

**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](mailto:clerks@vaughan.ca)**

Thursday, October 7, 2021

7:00 p.m.

Electronic Meeting

Vaughan City Hall

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	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. COMMUNICATIONS	
4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. PROPOSED RELOCATION OF 2-STOREY HERITAGE BRICK DWELLING AT 10436 HUNTINGTON ROAD ON THE SAME PROPERTY Report of the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. PROPOSED CONSTRUCTION OF 13 SEPARATE 2-STOREY HOUSES AT 357-375 STEGMAN'S MILL ROAD, IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT Report of the Deputy City Manager, Planning and Growth Management with respect to the above.	57
3. RECOGNITION OF JOHN SENISI AND STUDENTS - ASSISTING IN THE DESIGN OF THE HERITAGE WEBPAGE Presentation with respect to the above.	

4. MEMBER'S RESIGNATION

Verbal Report.

5. 2022 SCHEDULE OF MEETINGS

Verbal Update.

5. **ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

6. **CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

7. **NEW BUSINESS**

8. **ADJOURNMENT**



# Heritage Vaughan Committee Report

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**DATE:** Thursday, October 7, 2021

**WARD(S):** 4

**TITLE: PROPOSED RELOCATION OF 2-STOREY HERITAGE BRICK  
DWELLING AT 10436 HUNTINGTON ROAD ON THE SAME  
PROPERTY**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek a recommendation from the Heritage Vaughan Committee for the proposed relocation of an existing building located at 10436 Huntington Road and Listed under Part IV of the *Ontario Heritage Act*, to another location on the same property, as shown on Attachment 3.

**Report Highlights**

- The Owner seeks a recommendation for approval to relocate the existing dwelling at 10436 Huntington Road to another location on the same site
- The existing dwelling is identified as a Listed property on the City of Vaughan Heritage Inventory
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*
- Staff supports approval of the proposal as it conforms with the *Ontario Heritage Act*

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed relocation of an existing building located at 10436 Huntington Road under Section 27 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, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b) Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- c) The Applicant submit Building Permit stage drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

### **Background**

The subject property was purchased by Richard Agar on April 12, 1869. The 2-storey red brick farmhouse has a decorative detailing of buff coloured brick. It has a centre gable roof and a three-bay front elevation with a centre door and flanking window openings. The front entry porch has decorative woodwork. The Vaughan Heritage Inventory refers to a circa 1875 "Gothic Revival" style house.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

The Owner has submitted a Site Development Application to facilitate the relocation of a 2-storey single-family dwelling which currently exists on the subject property. The owner proposes to relocate the house from its current position, which conflicts with the proposed road layout, to the southeast corner of the subject property fronting onto Huntington Road and accessed by a new driveway on Huntington Road. No alterations to the brick building are proposed.

The later shed in the angle of the tail will be removed, and exterior woodwork and brickwork will be restored. Other proposed exterior restoration works are described in detail in the Heritage Impact Statement report (see Attachment 2). All interior work will be renovated to bring the building to current building standards.

### **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 requirements of the *Ontario Heritage Act* and the applicable requirements of the *Ontario Building Code*. Accordingly, staff can support Council approval of the proposed relocation of the existing building located at 10436 Huntington Road under the *Ontario Heritage Act*.

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

## **Attachments**

- Attachment 1 – 10436Huntington\_Location Map
- Attachment 2 – 10436Huntington\_Heritage Impact Study report
- Attachment 3 – 10436Huntington\_Site Plans
- Attachment 4 – 10436Huntington\_plans and elevations
- Attachment 5 – 10436Huntington\_structural report
- Attachment 6 – 10436Huntington\_Arborist report

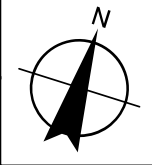
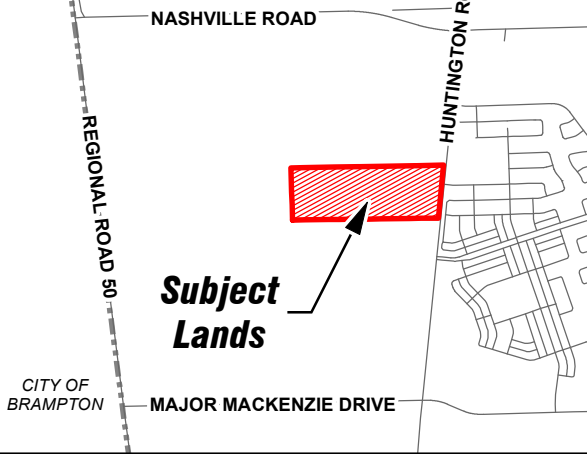
## **Prepared by**

Nick Borcescu, Senior Heritage Planner, ext. 8191





## CONTEXT MAP



## Location Map

**LOCATION:**  
10436 Huntington Road, Kleinburg  
Part of Lot 23, Concession 10



## Attachment

# 1

**DATE:**  
August 25, 2021





**Heritage Impact Statement**  
**Agar House**  
**10436 Huntington Road**  
**City of Vaughan**



May 2014 photograph of the property from:  
CULTURAL HERITAGE ASSESSMENT REPORT,  
CULTURAL HERITAGE LANDSCAPES & BUILT HERITAGE RESOURCES  
Prepared by Unterman McPhail, January 2016- Revised August 2017

**Paul Oberst Architect and Heritage Consultant**  
**August 2020**

### **Engagement:**

I am an architect licensed in Ontario, and a professional member of the Canadian Association of Heritage Professionals (CAHP). I was engaged by the owners to produce a heritage impact statement regarding moving and restoration of the dwelling on the property at 10436 Huntington Road in the City of Vaughan. The property appears in the City's Register of Property of Cultural Heritage Value.

Contacts:

Heritage Consultants-

Paul Oberst Architect  
[oberst@bellnet.ca](mailto:oberst@bellnet.ca)

416-504-6497

Owner- Huntington Acres Limited

416-970-0518

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### **Appendices**

- A. Ownership Chronology
- B. CV for Heritage Consultant



## 1. The Mandate:

The subject property is included in the City of Vaughan's *Listing of Buildings of Architectural and Historical Value*, commonly known as Register of Property of Cultural Heritage Value. The house is described in the Register as of Gothic Revival style, and dated to 1875.

The *Provincial Policy Statement* addresses the situation of development on protected heritage resources in Section 2.6.3:

**2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.**

**Conserved** is defined in the *Provincial Policy Statement* as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This Heritage Impact Statement is prepared in compliance with this requirement in the *Provincial Policy Statement*, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference*.

## 2. Historical Background

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.<sup>1</sup>

In 1848 John Nicholas Kline In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.

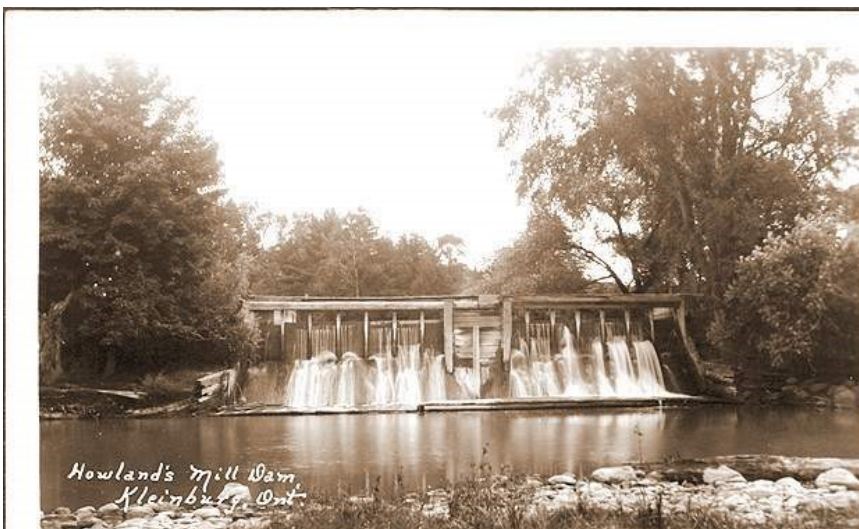


Figure 1. Kleinburg's original development was supported by its mills. This is the dam for Howland's Mill, originally John Klein's.

<sup>1</sup> City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in V.*

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys.

By 1860, Kleinburg had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto.<sup>2</sup>

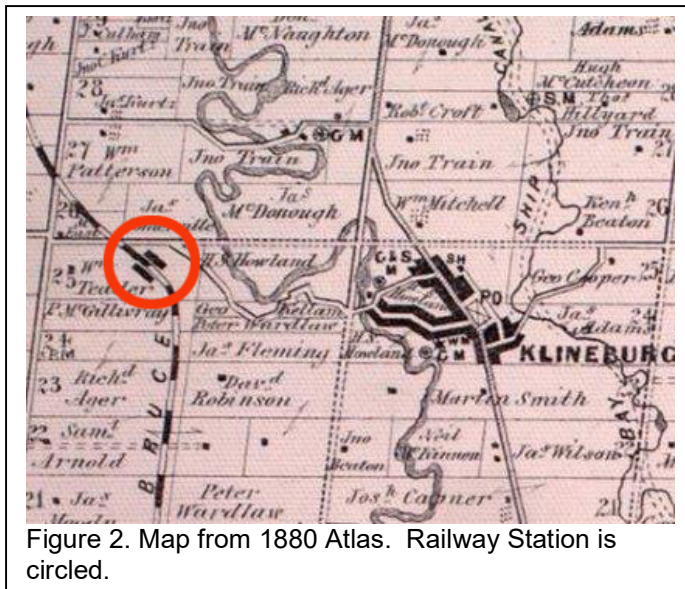


Figure 2. Map from 1880 Atlas. Railway Station is circled.

Development patterns were changed with the coming of the railways. The first real railway railroad in Canada was the Ontario Simcoe and Huron Railway, which went from Toronto to Lake Simcoe in 1853, and was extended to Georgian Bay at Collingwood in 1855. It was a success and prompted imitation. In 1871 the Toronto, Grey and Bruce Railway was opened, running from Toronto, through Woodbridge and Orangeville to Mount Forest. It is said that the politically powerful Howlands arranged for the rail line to swing east so as to be closer to their mill. The deviation is known as the Howland Bend.

A station was built, signed as "Kleinburg", but it was 2 km west of the village, just south of Nashville Road. The presence of the railway station once supported commercial enterprises such as Card's lumber yard (there is still a building bearing their sign), a hotel, and more than one grain elevator, the last of these being built about 1930.<sup>3</sup> Something like a hamlet developed towards the west, originally called East's Corners, after James East's store and post office at Nashville Road and Huntington Road. The importance of the railway to the prosperity of Kleinburg's mills created an important connection between the Kleinburg and Nashville. The present name was given by a resident named Jonathan Scott who had come from Nashville, Tennessee. The original 1871 station was replaced in 1907 with the building that was moved in 1976 to Kleinburg, just north of the elementary school.

<sup>2</sup> City of Vaughan website, *Brief History of Kleinburg*.

<sup>3</sup> *A History of Vaughan Township*, Reaman, G. Elmore, Vaughan Historical Society, 1971



Following the Second World War, suburban development came to Vaughan, and the Nashville area is now a mix of 19<sup>th</sup> and early 20<sup>th</sup> century buildings, and more recent houses. More are to come.

### 3. Introduction to the Site

The subject property is described as: Part of Lot 23 Concession 10, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York. It is located on the west side of Huntington Road, the house being about 850 metres south of Nashville Road. Lands to the east of Huntington Road have been developed as residential subdivisions, and residential development is pending for the subject property. Layout of the development includes a road intersecting Huntington Road and facing Algoma Road in the subdivision immediately east. This road will necessitate moving the existing listed house.

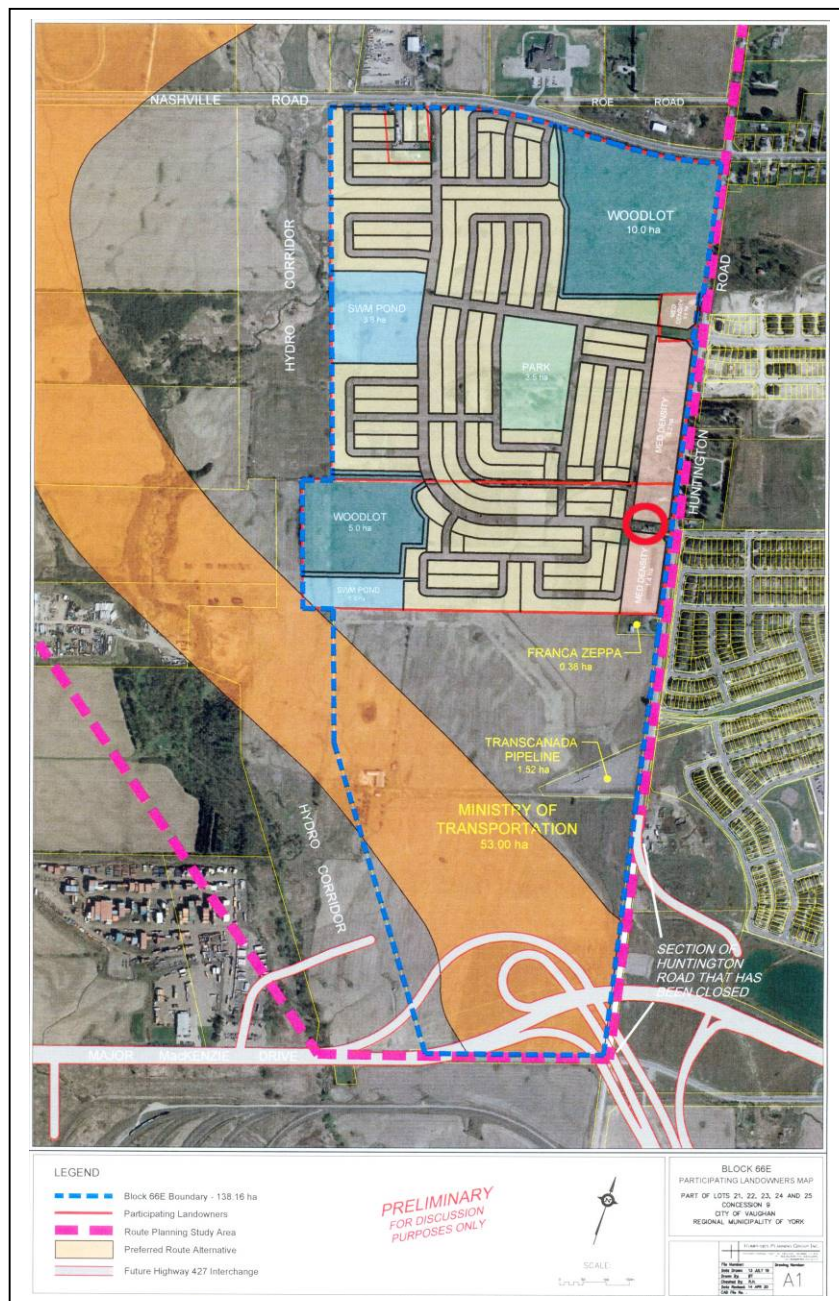
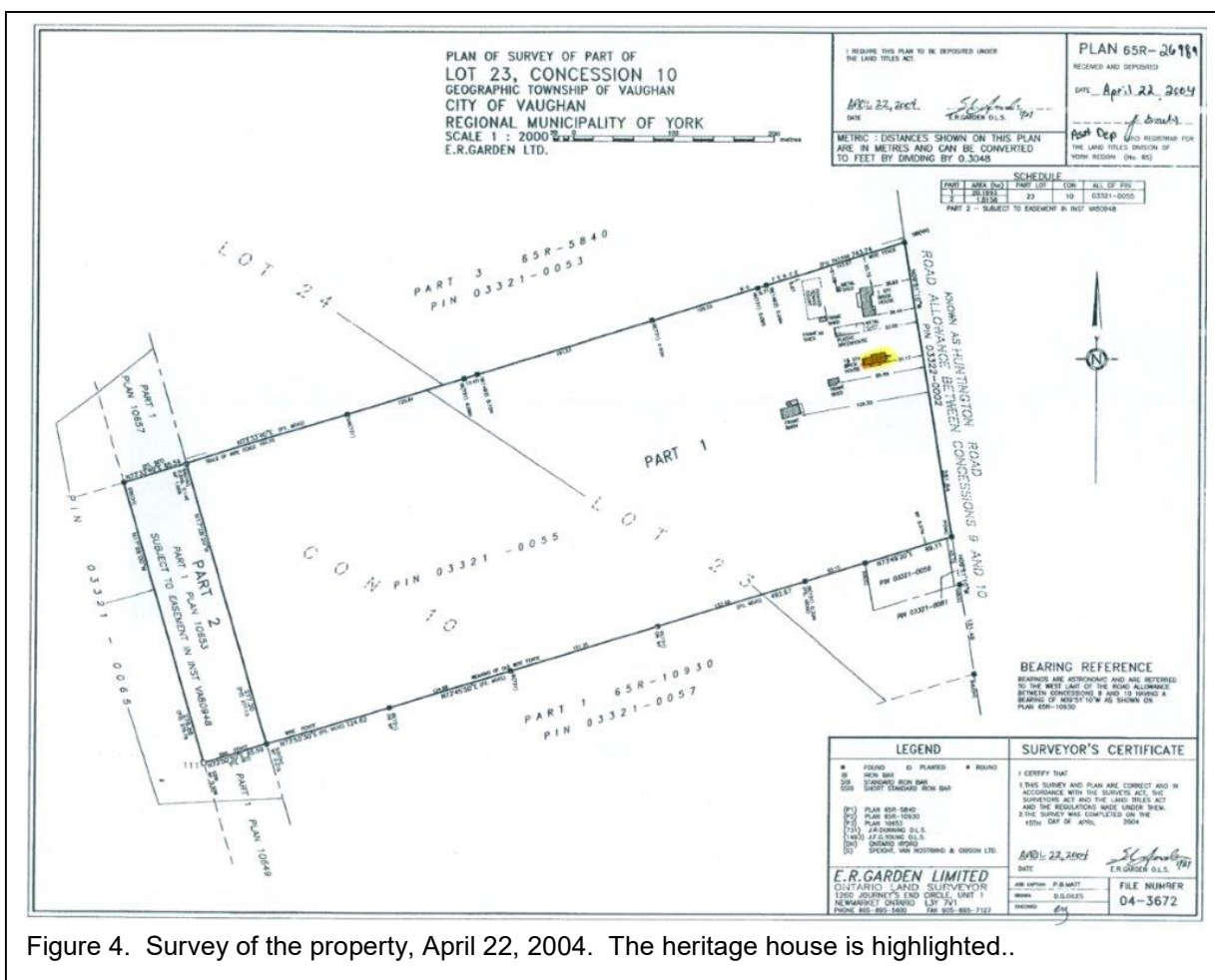


Figure 3.  
Proposal Map of Block 66E.  
Location of existing listed house  
is circled in red.



**4. The Heritage Resource:** The physical design heritage aspects of the house are succinctly described in the Huntington Road Cultural Heritage Assessment by Unterman McPhail as revised in 2017:

The 1½ story red brick farmhouse has a decorative dichromatic detailing consisting of bands, quoins and voussoirs of buff coloured brick. It has a centre gable roof with vergeboard and a three bay front elevation with a centre door and flanking window openings. The front entry porch has decorative woodwork. The Vaughan Heritage Inventory refers to a c1875 "Gothic Revival" style house. A small gable barn, an older concrete silo and other buildings are located on-site. (all now removed). The property is associated with the community of Nashville.

I engaged Diane Harman to research the chain of title on the subject property, from the original Crown Patent to the present (attached as an appendix). The title research shows that at the time the house was built the property was owned by Richard Agar, and that it was owned by three subsequent Agars—a total span of 81 years.

## **5. The Agar Family**

The Agar family's presence in Vaughan was initiated with the arrival of Hannah and Thomas, and six children, from Moolson, Yorkshire, in 1830. They settled on Lot 11, Concession 10 and their descendants continue to reside in Vaughan. Richard married Elizabeth Ash in 1839 and they had 10 children, 4 of whom died in infancy. Elizabeth Ash Agar died in 1854, and Richard then married Jane Francis Train. They had 12 children, four of whom died in childhood. Richard Agar died in 1888, and Jane Frances Train Agar died in 1919.

The subject property was purchased by Richard Agar on 12 April 1869. The census two years later shows him living with Jane and seven children, ranging in age from 1 to 20. Upon Richard's death, the property passed to Robert F. Agar, Richard and Jane's son who was born in 1861. The property passed on through a chain of Agars until Gordon R. Agar and Dorothy V. Agar sold it in 1950. It had been in the family for 81 years. See the Chain of Title in the Appendices.

The Agars are listed as early settlers in Vaughan in G. Elmore Reaman's *A History of Vaughan Township (1971)*. Documents in the Vaughan Archives show Richard as active in the Zoar Primitive Methodist Church, which was located on the south side of the current Nashville Cemetery, which originally belonged to the church. 55 Agars lie in that cemetery. The 1880 map shows "R Ager" as owner of the subject property and also the land opposite, where the cemetery now sits. There is a legend "PM" which I believe means Primitive Methodist. It is possible that Richard Agar sold or donated the land for the church. The Agars continued to be active in the Church as the local Methodist parishes underwent some re-alignments toward the end of the 19<sup>th</sup> Century. The Nashville Methodist Church at 926 Nashville Road was built in 1902, amalgamating two parishes from Bolton and Elder's Mills. Robert Agar was one of the four elders in the first Kirk Session.

The fact that the Agars were early settlers in Vaughan, and their roles in the life and construction of the Methodist churches and the cemetery, makes them significant in the history of the Nashville community.



## 6. The Original Farmhouse

**Condition of the House:** The house is of solid brick construction. Two wythes are tied with headers. Flemish bond on front elevation and front of south elevation, common bond (headers every 6<sup>th</sup> course) elsewhere. Polychrome brickwork with red field and buff quoins, voussoirs, and cruciform banding below the eaves. There is some settlement cracking but not extreme. Quite a few bricks suffer from shallow spalling—estimate less than 1000—and should be replaced. It is probable that the bricks were fired at a low temperature, and are therefore somewhat soft. Gingerbread on the gable, including its finial, is unusually rich—see photo on the front cover. It is falling or has fallen off. Left side is hanging from lightning rod cable, right side is missing, finial is now stored inside. The gingerbread is a defining characteristic and should be restored. Three lightning rods remain on the roof. Woodwork on verandah is intact, though right column seems to have settled slightly. Remnants of cast iron railing on top of verandah, but not restorable, in my opinion. Frieze boards and their decoration are mostly intact (simple design and easy to copy). Front door is original, others are not. Windows are mostly original, some broken glass.

The interiors of principal rooms on the ground floor are rich, with baseboards and casings of a grand scale. The current side door opening facing the stair is not original, and I conjecture that the stair was originally not enclosed, but open to the main room, with a handsome banister. I also conjecture that there was originally a verandah on the south side of the kitchen tail—a typical farmhouse feature.

I measure the footprint of the house at 1078 square feet, so the gross floor area is 2156 square feet. My AutoCad drawings at 1:1 are available.



Figure 5. Front (east) elevation.



Figure 6. South elevation.



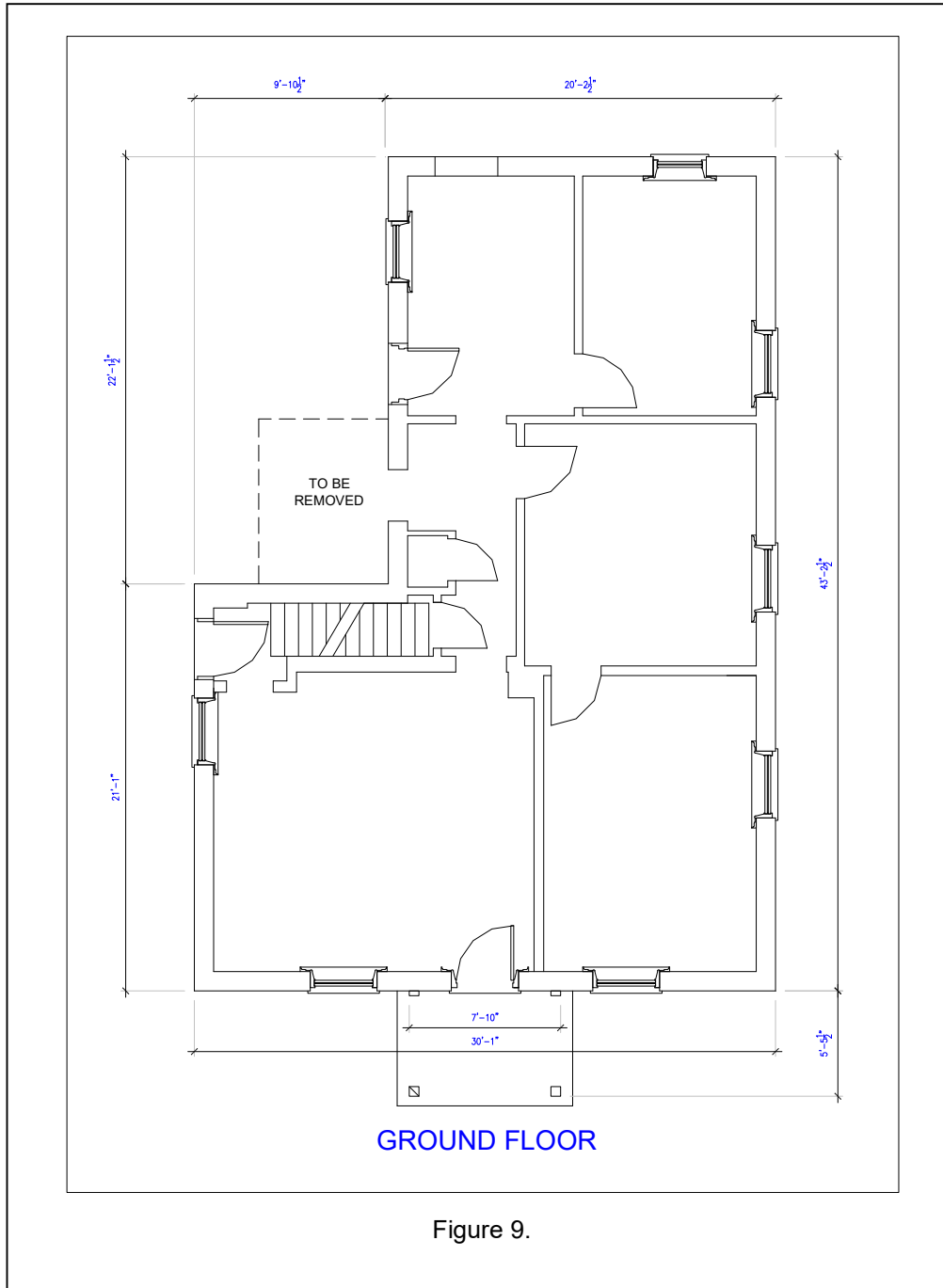
Figure 7. North elevation.



Figure 8. Rear (west) elevation. The brown shed is a later addition and will be removed.

## 7. Measured Drawings.

Note: I don't have the skills to properly render the front gable gingerbread in AutoCad, so I've omitted it. See front cover photo and existing surviving half on site.



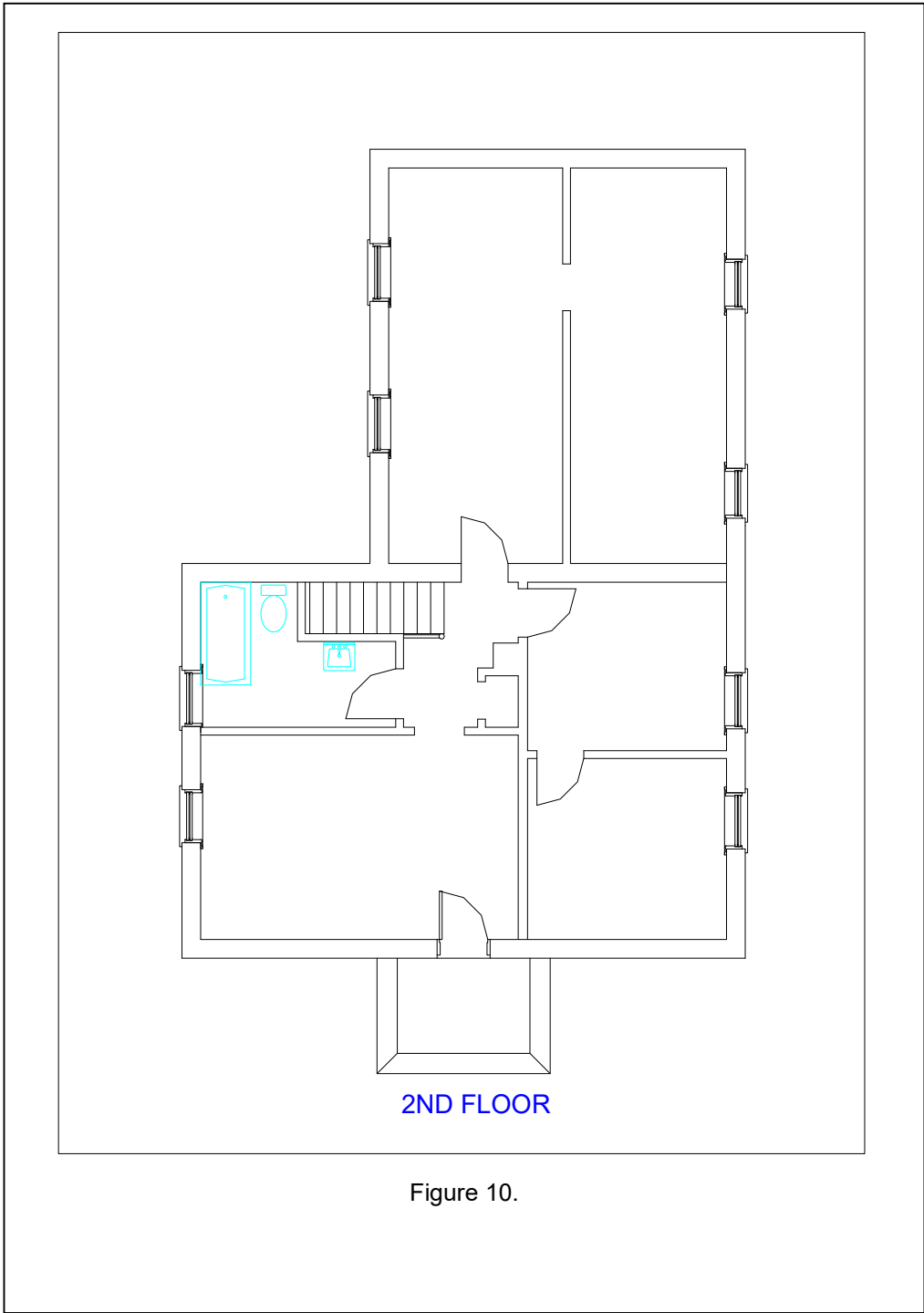


Figure 10.





Figure 11.

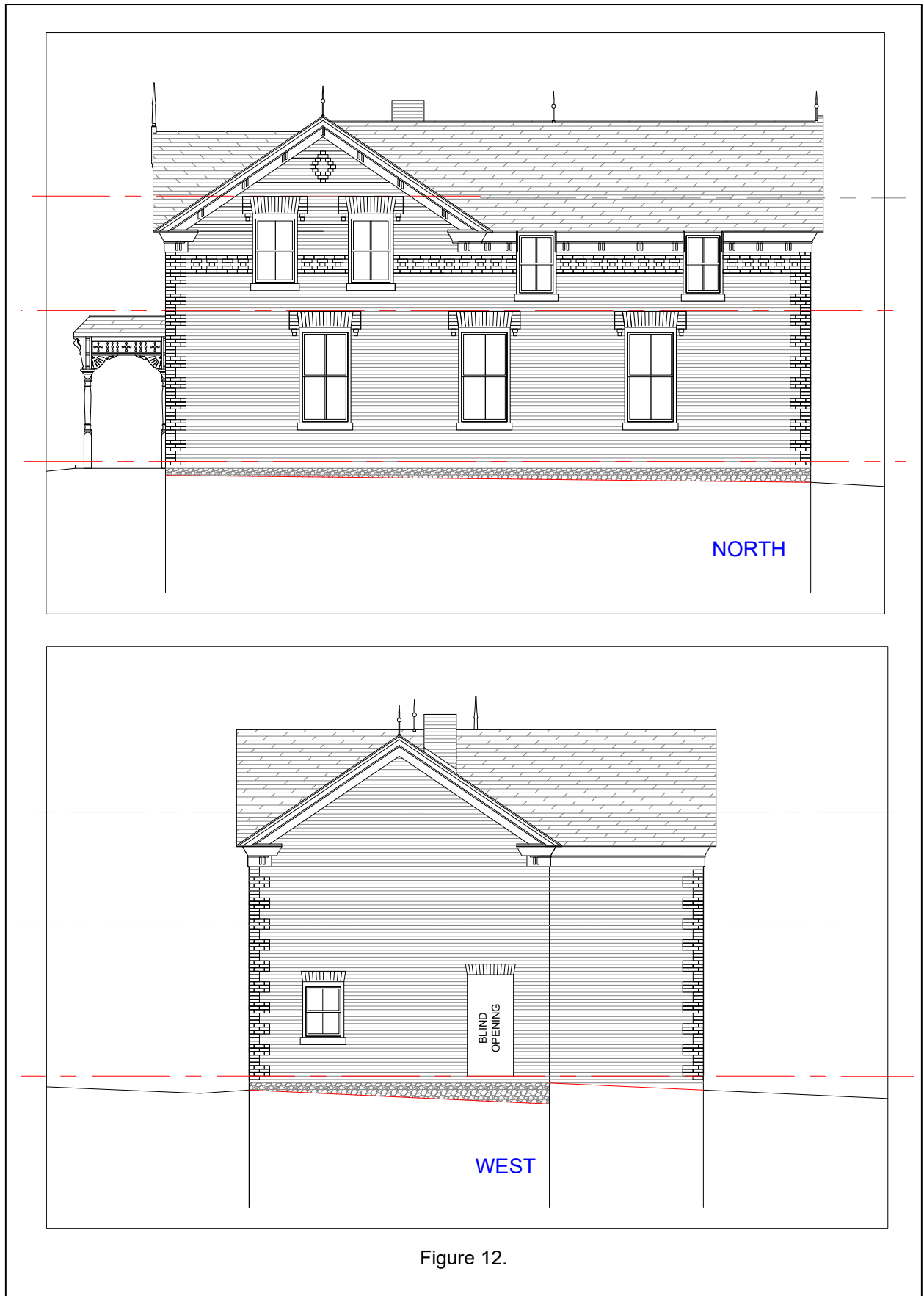
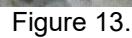


Figure 12.

The owner proposes to relocate the house from its current position, which conflicts with the proposed road layout, to the southeast corner of the subject property. The later shed in the angle of the tail will be removed, and exterior woodwork and brickwork will be restored.



Aerial photo of subject property showing current and proposed locations of the house.

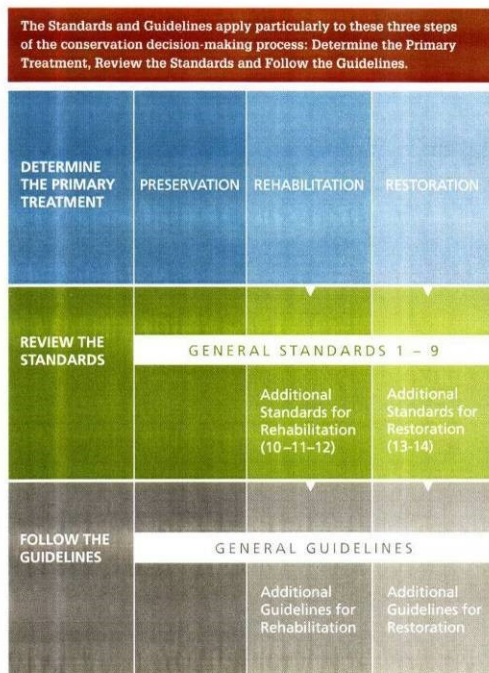


Detail from survey showing new location of house, grades, and other site details.

## 9. Conservation Strategy

### 9.1 Project Conservation Principles

The conservation approach for the House at 872 Nashville Road relies on *Standards and Guidelines for the Conservation of Historic Places in Canada*, published by Parks Canada—hereinafter referred to as *Standards and Guidelines*. Briefly stated, it provides guidance for planning and executing conservation projects on identified historic places. The chart below, from the introduction to the document, shows how it is to be used.



The primary treatment for the house is Preservation, which is applicable for resources that are essentially intact and that convey their historic significance without major repairs or alterations.

A portion of the work includes Restoration, since it is returning the gable gingerbread and masonry to a previous (intact) state.

The proposed repairs and maintenance work on the house conform to the applicable Standards and Guidelines. They are minimal interventions, do not alter any character-defining features, and ensure structural stability, weather-tightness, and the ability to sustain a future long-term use.

### 9.2 General Outline of Conservation Work to be Undertaken

- Relocate the house to a new, unthreatened location on the same property. Set onto a new purpose-built foundation where shown in the survey.
- Renew or repair all flashings and rainware,
- Replicate missing right-hand gingerbread on front gable. Reinstall gingerbread, including the central finial.
- Repair all exterior woodwork, including windows, and repaint.
- Restore masonry. Remove paint from south and west facades where they were enclosed by later additions, using non-abrasive methods. Remove remnant flashings, trim, and grounds. Replace damaged bricks, or remove and turn them around. This work to be performed by a qualified restoration contractor. See note on masonry restoration below.
- Clean all masonry using gentlest methods—detergent and water with hand brushing,
- Repoint masonry where joints are eroded, using historic lime mortar to match original,

### **Note on Masonry restoration.**

- The south and west facades have received significant alterations/damage, mostly due to later additions being placed against them. In my professional opinion, decisions about restoration of these areas should be arrived at as conditions are revealed during the work. In particular, original openings have been altered and new ones have been installed. The current south door opening into the stairway is not at all original—it was a wall. The other doors in the rear of the house may have originally been windows. Until the brick shed is removed, and the paint is removed it is difficult to determine the original conditions.

### **10. Evaluation of the property under Ontario Regulation 9/06**

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that “A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:”

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

My evaluation of the subject property, on the basis of these criteria follows:

1. i, The existing farmhouse is a representative example of its Victorian Gothic Revival style. The central upper gable, the polychrome brickwork, and the segmented arch openings are characteristics of Victorian Gothic..
1. ii, The craftsmanship or artistic merit of the house is somewhat elevated through the extra details of the cruciform banding under the eaves, the elaborate gable gingerbread, and the interior trim in the principal rooms.
1. iii, There is no demonstration of technical or scientific achievement in the building.
  
2. i, The Agar family have significance in the development of the Nashville community and its Methodist churches.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.
  
3. i, The building can be said to support the historic character of Nashville, although that character is mixed with more recent development.
3. ii, The building is linked historically to its contemporaries, but not to more recent development.
3. iii, The building is not a landmark.

In my professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 810436 Huntington Road in the City of Vaughan is a representative example of a style or type, its craftsmanship is somewhat elevated, and the builder Richard Agar had significance in the development of the Nashville community. It therefore may be considered for designation under Part IV of the *Ontario Heritage Act*.

The third word in the Regulation is “may”—not “must” or even “should”. In this case, the criteria met is sufficiently strong that the City should give consideration to designation.

## **11. Bibliography**

Carter, Phillip H., et al., Kleinburg-Nashville Heritage Conservation District Study and Plan. Vaughan: 2003

Ontario: Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

Ontario Ministry of Housing and Municipal Affairs. Provincial Policy Statement 2014, Toronto: 2005

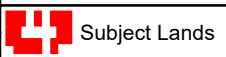
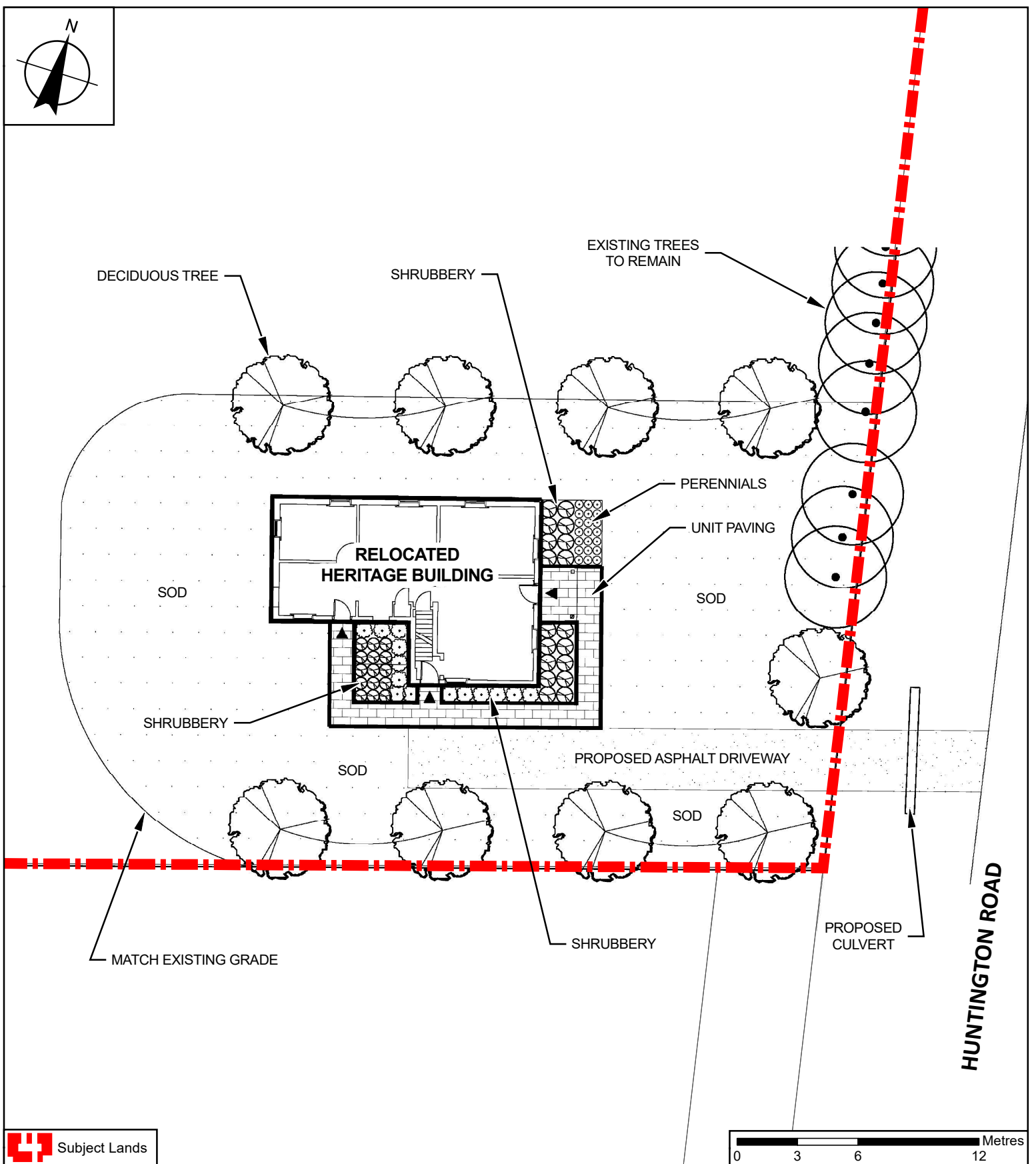
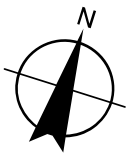
Ontario Ministry of Tourism, Culture and Sport: Ontario Heritage Toolkit, Heritage Conservation Districts, Queen’s Printer for Ontario, 2006.

Parks Canada. Standards and Guidelines for the Conservation of Historic Places in Canada, second edition. Queen’s Printer, 2010

## Appendices:







# Landscape Plan

**LOCATION:**  
Part of Lot 23, Concession 10  
Part 1 65R-26989, 10436 Huntington Road

**APPLICANT:**  
Huntington Acres Limited



## Attachment

**FILE:**  
DA.21.012

**DATE:**  
April 20, 2021

3





# LEGEND

— Subject Lands - 22.00 ha




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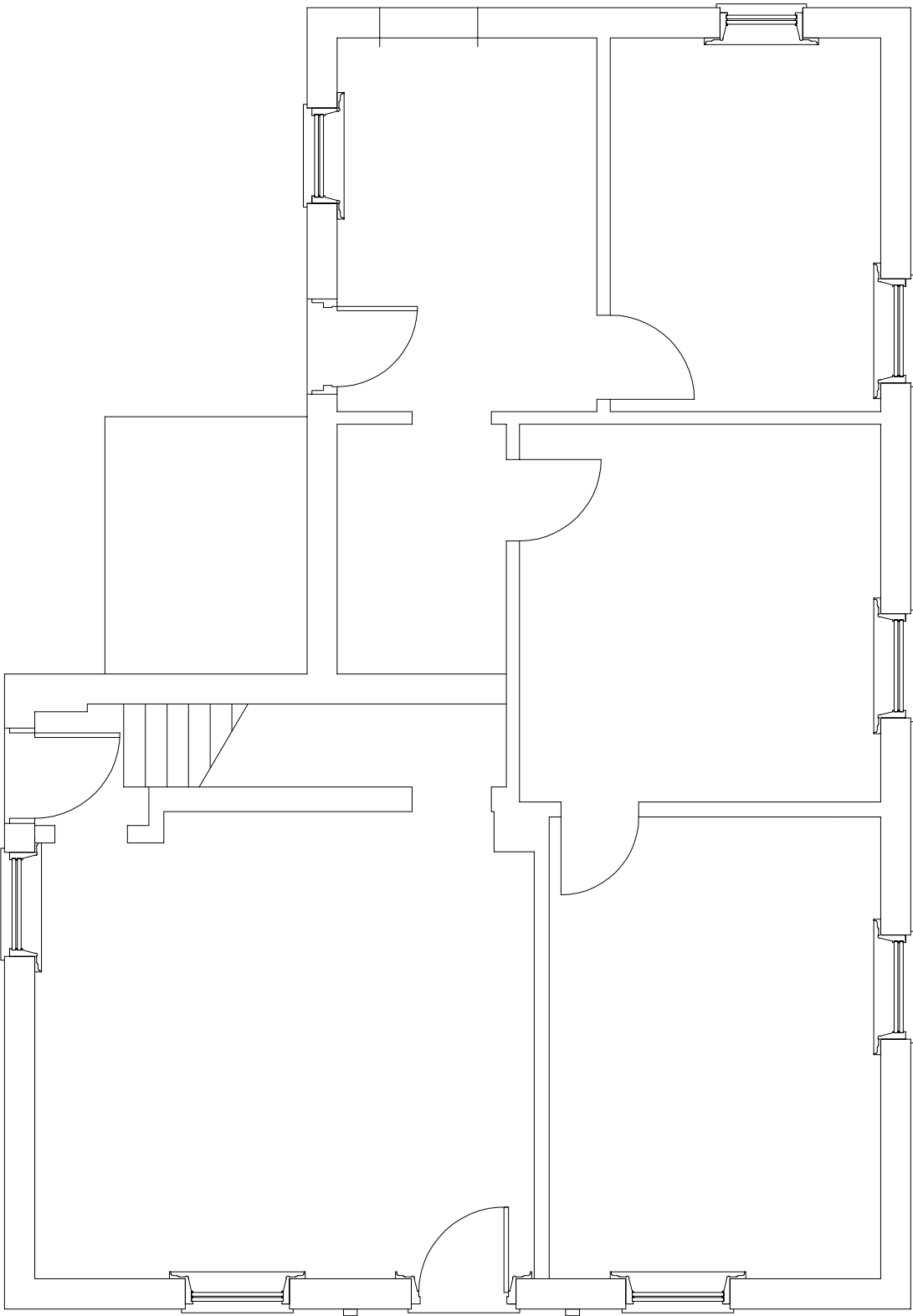


## HUNTINGTON ACRES LIMITED HERITAGE HOUSE RELOCATION OPTIONS

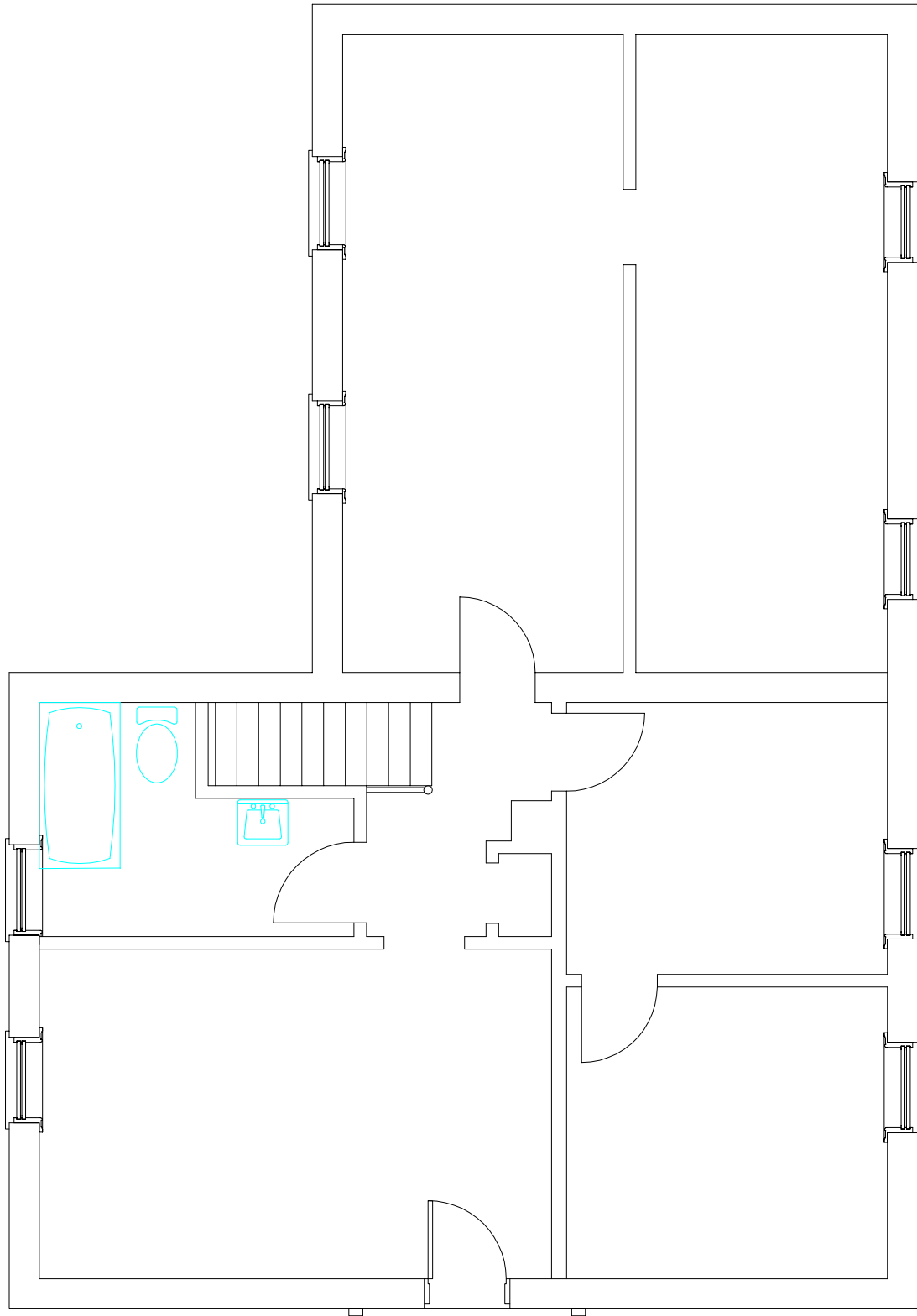
PART OF LOT 23  
CONCESSION 9  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

 <b>HUMPHRIES PLANNING GROUP INC.</b> <small>216 CHRISLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L4L 8S5  TEL: (905) 264-7678, FAX: (905) 264-9073  www.humphriesplanning.com</small>	
File Number:	Drawing Number:
Date Drawn: 9 JUNE 20	A1
Drawn By: BT	
Checked By: R.H.	
Date Revised:	
CAD File No. :	





GROUND FLOOR



# 2ND FLOOR











GENERAL:

- 1. Prior to tender, all Contractors shall familiarize themselves with all contract documents and shall visit the site as required to ensure that the extent of the work is understood. THERE WILL NO EXTRAS ALLOWED DUE TO CONTRACTORS MISUNDERSTANDING THE EXTENT OF THE WORK.
- 2. All dimensions given and details shown on the drawings must be site checked and coordinated . Report any inconsistencies to the Engineer before proceeding with the work. If discrepancies exist on the drawings which are not brought to the attention of the Engineer prior to construction, these will be interpreted by the Engineer and extras may not be allowed.
- 3. Sufficient temporary bracing shall be provided to keep the building safely plumb and in true alignment during erection.
- 4. All construction shall conform to the requirements of the Ontario Building Code 2012 including latest revisions.
- 5. Any openings in foundation walls wider than 4 feet must be reinforced with minimum 2–20 M bars adjacent to the opening and 2–20M bars horizontal at the bottom of opening extending 24” passed the opening.
- 6. Top of slab on grade elevation to be as shown on the Drawings.
- 7. All footings shall be carried down to natural undisturbed soil capable of sustaining ULS=120KPa . This bearing pressure is assumed and shall be verified If the soil at the base of footings are silt or sand contractor must contact the engineer for revision design. If water table is higher than one foot below footings, the contractor must contact engineer for revision design.
- 8. If water table is higher than one foot below footing, weeping tiles must be installed at both exterior and interior side of all parameter foundation walls and sump pit and automatic sump pump must be installed.
- 9. All exterior foundations shall extend a minimum of 1220 mm below finished grade for frost protection. Step footings where required to maintain this condition or to meet elevations of adjacent footings. Stepped footings shall be 2 horiz: 1 vert.
- 10. Excavations to depth of more than 1220 mm below grade are to be cut back at a slope of 1:1, or alternatively, supported using adequately braced sheeting.

SLABS ON GRADE:

- 1. Provide moist curing for all concrete slabs on grade for minimum of 7 (seven) says after placing concrete. Alternatively, a cure/seal compound may be used if prior approval is secured from the Architect and Engineer. Do not use chemical sealers where tile is to be installed.
- 2. If moist curing or cure seal compound is not applied as directed, the contractor shall be held responsible for any and all failures of the slab regardless of how these failures may be caused.
- 3. Provide sawcuts to all unreinforced slabs on grade to a minimum depth of 1/3 slab thickness or 40 mm whichever is greater. Sawcuts are to be spaced at not more than 30 X slab thickness in any direction.

CONCRETE NOTES:

- 1a. All concrete shall be MIN. 20 MPa at 28 days unless noted otherwise on the drawings or in the specifications. All reinforcing steel shown shall be deformed steel bars with 400 MPa. Ties and stirrups may be intermediate
- 1b. All concrete exposed to freezing tempratures shall be MIN. 32 MPa at 28 days with minimum 5% to 8% air–entrainment.
- 2. Maximum slump of concrete shall be 75 mm unless otherwise noted or approved by the Engineer. Admixtures may be used in concrete, but advice as to type, quantity and purpose must be given to the Engineer prior to placing any concrete.
- 3. A vibrator is to be used for all structural concrete and for all concrete which will remain exposed. This includes all foundations and foundation walls.
- 4. Provide 5% to 7% air entrainment for all exterior concrete. If concrete is to be vibrated, consult the concrete supplier for guidance regarding initial air entrainment.
- 5. Grout under all base plates and wall plates shall be M–Bed Standard by Sternson Limited or approved equal.

SPECIFICATIONS

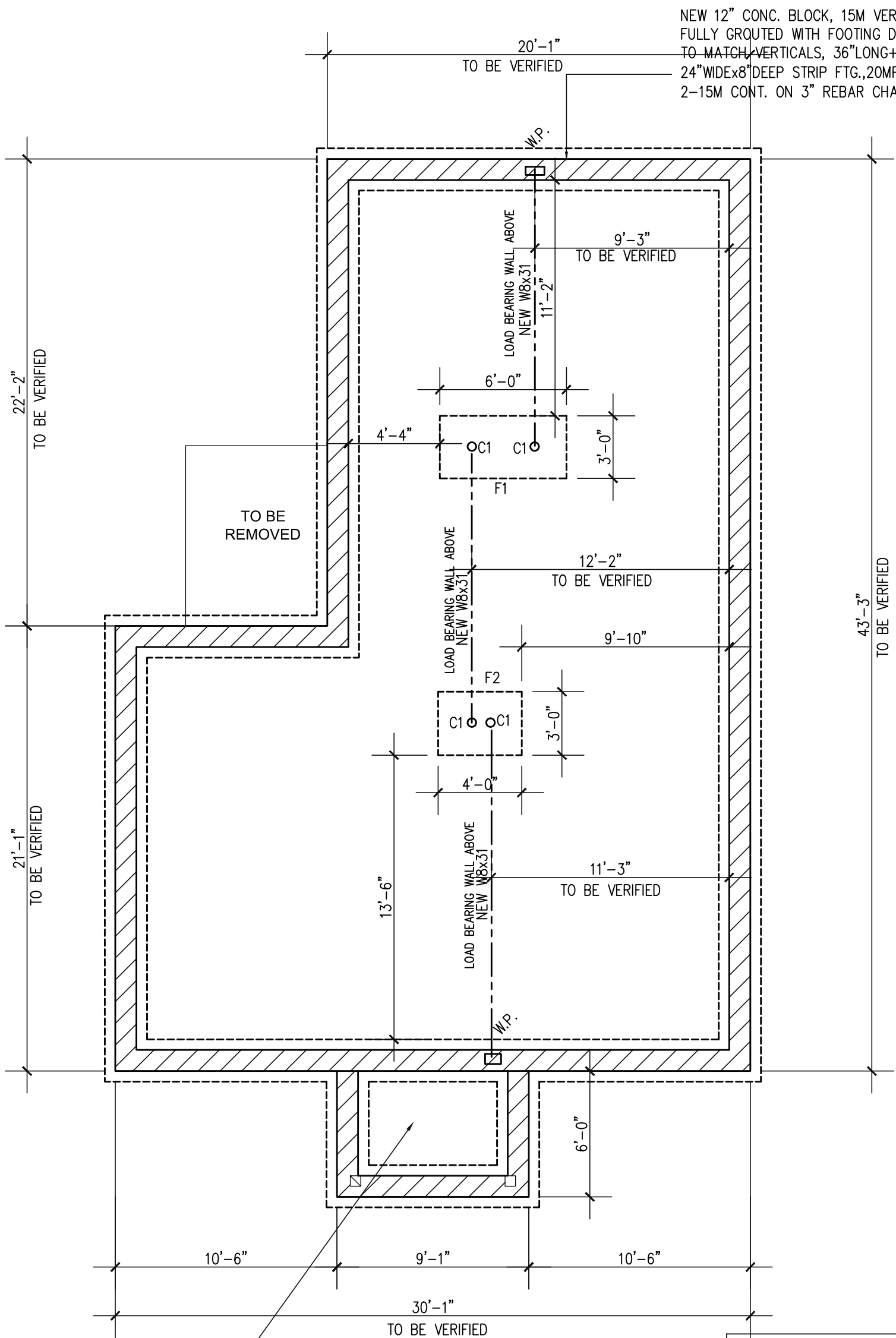


**S i r j a n i**  
Engineering Inc.  
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www.sirjani.com

Project:  
10450 HUNTINGTON RD.  
KLEINBERG, ONTARIO



Date: AUG.16,2020	Drawing #:
Project #:	SI
Drawn By: I.S.	Scale: AS SHOWN



6" CONC. SLAB ABOVE  
32MPA CONC., 7% AIR  
15M@8" EACH WAY

## FOUNDATION PLAN

SC: 1/4" = 1'-0"

W.P.:  
PL. 8"x6"x1/2"+  
2 ANCHORS 8"x1/2"ON  
FULLY GROUTED BLOCK

F1:  
72"x36"x24"DEEP FTG.  
20 MPA CONC.  
15M@12" TOP AND BOTTOM EACH WAY

F2:  
48"x36"x24"DEEP FTG.  
20 MPA CONC.  
15M@12" TOP AND BOTTOM EACH WAY

C1:  
HSS 5x1/4+ BASE PL. 8"x8"x1/2"+  
4 ANCHORS 12"x1/2"+  
TOP PL. 8"x8"x1/2"

Date: AUG. 16, 2020

Project #:

Drawn By: I.S.

Drawing #:

S2

Scale:  
AS SHOWN

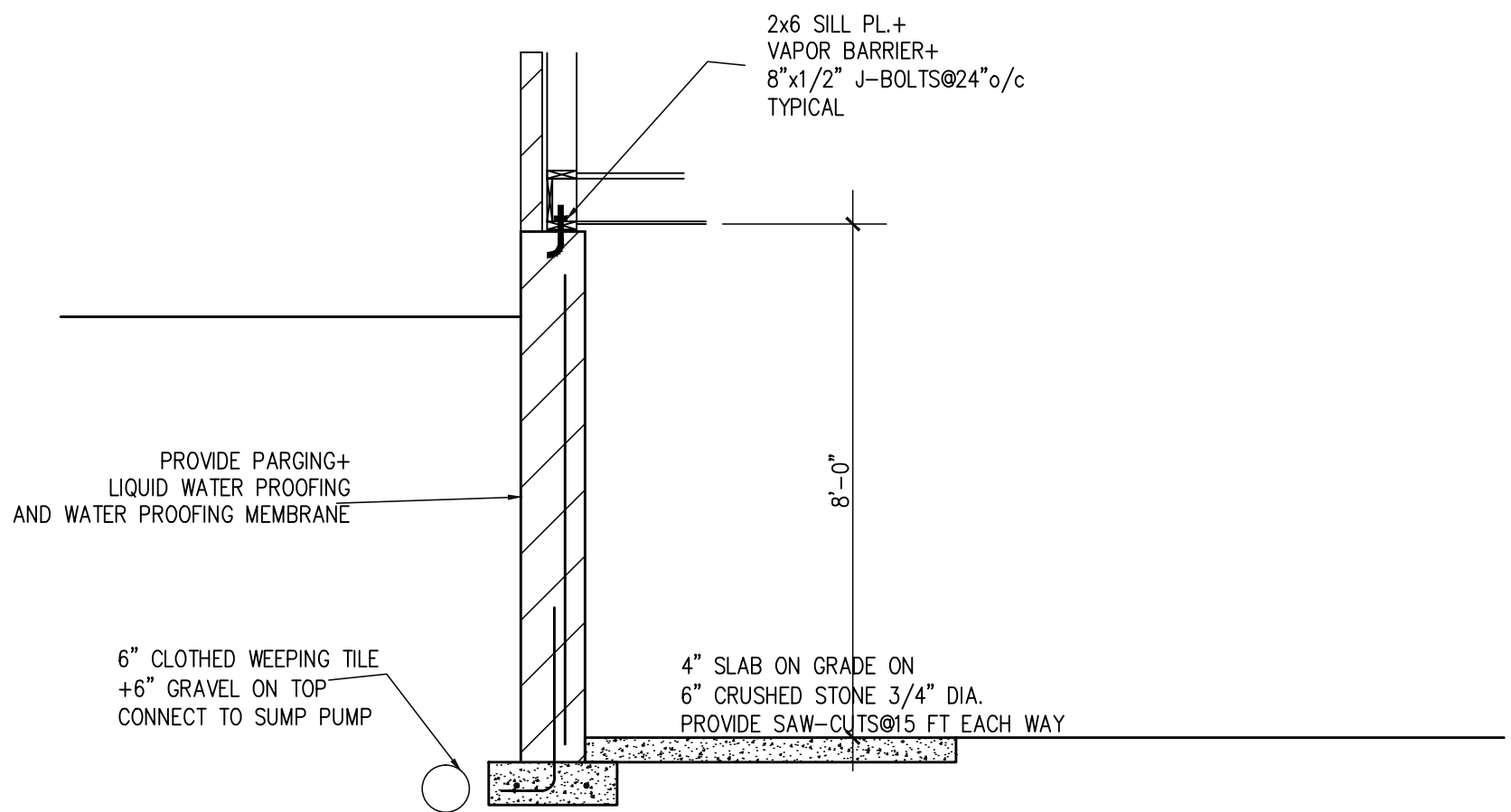
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**TYPICAL FOUNDATION WALL SECTION**  
SC: 1/2"=1'-0"

**GENERAL:**

1. Prior to tender, all Contractors shall familiarize themselves with all contract documents and shall visit the site as required to ensure that the extent of the work is understood. THERE WILL NO EXTRAS ALLOWED DUE TO CONTRACTORS MISUNDERSTANDING THE EXTENT OF THE WORK.
2. All dimensions given and details shown on the drawings must be site checked and coordinated . Report any inconsistencies to the Engineer before proceeding with the work. If discrepancies exist on the drawings which are not brought to the attention of the Engineer prior to construction, these will be interpreted by the Engineer and extras may not be allowed.
3. Sufficient temporary bracing shall be provided to keep the building safely plumb and in true alignment during erection.
4. All construction shall conform to the requirements of the Ontario Building Code 2012 including latest revisions.
5. COTRACTOR TO PROVIDE ADEQUATE SHORING OVER AND UNDER GROUND FLOOR PRIOR TO REMOVING THE WALL



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Date: AUG.16,2020

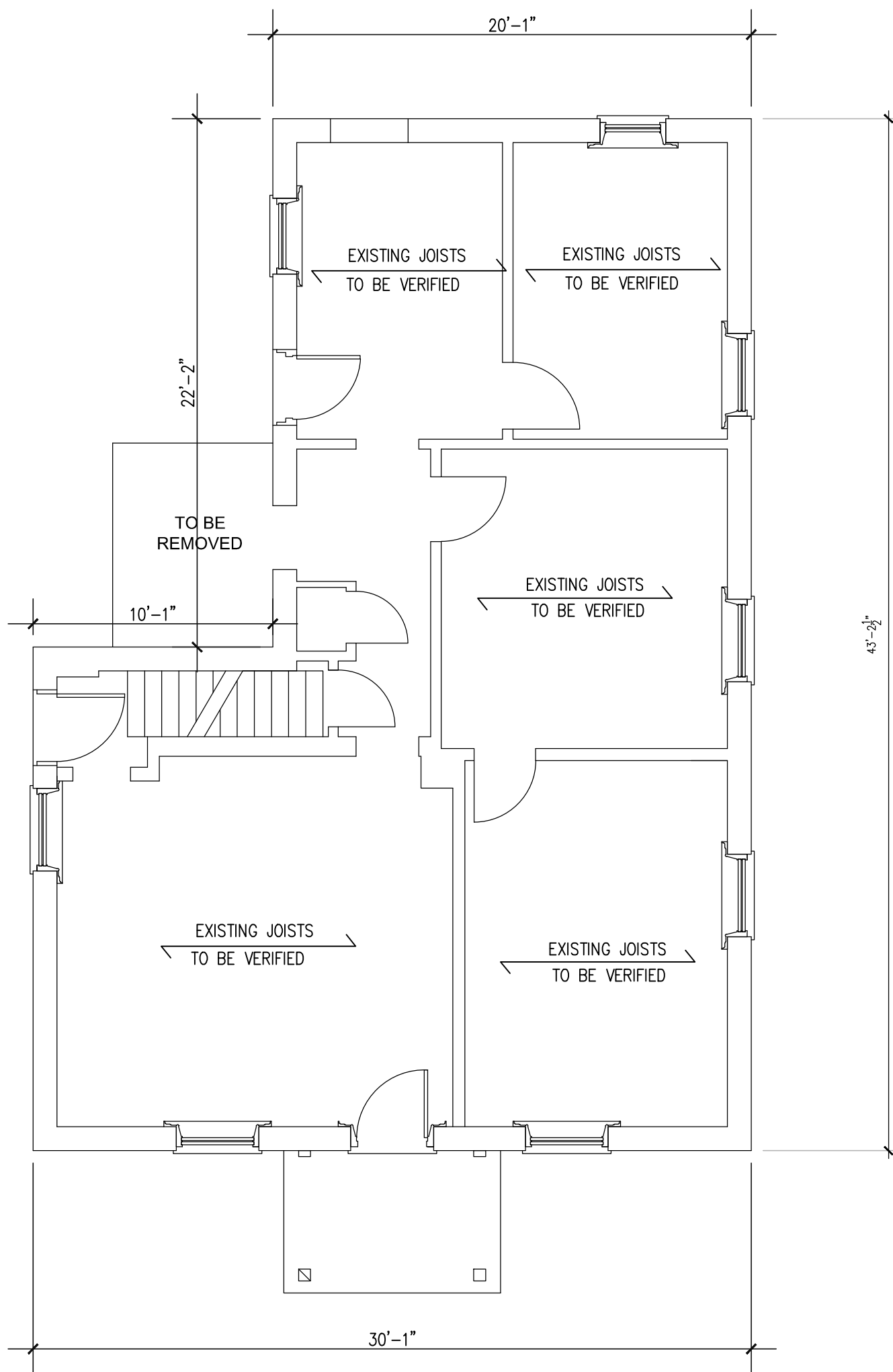
Project #:

Drawn By: I.S.

Drawing #:

**S3**

Scale:  
AS SHOWN



NOTE: THE HOUSE IS TO BE MOVED BY OTHERS

### EXISTING GROUND FLOOR PLAN

SC: 1/4" = 1'-0"



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Date: AUG. 16, 2020

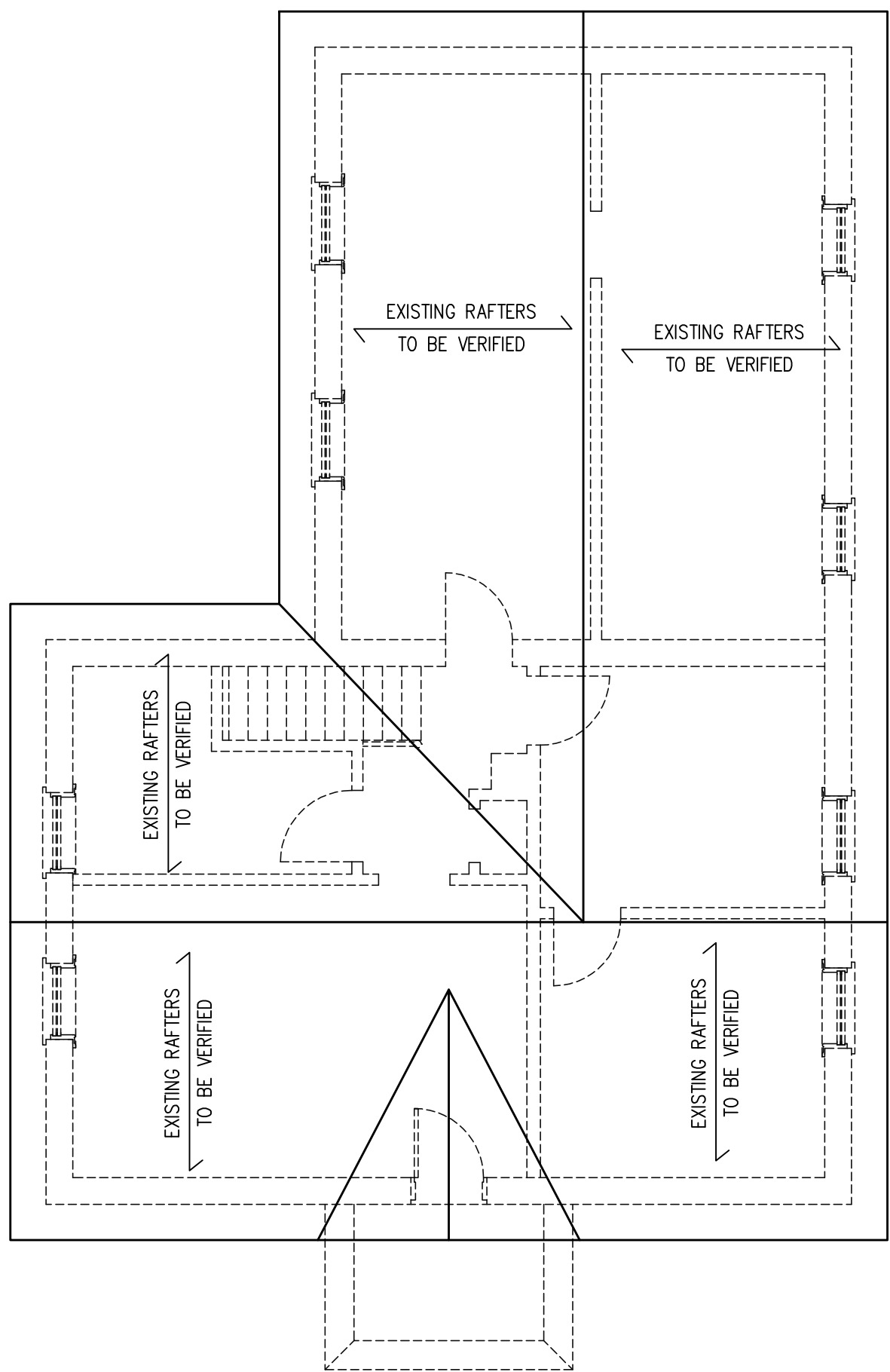
Project #:

Drawn By: I.S.

Drawing #:

**S4**

Scale:  
AS SHOWN



## 2ND FLOOR

NOTE: THE HOUSE IS TO BE MOVED BY OTHERS

### EXISTING 2ND FLOOR AND ROOF FRAMING PLAN

SC: 1/4"= 1'-0"

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KLEINBERG, ONTARIO



Date:	AUG. 16, 2020	Drawing #:
Project #:		S5
Drawn By:	I.S.	Scale: AS SHOWN





## Natures Warrior Inc.

Email: smcgowan@natureswarrior.ca

Tel: 647-960- 4675

Date: September 3, 2020

**LOCATION:** 10436 Huntington Rd, Kleinburg, ON L4H 3N5

SPECIES:	Sizes	Canopy %	Status/Condition
Tree Group 1: <i>Juglans nigra</i> (Black Walnut) #####	3.5cm – 41cm DBH	98%	good condition#
<i>Genus thuja</i> (Cedar)	9cm DBH	98%	good condition

### NATURE OF WORK:

#### Recommended removal of 4 tree's for heritage site relocation

Client is undergoing a Heritage House relocation from its current location to the southeast corner of the property as indicated in the current site plan. As a result, several trees will be bypassed during transfer of the Heritage House. House relocation appears to be far enough from the trees to avoid any unnecessary damage to tree structures and root systems. New location of the Heritage House's parking infrastructure will avoid any unnecessary tree damage, however will directly affect 4 trees in tree group 1. These four trees would have to be removed from their current location to accommodate the new driveway planned for Heritage House.

### CONDITION:

Trees 66-69 will be directly affected by the creation of driveway. Although in good health, these trees only account for 98cm DBH of a total accumulative DBH of 1661cm not including dead or deceased trees in tree group 1. These are all relatively small trees that have yet to reach full maturity and only affects a very small portion of tree group 1's canopy.

66.	<i>Juglans nigra</i> (Black Walnut)	44cm DBH	98%	good condition
67.	<i>Juglans nigra</i> (Black Walnut)	13cm DBH	98%	good condition
68.	<i>Juglans nigra</i> (Black Walnut)	24.5cm DBH	98%	good condition
69.	<i>Juglans nigra</i> (Black Walnut)	16.5cm DBH	98%	good condition

**REASONS FOR REMOVAL:**

Plans to accommodate a driveway for new location of heritage site will eliminate approximately 5% of total canopy in tree group 1. This will provide a safe access point to the new location of the Heritage House that is currently inaccessible with the tree's 66 – 69 directly blocking the new access route.

**ARBORIST RECOMMENDATION:**

Removal of trees obstructing the new driveway location will provide clearance and safety for a new path as well as safety and protection of personal property and persons present on the property. Remainder of tree group 1's canopy will be approximately 95% after the four tree removals and will not dramatically change the overall landscape of the site location.

**Stephen McGowan**  
**Nature's Warrior Inc.**  
**No. 13348524**

# Natures Warrior Inc.

## Arborist Report

Heritage Site Relocation

10436 Huntington Rd  
Kleinburg, ON, L4H 3N5

Tree Group 1

	Size	Canopy %	Status/Condition
1. <i>Juglans nigra</i> (Black Walnut)#####	45cm DBH	98%	good condition
2. <i>Juglans nigra</i> (Black Walnut)#####	25cm DBH	98%	good condition
3. <i>Juglans nigra</i> (Black Walnut)#####	19.5cm DBH	98%	good condition
4. <i>Juglans nigra</i> (Black Walnut)#####	9cm DBH	98%	good condition
5. <i>Genus thuja</i> (Cedar)	9cm DBH	98%	good condition
6. <i>Juglans nigra</i> (Black Walnut)#####	9.5cm DBH	98%	good condition
7. <i>Juglans nigra</i> (Black Walnut)#####	31.5cm DBH	98%	good condition
8. <i>Juglans nigra</i> (Black Walnut)#####	39cm DBH	98%	good condition
9. <i>Juglans nigra</i> (Black Walnut)#####	24cm DBH	98%	good condition
10. <i>Juglans nigra</i> (Black Walnut)#####	11cm DBH	98%	good condition
11. <i>Juglans nigra</i> (Black Walnut)#####	32.5cm DBH	98%	good condition
12. <i>Juglans nigra</i> (Black Walnut)#####	34cm DBH	98%	good condition
13. <i>Juglans nigra</i> (Black Walnut)#####	9cm DBH	98%	good condition
14. <i>Juglans nigra</i> (Black Walnut)#####	24.5cm DBH	98%	good condition
15. <i>Juglans nigra</i> (Black Walnut)#####	9cm DBH	98%	good condition
16. <i>Juglans nigra</i> (Black Walnut)#####	31cm DBH	98%	good condition
17. <i>Juglans nigra</i> (Black Walnut)#####	23cm DBH	98%	good condition
18. <i>Juglans nigra</i> (Black Walnut)#####	21cm DBH	98%	good condition
19. <i>Juglans nigra</i> (Black Walnut)#####	34.5cm DBH	98%	good condition
20. <i>Juglans nigra</i> (Black Walnut)#####	23.5cm DBH	98%	good condition
21. <i>Juglans nigra</i> (Black Walnut)#####	32.5cm DBH	98%	good condition
22. <i>Juglans nigra</i> (Black Walnut)#####	34cm DBH	98%	good condition
23. <i>Juglans nigra</i> (Black Walnut)#####	22cm DBH	98%	good condition
24. <i>Juglans nigra</i> (Black Walnut)#####	19cm DBH	98%	good condition
25. <i>Juglans nigra</i> (Black Walnut)#####	41cm DBH	98%	good condition
26. <i>Juglans nigra</i> (Black Walnut)#####	8cm DBH	98%	good condition
27. <i>Juglans nigra</i> (Black Walnut)#####	3.5cm DBH	98%	good condition
28. <i>Juglans nigra</i> (Black Walnut)#####	23.5cm DBH	98%	good condition
29. <i>Juglans nigra</i> (Black Walnut)#####	16cm DBH	98%	good condition
30. <i>Juglans nigra</i> (Black Walnut)#####	12cm DBH	98%	good condition
31. <i>Juglans nigra</i> (Black Walnut)#####	27cm DBH	98%	good condition
32. <i>Juglans nigra</i> (Black Walnut)#####	27cm DBH	98%	good condition
33. <i>Juglans nigra</i> (Black Walnut)#####	35cm DBH	98%	good condition
34. <i>Juglans nigra</i> (Black Walnut)#####	22cm DBH	98%	good condition
35. <i>Juglans nigra</i> (Black Walnut)#####	11cm DBH	98%	good condition
36. <i>Juglans nigra</i> (Black Walnut)#####	34cm DBH	98%	good condition
37. <i>Juglans nigra</i> (Black Walnut)#####	13cm DBH	98%	good condition
38. <i>Juglans nigra</i> (Black Walnut)#####	32cm DBH	98%	good condition
39. <i>Juglans nigra</i> (Black Walnut)#####	24cm DBH	98%	good condition

40. <i>Juglans nigra</i> (Black Walnut)#####	29cm DBH	98%	good condition
41. <i>Juglans nigra</i> (Black Walnut)#####	27cm DBH	98%	good condition
42. <i>Juglans nigra</i> (Black Walnut)#####	26cm DBH	98%	good condition
43. <i>Juglans nigra</i> (Black Walnut)#####	24cm DBH	98%	good condition
44. <i>Juglans nigra</i> (Black Walnut)#####	23cm DBH	98%	good condition
45. <i>Juglans nigra</i> (Black Walnut)#####	37cm DBH	98%	good condition
46. <i>Juglans nigra</i> (Black Walnut)#####	19cm DBH	98%	good condition
47. <i>Juglans nigra</i> (Black Walnut)#####	13cm DBH	98%	good condition
48. <i>Juglans nigra</i> (Black Walnut)#####	24cm DBH	98%	good condition
49. <i>Juglans nigra</i> (Black Walnut)#####	13cm DBH	98%	good condition
50. <i>Juglans nigra</i> (Black Walnut)#####	19cm DBH	98%	good condition
51. <i>Juglans nigra</i> (Black Walnut)#####	7cm DBH	98%	good condition
52. <i>Juglans nigra</i> (Black Walnut)#####	34cm DBH	98%	good condition
53. <i>Juglans nigra</i> (Black Walnut)#####	40.5cm DBH	98%	good condition
54. <i>Juglans nigra</i> (Black Walnut)#####	25cm DBH	98%	good condition
55. <i>Juglans nigra</i> (Black Walnut)#####	6cm DBH	0%	Deceased/Dead
56. <i>Juglans nigra</i> (Black Walnut)#####	29cm DBH	0%	Deceased/Dead
57. <i>Juglans nigra</i> (Black Walnut)#####	25cm DBH	98%	good condition
58. <i>Juglans nigra</i> (Black Walnut)#####	20cm DBH	98%	good condition
59. <i>Juglans nigra</i> (Black Walnut)#####	34cm DBH	98%	good condition
60. <i>Juglans nigra</i> (Black Walnut)#####	14cm DBH	98%	good condition
61. <i>Juglans nigra</i> (Black Walnut)#####	37cm DBH	98%	good condition
62. <i>Juglans nigra</i> (Black Walnut)#####	33cm DBH	98%	good condition
63. <i>Juglans nigra</i> (Black Walnut)#####	34cm DBH	98%	good condition
64. <i>Juglans nigra</i> (Black Walnut)#####	36.5cm DBH	98%	good condition
65. <i>Juglans nigra</i> (Black Walnut)#####	36cm DBH	98%	good condition
66. <i>Juglans nigra</i> (Black Walnut)#####	44cm DBH	98%	good condition
67. <i>Juglans nigra</i> (Black Walnut)#####	13cm DBH	98%	good condition
68. <i>Juglans nigra</i> (Black Walnut)#####	24.5cm DBH	98%	good condition
69. <i>Juglans nigra</i> (Black Walnut)#####	16.5cm DBH	98%	good condition



































**Proposed tree removal - 4 removals from south side of property**











# Heritage Vaughan Committee Report

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**DATE:** Thursday, October 7, 2021

**WARD(S):** 4

**TITLE: PROPOSED CONSTRUCTION OF 13 SEPARATE 2-STOREY HOUSES AT 357-375 STEGMAN'S MILL ROAD, IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek a recommendation from the Heritage Vaughan Committee for the proposed construction of 13 separate 2-storey houses located at 357-375 Stegman's Mill Road in the Kleinburg-Nashville Heritage Conservation District, as shown on Attachment 1.

**Report Highlights**

- The Owner seeks a recommendation for approval to construct 13 separate 2-storey buildings at 357-375 Stegman's Mill Road
- The proposal is consistent with the relevant policies and objectives of the Kleinburg-Nashville Heritage Conservation District Plan
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*
- Staff supports approval of the proposal as it conforms with the policies and objectives of the Kleinburg-Nashville Heritage Conservation District Plan

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed construction of 13 separate 2-storey houses located at 357-375 Stegman's Mill Road 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, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *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) The Applicant submit Building Permit stage drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

## **Background**

The proposed development will replace 3 existing houses on the combined site with 3 sympathetic ('contributing') houses along Stegman's Mill Road and 13 houses in the interior of the Site that respond to the vernacular design language of the Kleinburg-Nashville Heritage Conservation District ('KNHCD').

The 3 existing houses are designated under Part V of the *Ontario Heritage Act* as part of the KNHCD but are not considered to be contributing. The 3 homes were built in the 60s, and the submitted CHIA Report and Addendum (see Attachment 2) identifies them as being "not in keeping with the HCD guidelines".

The proposed 13-house development includes an Italianate building, a Georgian building, and an Ontario Gothic building to be prominently constructed along Stegman's Mill Road, and 10 other Edwardian and Victorian buildings with contemporary details.

## **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***

The following is an analysis of the proposed construction of 13 separate 2-storey houses located at 357-375 Stegman's Mill Road based on the Kleinburg-Nashville HCD Plan guidelines.

### **5.2.5 FUTURE DEVELOPMENT IN THE DISTRICT**

- *To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings.*



- *To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within.*

The proposed development includes 3 distinct and true-to-detail buildings located prominently at the streetscape edge of the property along Stegman's Mill Road: they are designed as Georgian, Ontario Gothic, and Italianate architecture with materials and proportions replicating those of the original era. These three buildings are positioned prominently along Stegman's Mill Road as it enters the Kleinburg Village, to define and underscore the heritage values of the village.

The remaining 10 houses are contemporary representations of the Edwardian and Late Victorian styles, with modern construction materials used in heritage applications to maintain a decorum in keeping with the policies of the KNHCD Plan.

### **6.3 POLICIES FOR NEW DEVELOPMENT**

*New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them.*

- *New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building.*
- *New development within the District should be consistent with the Guidelines in Section 9.5.*

The urban layout of the proposed development presents a contemporary new pocket neighbourhood that is in keeping with the feel and format of the KNHCD. The 13 proposed buildings are set into a topography-driven landscape setting that offers a welcoming flow and defined property boundaries. Staff finds that the contemporary buildings are maintaining the proportions and materials of the chosen architectural styles, whilst respecting the human scale in parallel with current construction standards for heights and volumes. The proposed landscape plan also incorporates a heritage commemoration plaque that further enhances the heritage value of the development.

The proposal includes an Arborist Report (see Attachment 7) and a landscape plan (see Attachment 9) that account for existing mature vegetation and address the proposed construction in a well-crafted scheme.

### **9.2 ARCHITECTURAL STYLES**

*Architectural style is a term used to refer to the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. In the Guidelines that follow, reference is made to architectural styles for all types of buildings in the*

*District: existing heritage buildings, existing non-heritage buildings, and new development.*

*New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or château style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.*

The chosen architectural styles (Georgian, Edwardian, Ontario Gothic, and Italianate) are recommended by the KNHCD Plan as ‘contributing’ styles to the District. The 3 accurate representation models notwithstanding, the remaining contemporary models employ materials and massing in respectful and proportionate compositions that are in keeping with the policies of the KNHCD Plan as well as with the surrounding vernacular heritage homes of the immediate neighbourhood.

#### **9.5.1 NEW DEVELOPMENT OVERVIEW**

*The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.*

*New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail. The following guidelines, describing the dominant elements that contribute to the heritage character of the District, are divided according to the principal settings found in the District.*

The new non-contributing 10 buildings are sympathetic in all architectural aspects and components to the immediate neighbourhood, as well as to the KNHCD at large. Two buildings (Unit 4 and Unit 5) have a preset design whereas the remaining 8 units (Unit 1-3 and 9-13 respectively) are presented as options to the prospective buyers to choose between 5 different architectural compositions and variations in the interior plans (see Attachment 4).

Unit 4 is a Victorian style building with a heavy-set stone base and brick cladding; two symmetric dormers flank the Victorian sharp peak roof that emphasizes the entry. The fenestration is simple, with equally dimensioned double-hung window units that repeat in patterns of double or triple. The two garage doors are proportionately scaled to the building and do not overwhelm the front elevation – and a suggested lateral addition over the second garage door completes the architectural composition with a heritage feel of alteration-to-existing that occurs throughout the KNHCD.

Unit 5 is a complex Edwardian composition comprised of a wide 4-window main body (further subdivided into equal 2-window halves, one of them proud of the main façade and roof) and a reduced 3-window lateral body separated from the main body by a tall entry unit capped with a heritage shed-roof dormer dressed in detailed pilasters and paneling. Contemporary stone base with brick cladding upper level, and large cementitious panels with adequately scaled separations complete this composition in a playful but cohesive building. Lateral roof dormers are offered as optional loft space.

The remaining units (1, 2, 3, 9, 10, 11, 12, and 13 respectively) are offered options between 4 versions of the Edwardian model, or a contemporary take on the Georgian model (Front Elevation ‘C’) consisting of a tall and simple main body with stone-clad base, corner, and entry unit, and a reduced scale lateral body comprised of two elements dividing the elevation into 1/3 and 2/3 proportions, and housing the garage doors under a porch roof. The walk-out Juliette balcony over part of the front entry adds a welcome contemporary touch to this otherwise formal style.

The other 4 Edwardian models have two variations: ‘D’ and ‘E’ models showcase a large main body building with porch roof at the ground floor and a defined entry block culminating in a dormer. From the main body, two equal and nearly identical projections flank the entry unit: the difference is at the ground floor, with one consisting of a 3-panel window whereas the other has a garage door. Front Elevation ‘D’ is more visually rooted to the site by means of heavy masonry cladding of the ground floor; by contracts, Front Elevation ‘E’ is significantly lighter visually, being clad only in brick and employing a lightly arched front entry roof.

Models ‘A’ and ‘B’ are two new variations on the Unit 5 model, only these units swap the 3:2:2 pattern of windows to retain the larger window on the half of the larger building body, also incorporating the entry – and then play with the locations of the remaining double window and dormer/peak combination on the remaining area of the façade. The garage doors remain sheltered under the wide porch roof, and the visual weight of the building is carried by the stone cladding of option ‘A’ versus the pronounced columns and heavy-set masonry framing of the ground floor window of option ‘B’.

Please refer to Attachment 4 for all elevations and details.

### **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.

**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 choice in building materials (please refer to Attachment 6) is respectful of each chosen architectural style and is in keeping with the requirements of the KNHCD Plan. Some of the proposed building designs have a heavy set raised stone foundation cladding aligned with the sill of the ground floor windows – which is a traditional construction style; a few options continue the stone cladding for the entire ground floor, making the upper floor brick veneer seem lighter and more refined. The other options are fully clad in brick veneer, also a traditional and common cladding for all chosen architectural styles.

The integration of contemporary materials (Hardie board, standing seam metal, glazed railings) are tastefully combined with traditional construction materials in a thoughtful palette – and the colour variations and combinations are well planned. In addition, the proposed window frames reflect the heritage feel but are contemporary technology and design (refer to Attachment 11).

### **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 KNHCD Plan. Accordingly, staff can support Council approval of the proposed construction of 13 separate 2-storey buildings at 357-375 Stegman's Mill Road connection under the *Ontario Heritage Act*.

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

## **Attachments**

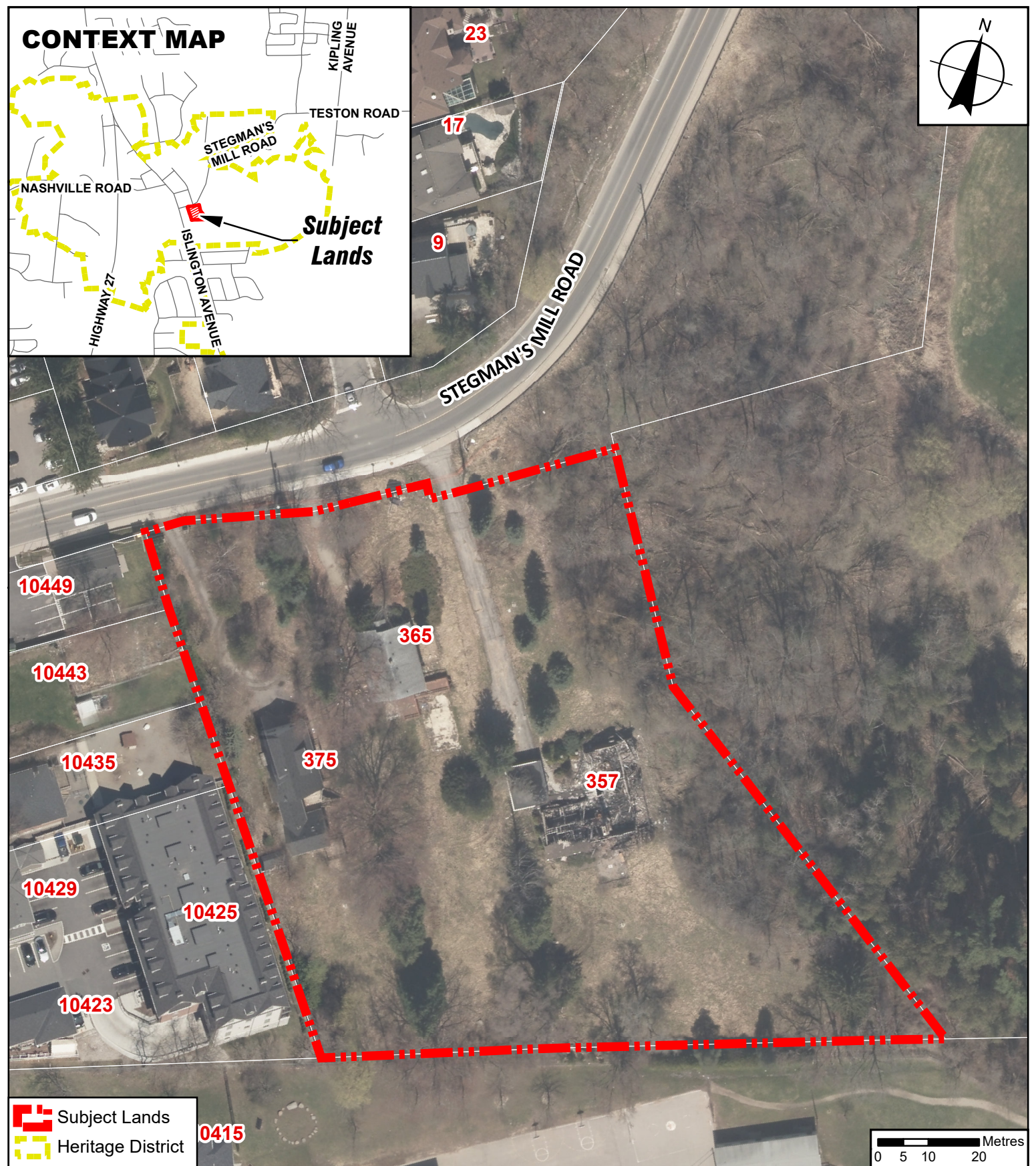
- Attachment 1 - 357-375Stegman\_Location Map
- Attachment 2 - 357-375Stegman\_CHIA
- Attachment 3 - 357-375Stegman\_Site Plan
- Attachment 4 - 357-375StegmanElevations
- Attachment 5 - 357-375Stegman\_renderings
- Attachment 6 - 357-375Stegman\_Colour Schedule
- Attachment 7 - 357-375Stegman\_Arborist Report
- Attachment 8 - 357-375Stegman\_Tree Protection Plan
- Attachment 9 - 357-375Stegman\_Landscape Plan
- Attachment 10 - 357-375Stegman\_Heritage Plaque
- Attachment 11 - 357-375Stegman\_Windows

## **Prepared by**

Nick Borcescu, Senior Heritage Planner, ext. 8191







## Location Map

**LOCATION:**  
357, 365, 375 Stegman's Mill Road, Kleinburg  
Part of Lot 24, Concession 8



## Attachment

# 1

**DATE:**  
August 24, 2021





# CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

357, 365, & 375 Stegman's Mill Road  
City of Vaughan, Ontario





**PREPARED FOR:**  
 Kleinburg Development Corporation  
 3300 Steeles Avenue West, Suite 9  
 Concord, Ontario  
 L4K 2Y4

**PREPARED BY:**  
 ERA Architects Inc  
 10 St. Mary Street, Suite 801  
 Toronto, Ontario M4Y 1P9  
 416-963-4497

Project #            15-041-02  
 Prepared by        PE / JF / SI

**Issued: October 27, 2016**

Above: Tremaine’s Map of Vaughan, c. 1860 (City of Vaughan Archives).

Cover Image: Aerial image of the three structures and surrounding context (Google Maps).

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# EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Resource Impact Assessment (CHRIA) is to:

- evaluate the buildings at 357, 365, and 375 Stegman’s Mill Road (“the Site”) in the context of cultural heritage value; and
- determine the impact of a proposed development on heritage resources on and adjacent to the Site.

The proposed development has been revised in response to City of Vaughan staff (“Staff”) comments dated October 14, 2016. This report evaluates the revised design and responds to Staff comments.

The proposed development will replace three existing houses on the Site with three sympathetic houses along Stegman’s Mill Road and twenty-five houses in the interior of the Site that respond to the vernacular design language of the District.

The existing houses are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage Conservation District (HCD).

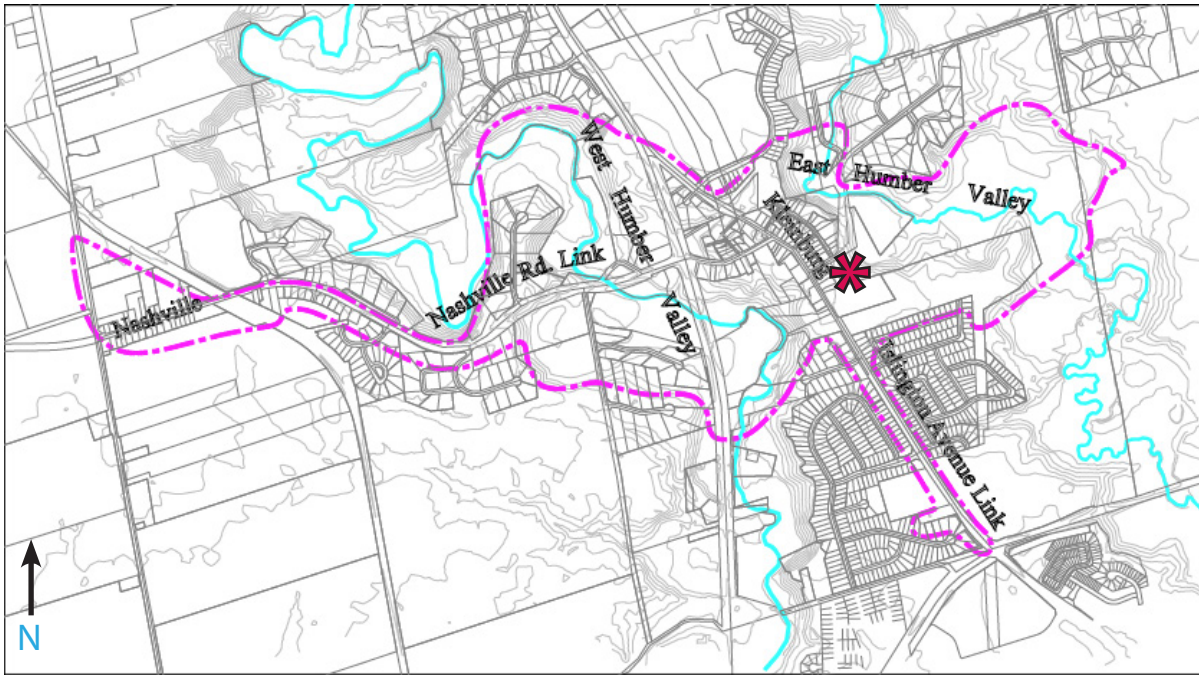
**ERA has determined that the existing houses are not candidates for designation under Part IV of the Ontario Heritage Act.**

**This report further finds that replacement of the three existing houses with sympathetic houses along Stegman’s Mill Road is consistent with the HCD Plan and the feedback received from the community. The consolidation of their lots does not represent a loss of significant cultural heritage value.**

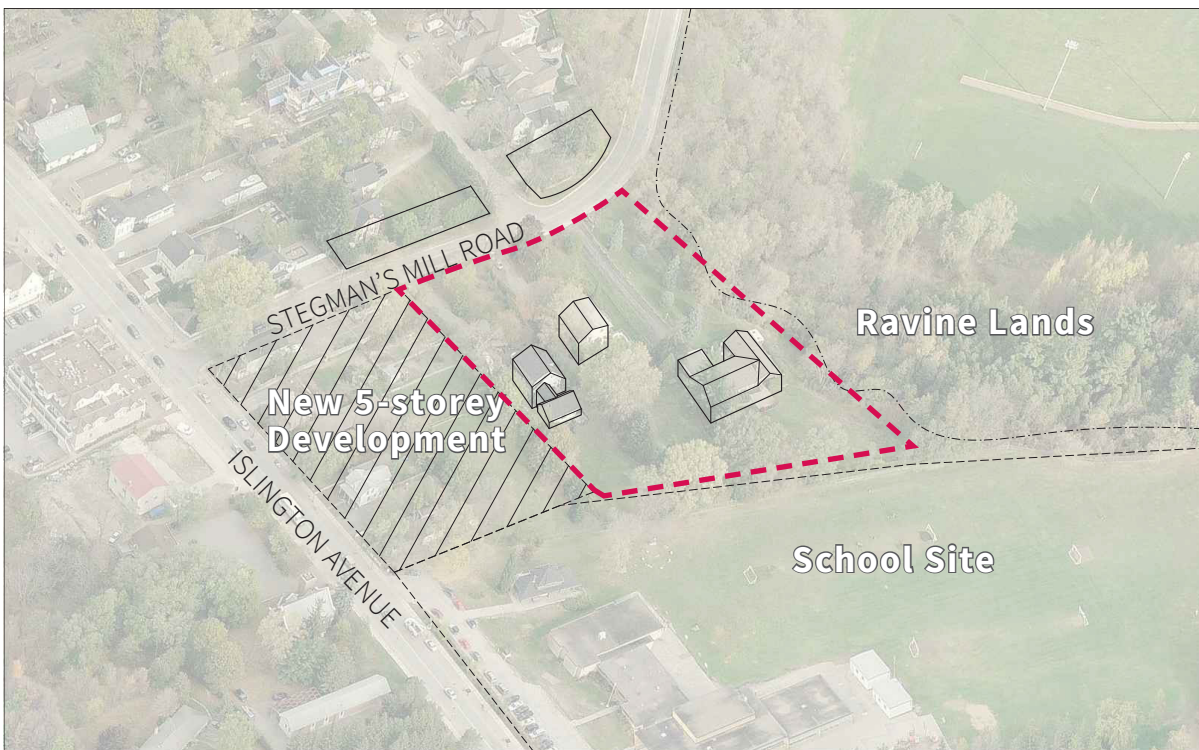
The twenty-five houses in the interior of the Site are mitigated by the three sympathetic replacement houses along Stegman’s Mill Road. This conservation strategy and impacts on the HCD are further described in the accompanying Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

The proposed development will have no negative impact on nearby heritage houses.

Opposite page: View of Kleinburg towards the termination of Stegman’s Mill Road at Islington Avenue (KLM Planning).



Above: Kleinburg-Nashville HCD boundary with Site represented by an asterisk (City of Vaughan; annotated by ERA).



Context of the Site (Bing Maps, annotated by ERA).

# 1 INTRODUCTION

## 1.1 Overview of Submission Process

This report follows two previous Cultural Heritage Resource Impact Assessment Reports by ERA Architects, dated October 2, 2015 and July 15, 2016.

The design of the proposed development has been revised in consultation with City of Vaughan staff.

This revised submission addresses the comments provided by the City of Vaughan, dated October 14, 2016. This report should be read in conjunction with the accompanying revised Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

## 1.2 Response to City of Vaughan Staff Comments

The following table responds to City of Vaughan Staff comments, dated October 14, 2016, that refer to the content of the Cultural Heritage Resource Impact Assessment. A corresponding section is also provided in the updated Heritage District Conformity Report.

City of Vaughan Staff Comment	Response of Revised Proposal
Cultural Heritage Impact Assessment	
Regarding the assessment's approach to the history of the subject properties, the CHIA confirms that the current structures were not on the lots between 1942 and 1965.	All efforts were made to determine a timeline of property ownership prior to WWII. However, tax assessment rolls prior to 1969 were organized by lot and concession, without indication of the street name, street number, tax roll number, or part lot descriptions. All inhabitants of Lot 24 Concession 8 are listed together, which is about half of the urban area of Kleinburg. ERA, in collaboration with the City of Vaughan archivists, was unable to determine who lived on the Site during this period.
However, as these lots were first created in 1848, the CHIA should include a timeline of property ownership in order to discern what associative or historical cultural value the subject lots may have prior to World War II.	Building Records have been ordered; however, the City of Vaughan clerk doubted the existence of any information prior to the 1950s in the City's files. These records will be appended to this report once they are received.
Associative cultural heritage values with any of the lots may refer to previous structures, historical families or possible use before 1942), which may allow for possibilities in commemorating the history of the village.	

In Section 2.3 Evolution of Residential Typologies, the CHIA includes a general and vague description of lot development in Kleinburg, but does not tie the existing structures and properties into that study of village typology. Nor does the study tie into the timelines of growth identified and laid out in the Kleinburg-Nashville HCD Plan Section 1.4 which documents the history and evolution of Kleinburg in specific stages from “Settlin’ In” to Post WWII settlement and the Windrush Co-op.	This section has been revised to tie the existing structures and properties into the study according to the timelines of growth laid out in the HCD Plan. It has been moved to the HCD Conformity Report.
From the perspective of the CHIA, 1930 and 1960 are part of the same era, which is at odds with District’s own outline of specific periods of Kleinburg’s evolution which places each development time in a different context. It does not address and discuss the development of the Napier Street neighborhood, yet later on draws on several buildings from Napier Street in the CHIA and the Conservation District Conformity Report to identify many of these forms to as inspiration for the development’s proposed interior residential design .	Ibid.
To better address this concern, the typology study should bring examples from periods identified in the Kleinburg-Nashville HCD Plan.	This section has been revised in accordance with these comments. It has been moved to the HCD Conformity Report.
Furthermore it is important for typology to focus on the evolving residential areas, and demonstrate the connection between the interior of the development and the nearby residential streets in design and layout.	These comments are addressed in the HCD Conformity Report. Generally, the interior of the development and nearby residential streets are connected by an undulating road design and similar landscaping.

<p><b>Cultural Heritage Landscapes</b></p> <p>In Section 2.1 of the CHIA, the report quotes the Kleinburg-Nashville HCD description of Stegman's Mill Road. It should be noted that this is the Plan's "Heritage Character" statement (Section 2.4 of K-N HCD) and such the identified characteristics of the street constitute part of the overall Heritage Character of the Kleinburg Core. These characteristics include the tree canopy and the deep setback of the properties, thereby contributing to the character of the road. There is also a section in the District Plan "Special Focus: Commercial/Residential Buffer" which specifically refers to the importance of the tree canopy of the village and is connected to this section of Stegman's Mill Road.</p> <p>Currently then, the property setbacks are part of the heritage character statement of the street and the trees are part of the commercial/residential buffer. Both of these sections in the District confirm that the subject properties, have cultural heritage value in defining and maintaining and supporting the character of the area.</p>	<p>The front setbacks will be reduced from existing. The proposed setbacks are equivalent to the existing setbacks on the north side of Stegman's Mill Road.</p> <p>The landscape plan will mitigate the reduced setbacks by providing a green buffer along the north elevation of the Site.</p> <p>Trees will be replanted throughout the Site, including along Stegman's Mill Road. In time the tree canopy will mature to provide a green buffer as a commercial/residential transition and to screen the development from Stegman's Mill Road.</p>
<p><b>Documentation</b></p> <p>While the use of archival photos is appreciated, more documentation should be included and showing the existing houses from all elevations.</p>	<p>Photographs have been included in Section 2.3 of this report. Access was not granted to the interior of 357 Stegman's Mill; however, Kleinburg Village Development Corporation later provided interior photographs.</p>
<p><b>Section 4 Architectural Evaluation and Statement of Cultural Heritage Value</b></p> <p>In addition to a full property history, staff also notes that the 3 properties should be documented in full, including exterior and interior. While not considered to be specifically contributing heritage properties architecturally the buildings still speak to the post WWII period of settlement through their specific form, massing and scale.</p>	<p>ERA has photographed the interior and exterior of the properties (with the exception of the interior of 375 Stegman's Mill because access was not granted by the current tenants). Kleinburg Village Development Corporation later provided interior photographs of 375 Stegman's Mill Road. These documentation photographs have been inserted in Section 4.2.</p>

<p><b>Cultural Heritage Value</b></p> <p>The CHIA declares that all three properties have no cultural heritage value. As noted above, the properties do contain some contextual cultural heritage value, and the potential associative or historical value is unknown as a timeline of the property has not been established. Therefore, staff feels that declaring all three properties free of cultural heritage value is premature.</p>	<p>The properties have some contextual value as part of the “rural retreat” period of development in Kleinburg from the end of WWII to 1967. However, there are better representative properties of this time period in the District, including the Windrush Cooperative.</p> <p>All efforts have been undertaken to find evidence of any associative or historical value related to these properties. No evidence has been found.</p>
<p><b>Summary of Cultural Heritage Comments</b></p>	
<p>The CHIA will require the following material:</p> <ul style="list-style-type: none"> <li>• A complete property chronology to better assess any associative cultural heritage value.</li> <li>• Full documentation of the existing structures.</li> <li>• A full description of the cultural heritage landscape associated with the property.</li> </ul>	<p>A complete property chronology for the Site is not possible due to the organization of tax assessment rolls prior to 1969 and lack of other substantive documentation.</p> <p>The existing structures have been photographed.</p> <p>The properties are not listed or designated as part of a recognized cultural heritage landscape. However, the lots date from the original settlement of Kleinburg. The commemoration strategy of this historic lot pattern is the siting of the new houses in the “residential zone”, which mimic the three lot width pattern.</p>



## 2 BACKGROUND

### 2.1 Scope of the Report

This CHRIA has been prepared by ERA Architects Inc. at the request of Vaughan Heritage Staff to assess the impact of proposed development on the properties at 357, 365, and 375 Stegman's Mill Road. The CHRIA has been prepared with reference to the City of Vaughan "Guidelines for Cultural Heritage Impact Assessments" (February 2016).

### 2.2 Present Owner Contact

Kleinburg Village Development Corporation  
3300 Steeles Avenue West, Suite 9  
Concord, Ontario  
L4K 2Y4

### 2.3 Description of the Property

The Site is located on the south side of Stegman's Mill Road, east of Islington Avenue, in Kleinburg. It is comprised of three municipal addresses, each describing a bungalow constructed in the 1950s-1960s.

#### *357 Stegman's Mill Road*

- This is a red brick, L-shaped, one-storey ranch-style house. The exterior finishes are 1x6 beadboard outside up against a veneer of river stone. The red brick has a brush finish, which is a generic suburban material. The house has a classic 1950s ranch courtyard entry framed by a garage.

#### *365 Stegman's Mill Road*

- This is a white brick, two-storey ranch-style house that is partially clad in vertical boards.

#### *375 Stegman's Mill Road*

- This is a 1-1/2 storey clapboard house with a pitched roof and dormers.

All three bungalows are concrete block foundation with stick frame and have generic finish materials.

Each of the bungalows is individually described in the HCD Inventory, attached as Appendix III.

*357 Stegman's Mill Road*



North elevation (ERA, 2016).



East elevation (ERA, 2016).



South elevation (ERA, 2016).



West elevation (ERA, 2016).

*365 Stegman's Mill Road*



North elevation (ERA, 2016).



East elevation (ERA, 2016).



South elevation (ERA, 2016).



West elevation (ERA, 2016).



*375 Stegman's Mill Road*



North elevation (ERA, 2016).



South elevation (ERA, 2016).



East elevation, north portion (ERA, 2016).



East elevation, south portion (ERA, 2016).



West elevation, north portion(ERA, 2016).



West elevation, south portion (ERA, 2016).

## 2.4 Heritage Policy

The heritage policy framework must be evaluated within the broader policy context. The PPS 2014, the Official Plan and the Standards and Guidelines all encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

### *Provincial Policy Statement*

The PPS 2014 supports heritage conservation as part of land-use planning in Ontario. The explanatory text of the PPS 2014 provides that all policies should be read together in a manner that recognizes the linkages between policy areas.

The PPS 2014 provides that significant built heritage resources shall be conserved in accordance with the Ontario Heritage Act (s. 2.6.1). As a matter of interpretation, the Ontario Heritage Act should be read in conjunction with the PPS 2014.

The PPS 2014 is issued under Section 3 of the Planning Act, which requires all decisions around land use planning to be “consistent with” the provincial policy statements.

### *Ontario Heritage Act*

Under the Ontario Heritage Act, municipalities can protect individual properties (Part IV) and heritage conservation districts (Part V) that have cultural heritage value. Heritage conservation districts are designated to achieve a set of objectives particular to the district. Properties within heritage conservation districts are subject to policies and guidelines which are included in a heritage conservation district plan.

### *Growth Plan for the Golden Horseshoe/Places to Grow Act*

The Growth Plan for the Greater Golden Horseshoe (2006; 2013), prepared in accordance with the Places to Grow Act (2005), provides for significant intensification within the region to promote long-term sustainable development in the Province. The City of Vaughan is centrally located within the Greater Golden Horseshoe area and is currently planning for significant growth.

### *York Region Official Plan (2010; 2016)*

The York Region Official Plan directs growth and development within York Region with an emphasis on long-term environmental sustainability. The York Region Official Plan requires “Towns and Villages” in the region, which include the Kleinburg-Nashville area, to accommodate growth while retaining their character.

### *Vaughan Official Plan*

The Vaughan Official Plan promotes heritage conservation as part of land use planning in the City of Vaughan. The Vaughan Official Plan (2010) incorporates a definition of “good heritage conservation practice” that accords with current practice standards.

Section 6.3.2 of the Vaughan Official Plan provides for the recognition and protection of cultural heritage landscapes with the designation of Heritage Conservation Districts. This report evaluates the degree to which the proposed development respects and complements the heritage character of the HCD, in accordance with the requirements of the Vaughan Official Plan.

### *Kleinburg-Nashville HCD Plan*

The HCD Plan was published in 2003 and predates the most recent version of the Vaughan Official Plan and amendments to the Ontario Heritage Act in 2005. The HCD Plan provides:

- a description of the heritage character of the district;
- objectives for the district; and
- policies and guidelines that apply within the district.

The Heritage District Conformity Report prepared by ERA Architects and dated June 28, 2016, addresses this directly.



## 2.5 Heritage Best Practices

### *International Conventions and Charters*

International best practices adopted by the International Council of Monuments and Sites (ICOMOS) encourage retaining legibility for new work. Article 22.2 of the Burra Charter (1979, 2013) states, for instance:

*New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.*

New construction should be easily distinguishable from old in order to protect the legibility and integrity of heritage fabric.

### *Parks Canada's Standards and Guidelines*

The Standards and Guidelines, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada. The Standards and Guidelines:

- encourage new work that is physically and visually compatibly with, yet distinguishable from an historic place (Standard 11); and
- discourage work that creates a false sense of historicism with new construction, which can compromise the authenticity of a place (Standard 4).

These are two of the core principles applied by ERA in the evaluation of proposed developments.

### *Ontario Ministry of Culture: Eight Guiding Principles in the Conservation of Built Heritage Properties*

The Eight Guiding Principles in the Conservation of Built Heritage Properties are the Ontario Ministry of Culture's statement on good cultural heritage conservation practice. Principle 7 addresses legibility of new construction:

*New work should be distinguishable from old.*

*Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction.*

The Eight Guiding Principles have the effect of acknowledging and incorporating international heritage best practices in conservation within the Province of Ontario.

## 2.6 Existing Heritage Recognition

### *Ontario Heritage Act, Part V*

The Site is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville HCD. Each individual property is described in Vol. 2: The Inventory of the Kleinburg-Nashville Heritage Conservation District Study and Plan. The descriptions are attached as Appendix III.

### *City of Vaughan Heritage Inventory*

The City of Vaughan Heritage Inventory includes the following descriptions, noting that the buildings are designated under Part V of the Ontario Heritage Act:

357 Stegman's Mill Road is a bungalow built in 1960.

365 Stegman's Mill Road is a bungalow built in 1960.

375 Stegman's Mill Road is a 1-1/2 storey building constructed in 1950.

### *City of Vaughan Listing of Buildings of Architectural and Historical Value (October 2005)*

None of the properties are included in the City of Vaughan Listing of Buildings of Architectural and Historical Value (October 2005).

## 3 HISTORY OF THE PROPERTY

### 3.1 Current Context

The houses face north on Stegman's Mill Road. They are set back from the street and obscured by vegetation and tree cover.

The rear of the properties backs onto the public school site to the south. To the west of 357 Stegman's Mill Road are valley lands. The valley lands connect to the forest surrounding the McMichael Gallery (south beyond the school site).

The HCD Plan describes Stegman's Mill Road as:

Stegman's Mill Road appears on John Klein's 1848 subdivision plat [sic]. Beginning at Islington Avenue, it is flanked by heritage buildings, and No. 376 Stegman's Mill Road, at the west corner of Napier Street, is a well looked-after 18th-Century Victorian brick house. **The lots opposite are recent houses, set well back on very large lots.** As the road descends and curves north it enters the more natural valley environment.

The wooded hillside on the left leads up to the rear lots on Napier Street, and to the right the valley opens out to the East Humber River and Bindertwine Park (*emphasis ours*).

The bolded statement refers to the lots on the subject site.

The architecture, siting and orientation of the houses is unremarkable and typical of mid-20th century suburban houses.



### 3.2 Historic Context

Kleinburg was developed by John Nicholas Kline, who purchased 83 acres of Lot 24 in Concession 8, west of Islington Avenue, in 1848. He built a sawmill and gristmill, which spurred the development of local industry.

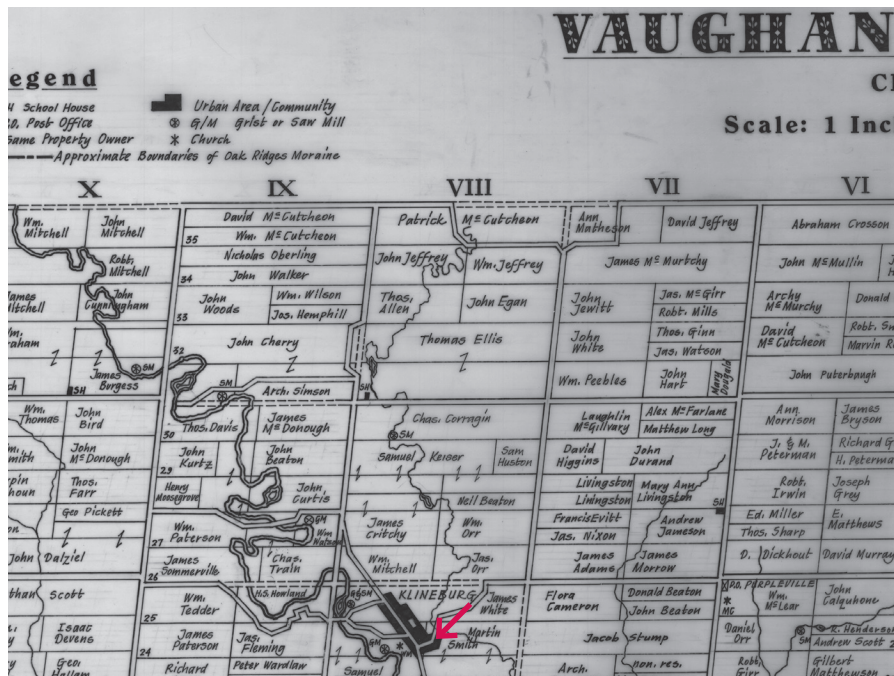
The John Klein 1848 subdivision plan created one-quarter acre lots to encourage the establishment of a village core. After only a couple of years, Kleinburg was considered an urban area/community (see page 10).

Stegman's Mill Road was created during this period and is shown on the 1880 Map of Ontario Counties. No lots were developed at that time (see page 11).

The rise of railways, electrification, and the invent of the automobile led to the decline of Kleinburg. Only one-third of the peak population remained by the end of the Second World War.

The postwar housing shortage in Toronto, and the newly improved roads, created a market for commuters to purchase land in Kleinburg. The houses on Site were constructed during this period and are typical structures of the period.

In 1990, the sidewalk along the south side of Stegman's Mill Road replaced the typical rural road profile of curbless road with ditches.

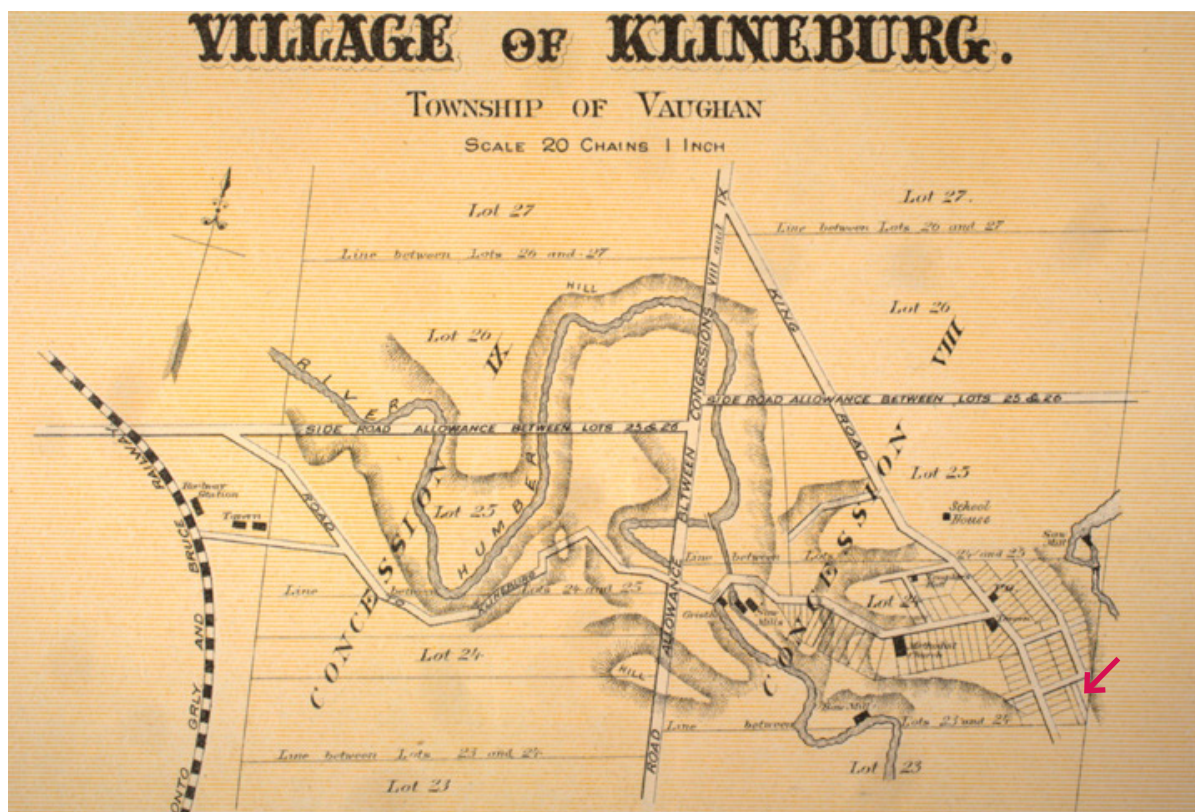


1851 Vaughan Township Map (City of Vaughan Archives, City Clerk's Office).



1860 Tremaine Map (City of Vaughan Archives, City Clerk's Office).







### 3.3 Site History

Aerial photos indicate that the Site was not developed between 1942 and the mid-1960s. The Plan of Survey shows 357 and 365 Stegman's Mill Road under construction and 375 Stegman's Mill Road as a vacant site (see following page).

We note that there appears to be a discrepancy between the archival evidence and the building dates in the City of Vaughan Heritage Inventory, which describes all the buildings as being constructed before the 1965 photo below (which shows an empty site).

Building Records have been ordered and will be appended to this report once they are received.



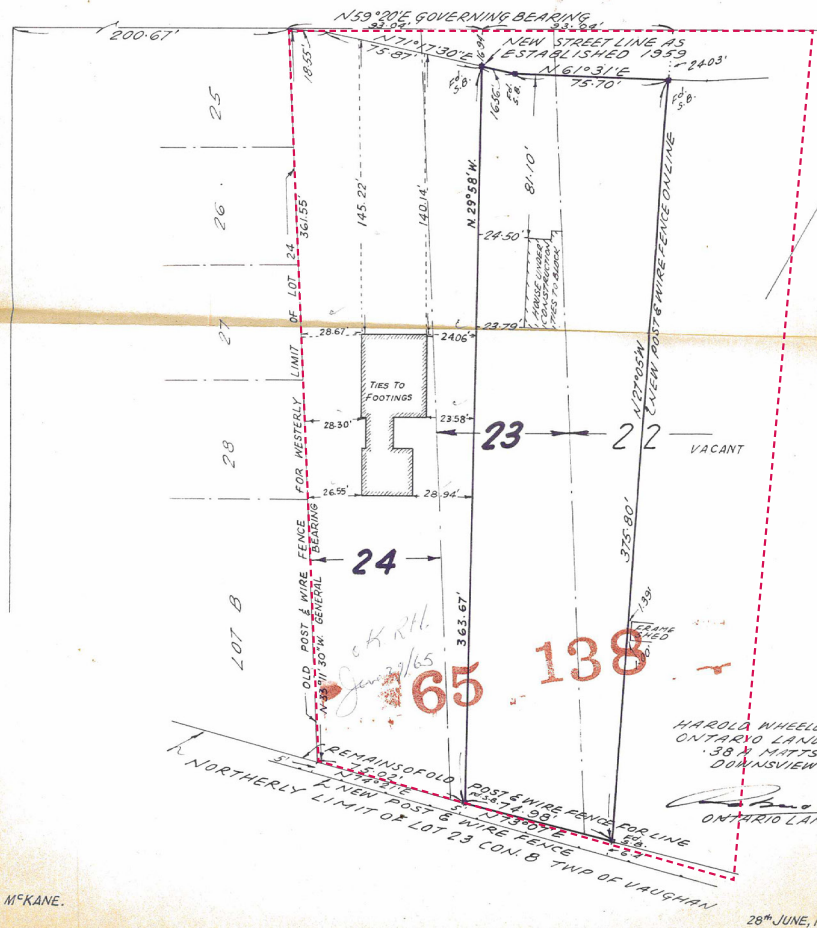
Aerial photo c. 1965 shows that there has been no development on the site, circled in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).



Aerial photo c. 1980s shows the site circled in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).

SCALE: 1" = 40' 25<sup>th</sup> JUNE, 1965.

COUNTY ROAD N<sup>o</sup> 7



FOR: W. MCKANE.

28<sup>th</sup> JUNE, 1

18



## 4 CONDITION ASSESSMENT AND DOCUMENTATION

### 4.1 General

ERA has conducted an exterior and interior visual assessment of the Site and concluded that the buildings are in fair condition. 375 Stegman's Mill was unoccupied while the other two buildings were tenanted. Tenants at 357 Stegman's Mill did not grant access to the interior of the building.

All three bungalows are concrete block foundation with stick frame and have generic finish materials.

### 4.2 Site and Building Documentation



View looking eastwards towards the ravine from the north side of Stegman's Mill Road (KLM Planning).



*357 Stegman's Mill Road, Interior*



\*All photographs on this page by ERA, 2016.



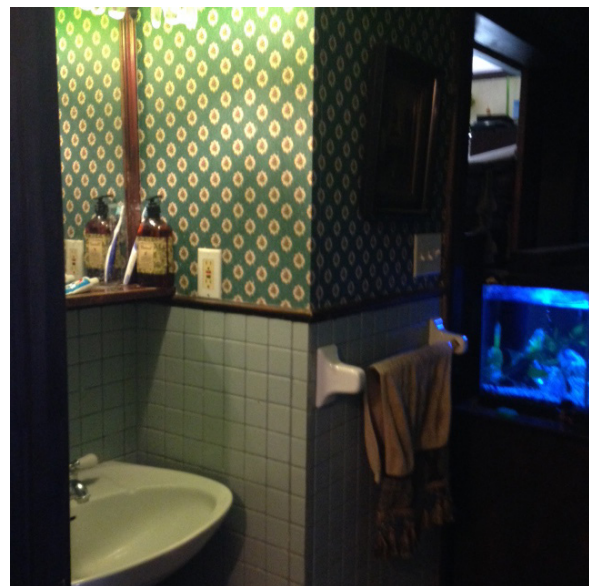
*365 Stegman's Mill Road, Interior*



\*All photographs on this page by ERA, 2016.



*375 Stegman's Mill Road, Interior*



\*All photographs on this page by Kleinburg Village Development Corporation, 2016.



*Archival Photographs: 357 Stegman's Mill Road*



357 Stegman's Mill Road c. 1990s (City of Vaughan Archives, City Clerk's Office).



357 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

*Archival Photographs: 365 Stegman's Mill Road*



365 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).



*Archival Photographs: 375 Stegman's Mill Road*



375 Stegman's Mill Road c. 1990s (City of Vaughan Archives, City Clerk's Office).



375 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).



### *Existing Condition of Stegman's Mill Road*



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).

## 5 ARCHITECTURAL EVALUATION AND STATEMENT OF CULTURAL HERITAGE VALUE

ERA has evaluated the existing houses on the site using the criteria in Ontario Regulation 9/06. The assessment is summarized below. **In our view, the houses do not have cultural heritage value, within the context of the HCD or otherwise, and are not candidates for designation under Part IV of the Ontario Heritage Act.**

---

### Value (quoted from Ontario Reg. 9/06)

### Assessment: 357 Stegman's Mill Road

---

1. The property has design value or physical value because it,

- Not applicable.

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

---

The property has historical value or associative value because it,

- Not applicable.

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

---

The property has contextual value because it,

- Not applicable.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

---

Value (quoted from Ontario Reg. 9/06)	Assessment: 365 Stegman's Mill Road
<p>1. The property has design value or physical value because it,</p> <p>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</p> <p>ii. displays a high degree of craftsmanship or artistic merit, or</p> <p>iii. demonstrates a high degree of technical or scientific achievement.</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<p>The property has historical value or associative value because it,</p> <p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</p> <p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p> <p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<p>The property has contextual value because it,</p> <p>i. is important in defining, maintaining or supporting the character of an area,</p> <p>ii. is physically, functionally, visually or historically linked to its surroundings, or</p> <p>iii. is a landmark.</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>



---

**Value (quoted from Ontario Reg. 9/06)**

**Assessment: 375 Stegman's Mill Road**

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1. The property has design value or physical value because it,

- Not applicable.

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

---

The property has historical value or associative value because it,

- Not applicable.

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

---

The property has contextual value because it,

- Not applicable.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

---

## 6 OUTLINE OF THE DEVELOPMENT PROPOSAL

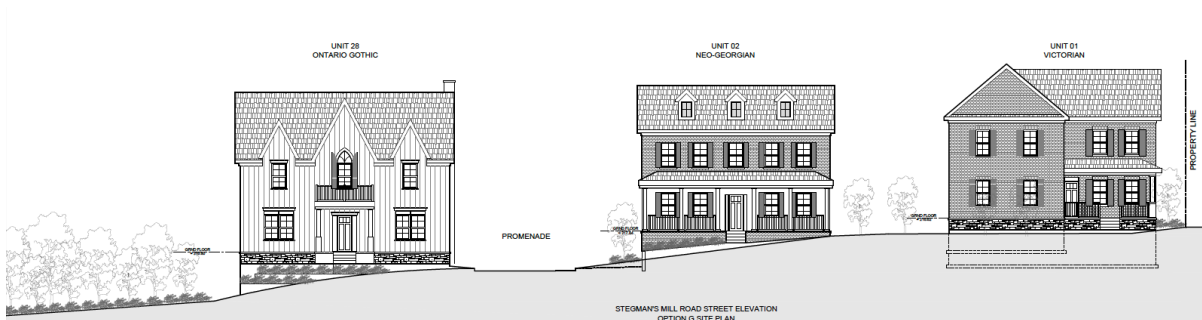
### 6.1 Development Proposal

The proposed development replaces the three existing structures with three new sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior. The houses are freestanding units that are connected below grade. The three units with principal elevations on Stegman's Mill Road maintain the orientation of the existing houses. Their design has been revised in accordance with Staff comments to better conform to the HCD guidelines on heritage architectural styles.

Parking will be provided below grade. One driveway, just west of the termination of Napier Street at Stegman's Mill Road, will provide access to the underground parking ramp. The entrance to the underground parking ramp is located beneath Unit 2, reducing its visibility from Stegman's Mill Road. A second driveway, further west along Stegman's Mill Road, will provide at-grade parking for Unit No. 1.

The design of the replacement structures along Stegman's Mill Road reflects the architectural styles in the HCD Plan. The design of the replacement structures on the interior of the Site is contemporary, but is based on studies of the vernacular heritage architectural styles within the District.

#### *Unit Design - Stegman's Mill Road*



(Rafael + Biguaskas Architects)

## Unit Design - Site Interior



(Rafael + Biguaskas Architects)





(Rafael + Biguaskas Architects)

## Site Plan



(Rafael + Biguaskas Architects)

## 6.2 Revisions to Proposed Development

The site plan has been revised to incorporate feedback from the Design Review Panel, the local community, and City staff.

The most significant revisions in response to all comments include:

1. A unit has been removed, allowing for reduced density on the Site.
2. The northeastern most unit has been sited further south in order to provide more front setback variation, a deeper front setback, and to better maintain views to the valley lands along Stegman's Mill Road.
3. The design of the three "heritage zone" units has been revised to better conform to the approved heritage architectural styles.
4. The revised architectural design of the interior units incorporates a more simplified material palette, changes in fenestration patterns (as recommended by Staff), the addition of front porches to some units, and removal of "bump-outs" from units.
5. Increased sideyard conditions for all units fronting the valley lands.
6. Increased building frontages for all units fronting the valley lands.
7. Redesign of the north-south promenade from a uniform line to an undulating design, which will decrease visibility of the interior of the Site from Stegman's Mill Road and is more in keeping with the village character of Kleinburg.

These revisions have improved the proposed development's conformity with the HCD guidelines.



## 6.3 Summary of Impacts

### *Removal of Buildings*

The current proposal requires the removal of three buildings within the district. In our opinion, the removal of these buildings does not represent a negative impact on the cultural heritage value, character or attributes of the district.

### *Original 1848 Lots*

The original lot configuration will be altered by the proposed development, which consolidates the three lots for redevelopment as a condominium. The impact of this alteration is minimal, considering the lots would not have been legible as individual properties until relatively recently in the history of the site.

### *Adjacent and Nearby Heritage Resources*

All of the adjacent properties are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage District. No physical or visual impact is anticipated on any of these properties.

## 6.4 9 Napier Street and 376 Stegman's Mill Road

The 9.5m building height on Stegman's Mill Road limits the visual impact of the proposed development on the heritage buildings at 9 Napier Street and 376 Stegman's Mill Road.

The setback of the proposed houses along Stegman's Mill Road will be similar to that of the houses on the opposite side of the road; however the house will be closer to the street edge than the existing condition.

The landscape and planting plans will mitigate this impact with a green buffer that is appropriate for the district and conforms to the guidelines in the HCD Plan.



9 Napier Street as viewed from the intersection of Napier Street and Stegman's Mill Road (Google Streetview). The subject site is to the right of the frame.



376 Stegman's Mill Road is located directly across from the subject site, which is to the right of the frame (Google Streetview).

## 7 MITIGATION MEASURES & CONSERVATION STRATEGY

These are detailed in the accompanying revised Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

## 8 CONCLUSION

The proposed development requires demolition of three 1960s bungalows, none of which have individual cultural heritage value as evaluated by Ontario Regulation 9/06 and all of which can be replaced. It alters the lot configuration on the Site, which will not result in a negative impact to significant heritage resources. The alteration to lot configuration is mitigated by the siting of the houses in the “heritage zone.”

The proposed development will have minimal impact on nearby heritage resources and some impact on the Stegman’s Mill streetscape.

In summary, we find that:

- the replacement of the existing houses and consolidation of lots does not represent a loss of significant cultural heritage resources; and
- the proposal appropriately mitigates impacts on nearby heritage resources.

Further analysis is included in the accompanying revised Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.



## 9 APPENDICES

### Appendix I: Vaughan, Guidelines for Cultural Heritage Resource Impact Assessment Reports



#### **GUIDELINES FOR CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT REPORTS**

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##### ***Policy Provisions for Cultural Heritage Resource Impact Assessment Reports***

On June 27, 2005, Council approved a document entitled "Strategy for the Maintenance & Preservation of Significant Heritage Buildings". Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Resource Impact Assessment requirements:

"Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property."

In addition, Section 4.2.6.4 of OPA 600 policy states, in part, the following:

(i) Block Plans

The City shall require that a comprehensive Cultural Heritage Resource Impact Assessment be prepared by a qualified heritage consultant as supporting material for a Block Plan. The purpose of the Cultural Heritage Resource Impact Assessment is to document and assess existing heritage features including buildings and other structures, sites, landscapes, areas and environments by means of historical research, photographic documentation and architectural assessment and an archaeological resource assessment.

(ii) Cultural Heritage Assessment

A detailed Cultural Heritage Resource Impact Assessment prepared by a qualified cultural heritage consultant may be required for development applications which affect either directly or indirectly, an individual property or a group of properties identified in the Inventory, archaeological sites or other significant heritage features.

As a result of the above policy statements, a Cultural Heritage Resource Impact Assessment may be requested by the City of Vaughan as part of the block plan development process for OPA 600 lands.

Buildings identified in the City's "***Listing of Buildings of Architectural and Historical Value***" or listed in the "***City of Vaughan Heritage Inventory***" may be subject to review in a Cultural Heritage Resource Impact Assessment.

A Cultural Heritage Resource Impact Assessment should not be confused with an archaeological resource assessment. To better differentiate the two, a cultural heritage assessment will identify, evaluate and make recommendations on ***built heritage resources and cultural landscapes***.

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***Guidelines for Cultural Heritage Resource Impact Assessment Reports  
Updated September 2012***

***Page 1 of 4***



Conversely, an archaeological resource assessment identifies, evaluates and makes recommendations on **archaeological resources**.

### ***Purpose***

The purpose of undertaking a Cultural Heritage Resource Impact Assessment is to identify and evaluate cultural heritage resources in a given area (i.e. real property) to determine the impact that may result from a specific undertaking or development of the subject property. As a result of this assessment process by a qualified consultant, the following is to be determined:

1. Whether a building is significant and should be preserved and incorporated within the proposed development. If the building is not considered significant, valid reasons on why it is not should be presented in the Impact Assessment report.
2. Preservation option (as found below) for the significant building and how it will be preserved or incorporated in a development (whether commercial or residential).

### ***Requirements of a Cultural Heritage Resource Impact Assessment***

The requirement of a Cultural Heritage Resource Impact Assessment shall be identified and requested by Cultural Services staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Resource Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Services staff will identify the known cultural heritage resources on a property that are of interest or concern.

In conjunction to the requirements set out in these guidelines, please refer to Ontario Heritage Toolkit, InfoSheet #5, as it assists in the understanding of the Provincial Policy Statement, 2005 policies related to the conservation planning of cultural heritage and archaeological resources.

The following items are considered the minimum required components of a Cultural Heritage Resource Impact Assessment report:

1. The hiring of a qualified heritage consultant to prepare the Cultural Heritage Resource Impact Assessment report. It is recommended that the consultant be a member of C.A.H.P. (Canadian Association of Heritage Professionals).
2. A concise history of the property and its evolution to date.
3. A history and architectural evaluation of the built cultural heritage resources found on the property.
4. The documentation of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
5. An outline of the development proposal for the lands in question and the potential impact the proposed development will have on identified cultural heritage resources.
6. A comprehensive examination of the following preservation/mitigation options for cultural heritage resources. Recommendations that result from this examination should be based

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***Guidelines for Cultural Heritage Resource Impact Assessment Reports  
Updated September 2012***

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on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. The options to be explored include (but are not limited to):

### ***Avoidance Mitigation***

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where preservation of the entire structure is not feasible, consideration may be given to the preservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition. The preservation of facades only, while not a preferred option, may be considered.

### ***Salvage Mitigation***

In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.

### ***Historical Commemoration***

While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered.

### ***Review/Approval Process***

Four copies of the Cultural Heritage Resource Impact Assessment shall be distributed to the City of Vaughan: 2 copies to the Vaughan Planning Department and 2 copies to the Cultural Services Department (one copy shall be stored for research purposes in the City of Vaughan Archives).

Staff will determine whether the minimum requirements of the Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. City staff will meet with the owner/applicant to discuss the Impact Assessment report and recommendations contained therein.

Heritage Vaughan Committee, a statutory advisory committee to Vaughan Council, will also review all Impact Assessment reports. Heritage Vaughan Committee may make recommendations to Vaughan Council with regards to the recommendations contained in the subject reports.

The preparation and submission of a Cultural Heritage Resource Impact Assessment report may be a required condition of approval for development applications and draft plan of subdivision applications.





Any questions or comments relating to these guidelines may be directed to:

**Cecilia Nin Hernandez, B.E.D.S, M.Arch**  
**Cultural Heritage Coordinator**  
Cultural Services Division, Department of Recreation and Culture  
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1  
Phone: (905) 832-8585, ext. 8115  
Fax: (905) 832-8550  
[cecilia.nin@vaughan.ca](mailto:cecilia.nin@vaughan.ca)

**Daniel Rende, M.Pl.**  
**Cultural Heritage Coordinator**  
Cultural Services Division, Department of Recreation and Culture  
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1  
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Fax: (905) 832-8550  
[daniel.rende@vaughan.ca](mailto:daniel.rende@vaughan.ca)

## Appendix II: Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest



ServiceOntario  
e-Laws

[Français](#)

### ONTARIO REGULATION 9/06

made under the

### ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

#### Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

#### Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

[Français](#)

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## Appendix III: City of Vaughan Heritage Inventory, Excerpts

Stegman's Mill Road (south)

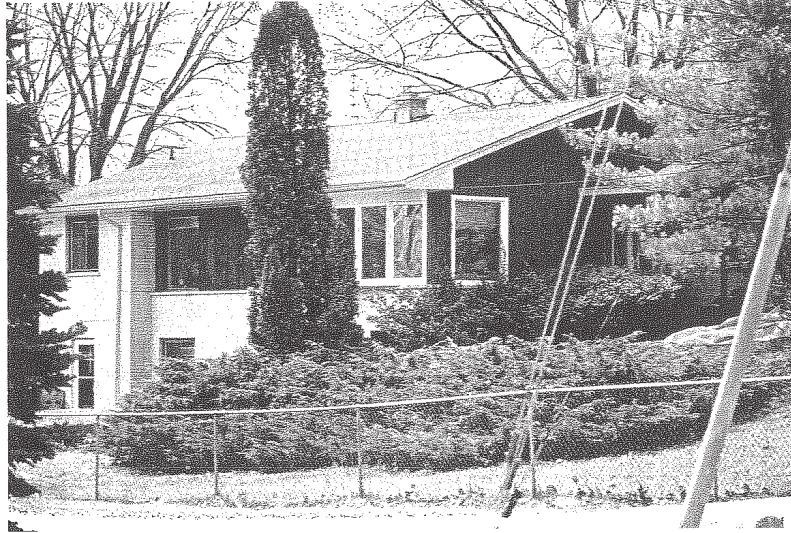
Kleinburg



### 357 Stegman's Mill Road

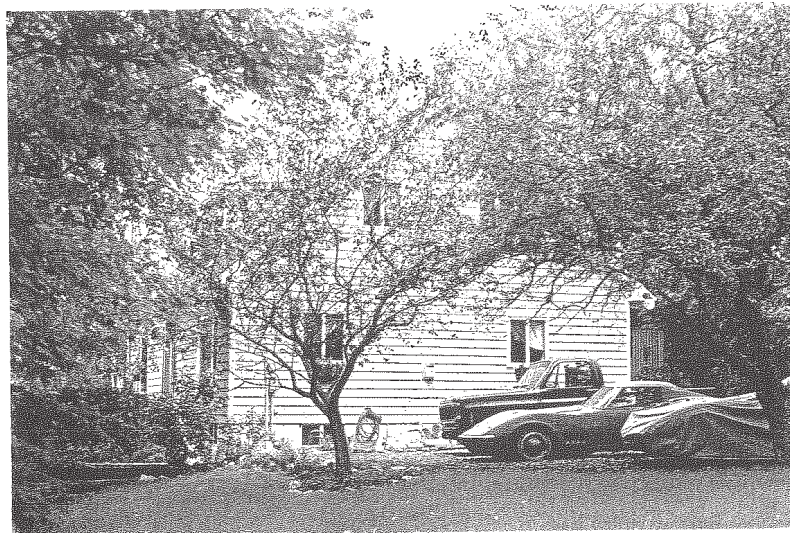
- Ell-shaped, red-brick, Ranch-style house with front verandah and later additions (c. 1960).
- Description – Long, low bungalow has projecting gable wing at LH side, and (added) flat-roofed garage at RH side, with at-grade front verandah tucked under roof overhang between these two volumes. Verandah is enclosed by high, decorative iron fence (over low stone walls) extending between tall, field-stone piers topped by thin, stone copings, with ball-type lights above. Front wall at verandah is clad in vertical boards, with tall, triple casement windows at left and pair of smaller, two-pane windows to right. Projecting gabled wing at east side has large window at basement level only. Projecting two-car garage at west side has two, unpainted, roll-up wooden doors each with five frames comprising four panels each. Spandrels above are clad in vertical aluminum siding. Broad soffits are aluminum-clad, fascias are narrow and also aluminum-clad, and gutters and downspouts are typical modern profiles. Roof is clad in light-brown asphalt shingles. A three-vent, field-stone chimney is visible beyond main peak towards LH side.
- Comments - Long, low bungalow is set well back from road at edge of ravine, with above-grade basement window just visible at east side. Decorative stone and metal elements at verandah are attractive modern details. Building is an attractive period piece in keeping with peripheral, suburban Kleinburg, though flat-roofed garage is slightly out of character with original house. Any addition to this structure should not project above existing roof peaks. For any proposed future development at this site see the Plan and Guidelines.





**365 Stegman's Mill Road**

- White-brick, Ranch-style house with partial upper wall clad in vertical boards (c. 1960).
- **Description** – Long, low bungalow is set with low-pitched gable facing road, with entry centrally located under simple, pitched-roof open porch supported by two stained wooden posts. Entry has slab-type door (behind fully glazed storm door) with patterned-glass, ¼ sidelight to left. Front wall is clad in white brick at low level and at projecting portion to right of door, whereas upper wall at remainder of front elevation is clad in narrow, stained, vertical, v-jointed boards. Fenestration consists of original, unframed horizontal sliders at right and replacement, aluminum, single-pane sash at left. Sills are thin, rock-faced limestone, and lintels are hidden by cladding. Soffits are clad in aluminum, as are narrow fascias, and rainwater goods are conventional aluminum sections. Roof is clad in black asphalt shingles.
- **Comments** – Apparent bungalow is set well back from, and at right-angles to road, with above-grade basement windows visible only at east side. Projecting portion of front elevation, having different cladding treatment entirely in white brick, is unusual feature, and aside from altered windows at east side, house is another period piece typical of suburban Kleinburg. Any addition to this structure should not project above existing roof peaks, and for any proposed future development at this site see the Plan and Guidelines.



**375 Stegman's Mill Road**

- 1½ storey, pitched-roof, clapboard house with pop-up dormers (c. 1950?).
- **Description** – Steeply gabled house is set well back from and at right-angles to road, with entry invisible at west elevation. Painted concrete-block foundation is visible at grade, with wall above clad in blue clapboard with narrow, white corner boards. Fenestration consists of tiny sliding windows at basement and almost symmetrically placed, small, double casements at ground and second floors. Shed-roofed dormers exist at both east and west elevations, with cladding and windows as described. Soffits and narrow fascias are clad in aluminum, and rainwater goods are conventional aluminum sections. Roof has dark-grey asphalt shingles.
- **Comments** – Modest clapboard house is somewhat anomalous. Orientation, scale, size of windows and placement relative to road suggest an older house, though height relative to grade, and exposed concrete-block foundation are typical post-war elements. In any event, house is in keeping with transitional context between historic core and more recent, suburban periphery. Reinstatement of suitable period windows, if nature of these may be confirmed, might be considered. Any addition to this structure should not be visible from road, and for any proposed future development at this site see the Plan and Guidelines.







# **CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM DRAFT REPORT**

**357, 365 & 375 STEGMAN'S MILL ROAD  
KLEINBURG HERITAGE DISTRICT, VAUGHAN, ON**

**MARCH 31, 2021**



**CANADA: 21 SCOLLARD ST., #103, TORONTO, ON M5R 1G1 416 920 8105**

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# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

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# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

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## EXECUTIVE SUMMARY

This property located within the Kleinburg-Nashville Heritage District, City of Vaughan, Ontario, is Designated under Part V of the Ontario Heritage Act. Planned redevelopment of this property was initiated in 2015/2016, approved by the Heritage Committee and Council of the City of Vaughan. Redevelopment plans included provision for a series of smaller single-family homes on this property with one level of below grade parking. A portion of the plan included three larger properties that faced Stegman's Mill Road. Initial design included clearance of the existing site for redevelopment with construction of a single level of below grade parking with 25 residences on top of the parking structure. Following the City of Vaughan approval, the owner/developer determined that construction costs for the planned development were not cost effective and decided to create a new development plan for the property eliminating the parking structure, with a similar site plan arrangement along a single-entry drive with a total of 13 larger residences with individual garages along a similar single-entry road to create a 'village character' for the development. Design for the three houses facing Stegman's Mill Road which had been approved by the Heritage Committee would remain but with garages at grade. The remaining planned housing atop the planned parking structure would now be reduced to ten larger sized houses at grade with attached garages are in context with previously approved forms considered in compliance with the Heritage District Guidelines. Below grade parking was eliminated. The internal street is similar, but landscape and utility infrastructure are totally redesigned. Proposed plantings use trees and plants suggested in Section 9.8 of the HCD plan. This Heritage Impact Assessment is an addendum to the revised application.

The revised site plan is similar to the 2015/2016 plan with three houses fronting on Stegman's Mill Road with a landscaped driveway/road with sidewalk into the site from



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Stegman's Mill Road to ten individual lots with larger single-family residences and garages on each lot.

This decision required resubmittal of the revised plan for the City of Vaughan approval for development and resubmittal of a Cultural Heritage Impact Assessment which was prepared and approved by the City of Vaughan at that time. This Cultural Heritage Impact Assessment was prepared by MW HALL CORPORATION and is an addendum to the earlier CHIA prepared by ERA Architects Inc. In addition to a complete resubmittal of the planned development documents, the owner of the property has been required to file this addendum to the original Cultural Heritage Resource Impact Assessment for 357, 365 and 375 Stegman's Mill Road. While the original background research and reporting by ERA remains pertinent, reassessment of potential impacts from the revised plans for the site on the heritage district was required by the City of Vaughan staff. MW HALL CORPORATION was commissioned by KLM Planning and the property owner to review the revised development plan for the property vis-à-vis the existing heritage district, the appropriateness of the newly planned development, and to prepare and submit this report on behalf of the owner/developer of the property.

As this is a reassessment of the revised planned development, existing background historical research submitted in the earlier Cultural Heritage Resource Impact Assessment [CHIA], including earlier decisions made regarding the design of the planned new residences have been considered. The focus of this report is to provide review of the proposed new development plans vis-à-vis the Kleinburg-Nashville Heritage District plan.

This resubmittal conforms with agreements made by staff and the consultant team to date. In our opinion the planned revisions are in accord with Kleinburg-Nashville Heritage Conservation District Design Guidelines and are recommended for approval. The new built forms proposed are within the context of the HCD Plan and Guidelines,

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and generally conform with the previously approved forms within the subject site and create a sense of 'village character' appropriate for the Heritage District.

## 1.0 INTRODUCTION TO THE DEVELOPMENT SITE

The earlier CHIA prepared by ERA Architects Inc. for the subject property proposed for replacement of three existing 1960's single family houses at the rear half of this large lot with separate owners on the undivided lot. The site has now been cleared. None of the cleared buildings had heritage significance in themselves, but the property is within the heritage district designated under Part V of the Ontario Heritage Act, as is most of the early core of Kleinburg. In 2015 for the property called for clearance of the property and construction of one level of below grade parking with 28 new two storey single family residences with pedestrian access on top of the parking structure. As part of that plan, facing Stegman's Mill Road, three larger single-family homes with below grade parking were designed and approved to relate to the existing architectural character of heritage structures on the opposite side of Stegman's Mill Road.

MW HALL CORPORATION was commissioned by Kleinburg Village Development Corporation/Skyhomes Inc. to work with KLM Planning Partners Inc. to prepare an Addendum to the 2015 development plan for the property assessing the revised development plans. The revised plan for parking provides individual garages attached to each residence at grade. The newly planned residences are increased in size to approximately 4,000sf to 5,000 sf (including loft) and now number 13 single family homes with garages at each residence, with a similar single new roadway coming from Stegman's Mill Road to service vehicle and pedestrian access to the residences.

# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

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31 March 2021

Prepared by: MW HALL CORPORATION

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Present contact Information is as follows:

## **OWNER**

Kleinburg Development Corporation

Email: skyhomescorporation@rogers.com

## **CONTACT INFORMATION**

Grant Uyeyama, MCIP, RPP, Principal Planner

KLM Planning Partners Inc.

64 Jardin Drive Unit 1B

Concord, ON L4K 3P3

TEL: 905 669 4053

CEL: 416 871 6887

Email: GUyeyama@klmplanning.com

## **2.0 BACKGROUND RESEARCH AND ANALYSIS**

As this is an addendum to the 2015 CHIA prepared by ERA Architects Inc., background research in the earlier CHIA is not revised. Focus on this addendum is to review the revised plan and architectural character of the planned new development for the property in accord with guidelines for the Kleinburg-Nashville Heritage District Plan. The ERA report identified the heritage district character within the immediate vicinity of this property.



# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

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## 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT AND SITE ALTERATION

Scale of the individual structures in the revised plans are in general conformance with the existing scale of this area of the Conservation District. Architectural character of planned residences is 'of today' but creates an 'historic village' that relates to the Kleinburg-Nashville Conservation District Study Plan and Guidelines [see summary in Section 3.1 below and attached planned façade designs in Appendix A5].

Plans prepared by Cassidy & Co. Architects for redevelopment of this property are for a 13-lot single detached residential village of approximately 4,000sf to 5,000sf (with loft) each for the interior lots, with attached garages. The single new roadway extending from Stegman's Mill Road to the rear of the lot will have a hammerhead turnabout [see Appendix A3]. Planned architectural character of the residences is inspired by 19<sup>th</sup> century houses within the heritage district. Three larger residences fronting on Stegman's Mill Road are designed in accord with the Kleinburg Heritage District Guidelines and were previously reviewed with the original submittals and approved by staff and council, with the exception that at this time garages are provided with each house on each lot.

Popovich Associates, Landscape Architects have specified landscape species that conform to Section 9.8 of the Guidelines for the project. They have also designed an added commemoration plan of the heritage district at a site within the development, adjacent to Stegman's Mill Road for public view [see appendix A4].

The project lands have been cleared. Plans are to subdivide the property into ten single family residential lots plus the three lots facing Stegman's Mill Road.

# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

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## 3.1 ASSESSMENT OF PROPOSED HOUSING DESIGNS PER HERITAGE DISTRICT CRITERIA

Introductory note: Site Plan and Planned House designs are in Appendix A4.

Following is a summary review and assessment of the Kleinburg-Nashville Design Guidelines as applied to planned design of the ten new housing units. Design of the housing is similar to the previously approved plans, except that the below grade parking is eliminated, and each house has an integrated or attached garage. While the proposed new housing is within the Kleinburg-Nashville Heritage District, the planned houses will be 'of their time' as a 'Heritage Village'. The houses will reflect the Guidelines for new housing within the Heritage District with materials that will be contemporary but of heritage character as follows:

The three homes fronting on Stegman's Mill Road will be restricted to a maximum height of 9.5m to midpoint of the roof. The ten interior homes will be restricted to a maximum height of 9.85m to midpoint of the roof. All new homes in the project will have peaked roofs.

- a. No chimneys planned.
- b. Wood shingles not used, will use asphalt, some consideration of sheet metal roofing.
- c. 'Gothic' windows not used in gables, but some arched top windows.
- d. Building heights conform to agreed requirements by staff.
- e. No polychrome masonry, but brick and some Hardie Board panels on facades.
- f. Asymmetrical composition utilized.
- g. Main door, some with transoms utilized.
- h. Facades are asymmetrical, some with bay window.

# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

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- i. Some verandahs with wood posts utilized.
- j. Victorian decorative brackets or trelliage not utilized.

Some houses will be similar to Edwardian Style with:

- a. Some wood verandahs with classical columns of brick piers.
- b. Main front room window with decorative transom, no leaded or stained glass.
- c. Simple decorative wood porch railings and trim.

NOTE: The three planned houses facing Stegman's Mill Road were previously approved by Heritage Committee and will be as previously designed, with the exception that garages have been added for each property. Seven optional house designs are to be offered and made available to purchasers to select and to be constructed on one of the ten individual lots along the planned roadway, with integrated garages in each unit.

## 4.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION

This redevelopment has been planned to replace the existing non-conforming 1960's houses which were not in keeping with heritage district guidelines, yet to construct new housing that is in keeping with the Kleinburg Heritage District Guidelines, yet design 'of our time'. The house construction will be utilizing exterior materials which are compatible with the Guidelines. This planned redevelopment is intended as a 'village' of homes, with the three houses facing Stegman's Mill Road providing a connection/transition from this 'village' to existing heritage properties in the District. This development will upgrade this area within the heritage district and will provide a link between the downtown Kleinburg core and the many heritage houses along Stegman's Mill Road and nearby Napier Street.



# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

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## 5.0 ALTERNATIVES AND MITIGATION STRATEGIES

There are no alternatives or mitigation strategies required or recommended.

## 6.0 CONSERVATION STRATEGY

Conservation of the existing property was not recommended in this instance. This property, when redeveloped, will better conform with the Kleinburg- Nashville Heritage District Plan.

## 7.0 CONCLUSION AND RECOMMENDATIONS

The revised plan for this property is in accord with Kleinburg-Nashville Heritage Conservation District Study and Plan and will enhance and provide connections other portions of the District.

We recommend approval and implementation of this addition to the Conservation District.

This Cultural Heritage Impact Assessment is respectfully submitted by:

MW HALL CORPORATION



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

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# CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

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## APPENDICES

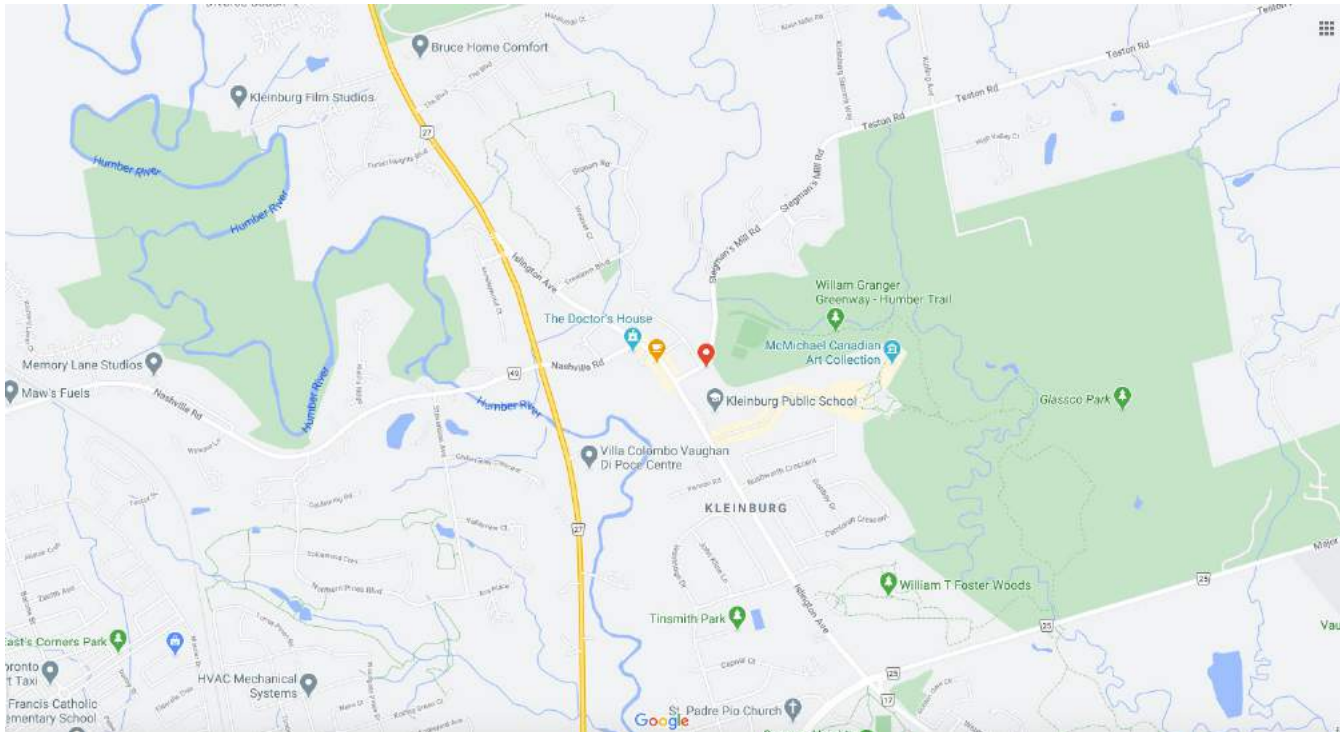
- A1- Vicinity, Aerial and Site Map
- A2- Photographs of nearby heritage buildings
- A3- Site Plan, proposed redevelopment, 357, 365, 375 Stegman's Mill Road
- A4- Kleinburg Heritage District commemoration plan
- A5- 2021 elevation designs for planned residences
- A6- Section 9. Design Guidelines, Kleinburg-Nashville Heritage Conservation District Study and Plan
- A7- Curriculum Vitae, Mark Hall

## REFERENCES

1. Section 9. District Guidelines Kleinburg- Nashville Heritage Conservation District Study and Plan
2. Section 9.8, Kleinburg-Nashville HCD Study and Plan
3. Cultural Heritage Resource Impact Assessment, 357,365 & 375 Stegman's Mill Road, Issued November 30, 2016, by ERA Architects Inc.
4. Heritage Vaughan Meeting, Recommendations, November 16, 2016

## APPENDIX A1

### 357, 365 AND 375 STEGMAN'S MILL ROAD VICINITY MAP LOCATION OF PREVIOUS EXISTING HOMES ON SITE





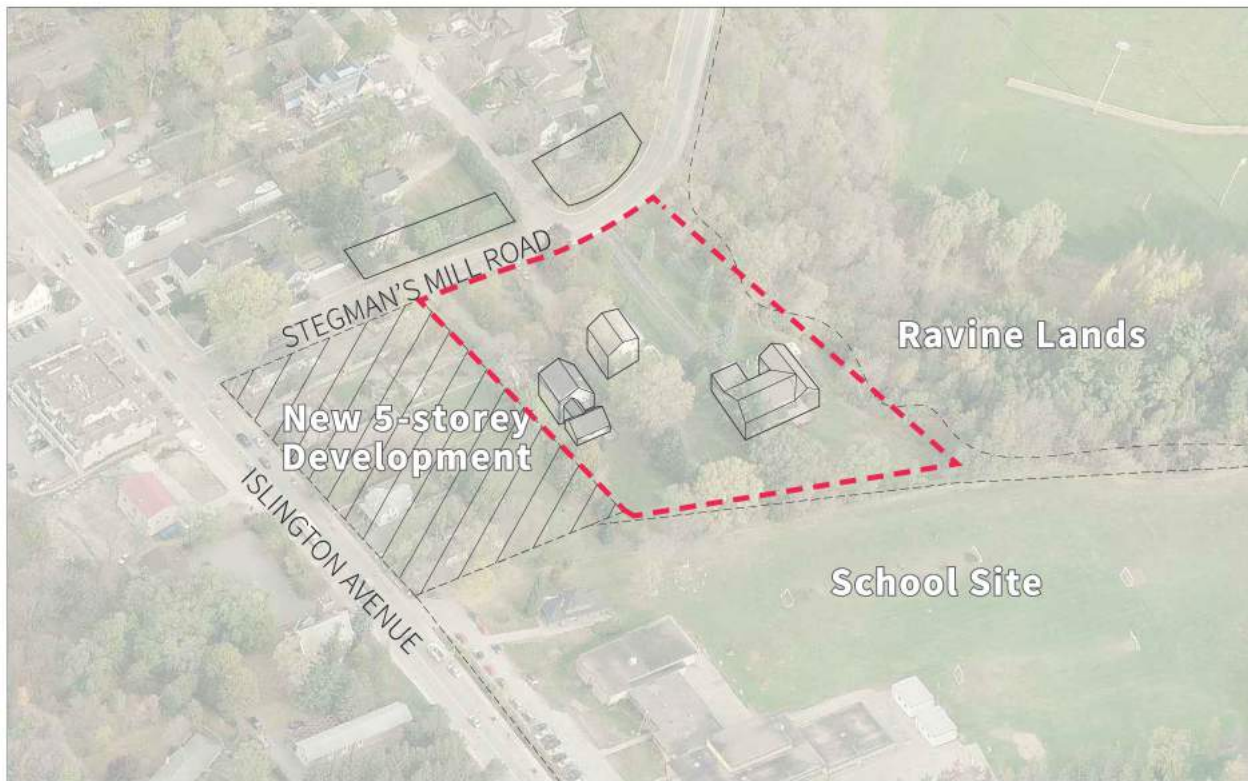
## APPENDIX A1

### 357, 365 AND 375 STEGMAN'S MILL ROAD AERIAL MAP LOCATION OF PREVIOUS EXISTING HOMES ON SITE



## APPENDIX A1

### 357, 365 AND 375 STEGMAN'S MILL ROAD SITE MAP LOCATION OF PREVIOUS EXISTING HOMES ON SITE



Context of the Site (Bing Maps, annotated by ERA).





1  
MARCH 31/21



2  
MARCH 31/21





3  
MARCH 31/21



4  
MARCH 31/21

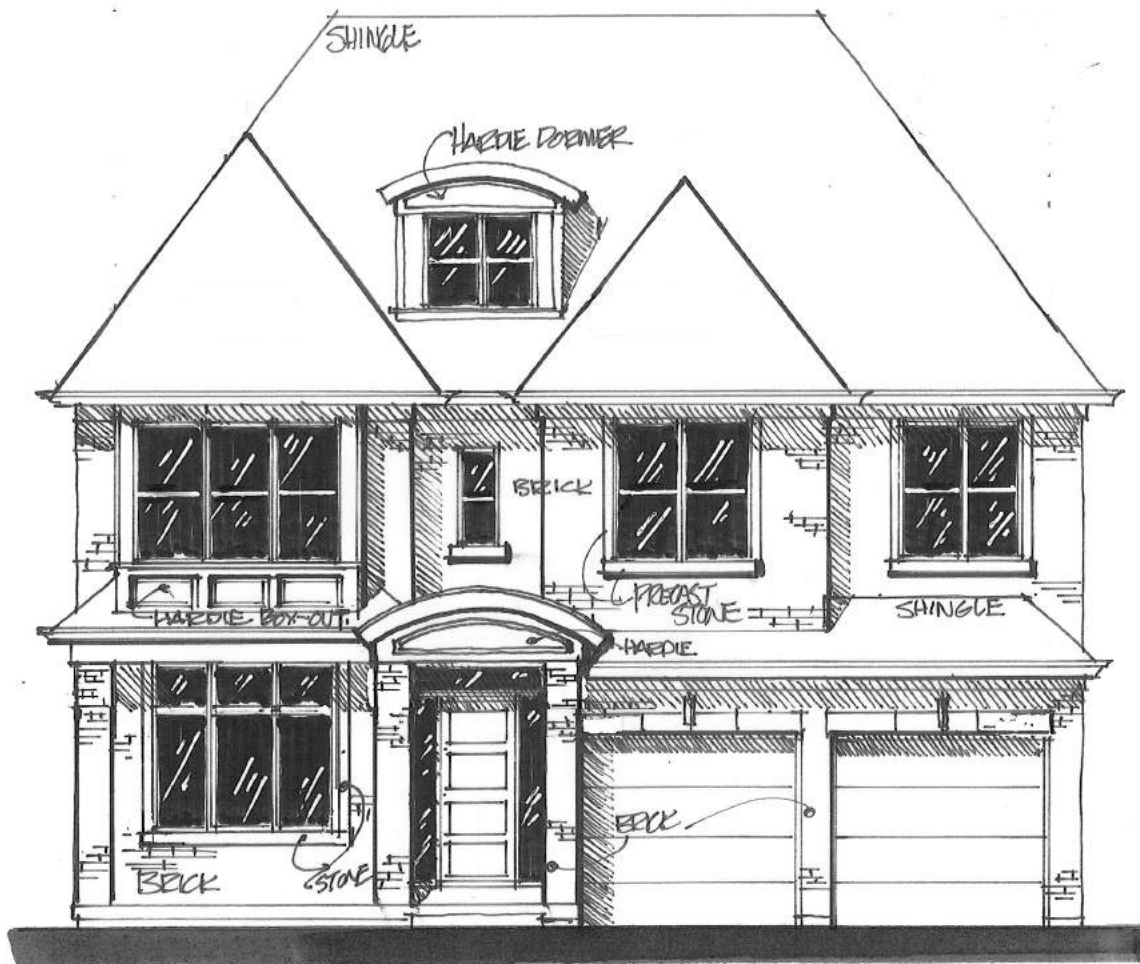


5  
MARCH 31/21



6  
MARCH 31/21





7  
MARCH 31/21

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

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### 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.

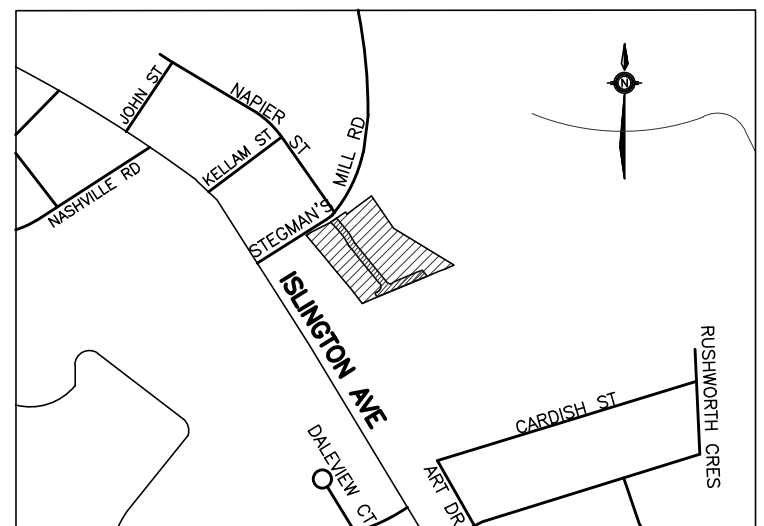
### COMMUNITY & EDUCATION SERVICE

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.





COVERAGE CALCULATIONS												
UNIT NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
LOT AREA (m²)	993.07	409.01	462.15	380.42	307.30	668.89	534.82	623.48	501.09	492.45	490.61	489.34
BUILDING COVERAGE (including porch and deck) (m²)	238.72	238.72	199.18	199.18	160.13	220.61	307.02	196.03	238.72	238.72	238.72	238.81
LOT COVERAGE (%)	40.22	51.95	34.44	41.84	47.47	38.78	36.84	36.30	47.64	48.48	48.66	44.97



**KEY PLAN**  
NTS  
SUBJECT LANDS

ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO CITY OF VAUGHAN BENCH MARK NO. 54-5, HAVING AN ELEVATION OF 219.114m.

**SITE STATISTICS**

TOTAL NUMBER OF UNITS = 13  
SITE AREA = 11.461 m²  
= 1.146 ha approx.  
= 2.83 acres approx.

LOT FRONTAGE = 63m

BUILDING COVERAGE = - m² = - %  
PAVED AREA = - m² = - %  
LANDSCAPED AREA = - m² = - %

PARKING MINIMUM PARKING SPACE = 3.00m X 6.00m

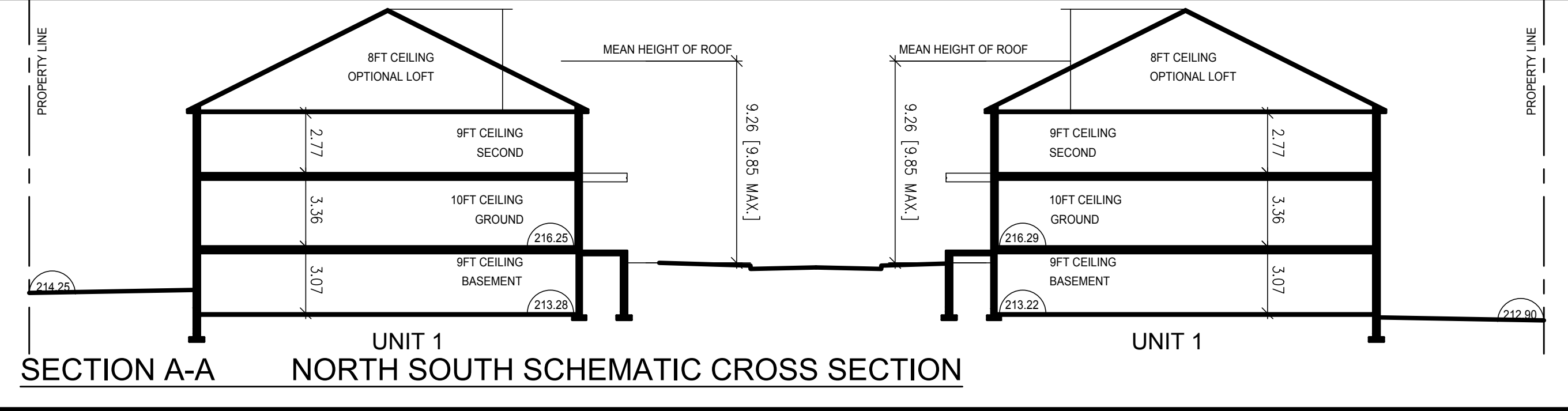
REQ'D PARKING = 2/UNIT  
PARKING REQUIRED = 13 X 2 = 26 SPACES  
PARKING PROVIDED = 52 SPACES

- LEGEND:**
- GRADE POINT
  - BELL POLE
  - HYDRO POLE
  - STREET LIGHT
  - FIRE HYDRANT
  - TRANSFORMER
  - VALVE CHAMBER
  - WATER SERVICE
  - STORM MANHOLE
  - SANITARY MANHOLE
  - CATCH BASIN
  - STORM & SANITARY CONNECT
  - SINGLE STORM & SANITARY
  - RECESSED GAS METER
  - RECESSED HYDRO METER
  - SWALE DIRECTION
  - CABLE TV PEDESTAL
  - BELL PEDISTAL
  - HYDRO
  - SUPER MAIL BOX
  - DROPPED GARAGE SLAB
  - EXTERIOR DOOR LOCATION
  - SIDE WINDOW LOCATION
  - DOWNSPOUT LOCATION
  - EMBANKMENT ± 1:1 SLOPE MAX
  - AIR CONDITIONING UNIT REQ'D (AS PER NOISE REPORT)
  - SLAB - LOWER FLOOR ELEVATION
  - FINISHED FLOOR ELEVATION
  - TBW TOP OF BASEMENT WALL
  - BF BASEMENT FLOOR ELEVATION
  - UPF UNDERSIDE OF FOOTING
  - UPF UNDERSIDE OF FTG - GARAGE
  - UPF UNDERSIDE OF FTG - REAR
  - REV REVERSE PLANS
  - 26.3R NUMBER OF RISERS
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - WOOD FENCE
  - RETAINING WALL
  - CHAIN LINK FENCE

No.	Description	Date	Rev.
1	ISSUED FOR SUBMISSION NO. 1	APRIL 27, 2021	AS
2	COORDINATED SITE PLAN WITH CIVIL BASE RECEIVED APRIL 22, 2021. LANDSCAPE PLAN RECEIVED APRIL 21, 2021. REVISED TURN AROUND TO AVOID RETAINING WALL ENCROACHMENT. ISSUED TO ALL CONSULTANTS.	APRIL 26, 2021	AS
3	COORDINATED SITE PLAN WITH CIVIL BASE RECEIVED MARCH 18, 2021. ELECTRICAL DESIGN RECEIVED MARCH 17, 2021. REVISED HOUSE TEMPLATES AS PER UNIT DESIGNS. ISSUED TO ALL CONSULTANTS.	APRIL 13, 2021	AS
4	COORDINATED SITE PLAN WITH CIVIL BASE RECEIVED MARCH 19, 2021. ISSUED TO ALL CONSULTANTS.	MARCH 16, 2021	AS
5	ISSUED SITE PLAN TO KLM FOR COORDINATION	NOV. 10, 2020	AS

**Cassidy + Company**  
Residential Design Consultants  
60 RANDALL DRIVE, SUITE 11, RICKERSON VILLAGE, AJAX, ONTARIO  
(905) 619-1270 FAX (905) 619-1288

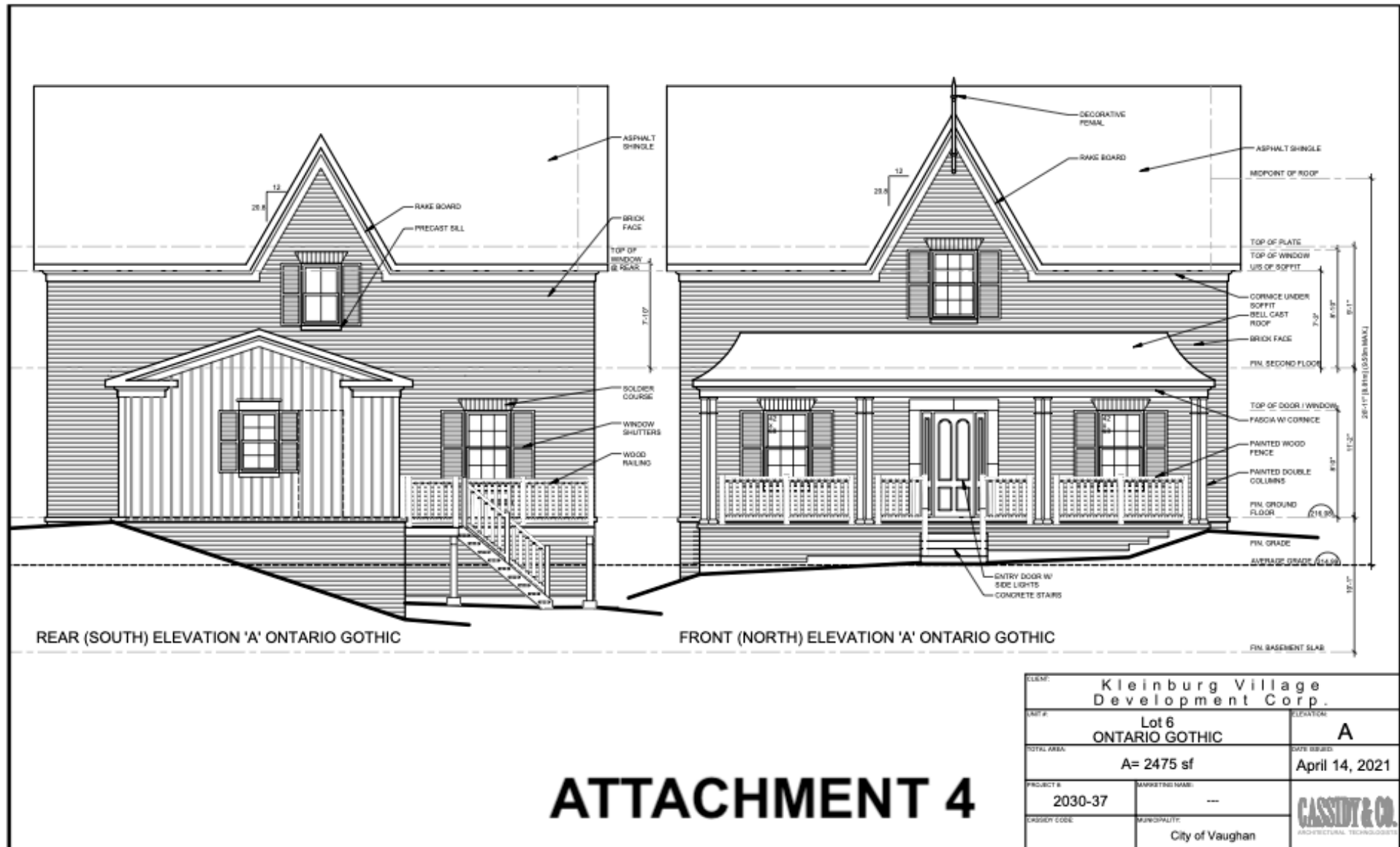
Client	KLEINBURG VILLAGE DEVELOPMENT CORPORATION		
Project Name	PROPOSED DEVELOPMENT 357, 365, & 375 STEGMAN'S MILL ROAD KLEINBURG, CITY OF VAUGHAN DA.16.071		
Legal Description	PART OF LOTS 22, 23 AND 24 REGISTERED PLAN 11 AND PART OF LOT 24, CONCESSION 8 CITY OF VAUGHAN (GEOGRAPHIC TOWNSHIP OF VAUGHAN) THE REGIONAL MUNICIPALITY OF YORK		
Drawn by	AS	Checked by	PK
Date	November, 2020	Date printed	April 27, 2021
Sheet Title	SITE PLAN		
Scale	1 = 200 m	Project No.	2020-37
City File No.	PAC.20.061		
			DWG. NO. <b>SP1</b>

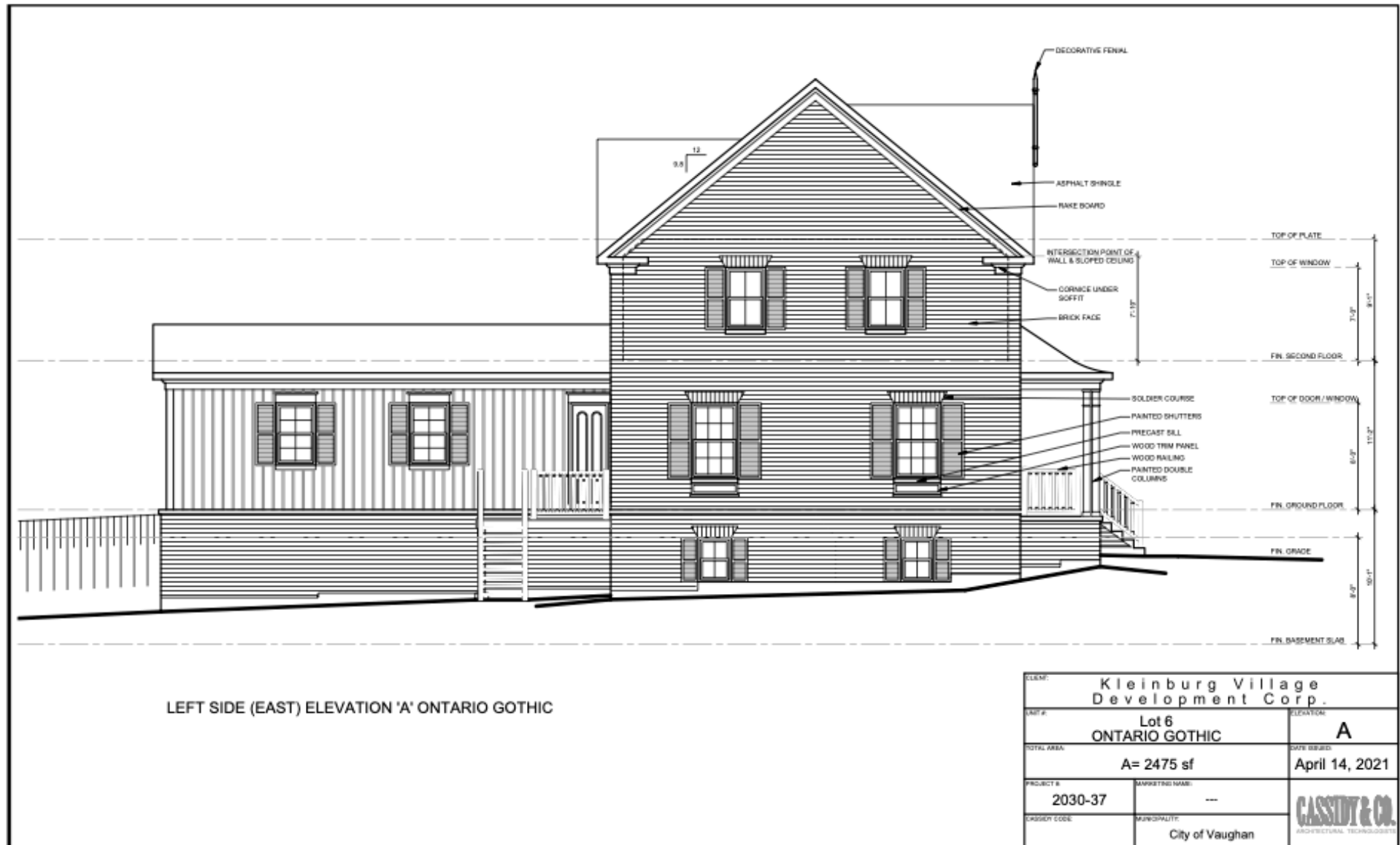


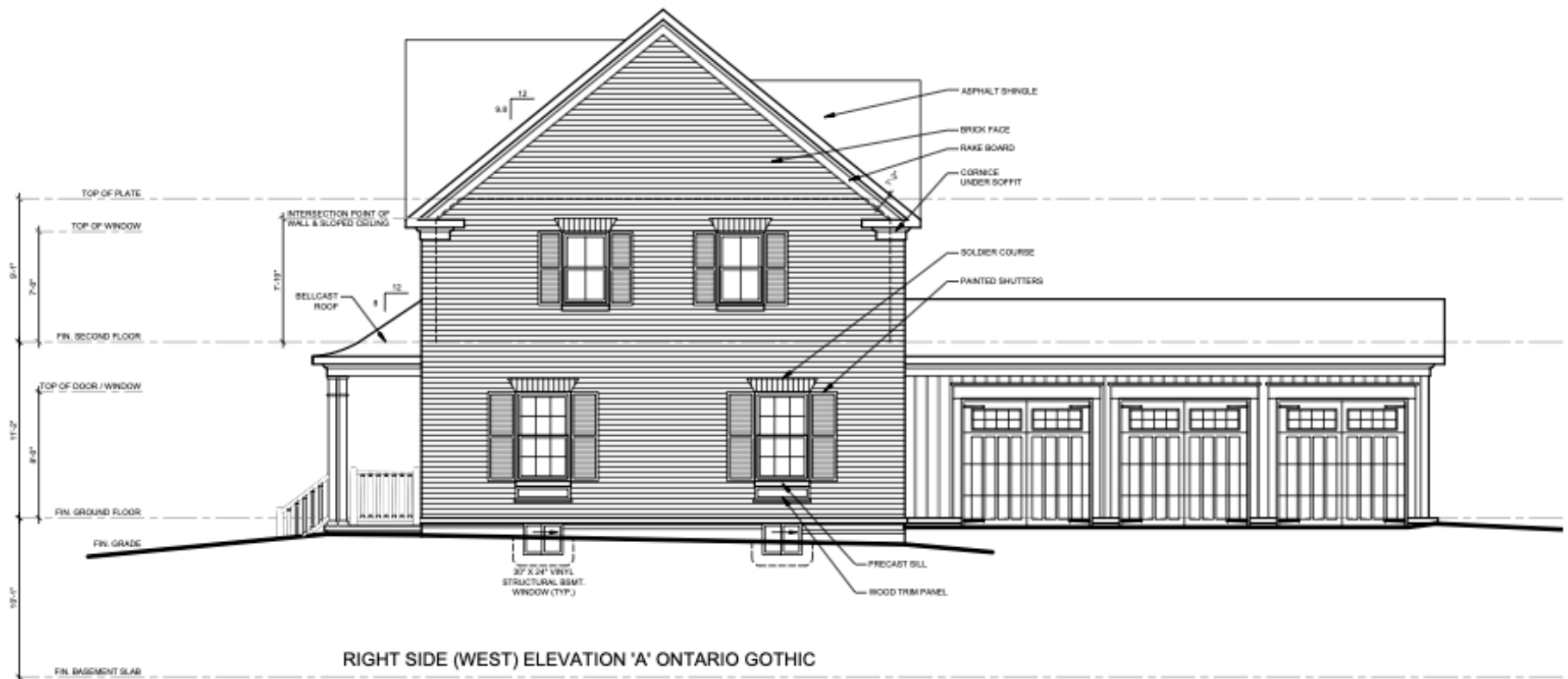












CLIENT:	Kleinburg Village Development Corp.	
LOT #:	Lot 6	ELEVATION: A
TOTAL AREA:	A= 2475 sf	DATE ISSUED: April 14, 2021
PROJECT #:	2030-37	MARKETING NAME: ---
CADDIS CODE:	MUNICIPALITY: City of Vaughan	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS

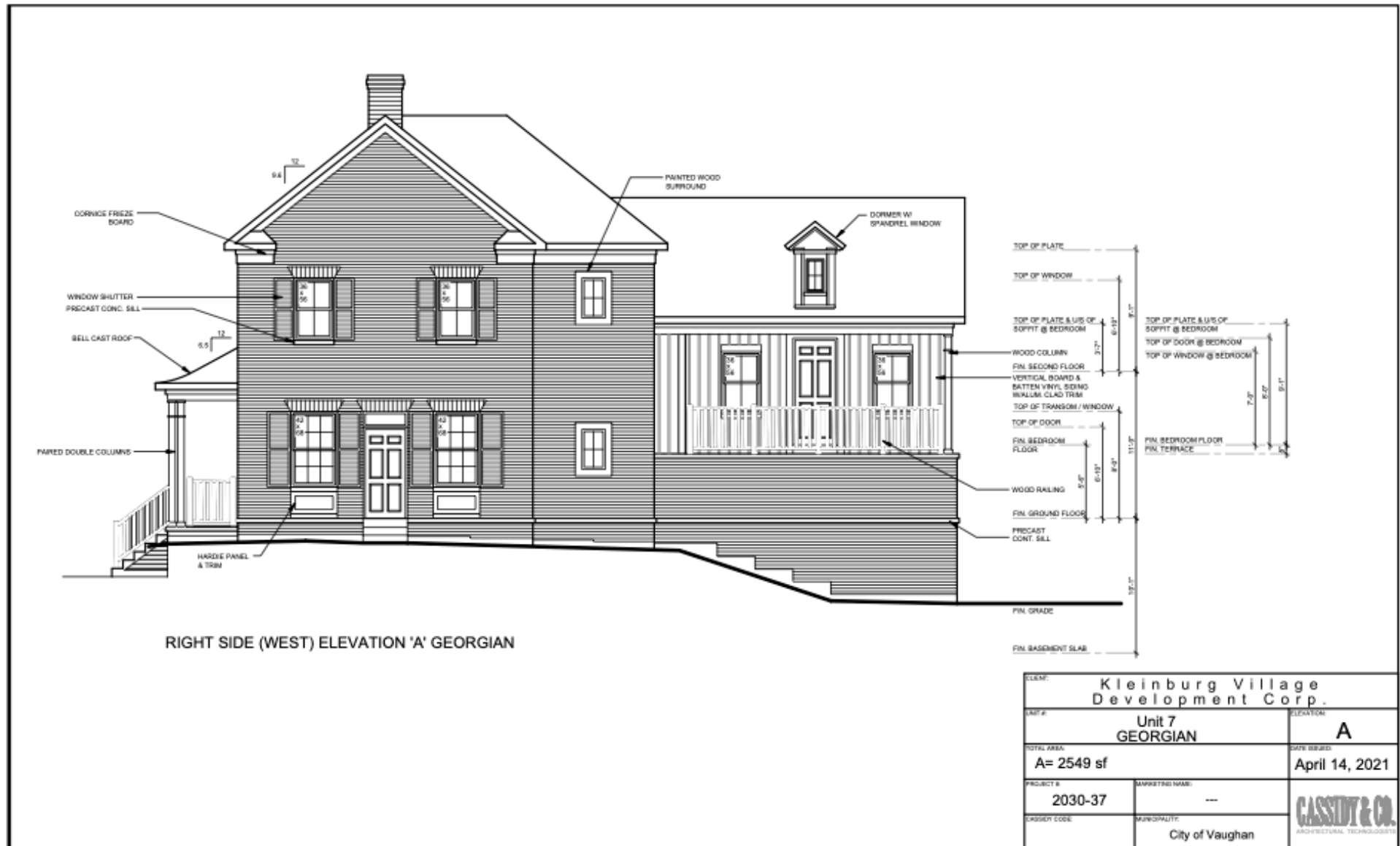


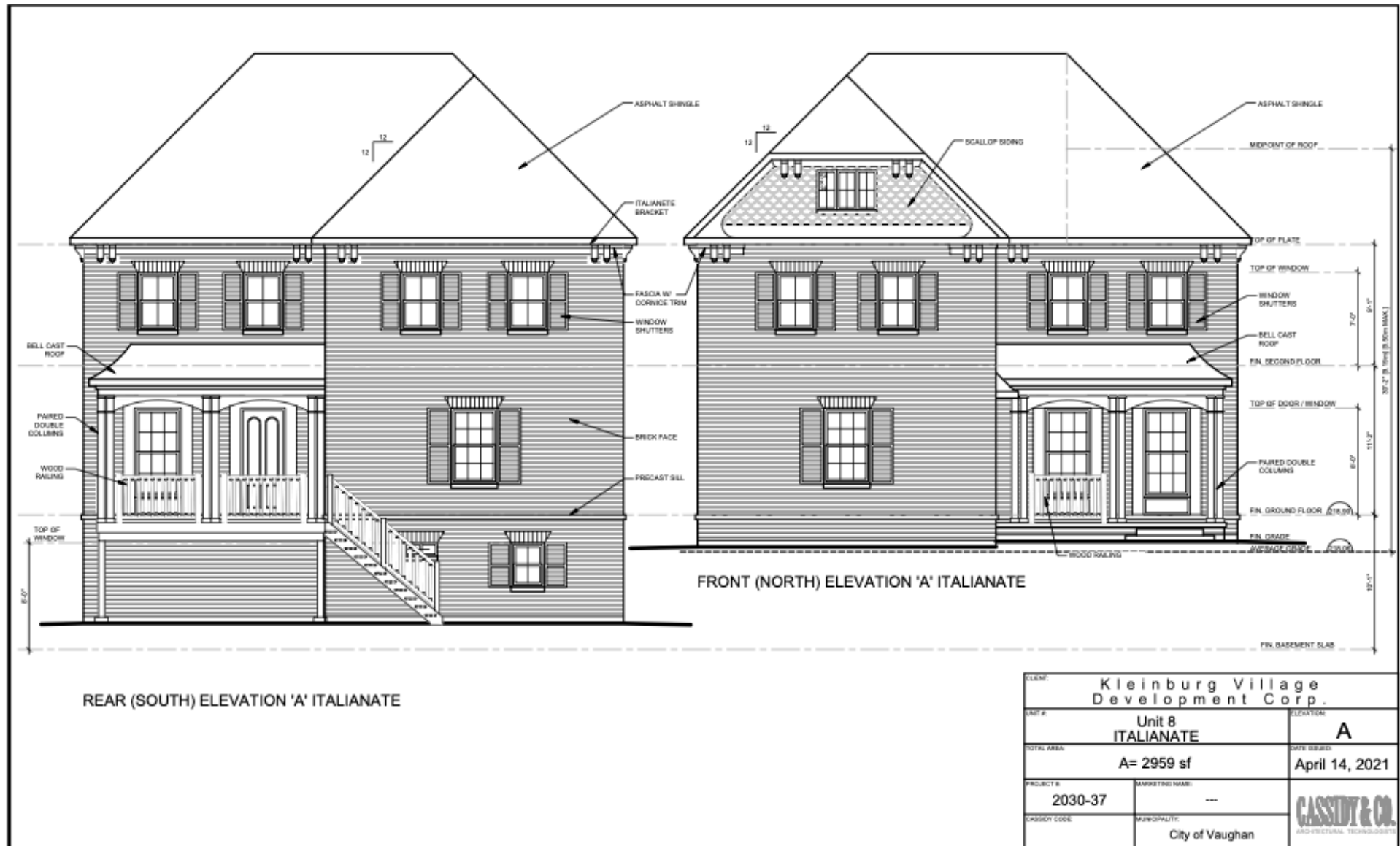


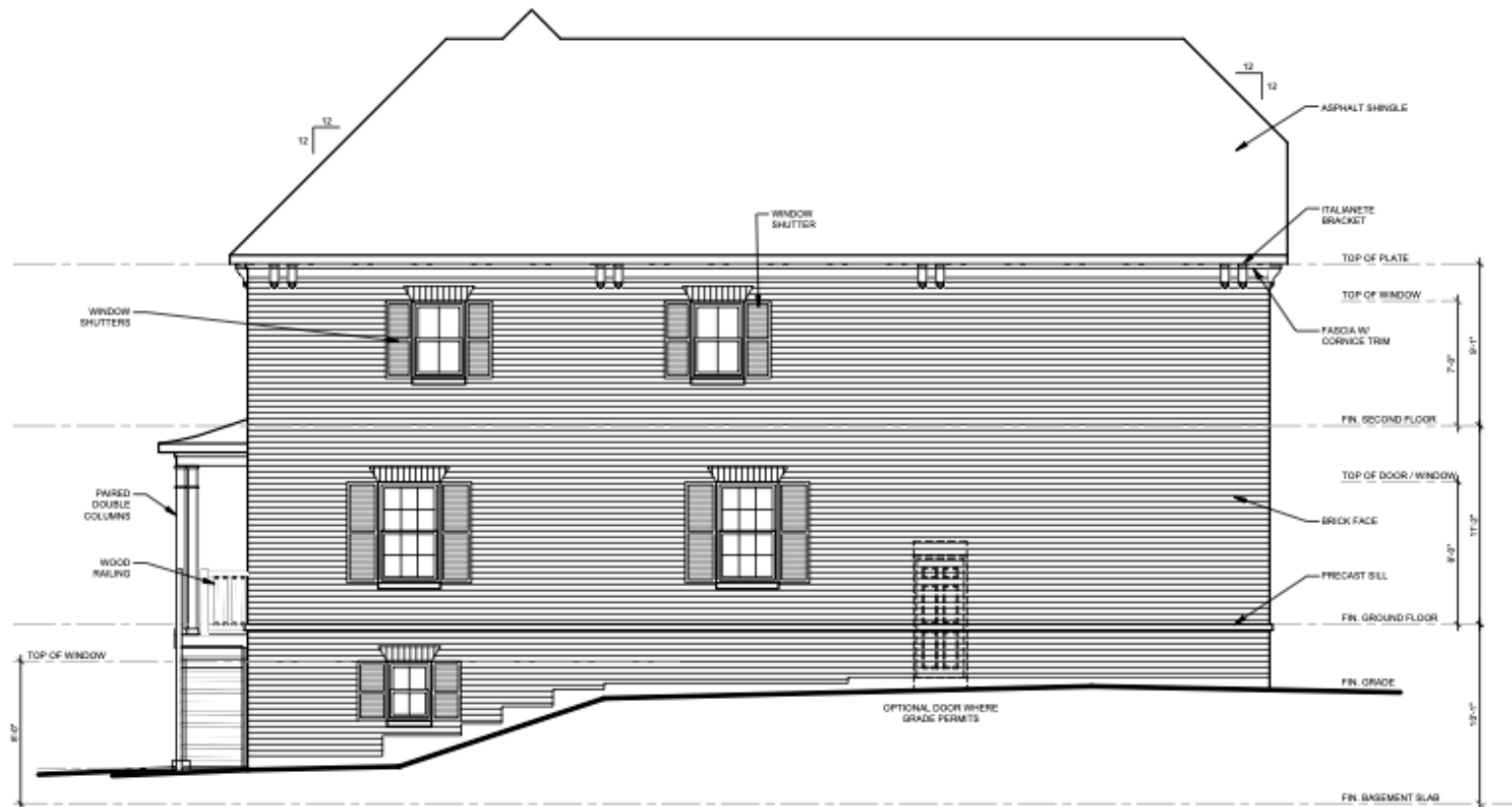


LEFT SIDE (EAST) ELEVATION 'A' GEORGIAN

CLIENT: Kleinburg Village Development Corp.	
UNIT #	Unit 7
ELEVATION: A	
TOTAL AREA	A = 2549 sf
DATE ISSUED	April 14, 2021
PROJECT #	2030-37
MARKETING NAME	---
CADDIS CODE	CITY OF VAUGHAN
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	







LEFT (EAST) ELEVATION 'A' ITALIANATE

CLIENT: Kleinburg Village Development Corp.	
UNIT #	Unit 8
ITALIANATE	
TOTAL AREA	A= 2959 sf
PROJECT #	2030-37
MARKETING NAME	---
DATE ISSUED	April 14, 2021
CADDEN CODE	CITY OF VAUGHAN
ARCHITECTURAL TECHNOLOGISTS	CASSIDY & CO.

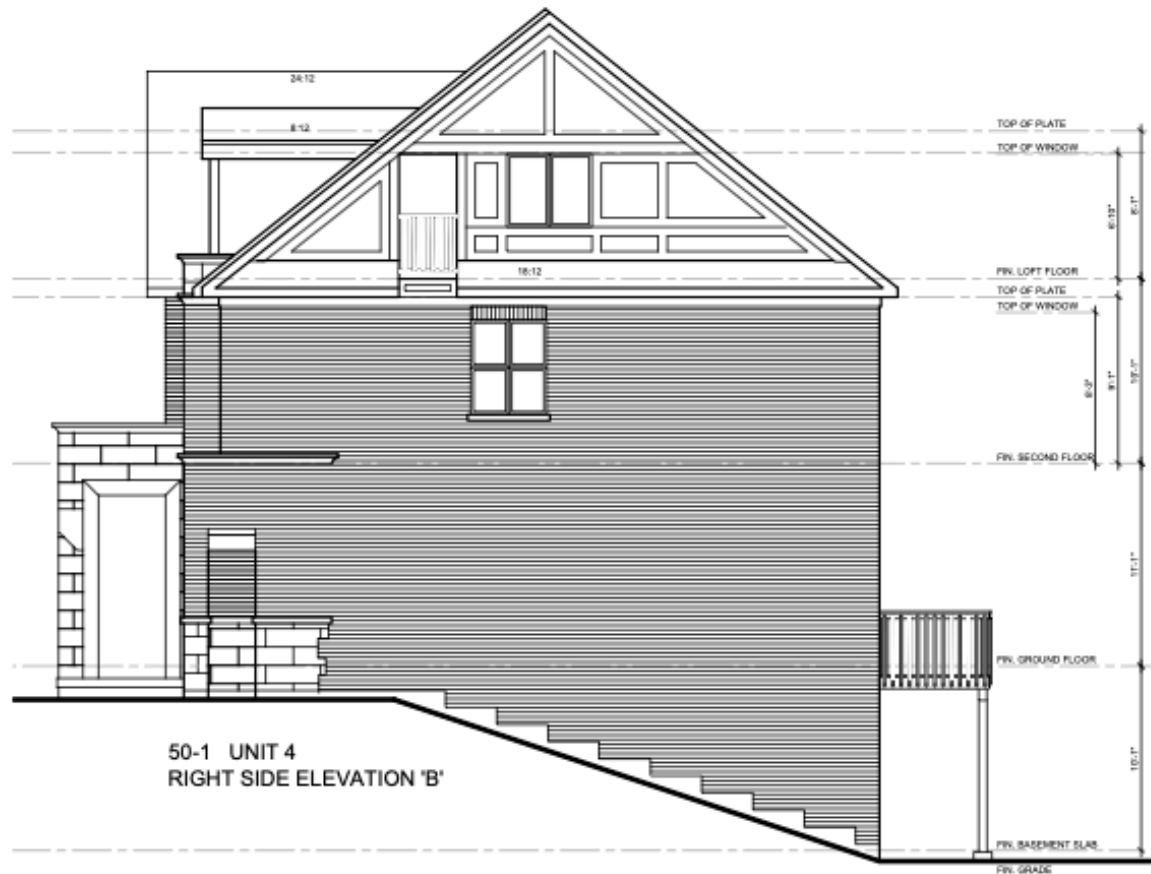




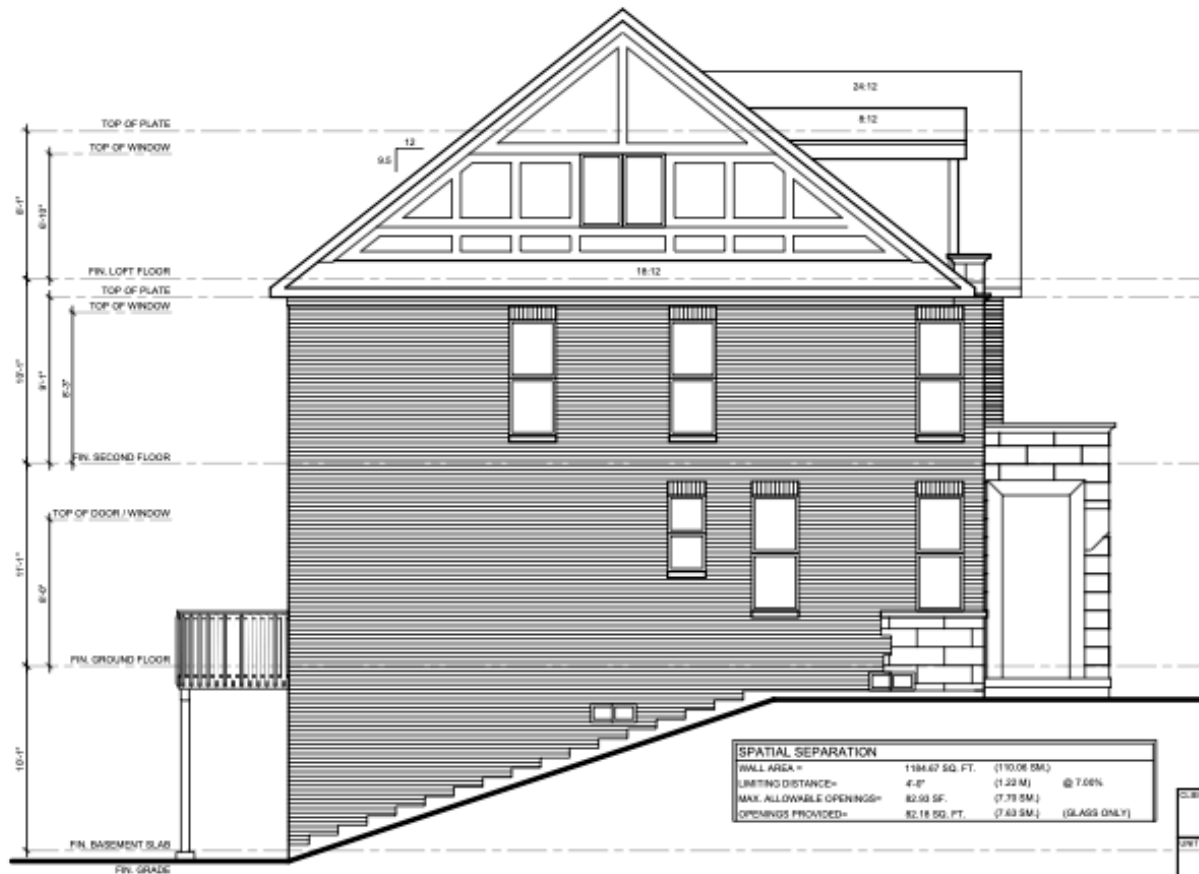
RIGHT (WEST) ELEVATION 'A' ITALIANATE

CLIENT: Kleinburg Village Development Corp.	
UNIT #	Unit 8
ELEVATION	A
TOTAL AREA	A= 2959 sf
DATE ISSUED	April 14, 2021
PROJECT #	2030-37
MARKETING NAME	---
CITY CODE	City of Vaughan
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	





CLIENT: Kleinburg Village Development Corp.		
UNIT #	50-1 UNIT 4	ELEVATION: B
TOTAL AREA	3373 sf	DATE ISSUED: April 10, 2021
PROJECT #	2020-37	MARKETING NAME: -
CASSETY CODE:		CITY OF VAUGHAN
<b>Casady + Company</b> Residential Design Consultants		



50-1 UNIT 4  
LEFT SIDE ELEVATION 'B'

CLIENT: Kleinburg Village Development Corp.		
UNIT #	50-1 UNIT 4	ELEVATION: B
TOTAL AREA	3373 sf	DATE ISSUED: April 10, 2021
PROJECT #	2020-37	MARKETING NAME: -
CASSETY CODE:		MUNICIPALITY: City of Vaughan
<b>Casady + Company</b> Residential Design Consultants		

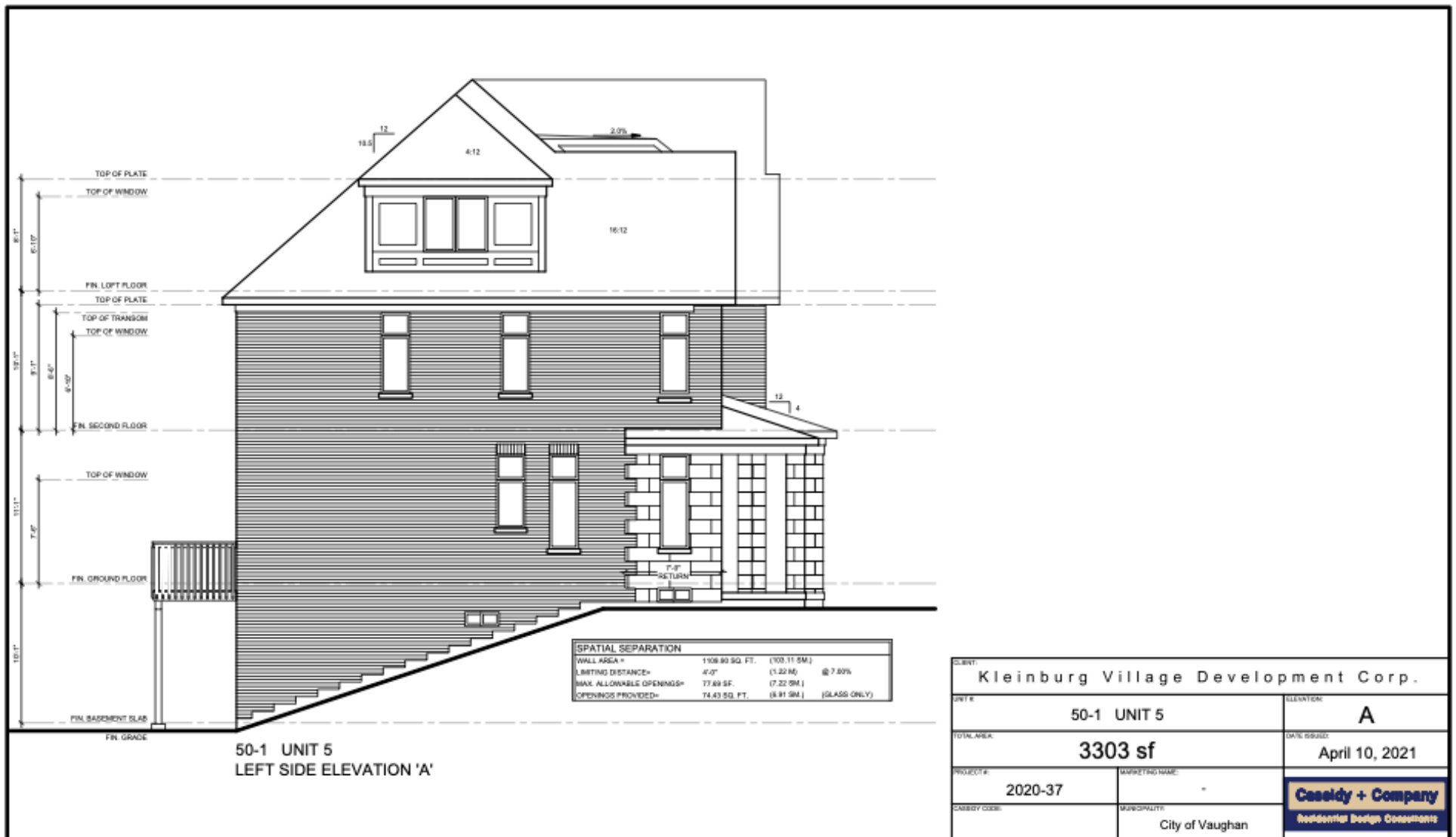




CLIENT: Kleinburg Village Development Corp.		
UNIT #	50-1 UNIT 4	ELEVATION: B
TOTAL AREA	3373 sf	DATE ISSUED: April 10, 2021
PROJECT #	2020-37	MARKETING NAME: -
CASSETY CODE:		CITY OF VAUGHAN
<b>Casady + Company</b> Residential Design Consultants		





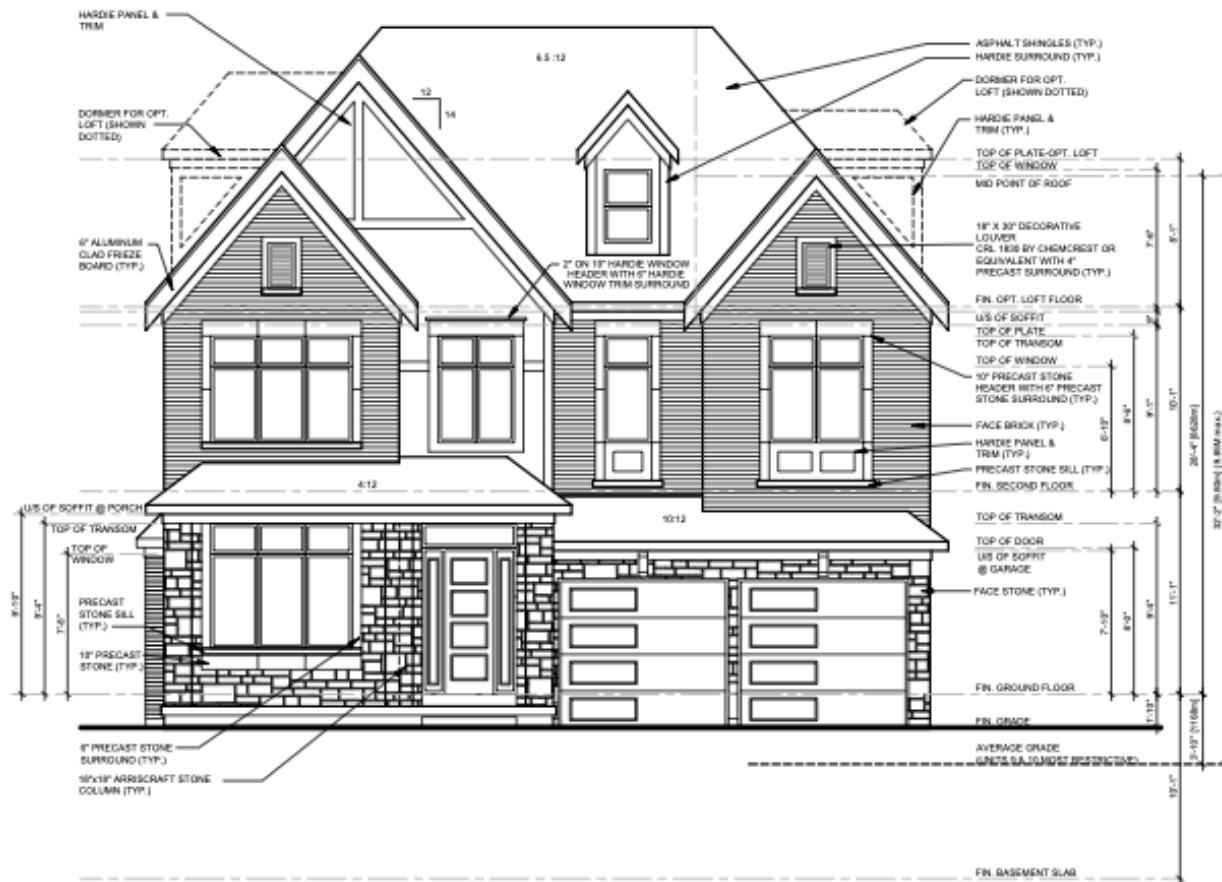






50-1 UNIT 5  
REAR ELEVATION 'A'

CLIENT: Kleinburg Village Development Corp.		
UNIT #	50-1 UNIT 5	ELEVATION: A
TOTAL AREA	3303 sf	DATE ISSUED: April 10, 2021
PROJECT #	2020-37	MARKETING NAME: -
CASSETY CODE:		CITY OF VAUGHAN
		<b>Casady + Company</b> Residential Design Consultants



50-2 UNITS 1-3 AND 9-13  
FRONT ELEVATION 'A'

Kleinburg Village Development Corp.	
UNIT #	ELEVATION
50-2 UNITS 1-3 AND 9-13	A
DATE PREPARED	DATE
4493sf /5177sf w/ opt. Loft	April 28, 2021
PROJECT #	PROJECT NAME
2020-37	-
CITY OF VAUGHAN	CITY OF VAUGHAN
<b>Casady + Company</b> Residential Design Consultants	





50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' - OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-2 UNITS 1-3 AND 9-13	A	
TOTAL AREA	4493sf / 5177sf w/ opt. Loft	DATE	April 28, 2021
PROJECT #	2020-37	PROJECT NAME	
CITY/STATE		ARCHITECT	Cassidy + Company Architectural Design Consultants
		CLIENT	City of Vaughan





50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' - OPT. 2

Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13	A	ONE ELEVATION	April 28, 2021
4493sf / 5177sf w/ opt. Loft		PROJECT NO.	2020-37
		DESIGNER	City of Vaughan
		ARCHITECT	Cassidy + Company
		ARCHITECTURAL DESIGN CONSULTANT	Architectural Design Consultant



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' - OPT. 2 W/ OPT. LOFT

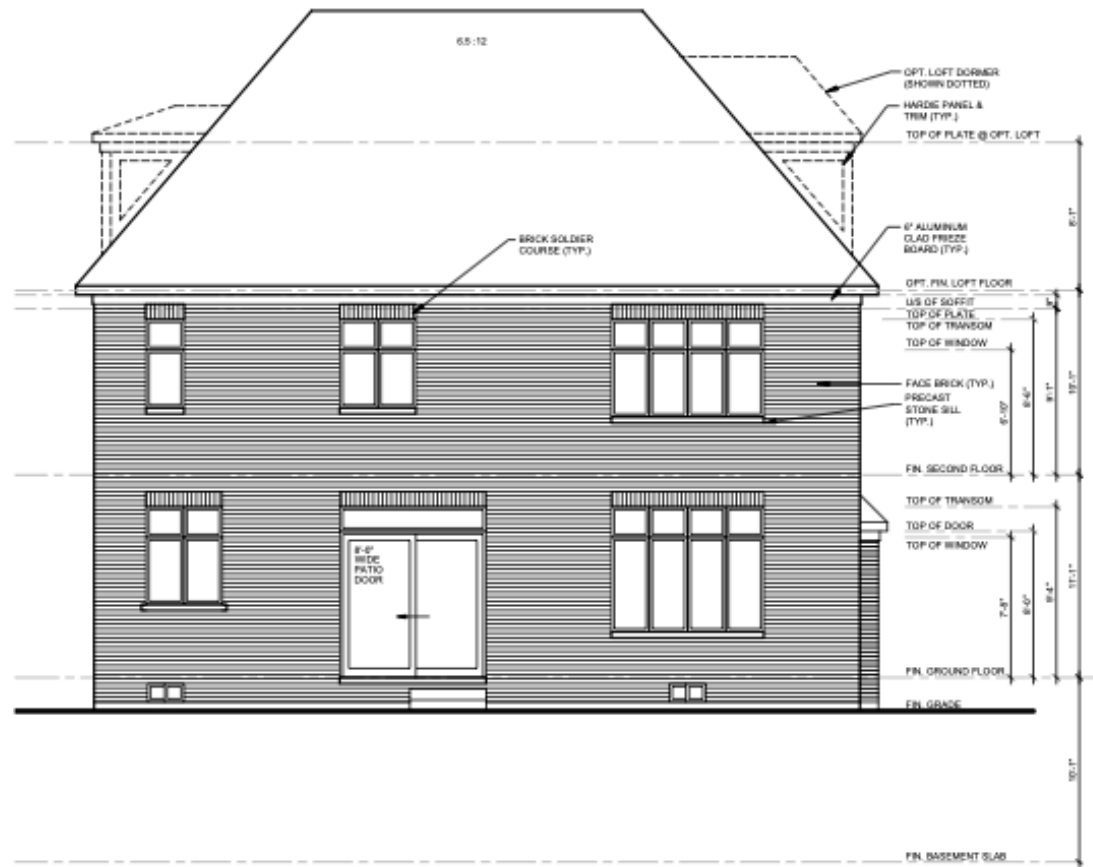
Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13		A	
4493sf /5177sf w/ opt. Loft		ONE PERIOD	
2020-37		April 28, 2021	
2020-37		Cassidy + Company	
2020-37		Architectural Design Consultant	
2020-37		City of Vaughan	



RIGHT SIDE ELEVATION 'A'

Kleinburg Village Development Corp.		ELEVATION		A	
DATE	50-2 UNITS 1-3 AND 9-13	DATE	4493sf /5177sf w/ opt. Loft	DATE	April 28, 2021
TOTAL AREA		PROJECT NO.	2020-37	PROJECT NAME	City of Vaughan
PROJECT NAME		PROJECT NO.		PROJECT NAME	City of Vaughan
PROJECT NO.		PROJECT NO.		PROJECT NAME	City of Vaughan

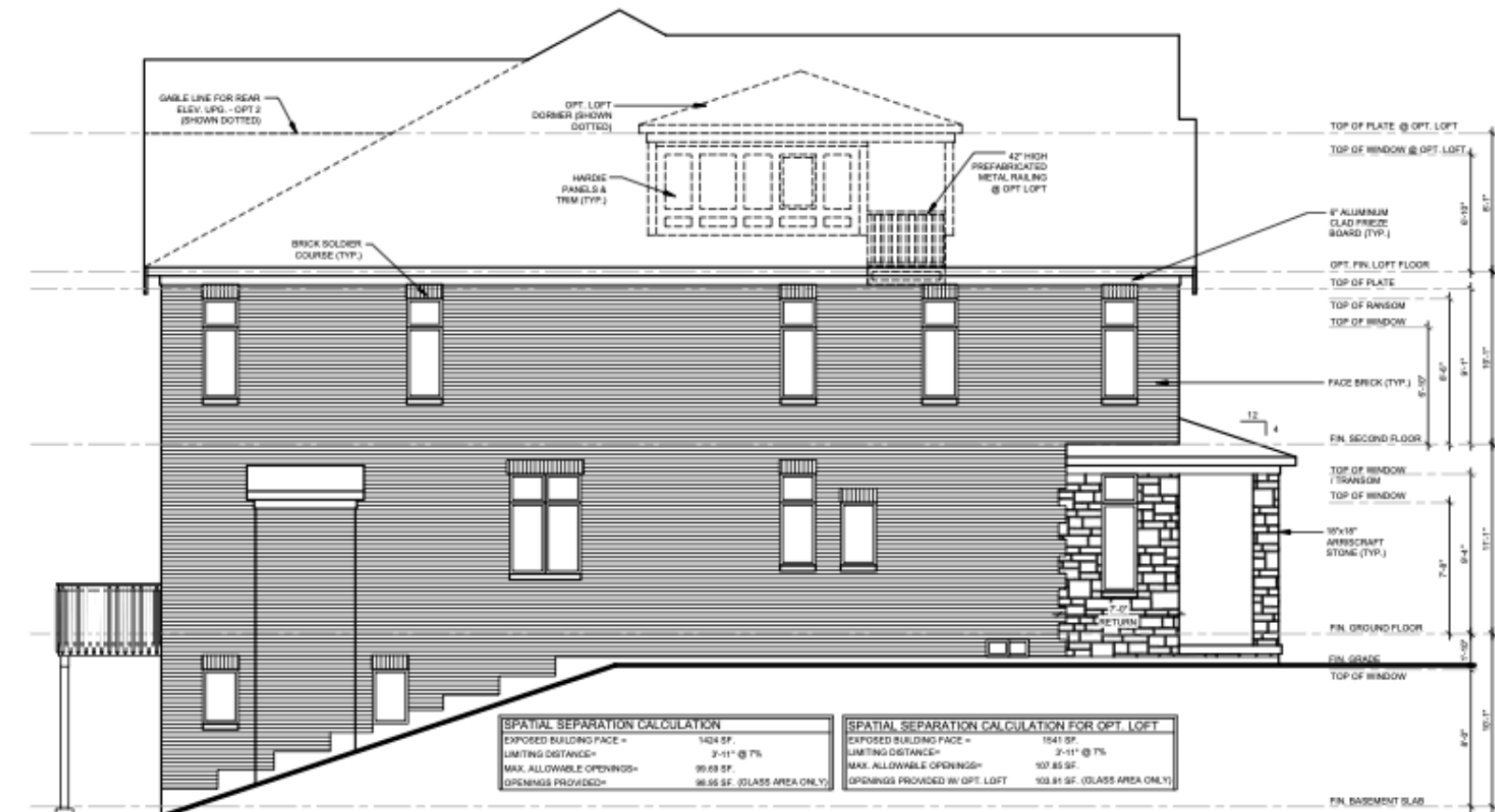
**Casady + Company**  
Architectural Design Consultants



REAR ELEVATION 'A'

Kleinburg Village Development Corp.			
STREET	ELEVATION		
REAR	A		
TOTAL AREA	50-2 UNITS 1-3 AND 9-13	DATE ISSUED	April 28, 2021
PROJECT NAME	4493sf /5177sf w/ opt. Loft	PROJECT NO.	-
PROJECT CODE	2020-37	MUNICIPALITY	City of Vaughan
			
		Residential Design Consultants	





LEFT SIDE ELEVATION 'A' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13		A	
4493sf /5177sf w/ opt. Loft		DATE: April 28, 2021	
2020-37		PROJECT NAME	
		CITY: City of Vaughan	
		ARCHITECT: Cassidy + Company	
		ARCHITECT: Cassidy + Company	



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-2 UNITS 13 AND 9-13	DATE	A
TOTAL AREA	4493sf /5177sf w/ opt. Loft	DATE	April 28, 2021
PROJECT #	2020-37	ARCHITECT	Casady + Company
CLIENT	City of Vaughan	ENGINEER	Architectural Design Consultants



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE OPTION 2

CLIENT Kleinburg Village Development Corp.		ELEVATION A	
DATE 11/18/20	50-2 UNITS 1-3 AND 9-13	ONE ELEVATION	April 28, 2021
TOTAL AREA 4493sf /5177sf w/ opt. Loft			
PROJECT NO. 2020-37	PROJECT NAME	PROJECT NO.	PROJECT NAME
CITY OF VAUGHAN	CITY OF VAUGHAN	CITY OF VAUGHAN	CITY OF VAUGHAN
DESIGNED BY Cassidy + Company		ARCHITECTURAL DESIGN CONSULTANT	



50-2 UNITS 1 AND 13  
 LEFT SIDE UPGRADE ELEVATION 'A' FOR WALK OUT BASEMENT - OPT.2  
 WITH REAR ELEVATION UPGRADE OPTION 2 & OPT. LOFT

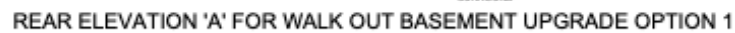
CLIENT Kleinburg Village Development Corp.		ELEVATION A	
DATE 11/18	50-2 UNITS 1-3 AND 9-13	DATE REVISION ONE 02/20	April 28, 2021
TOTAL AREA 4493sf	4493sf / 5177sf w/ opt. Loft	DESIGNED BY Cassidy + Company	
PROJECT NO. 2020-37	PROJECT NAME -	APPROVED BY	Reviewed Design Consultant
CHECKED BY		CITY/LOCALITY	City of Vaughan





RIGHT SIDE ELEVATION 'A' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.	
DATE	ELEVATION
50-2 UNITS 1-3 AND 9-13	A
DATE	DATE
4493sf /5177sf w/ opt. Loft	April 28, 2021
DATE	DATE
2020-37	
DATE	DATE
	City of Vaughan
Cassidy + Company	
Architectural Design Consultants	

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REAR ELEVATION 'A' FOR WALK OUT BASEMENT UPGRADE OPTION 2

STREET		Kleinburg Village Development Corp.	
DATE	ELEVATION	A	
TOTAL AREA	DATE DESIGNED	50-2 UNITS 1-3 AND 9-13	
PROJECT NO.	DATE	4493sf / 5177sf w/ opt. Loft	
PROJECT CODE	PROJECT NO.	2020-37	
ARCHITECT		City of Vaughan	
DESIGNER		Casady + Company	
		Residential Design Consultant	



Kleinburg Village Development Corp.	
UNIT #	ELEVATION
50-2 UNITS 1-3 AND 9-13	B
TOTAL AREA	DATE PREPARED
4511sf / 5195sf w/ opt. Loft	April 28, 2021
POLYSET #	PROJECT NAME
2020-37	-
CREDIT CODE	REVISION/DATE
	City of Vaughan
<b>Casady + Company</b> Residential Design Consultants	







50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' - OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13		B	
DATE	5/1/2021	DATE REVISION	April 28, 2021
PROJECT NAME	4511sf / 5195sf w/ opt. Loft	PROJECT NO.	2020-37
CITY	City of Vaughan	ARCHITECT	Cassidy + Company
			Architectural Design Consultants







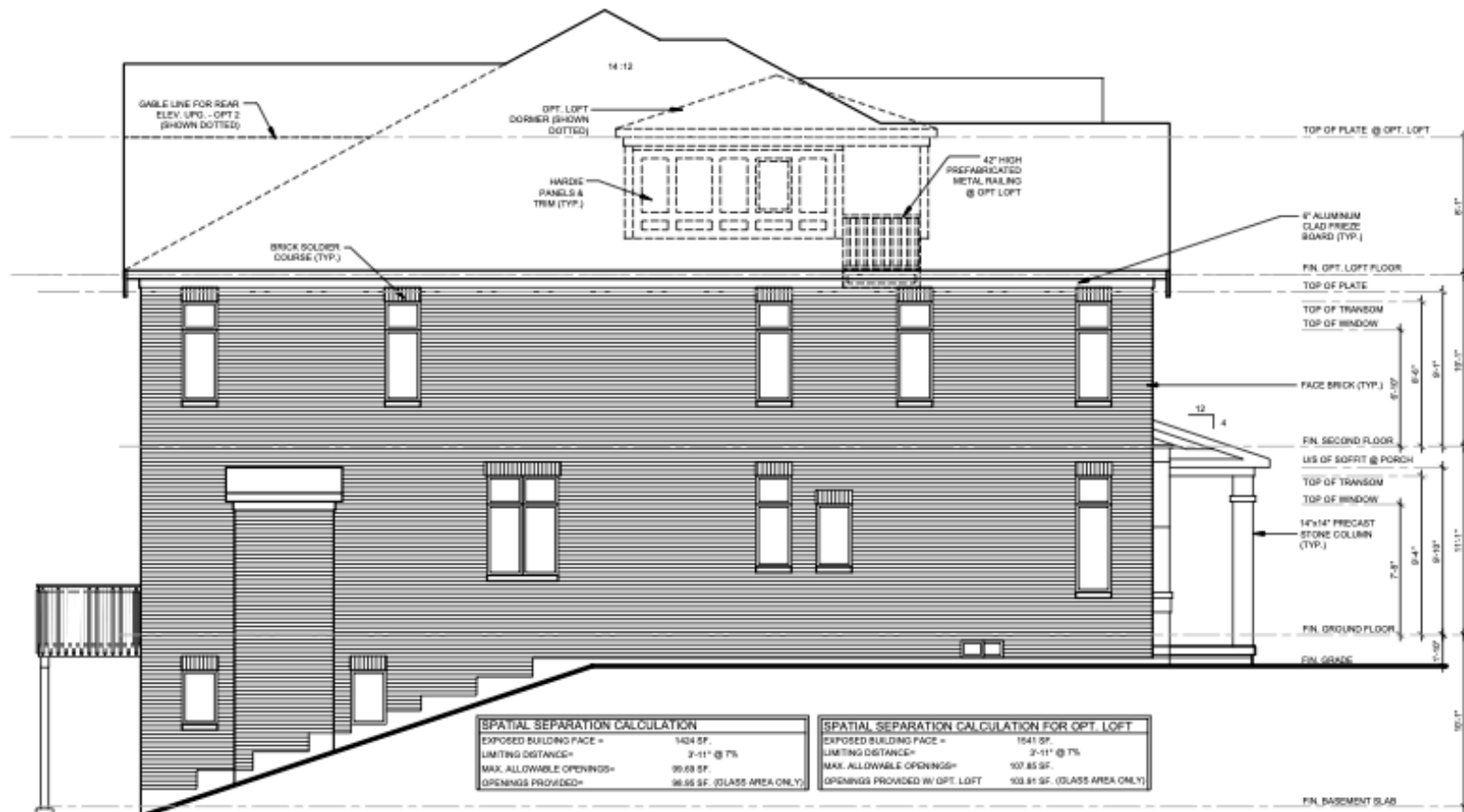


**Casady + Company**  
Sustainable Budget Consultants



REAR ELEVATION 'B'

CLIENT Kleinburg Village Development Corp.		ELEVATION B	
DATE 8/1/21	50-2 UNITS 1-3 AND 9-13	DATE REVISION	April 28, 2021
TOTAL AREA 4511sf	4511sf / 5195sf w/ opt. Loft	 Architectural Design Consultants	
PROJECT NO. 2020-37			
PROJECT OWNER		APPROVAL	City of Vaughan



LEFT SIDE ELEVATION 'B' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.	
PROJECT	ELEVATION
50-2 UNITS 1-3 AND 9-13	B
TOTAL AREA	ONE SHEET
4511sf /5195sf w/ opt. Loft	April 28, 2021
PROJECT NO.	2020-37
DESIGNER	Casady + Company
ARCHITECT	Architectural Design Consultants
CITY OF VAUGHAN	



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
DATE	50-2 UNITS 1-3 AND 9-13	B	
TOTAL AREA	4511sf / 5195sf w/ opt. Loft	DATE	April 28, 2021
PROJECT NO.	2020-37	DESIGNER	Casady + Company
CHECKED		APPROVED	Architectural Design Consultants
		City of Vaughan	






50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE OPTION 2

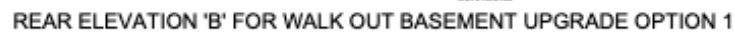
CLIENT Kleinburg Village Development Corp.		ELEVATION B	
DATE 11/11/20	50-2 UNITS 1-3 AND 9-13	ONE ELEVATION	APRIL 28, 2021
TOTAL AREA 4511sf / 5195sf w/ opt. Loft			
PROJECT NO. 2020-37	PROJECT NAME -	ARCHITECT Cassidy + Company	ARCHITECTURE
DESIGN FIRM		CITY OF VAUGHAN	REAR ELEVATION UPGRADE OPTION 2



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE OPTION 2 & OPT. LOFT

CLIENT Kleinburg Village Development Corp.		ELEVATION B	
DATE 11/18/20	50-2 UNITS 1-3 AND 9-13	ONE FLOOR	April 28, 2021
TOTAL AREA 4511sf	4511sf / 5195sf w/ opt. Loft	PROJECT NO. 2020-37	
PROJECT NO. 2020-37	PROJECT NO. 2020-37	DESIGNER	City of Vaughan
PROJECT NO. 2020-37		 Casady + Company Architectural Design Consultants	




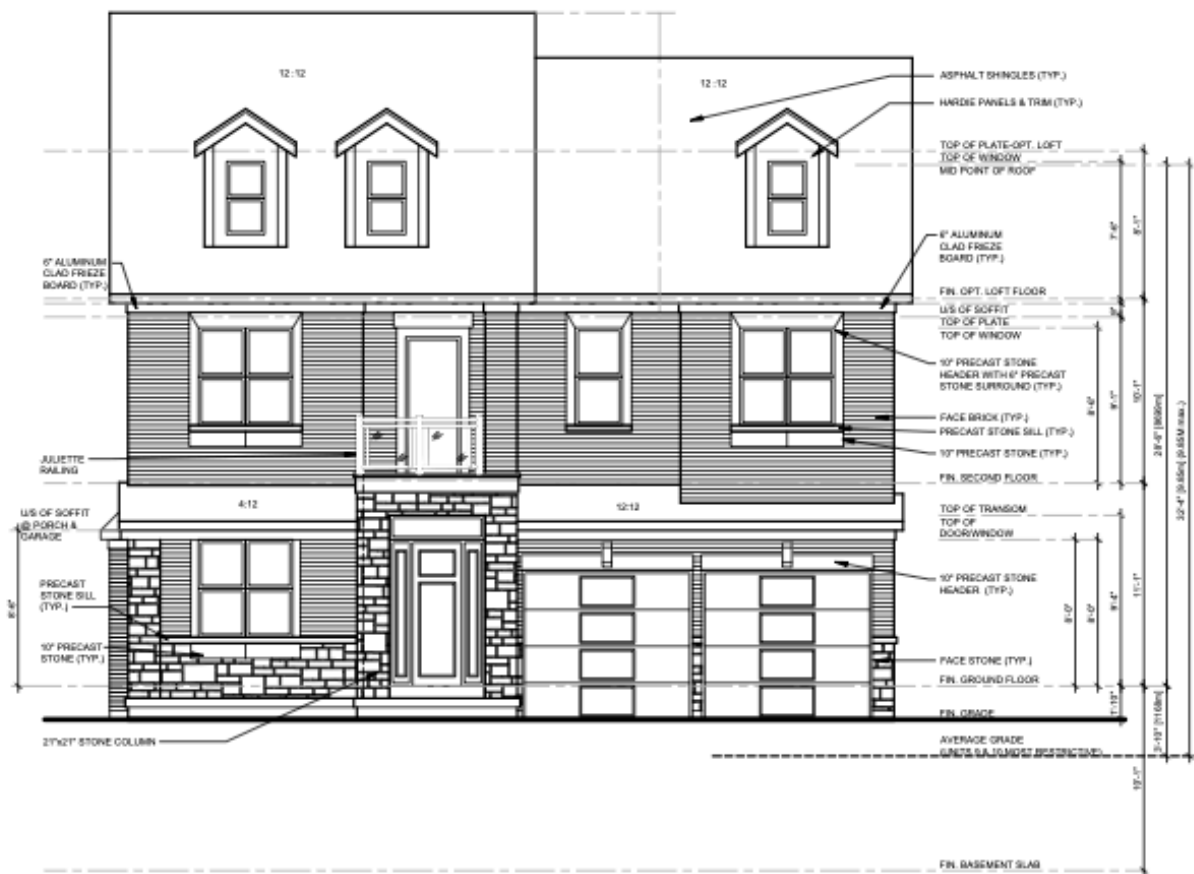
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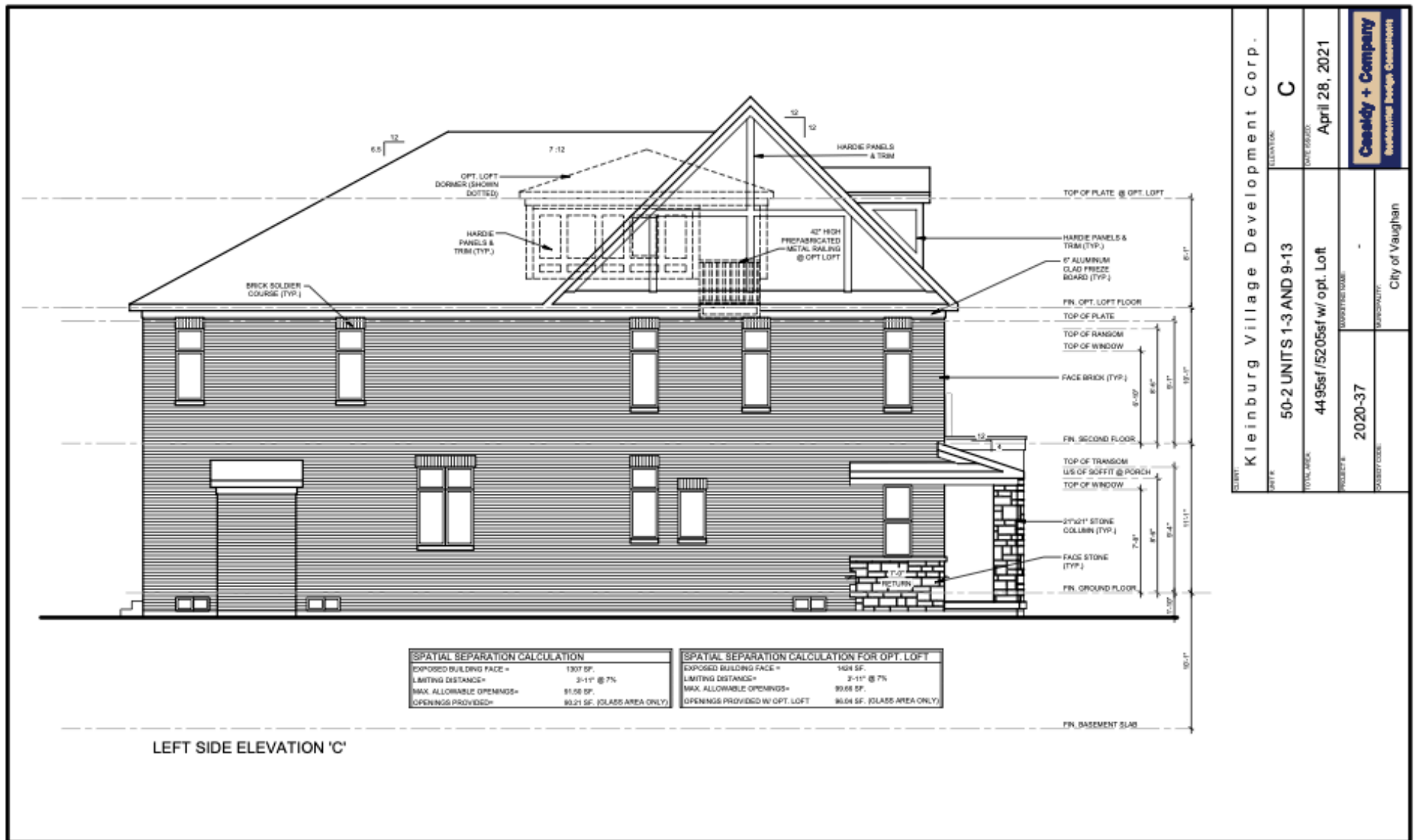
REAR ELEVATION 'B' FOR WALK OUT BASEMENT UPGRADE OPTION 2

Kleinburg Village Development Corp.		ELEVATION	
DATE	50-2 UNITS 1-3 AND 9-13	B	
TOTAL AREA	4511sf / 5195sf w/ opt. Loft	DATE ISSUED	April 28, 2021
PROJECT #	2020-37	PROJECT NAME	-
DRAWN BY		CHECKED BY	
City of Vaughan		 Casady + Company Residential Design Consultants	

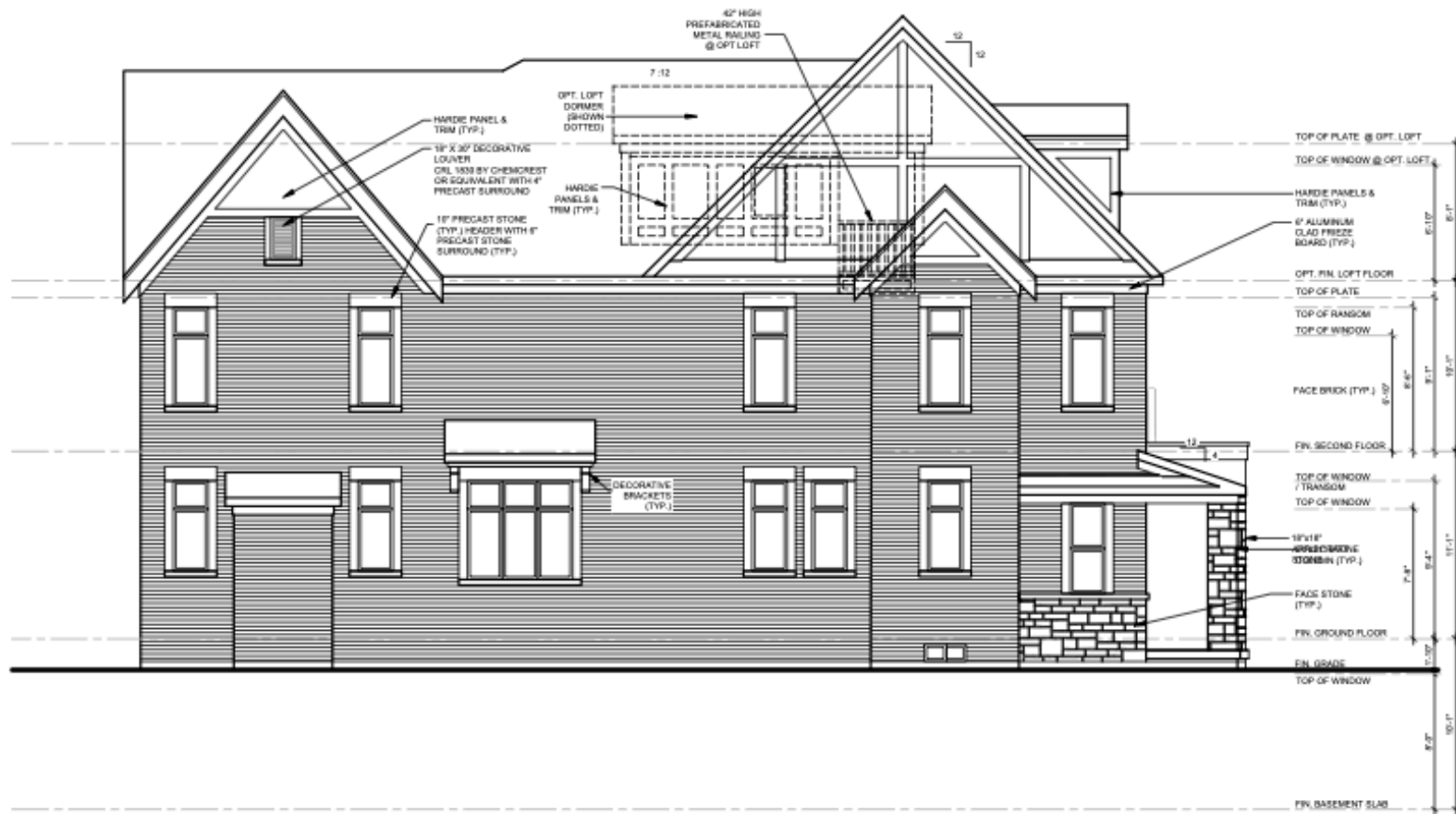


50-2 UNITS 1-3 AND 9-13  
FRONT ELEVATION 'C'

Kleinburg Village Development Corp.	
PROJECT	ELEVATION
50-2 UNITS 1-3 AND 9-13	C
TOTAL AREA	SQ. FEET
44,95sf / 5205sf w/ opt. Loft	April 28, 2021
POLICY #	PROJECT NAME
2020-37	-
CREDIT CODE	REVISIONS
	City of Vaughan
<b>Casady + Company</b> Residential Design Consultants	



Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13		C	
44,95sf / 52,05sf w/ opt. Loft		ONE BEZEL	
2020-37		April 28, 2021	
2020-37		Cassidy + Company	
2020-37		Architectural Design Consultants	
2020-37		City of Vaughan	



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' - OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
DATE	50-2 UNITS 1-3 AND 9-13	C	
TOTAL AREA	4511sf / 5195sf w/ opt. Loft	DATE	April 28, 2021
PROJECT NO.	2020-37	PROJECT NAME	-
CHECKED		APPROVED	City of Vaughan
		 Architectural Design Consultants	





50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' - OPT. 2

Kleinburg Village Development Corp.		ELEVATION		C	
UNIT #	50-2 UNITS 1-3 AND 9-13	DATE	APRIL 28, 2021	<b>Casady + Company</b> Architectural Design Consultants	
TOTAL AREA	4495sf / 5205sf w/ opt. Loft	DATE	APRIL 28, 2021		
PROJECT NAME	2020-37	DATE	APRIL 28, 2021		
PROJECT OWNER	City of Vaughan	DATE	APRIL 28, 2021		



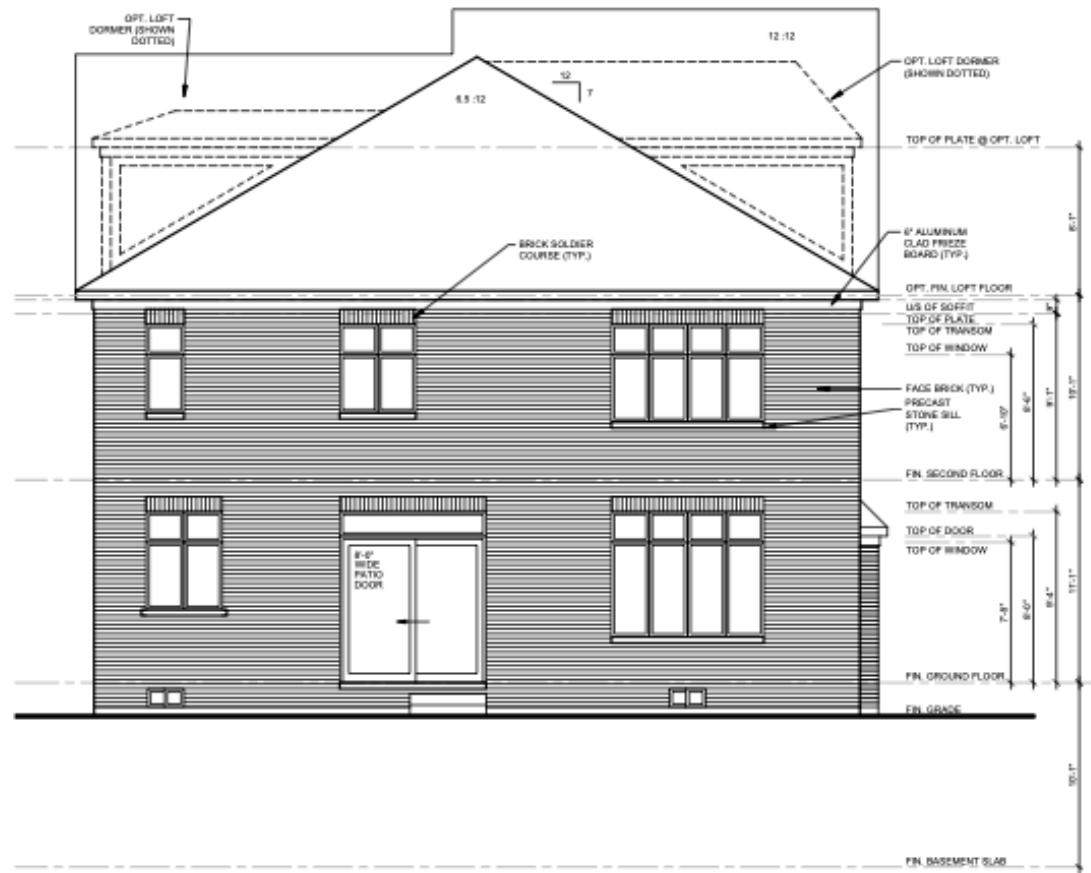
50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' - OPT. 2 W/ OPT. LOFT

CLIENT Kleinburg Village Development Corp.		ELEVATION C	
UNIT #	50-2 UNITS 1-3 AND 9-13	DATE ISSUED April 28, 2021	
TOTAL AREA	4495sf / 5205sf w/ opt. Loft		
PROJECT #	2020-37	UNOFFICIAL NAME -	
CITY/COUNTY CODE		MUNICIPALITY City of Vaughan	
Cassidy + Company		Architectural Design Consultants	



RIGHT SIDE ELEVATION 'C'

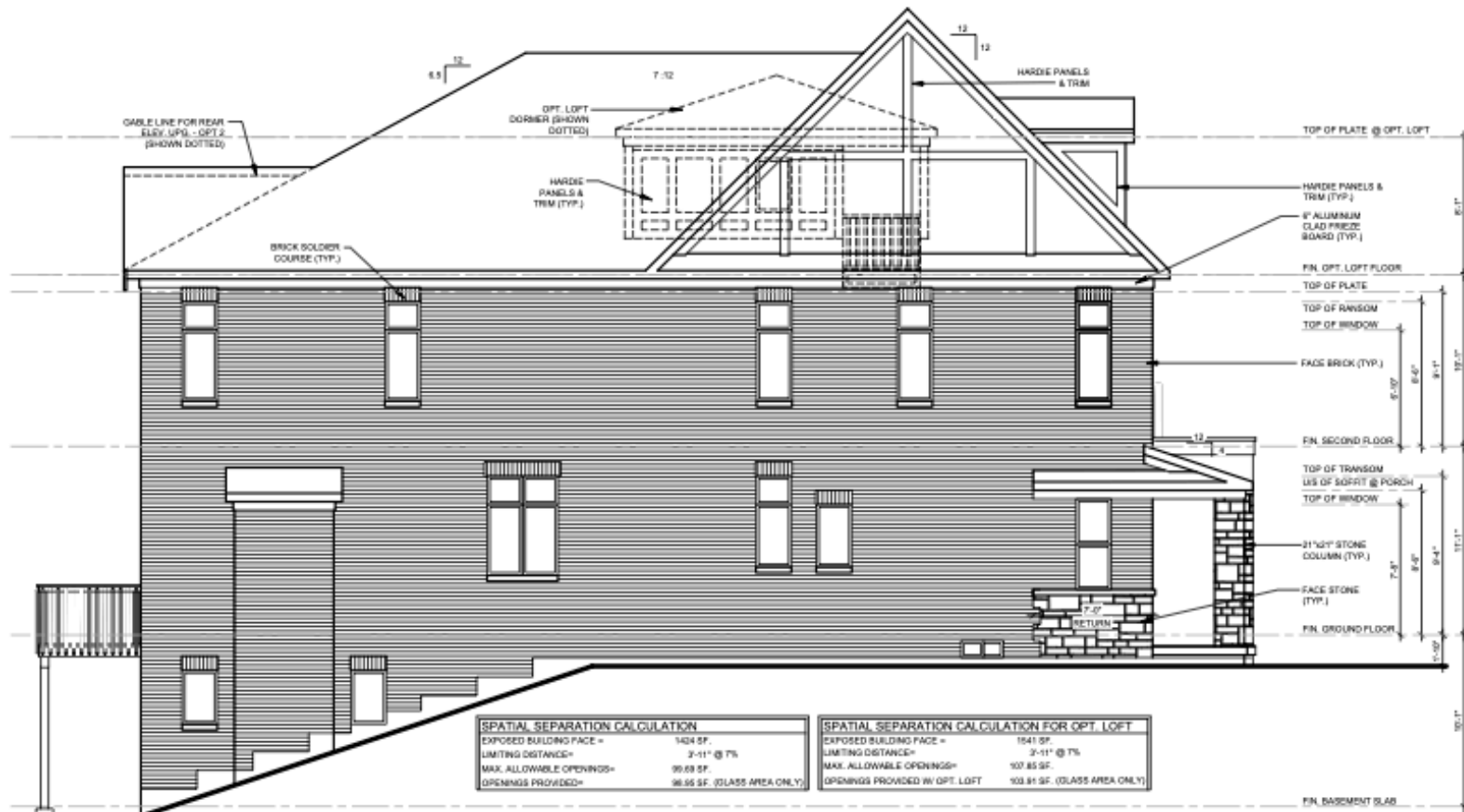
Kleinburg Village Development Corp.		ELEVATION	
50-2 UNIT 80-2 AND 9-13		C	
TOTAL AREA		ONE PERIOD	
2020-37		April 28, 2021	
PROJECT NAME		Cassidy + Company	
PROJECT CODE		Architectural Design Consultant	
MUNICIPALITY		City of Vaughan	



REAR ELEVATION 'C'

CLIENT Kleinburg Village Development Corp.		ELEVATION C	
DATE 11/18	50-2 UNITS 1-3 AND 9-13	DATE ISSUED April 28, 2021	
PROJECT NO. 2020-37	PROJECT NAME -	Cassidy + Company Architectural Design Consultants	
PROJECT OWNER City of Vaughan	PROJECT LOCATION		





LEFT SIDE ELEVATION 'C' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13		C	
DATE		DATE	
2020-37		April 28, 2021	
PROJECT NAME		PROJECT NAME	
2020-37		2020-37	
CITY		CITY	
City of Vaughan		City of Vaughan	

**Casady + Company**  
Architectural Design Consultants



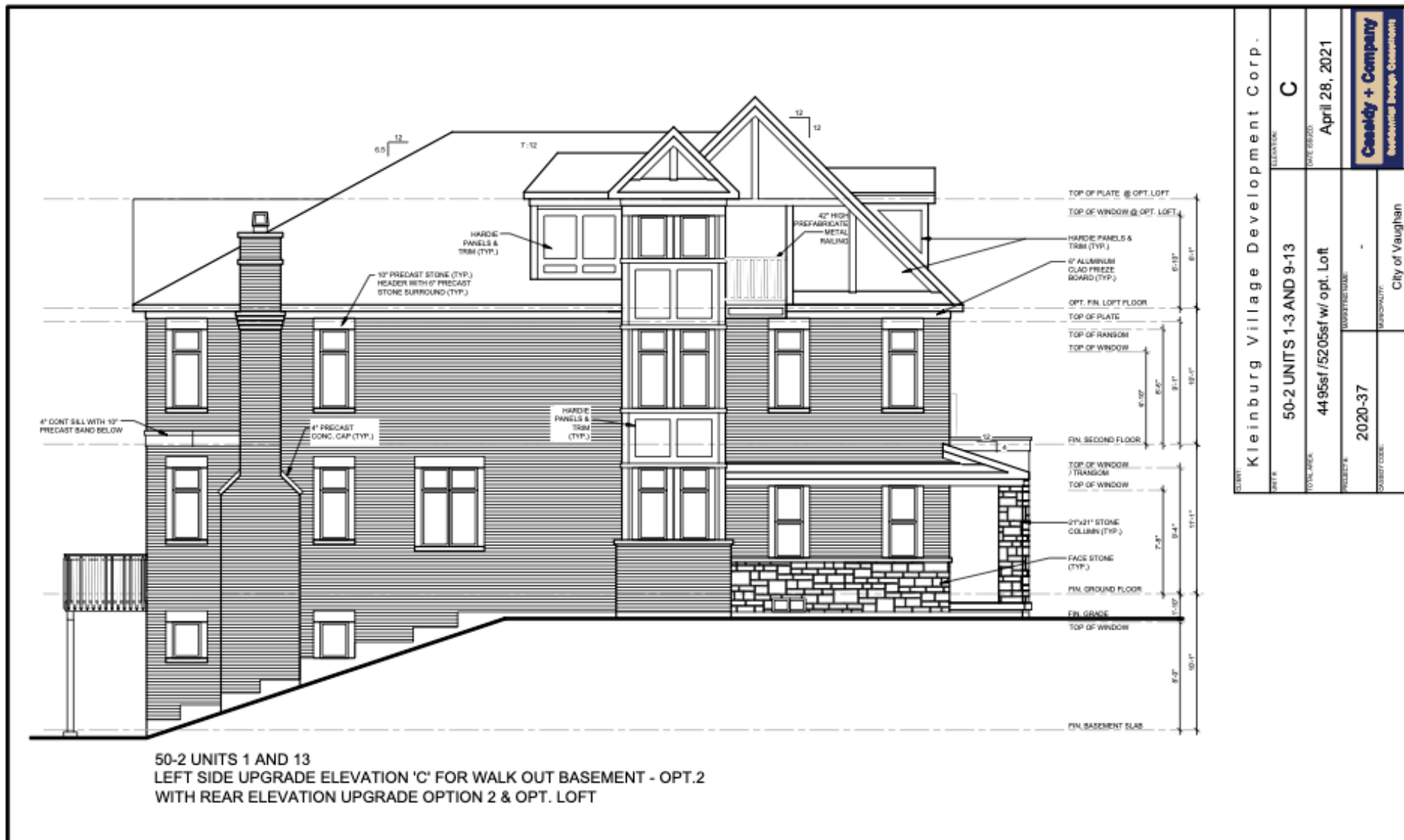
50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.		ELEVATION		C	
DATE	50-2 UNITS 1-3 AND 9-13	DATE	APRIL 28, 2021	<b>Casady + Company</b> Architectural Design Consultants	
TOTAL AREA	44,955sf / 52,055sf w/ opt. Loft	DATE			
PROJECT NO.	2020-37	DATE			
PROJECT NAME		DATE		City of Vaughan	



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE OPTION 2

CLIENT Kleinburg Village Development Corp.		ELEVATION C	
DATE 5/1/21	50-2 UNITS 1-3 AND 9-13	DATE DESIGNED April 28, 2021	
TOTAL AREA 44,955sf / 52,055sf w/ opt. Loft			
PROJECT NO. 2020-37			
DRAWN BY C. VAUGHAN			
CHECKED BY C. VAUGHAN			
			City of Vaughan
			<b>Casady + Company</b> Architectural Design Consultants



CLIENT Kleinburg Village Development Corp.		ELEVATION C	
DATE 11/11/20	50-2 UNITS 1-3 AND 9-13	DATE REVISION ONE 02/20/21	April 28, 2021
TOTAL AREA 4495sf	4495sf / 5205sf w/ opt. Loft	DESIGNED BY Cassidy + Company	
PROJECT NO. 2020-37	PROJECT NAME -	APPROVED BY City of Vaughan	
DRAWN BY	CHECKED	REVISIONS	
Cassidy + Company		Architectural Design Consultants	





RIGHT SIDE ELEVATION 'C' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

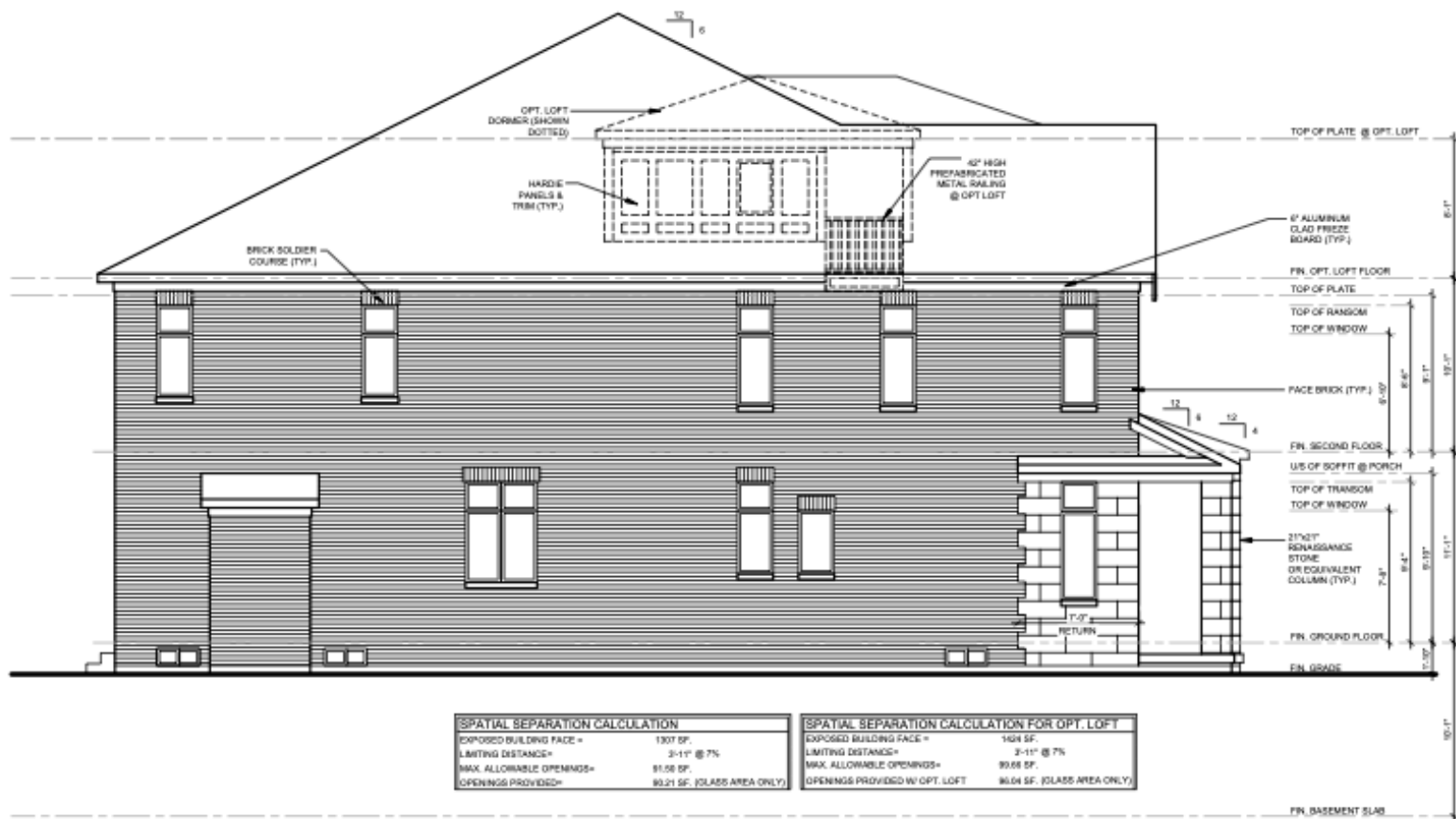
Kleinburg Village Development Corp.	
DATE	ELEVATION
50-2 UNITS 1-3 AND 9-13	C
TOTAL AREA	ONE SHEET
44,95sf / 52,05sf w/ opt. Loft	April 28, 2021
PROJECT NO.	2020-37
DESIGNER	City of Vaughan
<b>Casady + Company</b> Architectural Design Consultants	

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LEFT SIDE ELEVATION 'D'

Kleinburg Village Development Corp.		ELEVATION		D	
50-2 UNITS 13 AND 9-13		DATE		April 28, 2021	
4594sf / 5327sf w/ opt. Loft		TOTAL AREA		-	
2020-37		PROJECT NAME		-	
City of Vaughan		SUBMITTER		City of Vaughan	
-		DESIGNER		Casady + Company	
-		ARCHITECT		Architectural Design Consultants	



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' - OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-2 UNITS 13 AND 9-13	DATE	D
TOTAL AREA	4594sf / 5327sf w/ opt. Loft	DATE	April 28, 2021
PROJECT #	2020-37	DESIGNER	Casady + Company
CLIENT	City of Vaughan	REVIEWER	Architectural Design Consultant



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' - OPT. 2

Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 13 AND 9-13	D	DATE: APRIL 28, 2021	
4594sf / 5327sf w/ opt. Loft		PROJECT NO. 2020-37	
		CITY OF VAUGHAN	
		DESIGNED BY: Cassidy + Company	
		ARCHITECTURAL DESIGN CONSULTANTS	



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' - OPT. 2 W/ OPT. LOFT

CLIENT		Kleinburg Village Development Corp.		ELEVATION		D	
UNIT #		50-2 UNITS 1-3 AND 9-13		DATE ISSUED		April 28, 2021	
TOTAL AREA		4594sf / 5327sf w/ opt. Loft					
PROJECT #		2020-37		MODIFIED NAME		-	
CITY/COUNTY CODE				MUNICIPALITY		City of Vaughan	
				<b>Cassidy + Company</b> Architectural Design Consultants			





Kleinburg Village Development Corp.	
PROJECT	ELEVATION
50-2 UNITS 1-3 AND 9-13	D
TOTAL AREA	ONE SHEET
4594sf / 5327sf w/ opt. Loft	April 28, 2021
PROJECT NO.	2020-37
DESIGNER	City of Vaughan
<b>Casady + Company</b> Residential Design Consultants	





LEFT SIDE ELEVATION 'D' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.	
PROJECT	ELEVATION
50-2 UNITS 13 AND 9-13	D
DATE	DATE REVISION
4594sf / 5327sf w/ opt. Loft	April 28, 2021
PROJECT NO.	PROJECT NAME
2020-37	-
DESIGNER	APPROVAL
City of Vaughan	City of Vaughan

**Casady + Company**  
Architectural Design Consultants



50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-2 UNITS 13 AND 9-13	DATE	D
TOTAL AREA	4594sf / 5327sf w/ opt. Loft	DATE	April 28, 2021
PROJECT #	2020-37	DESIGNER	Casady + Company
CLIENT	City of Vaughan	ARCHITECT	Architectural Design Corporation





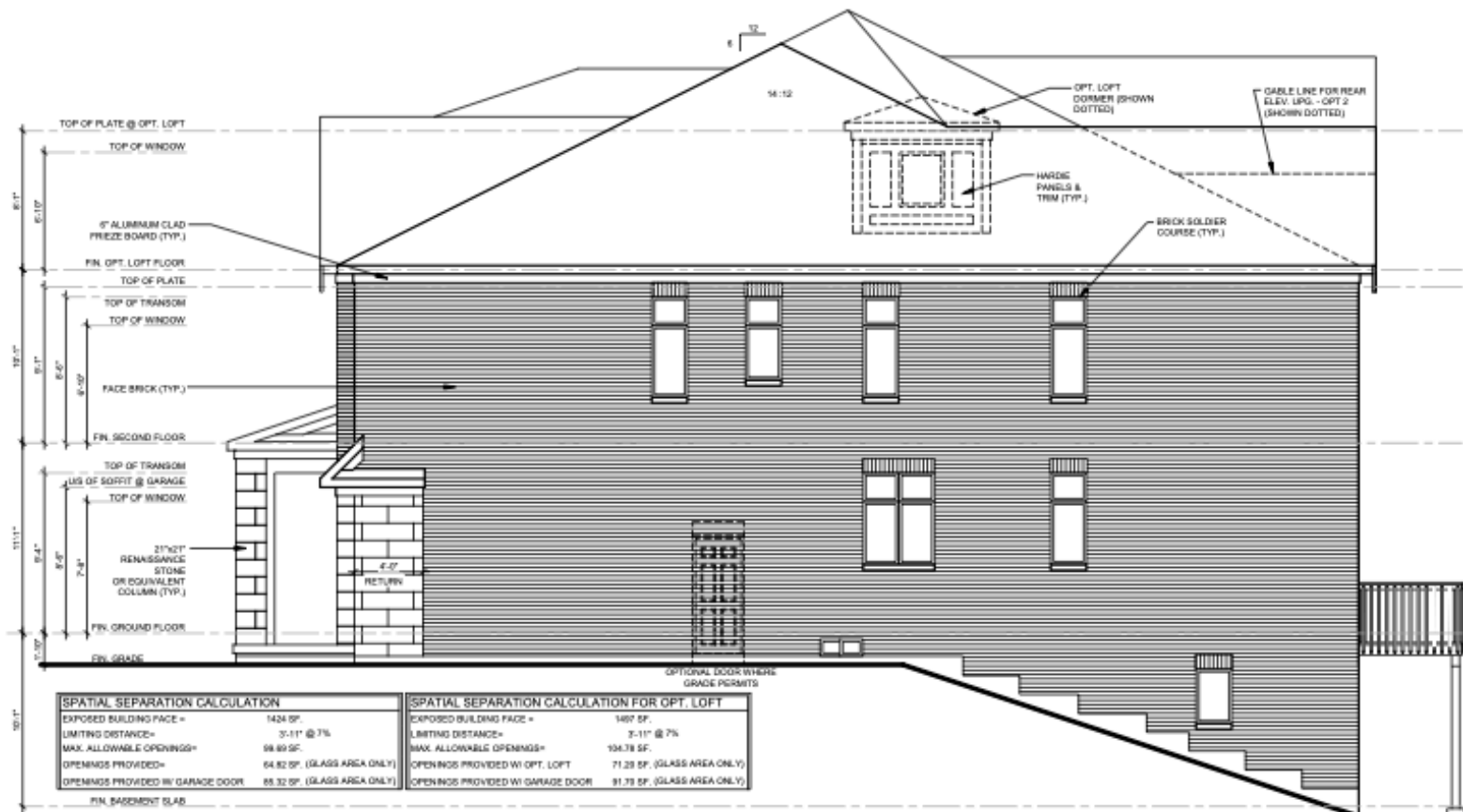
50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE OPTION 2

Kleinburg Village Development Corp.		ELEVATION		D	
UNIT #	50-2 UNITS 13 AND 9-13	DATE	April 28, 2021	<b>Casady + Company</b> Residential Design Consultants	
TOTAL AREA	4594sf / 5327sf w/ opt. Loft	DATE			
PROJECT #	2020-37	DATE			
PROJECT NAME		DATE		City of Vaughan	



50-2 UNITS 1 AND 13  
 LEFT SIDE UPGRADE ELEVATION 'D' FOR WALK OUT BASEMENT - OPT.2  
 WITH REAR ELEVATION UPGRADE OPTION 2 & OPT. LOFT

Kleinburg Village Development Corp.		ELEVATION		D	
UNIT #	50-2 UNITS 13 AND 9-13	DATE	ONE PERIOD	April 28, 2021	
TOTAL AREA	4594sf / 5327sf w/ opt. Loft	PROJECT NO.	2020-37	City of Vaughan	
DATE	2020-37	DESIGNER	Casady + Company	Architectural Design Consultants	



RIGHT SIDE ELEVATION 'D' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.		ELEVATION	
50-2 UNITS 1-3 AND 9-13		D	
4594sf / 5327sf w/ opt. Loft		ONE PERIOD	
2020-37		April 28, 2021	
2020-37		Cassidy + Company	
CITY OF VAUGHAN		Residential Design Consultant	

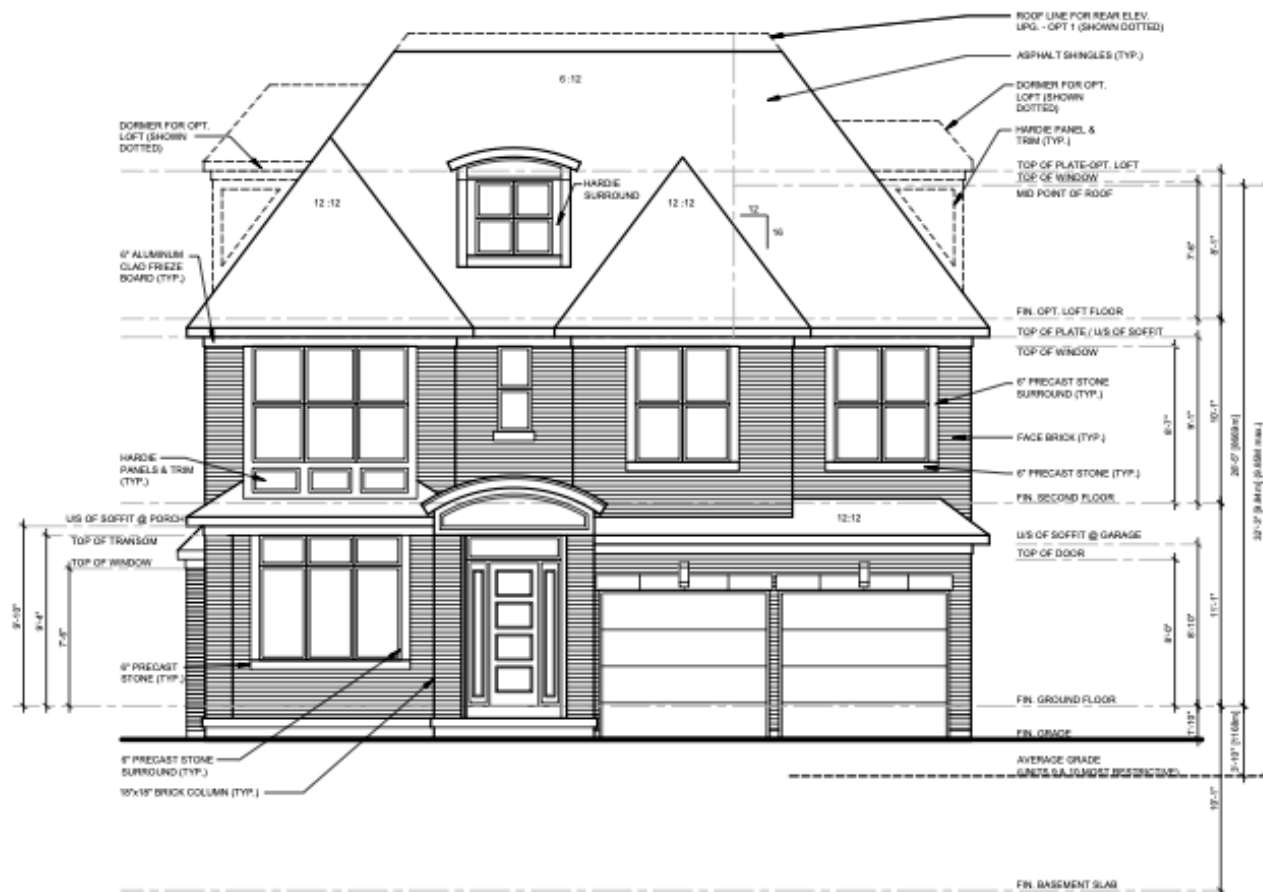
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REAR ELEVATION 'D' FOR WALK OUT BASEMENT UPGRADE OPTION 2

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-2 UNITS 1-3 AND 9-13	DATE	D
TOTAL AREA	4594sf / 5327sf w/ opt. Loft	DATE	April 28, 2021
PROJECT #	2020-37	PROJECT NAME	-
PROJECT OWNER	City of Vaughan	ARCHITECT	Casady + Company Architectural Design Consultants



50-2 UNITS 1-3 AND 9-13  
FRONT ELEVATION 'E'

Kleinburg Village Development Corp.	
50-2 UNITS 1-3 AND 9-13	E
4594sf / 5297sf w/ opt. Loft	April 28, 2021
2020-37	City of Vaughan
Cassidy + Company Architectural Design Consultants	







50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'E' - OPT. 2

Kleinburg Village Development Corp.		ELEVATION		E	
50-2 UNITS 1-3 AND 9-13	ONE ELEVATION	DATE		April 28, 2021	
4594sf / 5297sf w/ opt. Loft	4594sf / 5297sf w/ opt. Loft	PROJECT NO.		2020-37	
2020-37	2020-37	CITY		City of Vaughan	
2020-37		ARCHITECT		Cassidy + Company	
2020-37		ARCHITECT		Architectural Design Consultants	





**Cassidy + Company**  
Residential Design Consultants



RIGHT SIDE ELEVATION 'E'

SPATIAL SEPARATION CALCULATION	
EXPOSED BUILDING FACE =	1397 SF.
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	91.50 SF.
OPENINGS PROVIDED =	69.83 SF. (GLASS AREA ONLY)
OPENINGS PROVIDED W/ GARAGE DOOR	61.33 SF. (GLASS AREA ONLY)

SPATIAL SEPARATION CALCULATION FOR OPT. LOFT	
EXPOSED BUILDING FACE =	1398 SF.
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	96.59 SF.
OPENINGS PROVIDED W/ OPT. LOFT	67.21 SF. (GLASS AREA ONLY)
OPENINGS PROVIDED W/ GARAGE DOOR	67.71 SF. (GLASS AREA ONLY)

Kleinburg Village Development Corp.	
50-2 UNITS 1-3 AND 9-13	E
4594sf /5297sf w/ opt. Loft	April 28, 2021
2020-37	City of Vaughan
Casady + Company	Architectural Design Consultants



Kleinburg Village Development Corp.	
Sheet E	ELEVATION
50-2 UNITS 1-3 AND 9-13	E
4594sf / 5297sf w/ opt. Loft	ONE PERIOD
2020-37	April 28, 2021
2020-37	PROJECT NAME
2020-37	PROJECT CODE
City of Vaughan	City of Vaughan
Casady + Company	Architectural Design Consultants

Case Study + Company  
Sustaining Budget Connections



**Casady + Company**  
Sustainable Design Consultants





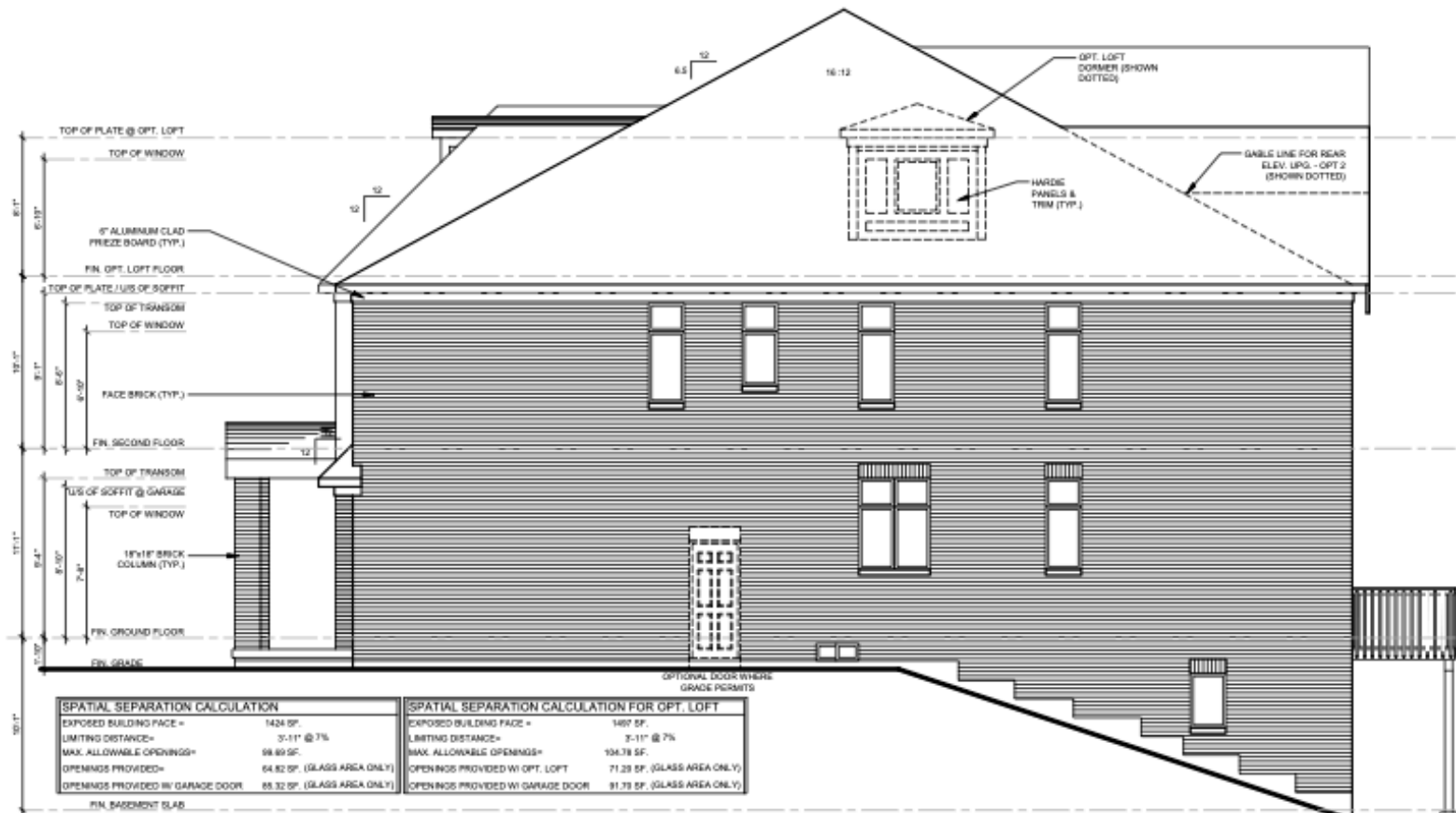
50-2 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'E' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE OPTION 2

Kleinburg Village Development Corp.		E	
50-2 UNITS 1-3 AND 9-13	ONE ELEVATION	ONE ELEVATION	April 28, 2021
4594sf / 5297sf w/ opt. Loft	4594sf / 5297sf w/ opt. Loft	4594sf / 5297sf w/ opt. Loft	April 28, 2021
2020-37	2020-37	2020-37	2020-37
City of Vaughan	City of Vaughan	City of Vaughan	City of Vaughan
Cassidy + Company		Architectural Design Consultants	



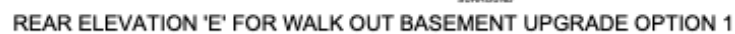
50-2 UNITS 1 AND 13  
 LEFT SIDE UPGRADE ELEVATION 'E' FOR WALK OUT BASEMENT - OPT.2  
 WITH REAR ELEVATION UPGRADE OPTION 2 & OPT. LOFT

CLIENT Kleinburg Village Development Corp.		ELEVATION E	
DATE 11/18	50-2 UNITS 1-3 AND 9-13	DATE DESIGNED April 28, 2021	
TOTAL AREA 4594sf	4594sf / 5297sf w/ opt. Loft		
PROJECT NO. 2020-37			
DRAWN BY	CHECKED	DATE	
			City of Vaughan
			<b>Casady + Company</b> Architectural Design Consultants



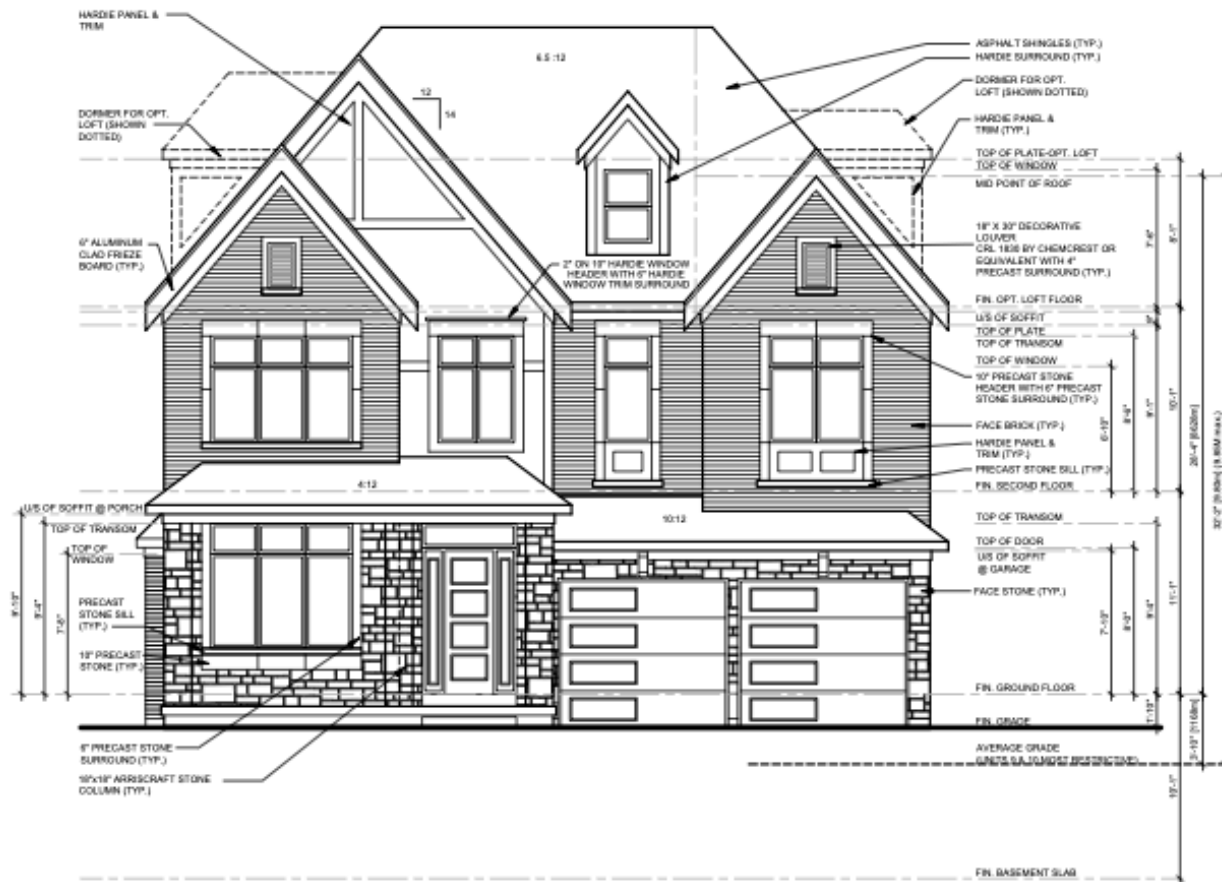
RIGHT SIDE ELEVATION 'E' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.	
50-2 UNITS 1-3 AND 9-13	E
4594sf / 5297sf w/ opt. Loft	April 28, 2021
2020-37	City of Vaughan
Casady + Company	Architectural Design Consultants

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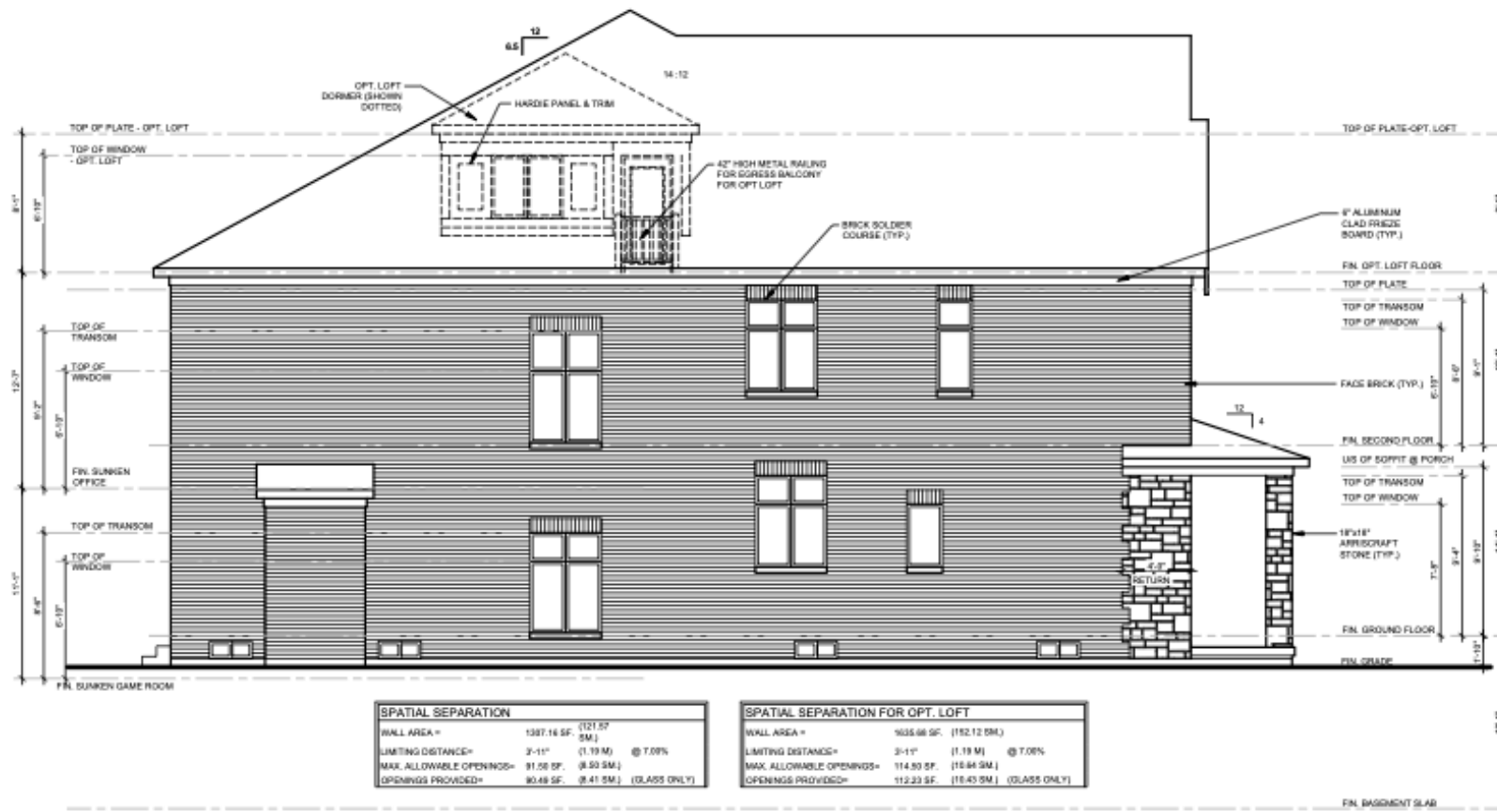
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50-3 UNITS 1-3 AND 9-13  
FRONT ELEVATION 'A'

Kleinburg Village Development Corp.	
UNIT #	ELEVATION
50-3 UNITS 1-3 AND 9-13	A
DATE	DATE PREPARED
4420sf /5086sf w/ opt. Loft	April 28, 2021
PROJECT #	PROJECT NAME
2020-37	-
CITY	MUNICIPALITY
	City of Vaughan
<b>Casady + Company</b> Residential Design Consultants	




LEFT SIDE ELEVATION 'A'

Kleinburg Village Development Corp.	
ELEVATION	A
DATE	April 28, 2021
PROJECT NAME	50-3 UNITS 1-3 AND 9-13
CLIENT	City of Vaughan
DESIGNER	Casoldy + Company
ARCHITECT	Architectural Design Consultants



50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' - OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-3 UNITS 1-3 AND 9-13	ONE ELEVATION	A
TOTAL AREA	4420sf / 5086sf w/ opt. Loft	DATE	April 28, 2021
PROJECT NO.	2020-37	PROJECT NAME	
DRAWN BY		APPROVED BY	City of Vaughan
		 Residential Design Consultants	

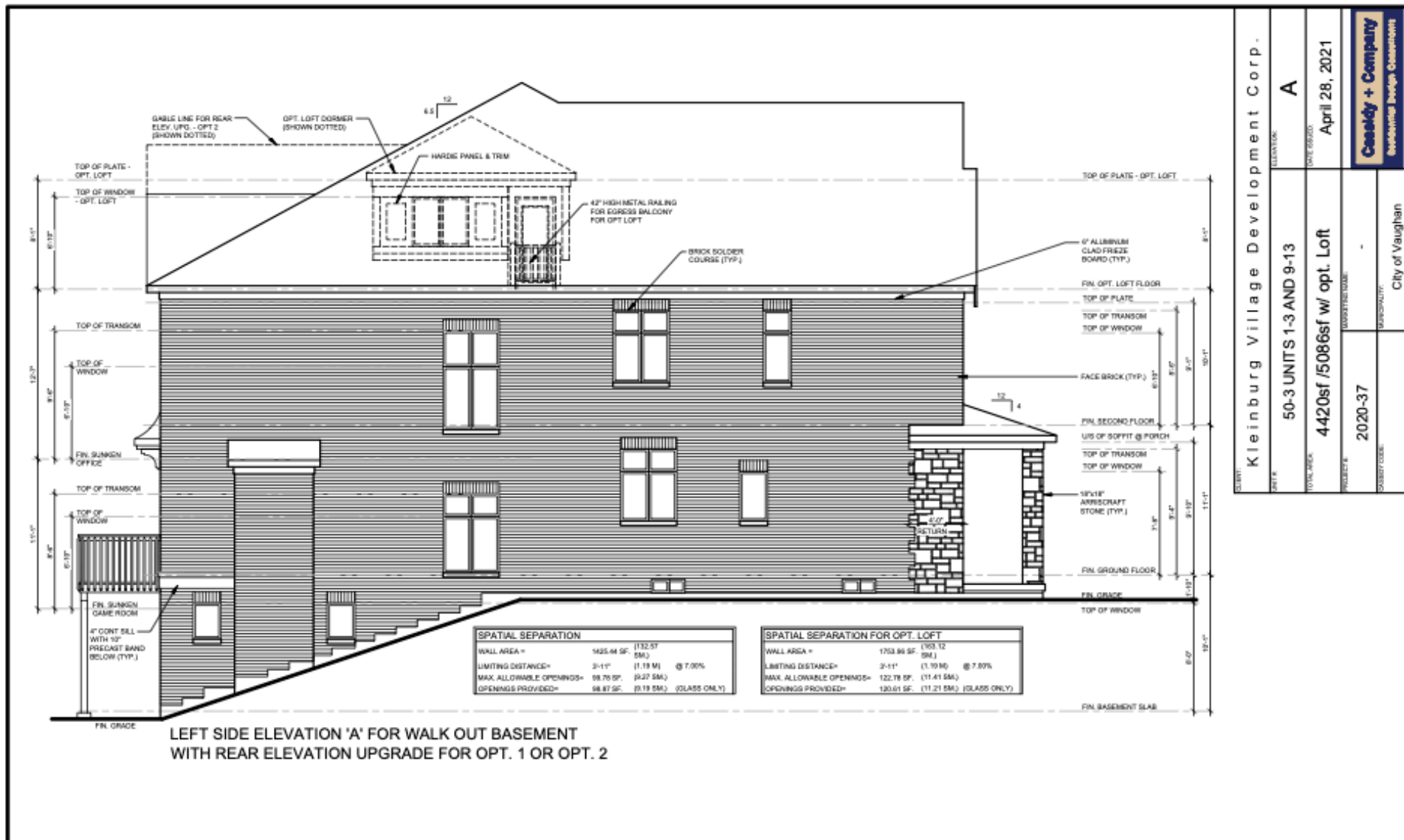


**Cassidy + Company**  
Essential Design Concepts











50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.		ELEVATION	
50-3 UNITS 1-3 AND 9-13		A	
4420sf /5086sf w/ opt. Loft		DATE DESIGNED	
2020-37		April 28, 2021	
PROJECT NAME		Cassidy + Company	
PROJECT CODE		Architectural Design Consultant	
CITY OF VAUGHAN		City of Vaughan	



50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'A' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE FOR OPT. 2

CLIENT: Kleinburg Village Development Corp.		ELEVATION: A	
UNIT #	50-3 UNITS 1-3 AND 9-13	DATE ISSUED	April 28, 2021
TOTAL AREA	4420sf / 5086sf w/ opt. Loft	PROJECT NO.	-
PROJECT NAME	2020-37	MUNICIPALITY	City of Vaughan
CADDY CODE	Cassidy + Company Architectural Design Consultants		



RIGHT SIDE ELEVATION 'A' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.	
DATE	ELEVATION
50-3 UNITS 1-3 AND 9-13	A
TOTAL AREA	ONE ELEVATION
4420sf /5086sf w/ opt. Loft	April 28, 2021
PROJECT NO.	PROJECT / SITE NAME
2020-37	-
PROJECT OWNER	MUNICIPALITY
	City of Vaughan
<b>Casady + Company</b> Residential Design Consultants	



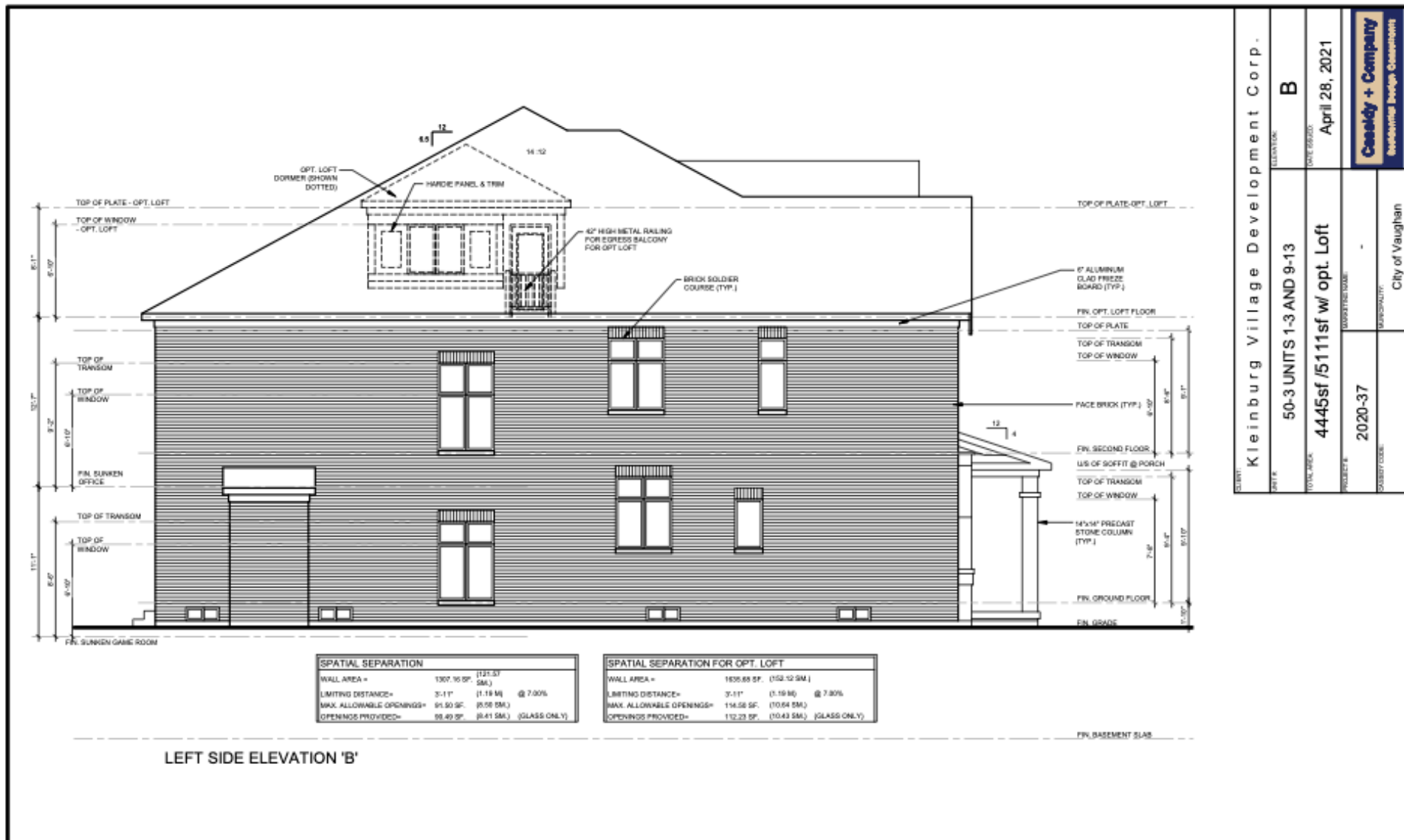






50-3 UNITS 1-3 AND 9-13  
FRONT ELEVATION 'B'

Kleinburg Village Development Corp.	
UNIT #	ELEVATION
50-3 UNITS 1-3 AND 9-13	B
TOTAL AREA	DATE PREPARED
4445sf / 5111sf w/ opt. Loft	April 28, 2021
POLYSET #	PROJECT NAME
2020-37	-
CITY OF VAUGHAN	MUNICIPALITY
City of Vaughan	City of Vaughan
Cassidy + Company Architectural Design Consultants	





50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' - OPT. 1

Kleinburg Village Development Corp.	
PROJECT	ELEVATION
50-3 UNITS 1-3 AND 9-13	B
DATE	DATE
4445sf / 5111sf w/ opt. Loft	April 28, 2021
PROJECT NO.	PROJECT NAME
2020-37	-
CITY	CITY OF VAUGHAN
<b>Casady + Company</b> Residential Design Consultants	





50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' - OPT. 2

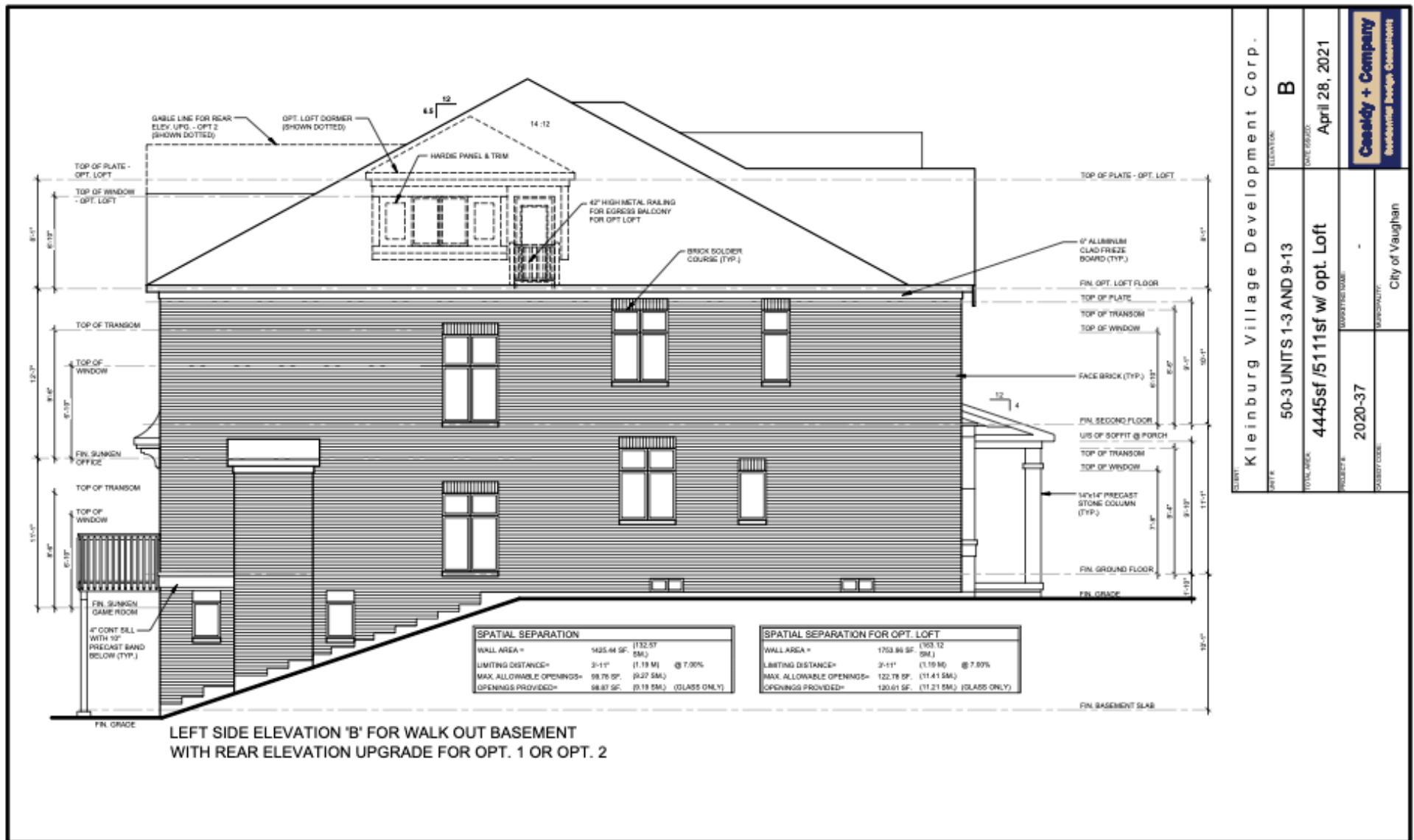
Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-3 UNITS 1-3 AND 9-13	B	
TOTAL AREA	4445sf / 5111sf w/ opt. Loft	DATE ISSUED	April 28, 2021
PROJECT NO.	2020-37	PROJECT NAME	
CITY/STATE		ARCHITECT	Casady + Company
		CLIENT	Residential Design Consultants
		APPROVED BY	City of Vaughan



RIGHT SIDE ELEVATION "B"

Kleinburg Village Development Corp.		ELEVATION		B	
DATE	50-3 UNITS 1-3 AND 9-13	ONE SHEET		April 28, 2021	
TOTAL AREA	4445sf / 5111sf w/ opt. Loft	PROJECT NAME		-	
DATE OF R.	2020-37	PROJECT CODE		-	
City of Vaughan		ARCHITECT		Cassidy + Company	
				Residential Design Consultants	







50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'B' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.	
50-3 UNITS 1-3 AND 9-13	ELEVATION B
4445sf / 5111sf w/ opt. Loft	DATE DESIGNED April 28, 2021
2020-37	PROJECT NAME
City of Vaughan	DESIGNED BY Cassidy + Company
	ARCHITECTURAL DESIGN CONSULTANT









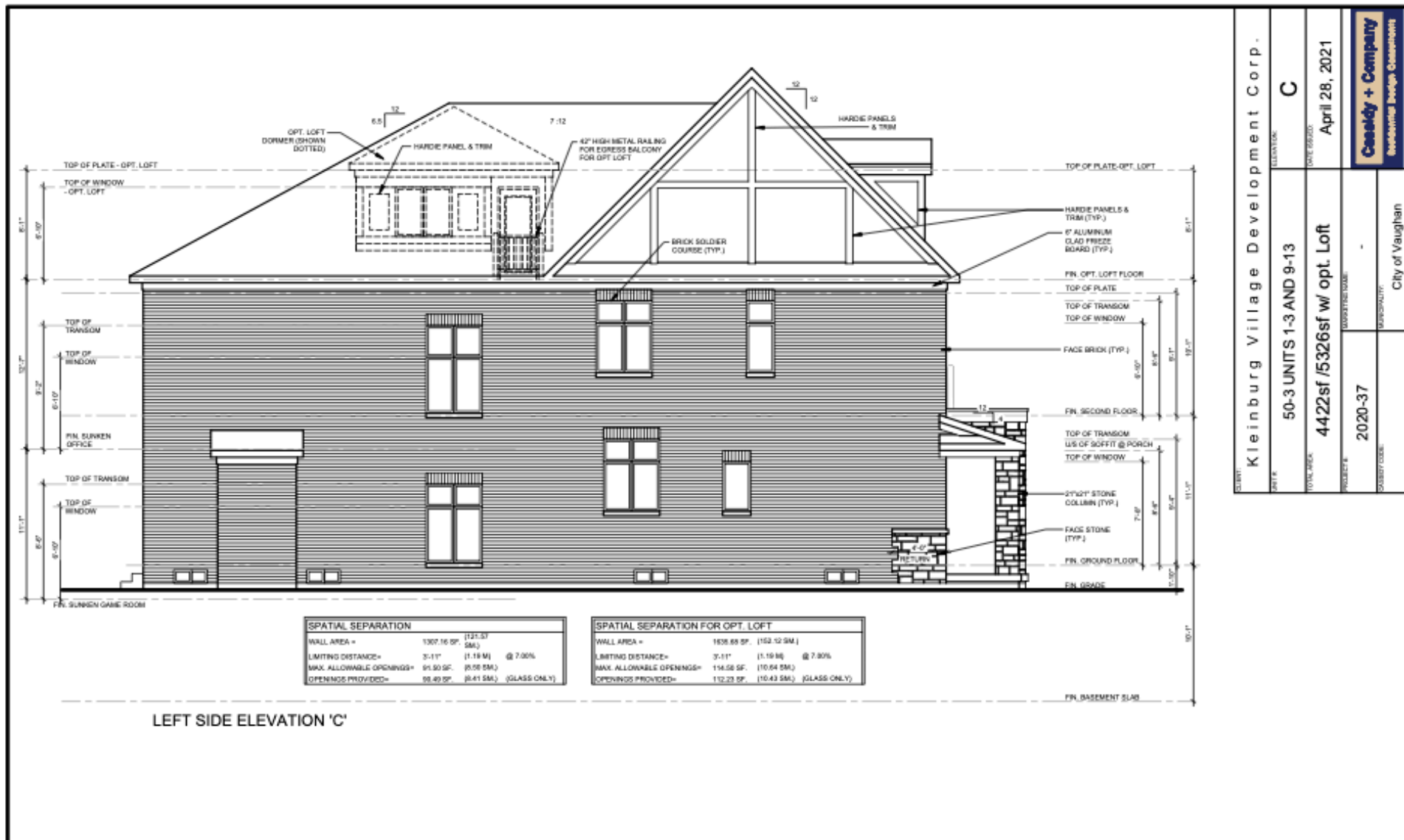
REAR ELEVATION 'B' FOR WALK OUT BASEMENT UPGRADE OPTION 1

Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-3 UNITS 1-3 AND 9-13	B	
TOTAL AREA	4445sf / 5111sf w/ opt. Loft	DATE ISSUED	April 28, 2021
PROJECT #	2020-37	PROJECT NAME	
DATE OF ISSUE		DESIGN FIRM	City of Vaughan
		<b>Casidy + Company</b> Residential Design Consultants	









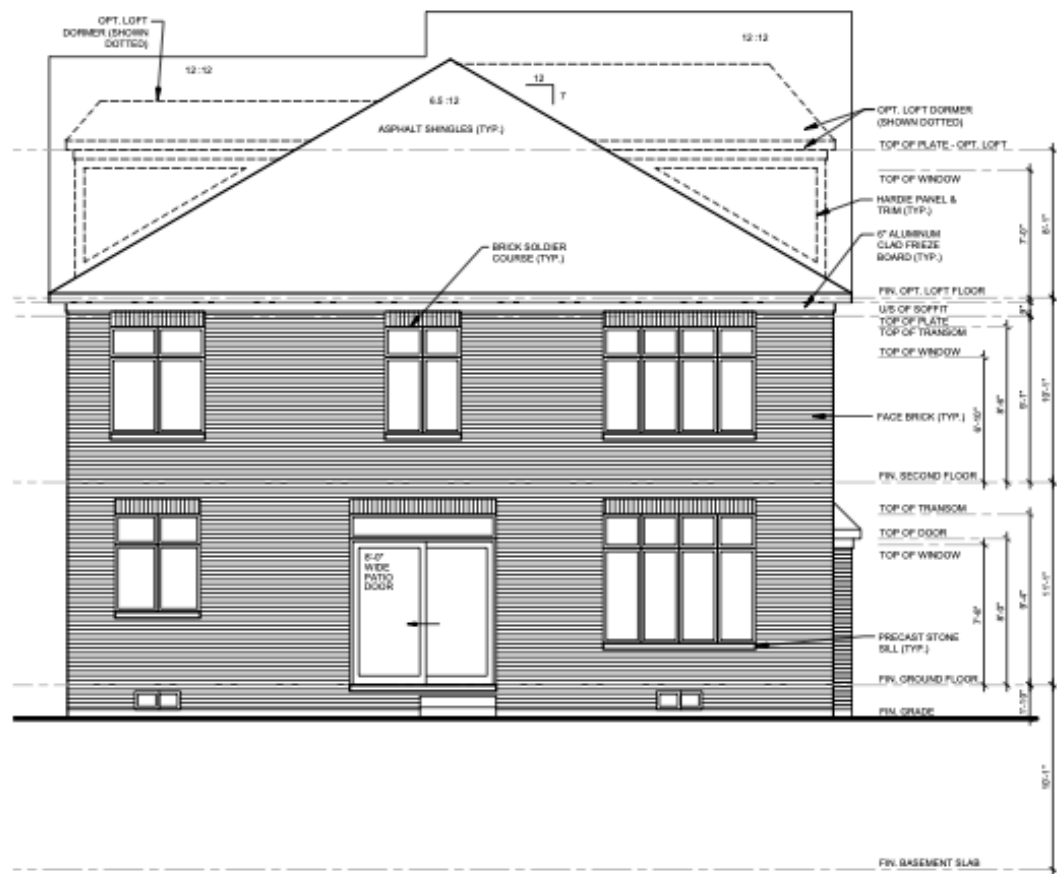


50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' - OPT. 1

Kleinburg Village Development Corp.		ELEVATION		C	
UNIT #	50-3 UNITS 1-3 AND 9-13	DATE	APRIL 28, 2021	Cassidy + Company Architectural Design Consultants	
TOTAL AREA	4422sf / 5326sf w/ opt. Loft	PROJECT NO.	2020-37	City of Vaughan	
DATE	2020-37	REVISION			



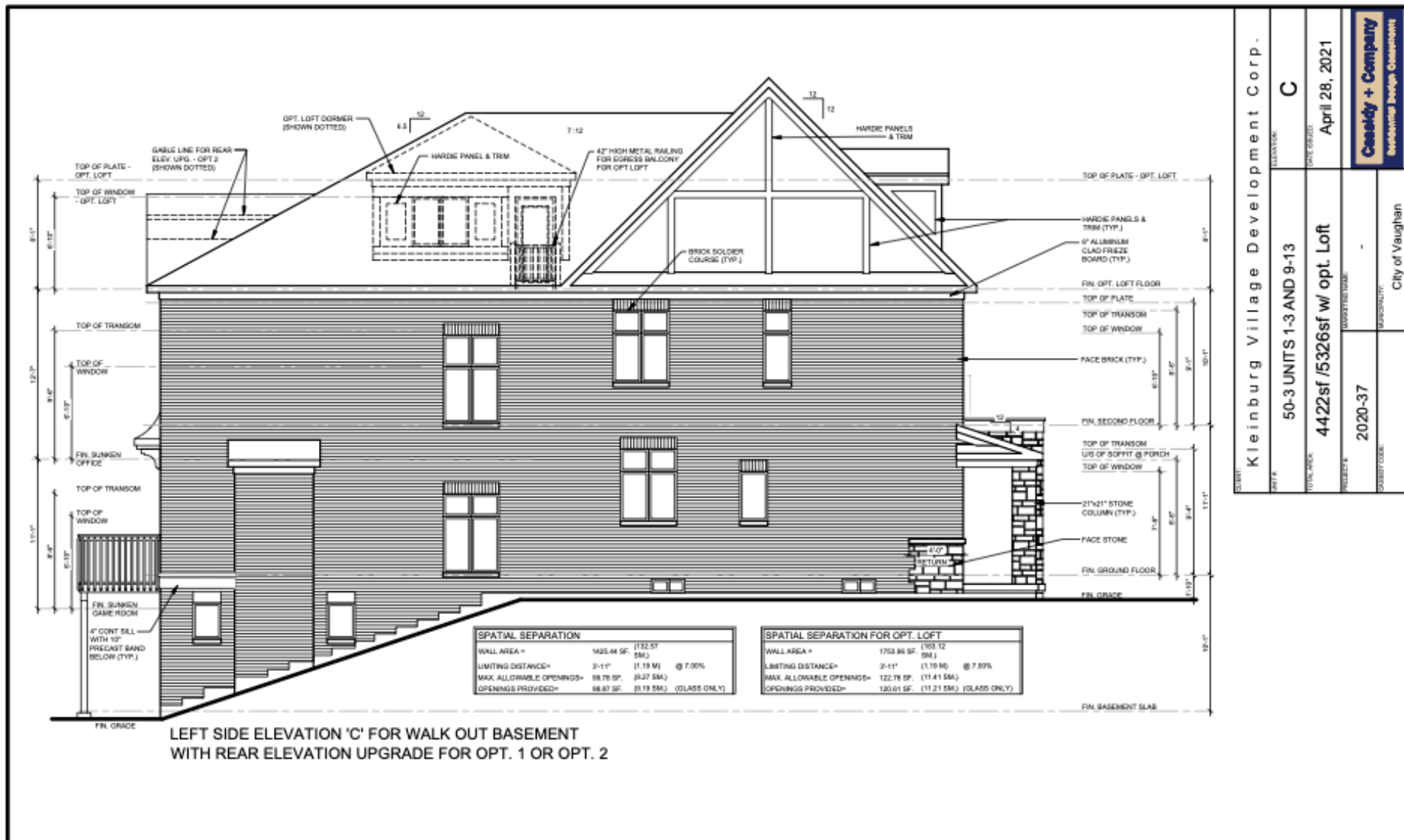




REAR ELEVATION 'C'

CLIENT Kleinburg Village Development Corp.		ELEVATION C	
UNIT # 50-3 UNITS 1-3 AND 9-13	DATE ISSUED April 28, 2021		
TOTAL AREA 4422sf / 5326sf w/ opt. Loft	PROJECT NAME -		
PROJECT # 2020-37	MUNICIPALITY City of Vaughan		
DESIGNER CODE	ENGINEER CODE		
<div>Casady + Company Residential Design Consultants</div>			





Kleinburg Village Development Corp.	
DATE	ELEVATION
50-3 UNITS 1-3 AND 9-13	C
4422sf /5326sf w/ opt. Loft	DATE
2020-37	April 28, 2021
PROJECT NAME	CLIENT
2020-37	City of Vaughan
PROJECT CODE	DESIGNER
	Casady + Company
	Architectural Design Consultants



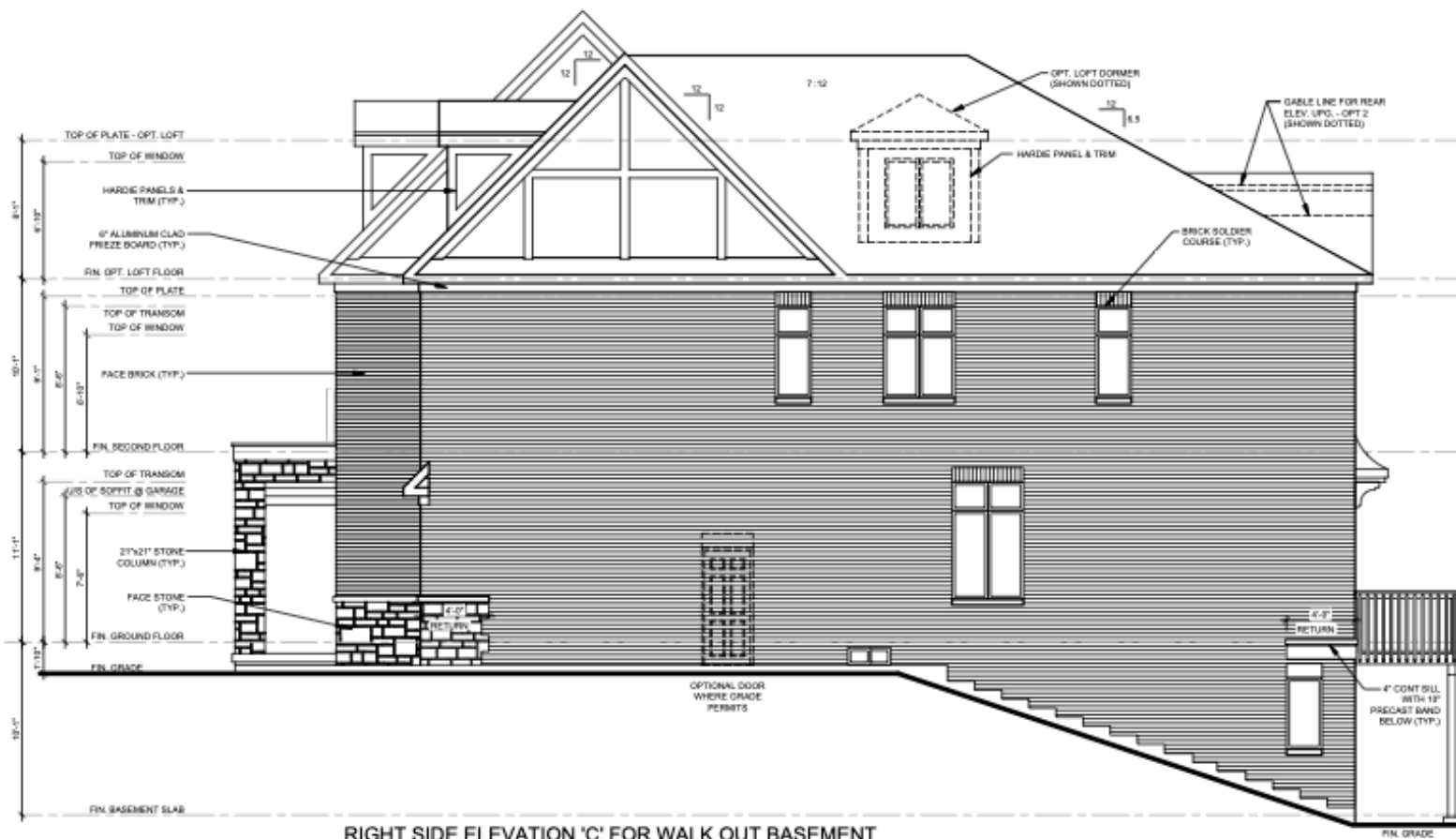
50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

Kleinburg Village Development Corp.		ELEVATION		C	
DATE	50-3 UNITS 1-3 AND 9-13	DATE	ONE SHEET	DATE	April 28, 2021
TOTAL AREA	4422sf / 5326sf w/ opt. Loft	PROJECT NO.	2020-37	DESIGNER	Casady + Company
PROJECT NO.	2020-37	CLIENT	City of Vaughan	ARCHITECT	Architectural Design Consultants



50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'C' FOR WALK OUT BASEMENT - OPT.2  
WITH REAR ELEVATION UPGRADE FOR OPT. 2

Kleinburg Village Development Corp.		ELEVATION		C	
DATE	50-3 UNITS 1-3 AND 9-13	DATE	APRIL 28, 2021	 Architectural Design Consultants	
TOTAL AREA	4422sf / 5326sf w/ opt. Loft	DATE			
PROJECT NO.	2020-37	DATE			
PROJECT NAME		DATE		CITY OF VAUGHAN	



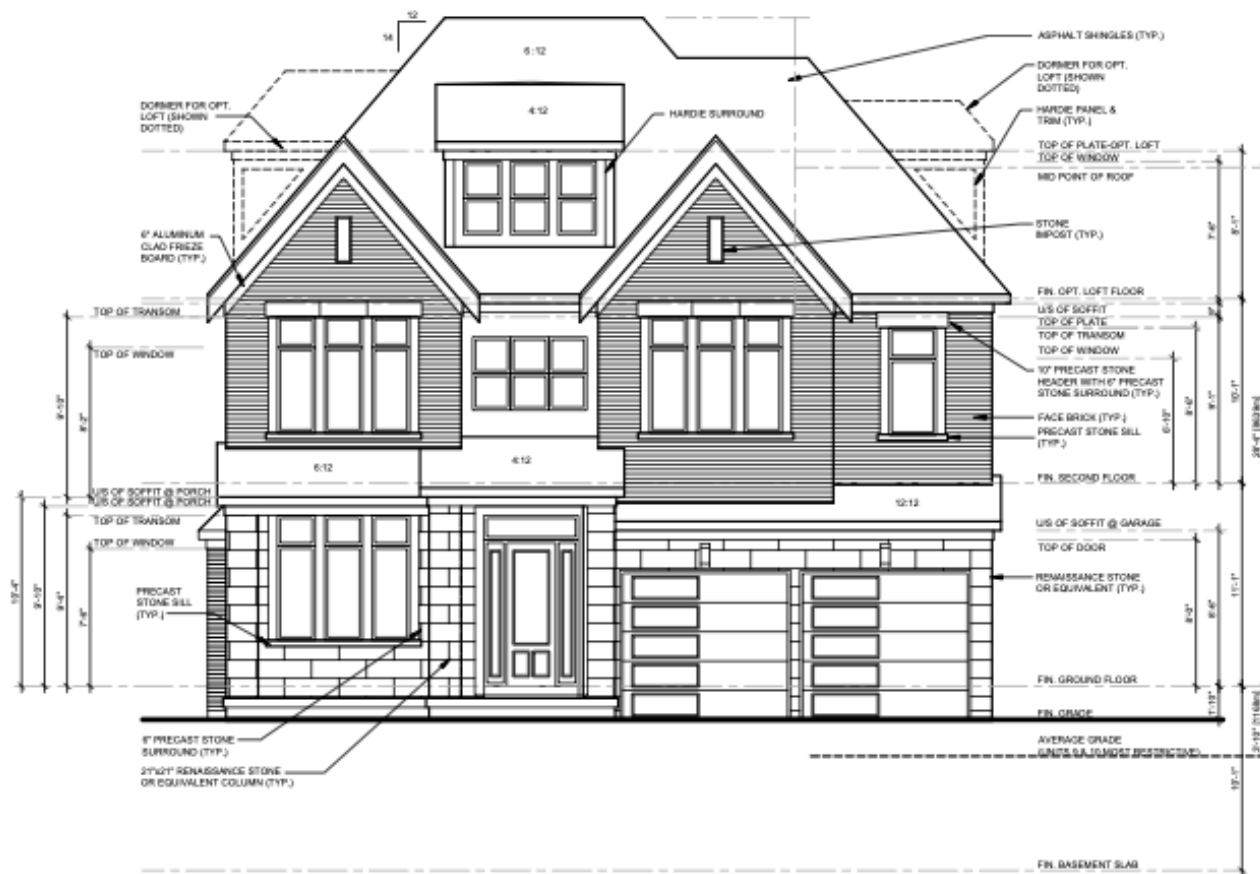
RIGHT SIDE ELEVATION 'C' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

Kleinburg Village Development Corp.		ELEVATION	C
DATE	50-3 UNITS 1-3 AND 9-13	ONE ELEVATION	April 28, 2021
TOTAL AREA	4422sf / 5326sf w/ opt. Loft		
PROJECT NO.	2020-37	PROJECT NAME	
DESIGNER		CLIENT	City of Vaughan
<b>Casady + Company</b> Residential Design Consultants			

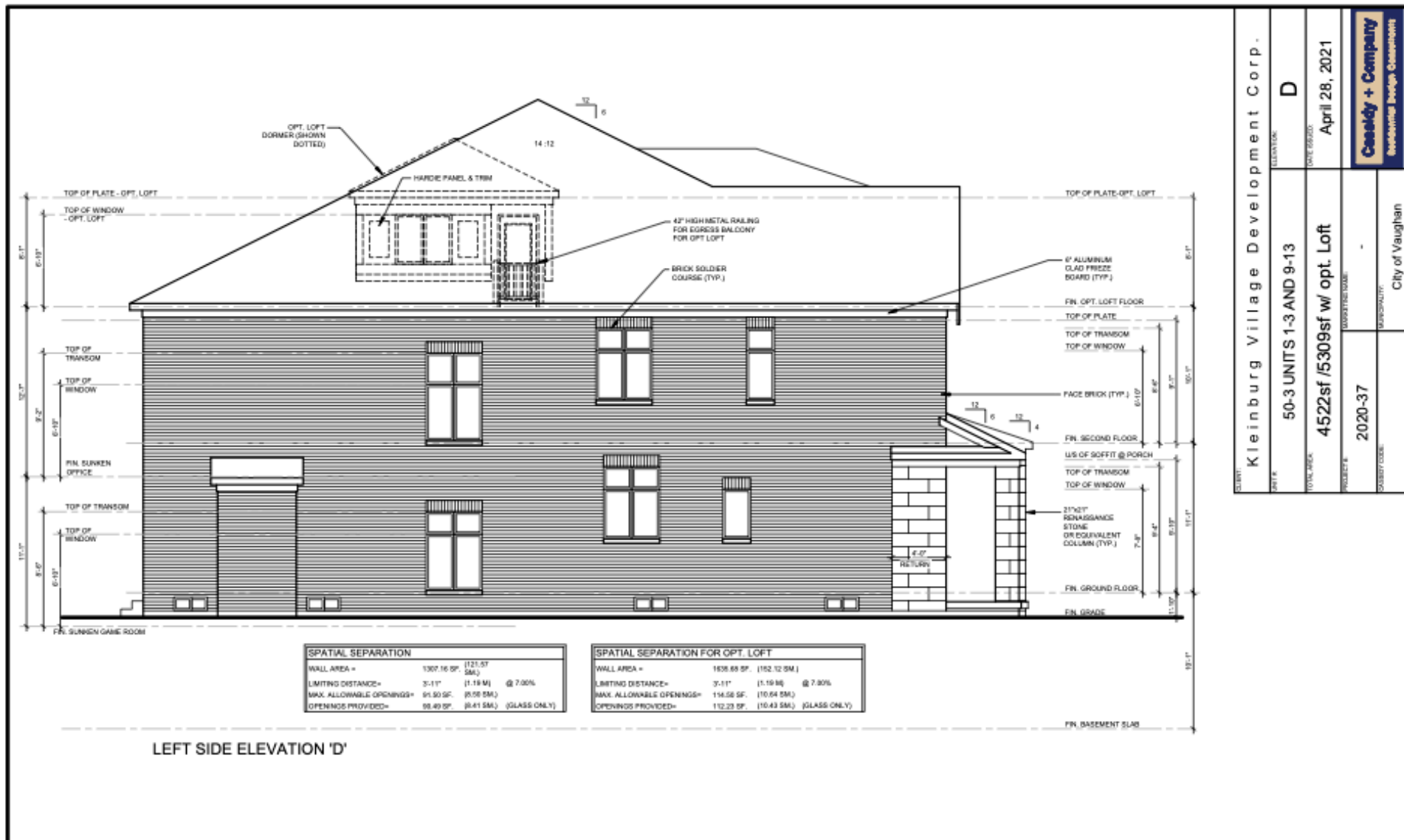








Kleinburg Village Development Corp.			
UNIT #	50-3 UNITS 1-3 AND 9-13	ELEVATION	D
TOTAL AREA	4522sf / 5309sf w/ opt. Loft	DATE PREPARED	April 28, 2021
POLYLINE #	2020-37	PROJECT NAME	-
CITY/COUNTY	City of Vaughan	DESIGNER	Casady + Company Architectural Design Consultants





50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' - OPT. 1

CLIENT		Kleinburg Village Development Corp.	
UNIT #	50-3 UNITS 1-3 AND 9-13	ELEVATION	D
TOTAL AREA	4522sf /5309sf w/ opt. Loft	DATE ISSUED	April 28, 2021
PROJECT #	2020-37	REPORT FILE NAME	-
CADASTRAL CODE		MUNICIPALITY	City of Vaughan
		<b>Casady + Company</b> Architectural Design Consultants	



50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' - OPT. 2

SUBMIT		Kleinburg Village Development Corp.	
UNIT #	50-3 UNITS 1-3 AND 9-13	ELEVATION	D
TOTAL AREA	4522sf / 5309sf w/ opt. Loft	DATE GRANT	April 28, 2021
PROJECT #	2020-37	SUBMITTER NAME	<b>Casady + Company</b> Architectural Design Consultants
PROPERTY CODE		MUNICIPALITY	
		City of Vaughan	

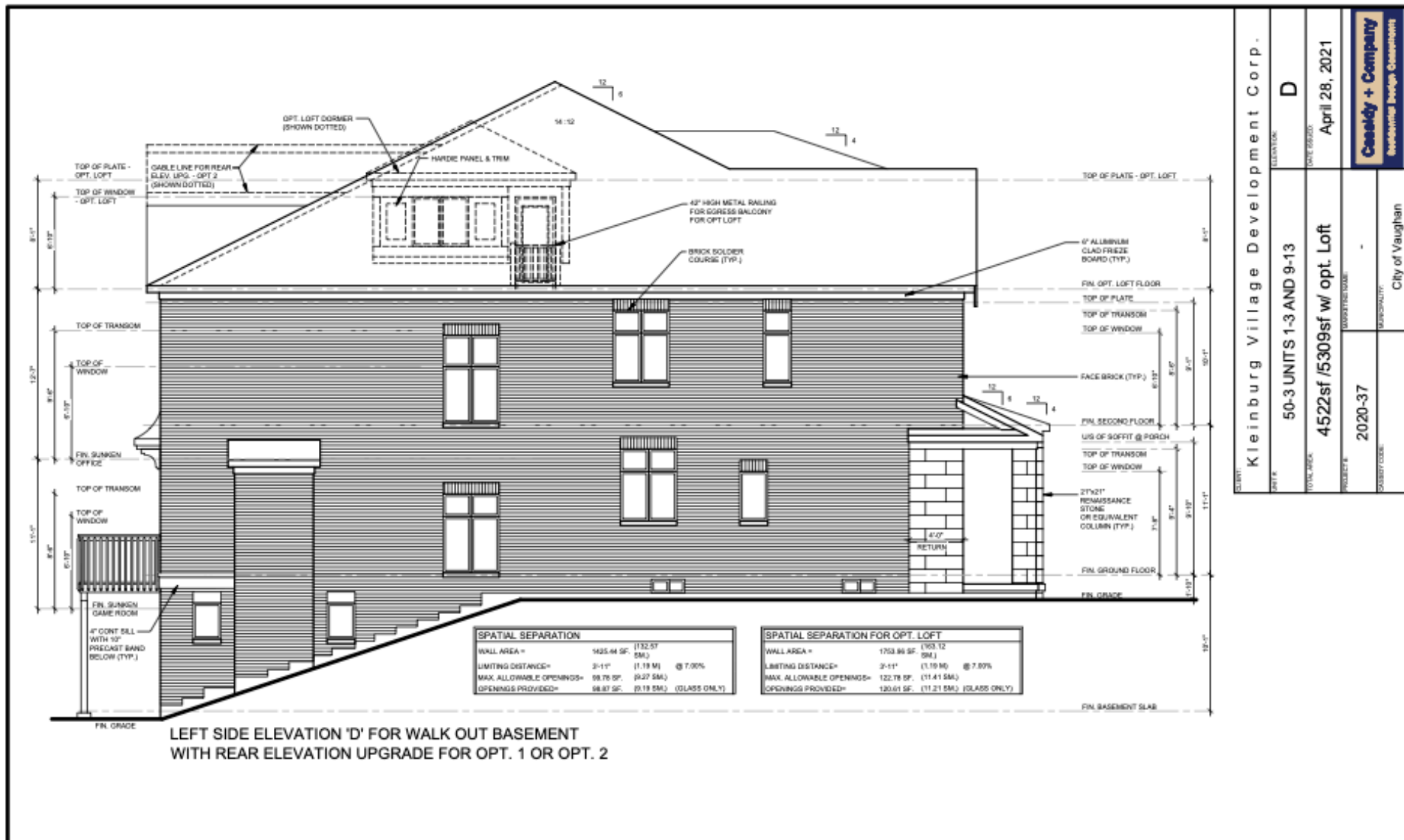




RIGHT SIDE ELEVATION 'D'

Kleinburg Village Development Corp.		ELEVATION		D
DATE	50-3 UNITS 1-3 AND 9-13	DATE	ONE SHEET	April 28, 2021
TOTAL AREA	4522sf / 5309sf w/ opt. Loft	DATE	2020-37	
PROJECT CODE		PROJECT NAME	City of Vaughan	
		<b>Casady + Company</b> Residential Design Consultants		







50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'D' FOR WALK OUT BASEMENT - OPT.1  
WITH REAR ELEVATION UPGRADE FOR OPT. 1

CLIENT		Kleinburg Village Development Corp.		ELEVATION	
UNIT #		50-3 UNITS 1-3 AND 9-13		D	
TOTAL AREA		4522sf / 5309sf w/ opt. Loft		DATE ISSUED April 28, 2021	
PROJECT #		2020-37		DATE FIRST TOOK	
CITY/ST/CDL		MUNICIPALITY		COUNTY	
		City of Vaughan		York Region	





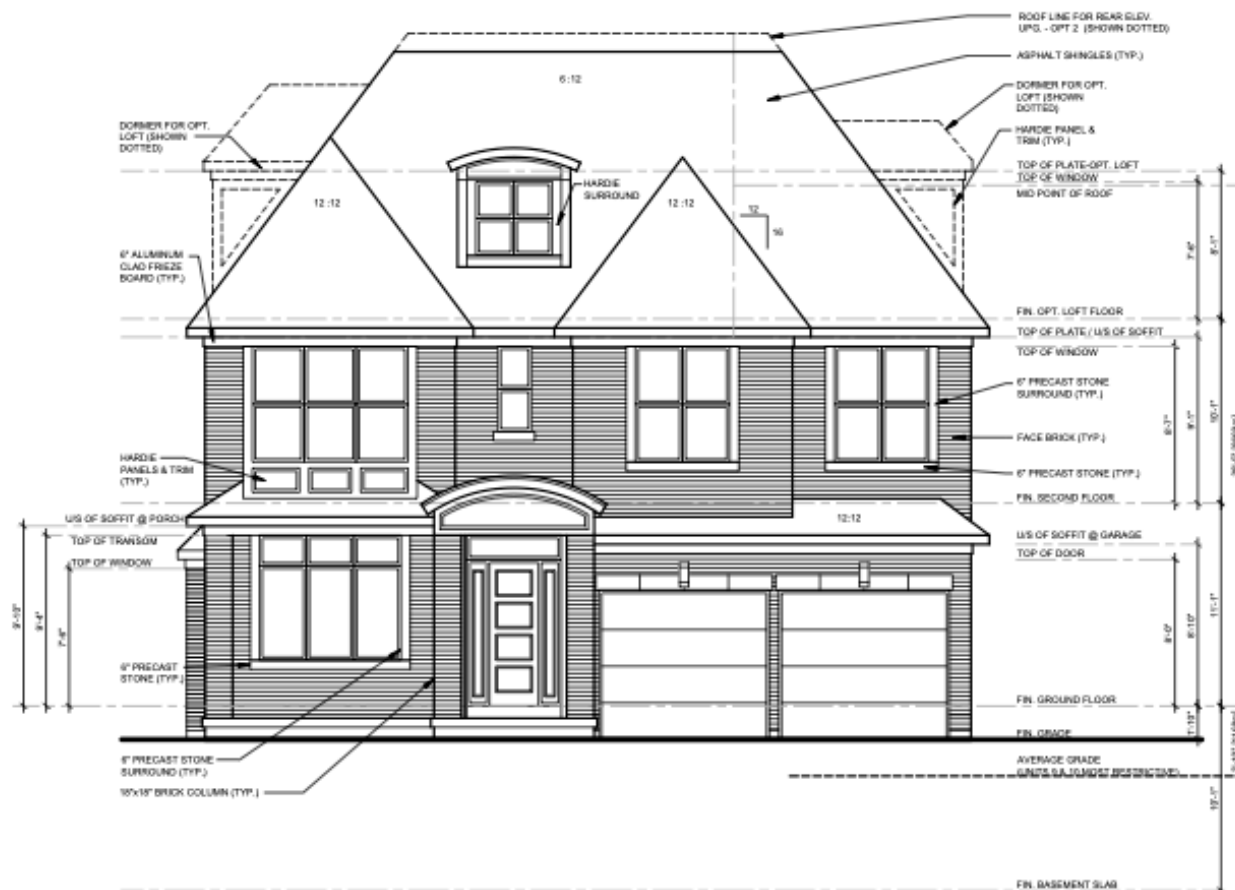




REAR ELEVATION 'D' FOR WALK OUT BASEMENT UPGRADE OPTION 1

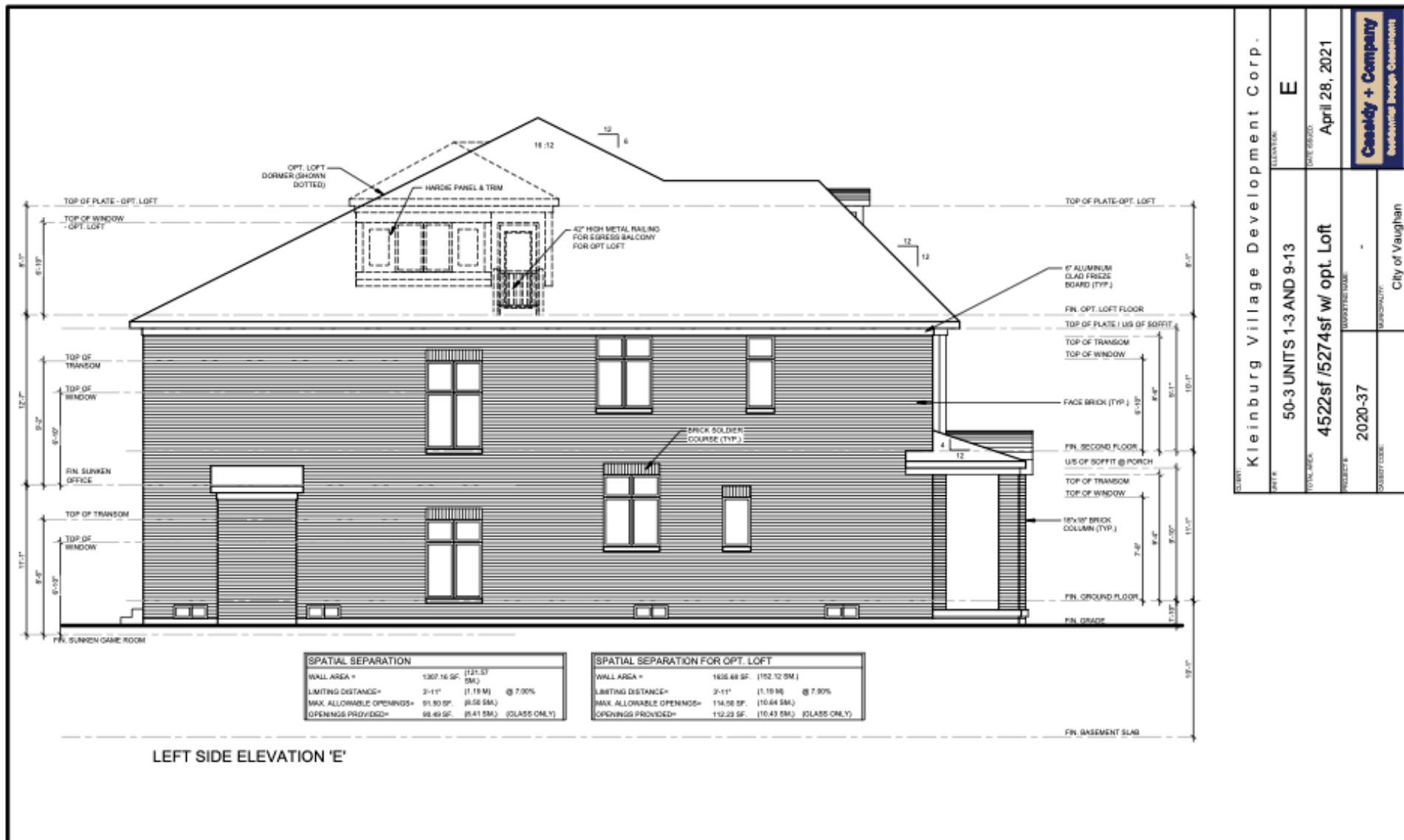
Kleinburg Village Development Corp.		ELEVATION	
UNIT #	50-3 UNITS 1-3 AND 9-13	D	
TOTAL AREA	4522sf / 5309sf w/ opt. Loft	DATE ISSUED	April 28, 2021
PROJECT #	2020-37	PROJECT NAME	
DATE OF ISSUE		DESIGN FIRM	City of Vaughan
		<b>Casaday + Company</b> Residential Design Consultants	





50-3 UNITS 1-3 AND 9-13  
FRONT ELEVATION 'E'

Kleinburg Village Development Corp.	
50-3 UNITS 1-3 AND 9-13	E
4522sf /5274sf w/ opt. Loft	April 28, 2021
2020-37	City of Vaughan
Casady + Company	Architectural Design Consultants



Kleinburg Village Development Corp.		E	
50-3 UNITS 1-3 AND 9-13	ONE PERIOD	April 28, 2021	
4522sf /5274sf w/ opt. Loft	4522sf /5274sf		
2020-37	2020-37		
		City of Vaughan	Casady + Company Architectural Design Consultants





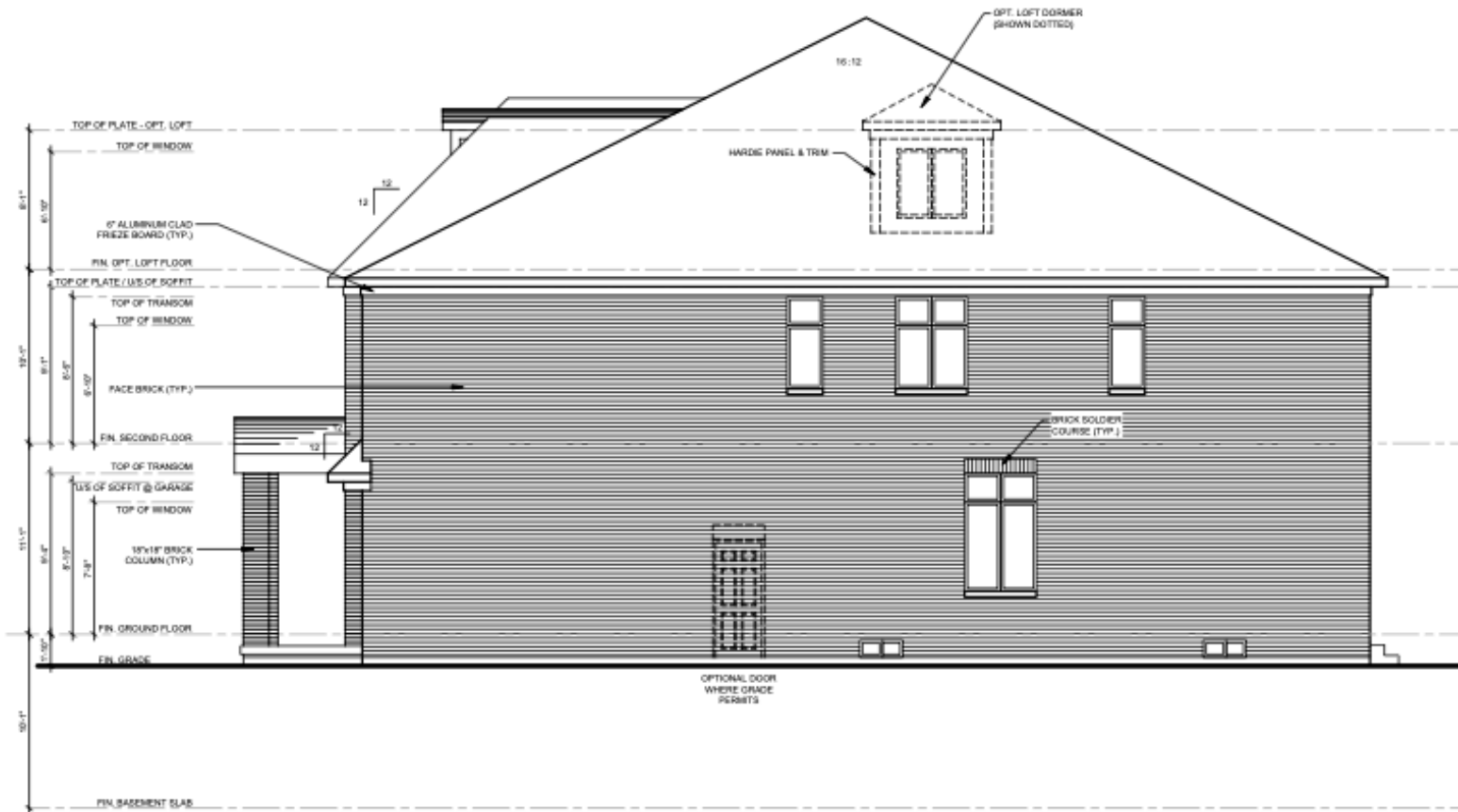
50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'E' - OPT. 1

Kleinburg Village Development Corp.			
ELEVATION	E		
DATE	50-3 UNITS 1-3 AND 9-13	DATE	April 28, 2021
TOTAL AREA	4522sf / 5274sf w/ opt. Loft	DATE	April 28, 2021
PROJECT NO.	2020-37	DATE	April 28, 2021
PROJECT NAME	City of Vaughan	DATE	April 28, 2021
PROJECT OWNER	City of Vaughan	DATE	April 28, 2021
PROJECT ARCHITECT	Cassidy + Company	DATE	April 28, 2021
PROJECT ENGINEER	Architectural Design Consultants	DATE	April 28, 2021



50-3 UNITS 1 AND 13  
LEFT SIDE UPGRADE ELEVATION 'E' - OPT. 2

Kleinburg Village Development Corp.		E	
DATE	50-3 UNITS 1-3 AND 9-13	DATE REVISION	April 28, 2021
TOTAL AREA	4522sf / 5274sf w/ opt. Loft	PROJECT NO.	2020-37
PROJECT NAME	4522sf / 5274sf w/ opt. Loft	APPROVAL	City of Vaughan
DESIGNER	2020-37	ARCHITECT	Casady + Company
		ENGINEER	Architectural Design Consultants



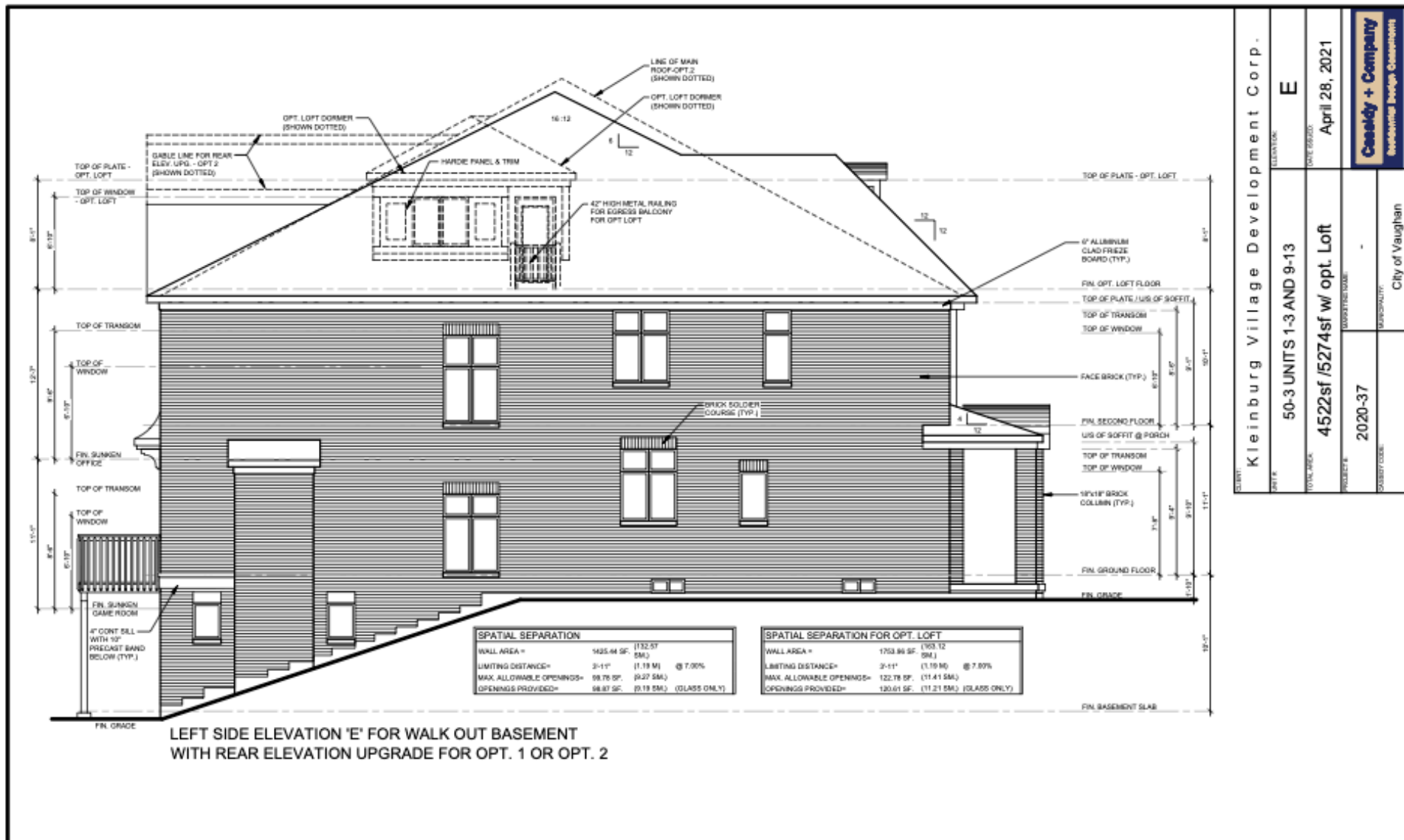
RIGHT SIDE ELEVATION 'E'

Kleinburg Village Development Corp.		E	
50-3 UNITS 1-3 AND 9-13	ONE ELEVATION	4522sf /5274sf w/ opt. Loft	April 28, 2021
2020-37	PROJECT CODE	4522sf /5274sf	PROJECT NAME
City of Vaughan	MUNICIPALITY	Cassidy + Company Architectural Design Consultants	



Kleinburg Village Development Corp.		E	
50-3 UNITS 1-3 AND 9-13	ONE PERIOD	April 28, 2021	
4522sf / 5274sf w/ opt. Loft	4522sf / 5274sf		
2020-37	2020-37		
		City of Vaughan	

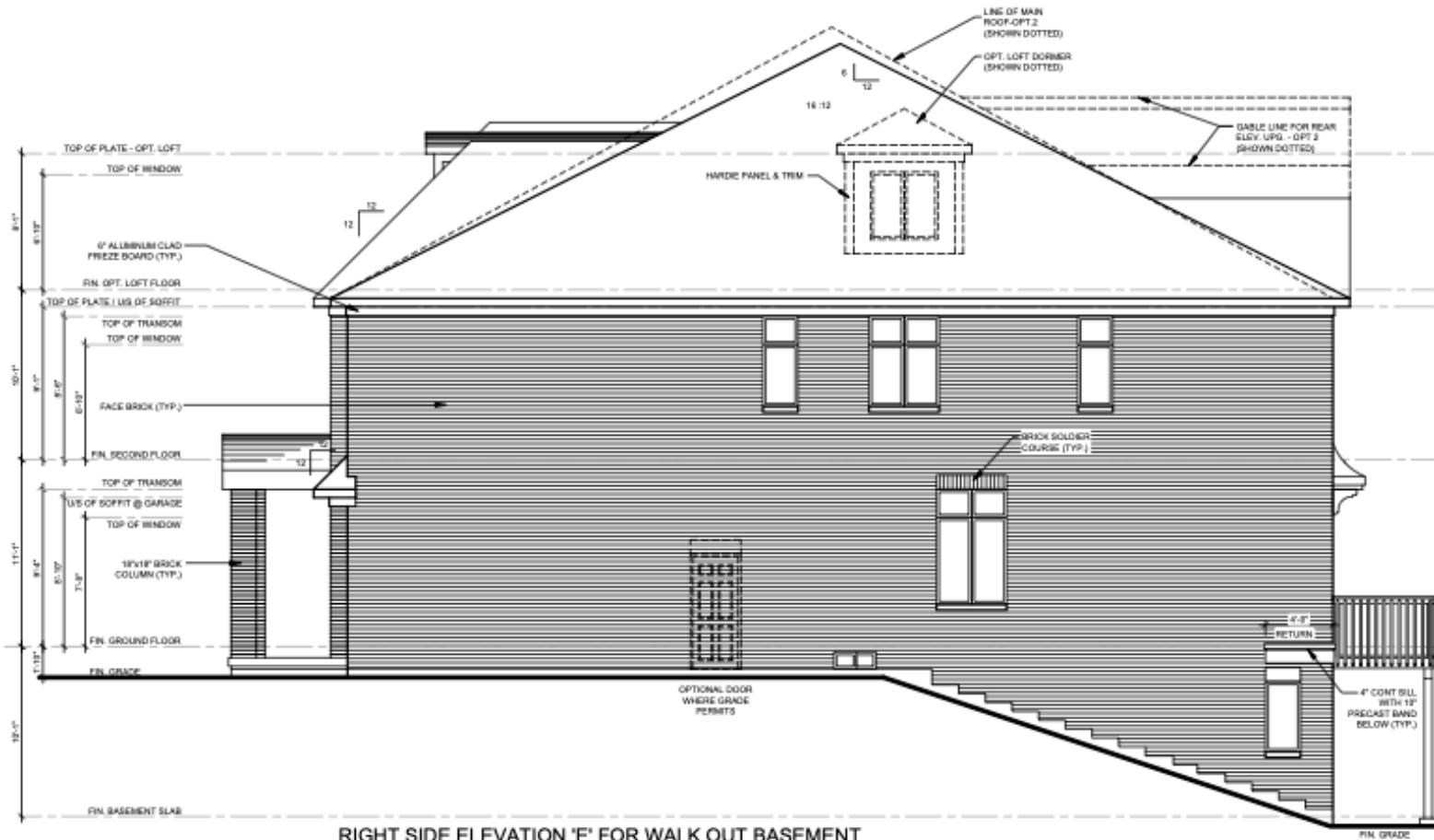
**Casady + Company**  
Residential Design Consultants











RIGHT SIDE ELEVATION 'E' FOR WALK OUT BASEMENT  
WITH REAR ELEVATION UPGRADE FOR OPT. 1 OR OPT. 2

CLIENT Kleinburg Village Development Corp.		ELEVATION E	
DATE 11/11/21	50-3 UNITS 1-3 AND 9-13	DATE REVISION April 28, 2021	
TOTAL AREA 4522sf / 5274sf w/ opt. Loft			
PRICE PER SF 2020-37			
DESIGNER	CITY OF VAUGHAN	<b>Casady + Company</b> Residential Design Consultants	



REAR ELEVATION 'E' FOR WALK OUT BASEMENT UPGRADE OPTION 1

Kleinburg Village Development Corp.		E	
50-3 UNITS 1-3 AND 9-13	4522sf / 5274sf w/ opt. Loft	April 28, 2021	
2020-37			
City of Vaughan			
Casatidy + Company			
Residential Design Consultants			



REAR ELEVATION 'E' FOR WALK OUT BASEMENT UPGRADE OPTION 1

Kleinburg Village Development Corp.		E	
50-3 UNITS 1-3 AND 9-13	DATE ISSUED	April 28, 2021	
4522sf /5274sf w/ opt. Loft	PROJECT #	2020-37	
2020-37	DATE OF ISSUE	City of Vaughan	
Casatidy + Company		Residential Design Consultants	







Units 6D  
Side Elev. A

50-1 Elev. A  
Unit 5

50-1 Elev. B  
Unit 4

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. C

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. D

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. B





UNIT - 6 Elev. A

UNIT - 7 Elev. A

UNIT - 8 Elev. A





50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. E

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. A







50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev E




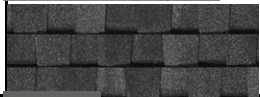

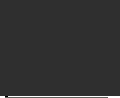




50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev A











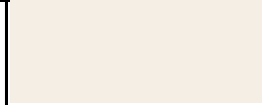

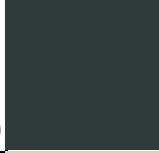

## Exterior Colour Schedule Package 1

### ATTACHMENT 6

	Manufacturer	1	
Brick	Meridian	Wellington	
Stone where applicable	Arriscraft Fresco	Greige	
Stone where applicable	Arriscraft Renaissance	Nutmeg	
Roof- Landmark	Certainteed	Pewter	
Metal Roof	Steeltile Co or equivalent	Charcoal <b>28306</b>	
Windows	Unitech Aluminum-hybrid or equivalent	Black	
Aluminum	Royal	Charcoal	
Shutters where applicable	Kaycan	Black <b>002</b>	
Front Doors & Frames	Sherwin Williams equivalent or	Rookwood Dark Red <b>SW 2801</b>	
Side & Garage Doors & Frames	Sherwin Williams equivalent or	Rookwood Dark Red <b>SW 2801</b>	
Columns & Gable Trim Paint	Sherwin Williams equivalent or	Anew Gray <b>SW7030</b>	



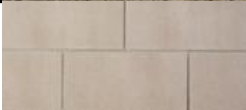

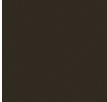
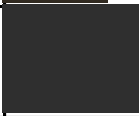


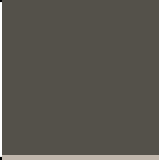
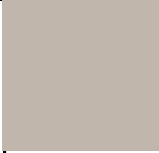
**NOTE: Package 1 has been preassigned to Unit 8  
And can be applied to Units 1-5 and 9 to 13**

## Exterior Colour Schedule Package 2

	Manufacturer	2	
Brick	Meridian	Old Queenston	
Stone where applicable	Arriscraft Fresco	Eclipse	
Stone where applicable	Arriscraft Renaissance	Nutmeg	
Roof- Landmark	Certaiteed	Driftwood	
Metal Roof	Steeltile Co or equivalent	Dark Brown 28229	
Windows	Unitech Aluminum-hybrid or equivalent	Black	
Aluminum	Royal	Royal Linen	
Shutters where applicable	Kaycan	Midnight Green 122	
Front Doors & Frames	Sherwin Williams equivalent	or Rookwood Shutter Green SW2809	
Side & Garage Doors & Frames	Sherwin Williams equivalent	or Rookwood Shutter Green SW2809	
Columns & Gable Trim Paint	Sherwin Williams or equivalent	Natural Tan SW7567	










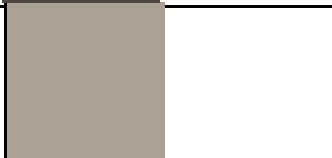
**NOTE: Package 2 has been preassigned to Unit 7  
And can be applied to Units 1-5 and 11to 13**

## Exterior Colour Schedule Package 3

	Manufacturer	3	
Brick	Meridian	Lakeshore	
Stone where applicable	Arriscraft Fresco	Eclipse	
Stone where applicable	Arriscraft Renaissance	Nutmeg	
Roof- Landmark	Certainteed	Driftwood	
Metal Roof	Steeltile Co or equivalent	Dark Brown 28229	
Windows	Unitech Aluminum-hybrid or equivalent	Black	
Aluminum	Royal	Sand	
Shutters where applicable	Kaycan	N/A	
Front Doors & Frames	Sherwin Williams equivalent or	Urbane Bronze  <b>SW7048</b>	
Side & Garage Doors & Frames	Sherwin Williams equivalent or	Urbane Bronze  <b>SW7048</b>	
Columns & Gable Trim Paint	Sherwin Williams or equivalent	Versatile Gray  <b>Sw6072</b>	







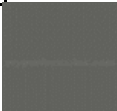
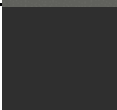

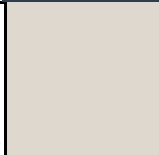

**NOTE: Package 3 can be applied to Units 1-5 and 9 to 13**

## Exterior Colour Schedule Package 4

	<b>Manufacturer</b>	<b>4</b>	
Brick	Meridian	Hudson	
Stone where applicable	Arriscraft Fresco	Eclipse	
Stone where applicable	Arriscraft Renaissance	Nutmeg	
Roof- Landmark	Certainteed	Pewter	
Metal Roof	Steeltile Co or equivalent	Charcoal 28306	
Windows	Unitech Aluminum-hybrid or equivalent	Black	
Aluminum	Royal	Royal Clay	
Shutters where applicable	Kaycan	N/A	
Front Doors & Frames	Sherwin Williams equivalent or	Black Fox  <b>SW7020</b>	
Side & Garage Doors & Frames	Sherwin Williams equivalent or	Black Fox  <b>SW7020</b>	
Columns & Gable Trim Paint	Sherwin Williams or equivalent	Morris Room Gray  <b>SW0037</b>	

**NOTE: Package 4 can be applied to Units 1-5 and 9 to 13**





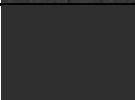
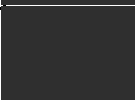



## Exterior Colour Schedule Package 5

	<b>Manufacturer</b>	<b>5</b>	
Brick	Meridian	Trinity	
Stone where applicable	Arriscraft Fresco	Greige	
Stone where applicable	Arriscraft Renaissance	Nutmeg	
Roof- Landmark	Certainteed	Moire Black	
Metal Roof	Steeltile Co or equivalent	Black 28262	
Windows	Unitech Aluminum-hybrid or equivalent	Black	
Aluminum	Royal	Charcoal	
Shutters where applicable	Kaycan	Black 002	
Front Doors & Frames	Sherwin Williams equivalent or	Naval  SW6244	
Side & Garage Doors & Frames	Sherwin Williams equivalent or	Naval  SW6244	
Columns & Gable Trim Paint	Sherwin Williams or equivalent	Windfresh White  SW7628	

**NOTE: Package 5 has been preassigned to Unit 6  
And can be applied to Units 1-3 and 10 to 13**



## Exterior Colour Schedule Package 6

	Manufacturer	6	
Brick	Meridian	Westford	
Stone where applicable	Arriscraft Fresco	Eclipse	
Stone where applicable	Arriscraft Renaissance	Nutmeg	
Roof- Landmark	Certaiteed	Moire Black	
Metal Roof	Steeltile Co or equivalent	Black 28262	
Windows	Unitech Aluminum-hybrid or equivalent	Black	
Aluminum	Royal	Pebble Clay	
Shutters where applicable	Kaycan	N/A	
Front Doors & Frames	Sherwin Williams equivalent or	Sealskin  <b>SW7675</b>	
Side & Garage Doors & Frames	Sherwin Williams equivalent or	Sealskin  <b>SW7675</b>	
Columns & Gable Trim Paint	Sherwin Williams or equivalent	Sycamore Tan  <b>SW2855</b>	

**NOTE: Package 6 can be applied to Units 1-5 and 9 to 13**

# Arborist Report

## Tree Preservation Plan

Prepared For:  
Georgina Bodrug  
**Popovich Associates**  
1 Robert Speck Pkwy, Suite 100  
Mississauga ON L4Z 3M3

Site:  
**357, 365, and 375 Stegman's Mill Road**  
**Kleinburg**

November 14<sup>th</sup>, 2019

Revised: April 27<sup>th</sup>, 2021.



**Updated by**  
Christopher Preece  
Consulting Arborist  
Davey Resource Group  
ISA ON-2547A  
Registered Professional Forester R.P.F. #2613  
1(905)818-3583  
Christopher.preece@davey.com

©2019-2021 Davey Resource Group. All rights reserved. This document must be used in conjunction with the tree inventory lists, and Tree Preservation Plans with arborist comments (these plans are to be printed on correct size to ensure scalability). This document must be used in whole and with all pages.

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## INTRODUCTION

**It is imperative for all construction lead hands to thoroughly read and understand this report. Tree preservation specifications are mandatory to adhere to and penalties can be assigned as deemed appropriate by the City of Vaughan to the contractor for contravention of these specifications.**

Popovich Associates (herein referred to as the client) proposes to construct a new subdivision on three properties located at Stegman's Mill Road (herein referred to as the subject property), in Vaughan, Ontario. The Arborist was to document the current condition of the trees that would be impacted by construction and prescribe recommendations for tree preservation. Trees were assessed for the overall health, size and potential impacts that would be caused by construction.

This report must be accompanied by the following additional documents:

1. A full printing of the tree inventory performed by Davey Resource Group (DRG), otherwise known as the Tree Protection Action Key (TPAK). (Appendix 1)
2. The construction maps with the Arborist Comments, otherwise known as the Tree Preservation Plan (TPP). (Appendix 2)

In total there were 99 trees inventoried. 67 trees are privately owned by the client, 4 are shared, and 28 are ravine trees. 89 of the trees have a DBH of at least 20 cm and are therefore protected by the City of Vaughan's Tree Preservation By-Law (185-2007). A permit to injure or destroy 51 of the protected trees will be required as a result of the proposed construction.

**Replacement trees** will be required for any tree that is removed that is not dead or dying. The number of replacement trees will be determined by the Urban Design Manager. If the applicant does not wish to replant the trees on their property, a total of **\$550.00 for each tree** will be added to the permit cost in addition to a 15% administration fee. Replacement trees will then be planted by the City on City lands within the community.

It is recommended that Tree Preservation Fencing be installed to prevent injury to the ravine trees, as the construction plan requires staging and construction near the **Minimum Tree Protection Zone (MTPZ)**. All trees with proposed construction near the MTPZ (a distance referenced from the most current Tree Preservation By-Laws of the City of Vaughan) must have hoarding installed to this distance (measured from the base of the tree) as detailed in the construction documents with Arborist comments.

## ASSIGNMENT

Popovich Associates (herein referred to as the client) proposes to construct a new subdivision on three properties located on Stegman's Mill Road (herein referred to as the subject property), in Vaughan, Ontario. Davey Resource Group (DRG) was to conduct a tree inventory and prepare a Tree Preservation Plan. The arborist was to document the current condition of the trees that would be impacted by construction and prescribe recommendations for tree preservation. Trees were assessed for the overall health, size and potential impacts that would be caused by construction.

## LIMITATIONS OF THE ASSIGNMENT

It must be understood that DRG is the assessor of the trees in regard to tree preservation practices as it relates to the most current tree protection by-laws. The client and the Construction Supervisors should incorporate the information and recommendations provided within this report into their construction methodology to complete their project in a reasonable manner.

The project scope and details for tree preservation were discussed. All proposed construction methods are limited to what was provided in the site plans and in discussions with the Project Leader. Estimates, measurements, and comments regarding tree preservation were based on the proposed construction plans.

## OBSERVATIONS

- Information and data were collected on April 1<sup>st</sup>, 2015 by ISA Certified Arborists Dan Marina (ON-1947A), Kyle McLoughlin (ON-1734AM) and Stephanie Ulcar (ON-1873A).
- Pictures were taken from a single source on April 1<sup>st</sup>, 2015 by Stephanie Ulcar and remain unchanged. Pictures are available upon request.
- All trees were tagged. See Appendix 2 for details.
- *Juglans cinerea* (Butternut) was encountered on the Southeast corner along the property line in the ravine. See Appendix 2 for exact location. No other species at risk or endangered species were encountered.
- For further details and observations, refer to the TPAK and TPP in the supporting materials.



## DISCUSSION

The following sections discuss specific areas regarding the preservation of trees during construction.

Tree preservation is a pro-active measure that starts at the planning stage. Understanding the importance of tree roots in overall tree health and survivability is of the highest importance in implementing effective tree preservation measures.

### Root Pruning Protocol

The roots provide nutrients and water to the leaves and branches while supporting the tree in windstorms and preventing failure. Trees are remarkable, in that the upper canopy can be completely green and full while the majority of the roots below have been removed; leaving the tree highly prone to failure and imminent death within a few years. Once a tree is injured, that injury is never “healed” but instead the tree allocates a great deal of energy to try and repair itself, often times at the expense of its vitality and sometimes leading it into a **mortality spiral** that may not be noticed until years later.

Root pruning is a practice to minimize injuries to trees. Roots in comparison to upper canopy limbs store a great deal of energy and reserves for trees to survive and must be removed with the utmost care and consideration. Similar to pruning the upper canopy of the tree, roots are best removed (if needed) via target pruning practices and not by being torn off. Roots must be assessed by a qualified and experienced arborist and then pruned properly with a sharp tool.

Root pruning is not a common skill set and should be performed by a qualified arborist familiar with root excavation and root pruning. Tree’s roots are underground and are otherwise not detectable without physical exploration – i.e., using a **Supersonic Air Tool** (SSAT) such as an AirSpade® or Daylighting vehicle (Hydro-Vac). Root pruning trenches must be at least the depth of the deepest root (usually 30-60 cm) and about 15 cm wide. Roots are assessed by the arborist with regard to the effects construction may have on the tree, and then either pruned with a sharp tool, possibly recommended for removal, or a design change may be needed on-site to accommodate. **The use of a rotary saw is not acceptable to prune the roots of trees.**

1. Root Pruning within the **MTPZ** of any tree requires root exploration via Supersonic Air Tool or Daylighting Vehicle to first remove the soil and expose the roots. A Certified Arborist (CA) will be required onsite during the initial excavation to make appropriate recommendations to the contractor for suitable tree preservation as required. When trees are damaged or injured significantly, the CA must notify the project arborist immediately to report the circumstances. Generally:

- a. Roots fewer than 2 cm in diameter can be pruned using a sharpened tool such as hand pruners or a sharpened spade under the supervision of the Certified Arborist.
  - b. Roots 2 – 8 cm in diameter can be pruned by the Certified Arborist using a sharp tool, such as a handsaw, hand pruner or loppers and under the supervision of the Construction Inspector and/or the advisement of the Project Arborist.
  - c. All roots over 8 cm in diameter must be assessed by the Project Arborist prior to pruning unless the arborist on-site can confidently assess the effect of the removal of the root as not detrimental to the tree. This must be documented by the Certified Arborist and reported to the project arborist immediately.
2. Root Pruning within the **Critical Root Zone** and outside of the MTPZ, typically requires the use of a sharpened garden spade, cutting a line to a depth of about 30 cm **by the on-site Certified Arborist and the advisement of the project arborist if needed.** However, the same pruning protocol for the size of roots encountered (in the MTPZ) applies to the roots found within this area.

The trenches (when using SSAT) are typically backfilled with the same excavated soil or new topsoil or compost and hoarding should be installed along this trench to protect the remaining roots.

### Tree Protection Zone (TPZ)

This is the area to be protected and is defined by the City of Vaughan's Tree Preservation Specifications and by the arborist and will change from tree to tree due to structural boundaries. Where some fill or excavate must be temporarily located near a TPZ, a plywood barrier must be used to ensure no material enters the TPZ. Rigid Hoarding is needed when construction machines are very close (within 1-2 m) of the trunk to prevent accidental bumps from machines. These seemingly harmless bumps stay with the tree forever and can cause significant chronic stress to the tree.

Diameter at Breast Height <sup>1</sup> in centimeters	Minimum Protection Distances Required <sup>2</sup> (Public and Private Trees)	Minimum Protection Distances Required Trees in Naturalized Areas
<10	1.2	The drip line <sup>3</sup> or 1.2 m
10-29	1.8	The drip line or 3.6 m
30-40 <sup>4</sup>	2.4	The drip line or 4.8 m
41-50	3.0	The drip line or 6.0 m
51-60	3.6	The drip line or 7.2 m
61-70	4.2	The drip line or 8.4 m
71-80	4.8	The drip line or 9.6 m
81-90	5.4	The drip line or 10.6 m
91-100	6.0	The drip line or 12.0 m
>100	6 cm protection for each 1 cm diameter	12 cm protection for each 1 cm diameter or the drip line

**The tree protection barriers shall be installed at the approved location and shall be maintained in its original location and condition until all construction activities within the site have ceased and all equipment is removed from the site. No equipment or material storage, flushing of fuel or washing of equipment is allowed within the TPZ. Any works within the TPZ shall be performed or supervised by a Certified Arborist.**

### Minimum Tree Protection Zone (MTPZ)

Work within the **MTPZ** of any tree would be considered serious root injury and would leave the tree with a high potential of structural failure or serious decline. Boxes surrounding existing trees on the TPP represent a 'best case scenario' for tree protection needs. The City of Vaughan will have final approval of tree protection requirements.

Increasing **TPZ** distances should be done at the design stage. Field marking exact locations of new proposed structures and underground utilities by the planning personnel has been well proven to be the most effective way to ensure accurate distances from trees. Generally speaking, it is better to add some fill than to excavate roots. Fill can be modified (such as using **High Performance Base (HPB)**) to allow gas exchange and water permeability, while the tree adapts to the change slowly over time.

### Hoarding

Hoarding (Tree Protection Fencing (TPF)) is used on construction sites to ensure that damage to the tree and its root zone is prevented. This distance is typically located by the MTPZ. However, it must be understood that sometimes this distance is not achievable due to infrastructure being too close. It must be further understood the hoarding distance sometimes must accommodate a larger TPZ (than the typical MTPZ distance) due to a limited root growing area/volume (this area is typically defined by the project arborist.)

Hoarding locations should be field marked by the project arborist, and hoarding installation will be completed by the contractor. This hoarding must be anchored to the ground and must be installed to the lines defined by the City of Vaughan/project arborist.

Problems will arise for tree preservation efforts when anyone removes the hoarding, even temporarily. It takes one instance of soil compaction from a heavy machine for roots to suffer from air and water deprivation and for the tree to become stressed. It is imperative to install and maintain in good condition the hoarding to prevent this from happening before and throughout the entire construction. **Urban forestry staff may have to assign penalties or fines, or civil action from the neighboring tree owners may occur if these preservation efforts are not adhered to.**

## Tree Protection Signs

A sign should be displayed on the tree protection fencing as shown in Appendix 4. These signs could be made in bulk at a discounted rate and installed on the hoarding in various locations. Signage informs the public and reminds the contractors the significance of the TPZs and the efforts put forward by the client in tree preservation.

## Permit Posting

If the permit to destroy/injure the trees is approved, it must be posted on the property during the time when the tree work is being conducted. It should be visible from the street edge.

## Construction Access and Staging

All staging areas and construction access are understood to be outside of the TPZ. At no time are materials, vehicles, traffic or debris to be stacked, staged, or piled inside the hoarding (Tree Protection Fencing).

## Canopy Cover

At 375 and 365 Stegman's Mill Road, 100% of the canopy cover will be removed as a result of the proposed development. At 357 Stegman's Mill Road, which is the property directly adjacent to the ravine, 20% of the canopy is proposed for removal. The loss of overall canopy cover may be mitigated by replanting suitable tree species.

## Replanting

All tree removals not for dead or dying trees will require replanting. The number of trees required for replanting is dependent upon the overall condition and size of the trees being removed, as well as the number of trees being removed. As a planting plan is not a component of this report, it is recommended that a planting plan be included in the landscape plan for this project. The setback area at the top of the ravine is a suitable location for reforestation and replanting of native tree species. See Appendix 6 for a list of appropriate tree species for natural areas. For the scope of this project 62 trees are recommended for removal, when we remove trees under 20cm DBH and dead or dying trees we have 51 bylaw protected trees that are recommended for removal that will require replacement. See below for appropriate replanting and replacement measures.

**Within the scope of this project considering the updated site plans, the previous arborist report and the Urban Design Section Comments, a total of 116 trees need to be replaced on this property. The client has drafted a planting and landscaping plan that accounts for 113 of the above 116 required replacement trees. Due to the updated site plans and additional trees planned for replacement, a Cash in lieu fee of 1,500\$ is recommended to be paid to urban forestry to cover the additional charges for this project.**

## Butternut Health Assessment

Under the Endangered Species Act (2007), Ontario Regulation 242/08, a Butternut Health Assessment is required for any butternut tree within 25 m of construction. A Butternut Health Assessment is recommended. A certified Butternut Health Assessor must be obtained to perform a detailed inspection and complete a written report. The assessor's report must be submitted to the Ministry of Natural Resources and Forestry office 30 days prior to the proposed activity.



## CONCLUSION

A total of 62 trees will require removal as a result of the proposed construction, 51 of these trees are protected and will require adequate compensation for their removal. Following the City of Vaughan's tree bylaws, we calculate that 116 trees will need to be planted or paid for in a cash in lieu manner for this property. The Client has drafted a planting plan to account for 113 new plantings in a landscaping plan, we additionally recommend that 1,500\$ be paid to urban forestry to cover the additional replacement trees. One tree will require injury due to construction of a new pathway. All ravine trees within the vicinity of the proposed construction are recommended to have Tree Preservation Fencing installed according to the specifications detailed in Appendix 3 and 4.

All trees with proposed construction within the Minimum Tree Protection Zone will have hoarding installed as per the by-law. They will be the least impacted from construction if the hoarding is completed prior to construction.

If preservation methods outlined in this report are adhered to, the remaining trees will incur minimal injuries. If the remaining trees have equally respected CRZs where machines are not used and foot traffic is kept to a minimum, even though there will not be any hoarding present, these trees' roots will incur no additional stress from the proposed construction.

If there is any need to remove the hoarding for any reason, approval from the City of Vaughan must be granted prior, otherwise there may be a risk of losing a security deposit placed by the contractor or may be subjected to remedial work or fines deemed appropriate by the City of Vaughan staff.

## APPENDIX 1 – TREE PROTECTION ACTION KEY

Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
701	spruce, Colorado	34	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Cytospora canker	Removal due to construction of a new pathway
702	spruce, Colorado	28	1-Private	1.8	Fair	Fair	Fair	N	None	Y	N	N	T-bar at base	Rigid hoarding
703	spruce, Colorado	34	1-Private	2.4	Fair	Fair	Fair	N	None	Y	N	N	Interior deadwood in lower crown	Rigid hoarding
704	spruce, Colorado	27	1-Private	1.8	Poor	Poor	Poor	Y	High	N	Y	Y	Poor health and form	Removal due to construction of a new pathway
705	spruce, Colorado	24	1-Private	1.8	Poor	Poor	Poor	Y	High	N	Y	Y	Poor health and form, previously topped	Remove due to scope of work
706	spruce, Colorado	38	1-Private	2.4	Poor	Poor	Poor	Y	High	N	Y	Y	T-bar at base	Removal due to construction of a new pathway
707	mountain ash, European	19	1-Private	1.8	Poor	Poor	Poor	N	None	Y	N	N		Rigid hoarding
708	elm, Siberian	46	1-Private	3	Fair	Fair	Fair	N	None	Y	Y	N	Sapsucker damage	Rigid hoarding
709	elm, Siberian	123	1-Private	7.4	Fair	Fair	Fair	N	None	Y	Y	N	Co-dominant with included bark; one dead stem	Rigid hoarding
710	elm, Siberian	64	1-Private	4.2	Fair	Fair	Fair	N	None	Y	Y	N		Rigid hoarding
711	pine, Scotch	46	1-Private	3	Fair	Fair	Fair	Y	Medium	Y	Y	N	Declining	Rigid hoarding, injury due to construction of a new pathway
712	pine, Scotch	28	1-Private	1.8	Poor	Fair	Fair	N	None	Y	N	N	Declining; 30 % deadwood	Rigid hoarding
713	boxelder	61	1-Private	4.2	Fair	Fair	Fair	Y	High	N	Y	Y	Improperly pruned	Remove due to scope of work
714	elm, Siberian	75	6-Shared	4.8	Fair	Fair	Fair	Y	Medium	Y	N	Y	Limb failure, backs onto school	Remove due to scope of work
715	boxelder	120	1-Private	7.2	Poor	Poor	Poor	Y	High	N	Y	Y	Limb failure; approx. measurement; failed at base	Remove due to condition
716	elm, Siberian	98	1-Private	6	Poor	Poor	Poor	Y	High	N	Y	Y	Co-dominant with included bark	Remove due to scope of work
717	spruce, white	18	1-Private	1.8	Fair	Fair	Fair	Y	High	N	N	Y	Forest growth habit, declining	Remove due to scope of work
718	spruce, white	27	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Forest growth habit	Remove due to scope of work
719	elm, Siberian	45	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Forest growth	Remove due to scope of work

Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
720	spruce, white	18	1-Private	1.8	Fair	Fair	Fair	Y	High	N	N	Y	Forest growth habit	Remove due to scope of work
721	elm, Siberian	54	1-Private	3.6	Fair	Fair	Fair	Y	High	N	Y	Y	Forest growth habit	Remove due to scope of work
722	spruce, white	26	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	10 % deadwood in lower crown	Remove due to scope of work
723	spruce, white	32	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Chlorotic	Remove due to scope of work
724	spruce, white	42	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Chlorotic	Remove due to scope of work
725	pine, eastern white	29	1-Private	1.8	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
726	pine, Scotch	35	1-Private	2.4	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
727	pine, Scotch	44	1-Private	3	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
728	pine, Scotch	32	1-Private	2.4	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
729	arborvitae, eastern	45	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Broken branches	Remove due to scope of work
730	boxelder	45	4-Ravine	3	Fair	Fair	Fair	N	None	Y	N	N	Multi-stemmed	No impact
731	boxelder	32	4-Ravine	2.4	Fair	Fair	Fair	N	None	Y	N	N	Moderate lean West	No impact
732	boxelder	19	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Broken branches in crown	No impact
733	maple, Norway	33	4-Ravine	2.4	Good	Good	Good	N	None	Y	N	N	Dead leader	No impact
734	boxelder	21	4-Ravine	1.8	Fair	Fair	Fair	N	None	Y	N	N	Moderate lean West	No impact
735	maple, Norway	28	4-Ravine	1.8	Good	Good	Good	N	None	Y	N	N		No impact
736	willow, spp.	52	4-Ravine	3.6	Fair	Poor	Fair	N	None	Y	N	N	Multi-stemmed; included bark at base	No impact
737	willow, spp.	72	4-Ravine	4.8	Poor	Poor	Poor	N	None	Y	N	N	Decay , large deadwood; declining	No impact
738	boxelder	42	4-Ravine	3	Poor	Poor	Poor	N	None	Y	N	N	Multi stemmed; decay; large deadwood	No impact
739	boxelder	45	4-Ravine	3	Poor	Poor	Poor	N	None	Y	N	N	Multi stemmed; decay; large deadwood; heavy lean;	No impact
740	boxelder	24	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Heavy lean; multi stemmed	No impact

Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
741	boxelder	25	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Heavy lean; multi stemmed; deadwood	No impact
742	apple, common	30	4-Ravine	2.4	Fair	Fair	Fair	N	None	Y	N	N		No impact
743	apple, common	35	4-Ravine	2.4	Fair	Fair	Fair	N	None	Y	N	N	Multi-stemmed	No impact
744	boxelder	22	4-Ravine	1.8	Fair	Fair	Poor	N	None	Y	N	N	Heavy lean; multi stemmed	No impact
745	boxelder	20	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Heavy lean; multi stemmed	No impact
746	spruce, Norway	51	4-Ravine	3.6	Good	Good	Good	N	None	Y	N	N		No impact
747	pine, Scotch	21	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Mortality spiral; low LCR	No impact
748	pine, Scotch	30	4-Ravine	2.4	Poor	Poor	Poor	N	None	Y	N	N	Fallen	No impact
749	spruce, white	19	4-Ravine	1.8	Fair	Fair	Fair	N	None	Y	N	N	Chlorosis	No impact
750	pine, Scotch	22	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Dead	No impact
751	pine, Scotch	33	4-Ravine	2.4	Poor	Poor	Poor	N	None	Y	N	N	Dead	No impact
752	pine, Scotch	24	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Low LCR	No impact
753	pine, Scotch	21	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Dead	No impact
754	walnut, black	22	4-Ravine	1.8	Fair	Fair	Fair	N	None	Y	N	N		No impact
755	walnut, black	39	4-Ravine	2.4	Good	Good	Good	N	None	Y	N	N		No impact
756	butternut	20	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Infected with canker death imminent	No impact; recommend butternut health assessment
757	butternut	49	4-Ravine	3	Fair	Poor	Poor	N	None	Y	N	N	Included bark; advanced decay and canker infection; death imminent	No impact; recommend butternut health assessment
758	walnut, black	56	4-Ravine	3.6	Good	Good	Good	N	None	Y	N	N	Deadwood in canopy	No impact
759	maple, silver	74	1-Private	4.8	Good	Good	Good	Y	High	N	Y	Y	Co-dominant growth habit with included bark	Remove due to scope of work
760	spruce, white	43	1-Private	3	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
761	spruce, white	52	1-Private	3.6	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work

Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
762	spruce, white	34	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
763	spruce, white	48	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
764	spruce, white	47	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
765	spruce, white	24	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
766	maple, silver	100	1-Private	6	Fair	Fair	Fair	Y	High	N	Y	Y	Moderate lean East; co-dominant leaders; deadwood	Remove due to scope of work
767	spruce, white	21	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Suppressed growth	Remove due to scope of work
768	maple, silver	140	1-Private	8.4	Fair	Fair	Fair	Y	High	N	Y	Y	Co-dominant leaders; leaning west; included bark	Remove due to scope of work
769	arborvitae, eastern	36	1-Private	2.4	Good	Good	Good	Y	High	N	Y	Y	Chlorotic - early signs	Remove due to scope of work
770	maple, silver	74	1-Private	4.8	Fair	Fair	Good	Y	High	N	Y	Y	Limb failure	Remove due to scope of work
771	arborvitae, eastern	33	1-Private	2.4	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
772	pine, eastern white	30	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Chlorotic; topped	Remove due to scope of work
773	spruce, white	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y		Remove due to scope of work
774	oak, English	44	1-Private	3	Good	Good	Good	Y	High	N	Y	Y	Multi-stemmed	Remove due to scope of work
775	maple, Norway	53	1-Private	3.6	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
776	maple, sugar	40	1-Private	2.4	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
777	maple, sugar	60	1-Private	3.6	Fair	Poor	Fair	Y	High	N	Y	Y	Significant stem damage; canker, decay	Remove due to scope of work
778	spruce, white	44	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
779	apple, common	35	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y		Remove due to scope of work
780	boxelder	41	6- Shared	3	Fair	Fair	Fair	Y	None	N	Y	Y		Remove due to scope of work
781	boxelder	30	6- Shared	2.4	Fair	Poor	Fair	Y	None	N	Y	Y		Remove due to scope of work
782	boxelder	62	6- Shared	4.2	Fair	Poor	Fair	Y	None	N	Y	Y	Included bark; co-dominant stems	Remove due to scope of work

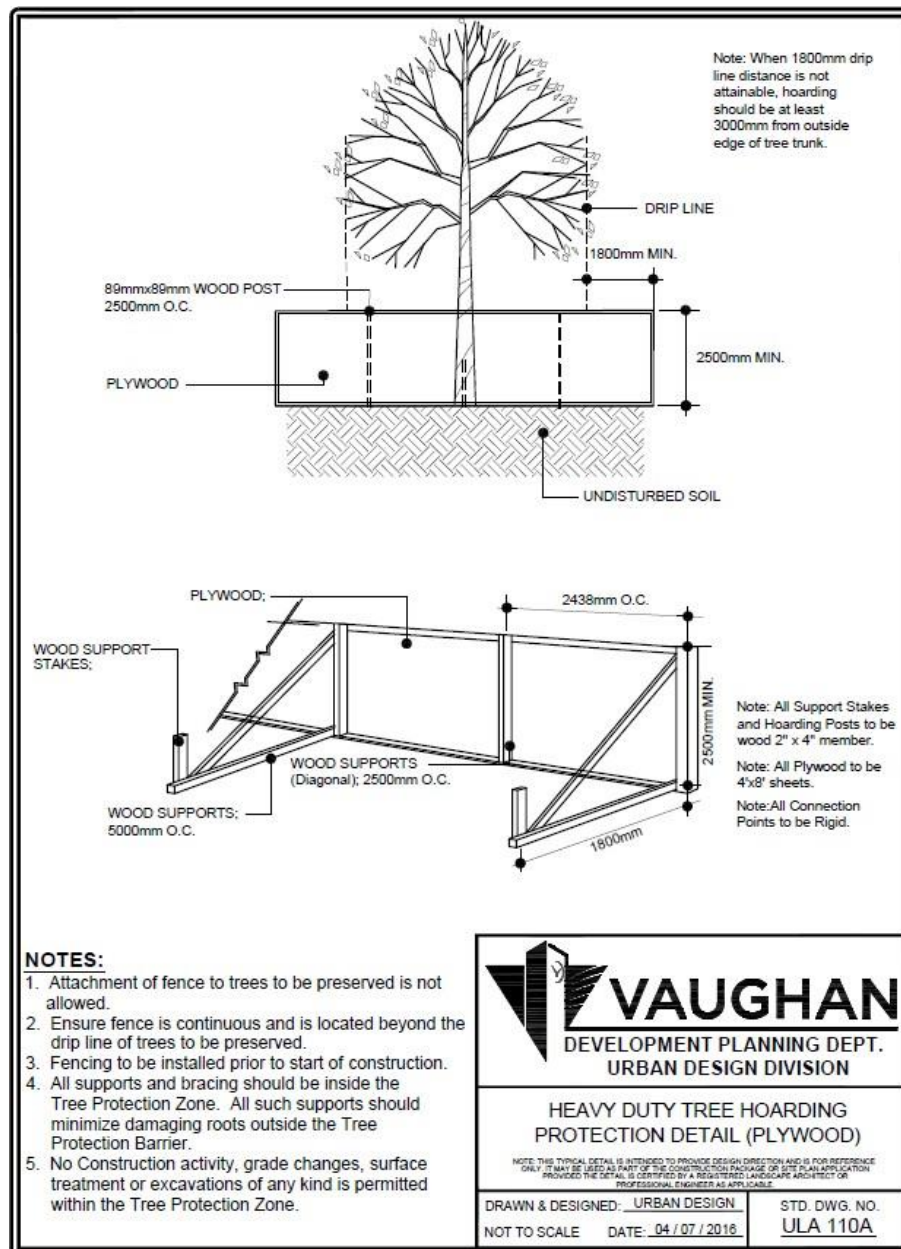


Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
783	willow, weeping	53	1-Private	3.6	Fair	Poor	Fair		High	N	N	Y		Remove due to scope of work
784	boxelder	70	1-Private	4.2	Poor	Poor	Poor	Y	High	N	Y	Y	Removed	Remove due to scope of work
785	walnut, black	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Slight lean toward North	Remove due to scope of work
786	linden, little leaf	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Slight lean toward North	Remove due to scope of work
787	spruce, Colorado	26	1-Private	1.8	Good	Good	Good	Y	High	N	Y	Y	Declining	Remove due to scope of work
788	boxelder	96	1-Private	6	Poor	Poor	Poor	Y	High	N	Y	Y	All major limbs fallen; advanced decay in mainstem; dead wood; polyporus squamosus	Remove due to scope of work
789	apple, common	38	1-Private	2.4	Fair	Poor	Poor	Y	High	N	Y	Y		Remove due to scope of work
790	arborvitae, eastern	36	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y		Remove due to scope of work
791	apple, common	22	1-Private	1.8	Fair	Poor	Poor	Y	High	N	Y	Y	Poor vigor	Remove due to scope of work
792	arborvitae, eastern	35	1-Private	2.4	Fair	Poor	Poor	Y	High	N	Y	Y	Multi-stemmed	Remove due to scope of work
793	birch, paper	30	1-Private	1.8	Good	Good	Good	Y	High	N	Y	Y	Multi-stemmed	Remove due to scope of work
794	boxelder	38	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Co-dominant leaders; topped in the past	Remove due to scope of work
795	boxelder	27	1-Private	1.8	Fair	Poor	Poor	Y	High	N	Y	Y	Lean	Remove due to scope of work
796	apple, common	29	1-Private	1.8	Good	Fair	Fair	Y	High	N	Y	Y	Suppressed growth; multi-stemmed	Remove due to scope of work
797	pine, eastern white	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Quality specimen	Remove due to scope of work
798	pine, eastern white	19	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Quality specimen	Remove due to scope of work
799	apple, common	20	1-Private	1.8	Fair	Poor	Poor	Y	High	N	Y	Y	Poor vigor, 20% deadwood	Remove due to scope of work

## APPENDIX 2 – TREE PRESERVATION PLAN (PREVIEW)



## APPENDIX 3 – HOARDING (TPF) DETAIL



## APPENDIX 4 – TREE PROTECTION SIGN

A sign that is similar to the illustration below is required to be mounted on all sides of a Tree Protection Fence for trees protected by the By-law.

The sign should be made of white gator board or equivalent material.

<b><u>TREE PROTECTION SIGN</u></b>																					
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <div style="display: flex; justify-content: center; gap: 20px;"> <span>←</span> <span>60 cm</span> <span>→</span> </div> <div style="border: 2px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <div style="text-align: center; font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">TREE PROTECTION</div> <div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 5px;">FENCE</div> <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">  York Region </div> <div style="background-color: black; color: white; padding: 5px; text-align: center; font-weight: bold; margin-bottom: 5px;">DO NOT MOVE OR DAMAGE FENCE</div> <div style="background-color: black; color: white; padding: 5px; text-align: center; font-weight: bold;">NO ACTIVITES PERMITTED BEYOND FENCE</div> </div> <div style="display: flex; flex-direction: column; align-items: center; gap: 10px;"> <span>↑</span> <span>50 cm</span> <span>↓</span> </div> </div> </div>																					
<b><u>TREE PROTECTION NOTES</u></b>																					
<b>FENCE MATERIAL:</b> <ul style="list-style-type: none"> <li>PLASTIC ORANGE FENCING (120 CM TALL) SHALL BE USED OR EQUIVELANT AS APPROVED BY YORK REGION AND INSTALLED WITH WIRE TIES ON METAL T-BAR POSTS (180 CM TALL) SPACED 250 CM APART</li> <li>FENCE MAY BE COMBINED WITH SILT FENCING</li> </ul>	<b>FENCE MAINTENANCE:</b> <ul style="list-style-type: none"> <li>MAINTAIN FENCE IN WORKING CONDITION AT ALL TIMES</li> <li>DO NOT STORE MATERIALS OR EQUIPMENT IN THE PROTECTED AREA</li> <li>DO NOT MOVE FENCE WITHOUT PRIOR AUTHORIZATION FROM YORK REGION</li> </ul>	<b>MONITORING:</b> <ul style="list-style-type: none"> <li>CONDUCT WEEKLY MONITORING OF FENCE AND TREE HEALTH THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT OR ACCORDING TO A SCHEDULE NOTED IN AN APPROVED TREE PRESERVATION PLAN.</li> </ul>																			
<b>FENCE LOCATION:</b> <ul style="list-style-type: none"> <li>INSTALL FENCE AS PER NHFS-04 TREE PROTECTION DETAIL</li> <li>FOR INDIVIDUAL TREES, FENCE IS TO BE INSTALLED AT THE LIMITS OF CONSTRUCTION OR AT THE DRIPLINE OF THE TREE, WHICHEVER IS FURTHER FROM THE TREE. FENCE CAN BE LOCATED CLOSER TO THE TRUNK ONLY WITH AUTHORIZATION FROM YORK REGION</li> <li>FOR ROWS OF TREES, SUCH AS FOUND IN BOULEVARDS, A SINGLE LINEAR FENCE SHOULD BE INSTALLED WHICH FOLLOWS THE LIMITS OF THE CONSTRUCTION ZONE</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;">  <b>York Region</b> </td> <td style="text-align: center; padding: 5px;"><b>Transportation Services</b></td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 5px;"><b>TREE PROTECTION NOTES AND SIGN DETAIL</b></td> </tr> <tr> <td colspan="3" style="padding: 5px;">DATE: MARCH 29, 2011</td> </tr> <tr> <td style="padding: 5px;">REV.</td> <td colspan="2" style="padding: 5px;">SCALE N.T.S.</td> </tr> <tr> <td style="padding: 5px;">REV.</td> <td style="text-align: center; padding: 5px;">X</td> <td style="text-align: center; padding: 5px;">X</td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 5px;">NHFS - 05</td> </tr> </table>			 <b>York Region</b>		<b>Transportation Services</b>	<b>TREE PROTECTION NOTES AND SIGN DETAIL</b>			DATE: MARCH 29, 2011			REV.	SCALE N.T.S.		REV.	X	X	NHFS - 05		
 <b>York Region</b>		<b>Transportation Services</b>																			
<b>TREE PROTECTION NOTES AND SIGN DETAIL</b>																					
DATE: MARCH 29, 2011																					
REV.	SCALE N.T.S.																				
REV.	X	X																			
NHFS - 05																					
<b>SIGNAGE:</b> <ul style="list-style-type: none"> <li>INSTALL TREE PROTECTION SIGN ON FENCE FACING CONSTRUCTION ZONE AT 100 METER INTERVALS AS PER NHFS-04 TREE PROTECTION DETAIL</li> </ul>	<b>PRUNING:</b> <ul style="list-style-type: none"> <li>ALL ROOTS WHICH ARE EXPOSED THROUGH EXCAVATION ARE TO BE PRUNED BACK TO THE SOIL SURFACE</li> <li>BRANCHES DAMAGED OR INTERFERING WITH CONSTRUCTION ACTIVITIES ARE TO BE PRUNED BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST</li> </ul>																				



## APPENDIX 5 – NATIVE TREES FOR REPLANTING



City of Toronto  
Urban Forestry

### Native Trees for Naturalization

Common Name	Scientific Name	Favoured Moisture	Favoured Soil Type	Favoured Light Regime	Maximum Height	Species Attributes
Black Maple	<i>Acer nigrum</i>	Moist	loam, silt-loam	partial shade to full shade	35m	tolerant of urban conditions
Red Maple	<i>Acer rubrum</i>	Moist-Wet	sand, loam	full sun to partial shade	25m	orange to bright red fall colour
Silver Maple	<i>Acer sacharinum</i>	Moist-Wet	sand, loam, clay	full sun to partial shade	35m	fast growing and tolerant
Sugar Maple	<i>Acer sacharum</i>	Dry-Moist	loam, clay	partial shade to full shade	35m	yellow to orange-red fall colour
Speckled Alder *	<i>Alnus rugosa</i>	Moist-Wet	sand, loam, clay	full sun	8m	provides wildlife habitat
Yellow Birch	<i>Betula alleghaniensis</i>	Moist	loam, sandy-loam	full sun to partial shade	25m	attracts wildlife
White Birch *	<i>Betula papyrifera</i>	Dry-Moist-Wet	sand, loam, gravel-loam	full sun	25m	fast growing and attractive bark
Blue Beech	<i>Carpinus caroliniana</i>	Moist	loam, sandy-loam	full shade to partial sun	8m	interesting bark - looks like muscle
Bitternut Hickory	<i>Carya cordiformis</i>	Moist	sand, loam	full sun to partial shade	25m	fast growing
Shagbark Hickory (RT)	<i>Carya ovata</i>	Dry-Moist	loam, clay	full sun to partial shade	25m	interesting bark, attracts squirrels
Hackberry (RT)	<i>Celtis occidentalis</i>	Dry-Wet	loam, clay	full sun to partial shade	15m	fast growing, tolerant
Hawthorn	<i>Crataegus spp.</i>	Moist	loam, clay	full sun to partial shade	12m	provides wildlife habitat
American Beech	<i>Fagus grandifolia</i>	Moist	loam	partial shade to full shade	25m	flowers eaten by birds
Butternut	<i>Juglans cinerea</i>	Moist	loams	full sun	25m	seeds provide food for wildlife
Black Walnut	<i>Juglans nigra</i>	Moist	loam, clay	full sun	30m	seeds provide food for wildlife
Red Cedar	<i>Juniperus virginiana</i>	Dry-Moist	sand, loam	full sun	4m	provides food & shelter for wildlife
Tamarack*	<i>Larix laricina</i>	Moist	peat, wet sandy-loam	full sun	25m	interesting shape
Tulip Tree (RT)	<i>Liriodendron tulipifera</i>	Moist	sand, loam	full sun to partial shade	35m	pyramidal shape, interesting leaves
Ironwood	<i>Ostrya virginiana</i>	Dry-Moist	loam, clay	full sun to full shade	12m	interesting bark
White Spruce	<i>Picea glauca</i>	Moist	sand, loam, clay	full sun partial shade	25m	provides wildlife habitat
Red Pine (RT)	<i>Pinus resinosa</i>	Dry-Moist	sand, sandy-loam	full sun	25m	stabilizes soil
White Pine	<i>Pinus strobus</i>	Dry-Moist	sand, loam	full sun to partial shade	30m	provides wildlife habitat
Sycamore (RT)	<i>Platanoides occidentalis</i>	Moist-Wet	sand, loam, clay	full sun to partial shade	30 m	interesting, peeling bark
Eastern Cottonwood*	<i>Populus deltoides</i>	Moist-Wet	sand, loam, clay	full sun to partial shade	30m	fast growing
Large-tooth Aspen	<i>Populus grandidentata</i>	Dry-Moist	sand, loam	full sun	20m	fast growing
Trembling Aspen	<i>Populus tremuloides</i>	Moist	sand, loam, clay	full sun	25m	fast growing, tolerant
Pin Cherry	<i>Prunus pensylvanica</i>	Dry	sand, loam	full sun	12m	seeds provide food for wildlife
Black Cherry	<i>Prunus serotina</i>	Dry-Moist	sand, loam	full sun to partial shade	22m	interesting bark, provides habitat
White Oak	<i>Quercus alba</i>	Dry-Moist	sand, sandy-loam	full sun to partial shade	35m	provides food & shelter for wildlife
Bur Oak	<i>Quercus macrocarpa</i>	Dry-Wet	loam, clay	full sun to partial shade	15m	provides food & shelter for wildlife
Red Oak	<i>Quercus rubra</i>	Dry-Moist	sand to loamy-clay	full sun to partial shade	25m	fast growing, wildlife value
Black Oak	<i>Quercus velutina</i>	Dry-Moist	sand	full sun to partial shade	20m	seeds provide food for wildlife
White Cedar	<i>Thuja occidentalis</i>	Dry-Wet	sand, loam, clay	full sun to partial shade	15m	provides wildlife habitat
Basswood	<i>Tilia americana</i>	Dry-Wet	sand, loam, clay	full sun to partial shade	35m	tall stately tree
Hemlock	<i>Tsuga canadensis</i>	Moist-Wet	sand, loam	full shade	30m	provides food & shelter for wildlife

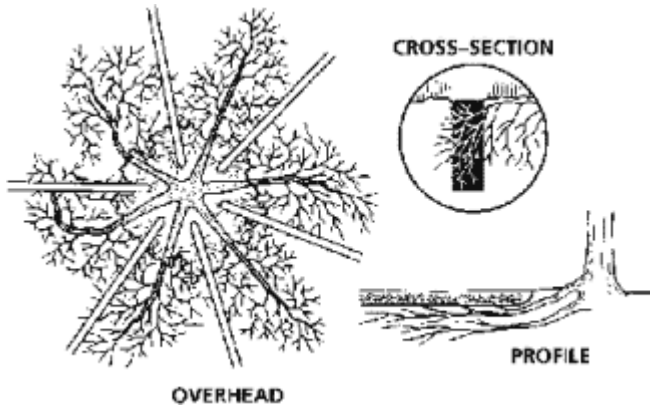


## APPENDIX 6 – GLOSSARY OF COMMON ARBORICULTURAL TERMS

Arborist	A professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of trees and other woody plants in residential, commercial, and public landscapes.
ANSI A300	Acronym for American National Standards Institute. In the United States, industry-developed, national consensus standards of practice for tree care.
Bark Tracing	Cutting away torn or injured bark to leave a smooth edge.
Branch Bark Ridge	Raised strip of bark at the top of a branch union, where the growth and expansion of the trunk or parent stem and adjoining branch push the bark into a ridge.
Callus wood	Undifferentiated tissue formed by the cambium, usually as the result of wounding.
Clinometer	A device used to calculate the height of trees.
Consulting Arborist	<p>An Arboricultural consultant is one of the following:</p> <ul style="list-style-type: none"> <li>• American Society of Consulting Arborists, Registered Consulting Arborist (ASCA RCA# )</li> <li>• International Society of Arboriculture, Board Certified Master Arborist (ISA BCMA # B)</li> <li>• ISA Certified Arborist/Municipal Specialist in good standing for a minimum of 6 years with 6 years of proven experience in a management role related to arboriculture, and has attested and signed to a code of ethics related to arboriculture (ISA# )</li> </ul>
Compartmentalization	Natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms

Critical Root Zone – (CRZ)	Area of soil around a tree where the minimum amounts of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of dbh (12:1, 12cm of ground distance from the trunk for every cm of dbh) but because root growth is often asymmetric due to site conditions, on-site investigation is preferred.
Daylighting	Also known as Hydro-vac, this is the process by which soil is vacuumed up. In the context of tree care this allows workers to access the soil below the roots without mortal damage to significant roots.
DBH	Acronym for tree diameter at breast height. Measured at 1.37m above ground.
Decurrent	Rounded or spreading growth habit of the tree crown.
Directional Pruning	Providing clearance by pruning branches that could significantly affect the integrity of utility facilities or other structures, and leaving in place branches that could have little or no effect.
Dripline	Imaginary line defined by the branch spread of a single parent or group of plants
Excurrent	Tree growth habit characterized by a central leader and a pyramidal crown.
Included bark	Bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.
Lion's Tailing	Poor pruning practice in which an excessive number of branches are thinned from the inside and lower part of specific limbs or a tree crown, leaving mostly terminal foliage. Results in poor branch taper, poor wind load distribution, and higher risk of branch failure.
MTPZ	Acronym for Minimum Tree Protection Zone, also known as the Structural Root Zone (SRZ), which is the distance from the tree equal to 6 times the dbh, within which the likelihood of encountering roots that are direct structural supports for the tree.

Moment	Rotational force that is created by any line force on a body. The magnitude of a moment is defined as the product of the force magnitude and perpendicular distance from the line of action of the force to the axis that the moment is being calculated about.
Mortality Spiral	A sequence of stressful events or conditions causing the decline and eventual death of a tree.
Mulch	Material that is spread or sometimes sprayed on the soil surface to reduce weed growth, to retain soil moisture and moderate temperature extremes, to reduce compaction from pedestrian traffic or to prevent damage from lawn-maintenance equipment, to reduce erosion or soil spattering onto adjacent surfaces, to improve soil quality through its eventual decomposition, and/or to improve aesthetic appearance of the landscape. Mulch can be composed of chipped, ground, or shredded organic material such as bark, wood, or recycled paper; unmodified organic material such as seed hulls; organic fiber blankets or mats; or inorganic material such as plastic sheeting.
Organic Matter	Material derived from the growth (and death) of living organisms. The organic components of the soil.
CRZ	Acronym for Critical Root Zone, also known as the Critical Root Zone (see definition above), within which there is a high likelihood of encountering roots that are necessary for the survival of the tree.
Project Arborist	The consulting arborist retained to provide all tree preservation recommendations to the project manager or contractors on a given construction project.
Qualified Arborist	An arborist who has documented related training (i.e. ISA, MTCU, or equivalent) and on-the-job experience (minimum of 5 years)

Radial trenching	<p>Technique for aerating the soil or alleviating compaction around a tree by removing and replacing soil (which may be amended) in trenches (typically 300mm deep and 150mm wide) made in a spoke like pattern (radially from the trunk) in the root zone to improve conditions for root growth.</p> 
Reaction Wood	Wood formed in leaning or crooked stems or on lower or upper sides of branches as a means of counteracting the effects of gravity.
Removal Cut	A cut that removes a branch at its point of origin. Collar cut.
Reduction Cut	A pruning cut that reduces the length of a branch or stem back to a lateral branch large enough to assume apical dominance.
Resistograph®	A brand name of a device consisting of a specialized micro-drill bit that drills into trees and graphs density differences that are used to detect decay.
Soft-Scaped	Landscaping practices that do not involved solid or deeply-dug foundations. Patios consisting of slab rocks laid on-top of the soil with minimal excavation and base (less than 10cm) and causing minimal damage to existing tree roots.
Static Support System	Cabling system that utilizes rigid materials such as rods and steel cables to limit movement and provide constant support of limbs.
Structural cells	Modular system consisting of units of soil and integrated support structures that serve both as a foundation for paved surfaces and a hospitable environment for tree root growth,

Structural pruning	Pruning to establish a strong arrangement or system of scaffold branches.
Structural Soil™	Pavement substrate that can be compacted to meet engineering specifications yet remains penetrable by tree roots in the urban environment. Composed of angular crushed stone, clay loam, and hydrogel mixed in a weight ratio of 100:20:0.03. Developed at the Urban Horticulture Institute, Cornell University, Ithaca, NY.
Supersonic Air Excavation Techniques (SSAT)	A methodology using a device that directs a jet of highly compressed air to excavate soil. Used within the root zone of trees to avoid or minimizing damage to the roots, or near underground structures such as pipes and wires to avoid or minimize damage to them.
Tree Protection Zone (TPZ)	Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction. TPZ is sometimes based on a minimum multiple of dbh (e.g. 6:1, 6cm of ground distance from the trunk for 1cm of dbh)
Walls	<p>Trees have 4 walls in a process known as compartmentalization.</p> <ul style="list-style-type: none"> <li>• Wall 1 prevents decay moving up and down in a tree</li> <li>• Wall 2 prevents decay moving inward in a tree</li> <li>• Wall 3 prevents decay moving laterally in a tree</li> <li>• Wall 4 is the new growth formed on the outside of the tree, callus growth.</li> </ul>
Woundwood	Lignified, differentiated tissues produced on woody plants as a response to wounding.



## APPENDIX 7 – ARBORIST QUALIFICATIONS

### Updated Arborist Report Author

**Christopher Preece** is a consulting R.P.F. and Arborist with Davey Resources Group. His formal education includes a Bachelor of Environmental Management at York University with a certificate in sustainable energy as well as a Masters of forest Conservation from the University of Toronto, with a focus in long term forest productivity Mr. Preece has a varied work experience in forestry, field research and arboriculture fields. Mr. Preece has worked with well-Known forest researchers around the world and has spent the last three years working in private forestry and Urban forestry in Southern Ontario.

#### **Certifications**

International Society of Arboriculture Certified Arborist (ON-2547A)  
Forestry Grade Exterminator License # 32964  
Registered Professional Forester R.P.F. #2613

## APPENDIX 8 – REFERENCES

ISA, 2001-2011. Best Management Practices, Books 1-9, Companion publications to ANSI A300 Standards for Tree Care

1. Dujesiefken, Dr. Dirk, 2012. Director of the Institute for Tree Care in Germany, The CODIT Principle, research presented on cambial regrowth on trees after injury at the Annual ISA Conference in Kingston Ontario
2. Sinclair and Lyon, 2005. Diseases of Trees and Shrubs, Second Edition
3. ISA, 2010. Glossary of Arboricultural Terms
4. Neely and Watson, ISA, 1994 and 1998. The Landscape Below Ground 1 and 2
5. Matheny and Clark, ISA, 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2<sup>nd</sup> Edition
6. Matheny and Clark, ISA 1998. Trees and Development, A Technical Guide to Preservation of Tree During Land Development
7. PNW-ISA, 2011. Tree Risk Assessment in Rural Areas and Urban/Rural Interface, Version 1-  
5

## CONDITIONS OF ASSESSMENT AGREEMENT

This Conditions of Assessment Agreement is made pursuant to and as a provision of Davey Resource Group, a division of The Davey Tree Expert Co. of Canada, Limited ("Davey"), providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that Davey provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that Davey cannot predict or otherwise determine subsequent developments, Davey will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.

Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. **Therefore, to the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by Davey in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices.** Further, Davey's liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, Davey may have reviewed publicly available or other third- party records or conducted interviews, and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold Davey harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against Davey or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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Popovich Associates  
1 Robert Speck Parkway, Suite 100  
Mississauga, ON  
L4Z 3M3

## **Arborist Report Addendum**

357, 365, 375 Stegman's Mill Road, Kleinburg, ON

30 September 2020, revised 3 November 2020

### **Introduction**

Amy Choi Consulting was retained by Popovich Associates to complete an Arborist Report addendum to a previously completed Tree Protection Plan by Davey Resource Group (14 November 2019) for a property located at 357, 365 and 375 Stegman's Mill Road in Kleinburg, Ontario. The subject property is located northeast of Major Mackenzie Drive West and Islington Avenue. The City of Vaughan's 'Private Property Tree Protection By-law no. 052-2018' is applicable to the subject property and neighbouring properties.

The purpose of this report is to:

- Re-assess trees located near the southern property limit and on the adjacent property to the south for size, health, condition, and ownership;
- Evaluate potential impacts to these trees based on the current proposed site plan; and
- Determine the number of replacement trees required to compensate for any proposed tree removals.

### **Existing Conditions and Proposed Works**

The subject property consists of three naturalizing residential lots with scattered landscape trees and natural regeneration. A natural area exists towards the east of the subject property. The residential dwellings have been demolished and removed.

The proposed development includes 13 residential lots with dwellings with associated access road. Refer to the Tree Preservation Plan (Figure 1) for the existing conditions and the proposed site plan.

### **Methodology**

Field assessments to collect tree inventory data were conducted on 24 September 2020. Trees greater than 10cm diameter at breast height (DBH) crossing the property line or on adjacent property were assessed. Existing tree tag numbers were used, where applicable. Newly inventoried trees were numbered 1 to 6. Groups of trees (tree polygons) that could not be individually located were identified with a prefix 'P'. Trees were located using the topographic survey provided or using aerial photo interpretation and approximations in the field. Survey stakes in the field were utilized to aid in ownership determination. All assessments were limited to ground survey. Trees located wholly on the subject

property were not included in this assessment. Trees located within the 'Open Space' area of the site plan, away from the proposed development, were not included in this assessment.

Species, diameter at breast height (DBH), health, condition, approximate dripline and relevant comments were recorded for each inventoried tree. Approximate surveyed driplines were also added to the topographic survey on 3 September 2020. The topographic survey was updated in October 2020 to include locations of Trees 4a, b, c, and d. Refer to Table 1 for the detailed tree inventory and the Tree Preservation Plan (Figure 1) for the location of the trees.

## Results

### *Tree Inventory*

A total of 12 trees and two tree polygons were inventoried on neighbouring property or crossing the property line (shared trees). The majority of the trees are of an undesirable species, and several of the trees are in poor, declining, and/or hazardous condition. Common Buckthorn (*Rhamnus cathartica*) and Common Lilac (*Syringa vulgaris*) are present in the area.

Tree species found include Manitoba Maple (*Acer negundo*), Green Ash (*Fraxinus pennsylvanica*), Siberian Elm (*Ulmus pumila*), Eastern White Cedar (*Thuja occidentalis*), and Norway Maple (*Acer platanoides*). Refer to Table 1 for the detailed tree inventory and Appendix A for photos of the trees.

## Analysis and Discussion

### *Tree Preservation*

The preservation of tree polygons P5 and P6 will be possible with the use of appropriate tree preservation measures, as described below. The trees in these polygons are located away from the proposed development and will be protected using tree protection hoarding at the greater of their minimum Tree Protection distances or their driplines. The tree protection hoarding for these trees should consist of a wood frame with plywood panels, to be installed according to the detail shown on the Tree Preservation Plan (Figure 1).

The tree protection barriers should be installed prior to construction and remain in place throughout the construction process, as specified in the Tree Preservation Plan (Figure 1). No grade changes, storage of materials or equipment is permitted within the tree protection zone (TPZ). Tree protection hoarding and tree protection notes, are shown on the Tree Preservation Plan (Figure 1).

### *Tree Removals*

The removal of Trees 1, 2, 3, 4c, 714, 781, 782, and 784, are recommended due to their species, poor and declining condition and/or hazard potential, regardless of the proposed development. The removal of Trees 4a, 4b, and 4d will be required to accommodate the proposed development.

Trees greater than 20cm DBH and are protected by the Private Tree Protection By-law and will require a permit prior to their removal. A permit will be required for the removal of Trees 1, 4c, 4d,, 714, and 780 to 784. Based on the City of Vaughan's replacement tree requirements, a total of 6 replacement trees will



be required to compensate for the tree removals. Dead, hazardous and Ash trees are exempt from replacement tree requirements. The cost related to tree compensation for trees to be removed is \$3,300 (6 trees x \$550 each). Permission from the neighbouring property owner will be required prior to the removal of shared or neighbouring trees of any size.

## **Conclusion and Recommendations**

The majority of the shared and neighbouring trees assessed near the south property line of 356, 365, 375 Stegman's Mill Road in Kleinburg, Ontario consist of undesirable species. Several of these trees are in poor, declining, and/or hazardous condition. The removal of the majority of the trees is recommended due to their species, health, and/or condition, regardless of the proposed development. As per the City of Vaughan's replacement tree requirements, a total of 6 trees are recommended to be planted to compensate for the proposed tree removals. Permission from the neighbouring property owner will be required prior to the removal of any shared or neighbouring trees, on any size.

The remaining trees can be protected, as discussed in this report, and should not be impacted by the proposed development. Additional analysis may be required once grading and servicing plans become available. Tree protection measures should be installed prior to any construction work, as discussed in this report. Tree protection fencing should be implemented at distances noted in Table 1 and shown in the Tree Preservation Plan (Figure 1) and maintained throughout the construction process. Refer to the Tree Preservation Plan (Figure 1) for further information regarding tree protection.

**Respectfully Submitted,**



**Amy Choi, B.Sc.(Env.), M.Sc.F.**

Principal, Consulting Arborist and Forest Ecologist

*ISA Certified Arborist #ON-1609A*

*ISA Tree Risk Assessment Qualified*

*Certified Butternut Assessor #024*

---

### **AMY CHOI CONSULTING**

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**e-mail:** info@achoiconsulting.ca

**web:** www.achoiconsulting.ca

**Table 1. Detailed Tree Inventory**

Location: 357, 365, 375 Stegman's Mill Road, Kleinburg

Date: 24 September 2020 Surveyors: AC

Tree #	Common Name	Scientific Name	Diameter at Breast Height (DBH) <sup>2</sup>	Trunk Integrity	Crown Structure	Crown Vigour	Crown Dieback	Approx. Dripline	minimum Tree Protection Distance <sup>1</sup>	Comments	Action	Ownership	Required Compensation
			(cm)	Good (G), Fair (F), Poor (P)			%	(m)	(m)				
784	Manitoba Maple	<i>Acer negundo</i>	85	P	P	FP		5	10.8	Hazardous, major cavity in stem, co-dominant at 2m with crack and 1 stem dead, moderate epicormic branching, 1 stem previously failed, moderate lean towards the school	Remove - condition	Shared	0
1	Manitoba Maple	<i>Acer negundo</i>	22	FP	F	F		4	3.6	Stem wound at base with decay, moderate lean towards the southeast, conflict with chain link fence, stem wounds with decay, moderate epicormic branching	Remove - condition	Neighbouring	1
782	Manitoba Maple	<i>Acer negundo</i>	45,40 [60.2]	FP	F	F		4	7.2	Small root flare, reverse stem taper, co-dominant at 0.25m with very heavily included bark, moderate epicormic branching, moderate bow towards the school	Remove - condition	Neighbouring	4
2	Green Ash	<i>Fraxinus pennsylvanica</i>	10	F	F	F		2	1.2	Minor bow, emerald ash borer infestation	Remove - species	Neighbouring	0
781	Manitoba Maple	<i>Acer negundo</i>	41,34 [53.3]	P	FP	FP		10	7.2	Hazardous, history of failure, 1 scaffold branch failed resulting in major stem wound with decay, moderate epicormic branching, 1 stem dead, conflict with chain link fence, smaller stem removed with decay, co-dominant at base with heavily included bark	Remove - condition	Neighbouring	0

780	Manitoba Maple	<i>Acer negundo</i>	30,23 [37.8]	P	FP	FP		4	4.8	Hazardous, stem wound at base with decay, co-dominant at 1.2m with minor included bark, small stem dead and removed, conflict with chain link fence, bowed, moderate epicormic branching, small root flare, reverse stem taper, fruiting bodies	Remove - condition	Neighbouring	0
3	Manitoba Maple	<i>Acer negundo</i>	15.5	FP	FP	F		3	1.2	Topped at 3m with decay, moderate lean towards the southeast, moderate epicormic branching, moderate asymmetrical crown, conflict with fence	Remove - condition	Neighbouring	0
4a	Manitoba Maple	<i>Acer negundo</i>	17	F	F	F		3	1.2	Moderate bow towards the east, moderate epicormic branching	Remove - development	Neighbouring	0
4b	Manitoba Maple	<i>Acer negundo</i>	14	F	F	F		3	1.2	Moderate bow towards the east, moderate epicormic branching, moderate asymmetrical crown	Remove - development	Shared	0
4c	Manitoba Maple	<i>Acer negundo</i>	19,13 [23]	FP	FP	FP		3	3.6	Hazardous, co-dominant at base with moderate included bark, moderate lean towards the southeast, smaller stem dead with decay, topped at chain link fence, previous branch failure	Remove - condition	Neighbouring	0
4d	Manitoba Maple	<i>Acer negundo</i>	27	F	F	F		4	3.6	Moderate coppice growth at base, moderate lean towards the east, minor epicormic branching	Remove - development	Neighbouring	1
714	Siberian Elm	<i>Ulmus pumila</i>	90	FP	FP	F		7	10.8	Hazardous, unions near base, 1m and 2m with moderate included bark and wetwood, previous branch failures, moderate epicormic branching	Remove - condition	Neighbouring	0
P5	Eastern White Cedar	<i>Thuja occidentalis</i>	~5-10cm	F	F	F		1	1.2	Hedgerow, moderate asymmetrical crown due to competition, 3 to 6m in height, 100-200 stems	Preserve	Neighbouring	0
P6	Norway Maple	<i>Acer platanoides</i>	11	FG	F	F		3	1.2	Moderate tar spot, moderate exposed roots	Preserve	Private	0
	Manitoba Maple	<i>Acer negundo</i>	8,6 [10]	F	F	F		3	1.2	Union at base with moderate included bark, spiral fused stems, moderate epicormic branching	Preserve	Shared	0



Appendix A. Photos of Trees

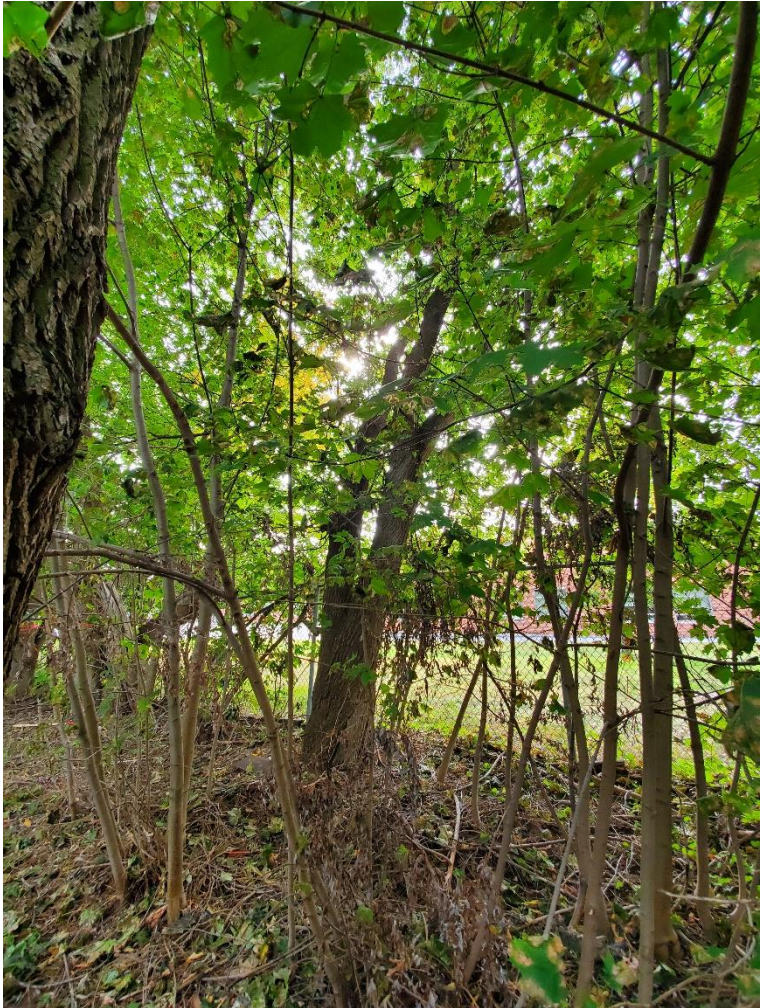


Photo 1 Tree 784



Photo 2 Tree 1





**Photo 3 Tree 782**



**Photo 4 Trees 2, 781, 780 and 3 (right to left)**





Photo 5 Tree 4a, 4b, 4c, 4d (right to left)



Photo 6 Tree 714



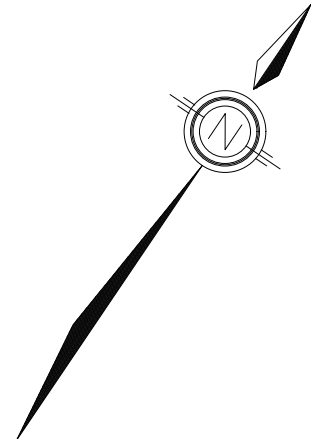


**Photo 7 Tree polygon P5**



**Photo 8 Tree polygon P6 (centre, foreground)**





- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

## PLAN KEY



TREE RECOMMENDED FOR REMOVAL



RETAINED TREE



CONIFEROUS TREE FOR REMOVAL



RETAINED CONIFEROUS TREE



REPLACEMENT TREE



RETAINED HEDGEROW



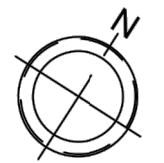
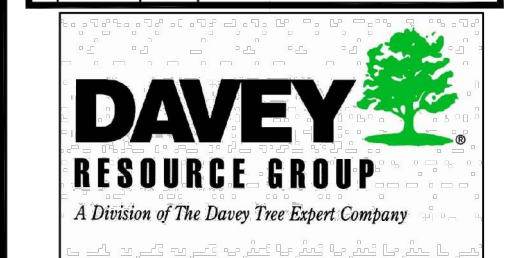
HEDGEROW FOR REMOVAL



TREE PROTECTION FENCE



TREE PROTECTION ZONE

[illegible]

TITLE:

Tree Protection Plan  
357, 365, and 375 Stegman's Mill  
Road, Kleinburg

CLIENT:

Popovich Associates

DRAWING NO.: 1	SCALE: 1/600
JOB NO.: 1	SHEET: 1 of 4



Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
701	spruce, Colorado	34	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Cytospora canker	Removal due to construction of a new pathway
702	spruce, Colorado	28	1-Private	1.8	Fair	Fair	Fair	N	None	Y	N	N	T-bar at base	Rigid hoarding
703	spruce, Colorado	34	1-Private	2.4	Fair	Fair	Fair	N	None	Y	N	N	Interior deadwood in lower crown	Rigid hoarding
704	spruce, Colorado	27	1-Private	1.8	Poor	Poor	Poor	Y	High	N	Y	Y	Poor health and form	Removal due to construction of a new pathway
705	spruce, Colorado	24	1-Private	1.8	Poor	Poor	Poor	Y	High	N	Y	Y	Poor health and form, previously topped	Remove due to scope of work
706	spruce, Colorado	38	1-Private	2.4	Poor	Poor	Poor	Y	High	N	Y	Y	T-bar at base	Removal due to construction of a new pathway
707	mountainash, European	19	1-Private	1.8	Poor	Poor	Poor	N	None	Y	N	N		Rigid hoarding
708	elm, Siberian	46	1-Private	3	Fair	Fair	Fair	N	None	Y	Y	N	Sapsucker damage	Rigid hoarding
709	elm, Siberian	123	1-Private	7.4	Fair	Fair	Fair	N	None	Y	Y	N	Co-dominant with included bark; one dead stem	Rigid hoarding
710	elm, Siberian	64	1-Private	4.2	Fair	Fair	Fair	N	None	Y	Y	N		Rigid hoarding
711	pine, Scotch	46	1-Private	3	Fair	Fair	Fair	Y	Medium	Y	Y	N	Declining	Rigid hoarding, injury due to construction of a new pathway
712	pine, Scotch	28	1-Private	1.8	Poor	Fair	Fair	N	None	Y	Y	N	Declining; 30 % deadwood	Protected as part of adjacent protection plan
713	boxelder	61	1-Private	4.2	Fair	Fair	Fair	Y	High	N	Y	Y	Improperly pruned	Remove due to scope of work
714	elm, Siberian	75	6-Shared	4.8	Fair	Fair	Fair	Y	Medium	N	Y	Y	Limb failure, backs onto school	Yearly inspections recommended
715	boxelder	120	1-Private	7.2	Poor	Poor	Poor	Y	High	N	Y	Y	Limb failure; approx. measurement; failed at base	Remove due to condition
716	elm, Siberian	98	1-Private	6	Poor	Poor	Poor	Y	High	N	Y	Y	Co-dominant with included bark	Remove due to scope of work
717	spruce, white	18	1-Private	1.8	Fair	Fair	Fair	Y	High	N	N	Y	Forest growth habit, declining	Remove due to scope of work
718	spruce, white	27	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Forest growth habit	Remove due to scope of work
719	elm, Siberian	45	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Forest growth	Remove due to scope of work
720	spruce, white	18	1-Private	1.8	Fair	Fair	Fair	Y	High	N	N	Y	Forest growth habit	Remove due to scope of work
721	elm, Siberian	54	1-Private	3.6	Fair	Fair	Fair	Y	High	N	Y	Y	Forest growth habit	Remove due to scope of work
722	spruce, white	26	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	10 % deadwood in lower crown	Remove due to scope of work
723	spruce, white	32	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Chlorotic	Remove due to scope of work
724	spruce, white	42	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Chlorotic	Remove due to scope of work
725	pine, eastern white	29	1-Private	1.8	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
726	pine, Scotch	35	1-Private	2.4	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
727	pine, Scotch	44	1-Private	3	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
728	pine, Scotch	32	1-Private	2.4	Poor	Poor	Poor	Y	High	N	Y	Y	Dead	Remove due to scope of work
729	arborvitae, eastern	45	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Broken branches	Remove due to scope of work
730	boxelder	45	4-Ravine	3	Fair	Fair	Fair	N	None	Y	N	N	Multi-stemmed	No impact
731	boxelder	32	4-Ravine	2.4	Fair	Fair	Fair	N	None	Y	N	N	Moderate lean West	No impact
732	boxelder	19	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Broken branches in crown	No impact
733	maple, Norway	33	4-Ravine	2.4	Good	Good	Good	N	None	Y	N	N	Dead leader	No impact
734	boxelder	21	4-Ravine	1.8	Fair	Fair	Fair	N	None	Y	N	N	Moderate lean West	No impact
735	maple, Norway	28	4-Ravine	1.8	Good	Good	Good	N	None	Y	N	N		No impact
736	willow, spp.	52	4-Ravine	3.6	Fair	Poor	Fair	N	None	Y	N	N	Multi-stemmed; included bark at base	No impact
737	willow, spp.	72	4-Ravine	4.8	Poor	Poor	Poor	N	None	Y	N	N	Decay , large deadwood; declining	No impact
738	boxelder	42	4-Ravine	3	Poor	Poor	Poor	N	None	Y	N	N	Multi stemmed; decay; large deadwood	No impact
739	boxelder	45	4-Ravine	3	Poor	Poor	Poor	N	None	Y	N	N	Multi stemmed; decay; large deadwood; heavy lean;	No impact
740	boxelder	24	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Heavy lean; multi stemmed	No impact
741	boxelder	25	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Heavy lean; multi stemmed, decayed	No impact

NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

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- All field data have been recorded by Christopher Preece ISA Certified Arborist® ON-2547A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY



TREE RECOMMENDED FOR REMOVAL



RETAINED TREE



CONIFEROUS TREE FOR REMOVAL



RETAINED CONIFEROUS TREE



REPLACEMENT TREE



RETAINED HEDGEROW



HEDGEROW FOR REMOVAL



TREE PROTECTION FENCE



TREE PROTECTION ZONE



No.	DATE	BY	REVISIONS
1	03/17/2021	CP	
1	04/21/2021	CP	Client Update
1	04/27/2021	CP	Client Update



TITLE:

Tree Protection Plan  
357, 365, and 375 Stegman's Mill  
Road, Kleinburg

CLIENT:

Popovich Associates

DRAWING NO.:

1

SCALE:

1/600

JOB NO.:

1

SHEET:

2 of 4



Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
742	apple, common	30	4-Ravine	2.4	Fair	Fair	Fair	N	None	Y	N	N		No impact
743	apple, common	35	4-Ravine	2.4	Fair	Fair	Fair	N	None	Y	N	N	Multi-stemmed	No impact
744	boxelder	22	4-Ravine	1.8	Fair	Fair	Poor	N	None	Y	N	N	Heavy lean; multi stemmed	No impact
745	boxelder	20	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Heavy lean; multi stemmed	No impact
746	spruce, Norway	51	4-Ravine	3.6	Good	Good	Good	N	None	Y	N	N		No impact
747	pine, Scotch	21	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Mortality spiral; low LCR	No impact
748	pine, Scotch	30	4-Ravine	2.4	Poor	Poor	Poor	N	None	Y	N	N	Fallen	No impact
749	spruce, white	19	4-Ravine	1.8	Fair	Fair	Fair	N	None	Y	N	N	Chlorosis	No impact
750	pine, Scotch	22	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Dead	No impact
751	pine, Scotch	33	4-Ravine	2.4	Poor	Poor	Poor	N	None	Y	N	N	Dead	No impact
752	pine, Scotch	24	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Low LCR	No impact
753	pine, Scotch	21	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Dead	No impact
754	walnut, black	22	4-Ravine	1.8	Fair	Fair	Fair	N	None	Y	N	N		No impact
755	walnut, black	39	4-Ravine	2.4	Good	Good	Good	N	None	Y	N	N		No impact
756	butternut	20	4-Ravine	1.8	Poor	Poor	Poor	N	None	Y	N	N	Infected with canker death imminent	No impact; recommend butternut health assessment
757	butternut	49	4-Ravine	3	Fair	Poor	Poor	N	None	Y	N	N	Included bark; advanced decay and canker infection; death imminent	No impact; recommend butternut health assessment
758	walnut, black	56	4-Ravine	3.6	Good	Good	Good	N	None	Y	N	N	Deadwood in canopy	No impact
759	maple, silver	74	1-Private	4.8	Good	Good	Good	Y	High	N	Y	Y	Co-dominant growth habit with included bark	Remove due to scope of work
760	spruce, white	43	1-Private	3	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
761	spruce, white	52	1-Private	3.6	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
762	spruce, white	34	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
763	spruce, white	48	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
764	spruce, white	47	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
765	spruce, white	24	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
766	maple, silver	100	1-Private	6	Fair	Fair	Fair	Y	High	N	Y	Y	Moderate lean East; co-dominant leaders; deadwood	Remove due to scope of work
767	spruce, white	21	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Suppressed growth	Remove due to scope of work
768	maple, silver	140	1-Private	8.4	Fair	Fair	Fair	Y	High	N	Y	Y	Co-dominant leaders; leaning west; included bark	Remove due to scope of work
769	arborvitae, eastern	36	1-Private	2.4	Good	Good	Good	Y	High	N	Y	Y	Chlorotic - early signs	Remove due to scope of work
770	maple, silver	74	1-Private	4.8	Fair	Fair	Good	Y	High	N	Y	Y	Limb failure	Remove due to scope of work
771	arborvitae, eastern	33	1-Private	2.4	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
772	pine, eastern white	30	1-Private	1.8	Fair	Fair	Fair	Y	High	N	Y	Y	Chlorotic; topped	Remove due to scope of work
773	spruce, white	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y		Remove due to scope of work
774	oak, English	44	1-Private	3	Good	Good	Good	Y	High	N	Y	Y	Multi-stemmed	Remove due to scope of work
775	maple, Norway	53	1-Private	3.6	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
776	maple, sugar	40	1-Private	2.4	Good	Good	Good	Y	High	N	Y	Y		Remove due to scope of work
777	maple, sugar	60	1-Private	3.6	Fair	Poor	Fair	Y	High	N	Y	Y	Significant stem damage; canker, decay	Remove due to scope of work
778	spruce, white	44	1-Private	3	Fair	Fair	Fair	Y	High	N	Y	Y	Thinning foliage	Remove due to scope of work
779	apple, common	35	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y		Remove due to scope of work
780	boxelder	41	6- Shared	3	Fair	Fair	Fair	Y	None	N	Y	Y		Remove due to scope of work
781	boxelder	30	6- Shared	2.4	Fair	Poor	Fair	Y	None	N	Y	Y		R+A66:O82remove due to scope of work

NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

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- All field data have been recorded by Christopher Preece ISA Certified Arborist® ON-2547A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY



TREE RECOMMENDED FOR REMOVAL



RETAINED TREE



CONIFEROUS TREE FOR REMOVAL



RETAINED CONIFEROUS TREE



REPLACEMENT TREE



RETAINED HEDGEROW



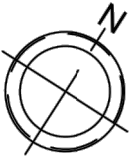
HEDGEROW FOR REMOVAL



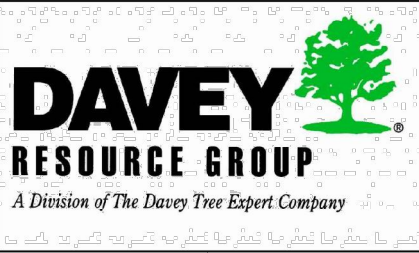
TREE PROTECTION FENCE



TREE PROTECTION ZONE



No.	DATE	BY	REVISIONS
1	03/17/2021	CP	
1	04/21/2021	CP	Client Update
1	04/27/2021	CP	Client Update



TITLE:

Tree Protection Plan

357, 365, and 375 Stegman's Mill Road, Kleinburg

CLIENT:

Popovich Associates

DRAWING NO.: 1

SCALE: 1/600

JOB NO.: 1

SHEET: 3 of 4



Tree Map Number	Species	dbh (cm) @ 1.4 m	Tree Category	City of Vaughan Minimum	Health	Structure	Overall Condition	Construction entering TPZ	Construction Impact (None, Low, Medium, High)	Hoarding Required	Permit Required	Removal	Observations	Preservation Comments
782	boxelder	62	6- Shared	4.2	Fair	Poor	Fair	Y	None	N	Y	Y	Included bark; co-dominant stems	Remove due to scope of work
783	willow, weeping	53	1-Private	3.6	Fair	Poor	Fair	Y	High	N	N	Y		Remove due to scope of work
784	boxelder	70	1-Private	4.2	Poor	Poor	Poor	Y	High	N	Y	Y	Removed	Remove due to scope of work
785	walnut, black	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Slight lean toward North	Remove due to scope of work
786	linden, littleleaf	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Slight lean toward North	Remove due to scope of work
787	spruce, Colorado	26	1-Private	1.8	Good	Good	Good	Y	High	N	Y	Y	Declining	Remove due to scope of work
788	boxelder	96	1-Private	6	Poor	Poor	Poor	Y	High	N	Y	Y	All major limbs fallen; advanced decay in mainstem; dead wood; poluporus squamosus	Remove due to scope of work
789	apple, common	38	1-Private	2.4	Fair	Poor	Poor	Y	High	N	Y	Y		Remove due to scope of work
790	arborvitae, eastern	36	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y		Remove due to scope of work
791	apple, common	22	1-Private	1.8	Fair	Poor	Poor	Y	High	N	Y	Y	Poor vigor	Remove due to scope of work
792	arborvitae, eastern	35	1-Private	2.4	Fair	Poor	Poor	Y	High	N	Y	Y	Multi-stemmed	Remove due to scope of work
793	birch, paper	30	1-Private	1.8	Good	Good	Good	Y	High	N	Y	Y	Multi-stemmed	Remove due to scope of work
794	boxelder	38	1-Private	2.4	Fair	Fair	Fair	Y	High	N	Y	Y	Co-dominant leaders; topped in the past	Remove due to scope of work
795	boxelder	27	1-Private	1.8	Fair	Poor	Poor	Y	High	N	Y	Y	Lean	Remove due to scope of work
796	apple, common	29	1-Private	1.8	Good	Fair	Fair	Y	High	N	Y	Y	Suppressed growth; multi-stemmed	Remove due to scope of work
797	pine, eastern white	18	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Quality specimen	Remove due to scope of work
798	pine, eastern white	19	1-Private	1.8	Good	Good	Good	Y	High	N	N	Y	Quality specimen	Remove due to scope of work
799	apple, common	20	1-Private	1.8	Fair	Poor	Poor	Y	High	N	Y	Y	Poor vigor, 20% deadwood	Remove due to scope of work

NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

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- All field data have been recorded by Christopher Preece ISA Certified Arborist® ON-2547A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY



TREE RECOMMENDED FOR REMOVAL



RETAINED TREE



CONIFEROUS TREE FOR REMOVAL



RETAINED CONIFEROUS TREE



REPLACEMENT TREE



RETAINED HEDGEROW



HEDGEROW FOR REMOVAL



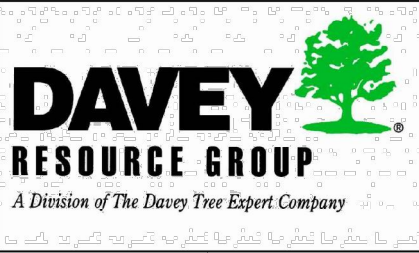
TREE PROTECTION FENCE



TREE PROTECTION ZONE



No.	DATE	BY	REVISIONS
1	03/17/2021	CP	
1	04/21/2021	CP	Client Update
1	04/27/2021	CP	Client Update



TITLE:  
Tree Protection Plan  
357, 365, and 375 Stegman's Mill Road, Kleinburg

CLIENT:  
Popovich Associates

DRAWING NO.:  
1

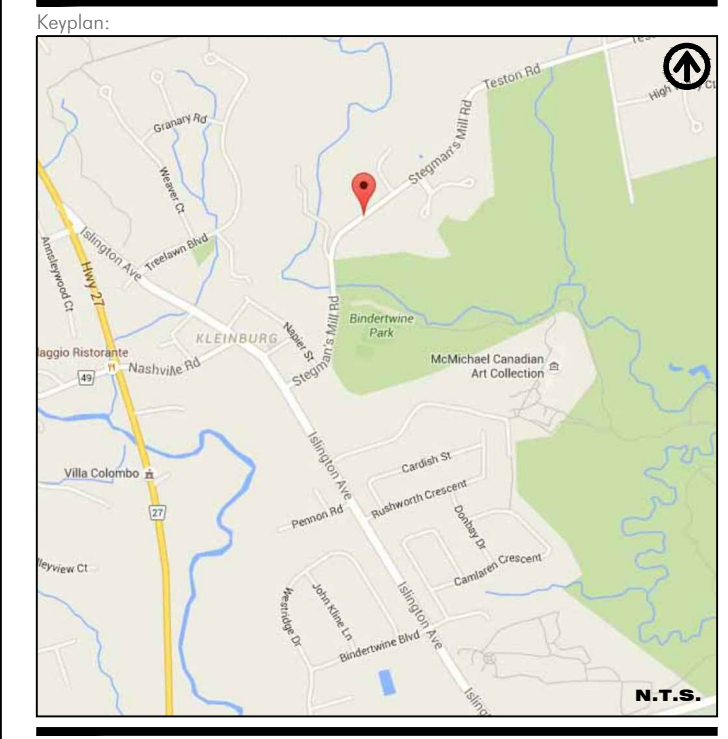
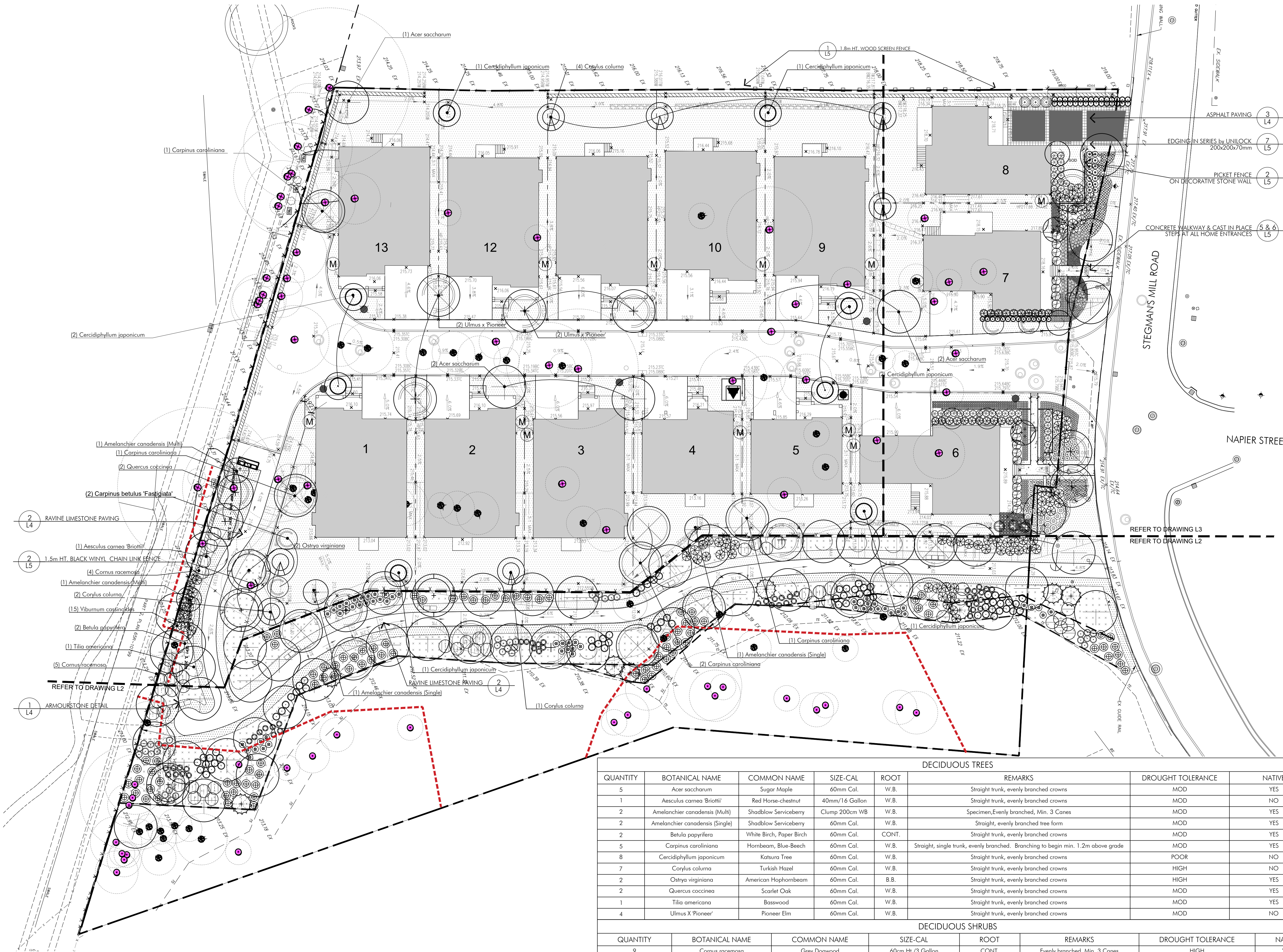
SCALE:  
1/600

JOB NO.:  
1

SHEET:  
4 of 4



ATTACHMENT 9



We have relied upon the accuracy and completeness of base & background information provided by the following Consultants in preparing this drawing and performing our professional services.

CASSIDY + COMPANY KLM PLANNING PARTNERS  
Amy Choi Consulting DAVEY RESOURCE GROUP

We are under no obligation or duty to verify the accuracy and/or completeness of this information and have not done so.

We shall not be held responsible for any errors or omissions that may arise or be incorporated as a result of erroneous or incomplete information provided by the Client, Consultants and Contractors.

The contractor will check and verify all dimensions and job conditions on the site and report any discrepancies to the Landscape Architect prior to the commencement of construction.

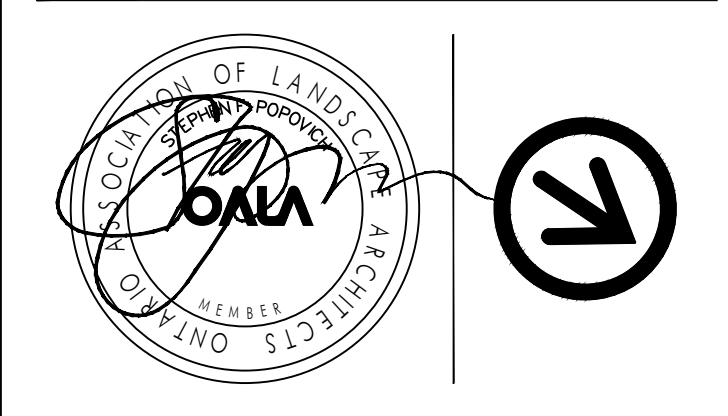
LEGEND

- MINIMUM PROTECTION ZONE (MPZ)
- TREE PROTECTION FENCING (RIGID HOARDING)
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- PROPOSED 1.5m HT. BLACK VINYL CHAIN LINK FENCE
- PROPOSED WOOD SCREEN FENCE
- PROPOSED PICKET FENCE ON TOP OF STONE FENCE
- PROPOSED PICKET FENCE
- PROPOSED TRANSFORMER
- PROPOSED LIGHT STANDARD
- PROPOSED PEDESTAL

No	Date (Y/M/D)	Issue / Revision	By
3	210427	ISSUED FOR SPA	GB
2	210416	ISSUED FOR TREE REMOVAL PERMIT	GB
1	210331	ISSUED FOR REVIEW	GB

**POPOVICH ASSOCIATES**

1 Robert Speck Parkway, Suite 100  
Mississauga, Ontario L4Z 3M3  
T. 905.270.2229 F. 905.270.2190  
info@popovich.ca



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Project Info:

357, 365 & 375 Stegman's Mill Road  
Kleinburg, Ontario

Client Info:

Skyhomes

Sheet Title:

**INTERNAL LANDSCAPE PLAN**

Project Number: 1196  
Drawn By: GB  
Checked By: SP  
Date: October 2020  
Scale: AS NOTED

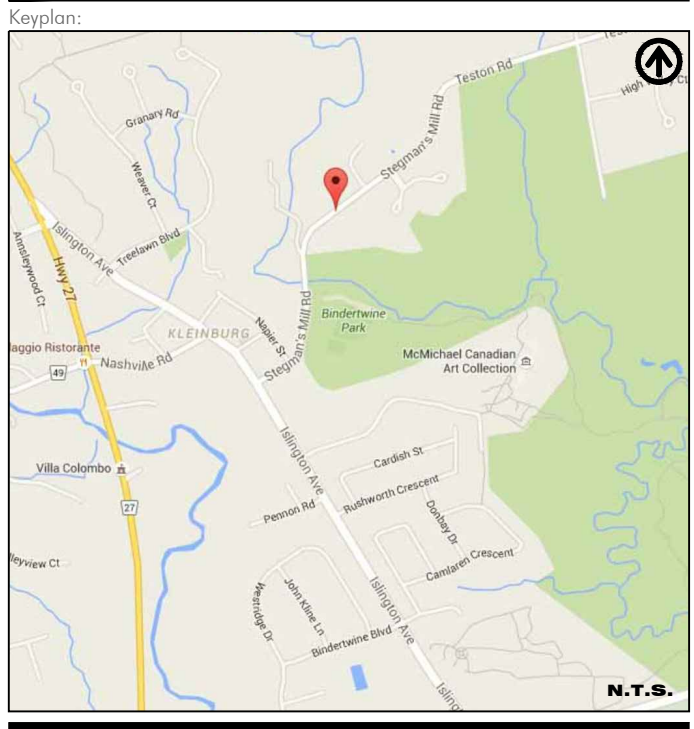
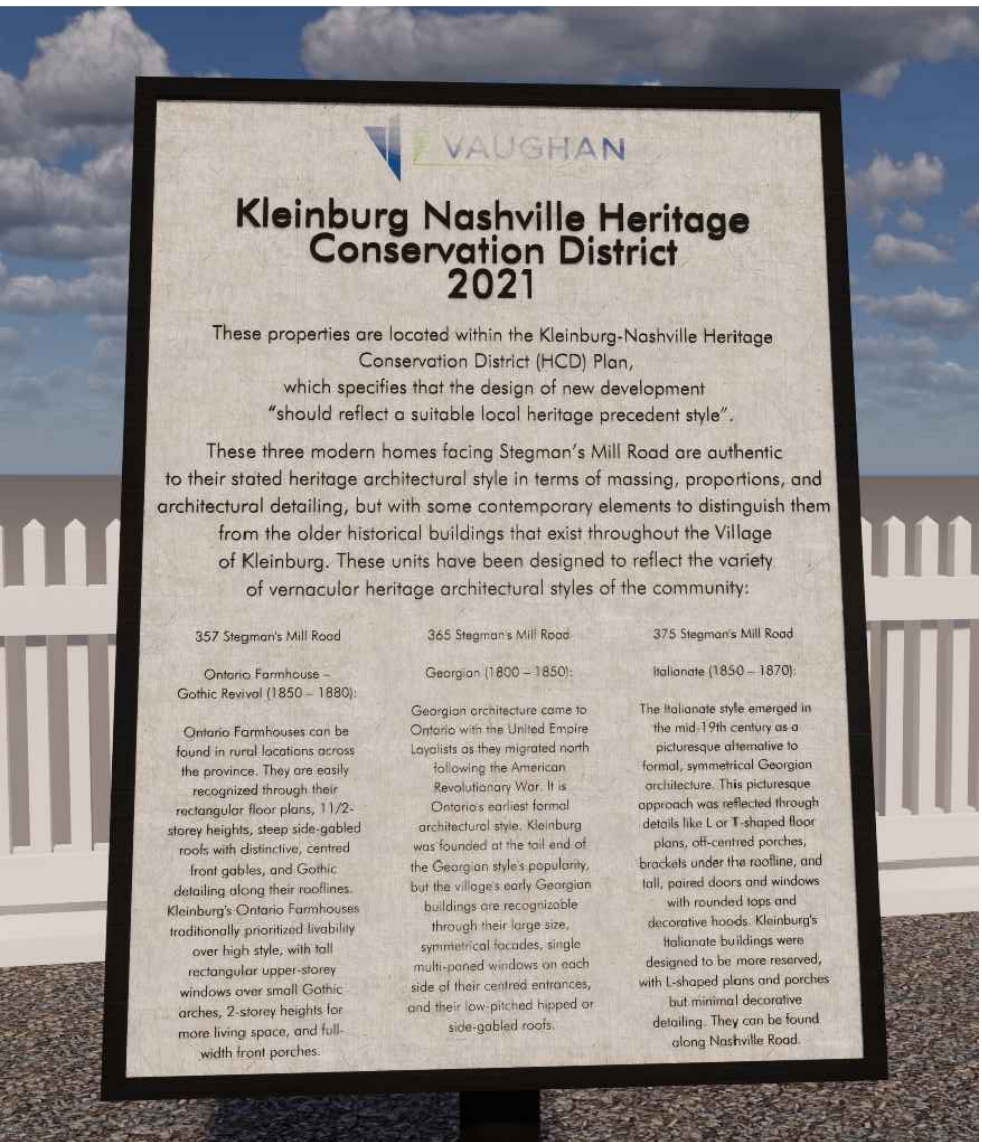
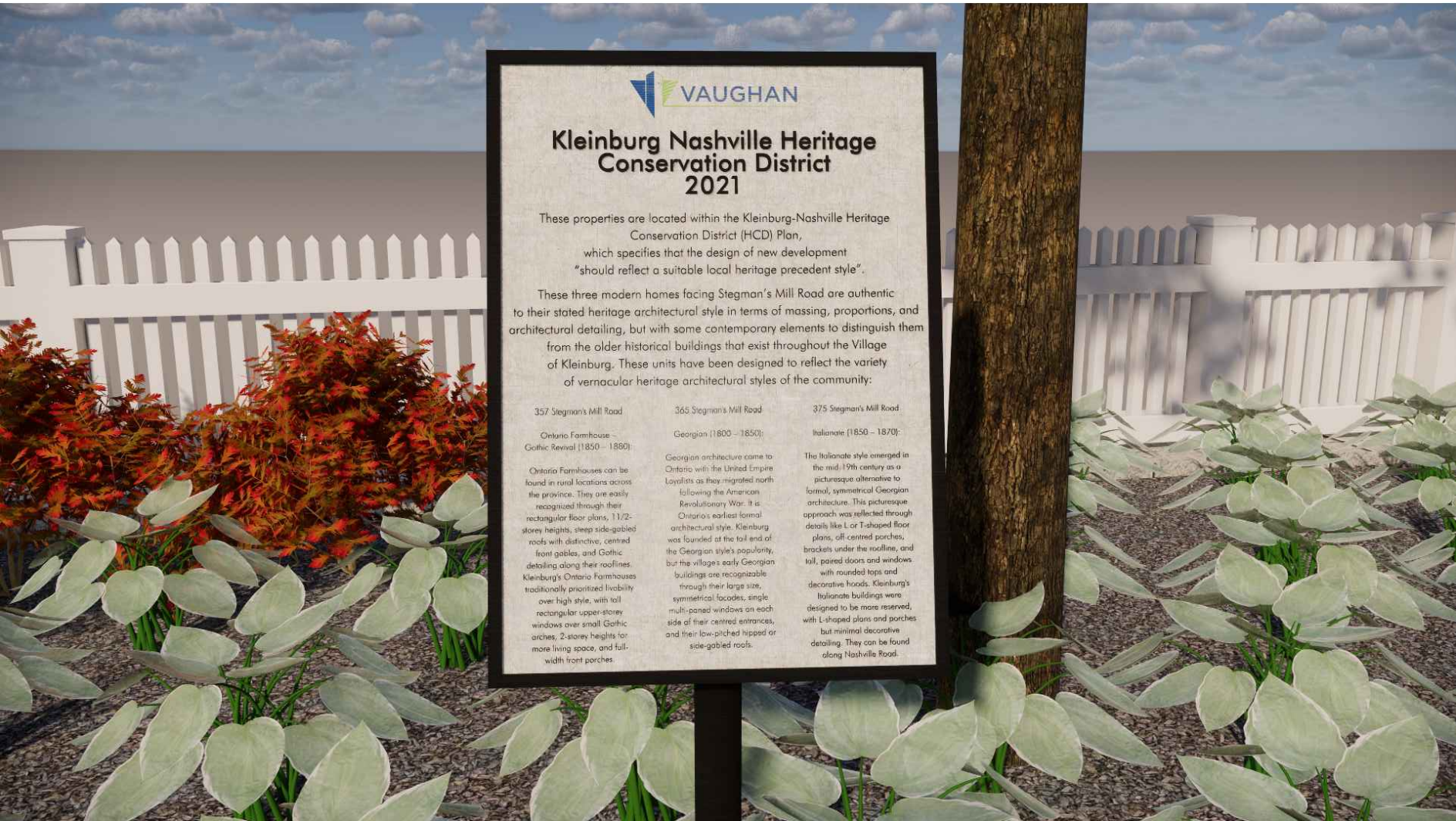
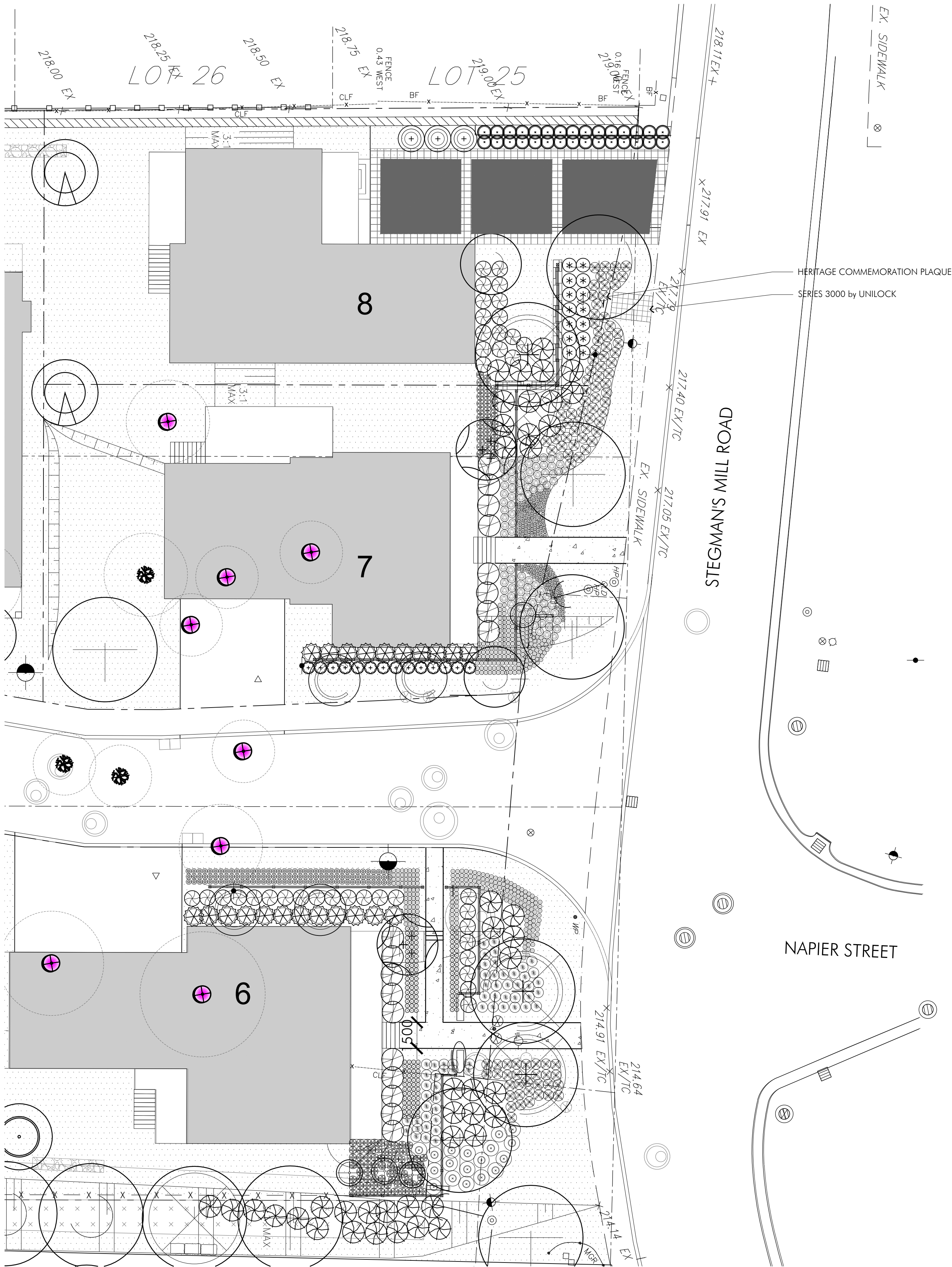
Sheet Number: L1

1196 210427 Landscape Plan









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Any Choi Consulting

KIM PLANNING PARTNERS  
DAVEY RESOURCE GROUP

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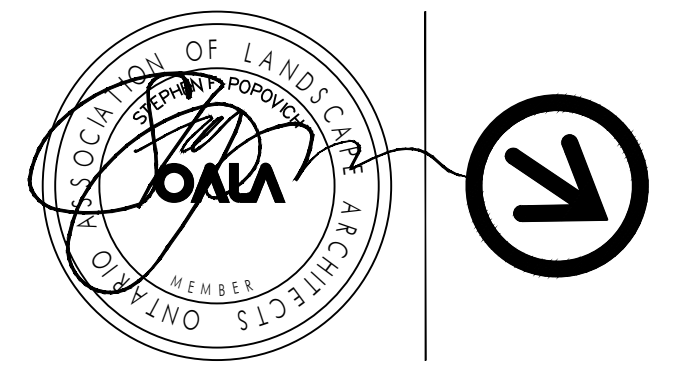
The contractor will check and verify all dimensions and job conditions on the site and report any discrepancies to the Landscape Architect prior to the commencement of construction.

- LEGEND
- MINIMUM PROTECTION ZONE (MTPZ)
  - TREE PROTECTION FENCING (RIGID HOARDING)
  - EXISTING DECIDUOUS TREE TO BE REMOVED
  - EXISTING CONIFEROUS TREE TO BE REMOVED
  - PROPOSED 1.5m HT. BLACK VINYL CHAIN LINK FENCE
  - PROPOSED WOOD SCREEN FENCE
  - PROPOSED PICKET FENCE ON TOP OF STONE FENCE
  - PROPOSED PICKET FENCE

4	210427	ISSUED FOR SPA	GB
3	210331	ISSUED FOR REVIEW	GB
2	19/08/07	ISSUED TO CITY DEVELOPMENT PLANNING DEPARTMENT	PS
1	19/07/04	FOR CLIENT REVIEW	PS
No	Date (Y/M/D)	Issue / Revision	By

**POPOVICH ASSOCIATES**

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Project Title:  
**357, 365 & 375 Stegman's Mill Road  
Kleinburg, Ontario**

Client Info:  
**Skyhomes**

Sheet Title:  
**HERITAGE PLAQUE  
STEGMAN'S MILL FRONTAGE**

Project Number:	1196	Sheet Number:
Drawn By:	PS	
Checked By:	SP	
Date:	October 2020	
Scale:	AS NOTED	







# The Unitech Aluminum Hybrid

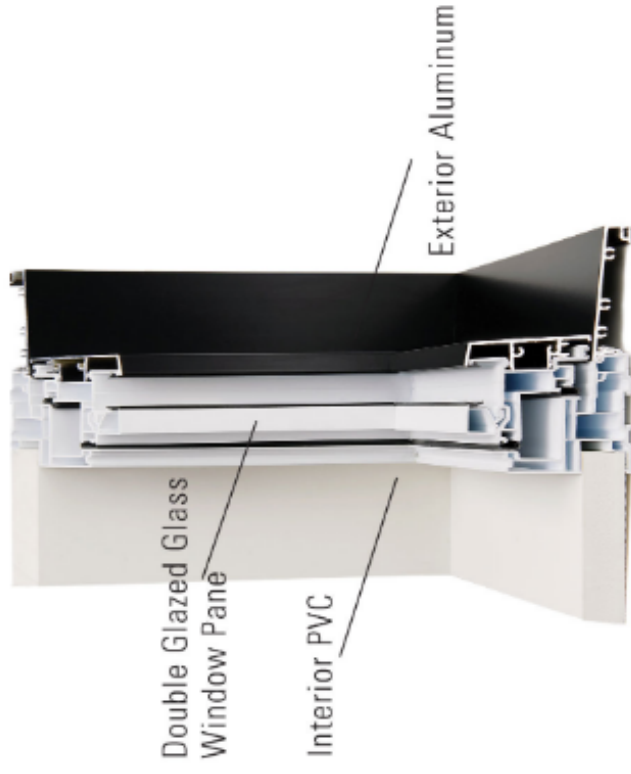
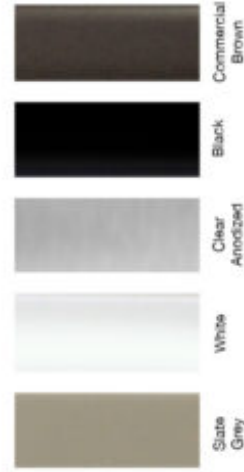
**The fusion of two great materials to make an incredible window.**

Unitech has combined the best of both worlds in designing windows made from a rigid PVC frame, incorporating aluminum extrusions for the exterior side and joining the interior together.

Our new hybrid delivers the strength and beauty of aluminum with the energy efficiency of vinyl. It is simply the best of both worlds without any compromise.

- Multi-chamber welded PVC frame with extruded aluminum extension.
- Triple weather strip PVC welded sash with an extruded aluminium facade.
- 4 1/2 frame positioning the glass in the warmer part of the wall.
- Virgin PVC extruded profiles provide a glossy finish and facilitate cleaning.

## Available Colours



## ATTACHMENT 11