

**MW HALL
CORPORATION**

**ATTACHMENT 2
60 NAPIER**



CULTURAL HERITAGE IMPACT ASSESSMENT

**60 NAPIER STREET
KLEINBURG, ONTARIO, CANADA**

JULY 26, 2022



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CULTURAL HERITAGE IMPACT ASSESSMENT

60 Napier Street, Kleinburg, Ontario

26 July 2022

Prepared by: MW HALL CORPORATION

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EXECUTIVE SUMMARY

The property at 60 Napier Street is located within the Kleinburg Heritage District, City of Vaughan, Ontario but is neither Listed nor Designated. It is located at the northern area of the City of Vaughan. A present structure on the property is a 1½ storey single family residence within a row of single-family residences along Napier Street. The plans of the present owner are to construct additions to the existing single family dwelling with other site improvements to the rear yard of the new house. Fausto Cortese Architects was commissioned by the present owners of the property to prepare architectural documents appropriate for the Heritage District. MW HALL CORPORATION was commissioned to prepare this Cultural Heritage Impact Assessment (CHIA) for the project within the Heritage District.

1.0 INTRODUCTION TO THE PROPERTY

Kleinburg is an unincorporated village within the city of Vaughan, Ontario located along Islington Avenue, a north-south street, and east of the Humber River which also was a major north-south travel route known as one of the 'Carrying Place' routes 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. Much of the present day village of Kleinburg is a designated heritage district under the Ontario Heritage Act. The subject property is part of an early subdivision in Kleinburg fronting along Napier Street and backing onto the Humber River ravine. The relatively recent existing residential building is neither Listed nor Designated under the Ontario Heritage Act.

Present owner contact Information is as follows:

Sandra Monardo and Joshua Ferraro
17 Napier Street
Kleinburg, Ontario L0J 1C0

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2.0 BACKGROUND RESEARCH AND ANALYSIS

The subject property was viewed from Google Earth imagery from Napier Street. There are a few existing heritage houses along Napier Street that contribute to the heritage district, at 28, 31 and 51 Napier Street (see Appendix A4). Review of the existing document, Kleinburg Heritage District Guidelines, was made relative to the planned redevelopment to this property. The core area of Kleinburg is within the heritage district. This historic heritage area was constructed along Islington Avenue which was established west of the Humber River which were early north/south transportation routes in early Ontario. Napier Street, which is on higher ground overlooking the river and Islington Road, was established as a residential neighbourhood in the 19th century for single family residences.

3.0 HISTORICAL ANALYSIS

Much of Kleinburg village was developed in the 19th century and began with frame structures 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 not the more elaborately decorated Victorian style. Built forms tended to be rectangular boxes with pitched roofs and frequently with front porches to protect from the weather. Kleinburg has, for many years, been a favourite destination for visitors and remains so today. In recent times the area around the village has become a favoured location for residential development given its services and architectural character which appeal to people seeking a residence in the area. Napier Street in particular has been considered a favoured location in recent years, and today there is substantial pressure to redevelop some of the some of the earlier 20th century residences. I believe that part of the draw to this is the fact that the heritage district has been established. Plans for redevelopment of 60 Napier is a result of this movement. The scale of the planned residence, combined with roof dormers, front porch window formats and proposed exterior finishes reflect this high demand for heritage connection to this historic village character.

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4.0 STATEMENT OF SIGNIFICANCE

The subject residential building within the Designated Heritage District and the proposed renovations and additions comply with the Heritage District Guidelines.

5.0 ASSESSMENT OF EXISTING CONDITION

The existing residential building on the property at 60 Napier Street is presently in sound condition, but at a smaller scale than the more recent residential development on the street.

6.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION

Planned redevelopment of this existing residential lot on Napier Street is a bold move, but design for the planned new residence is more in keeping with the Heritage District Guidelines and recent redevelopment of other residences on Napier Street.

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Evaluation Criteria of existing and planned revision to 60 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 existing residence is not unique in style but is typical of 20 th century structures in the village. The planned residence is more in keeping with the heritage district guidelines.
	ii. Displays a high degree of craftsmanship or artistic value	The existing building does not represent an unusually high degree of craftsmanship or artistic value. The planned new residence is better related to the Heritage District Guidelines.
	iii. Displays a high degree of technical or scientific achievement	Does not display a high degree of technical or scientific achievement.
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 existing building does not yield information that would 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 of no particular significance to the community.
3. Contextual Value	i. Is important in defining, maintaining or supporting the character of an area	The existing house as it stands is not important to the character of the area.
	ii. Is physically, functionally, visually or historically linked to its surroundings	The existing residence does not relate to the architectural character of the heritage district.
	iii. Is a landmark	The existing residence is not a landmark, just a typical mid-century residence.

CULTURAL HERITAGE IMPACT ASSESSMENT

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7.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION

Implementation of the present owner development plans would make this residence conform better to the Heritage District Guidelines.

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 renovation/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

CULTURAL HERITAGE IMPACT ASSESSMENT

60 Napier Street, Kleinburg, Ontario

26 July 2022

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APPENDICES

- A1. Vicinity Map: 60 Napier Street, Kleinburg
- A2. Aerial Map: 60 Napier Street, Kleinburg
- A3. Existing View 60 Napier Street, Kleinburg
- A4. Photographs of existing buildings in vicinity
- A5. Planned Elevation drawings
- A6. Site Plan of the property at 60 Napier Street, Kleinburg
- A7. Curriculum Vitae, Mark Hall

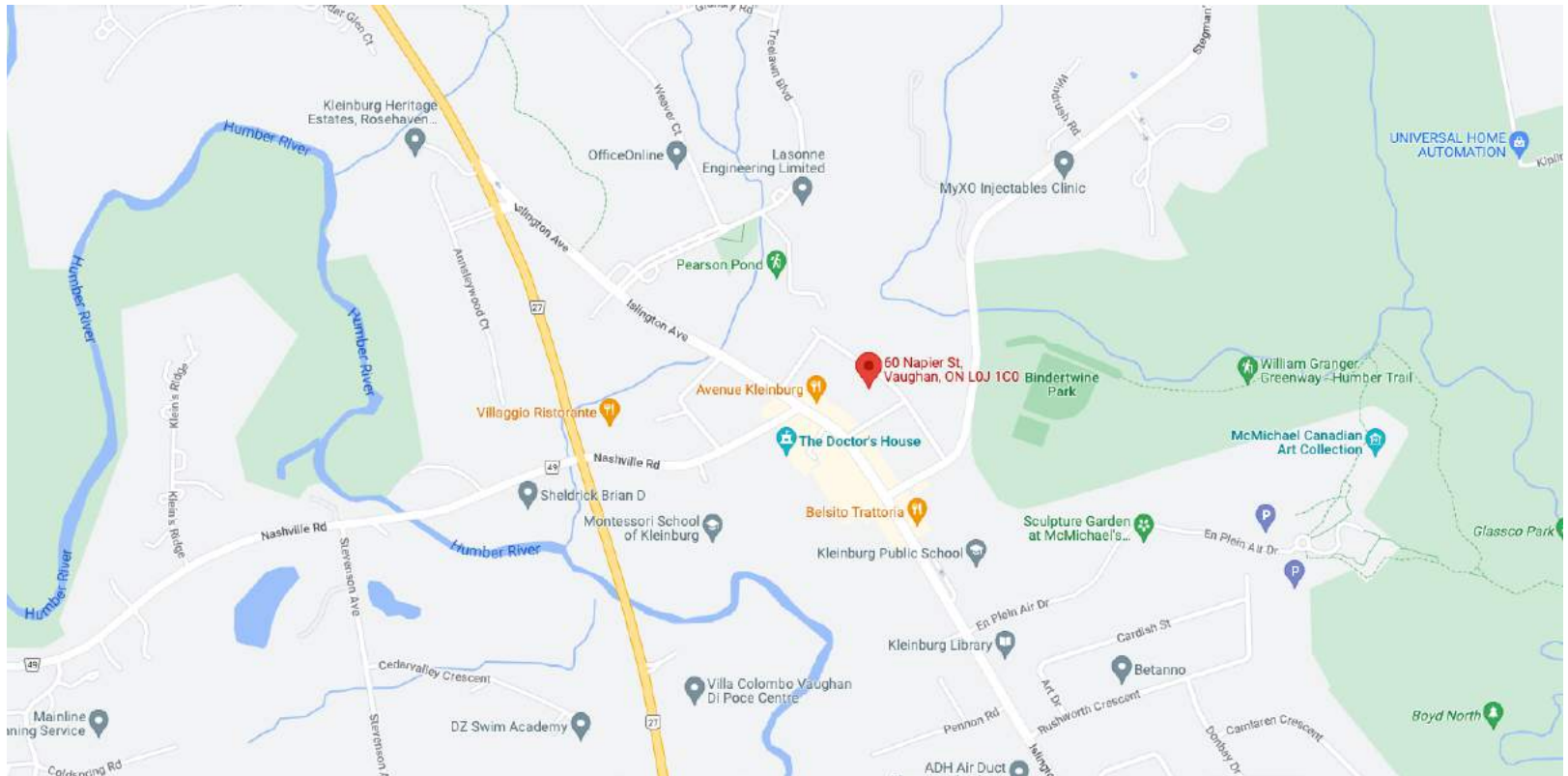
REFERENCES

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

APPENDIX A1

60 NAPIER STREET, KLEINBURG, ONTARIO, CANADA

VICINITY MAP



APPENDIX A2

60 NAPIER STREET, KLEINBURG, ONTARIO, CANADA

AERIAL MAP



A P P E N D I X A 3

PHOTOGRAPHS OF EXISTING STRUCTURE

60 NAPIER STREET
KLEINBURG, ONTARIO

60 Napier Street, Kleinburg, Ontario



North Elevation

60 Napier Street, Kleinburg, Ontario



South Elevation

60 Napier Street, Kleinburg, Ontario



East Elevation

60 Napier Street, Kleinburg, Ontario



West Elevation

A P P E N D I X A 4

PHOTOGRAPHS OF EXISTING
BUILDINGS IN VICINITY

60 NAPIER STREET
KLEINBURG, ONTARIO

14 Napier Street, Kleinburg, Ontario



28 Napier Street, Kleinburg, Ontario



31 Napier Street, Kleinburg, Ontario



34 Napier Street, Kleinburg, Ontario



51 Napier Street, Kleinburg, Ontario



54 Napier Street, Kleinburg, Ontario



57 Napier Street, Kleinburg, Ontario

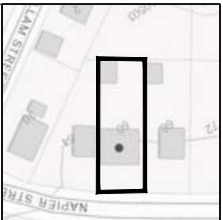


67 Napier Street, Kleinburg, Ontario



77 Napier Street, Kleinburg, Ontario





KEY PLAN



No.	ISSUED FOR	DESCRIPTION	DATE
1	ISSUED FOR	DESCRIPTION	DATE
		REVISIONS	

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

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.

FCA

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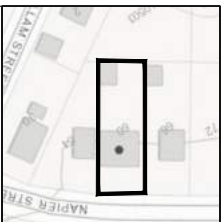
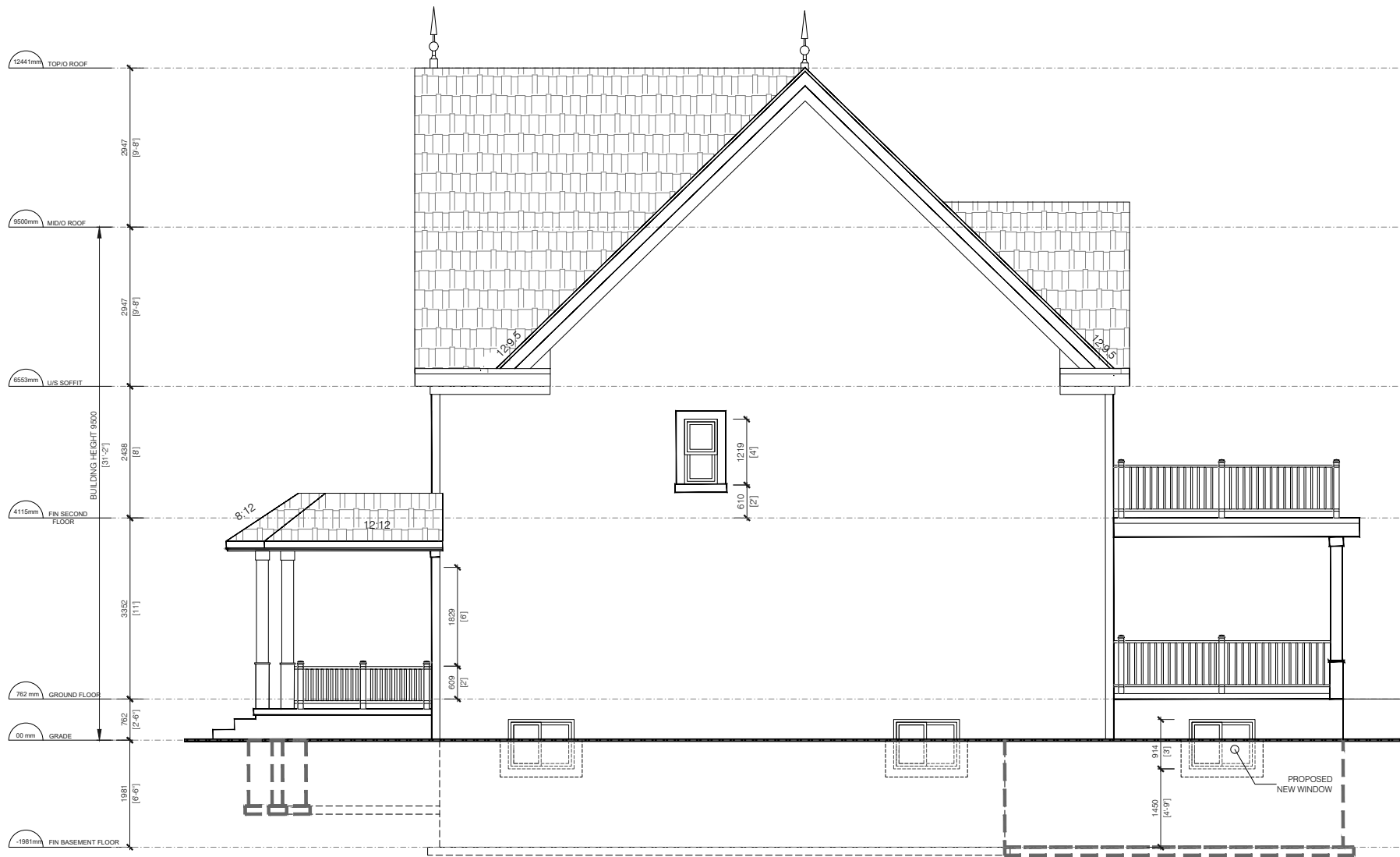
DESIGN DRAWINGS
PROPOSED
60 NAPIER
CITY OF VAUGHAN

DRAWING	FRONT ELEVATION
PLOTTED	N/A
DATE	25/07/2023
PROJECT No.	2022-12
SCALE	AS NOTED
DRAWN BY	B.S.H.
REVIEWED BY	F.C.

01 FRONT ELEVATION
A3-0 SCALE: 1:50

A5- Planned Elevation Drawings

A 3-0



KEY PLAN



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

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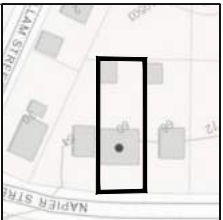
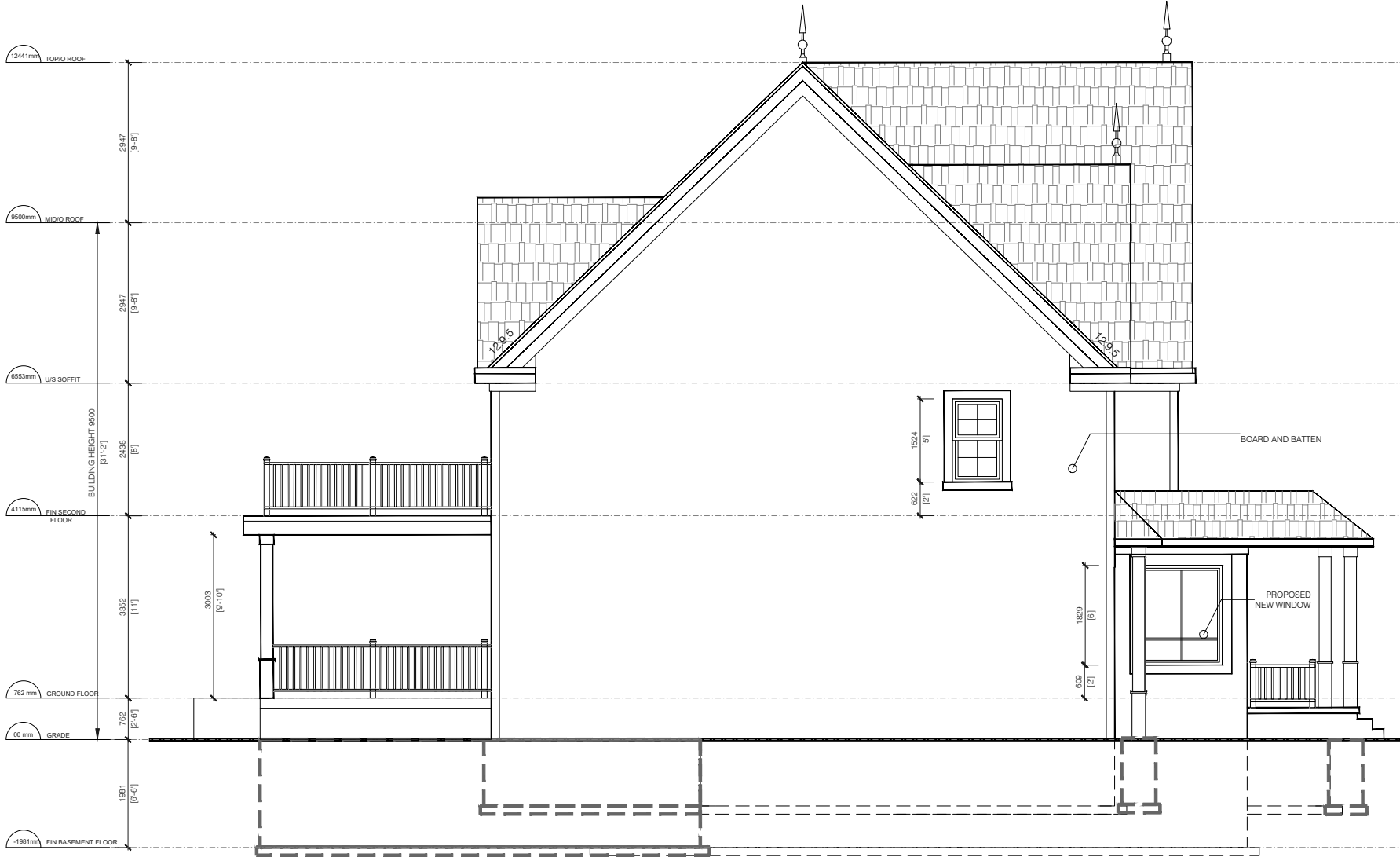
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DESIGN DRAWINGS
PROPOSED
60 NAPIER
CITY OF VAUGHAN

DRAWING:	HIGH SIDE ELEVATION		
PLOTTED:	N/A		
DATE:	25/07/2022	PROJECT No:	2022-12
SCALE:	AS NOTED	DRAWING No:	A 3-1
DRAWN BY:	B.S.H.	REVIEWED BY:	F.C.



KEY PLAN



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

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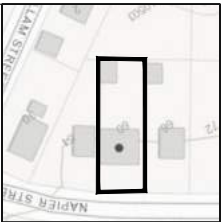
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DESIGN DRAWINGS
PROPOSED
60 NAPIER
CITY OF VAUGHAN

DRAWING: LEFT SIDE ELEVATION	
PLOTTED: N/A	
DATE: 25/07/2023	PROJECT No: 2022-12
SCALE: AS NOTED	DRAWING No: A 3-2
DRAWN BY: BSH	REVIEWED BY: F.C.



KEY PLAN



No.	ISSUED FOR	DESCRIPTION	DATE
1	ISSUED FOR	DESCRIPTION	DATE
		REVISIONS	

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

SUBMITTALS
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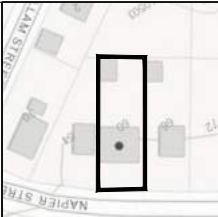
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DESIGN DRAWINGS
PROPOSED
60 NAPIER
CITY OF VAUGHAN

DRAWING:	REAR ELEVATION
DATE:	25/07/2023
PROJECT No:	2022-12
SCALE:	AS NOTED
DRAWN BY:	B.S.H.
REVIEWED BY:	F.C.

A 3-3





KEY PLAN



1	ISSUED FOR	05/01/2022
No.	DESCRIPTION	DATE
	REVISIONS	

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

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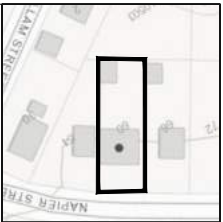
DESIGN DRAWINGS
PROPOSED
60 NAPIER
CITY OF VAUGHAN

DRAWING	3D VIEW
PLOTTED	N/A

DATE	25/07/2022	PROJECT No.	2022-12
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SCALE	AS NOTED	DRAWING No.	A 3-4
DRAWN BY	B.S.H.	REVIEWED BY	F.C.

FILE NAME: 2022-12-60 NAPIER 3D VIEW - REV01



KEY PLAN



1	ISSUED FOR	25/07/2023
No.	DESCRIPTION	DATE
	REVISIONS	

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ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
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DESIGN DRAWINGS
PROPOSED
60 NAPIER
CITY OF VAUGHAN

DRAWING:	3D VIEW
PLOTTED:	N/A
DATE:	25/07/2023
PROJECT No:	2022-12
SCALE:	AS NOTED
DRAWN BY:	B.S.H.
REVIEWED BY:	F.C.
	A 3-4

FILE NAME: 2022-12-60 NAPIER 3D VIEW REV01

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.