

**MW HALL
CORPORATION**

**ATTACHMENT 2 - 51
NAPIER - CHIA**



CULTURAL HERITAGE IMPACT ASSESSMENT

**51 NAPIER STREET
KLEINBURG, ONTARIO, CANADA**

APRIL 7, 2022



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

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CULTURAL HERITAGE IMPACT ASSESSMENT

51 Napier Street
Kleinburg-Nashville Heritage Conservation District, Vaughan, Ontario, Canada
7 April 2022
Prepared by: MW HALL CORPORATION

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CULTURAL HERITAGE IMPACT ASSESSMENT

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7 April 2022
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1.0 EXECUTIVE SUMMARY

The property at 51 Napier Street was originally platted in the 19th century. The present property holds a Victorian era single family residence and 20th century garage with additional living space. The property has been included as part of a Province of Ontario Part V designated heritage district with a plan that provides criteria established for changes to development within the heritage district. The proposal is to create a 20th century two car tandem parking garage addition with revised and added living space, with Victorian architectural character to address compatibility with the heritage district. Preliminary design of planned changes for the property have been reviewed by MW HALL CORPORATION, a registered architect, planner and heritage consultant, relative to conformance with the City of Vaughan Guidelines for Cultural Heritage Impact Assessments, particularly for conformance with the Kleinburg-Nashville Heritage District Plan and Guidelines. Upon completion of our review we are of the opinion that planned changes to the property at 51 Napier Street conform with Nashville-Kleinburg Heritage District Plan and Guidelines and recommend approval.

2.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows the City of Vaughan Guidelines for Cultural Heritage Impact.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 51 Napier Street is located east of and outside the historic centre of Kleinburg. The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 51 Napier Street is east of Islington Avenue, on the east side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1½ storey heritage houses (see photos in Appendix A4). 51 Napier Street is a 19th century Victorian style residence with an adjacent 20th century detached garage. Design for the additions are planned to have similar roof pitches and compatible with the Victorian style heritage house. The existing heritage house is to remain on the lot. A new driveway, similar to the existing driveway from Napier Street is planned. We have reviewed the design for the planned residence vis-à-vis Guidelines for planned new structures within the designated heritage district.

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The owner of the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

Present owner information:

Mario Barone

51 Napier Street, Woodbridge, ON, L0J 1C0

mario@mondialautocollision.ca

(647) 388-9542

3.0 CULTURAL HERITAGE IMPACT ASSESSMENT

3.1 History of the Property and Evolution to Date

According to the Kleinburg-Nashville Conservation District Study (Reference A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village remained small with surrounding lands occupied by farms. Early lots, including 51 Napier, were surveyed and established as lots for residential use but remained undeveloped until the present 21st century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

This property was transferred from the Crown, as part of a 200-acre lot, to Andrew Mitchell in 1847. A survey of this lot in 1848 of this property as one of a series of subdivided lots at the northern end of a 'Street' heading north from the Road labelled "to Stegman's Mill", overlooking the East Humber River leading to the Mill Pond for Stegman's Saw Mill Pond further north. Subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. In 1856 Andrew Mitchell died and the property transferred to William Sharpe, and in 1860 to James Barbor. The lot changed ownership a few times for nominal amounts for the next 1½ centuries. Recent growth throughout southern Ontario has been experienced throughout the City of

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Vaughan. The property at 51 Napier was recently sold to the present owner as a family residence for purposes of redevelopment.

3.2 Context and Setting of the Subject Property

There are other heritage buildings in the vicinity of 51 Napier Street. The majority of the houses on Napier are not individually Designated or Listed structures. The core area of the designated heritage district, essentially a commercial centre is located along Islington Avenue. Within the vicinity of 51 Napier Street there are three 1½ storey Victorian era residences with more recent additions on Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

Section 9.2.1 of The Kleinberg-Nashville Heritage Conservation District Study and Plan identifies various architectural styles that would be in keeping with the Conservation Study. Existing residences on the street are a mixture of 19th and 20th century styles.

3.3 Architectural Evaluation of the Subject Property

The existing 19th century Victorian style house on the property is planned to be retained. It is in excellent condition and is well maintained with the Victorian style elements. A 20th century addition of garages to the north of the heritage house was constructed in faux Victorian style.

3.4 Redevelopment Proposal for the Subject Land and Potential Impacts on Identified Heritage Resources

Planned redevelopment of the 51 Napier Street property is to provide additions to the two-storey residence with two ground level garage parking entered from the driveway facing Napier Street. To address the issue of fit within the architectural guidelines for the district, the planned house has a steeply pitched roof, small paned windows, a symmetrically placed main/front entry and some Victorian detailing. Side façades of the house are generally consistent with the front façade of the residential building and have little or no distinguishing architectural character.

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The prominently placed garage doors on the front façade of the house are designed with smaller panels, as is the main entry door.

The proposed windows and roof forms appear to be generally consistent with the scale and classical design guidelines of Napier Street and the Conservation District guidelines.

3.5 Examination of Preservation/Mitigation Options for Cultural Heritage Resources

It is our opinion that planned improvements are compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District. Planned architectural character does generally conform with the architectural character of the heritage district.

3.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned changes to 51 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect exiting character of the HCD. The proposed revised dwelling reflects, in general, architectural guidelines for the District.

3.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 51 Napier Street have salvage value.

3.8 Historical Commemoration

Historical commemoration is not considered applicable in this case and is not considered.

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3.9 Impact of Development and Mitigation Measures Summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none">• <i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of significant <u>heritage</u> attributes or feature is proposed</i>
<ul style="list-style-type: none">• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>siting, massing, and scale</i>	<i>planned improvements are consistent with the heritage district</i>
<ul style="list-style-type: none">• <i>design that is sympathetic with adjacent properties</i>	<i>proposed building design fits requirements noted to be sympathetic with structures within the heritage district and represents an architectural style at 51 Napier Street which is in keeping with the Heritage District</i>

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4.0 RECOMMENDATIONS

We are of the opinion that planned changes to the property at 51 Napier Street, located within the Kleinburg-Nashville Designated Heritage District, are consistent with the Kleinburg-Nashville Heritage District Conservation Plan and Guidelines established for changes within the District. Consideration was given to other changes implemented following establishment of the heritage district, especially along Napier Street. Intensification of development in this area is consistent with the Official Plan and policies of the City of Vaughan and with the Province of Ontario.

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

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

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

The existing property at 51 Napier Street contains one built heritage resource that has cultural heritage value or interest under the Ontario Heritage Act. It is our opinion that design of the planned residence additions on the northern lot at 51 Napier Street are consistent with maintenance of the Kleinburg-Nashville Conservation District plan and guidelines and makes a positive contribution to the District.

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This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



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

REFERENCES

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

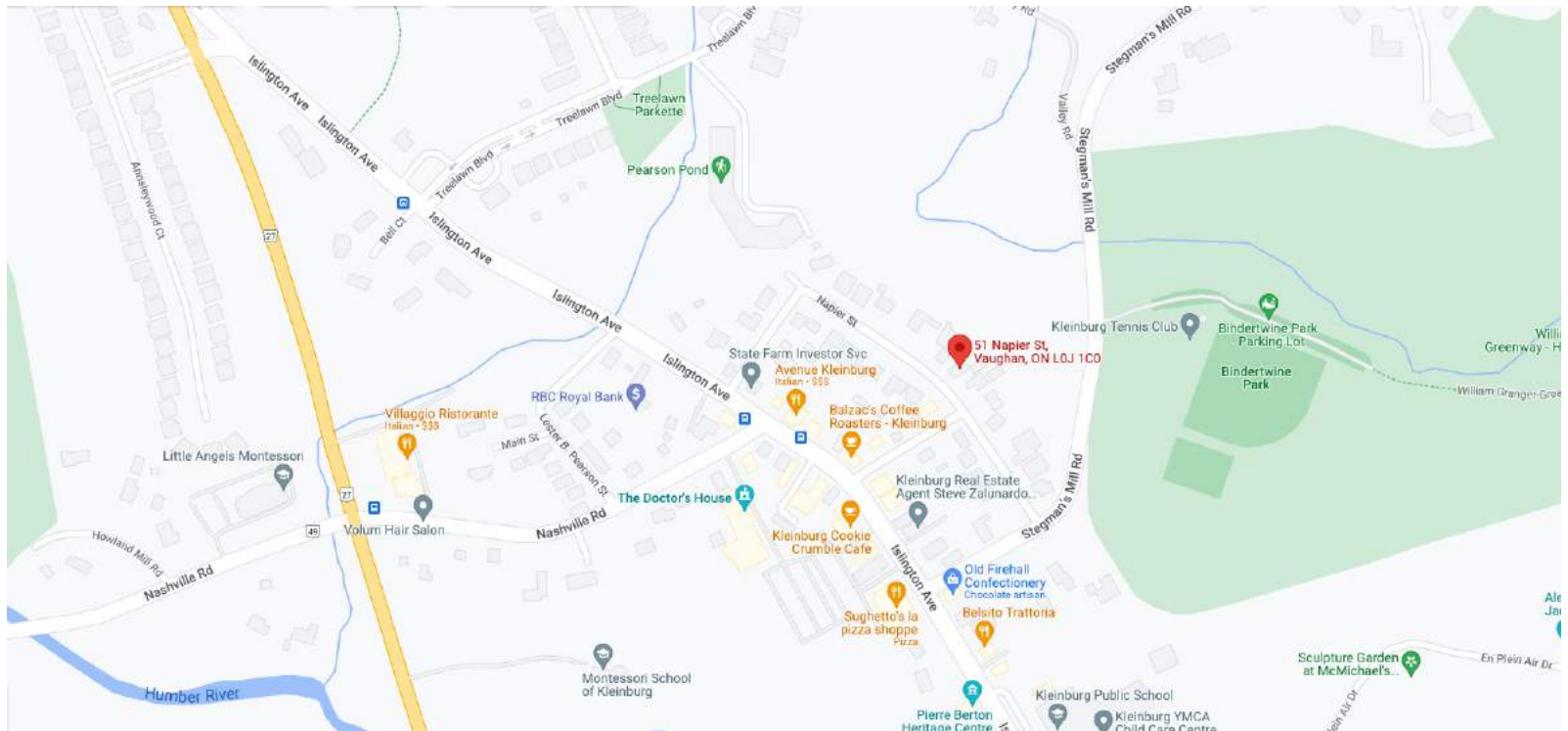
APPENDICES

- A1 Vicinity Map of 51 Napier Street, City of Vaughan, Ontario
- A2 Aerial Photograph of Vicinity of subject property
- A3 View from Napier Street of subject property
- A4 Photographs of adjacent buildings on Napier Street
- A5 Vaughan Official Plan Map
- A6 Heritage Conservation District Map, Kleinburg-Nashville
- A7 Site Plan of 51 Napier Street
- A8 Preliminary drawings of planned redevelopment of subject property
- A9 Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

APPENDIX A1

51 NAPIER STREET
KLEINBURG, ONTARIO

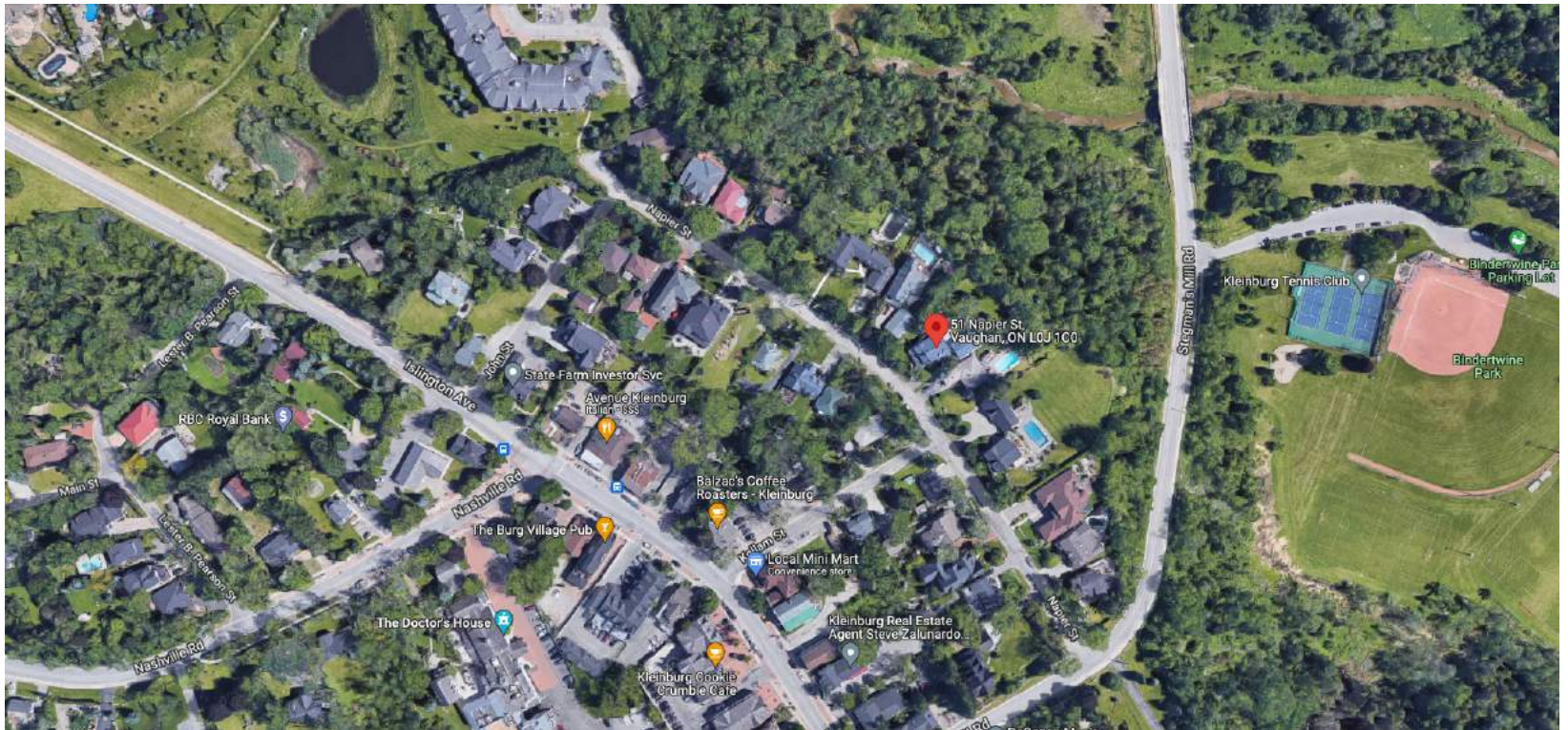
VICINITY MAP



APPENDIX A2

51 NAPIER STREET
KLEINBURG, ONTARIO

AERIAL MAP



A P P E N D I X A 3

51 NAPIER STREET
KLEINBURG, ONTARIO

EXISTING VIEW FROM NAPIER



Google

APPENDIX A3

51 NAPIER STREET
KLEINBURG, ONTARIO

EXTERIOR PHOTOGRAPH



A P P E N D I X A 4

51 NAPIER STREET
KLEINBURG, ONTARIO

PHOTOGRAPHS OF NEIGHBOURING PROPERTIES







A4 - 34 Napier Street



A4 - 54 Napier Street





A4 - 60 Napier Street



A4 - 67 Napier Street



A4 - 77 Napier Street

SCHEDULE 13

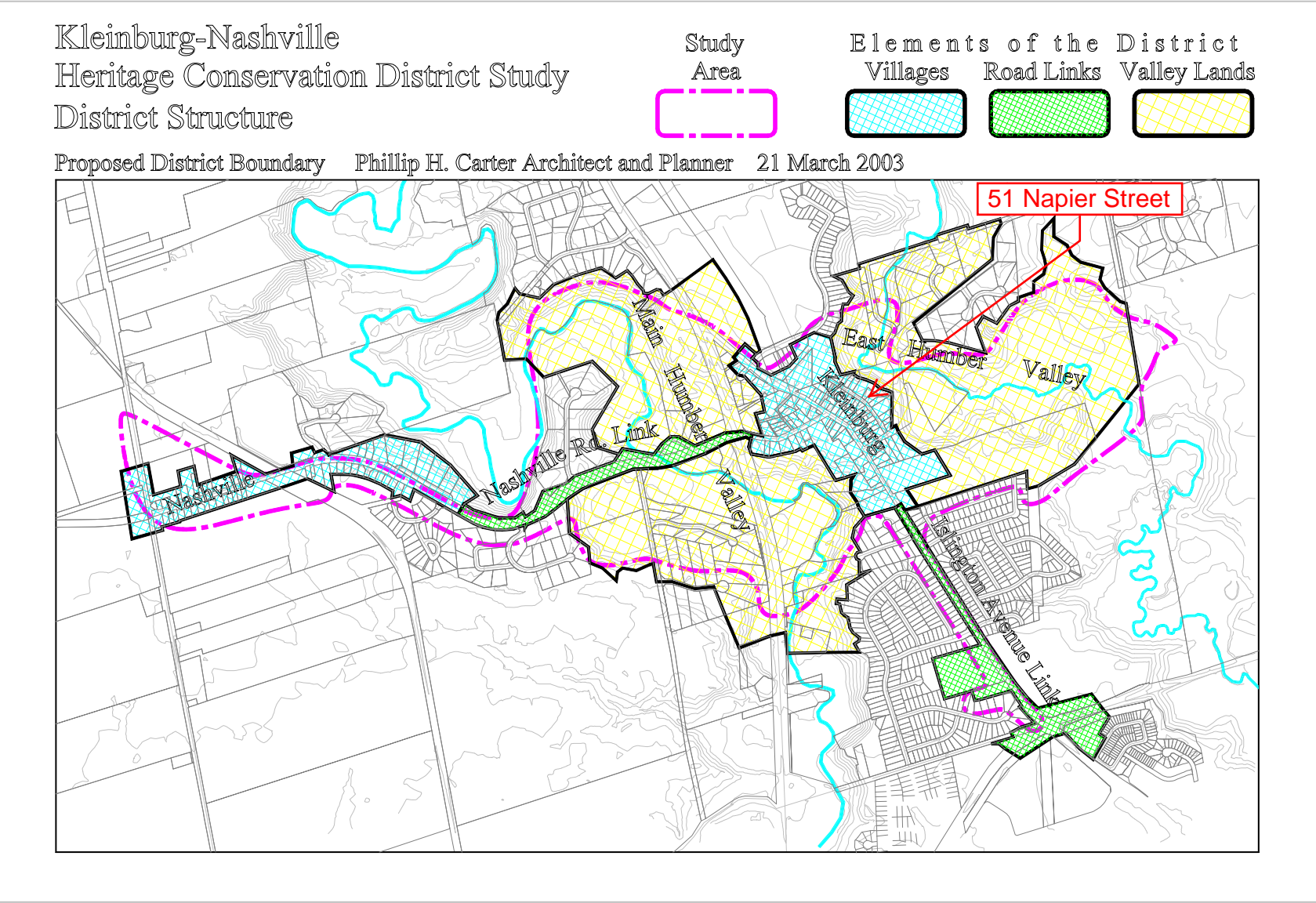
Land Use

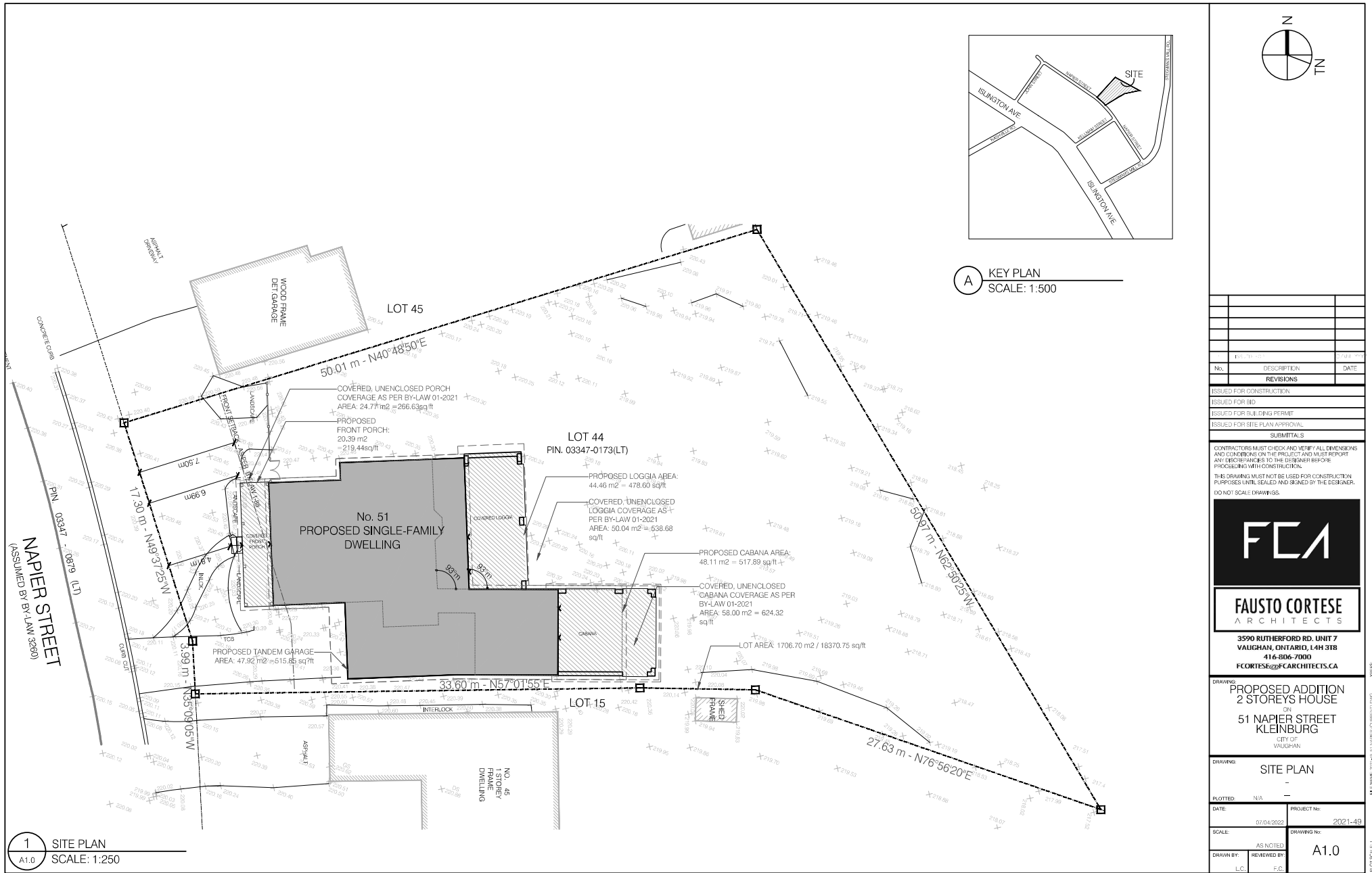
- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige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

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2.



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





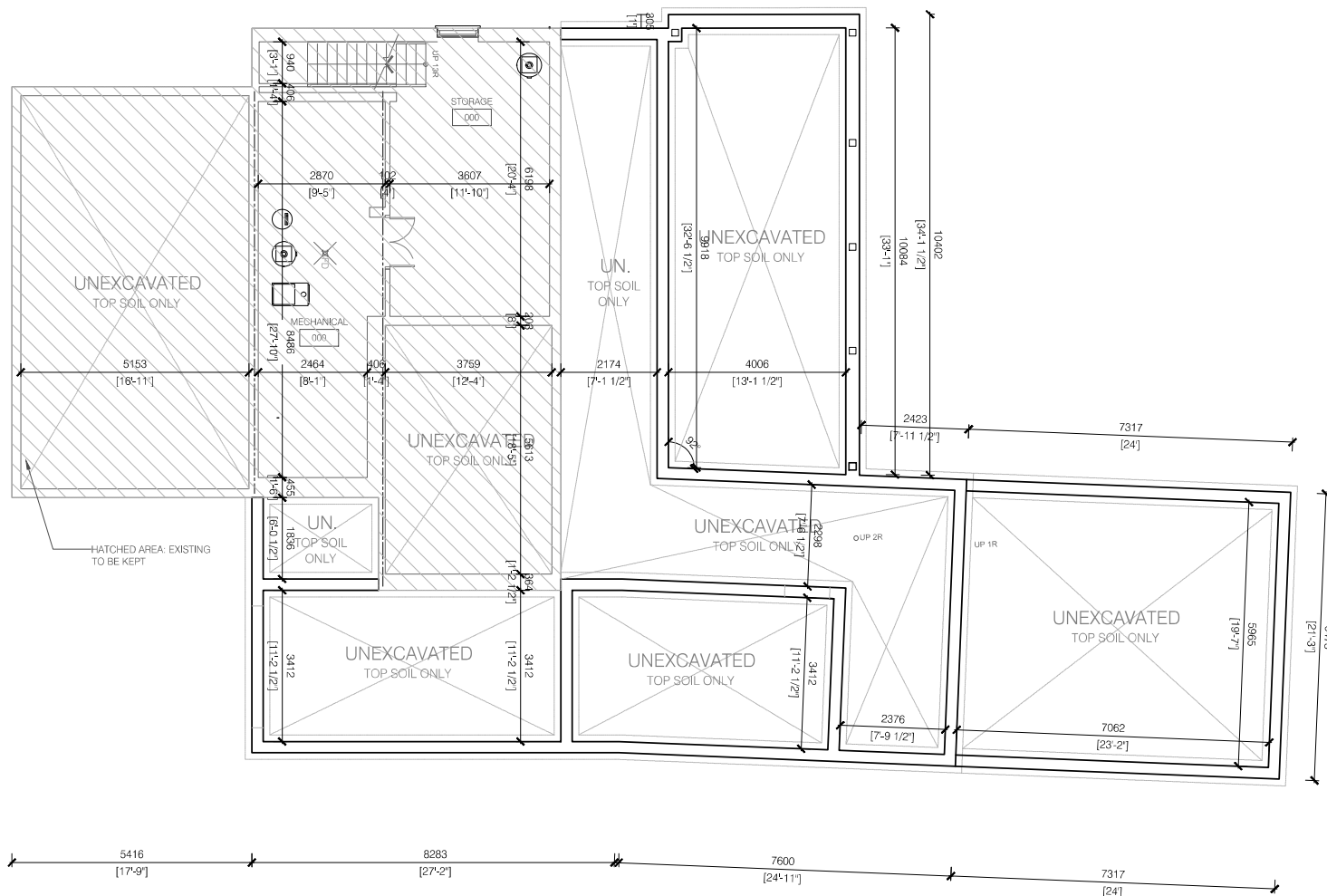
A7- Site Plan of 51 Napier Street

2175 [7'-1 1/2"] 5415 [17'-9"] 9402 [30'-10"] 4311 [14'-1 1/2"]

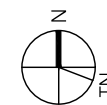
1276 [4'-2"]

9319 [30'-7"]

5758 [18'-10 1/2"]



AREA SCHEDULE		
MAIN FLOOR	167.23 m2	1800.08 sq/ft
2ND FLOOR	286.68 m2	3085.83 sq/ft
G.F.A.	453.92 m2	4885.91 sq/ft



No.	DESCRIPTION	DATE
REVISIONS		
1	ISSUED FOR CONSTRUCTION	
2	ISSUED FOR BID	
3	ISSUED FOR BUILDING PERMIT	
4	ISSUED FOR SITE PLAN APPROVAL	
5	SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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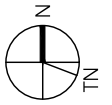
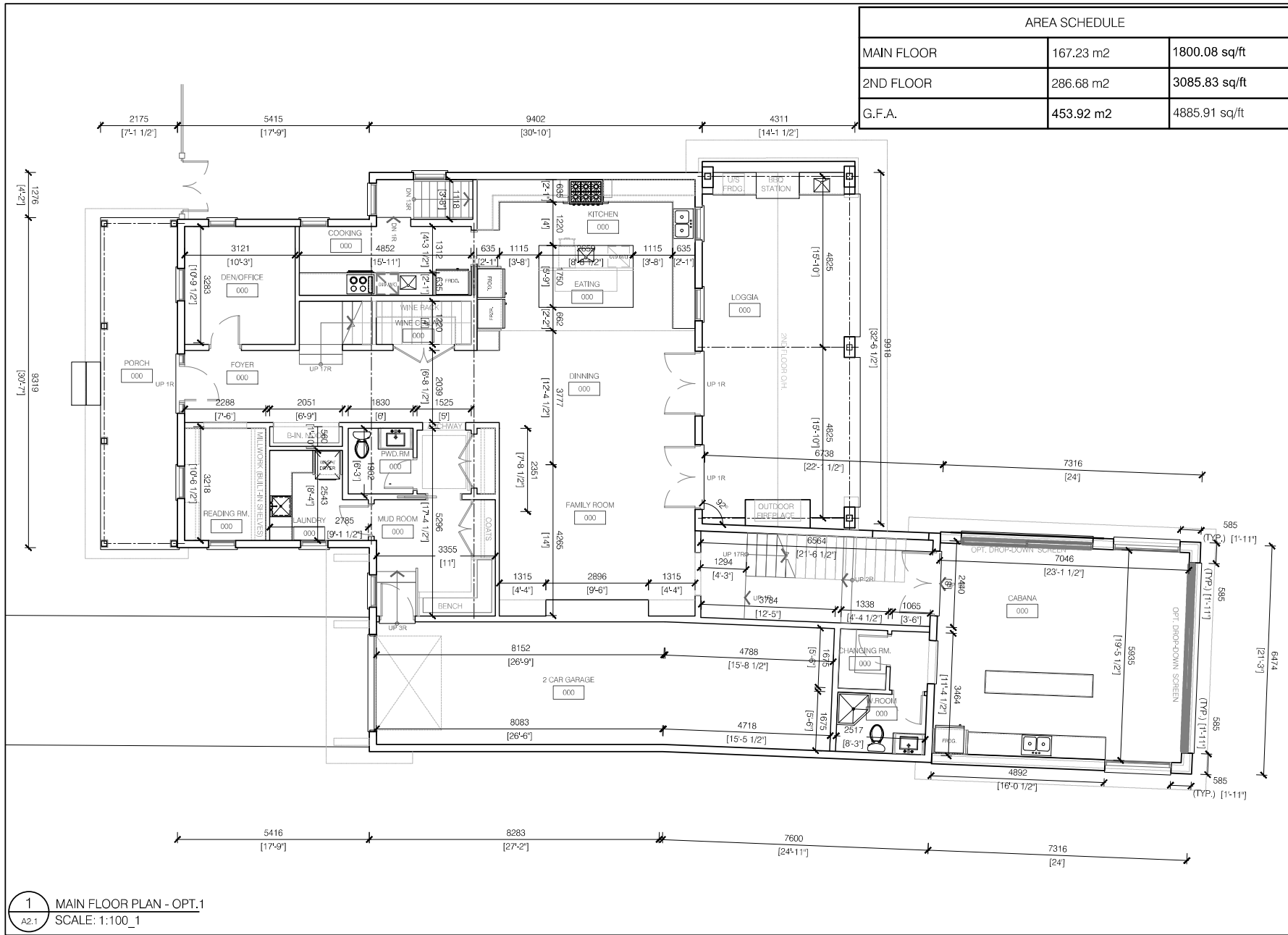
3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-806-7000 FCORTES@FCAARCHITECTS.CA

PROPOSED ADDITION 2 STOREYS HOUSE 51 NAPIER STREET CITY OF VAUGHAN

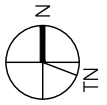
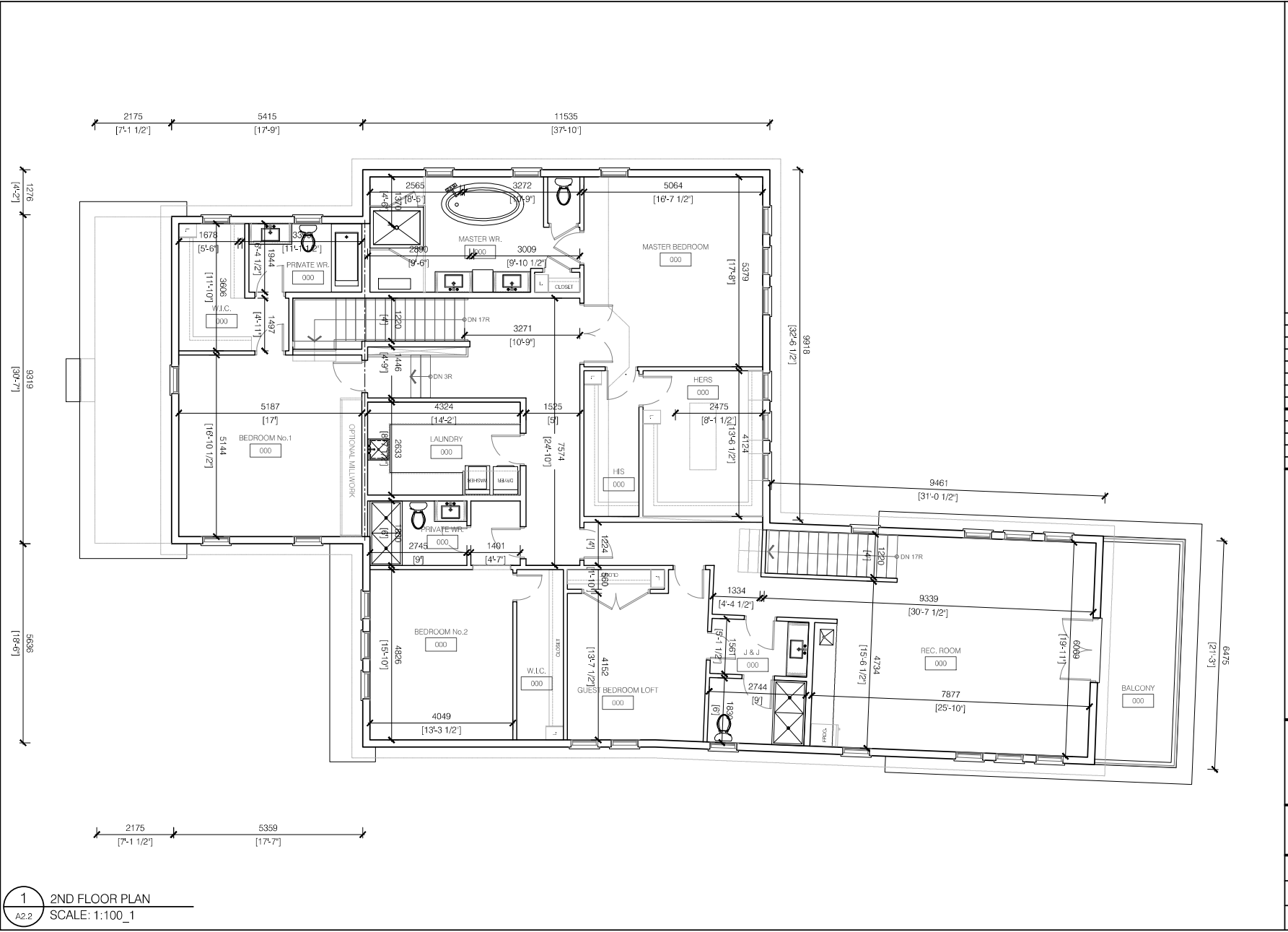
BASEMENT PLAN

DATE: 07/04/2023	PROJECT No: 2021-49
SCALE: AS NOTED	DRAWING No: A2.0
DRAWN BY: L.C.	REVIEWED BY: F.C.

1 BASEMENT FLOOR PLAN
A2.0 SCALE: 1:100_1



No.	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		
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DO NOT SCALE DRAWINGS		
<div> <div>FCA</div> <div> FAUSTO CORTESE ARCHITECTS </div> <div> 3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-806-7000 FCORTESE@FCAARCHITECTS.CA </div> </div>		
DRAWING: PROPOSED ADDITION 2 STOREYS HOUSE 51 NAPIER STREET KLEINBURG CITY OF VAUGHAN		
DRAWING: MAIN FLOOR PLAN OPT.1		
PLOTTED: N/A		
DATE: 07/04/2023		PROJECT No: 2021-49
SCALE: AS NOTED		DRAWING No: A2.1
DRAWN BY: L.C.		REVIEWED BY: F.C.



No.	DESCRIPTION	DATE
REVISIONS		
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ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		

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DRAWINGS
**PROPOSED ADDITION
2 STOREYS HOUSE**
51 NAPIER STREET
KLEINBURG
CITY OF
VAUGHAN

DRAWING 2ND FLOOR PLAN	
PLOTTED: N/A	
DATE: 07/04/2023	PROJECT No: 2021-49
SCALE: AS NOTED	DRAWING No: A2.2
DRAWN BY: L.C.	REVIEWED BY: F.C.

1 2ND FLOOR PLAN
A2.2 SCALE: 1:100_1



1 FRONT ELEVATION
A3.0 SCALE: 1:100_1

No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
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DRAWINGS
PROPOSED ADDITION
2 STOREYS HOUSE
ON
51 NAPIER STREET
KLEINBURG
CITY OF
VAUGHAN

DRAWING
FRONT ELEVATION

PLOTTED	N/A	PROJECT No:	2021-49
DATE:	07/04/2023	DRAWING No:	A3.0
SCALE:	AS NOTED		
DRAWN BY:	L.C.	REVIEWED BY:	F.C.



1 LEFT ELEVATION
A3.1 SCALE: 1:100_1

No.	DESCRIPTION	DATE
	REVISIONS	

ISSUED FOR CONSTRUCTION

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

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DRAWINGS
PROPOSED ADDITION
2 STOREYS HOUSE
OR
51 NAPIER STREET
KLEINBURG
CITY OF
VAUGHAN

DRAWING
LEFT ELEVATION

PLOTTED: N/A

DATE: 07/04/2023 PROJECT No: 2021-49

SCALE: AS NOTED DRAWING No: A3.1

DRAWN BY: L.C. REVIEWED BY: F.C.



1 REAR ELEVATION
A3.2 SCALE: 1:100_1

No.	DESCRIPTION	DATE
REVISIONS		

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DRAWING:
PROPOSED ADDITION
2 STOREYS HOUSE
ON
51 NAPIER STREET
KLEINBURG
CITY OF
VAUGHAN

REAR ELEVATION

PLOTTED: N/A

DATE: 07/04/2023 PROJECT No: 2021-49

SCALE: AS NOTED DRAWING No: A3.2

DRAWN BY: L.C. REVIEWED BY: F.C.

FILE NAME: 2021-49_21 NAPIER STREET BUILDING PERMITS

PLOT SCALE: 1:1



1 RIGHT ELEVATION
A3.3 SCALE: 1:100_1

No.	DESCRIPTION	DATE
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ON
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KLEINBURG
CITY OF
VAUGHAN

DRAWING
RIGHT ELEVATION

PLOTTED	N/A	PROJECT No.	2021-49
DATE	07/04/2021	DRAWING No.	A3.3
SCALE	AS NOTED		
DRAWN BY	REVIEWED BY		
L.C.	F.C.		

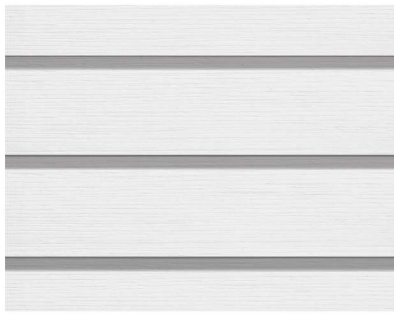
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A P P E N D I X A 8

51 NAPIER STREET
KLEINBURG, ONTARIO

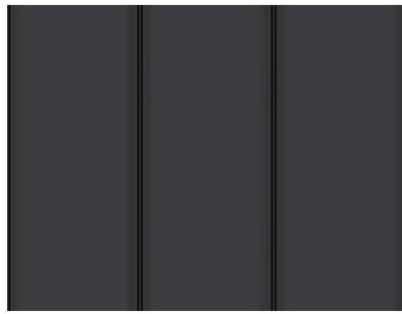
PRELIMINARY DRAWINGS OF PLANNED
REDEVELOPMENT OF SUBJECT PROPERTY





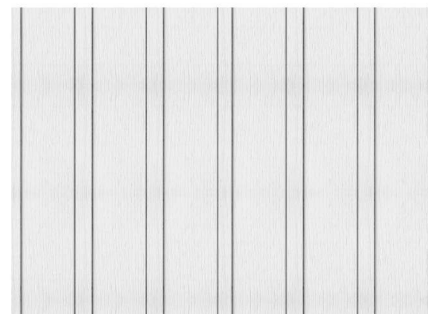
SIDING

WHITE SIDING



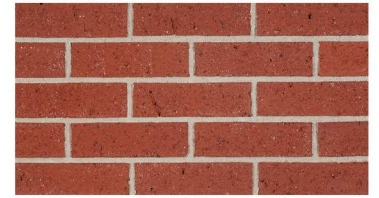
METAL ROOF

CHARCOAL GREY METAL ROOF



BOARD AND BATTON

WHITE BOARD AND BATTON



BRICK VENEER

RED BRICK VENEER TO MATCH
EXISTING BRICK ON CHIMNEY



DOUBLE HUNG WINDOWS

CHARCOAL GREY ALUMINUM FRAME



SOFFIT/ FASCIA

WHITE WOOD FASCIA AND WHITE VINYL
SOFFIT



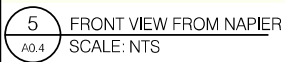
WOOD TRIM

WHITE WOOD TRIM



SIDING

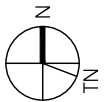
WHITE CEDAR SHAKES



FILE NAME: 2021-49_51 NAPIER (CURRENT).DWG



2 REAR VIEW
A0.1 SCALE: NTS



No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.



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DRAWINGS
PROPOSED ADDITION
2 STOREYS HOUSE
ON
51 NAPIER STREET
KLEINBURG
CITY OF VAUGHAN

DRAWING
RENDERINGS VIEWS
-

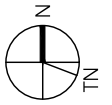
PLOTTED: N/A

DATE: 07/04/2023 PROJECT No: 2021-49

SCALE: AS NOTED DRAWING No: A0.1

DRAWN BY: L.C. REVIEWED BY: F.C.

FILE NAME: 2021-49-21 NAPIER STREET CLADDING REV02 PLOT SCALE: 1:1



No.	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		

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FCA

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DRAWINGS
**PROPOSED ADDITION
2 STOREYS HOUSE**
ON
**51 NAPIER STREET
KLEINBURG**
CITY OF
VAUGHAN

DRAWING
RENDERINGS VIEWS

PLOTTED: N/A

DATE: 07/04/2023 PROJECT No: 2021-49

SCALE: AS NOTED DRAWING No: A0.5

DRAWN BY: L.C. REVIEWED BY: F.C.

6

AERIAL VIEW 2

A0.5

SCALE: NTS

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.