.
- Picture and transom units is a hollow bulb weather strip that is inserted into rigid vinyl jamb carrier and head jamb carrier to seal sash.

Screen:

- Full screen is standard. Half-screen option is available.
- Roll formed aluminum frame with corner key construction
 - Color to match exterior frame color
- Charcoal color fiberglass (non-corrosive) screen cloth.
- Spring loaded pins for installation.

Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
 - Pine non finger-jointed wood, factory-applied white, clear, and designer black finishes
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
 - Patterns available: Rectangle, Cottage style cut, 9 lite Prairie cut or 6 lite Prairie for top sash, bottom sash, or both.
- Available with or without aluminum interior spacer bar in airspace.
- ITDHP Only: Simulated check rail option: 2 11/32" (60).
 - Patterns available: simulated rail in standard center or customer specified location with 7/8" (22) patterns above, below or both in patterns of rectangular equal lite or prairie lite cut.
- SDL spacer bars are available.
- Not available with rain, reed and narrow reed decorative glass patterns. Glue chip pattern requires tempered glass. Tinted glass available without spacer bar only.

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
 - Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony
 - Interior Colors: White, Bronze, or Black.
- Not available with tinted glass.

NOTE: NFRC values are now located on www.marvin.com.

Minimum and Maximum Guidelines

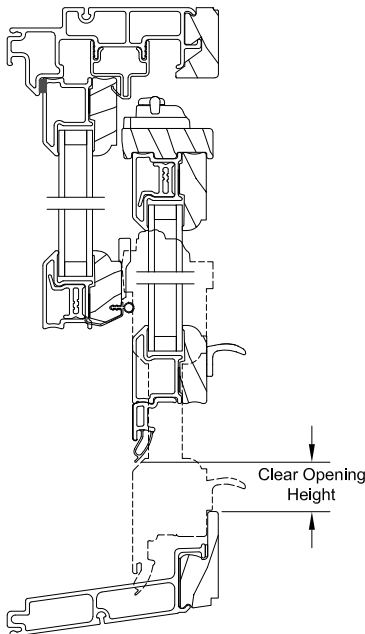
Unit Type		Min IO Width		Min IO Height		Max IO Width		Max IO Height		Glass Size	
		in	mm	in	mm	in	mm	in	mm	Sq. Feet	Sq. Meters
ELDHIN	Insulating Glass	18 3/8	(467)	28 1/8	(714)	54 3/8	(1381)	84 1/4	(2140)	26 3/64	2.420
ELDHIN TR	Insulating Glass	18 3/8	(467)	16 1/8	(410)	62 3/8	(1584)	24 1/4	(616)	7 3/16	0.668
ELDHIN P	Insulating Glass	18 3/8	(467)	23 5/8	(600)	58 3/8	(1483)	84 1/4	(2140)	28 41/64	2.661
ELDHIN P	Insulating Glass	18 3/8	(467)	23 5/8	(600)	62 3/8	(1584)	80 1/4	(2038)	29 1/4	2.717
ELDHIN-C*	Insulating Glass	18 3/8	(467)	36 1/8	(918)	54 3/8	(1381)	68 1/4	(1734)	23 11/32	2.169
ELDHIN-RC**	Insulating Glass	18 3/8	(467)	36 1/8	(918)	54 3/8	(1381)	68 1/4	(1734)	23 11/32	2.169

*NOTE: Special Size Cottage and Reverse Cottage Style ELDHIN units are available in frame sizes; width of 18 to 54 and height of 36.5 to 68.5. The Height Ratio being .402/.598 (*Cottage Style) or .598/.402 (**Reverse Cottage Style).*

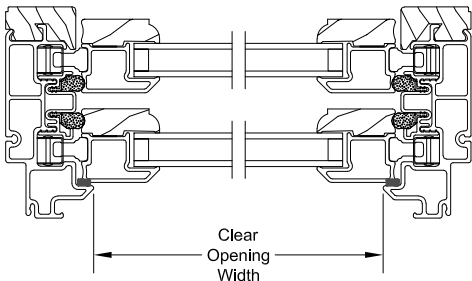
NOTE: Special Sizes are available in 1/64" (0.4) increments, not to exceed the frame size measurement maximum or minimum in the table above.

Egress Formulas

Elevate Double Hung Insert Egress Unit Minimum Opening Conversion From Frame Size		
Minimum Value for Net Clear Opening	Desired Dimension	Formula
20 Inches	Egress Opening Width (Inches)	= Frame OM Width – 3.656
24 Inches	Egress Opening Height (Inches)	= (Frame OM Height/2) – 5.488
5.7 Square Feet	Egress Opening Area (SQFT)	= (Egress Width x Egress Height) / 144



Head Jamb and Sill



Jamb

Measurement Conversions

Elevate Double Hung Insert						
Unit Measurements		Width			Height	
From	To					
Daylight Opening		in	mm		in	mm
Daylight Opening	Bottom Sash OM	+ 3 1/4	(83)		+ 3 1/4	(83)
Daylight Opening	Top Sash OM	+ 3 1/4	(83)		+ 3 1/4	(83)
Daylight Opening	Glass OM	+ 1 1/16	(27)		+ 1 1/16	(27)
Daylight Opening	Full Screen OM	+ 3 13/16	(97)	X 2	+ 7 9/32	(185)
Daylight Opening Bottom Sash	Half Screen OM	+ 3 13/16	(97)		+ 4 1/32	(102)
Daylight Opening	Frame OM @ Exterior	+ 6 23/64	(161)	X 2	+ 9 1/8	(232)
Inside Opening		in	mm		in	mm
Inside Opening	Bottom Sash OM	-3 15/32	(88)	÷ 2	-1 1/8	(29)
Inside Opening	Top Sash OM	-3 15/32	(88)	÷ 2	-1 1/8	(29)
Inside Opening	Daylight Opening	-6 47/64	(171)	÷ 2	-4 3/8	(111)
Inside Opening	Glass OM	-5 43/64	(144)	÷ 2	-3 5/16	(84)
Inside Opening	Full Screen OM	-2 29/32	(74)		-1 15/32	(37)
Inside Opening	Half Screen OM	-2 29/32	(74)	÷ 2	-11/32	(09)
Inside Opening	Frame OM @ Interior	-3/8	(10)		-1/4	(06)
Inside Opening	Frame OM @ Exterior	-3/8	(10)		+ 3/8	(10)

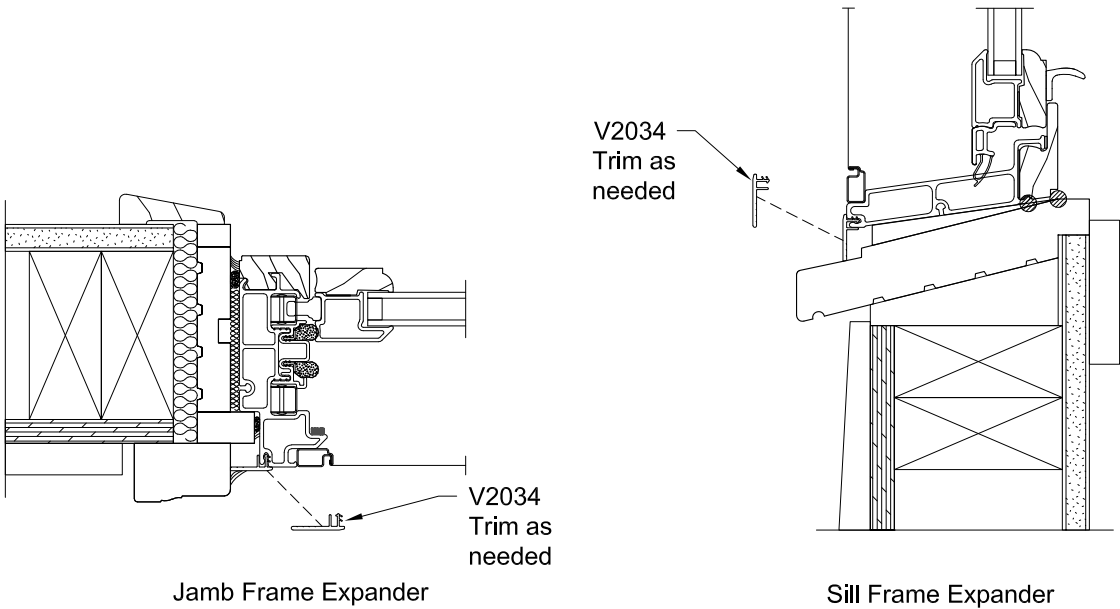
Elevate Double Hung Insert Transom					
Unit Measurements		Width		Height	
From	To				
Daylight Opening		in	mm	in	mm
Daylight Opening	Sash OM	+ 3 1/4	(83)	+ 3 1/4	(83)
Daylight Opening	Glass OM	+ 1 1/16	(27)	+ 1 1/16	(27)
Daylight Opening	Frame OM @ Exterior	+ 6 11/32	(161)	+ 6 13/16	(173)
Inside Opening		in	mm	in	mm
Inside Opening	Sash OM	-3 15/32	(88)	-3 3/16	(81)
Inside Opening	Daylight Opening	-6 23/32	(171)	-6 7/16	(163)
Inside Opening	Glass OM	-5 21/32	(144)	-5 3/8	(137)
Inside Opening	Frame OM @ Interior	-3/8	(10)	-1/4	(06)
Inside Opening	Frame OM @ Exterior	-3/8	(10)	+ 3/8	(10)

Elevate Double Hung Insert		
IO to Frame Size Height		
Existing Sill Angle	Conversions	
8° and greater	3/8	(10)
7°	5/16	(8)
6°	3/16	(5)
5°	1/8	(3)
4°	1/16	(2)
3°	0	(0)
2°	-1/8	(3)
1°	-3/16	(5)
0°	-1/4	(6)

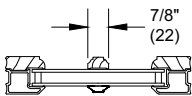
NOTE: All conversions are based off of an existing 8+ degree sill. Please refer to the chart on the right for additional existing angle inside opening to frame size height conversions.

Section Details: Frame Expander

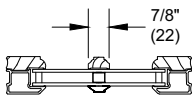
Scale: 3" = 1' 0"



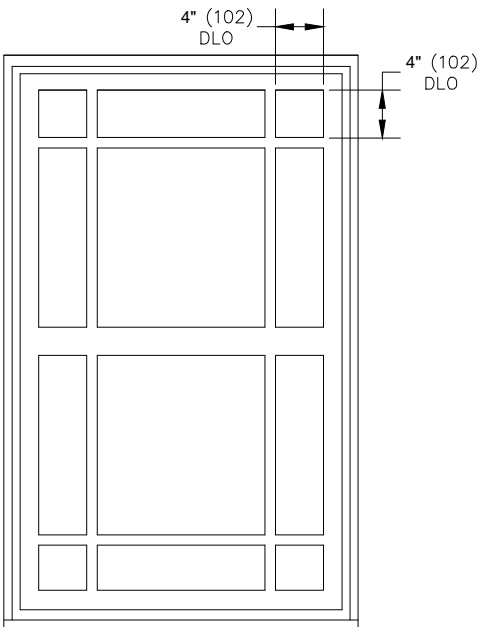
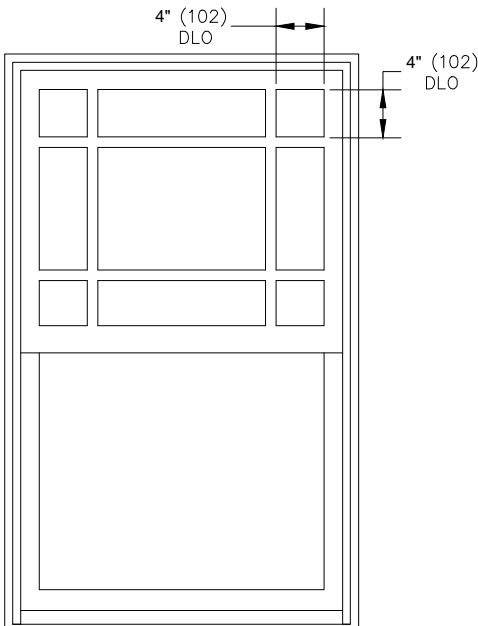
Divided Lite Options (Not to scale)



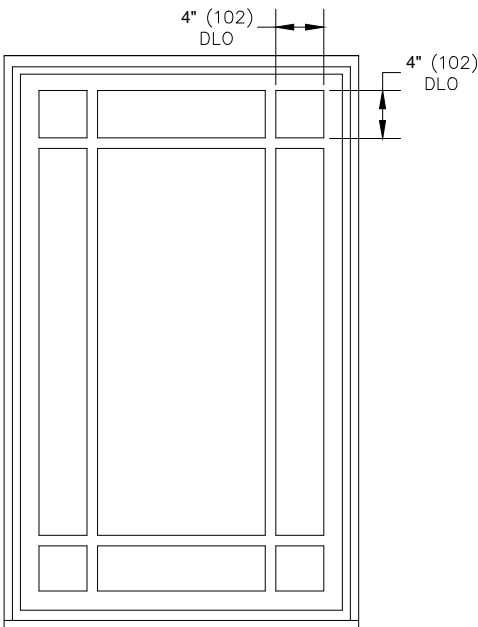
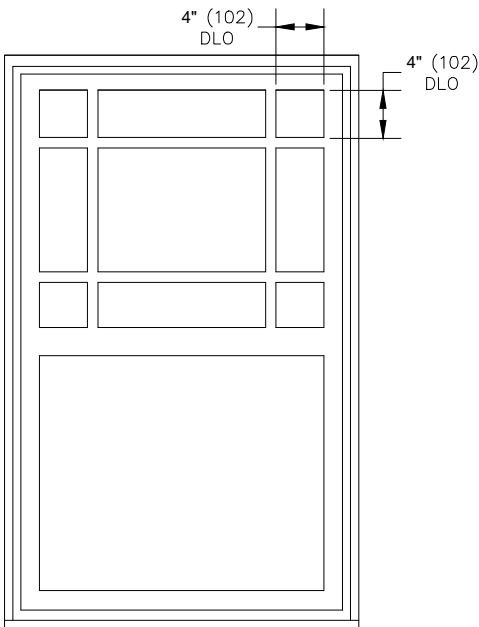
Wood SDL Without
Spacer Bar



Wood SDL With
Spacer Bar



*Optional 6 lite Prairie cut for GBG or SDL



*Optional 9 lite Prairie cut for GBG or SDL

NOTE: 4" (102) DLO lite cut minimum for 7/8" (22) pattern

Divided Lite Options

Double Hung Insert SDL, GBG Equal Lite Cut						
Product	Width			Height		
	Frame Width		Lite Cut Pattern	Frame Height		Lite Cut Pattern
	in	mm		in	mm	
ELDHIN	18	(457)	2W	28 1/2	(724)	2H
	26 3/32	(663)	3W	72 1/2	(1842)	3H
	38 3/32	(968)	4W			
	50 3/32	(1272)	5W			
ELDHIN P	18	(457)	2W	16 1/2	(419)	1H
	26 3/32	(663)	3W	24 1/2	(622)	2H
	38 3/32	(968)	4W	28 1/2	(724)	4H
	50 3/32	(1272)	5W	72 1/2	(1842)	6H
ELDHIN-C*	18	(457)	2W	TOP SASH		2H
	26 3/32	(663)	3W			
	38 3/32	(968)	4W	BOTTOM SASH		3H
	50 3/32	(1272)	5W			
ELDHIN P-RC*	18	(457)	2W	TOP SASH		3H
	26 3/32	(663)	3W			
	38 3/32	(968)	4W	BOTTOM SASH		2H
	50 3/32	(1272)	5W			

*ELDHIN-C (Cottage Style) and **ELDHIN-RC (Reverse Cottage Style) units are available in frame heights of 36 1/2" to 68 1/2" only. Sash ratio is .402/.598 for Cottage Style units and .598/.402 for Reverse Cottage Style units.

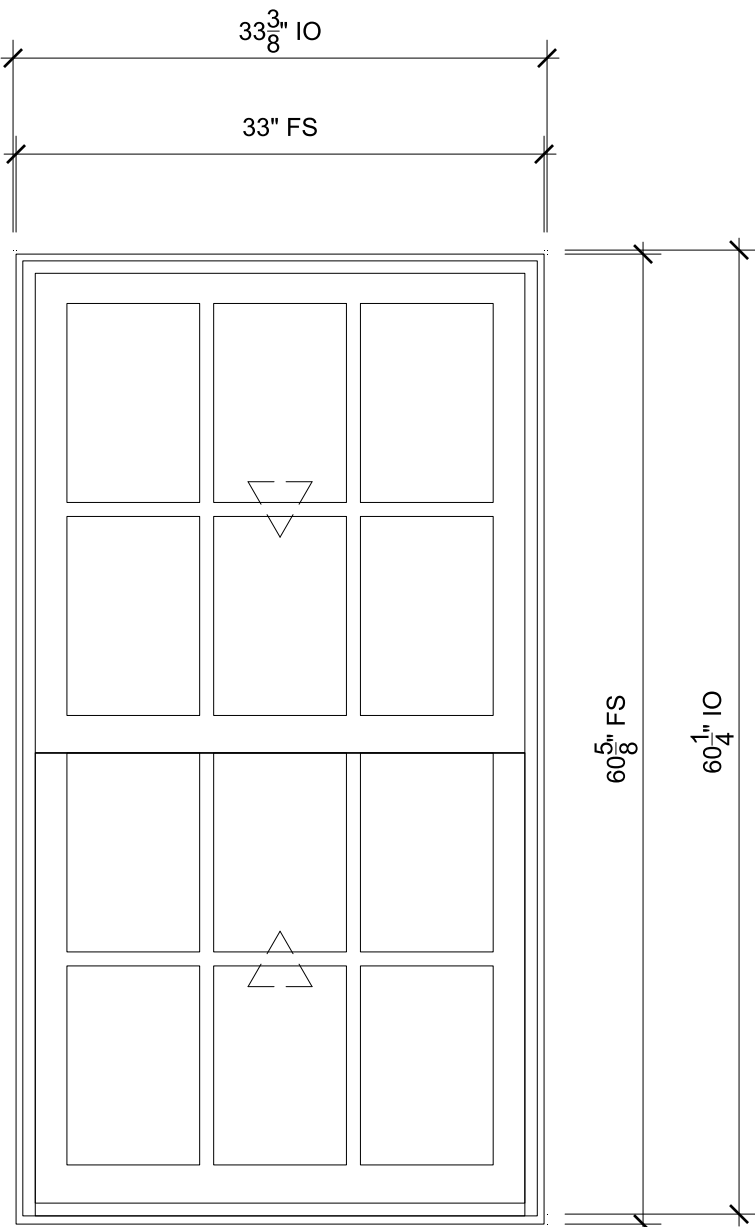
NOTES:

- When frame width or height are between two sizes, refer to the smaller size shown for the default lite cut pattern.
- Rectangle GBGs for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite patterns.
- Rectangular SDL for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite patterns.
- Prairie GBG and SDL available in 9 lite and 6 lite top, bottom, left, and right patterns.
- Cottage GBGs and SDL for special size units will default to the next smaller standard size lite pattern. Cottage GBGs and SDL are also available in customer selected lite patterns.
- Maximum number of lites wide and high for equal lite SDL option is 11 lites.
- Minimum DLO measurement for equal lite SDL option is 4" (102) and will be validated by OMS.
- Minimum DLO measurement for equal lite GBG option is 3" (76) and will be validated by OMS.
- Standard DLO measurement for Prairie GBG and SDL options is 4" (102). Special DLO corners are n/a.
- Standard DLO height measurement for Cottage SDL option is 10" (254). Minimum DLO height is 8" (203) for one high pattern. Minimum DLO height is 4" (102) for two high patterns.
- Standard DLO height measurement for Cottage GBG option is 10" (254). Minimum DLO height is 3" (76) for one and two high patterns.
- Simulated Rail: Rectangular, Prairie 6-Lite and 9-Lite SDL patterns are available with Simulated Rail.
- Simulated Rail: Custom ratio and specified DLO are available with Simulated Rail and will be validated by OMS.

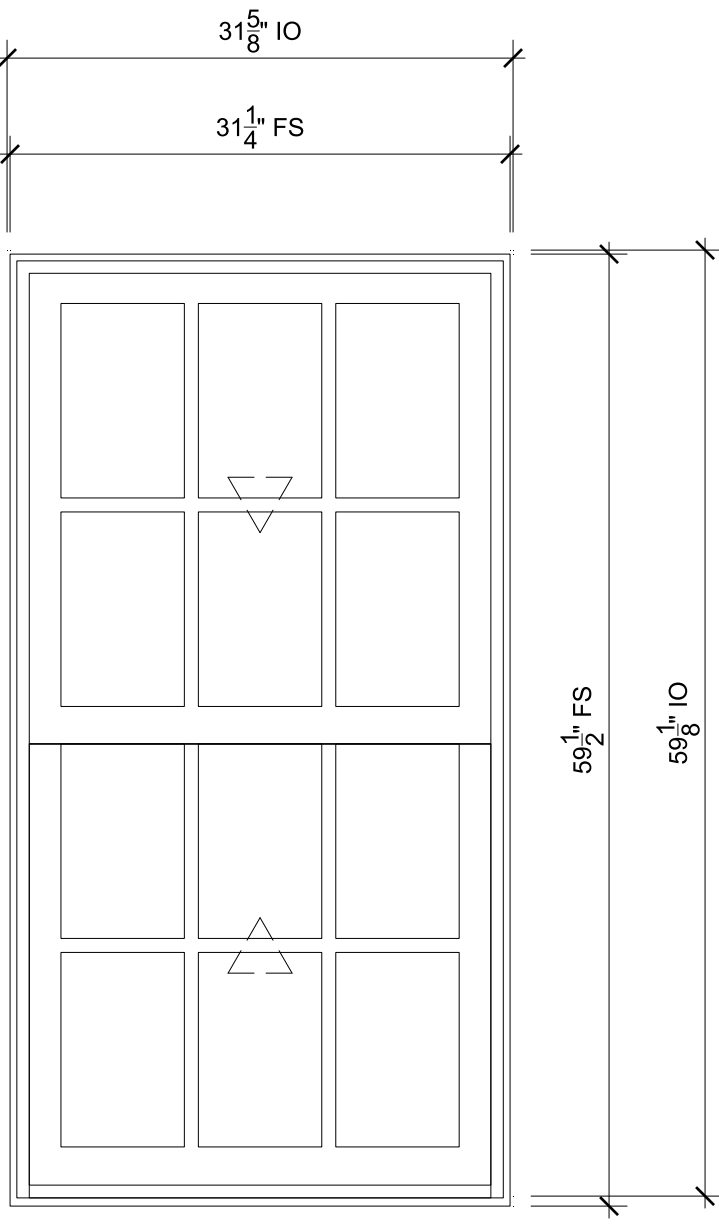
ATTACHMENT 5



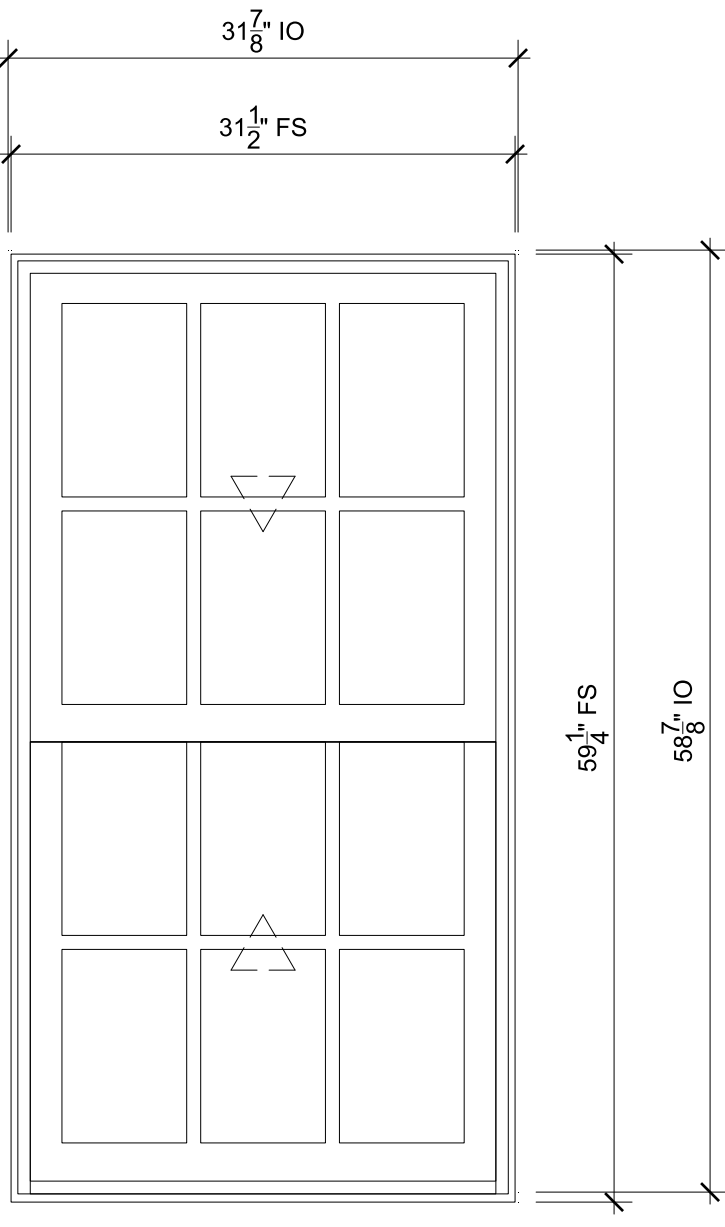
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors CO. Box 100, Grand Rapids, MI 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.



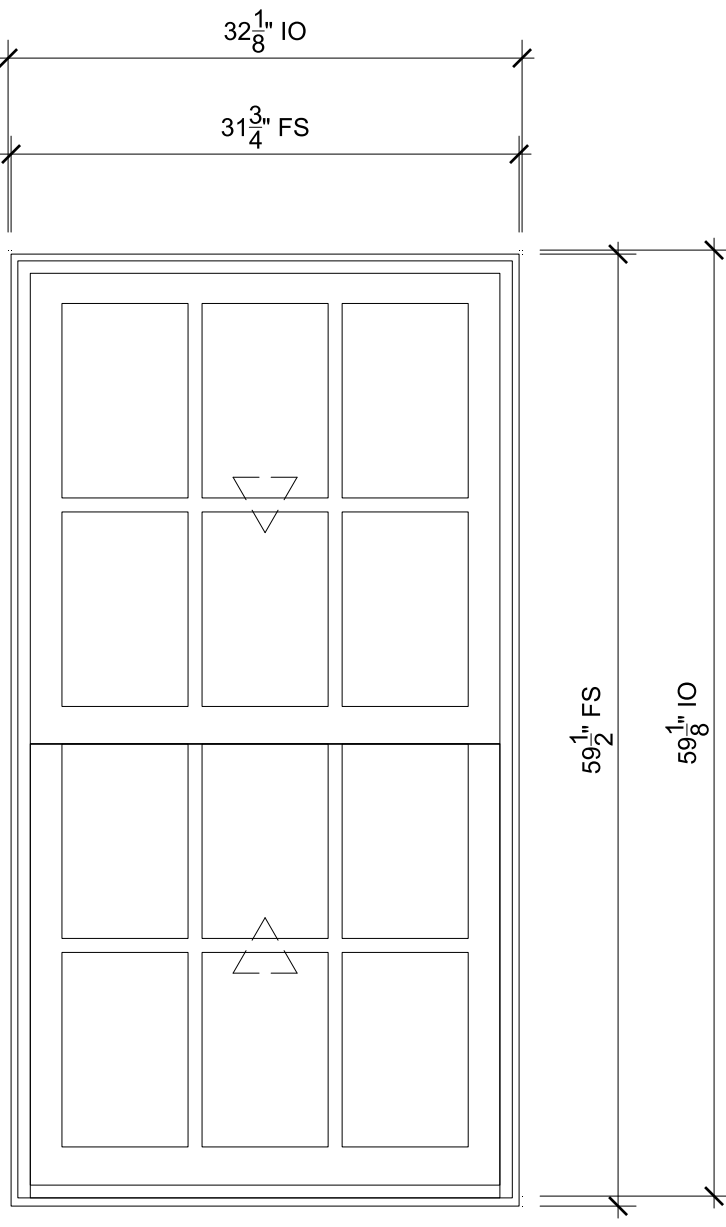
MAIN FLOOR
SCALE: 1" = 1'-0"



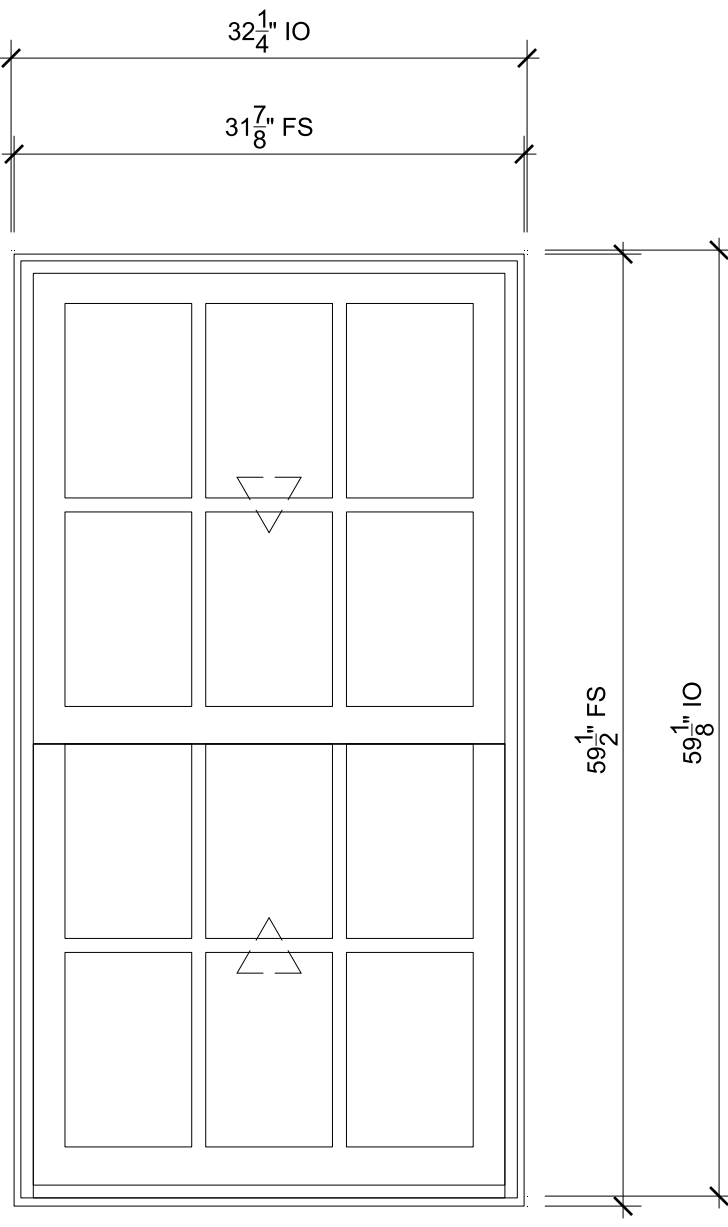
MAIN FLR
SCALE: 1" = 1'-0"



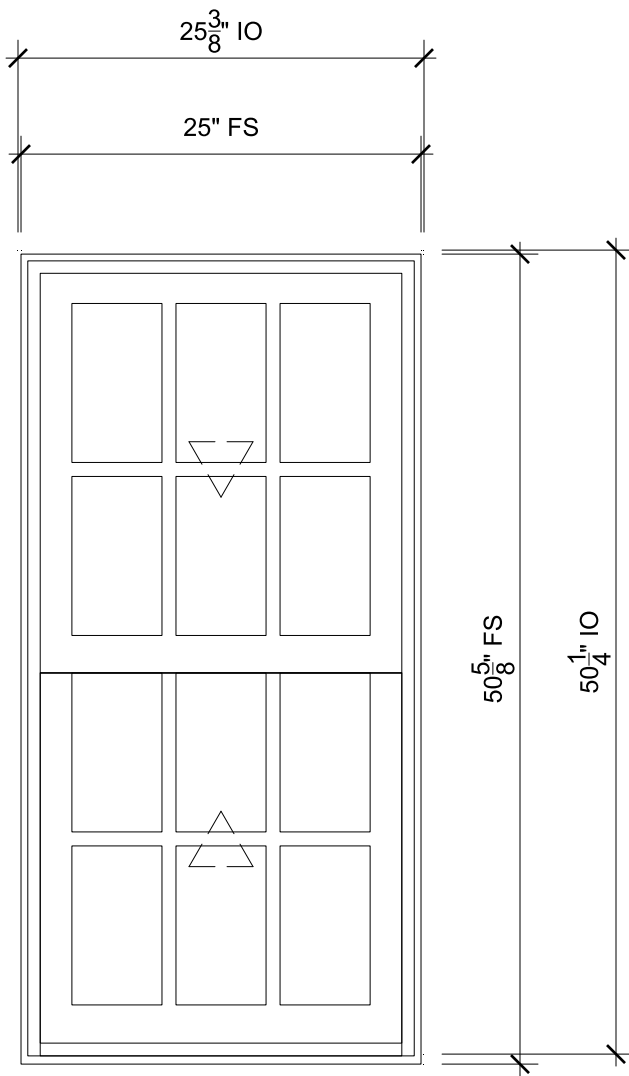
MAIN FLR
SCALE: 1" = 1'-0"



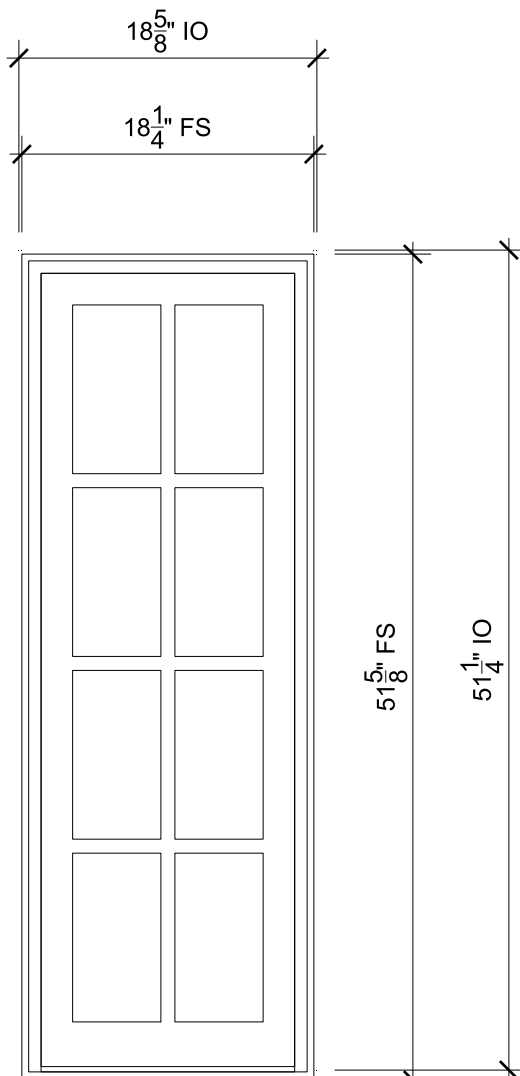
MAIN FLR
SCALE: 1" = 1'-0"



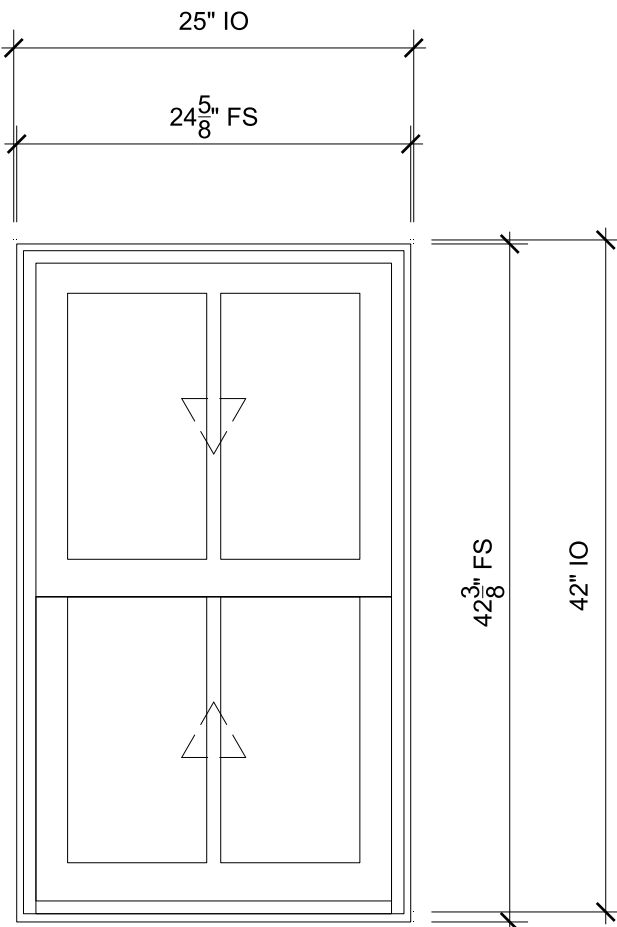
MAIN FLR
SCALE: 1" = 1'-0"



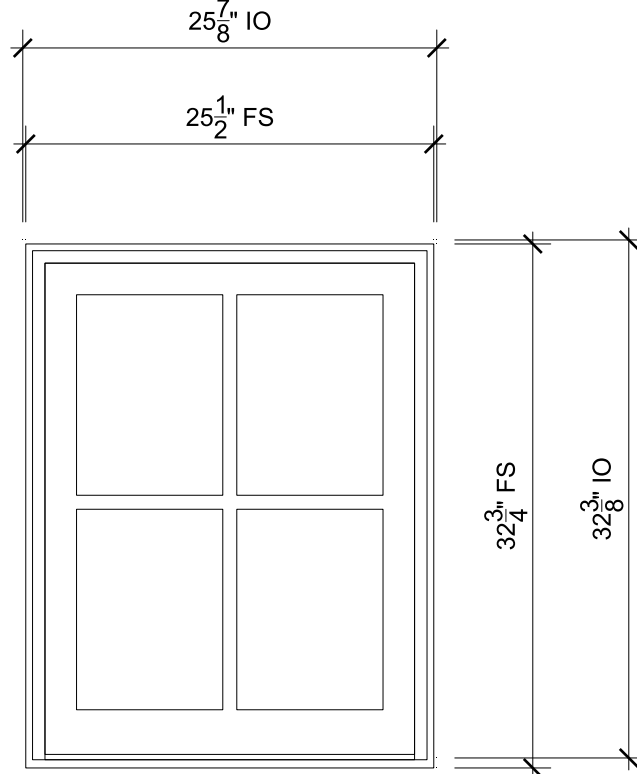
MAIN FLR - SIDE ELE
SCALE: 1" = 1'-0"



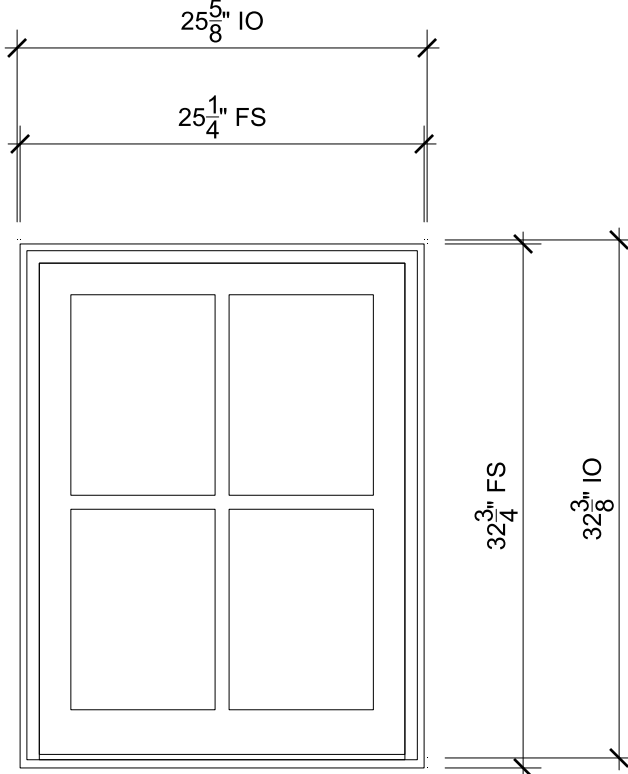
BESIDE DR. MAIN FLR
SCALE: 1" = 1'-0"



QTY2- SECOND FLR- SIDE ELE
SCALE: 1" = 1'-0"



SECOND FLR-FRONT
SCALE: 1" = 1'-0"



SECOND FLR-REAR
SCALE: 1" = 1'-0"

PROJ/JOB: Citza Recine- STARBUCKS FIBERGLS / 10499 Islington Avenue, Kleinburg, LOJ 1C0

DIST/DEALER: MARVIN WINDOWS, LLC

DRAWN: CHRISTINE TAWDROS

QUOTE#: VC244AK

PK VERSION: 0003.01.01


CREATED: 04/20/2020

REVISION:

SHEET

1

OF 1

 Benjamin Moore®




COLOUR


PRODUCTS

IDEAS


PROFESSIONALS

STORES







CHANTILLY LACE



Chantilly Lace


OC-65






SIMILAR


Chantilly Lace

LRV: 92.2 


As delicate and refined as the lace it was named after, this crisp, clean white evokes images of pure silk, soft linen and simpler times.



ALL COLOURS



SEE IN ROOM



SHARE



CHELSEA GRAY



Chelsea Gray
HC-168



GOES WITH



SHADES



SIMILAR

Chelsea Gray

LRV: 22.16 

Like a well-dressed gentleman, this gracefully urbane shade of grey adds a sophisticated, scholarly quality to a den or library.



ALL COLOURS



SEE IN ROOM



SHARE