

**MW HALL
CORPORATION**

ATTACHMENT 2 - 8251 KIPLING - CULTURAL HERITAGE IMPACT ASSESSMENT



CULTURAL HERITAGE IMPACT ASSESSMENT

**8251 KIPLING AVENUE
WOODBIDGE DISTRICT,
VAUGHAN, ON**

MARCH 28, 2022



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CULTURAL HERITAGE IMPACT ASSESSMENT

8251 Kipling Avenue
Woodbridge District, Vaughan, Ontario
28 March 2022
Prepared by: MW HALL CORPORATION

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EXECUTIVE SUMMARY

This property contains an existing 20th century residence. The property is located within the Woodbridge Heritage District at the northern end of the Woodbridge Heritage District, City of Vaughan, Ontario. The present structure is a two storey single family residence within a row of single family residences along Kipling Avenue which back onto the fairground to the east. There is an existing two car garage at the ground level, facing Kipling Avenue and a paved driveway with an adjacent landscape leading to the sidewalk along Kipling Avenue. The owner of the property is planning to add a rear addition to the residence.

1.0 INTRODUCTION TO THE PROPERTY

Woodbridge is a Designated Heritage District with City of Vaughan. Kipling Avenue is a significant roadway that is oriented north-south, parallel to and on the east side of the Humber River. Many of the structures along Kipling Avenue in this area are non-heritage, but there are existing heritage structures interspersed with the earlier heritage buildings.

Kipling Avenue is a north-south street. East of the Humber River, this area was a major north-south travel route known as 'the Carrying Place' for travel northward from Lake Ontario to Lake Simcoe for many hundreds of years that predated European settlement of this region of the Great Lakes. The urbanized area of Woodbridge developed around an east-west roadway, Woodridge Avenue, that developed as a commercial/residential area along this crossing. Much of the present day village of Woodbridge is within the present day designated heritage district under the Ontario Heritage Act. The subject property is part of a later infill development along Kipling Avenue.

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The subject lot is a narrow lot and is basically flat and backs on to the earlier established fairground.

Adjacent lots to the subject property generally contain single family houses, but newer multi-storey apartment buildings are also located along Kipling Avenue. The lot to the north contains another older single family framed residence. To the south is an existing similar vintage brick faced single family residence. Kipling Avenue is also a major thoroughfare with public bus transit service for the area.

Present owner contact Information is as follows:

Joseph and Lisa Monaco
8251 Kipling Avenue, Vaughan, ON L4L 2A5
416-881-3033
monacojoe@hotmail.com

2.0 BACKGROUND RESEARCH AND ANALYSIS

The subject property was viewed from Google Earth imagery from Kipling Avenue. Review of the Woodbridge Heritage District Guidelines was conducted relative to the planned redevelopment of this property, but they do not really reflect the situation in this area.

While Kipling Avenue presently has a range of residences, the architectural character of buildings along the street are a mixture of styles, sizes and materials, with some heritage structures interspersed. The planned renovation/additions, in our consideration, seem to be appropriate for this residential building within the Heritage District.

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3.0 HISTORICAL ANALYSIS

Woodbridge was established in the 19th century and began with residential and commercial structures, some with pitched roofs of varying degrees of incline on the pitches which was typical of this era given the climate in Ontario. Structures were Georgian and early Victorian, but tended to not be the more elaborately decorated Victorian style. Built forms tended to be rectangular boxes with pitched and flat roofs, some with front porches for protection from the weather. This residence was constructed much later than the early structures that formed Woodbridge, and were not required to be constructed as part of the heritage district.

Woodbridge has in recent years become a favourite destination for visitors and remains so today. In recent times the area around the village has become a favoured location for development and redevelopment given its services and architectural character which appeals to people seeking a residence in the area. Kipling Avenue has been considered a favoured location in recent years, and today there is substantial pressure to redevelop in this area. I believe that part of the draw is the fact that the heritage district has been established. Plans for an addition to 8251 Kipling seems to be unrelated to any new demand for residential construction in this area, but solely related to present owner needs only.

4.0 STATEMENT OF SIGNIFICANCE

The subject residential building within the Designated Heritage District and the proposed renovations and additions must, of course comply with the Heritage District Guidelines, but in this instance, because it is a rear addition, unrelated to the street, it seem like an insignificant impact on the heritage district.

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5.0 ASSESSMENT OF EXISTING CONDITION

The existing residential building on the property at 8251 Kipling Avenue is presently in sound condition and likely to remain so as an evolution of development within the Woodbridge Heritage District.

6.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION

The planned renovation and additions to the existing single family residence include additions to the rear of the existing house and the interior. Front and rear of the house have planned additions which will comply with the era of the heritage district reflecting early Victorian style.

Evaluation Criteria of existing and planned revision to 51 Napier Street per Ontario Regulation 9/06

Criteria	Description Criteria	Assessment
1. Design or Physical Value	i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	This is not unique in style but is similar to other newer development within this area.
	ii. Displays a high degree of craftsmanship or artistic value	The existing building does not represent an unusual high degree of craftsmanship or artistic value.
	iii. Displays a high degree of technical or scientific achievement	Does not display a high degree of technical or scientific achievement.

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2. Historical or Associative Value	i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The house does not have direct associations with any thing or event of significance to the community.
	ii. Yields or has the potential to yield information that contributes to the understanding of a community or culture	The building does have information that confirms transition to a new 20 th century style of architectural character that was occurring in the village and may contribute to the understanding of a community or culture.
	iii. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	The original building is not of significance to the community but the planned additions are compatible. Architectural character of the existing building is basically 20 th century suburban character.
3. Contextual Value	i. Is important in defining, maintaining or supporting the character of an area	The existing house and planned additions do not comply with the spirit of the guidelines, but the guidelines were developed after this house was constructed.
	ii. Is physically, functionally, visually or historically linked to its surroundings	Not uniquely linked to its surroundings.
	iii. Is a landmark	Not a landmark, just a typical residence of this later era.

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7.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION

Implementation of the present owner development plans would of necessity conform with the Heritage District .

8.0 ALTERNATIVES AND MITIGATION STRATEGIES

There are no alternatives to the planned development and no mitigation strategies planned.

9.0 CONSERVATION STRATEGY

At this time there are no plans for conservation of the existing building.

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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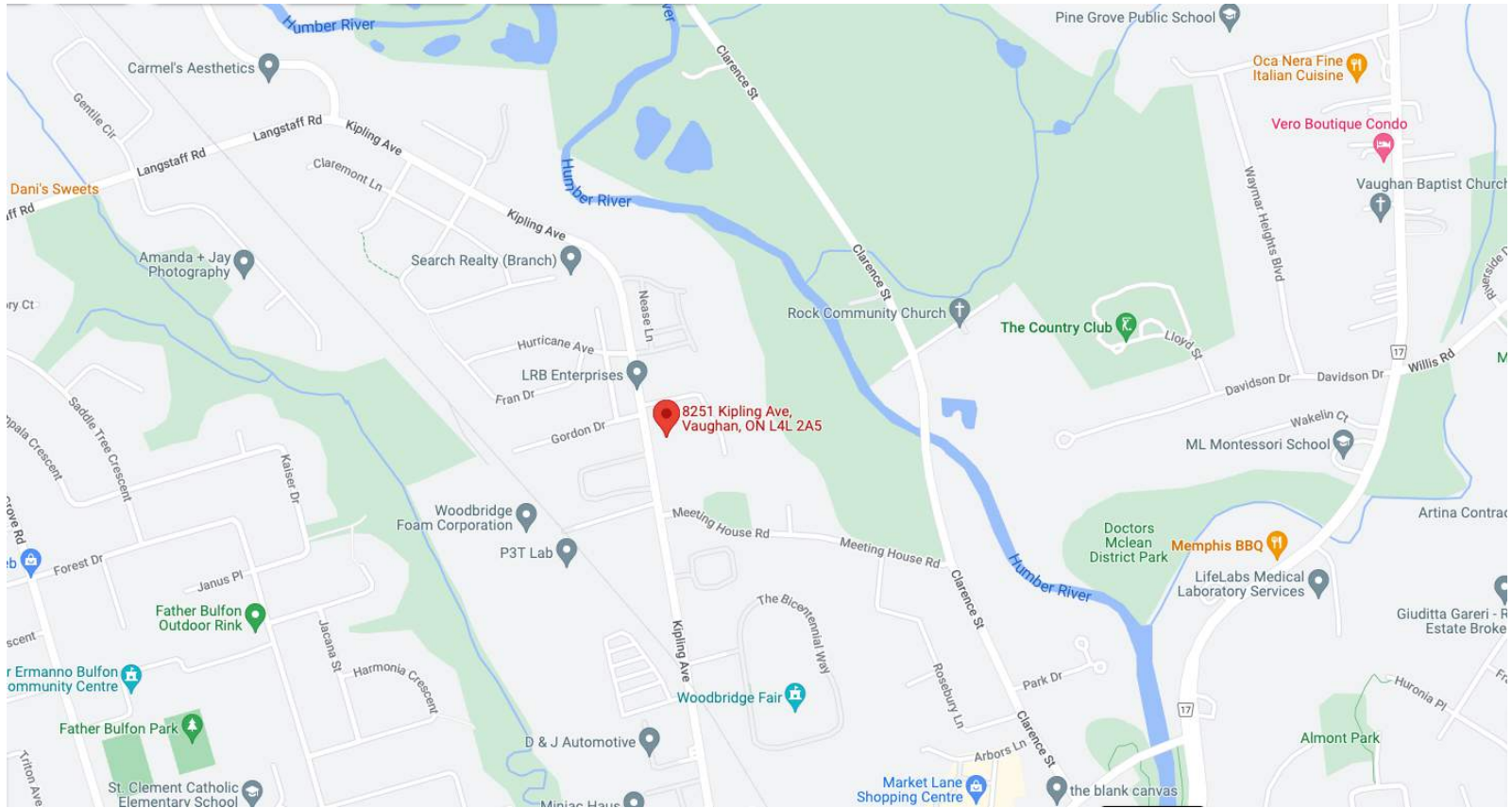
APPENDICE

- A1. Vicinity Map: 8251 Kipling Avenue, Woodbridge
- A2. Aerial Photograph: 8251 Kipling Avenue, Woodbridge
- A3. Photographs of existing structures
- A4. Site Plan of the property at 8251 Kipling Avenue, Woodbridge
- A5. Curriculum Vitae, Mark Hall

REFERENCES

- 1. Ontario Heritage Act
- 2. Kleinberg Heritage District Guidelines

APPENDIX A1
8251 KIPLING AVENUE, WOODBRIDGE DISTRICT
VAUGHAN, ONTARIO
VICINITY MAP



APPENDIX A 2

8251 KIPLING AVENUE, WOODBRIDGE DISTRICT
VAUGHAN, ONTARIO

AERIAL MAP



APPENDIX A3
PHOTOGRAPHS OF EXISTING STRUCTURE
8251 KIPLING AVENUE, WOODBRIDGE DISTRICT, VAUGHAN, ONTARIO



Front Elevation

APPENDIX A3
PHOTOGRAPHS OF EXISTING STRUCTURE
8251 KIPLING AVENUE, WOODBRIDGE DISTRICT, VAUGHAN, ONTARIO



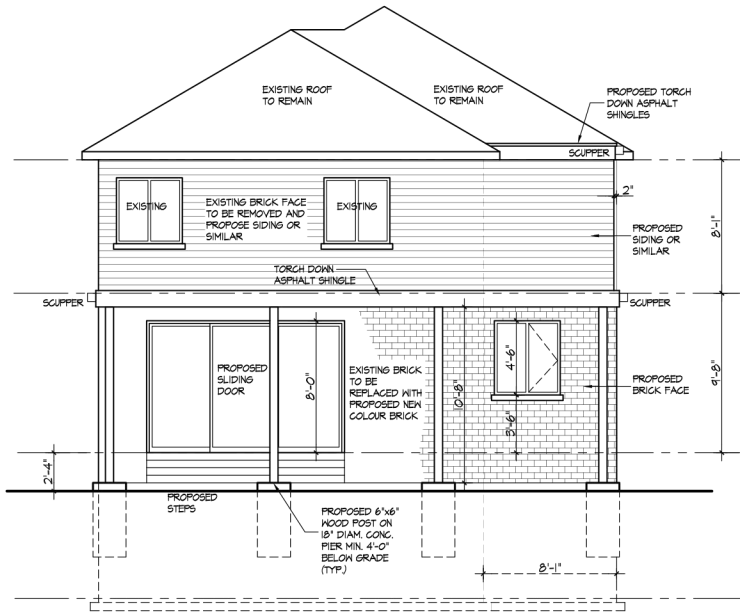
Rear Elevation



EXISTING / PROPOSED FRONT ELEVATION

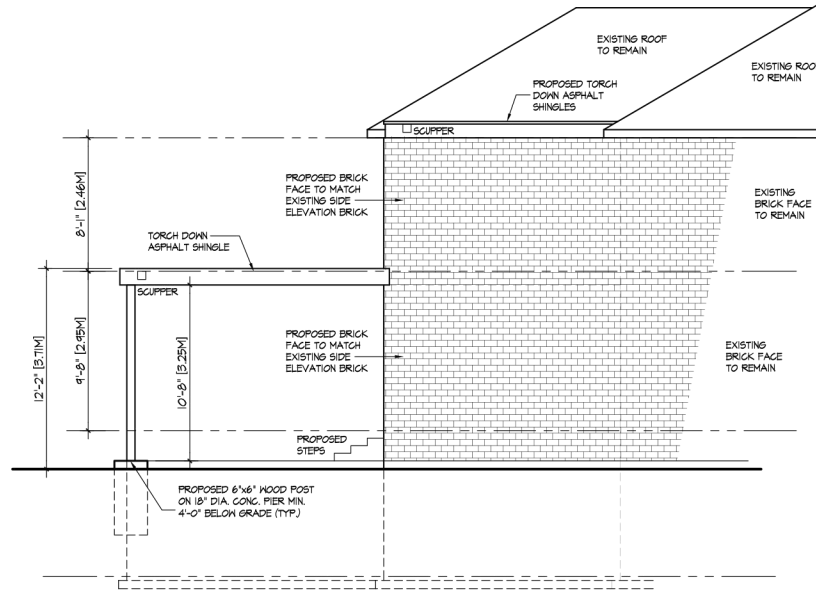
FRONT ELEVATION REVISIONS

- REPLACE SOFFITS AND DOWNSPOTS TO BE BLACK
- REPLACE NEW FRONT DOORS
- REVISE GARAGE DOORS TO BE PAINTED BLACK
- REPLACE EXISTING WINDOWS TO HAVE BLACK FRAMES



PROPOSED REAR ELEVATION

- PROPOSED OVERHANG TO HAVE BLACK FACIA
- PROPOSE REPLACE REAR ELEVATION BRICK TO BLACK
- PROPOSE SIDING TO BE HARDY BOARD LIGHT MIST (LIGHT GREY TONE)



PROPOSED SIDE ELEVATION

Compliance Package:

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. & engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Midaro Design Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written permission of Midaro Design Inc.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

No.	Description	Date
3	Revised second floor proposed addition	21-12-27
2	Issued for engineer review	21-11-24
1	Issued for preliminary review	21-10-01

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

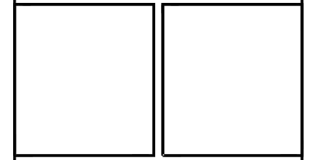
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

ANTHONY DEL GROSSO BCIN - 22449

Midaro Design Inc.
Residential Design
delgrosso@sympatico.ca 416-702-3266



Project Name:
8251 KIPLING AVENUE

Title:
Existing / Proposed Elevations

Scale: 3/16" = 1'-0"	Project No. 22-03
Date: Mar. 2022	Drawing No:
Project Location: Vaughan, Ontario	A-2

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

ACADEMIC + PROFESSIONAL TRAINING

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

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President
DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

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

HISTORIC PRESERVATION / ADAPTIVE REUSE

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

ARCHITECTURE

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

COMMUNITY & EDUCATION SERVICE

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