



Cultural Heritage Impact Assessment, 8204 Kipling Avenue, Part of Lot 9, Concession 8, Township of Vaughan, now City of Vaughan, Regional Municipality of York, Ontario

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City of Vaughan

Proponents: LCT Investment Group Ltd.

Address: 70 Don Park Road – Unit 1, Markham ON L3R 1G4

ATTACHMENT 2 8204 KIPLING

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by LCT Investment Group Ltd. (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 8204 Kipling Avenue, Woodbridge, a suburb of the City of Vaughan, Regional Municipality of York, Ontario. The Proponent is applying for a building permit to the City of Vaughan in order to undertake alterations to the property located on part of Lot 9, Concession 8, Geographic Township of Vaughan, now City of Vaughan. The extant structure located at 8204 Kipling Avenue has been identified as a contributing structure to the North Kipling Avenue portion of the larger Woodbridge Heritage Conservation District. The extant structure located at 8204 Kipling Avenue is known locally as the Moody-Darker House.

This CHIA has been prepared at the request of the City of Vaughan Planning Department and is designed to meet the scope of work stipulated in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (City of Vaughan, 2017).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options. In order to evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on March 25, 2021 to document the property, structure, and surrounding landscape.

The proposed development plans call for the relocation of the Moody-Darker House to a location 350 metres south of its current location. The relocation is necessary to accommodate the realignment of Meeting House Road.

The storey-and-a-half residence located at 8204 Kipling Avenue, Woodbridge, Ontario is characteristic of the development of the Town of Woodbridge in the late 19th century. The residence represents a fine example of the Gothic Revival architectural style as described by Blumenson (1989).

When 8204 Kipling Avenue is evaluated against the criteria presented in Ontario Regulation 09/06 (Section 7.3), the property is found to meet the criteria set forth to identify Cultural Heritage Value or Interest (CHVI), and in doing so agrees with the previous findings of the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009)

This CHIA finds that relocation and rehabilitation of the structure is the preferred method of mitigation for this project. Relocation of the structure will allow for the extension of Meeting House Road, the development of the surrounding lands and the retention of the heritage resource. Given the CHVI of 8204 Kipling Avenue, preventative measures must be taken to ensure the extant structure is not compromised during the relocation process.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Cultural Heritage Specialist
Adam Long, M.Sc.	Cultural Heritage Assistant

Acknowledgements

Gary Tsang	Property Owner
Joanna Fast	Evans Planning Inc.
Carrie Logtenberg	Archival Record Analyst, City of Vaughan

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by LCT Investments Ltd. (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 8204 Kipling Avenue, Woodbridge, a suburb of the City of Vaughan, Regional Municipality of York, Ontario. The Proponent is applying to the City of Vaughan in order to undertake redevelopment of the property located on part of Lots 8 and 9, Concession 8, Geographic Township of Vaughan, now City of Vaughan. The extant structure located at 8204 Kipling Avenue is located on part of Lot 9 Concession 8 and has been identified as a contributing structure to the North Kipling Avenue portion of the larger Woodbridge Heritage Conservation District. The extant structure located at 8204 Kipling Avenue is known locally as the Moody-Darker House.

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3.1 Applicant Information

The proposed development application is being made by the investment group that owns the property and can be contacted through their representative Gary Tsang.

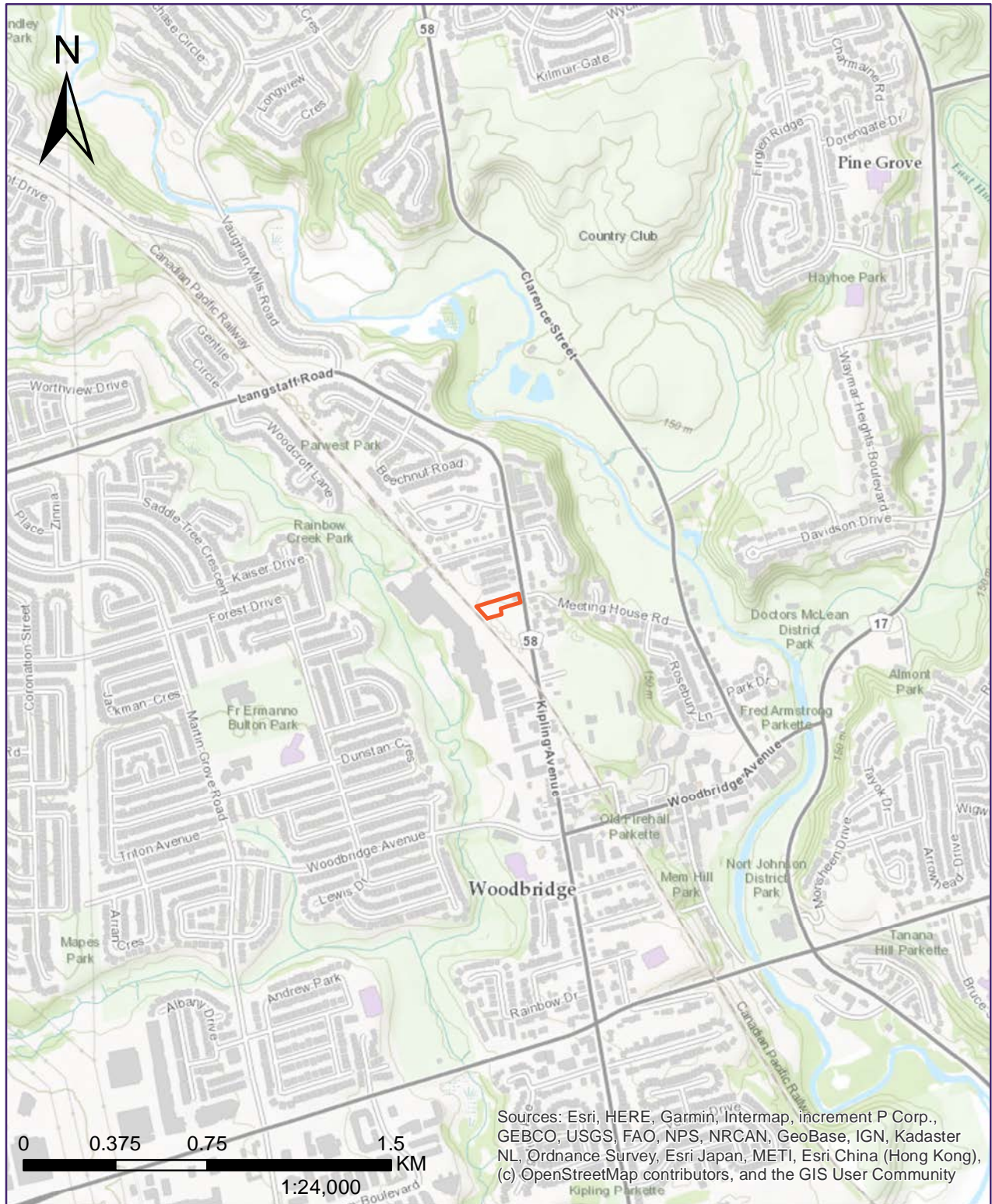
LCT Investment Group Ltd.
70 Don Park Road – Unit 1
Markham, Ontario, L35 1G4

3.2 Site Description and Context


The Subject Property is situated on Part of Lot 9, Concession 8 in the former Township of Vaughan, now city of Vaughan, Regional Municipality of York. The property is situated on the east side of Kipling Avenue and contains the structure identified as 8204 Kipling Avenue, Vaughan, Ontario. The Subject Property was part of the historic Village of Woodbridge that existed until 1971 at which time it was subsumed into the City of Vaughan (City of Vaughan, n.d). The property is currently located within the Woodbridge Heritage Conservation District (HCD) in the Kipling Avenue North subregion (City of Vaughan, 2009).

The Development Area is approximately 3.24 acres in size and contains a single storey-and-a-half residential structure constructed in the Gothic Revival architectural style, which was popular in Canada between 1830 and 1900 (Blumenson, 1989). The property is confined by the Canadian Pacific Railway corridor to the west, an unnamed street to the north and Kipling Avenue to the east. 8024 Kipling Avenue is currently unoccupied and has been subject to extensive modification to the interior finishes.

Figure 1 - Study Area on a Topographic Map



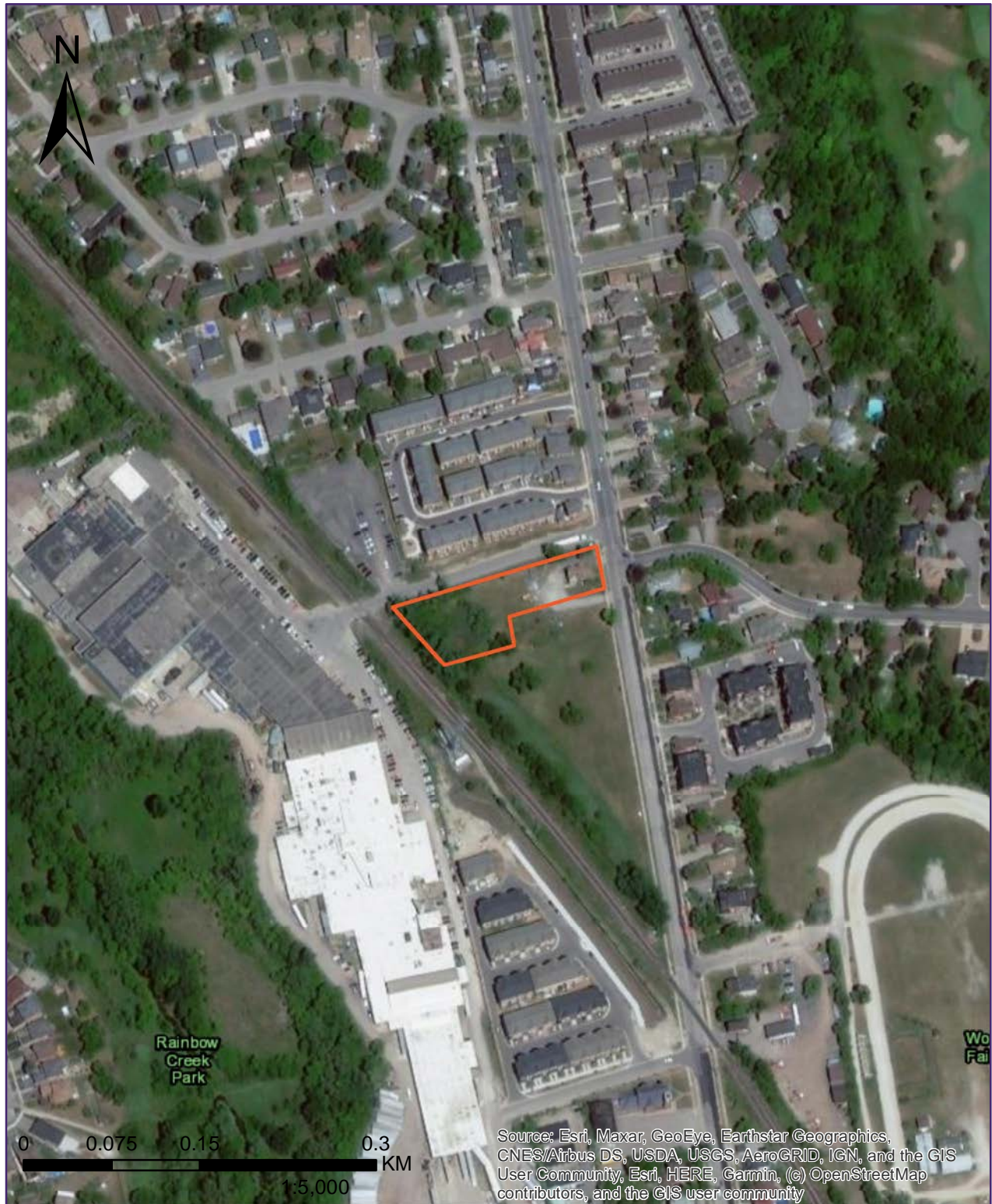
Legend

 Study Area


Cultural Heritage Impact Assessment 8204 Kipling Avenue, Vaughan, ON



Figure 2 - Study Area on an Aerial Image



Legend

 Study Area

Cultural Heritage Impact Assessment 8204 Kipling Avenue, Vaughan, ON



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Vaughan. This CHIA has been prepared to meet the terms of reference set forth by the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, the *Ontario Heritage Act*, the *Planning Act* and the *Provincial Policy Statement*.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (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.

Furthermore, Part V of the Ontario Heritage Act provides for the creation of Heritage Conservation Districts (HCDs). Properties located within HCDs are defined as "significant built heritage resources" and subject to Section 42 of the *Ontario Heritage Act*, which states:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: 1) Alter, or permit the alteration of, any part of the property, other than the interior of any structure of building on the property. 2) Erect, demolish or remove any

building or structure on the property or permit the erection, demolition or removal of such a building or structure.

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

4.2.1 City of Vaughan Official Plan (Consolidated 2019)

The Official Plan for the City of Vaughan provides the framework for heritage conservation in the City. The following Official Plan policies are pertinent to this assessment:

6.3.2.3 It is the policy of Council to conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals, and public works in accordance with the respective Heritage Conservation District Plans and policies of this Plan.

6.3.2.4 It is the policy of Council that any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

4.2.2 City of Vaughan Guidelines for Cultural Heritage Impact Assessments

The City of Vaughan has developed a set of guidelines to be followed when undertaking a Cultural Heritage Impact Assessment (City of Vaughan, 2017). This document outlines that a CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development.

4.2.3 Woodbridge Heritage Conservation District Plan and Guidelines

The objective of the Woodbridge HCD is to conserve the heritage resources within the boundaries of the district and to prevent demolition or relocation of identified cultural resources. The document also provides guidance to property owners and the Municipality as to how to facilitate change while preserving the heritage attributes of the area.

The HCD Plan identifies seven Heritage Character Areas. These are Woodbridge Avenue, Kipling Avenue North and South, Wallace Street, William Street and James Street, Clarence Street and Park Drive, The Fairgrounds Area, and the Humber River Corridor. In the District Plan, a list of attributes is laid out for each Heritage Character Area, and each Area has its own Guidelines. The subject property is in the “Kipling Avenue North” Heritage Character Area and as such the following guidelines apply:

1. Kipling Avenue should regain and retain its heritage character.
2. New and renovated buildings and landscapes must:
 - a. Conserve and enhance the tree canopy;

- b. Front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;
 - c. Contribute to the quality and connectivity of the pedestrian environment;
 - d. Serve to enhance the overall system of trails, pathways and pedestrian walkways;
 - e. Maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;
 - f. Be no taller than 3 floors (11m);
 - g. Conserve and enhance views to the valleys east and west; and,
 - h. Provide a design that is sympathetic with the character of adjacent properties.
3. New buildings must have a residential character and should be conducive to a mix of uses, including small scaled commercial uses.
 4. All interventions with Kipling Avenue should contribute through structures and/or landscape to the design of significant points of entry and gateways.
 5. Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.

5. Historical Research and Analysis

5.1 Regional Overview

5.1.1 York County

In the earliest days of Euro-Canadian settlement of North America, the Subject Property (as well as the entire Townships of East Gwillimbury, Georgina, King, Markham, Vaughan, and Whitchurch) was part of the Montreal District of the Province of Quebec. In 1788 the Montreal District was divided into four districts: Lunenburg, Mechlenberg, Nassau and Hesse, with the aforementioned townships being found within the Nassau District. Following the division of Quebec into Upper Canada (Ontario) and Lower Canada (Quebec) in 1791, the names of the districts were changed to Eastern, Midland, Home and Western, respectively. The Subject Property, which is within the Township of Vaughan, fell within Home District.

As the population of Upper Canada grew the districts were further divided into counties, with the townships becoming part of York County in October of 1792 (Smith 1846). Additional counties were created through the years, and by 1838, the Township of Vaughan was situated within the first riding of York County. In 1850, the Municipal Council of York County was formed comprising Reeves and Deputy-Reeves of the different townships, including Vaughan (Miles and Co. 1878:11).

5.1.2 Town of Woodbridge

European settlement of York County began in earnest with the opening of Yonge Street in 1796, allowing for easier passage north from the growing Town of York (now City of Toronto). Much of the initial settlement throughout the county was tied to the development of important north-south corridors, such as Yonge Street, but also to the many waterways such as the Don and Humber Rivers that flow through the county.

Located along the banks of the Humber River, the Town of Woodbridge is one of four historic villages found within the City of Vaughan. Settlement of Woodbridge began around 1837 with the arrival of Rowland Burr, who started the first mill in the area and undertook planning of the village surrounding it. Originally known as Burwick, the village quickly grew and was the home of the first post office in the Township of Vaughan. However, the presence of the post office led to confusion with another village called Burwick, so in 1855 it was decided to change the name to Woodbridge, as it reflected the number of wooden bridges spanning the Humber River at the time (City of Vaughan, 2019).

Early settlement and industry in the village depended on the ample waterpower provided by the Humber River. By 1848 the settlement was hosting the township's agricultural fair and was home to a Wesleyan Methodist Church and an Anglican Church. By 1882 Woodbridge was incorporated as a Village and in 1883 the Canadian Pacific Railway constructed a station in the village (City of Vaughan, 2019).

With the exception of the 1926 Fire Insurance Map, 8204 Kipling Avenue is not clearly depicted on available historic mapping of the area.

Figure 3: Burwick on 1860 Tremaine Map of York County



Figure 4: Woodbridge on 1878 Illustrated Atlas

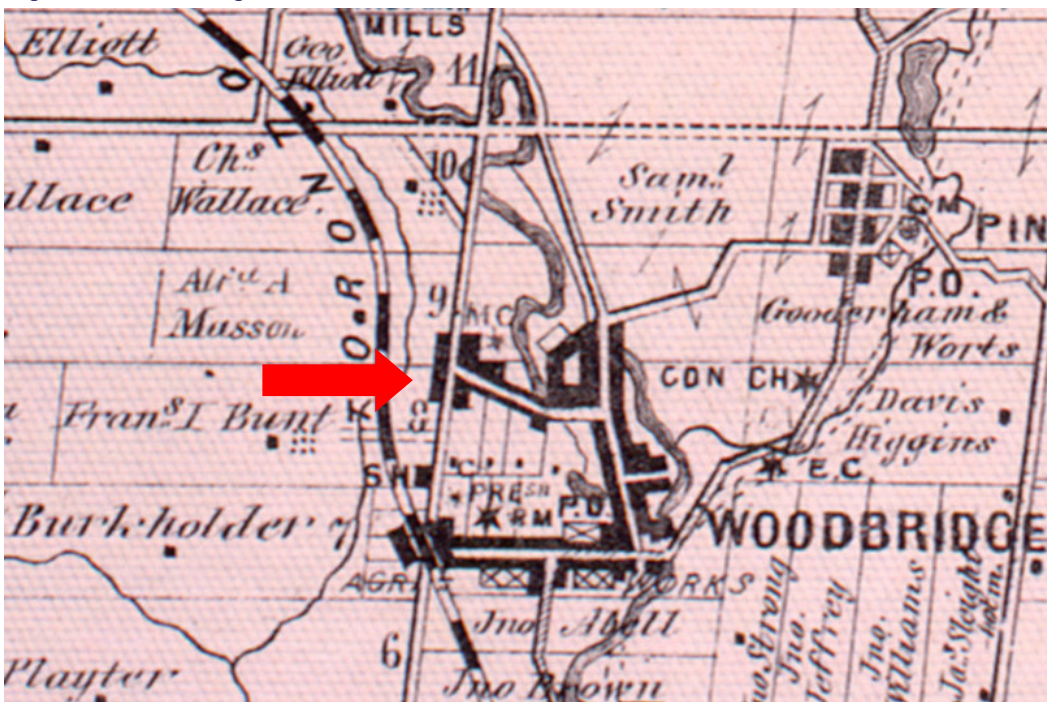
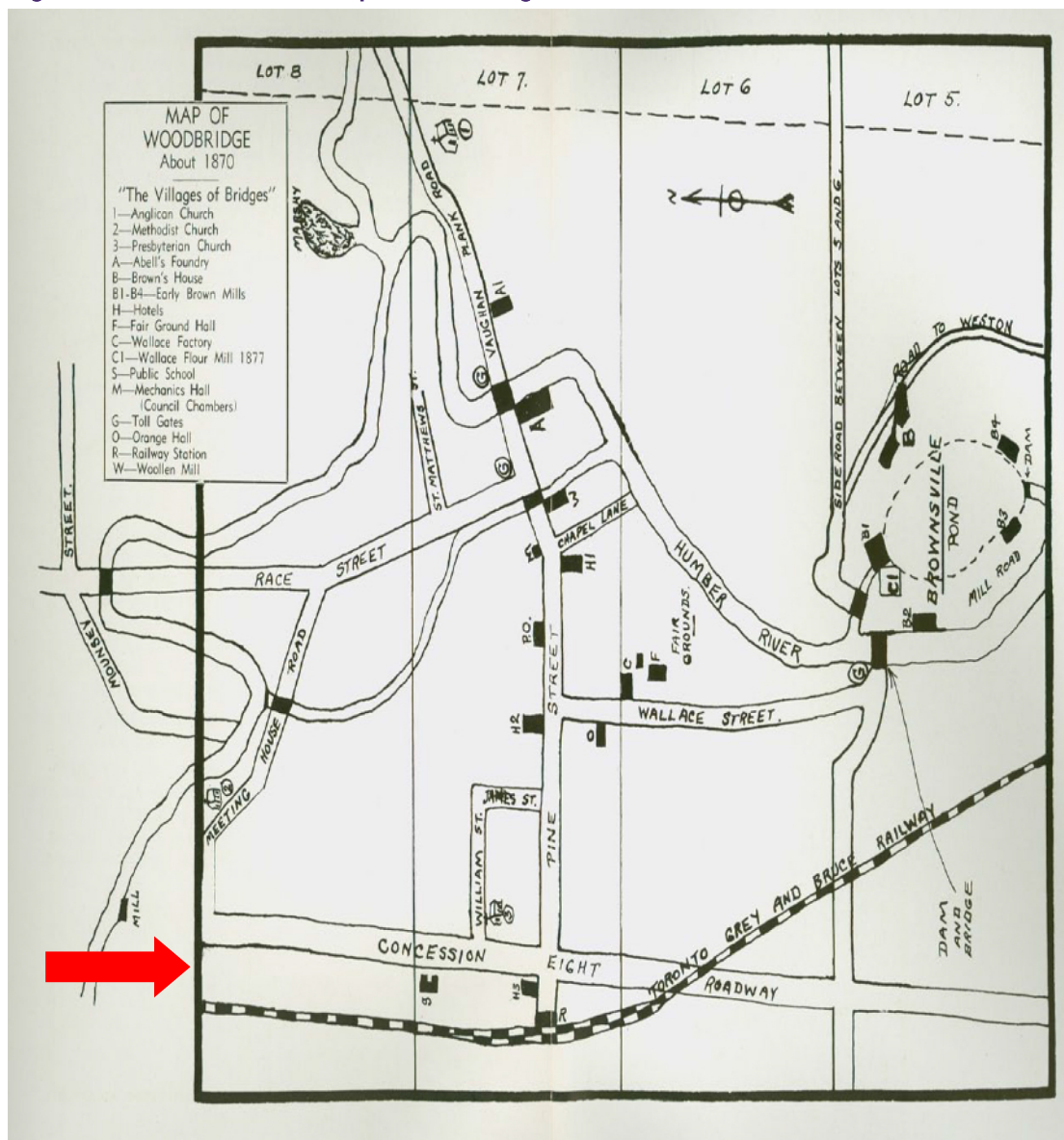
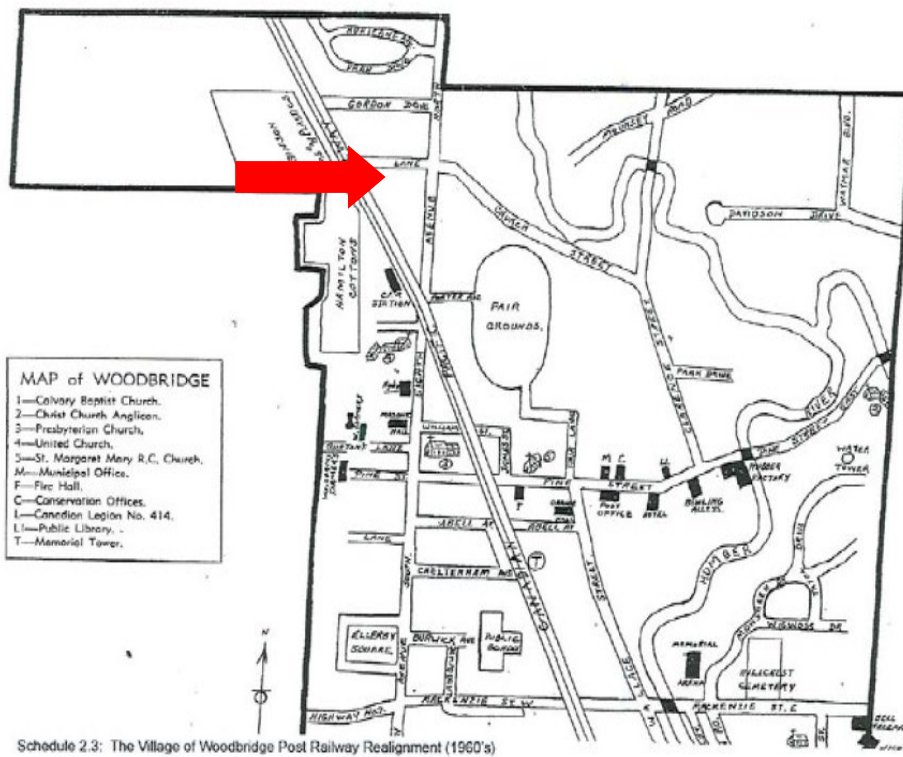
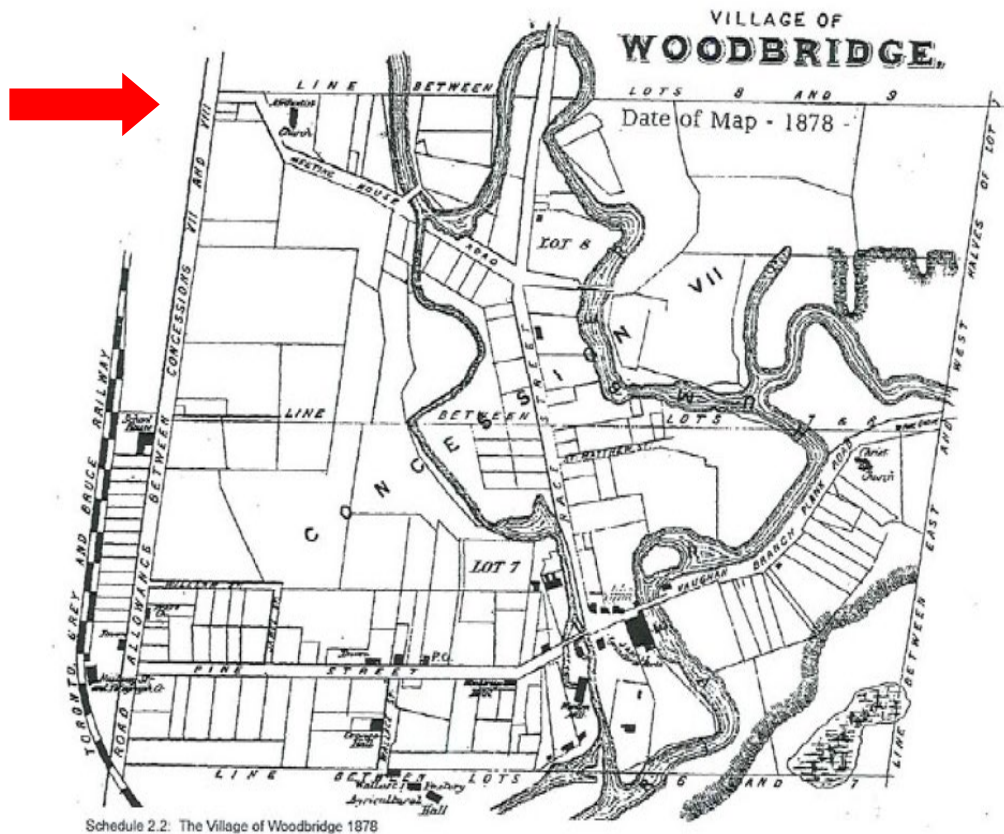


Figure 5: 1870 hand-drawn map of Woodbridge



The early 20th century was a time of growth in Woodbridge. In 1907 the railway was realigned to an area of town more topographically conducive to travel. During World War II the area saw an increase in development, with the arrival of the Robinson Cotton Mills Factory, and lands were subdivided to provide housing for the new factory workers. In 1954 Woodbridge was devastated by Hurricane Hazel, and subsequently underwent substantial alterations including the realignment of the Humber River. In 1971 Woodbridge was amalgamated with the Town of Vaughan to form the City of Vaughan. Following amalgamation many historic structures in Woodbridge were destroyed to make way for new development. Today, the City of Vaughan and the community of Woodbridge continue to see increased growth as a suburb of the Greater Toronto Area.

Figure 6: Inset of Village of Woodbridge map from 1878 Illustrated Atlas and map showing rail realignment ca. 1960s



5.1.3 Kipling Avenue North Corridor

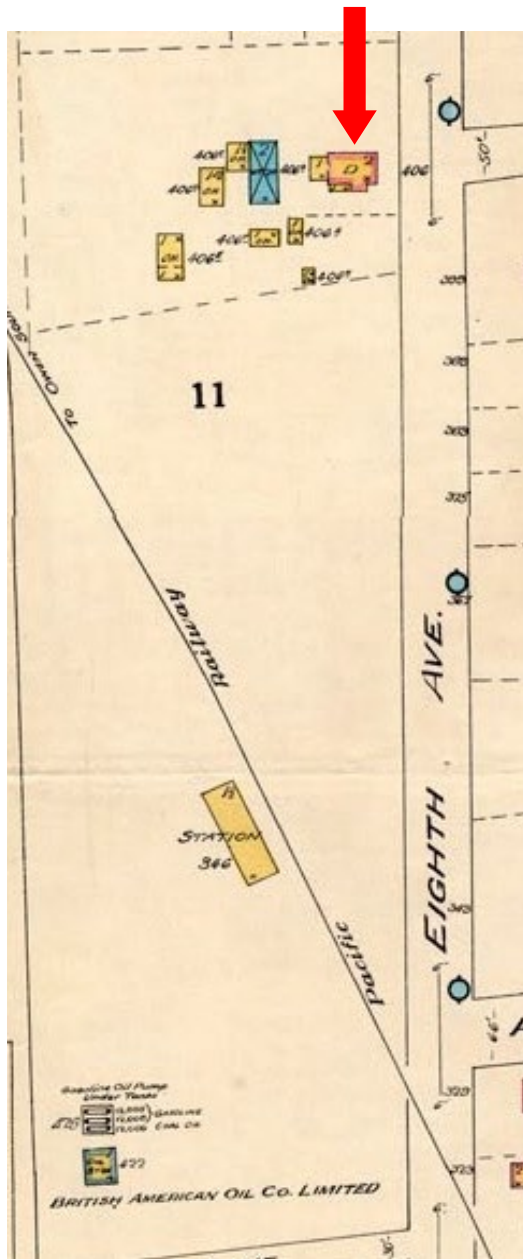
Kipling Avenue North was one of the first roadways constructed in the village of Woodbridge; originally being known as Eighth Avenue it was the road allowance between Concessions 7 and 8. The opening of the Woodbridge Agricultural Works just to the east of Kipling Avenue in 1862 saw the economy of Woodbridge flourish, and the establishment of several taverns and other businesses throughout the village to service the workers at the plant. In 1871, the Toronto Grey and Bruce narrow gauge railroad was built just west of Kipling Avenue, with a station at Burton's Lane, to the immediate south of the Subject Property. This railroad primarily functioned to allow farmers to get their grain to local mills, as well as the tools produced at the Agricultural Works. Following the acquisition of the TGBR by the Canadian Pacific Railroad in 1883, the rail line was relocated further east through the village, so it crossed Kipling Avenue at Porter Road. The station to the immediate southwest of the Subject Property was demolished between 1969 and 1975.

5.1.4 Subject Property

The property that would become 8204 Kipling Avenue enters the historic record in 1846 when the Crown Patent for the eastern half of Lot 9, Concession 8 is granted to John Hamilton. Following the Crown Patent the property undergoes several transactions and is subject to several land severances. In 1884, George Moody purchases the Subject Property from Alfred A. Musson for \$892.50, noted as "Pt. E ½ SE Cor". Moody is listed in the 1881 Census as a 37-year-old British born, Wesleyan Methodist farmer, married to his wife, Ontario-born Margaret (Government of Canada 1881). Moody then takes out a mortgage in 1887 for \$7500, suggesting that a substantial portion of the current extant structure at 8204 Kipling Ave. was in fact constructed around this date as opposed to ca. 1880. The house is kept in the Moody family until George's death in 1943, at which time his daughter and son-in-law, Jennie M. Darker and James Ross sell the property to Frank Wilson. The Darkers owned a neighbouring farm, and it would appear that the colloquial name "Moody-Darker House" could be attributed to the marriage between the two families.

The property is sold several times throughout the remainder of the latter 20th century, with no changes to the size of the property or major alterations to the house. Examination of historical maps, fire insurance plans, and aerial photographs illustrates the changes of the Subject property from an initially rural farmstead on the outskirts of the village for most of the latter 19th and early 20th century, to being a centrally located urban property after the post-war subdivision and house building boom of the latter 20th century. Table 1 lists the pertinent land transactions associated with the Subject Property.

Figure 7: 1926 Fire Insurance Plan showing subject property and location of CPR station. Red arrow indicates the Moody-Darker House



Aerial Image 1: 1954 Aerial image depicting Subject Property. Red arrow indicates location of Moody-Darker House property



Table 1: Key Land Transactions for 8204 Kipling Avenue, Woodbridge, Ontario

Registration Number	Instrument	Date	Grantor	Grantee	Consideration	Comments
	Patent	May 20 1846	Crown	John Hamilton		100 ac.
39591	Barter and Sale	Nov 23 1850	John Hamilton et ux	Thomas Musson		All
90724	Will	Feb 27 1867	Thomas Musson	Alfred A. Musson		All
3972	Grant	Jan 17 1884	Alfred A. Musson et ux	George Moody	\$892.50	Pt E ½ S E cor.
4562	Mortgage	Mar 21 1887	George Moody et ux	Trust & Loan Co.	\$7500	S.W 1/2 10ac.
4581	Grant	Feb 26 1887	Alfred A. Musson et ux	George Moody	\$72.62	Pt 96 83/100a
6238	M E	Jun 19 1896	George Moody, Margaret his wife	Township of Vaughan	\$7500	E ½ incl ex Ry & pt sold to Cameron. Not reg in full Oct 9 '29
8371	Grant	Oct 15 1907	George Moody & Thomas Teasdale	Toronto Grey & Bruce Hy(sp?) Company	\$1000. & c	Part 4.98 ac.
8373	D. M.	Oct 23 1907	Trust & Loan Company of Canada	George Moody	\$7500	E ½ in al ex part 4562
1876	Grant	Oct 22 1943	James Ross & Jennie M. Darker. Serving as executors – George Moody	Frank W. Wilson	\$6000	S. 133' of E. 400'
2013	Grant	Nov 24 1945	Frank W. Wilson & Vera H. his wife	The Director, Veterans Land Act	\$6970	S.133' of E.400'

23053	By-Law	Aug 5 1947	Township of Vaughan		\$_____	Allinal, re urban area
24634	Annexation Order	June 6 1949	Ontario Municipal Board	Village of Woodbridge (Applicant)		Pt inal see despn by dates on Lot 8
5296	Grant	Feb 7 1963	Director, Veterans Land Act	William C. French & Treva B, his wife	\$1 etc.	S.133' of E.400'
6034	Grant	Nov 11 1965	William C. French & Treva B. French	Richard E. Parfett & Jean B., his wife as joint tenants	\$1 etc.	
6825	Grant	May 8 1969	Richard & Jean Parfett	Benvenuto & Elna Crestani, as joint tenants	\$1 etc.	
69011	Grant	Aug 23 1971	Richard E. Parfett, Jean D. Parfett	Beverly J.E. Pudden	\$2 etc.	
73751	Grant	Feb 12 1974	Beverly J.E. Pudden	Nick & Mary Zingaro	\$2 etc.	Same as in 69011
79912	Grant	Aug 25 1977	Nick & Mary Zingaro	Albert & Catherine Kramer	\$2 etc.	Same as in 69011
R490851	Grant	Nov 30 1988	Albert & Catherine Kramer	O. Morelli Homes Ltd.		Pt. Lot Com 144.50' N from SEL of Lot then S 84.50', then W 200', etc as in 79912
R611180	Transfer	Jan 11 1993	Merilyn L. Faion	Merilyn Lois Faion	Nil	Pt Lot. Com SEL then W 200' x N 60' as in 74677
R640684	Transfer	May 31 1995	Peter Faion and Merilyn Lois Faion	Biagio & Maria Cesario	\$226,000.00	Pt lot as in 611180. Planning Act Statements
RT10309		Oct 28 1997	Silvio & Maria Cesario	Maria Cesario		
YR752983		Dec 20 2005	Maria Cesario	Maria Cesario & Guiseppe		

				Cece		
YR933880		Jan 5 2007	Guiseppe Cece & Maria Cesario	213288 Ontario Ltd.		
YR1342593		July 13 2009	2113288 Ontario Ltd.	220474 Ontario Inc.		
YR1609008		Feb 9 2011	220474 Ontario Ltd.	LCT Investment Group Ltd.		

5.1.5 Historical Images

The following images from the Woodbridge Historical Society and City of Vaughan Archives illustrate the external structure of the house from the 1970s-2000s.



Image 1: c.1970 photo of Moody-Darker House provided by City of Vaughan Heritage Services Department, note original side door and two over two windows.



Image 2: c.2000 image of Moody-Darker House provided by City of Vaughan Heritage Services Department, facing northwest. Note originals doors.



Image 3: c.2000 image of Moody-Darker House provided by City of Vaughan Heritage Services Department, facing west.



Image 4: c.2000 image of front façade of Moody-Darker House provided by City of Vaughan Heritage Services Department. Note original front door and transom and two over two windows.

6. Assessment of Existing Conditions

6.1 Architecture and Design

6.1.1 Exterior

8204 Kipling Avenue is a storey-and-a-half frame structure with red brick veneer, augmented with buff brick details. The structure presents with a “T” plan with short-faced façade. The structure has a medium pitched gable roof with cross gable. The structure has a maximum length of 15 metres measured east to west, and a maximum width of nine metres measured north to south. The main façade faces east and presents a three-bay design. The front façade includes an open veranda of contemporary construction and a one-storey bay window; a second one-storey bay window is located on the south face.

The structure is indicative of rural Ontario architecture of the late 19th and early 20th century, with the “T” shaped plan with cross gable being a temporally common design across southern Ontario during what is commonly referred to as the Gothic Revival Period - ca. 1830-1900 (Blumenson 1989). This example displays characteristics of a subset of Gothic Revival architecture known as Victorian Gothic; this vernacular adaptation of the style is also prominent throughout the surrounding area. The basic design of the home with its gable roof lines and steeply pitched central gables is indicative of the Gothic Revival style, while the inclusion of the bay window, use of round headed windows, and plentiful dichromatic brickwork are all in keeping with the Victorian Gothic subset of the of architectural style.

The exterior of the home is clad in red brick laid in stretcher bond augmented using buff brick. Buff brick has been incorporated into the triangular quoins at all corners, voussoirs above all structural openings, a decorative pattern on the upper storey and inset panels below the windows on the bay of the front façade and south side. The structural openings on the east and south sides of the structure contain keystones constructed of cut stone. The home is pointed in brick red mortar and evidence of the original white tuck pointing is visible in many areas. The structure has been constructed on a coursed field stone foundation.

The rear wall of the structure deviates from the rest of the home in that it is constructed of a lower quality brick and does not utilize the buff brick details present on the remainder of the home. Evidence in the form of a ghost outline is present on the rear of the home indicating the removal of a previous addition.

The main entrance is offset to south side of the front façade and displays a segmentally headed transom. The front door and transom have been replaced, as have all windows. The front façade of the home is slightly off center resulting in the roofline truncating the hood associated with the southern window on the second floor. All exterior woodwork, fascia, soffit and structural opening details have been clad in modern aluminum. The front gable sports a modern louvered vent that has replaced the original buff brick diamond inlay, with only the lower terminus of this finish remaining visible. The historic images show this gable vent was installed pre-1970.

The southwest corner of the structure has been augmented with a one storey addition clad in board and batten siding. The addition has a flat roof that is accessible as a rooftop patio.

Two original single-stack brick chimneys remain, one on the rear and one on the south side adjacent to the cross gable.

The home has two hip roofed dormers, one on the north and one on the south. These dormers do not appear original to the home. The brickwork associated with them is not an exact match for the rest of the structure and the window sills are of cast concrete and are not in keeping with the remainder of the home. The use of hip dormers deviates from the typical gable dormers associated with the Gothic Revival style.

Exterior



Image 5: Front façade of Moody-Darker House, facing west.



Image 6: Northeast corner of Moody-Darker House, facing southeast.



Image 7: North face of Moody-Darker House, facing south.



Image 8: Northwest corner of Moody-Darker House, facing southeast.



Image 9: West face of Moody-Darker House, facing east, Note board and batten addition with upper balcony.



Image 10: South face of Moody-Darker House, facing north.



Image 11: Southeast corner of Moody-Darker House, facing northwest.



Image 12: Only remaining original wood window, four light awning style in basement window well.



Image 13: Bay on south face of structure, note decorative voussoirs and carved key stones.

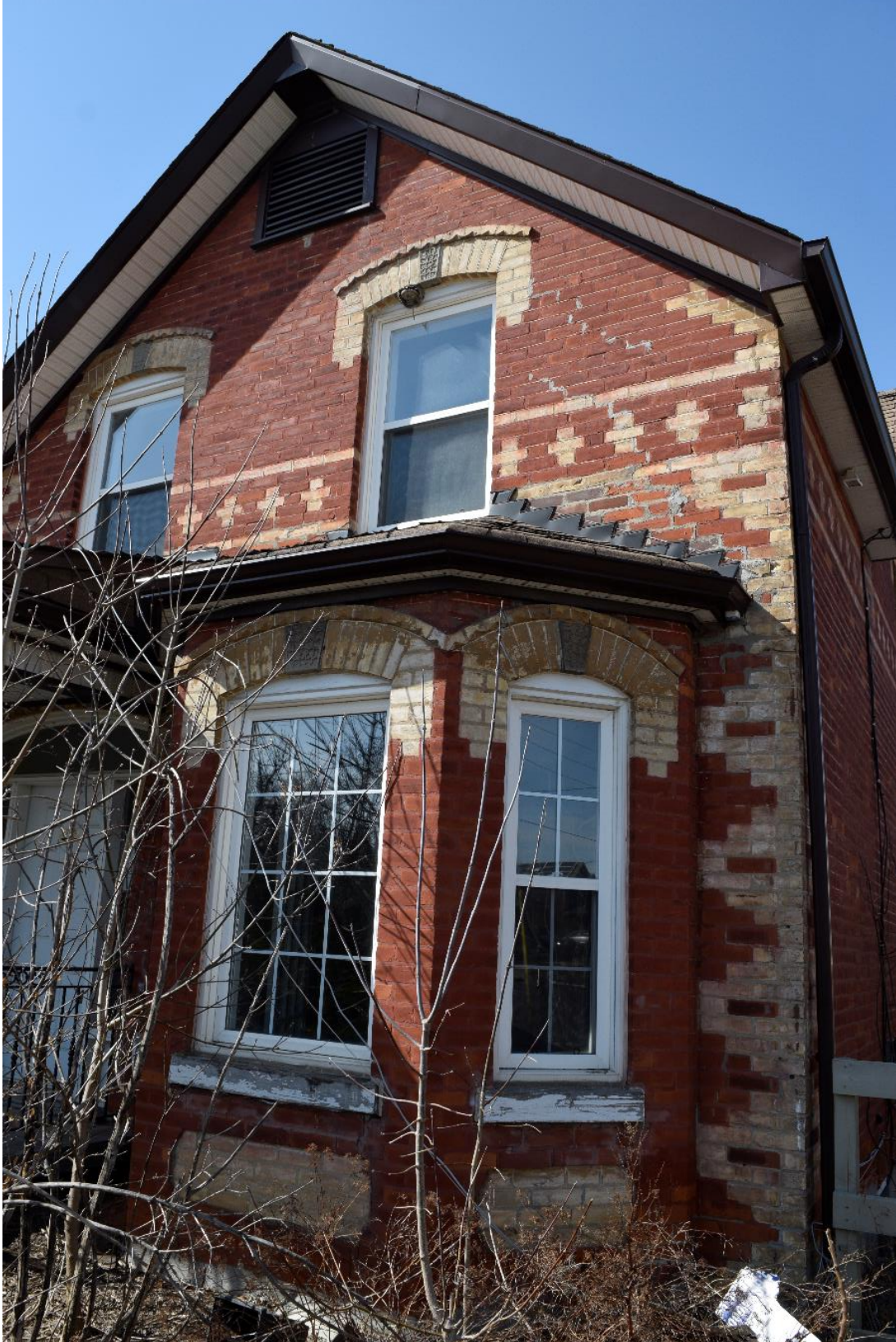


Image 14: Bay window on front façade of Moody-Darker House.



Image 15: Close up of dichromatic brick voussoir with carved keystone.



Image 16: Close up of voussoirs with decorative cut buff brick finish as used on east and south face of structure.



Image 17: Ribbon pointing present in voussoirs.

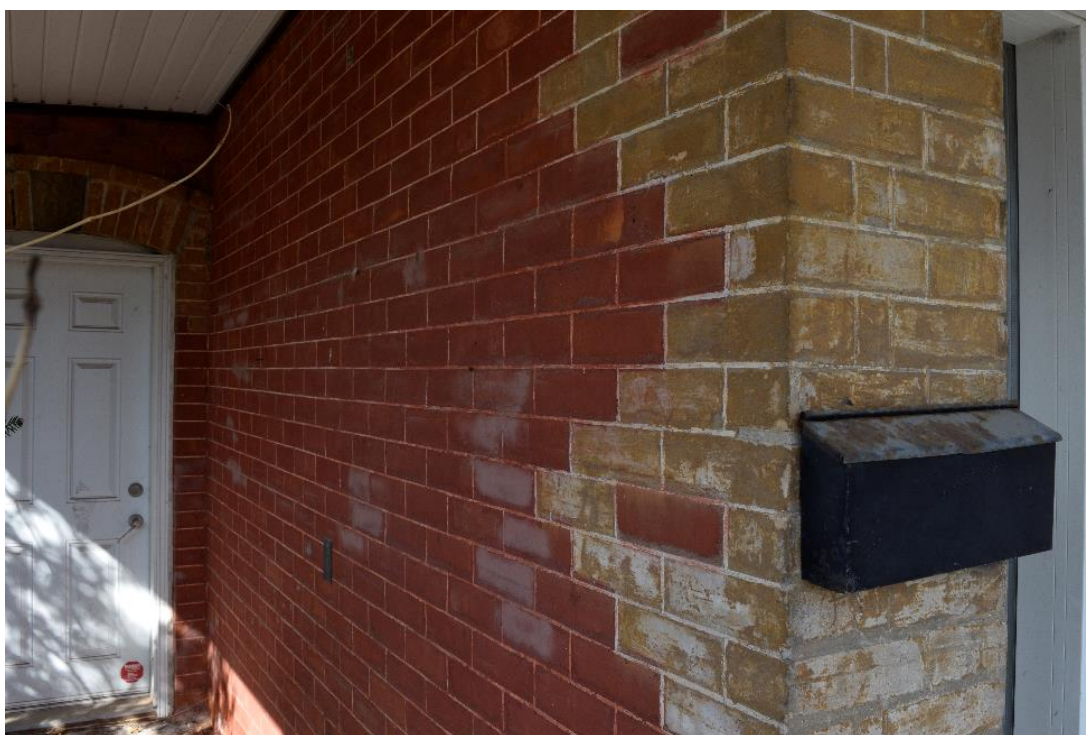


Image 18: Representative example of dichromatic decorative quoining with ribbon pointed mortar.



Image 19: Representative example of dichromatic decorative element on second storey.

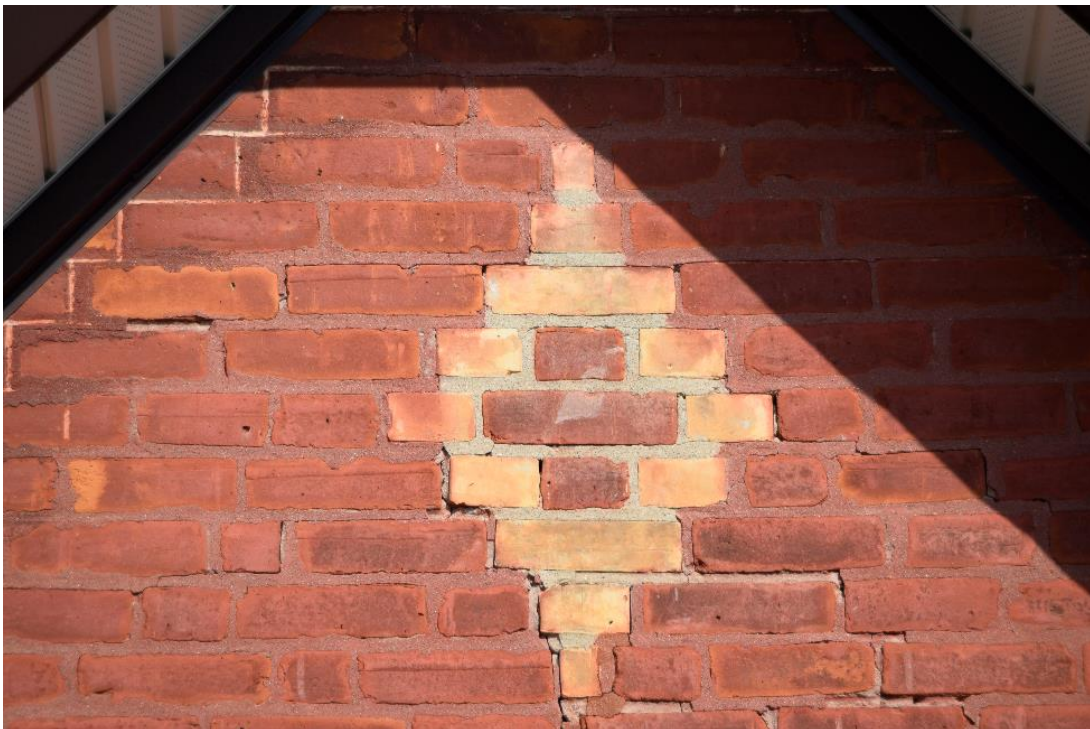


Image 20: Closeup of decorative diamond pattern typical of gables.



Image 21: Closeup of brick panels located below structural openings on bays. Note extensive water damage to brick and mortar at foundation.



Image 22: Closeup of remaining ribbon pointing in brick façade.



Image 23: Use of modern aluminum fascia, soffit and eavestrough.



Image 24: Example of field stone foundation with flush bond mortar.



Image 25: Rear of structure showing signs of removal of previous rear addition.



Image 26: Aluminum fascia used to cover attachment point of drop pendant decoration.



Image 27: Large air vent located in gable end of front façade, note remains of original diamond dichromatic brickwork below grate.

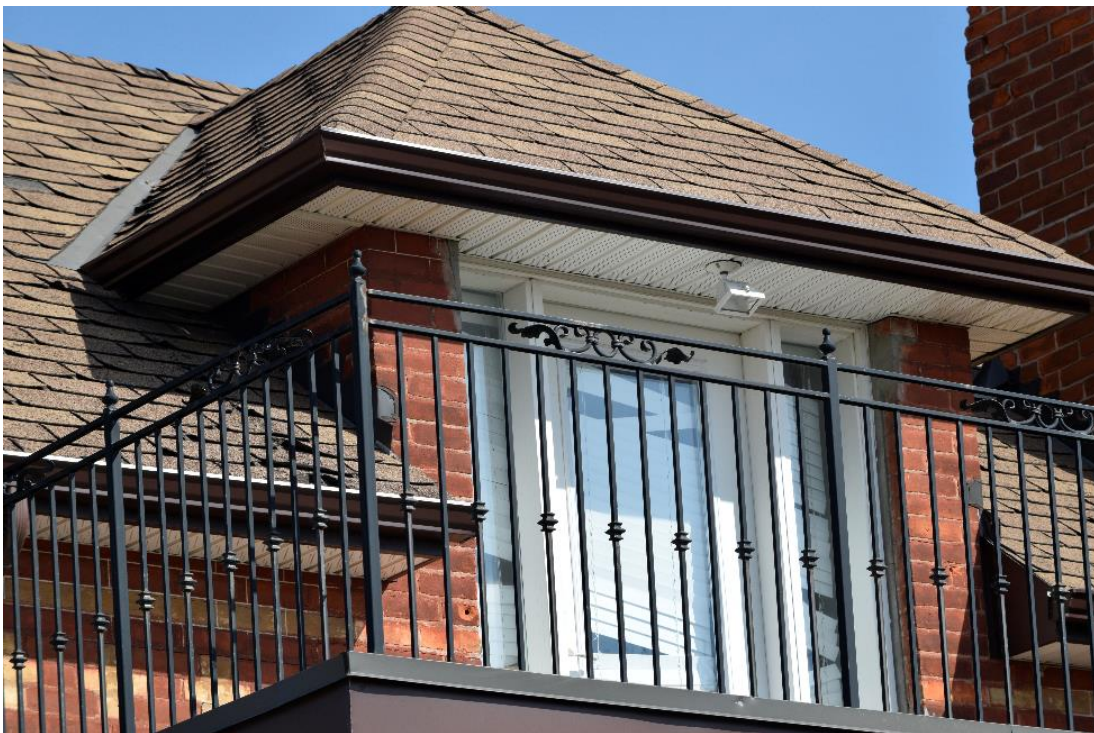


Image 28: Hip roof dormer on south side of Moody-Darker House.



Image 29: Modification to north dormer of structure, sill is cast concrete and brick work does not match with rest of home.



Image 30: Example of cracking in brick veneer.



Image 31: Large window on north face of structure, sill has been replaced with cast concrete and voussoir shows signs of deformation.



Image 32: Example of typical brick exfoliation resulting from poor water management.

6.1.2 Interior

The interior of the Moody-Darker House has been subject to extensive modification, and as a result no longer presents an original floor plan. The first floor has been completely replaced, including the removal and replacement of all original floor joists with modern I-joists. The second floor retains its original joists but they have been augmented through the sistering of modern dimensional lumber.

All original fittings have been removed from the structure and replaced with modern sheet goods and MDG trim finishes. The roof structure has been modified to allow for greater headroom and shows signs of rafter replacement with modern, dimensional lumber.

The interior of the structure is in very poor condition due to extensive water damage, resulting in the destruction of the current flooring, wall finishes and trim.

The basement has been insulated and exhibits the same water damage present throughout the remainder of the structure.

Overall, the interior of the home displays no heritage attributes and is in need of complete replacement in order to address the water damage and mold issues.

Interior



Image 33: Interior of bay on front of home.



Image 34: Extant stairs. Note deformation of trim around door resulting from water infiltration.



Image 35: Typical example of the interior of structure, facing north.



Image 36: Example of modern ceiling and use of recessed lighting.



Image 37: Evidence of past renovation, note use of sistered joists.



Image 38: Rear hall on first floor, note mould growth and floor damage indicative of extensive water damage, facing west.



Image 39: Kitchen on first floor, facing southwest.



Image 40: Area where large section of wall has been removed facing southwest.



Image 41: Steel I-beam used to replace structure where wall has been removed.

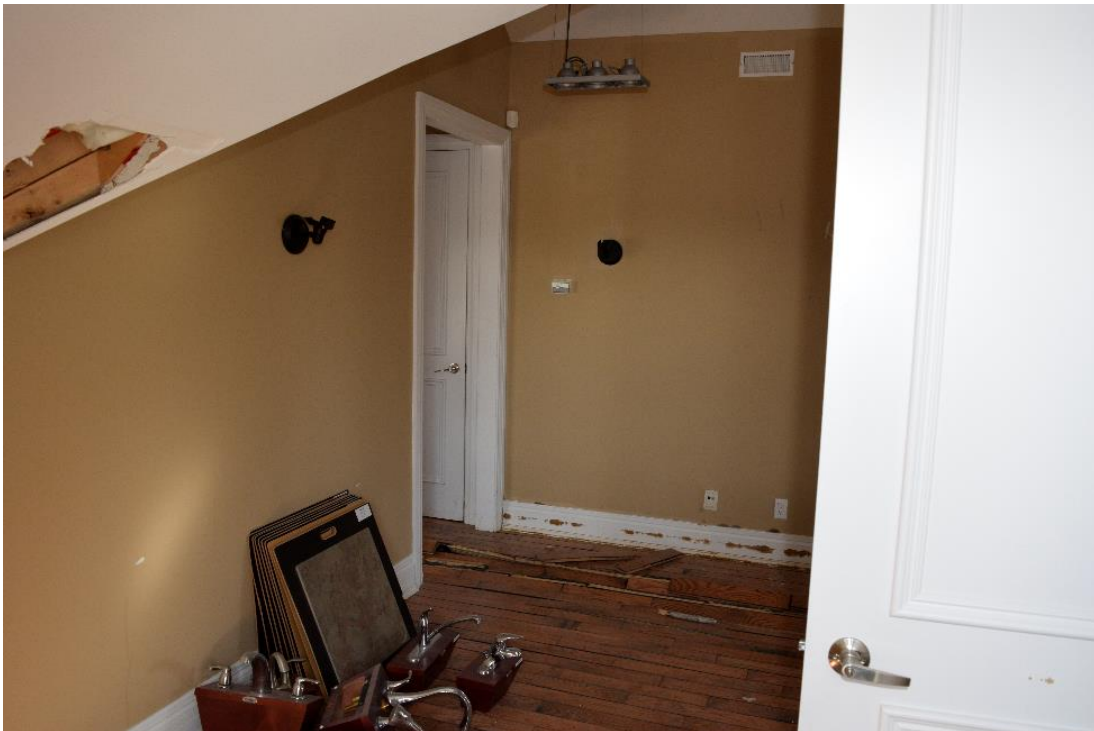


Image 42: Landing on second floor at top of stairs



Image 43: Front room of second floor located in gable end of structure, facing east.



Image 44: Modern roof construction on second floor.



Image 45: Rear room on second floor, facing north. Windows are located in hip dormer depicted in Image 27. Note water damage to flooring.

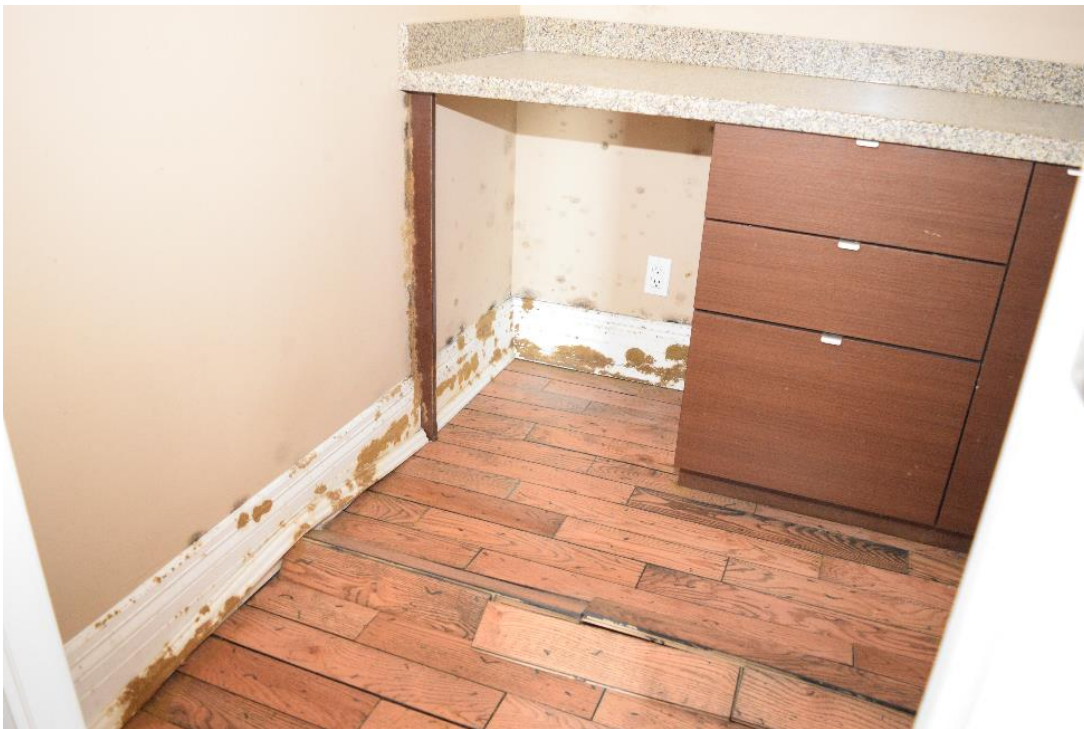


Image 46: Water damage typical of that observed on second floor.



Image 47: Example of new roof framing.



Image 48: Example of new wall framing with original brick behind.



Image 49: Stairs to basement.



Image 50: Example of original framing with horizontal board sheathing augmented by modern 2x4 framing.



Image 51: Basement, facing southwest.



Image 52: Typical example of water damage and mould growth in basement.



Image 53: Overview of basement.

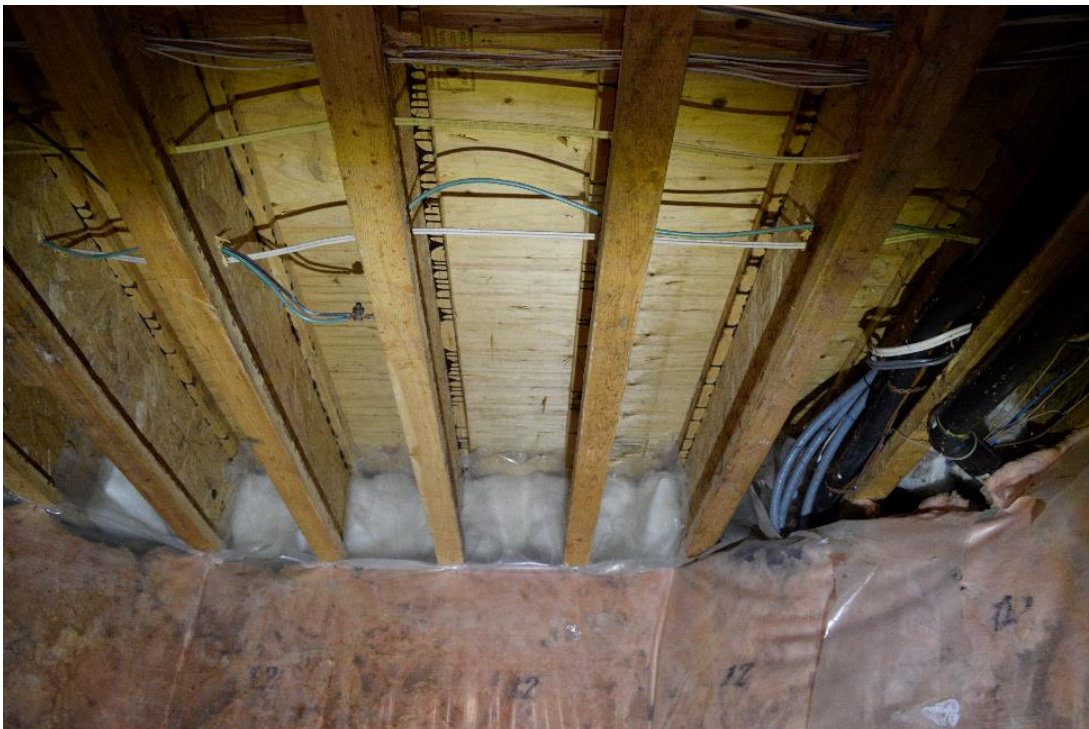


Image 54: I-joists used to replace original floor joists. Typical of entire first floor as seen from basement.

6.1.3 Surrounding Landscape

8204 Kipling Avenue is located at the southwest corner of the intersection of Meeting House Road and Kipling Avenue. The surrounding area is comprised of residential development with a mix of house styles. From the front porch one can look down Meeting House Road and view residential structures dating from the late 19th century up to the 21st century. The streetscape to the north supports a collection of mature trees, while to the south the streetscape is dominated by a mix of contemporary midrise structures. The streetscape to the east of the property is dominated by rehabilitated historic homes, while to the west it is occupied by the open field which is the focus of the proposed development.

Currently, the Moody-Darker House is the only residential structure located on the west side of Kipling Avenue between Meeting house Road and Porter Avenue; the east side of the street between Meeting house Road and Porter Avenue contains a mix of free-standing Gothic Revival homes and a large area of contemporary midrise development containing Gothic Revival structures that have been subject to adaptive reuse.

Streetscape



Image 55: Current view from front door of home, facing east.



Image 56: Street view into home from Meeting House Road, facing west.



Image 57: Current location of Moody-Darker House from Kipling Avenue, facing southwest.



Image 58: Streetscape, facing south on Kipling Avenue. Red arrow indicates Moody-Darker House.



Image 59: Streetscape of Kipling Avenue, facing north from Porter Avenue. Red arrow indicates Moody-Darker House.



Image 60: Example of adaptive reuse of contemporary structure on Kipling Avenue. Photo taken from approximate location of proposed relocation point of Moody-Darker House. Facing north-northeast.



Image 61: Adaptive reuse of contemporary structure on Kipling Avenue. Photo taken from approximate location of proposed relocation point of Moody-Darker House. Facing northeast.



Image 62: Current location of Moody-Darker House. Taken from approximate location of proposed relocation point.



Image 63: Berm running along southwest side of Subject Property, looking towards proposed relocation point of Moody-Darker House.

7. Evaluation of Cultural Heritage Value and Interest

7.1 Description of the Property

The Moody-Darker House is situated on Part of Lot 9, Concession 8 in the former township of Vaughan, now city of Vaughan, Regional Municipality of York. The property is situated on the west side of Kipling Avenue and is identified as 8204 Kipling Avenue, Vaughan, Ontario. The Development Area is approximately 3.24 acres in size and contains a single storey-and-a-half residential structure constructed in the Gothic Revival architecture style (Blumenson, 1989). The residence is situated immediately adjacent to Kipling Avenue. The surrounding property contains a large gravel driveway and parking pad.

7.2 Heritage Attributes

Heritage attributes observed during the site visit include:

Exterior

- ▶ Massing of storey-and-a-half residential structure
- ▶ Use of dichromatic brick
- ▶ Use of tuck pointed masonry
- ▶ “V” shaped quoins on all corners
- ▶ Elaborate voussoirs with key stones
- ▶ Brick panels below bay windows
- ▶ Steeply pitched gable roof
- ▶ Cross gable roofline
- ▶ Original single stack chimneys
- ▶ Bay windows with lower panels
- ▶ Wrapping veranda

Interior

- ▶ None observed

Property as a Whole

- ▶ Massing of structure on streetscape
- ▶ Inclusion of the home as one of several similar structures in the vicinity
- ▶ Contributing structure to Woodbridge HCD

7.3 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these

criteria and identifies if the criteria were met at 8204 Kipling Avenue; these criteria categories are expanded on below.

Table 2 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
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,	Y	The residence is a representative example of the Gothic Revival architecture associated with the late 19 th and early 20 th century.
II. displays a high degree of craftsmanship or artistic merit, or	Y	The dichromatic brick, decorative voussoirs with keystones and the presence of tuck-pointed mortar display a high degree of craftsmanship and artistic merit.
III. demonstrates a high degree of technical or scientific achievement.	N	None observed.
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,	Y	The structure has an association with the early development of Woodbridge.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structure do not have the potential to yield information that could contribute to our understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None observed.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	The residence and property are important in defining, maintaining, or supporting the character of the area. The home is one of several stylistically similar structures constructed in the area and is important in defining the style and character of the area. Is a contributing structure to the Woodbridge HCD.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is historically linked to its surroundings, as it embodies the early development of Woodbridge.
III. is a landmark.	N	The residence does not serve as a local landmark.

7.4 Statement of Significance

Based on the criteria set forth by Ontario Regulation 9/06 8204 Kipling Avenue meets the criteria for cultural heritage value or interest based on its physical design, historic and associative value and contextual value (Table 2). These findings concur with the previous findings of the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009), which identified 8204 Kipling Avenue as having CHVI and identifying it as a contributing structure to the overall HCD. The Subject Property is identified in the *Woodbridge Heritage Conservation District Study and Plan* for the following reasons: massing, Gothic Revival architectural style, dichromatic brick, decorative arches, bay windows, wrapping veranda, decorative iron work. (City of Vaughan, 2009: 51).

This CHIA largely concurs with the previous findings of the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009). Differences occur in the identification of the height of the structure. As the roofline extends to the center point of the second-floor windows, the structure has been classified as a storey-and-a-half. No decorative ironwork was observed during the site assessment. The ironwork associated with the extant veranda was not deemed to be original.

8. Cultural Landscape Evaluation

8.1 Criteria for Determining Cultural Landscapes

According to the Ontario Heritage Trust (OHT), which has derived its interpretations from the United Nations Educational, Scientific and Cultural Organization (UNESCO), a cultural heritage landscape is defined as “a property or defined geographical area of cultural heritage significance that has been modified by human activities and is valued by a community”. The OHT and UNESCO prescribe that a cultural heritage landscape can take on one of three major types” (OHT, 2012):

1. *Designed Landscape: One that is clearly defined and created by man;*
2. *Organically Evolved landscape: One that results from social, economic, administrative, and or religious imperative and has developed in its present form in response to its natural environment. These can include:*
 - a. *Relict Landscapes;*
 - b. *Continuing Landscapes; and,*
3. *Associative Cultural Landscape: One that results by virtue of natural elements and may lack physical cultural evidence.*

The Subject Property at 8227 Kipling Avenue was evaluated based on the above criteria (Table 3).

Table 3 Cultural Landscape Evaluation of 8204 Kipling Avenue

Type	Y/N	Rationale
Designed Landscape	N	The residence is a fine example of vernacular Gothic Revival Architecture. The house currently stands as an isolated relic of the historic landscape in which it was built.
Organically Evolved Landscape		
a. Relict Landscape	Y	The structure embodies the design of vernacular Gothic Architecture, popular in southern Ontario in the late 19 th and early 20 th century.
b. Continuing Landscape	Y	The property maintains an active role in defining the early development of Woodbridge.
Associative Cultural Landscape	N	The property is not one that resulted by virtue of natural elements. It reflects the urban expansion of colonial settlement in the area.

8.2 Statement of Cultural Landscape Significance

8204 Kipling Avenue is a contributing factor to maintaining the Woodbridge HCD. The structure is part of a larger collection of architecturally and temporally similar structures including: 8191, 8177, and 8161 Kipling Avenue, located between Meeting House Road and Porter Avenue.

The significance of the cultural landscape has been previously addressed in the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009). The report identifies 8204 Kipling Avenue as being a contributing structure that is part of a concentration of properties that

contribute to the heritage character of the area within the Kipling Avenue North subsection of the
Woodbridge HCD.

9. Cultural Heritage Impact Assessment

The proposed road realignment and redevelopment of the Project Area containing 8204 Kipling Avenue, Woodbridge, Ontario will require the Moody-Darker House to be relocated approximately 350 metres south of its current location, to the extreme southern end of the Development Area. The proposed relocation will retain the association of the home to Kipling Avenue while maintaining its historical association with the area.

9.1 Description of Proposed Development

The Development Area is approximately 3.25 acres in size and currently consists of open grass field with a single, story-and-a-half vernacular Gothic Revival structure situated on the northeast limit of the property. The proposed redevelopment of the area will contain a mix of three-storey freehold townhouses fronting Kipling Avenue, and the realigned Meeting House Road. In addition, a midrise five storey residential structure is proposed in the area behind the freehold townhouses. The proposed development plan outlines the relocation of the Moody-Darker House to the southern limit of the property. Once in its new location the Moody-Darker House will be subject to rehabilitation to allow for the adaptive reuse of the structure as a commercial office. These proposed development plans are illustrated in Appendix B.

The proposed development plan will allow for the City of Vaughan's desire to re-align Meeting House Road and provide for the redevelopment of the vacant lands between Kipling Avenue and the railway ROW. The proposed development plan will retain the association of the heritage resource with Kipling Avenue itself while maintaining its historical association with the surrounding area.

In keeping with the guidelines of the Woodbridge HCD, which are designed to facilitate change while maintaining the historic character of the area, the proposed alterations to 8204 Kipling Avenue will:

- ▶ Retain the heritage character of Kipling Avenue
- ▶ Have no impact on the quality of the current pedestrian environment
- ▶ Maintain the intimate scale of Moody-Darker House
- ▶ Maintain building frontage onto Kipling Avenue
- ▶ Minimize the impact to existing view sheds
- ▶ Will be sympathetic to the design of the current structure and adjacent properties

The MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* was reviewed to further assess seven potential negative impacts on the property's CHVI arising from the proposed site re-development (MHSTCI 2006b):

Destruction of any, or part of any, significant heritage attributes or features.

- ▶ The proposed alterations do not require the destruction of any significant heritage attributes or features.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- ▶ The proposed alterations will rehabilitate the exterior of 8204 Kipling Avenue in a way that is compatible with, and distinguishable from the historic fabric of the extant structure.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- ▶ No shadow studies were undertaken as a part of this CHIA but given there will be no change in the current east-west orientation of Moody-Darker House, shadows should not be an issue.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- ▶ Proposed alterations would not isolate heritage attributes of the structure from their surrounding environment.

Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.

- ▶ The proposed relocation will result in an alteration to the views and vistas associated with the Moody-Darker House but will retain the overall aesthetic of the Kipling Avenue North portion of the Woodbridge HCD.

A change in land use where the change in use may impact the property's cultural heritage value or interest.

- ▶ Any alterations that result in subsurface disturbance could result in impacts to yet unidentified subsurface features of CHVI.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- ▶ Any land disturbances have the potential to adversely affect subsurface resources.

9.2 Proposed Mitigation

As per the City of Vaughan *Guidelines for Cultural Heritage Impact Assessments* there are three mitigation strategies that must be addressed; Avoidance, Salvage and Commemoration (City of Vaughan, 2009:5).

Avoidance

Avoidance is not a viable option given the nature of the proposed work; the City of Vaughan's desire to realign Meeting House Road negates the possibility of retaining the Moody-Darker House in its current location. The proposed relocation allows for avoidance of the demolition of the Moody-Darker House and provides for the resources to be maintained and to continue to function as a contextual link to the historic development of Woodbridge.

Salvage

As the structure will not be demolished, salvage is not necessary.

Commemoration

The relocation of the Moody-Darker House should be commemorated at its new location. Commemoration should take the form of interpretive signage that depicts the relocation process and acknowledges the original location of the home.

Relocation

Relocation is the mitigation method of choice. The planned relocation of the Moody-Darker House to a site 350 metres south of its current location will allow for the retention of the heritage resource, be compatible with the aims of the HCD, provide for the realignment of Meeting House Road and the residential development of the remainder of the Subject Property.

While in situ retention is always preferred, the requirement to realign Meeting House Road negates this as a viable mitigation method.

10. Recommendations

Retention of historic structures in their original locations is always the preferred option as the retention of existing infrastructure helps to retain embodied energy while reducing environmental impacts by diverting waste from landfills.

The proposed alteration to the Subject Property does not allow for the retention of the Moody - Darker House in its current location; as such the following recommendations are made:

1. Prior to undertaking any further work related to the relocation of the Moody-Darker House a structural assessment should be undertaken by an insured contractor with previous knowledge and experience in relocating heritage structures.
2. Prior to relocation, a Conservation Plan for Heritage Resources (CPHR) should be completed as per the Terms of Reference set forth by the City of Vaughn (City of Vaughn, 2019b)
3. Following relocation, the exterior of 8204 Kipling Avenue should be rehabilitated in a way that showcases the heritage attributes of the structure and ensures the preservation of the historic structure. All preservation work should be undertaken by qualified persons with previous experience in the preservation and adaptive reuse of heritage structures. The preservation should aim to maintain the exterior of the structure in a way that exemplifies the c.1880 construction date. The restoration should aim to:
 - Repair the brick finish
 - Restore the red mortar bonding with white tuck-pointed accents
 - Return the windows to divided light.
 - Restore the main entrance and transom as per historical photographs
 - Re-construct the veranda to a temporally congruent configuration
 - Provide for the adaptive reuse of the structure within the community
 - Include the installation of landscaped front yard with tree cover
4. The relocation should be undertaken by a qualified contractor with experience in relocating heritage buildings. All work should be conducted in accordance with local building codes. Renovation work has the potential to uncover hidden issues and it is recommended that any such issues be addressed by persons qualified to undertake the necessary work while maintaining the CHVI of the property.

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Appendix A



Qualifications

Project Manager – Carla Parslow, PhD, CAHP: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a Professional member of the Canadian Association of Heritage Professionals (CAHP) .

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

Heritage Specialist – Chris Lemon, B.Sc., Dip.: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



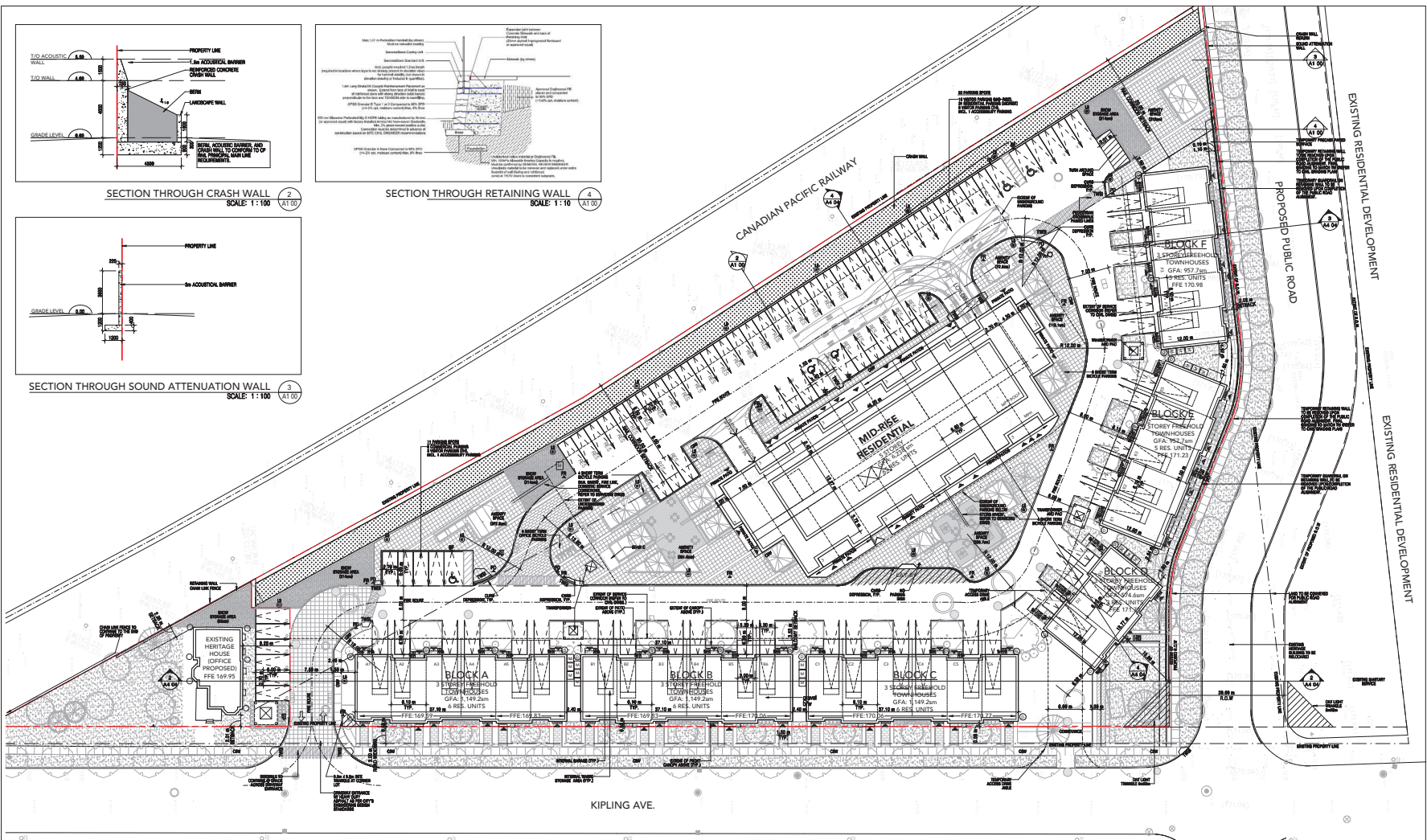
Development Plan

DATE: 18.10.24
PROJECT: KLINGLING COURTYARDS
DRAWING: SITE PLAN
SCALE: 1:100
SHEET: A1.00



ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Revision
1	16.08.24	ISSUED FOR REVISIONS
2	17.07.27	ISSUED FOR REVIEW
3	17.08.08	ISSUED FOR REVIEW
4	17.10.18	ISSUED FOR REVIEW
5	17.10.24	ISSUED FOR REVIEW
6	18.03.07	ISSUED FOR PERMITS REVIEW
7	18.03.21	ISSUED FOR REVISIONS
8	18.08.24	ISSUED FOR PERMITS REVIEW
9	18.11.09	ISSUED FOR REVIEW
10	17.05.14	ISSUED FOR PERMITS REVIEW



SITE STATISTICS

PROPOSED ZONING DESIGNATION	RT1
LOT AREA	13,322.45m ² (3.24ac)

BUILDING INFORMATION:

COVERAGE	AREA (m ²)	PERCENT (%)
TOWNHOUSE BLOCK 'A'	423m ²	3.2%
TOWNHOUSE BLOCK 'B'	423m ²	3.2%
TOWNHOUSE BLOCK 'C'	423m ²	3.2%
TOWNHOUSE BLOCK 'D'	224m ²	1.7%
TOWNHOUSE BLOCK 'E'	366m ²	2.7%
TOWNHOUSE BLOCK 'F'	366m ²	2.7%
EXISTING HERITAGE HOUSE	112m ²	0.7%
MIDRISE	1,294m ²	9.7%
TOTAL BUILDING COVERAGE	3,613m ²	27%
PAVING (HARDSCAPING)	4,655m ²	35%
LANDSCAPING (SOFTSCAPING)	3,112m ²	23%
FSI (FLOOR SPACE INDEX)	0.73	

STORIES / HEIGHT

Block	Stories	Height (m)
TOWNHOUSE BLOCK 'A'	3	9.7m
TOWNHOUSE BLOCK 'B'	3	9.7m
TOWNHOUSE BLOCK 'C'	3	9.7m
TOWNHOUSE BLOCK 'D'	3	9.7m
TOWNHOUSE BLOCK 'E'	3	9.7m
TOWNHOUSE BLOCK 'F'	3	9.7m
EXISTING HERITAGE HOUSE	2	8.24m
MIDRISE RESIDENTIAL	3	9.64m
MIDRISE TOWNHOUSE	2	7.7m

GROSS FLOOR AREA

AREA (m ²)	AREA (sq ft)
TOWNHOUSE BLOCK 'A'	1,149m ² (12,369sf)
TOWNHOUSE BLOCK 'B'	1,149m ² (12,369sf)
TOWNHOUSE BLOCK 'C'	1,149m ² (12,369sf)
TOWNHOUSE BLOCK 'D'	579m ² (6,189sf)
TOWNHOUSE BLOCK 'E'	957m ² (10,309sf)
TOWNHOUSE BLOCK 'F'	957m ² (10,309sf)
RESIDENTIAL TOTAL	12,175.4m² (131,055sf)
COMMERCIAL HERITAGE HOUSE	219.7m ² (2,365sf)
TOTAL GFA	12,395.1m² (133,420sf)

RESIDENTIAL UNIT COUNT

UNIT TYPE	UNIT COUNT	UNIT MIX
STUDIO	0	0
1 BED	0	0
2 BED	0	0
3 BED	0	0
TOTAL	0	0

MIDRISE RESIDENTIAL

UNIT TYPE	UNIT COUNT	UNIT MIX
STUDIO	2	3%
1 BEDROOM	12	18%
2 BEDROOM + DEN	32	49%
3 BEDROOM	64	79%
3 BEDROOM TOTAL	64	79%
3 BEDROOM TOTAL	64	79%
TOTAL UNIT COUNT	66	RESIDENTIAL (INCL. 15 TOWNHOUSE UNITS)

OUTDOOR AMENITY AREA RATES

BY-LAW, 1-88 RATE	PROPOSED RATE
RESIDENTIAL	15m ² /STUDIO N/A
15m ² /1 BED UNIT	N/A
30m ² /2 BED UNIT	N/A
60m ² /3 BED UNIT	60m ² /3 BED UNIT

OUTDOOR AMENITY SPACE: REQUIRED PROPOSED

STUDIO	1BD	2BD	3BD
STUDIO	30m ²	30m ²	
1 BED UNITS	880m ²	880m ²	
2 BED UNITS	55m ²	55m ²	
3 BED UNITS	4,419m ²	2,940m ²	
TOTAL MIN. AMENITY AREA	5,732m²	3,950m²	

AMENITY AREAS

AMENITY AREA	AREA (m ²)
TOTAL SHARED LANDSCAPED AREA	1,578m ²
TOTAL YARD AREA (TOWNHOUSE)	1,346m ²
TOTAL BALCONY AREA (TOWNHOUSE)	305m ²
TOTAL YARD AREA (MIDRISE)	213m ²
TOTAL BALCONY AREA (MIDRISE)	441m ²
TOTAL OUTDOOR AMENITY AREA	3,923m²
TOTAL INDOOR AMENITY AREA (MIDRISE)	48,748m²

SNOW STORAGE

REQUIRED	PROPOSED
2% OF LOT AREA	266.20m ² (2%)
	269.9m ² (2%)

PARKING SPACE RATES

BY-LAW, 1-88 RATE	PROPOSED RATES
STREET TOWNHOUSES (BLOCK A-F FRESHOLD TOWNS)	1.5 SPACES/UNIT 2.0 SPACES/UNIT
MIDRISE UNITS	1.5 SPACES/UNIT 1.5 SPACES/UNIT
VISITOR	0.25 SPACES/UNIT 0.25 SPACES/UNIT
OFFICE	3.5 SPACES/100m ² 3.5 SPACES/100m ²

PARKING SPACES: BY-LAW PROPOSED

STALL DIMENSION	BY-LAW	PROPOSED
STALL DIMENSION	2.7m x 6m	2.7m x 6m
HANDICAP STALL DIMENSION	3.7m x 6m	3.7m x 6m
DRIVE AISLE WIDTH	6m	6m

RESIDENTIAL STREET TOWNHOUSES VISITOR

BY-LAW	PROPOSED
47	62
8	8

MIDRISE (VISITOR) MIDRISE (RESIDENTIAL) EXIST. HERITAGE HOUSE (OFFICE): 96 97 (INCL. 66 LGU) 8 8

TOTAL SPACES: 176* 191*

NOTE: * TOTAL PARKING SPACES REQUIRED AND PROPOSED INCLUDES 2 ACCESSIBLE PARKING SPACES.

BICYCLE PARKING SPACE RATES

BY-LAW, 1-88 RATE	PROPOSED RATES
RESIDENTIAL BLOCK TOWNHOUSES (LONG TERM) BLOCK TOWNHOUSES (SHORT TERM)	0.1 SPACES/UNIT 0.1 SPACES/UNIT
MIDRISE - RESIDENTIAL (LONG TERM) MIDRISE - RESIDENTIAL (SHORT TERM)	0.3 SPACES/UNIT 0.1 SPACES/UNIT
OFFICE (LONG TERM) OFFICE (SHORT TERM)	0.1 SPACES/100m ² 0.1 SPACES/100m ² OR 6 SPACES

BICYCLE PARKING SPACES: REQUIRED PROPOSED

RESIDENTIAL BLOCK TOWNHOUSES (SHORT TERM) MIDRISE - RESIDENTIAL (SHORT TERM) MIDRISE - RESIDENTIAL (LONG TERM)	REQUIRED	PROPOSED
3 4	3	4
7 10	7	10
25 28	25	28

EXISTING HERITAGE HOUSE (OFFICE) OFFICE (LONG TERM): 6 6 1 1

TOTAL SPACES: SHORT TERM LONG TERM: 16 20 26 29

NOTE: ALL SHORT TERM BICYCLE PARKING ARE PROVIDED AT GRADE. ALL LONG TERM BICYCLE PARKING FOR THE BLOCK TOWNHOUSES ARE PROVIDED WITHIN EACH INDIVIDUAL UNIT. ALL LONG TERM BICYCLE PARKING FOR THE OFFICE BUILDING WILL PROVIDED WITHIN THE BUILDING.

LOCKER STORAGE: REQUIRED PROPOSED

RESIDENTIAL MIDRISE - RESIDENTIAL	REQUIRED	PROPOSED
50	50	50

SITE SYMBOL LEGEND:

- PRINCIPLE ENTRANCE (FOR FIRE FIGHTING OFF ACCESS ROUTE)
- ENTRANCE TO RETAIL OR GRADE REALTED RESIDENTIAL UNIT
- ACCESSIBLE CURB CUT
- CATCH BASIN
- MANHOLE
- FIRE HYDRANT
- SIAMASE CONNECTIONS
- BARRIER FREE PARKING SPACE
- STOP SIGN
- FIRE ROUTE SIGNAGE
- LONG TERM BICYCLE PARKING SIGN
- LONG TERM BICYCLE PARKING SIGN
- FIRE LIGHT STANDARD (EXTERIOR POLE FIXTURE)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE
- PEDESTRIAN CROSSWALK
- DOWNSPOUT AND SPLASHPAD LOCATION
- COMMUNITY MAILBOX
- METER (GROUPED WHERE POSSIBLE)

SITE SIGN LEGEND:

- ACCESSIBLE PARKING SPACE SIGN
- FIRE ROUTE SIGN
- PEDESTRIAN X SIGN
- LONG TERM BICYCLE PARKING SIGN
- STOP SIGN

NOTE: SIGNAGE TO CONFORM TO CITY OF VAUGHAN BY-LAW 1-98.

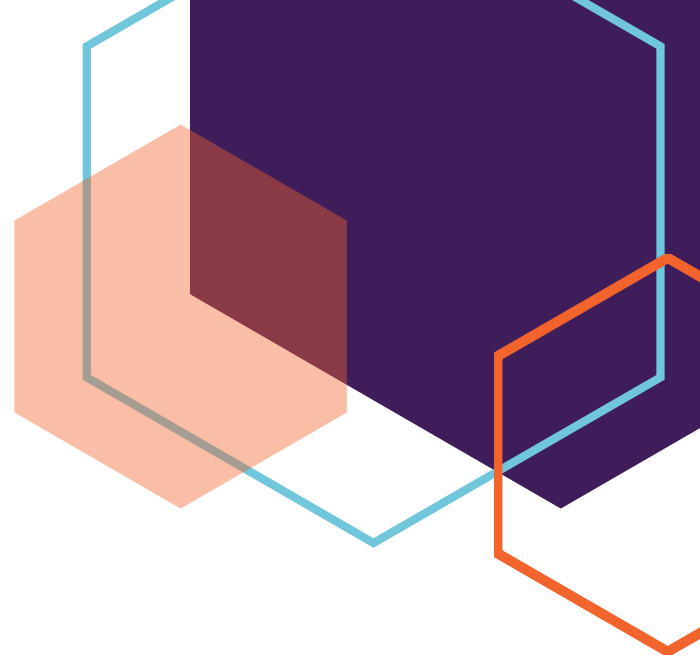
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KLINGLING COURTYARDS
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8204 Kipling Ave.
Vaughan, Ontario

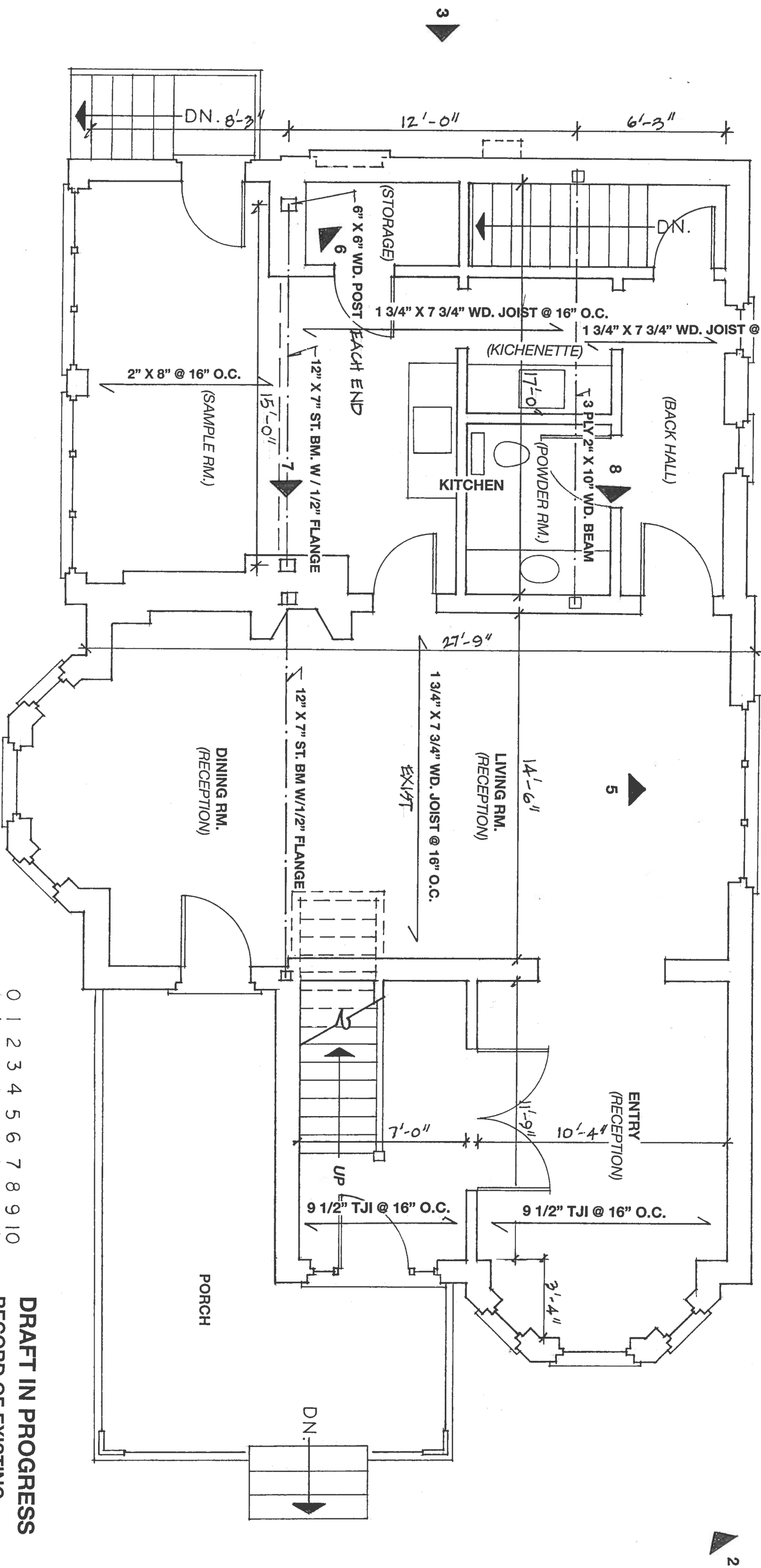
SITE PLAN & STATISTICS
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Appendix C



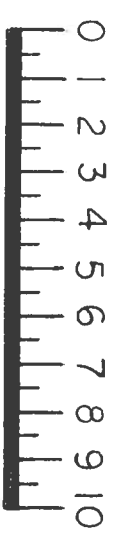
Floor Plan

MOODY DARKER HOUSE
 8204 KIPLING AVE., N.
 VAUGHAN, ONTARIO



FIRST FLOOR PLAN

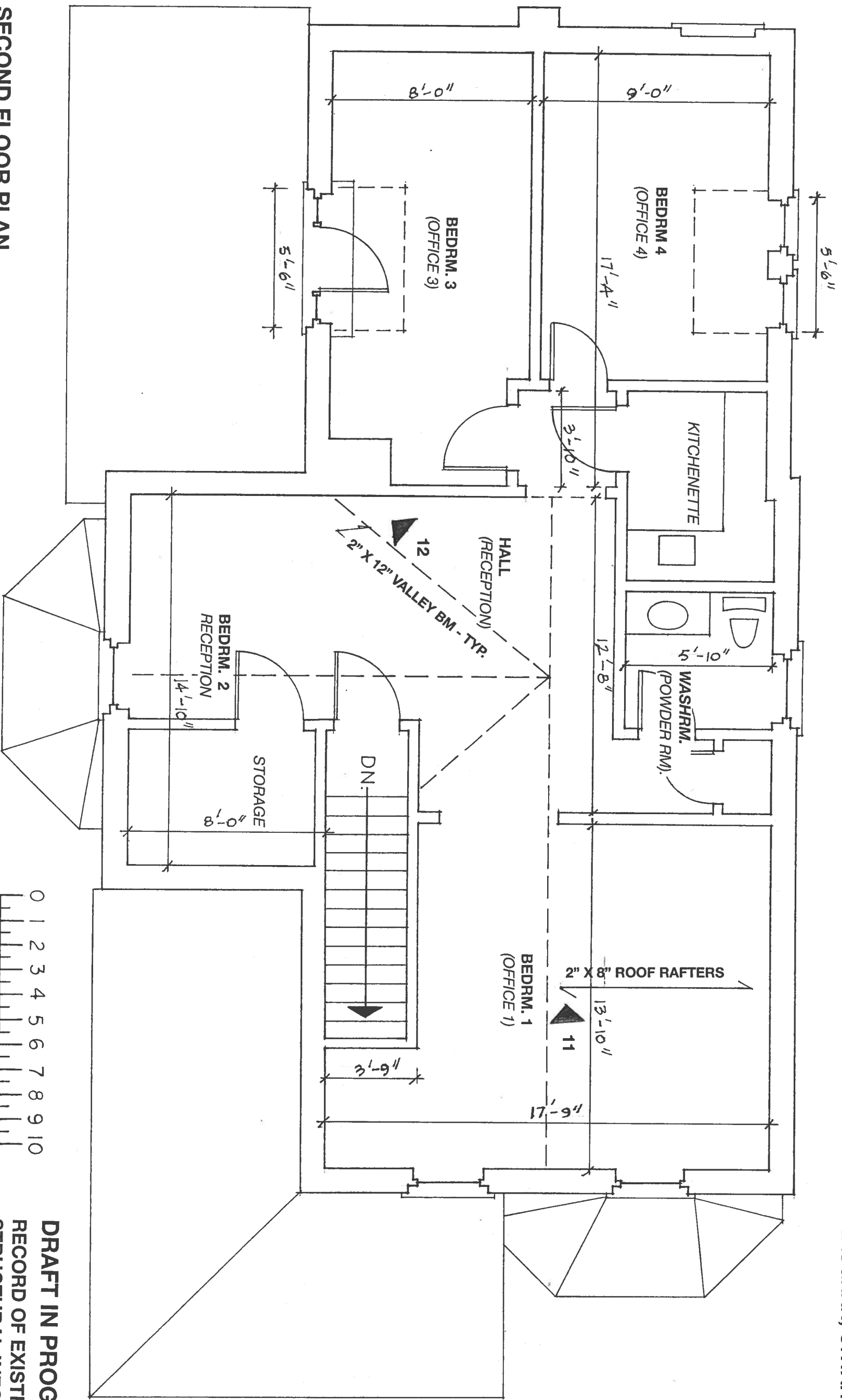
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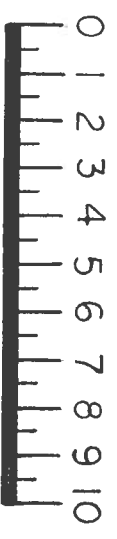
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JOAN BURTT ARCHITECT
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MOODY DARKER HOUSE
8204 KIPLING AVE., N.
VAUGHAN, ONTARIO



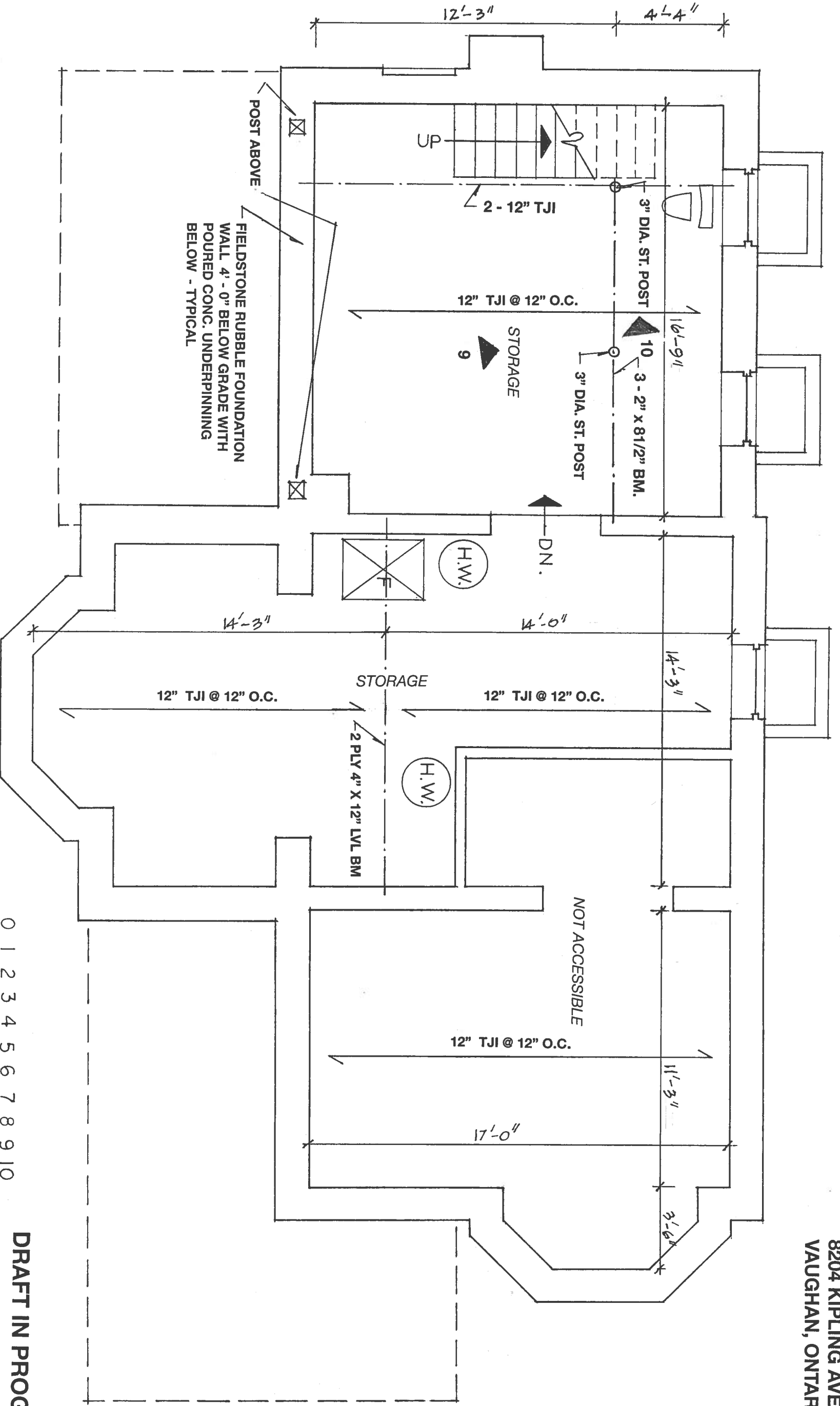
SECOND FLOOR PLAN
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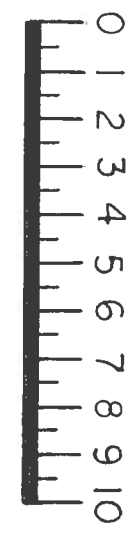
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MOODY DARKER HOUSE
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BASEMENT FLOOR PLAN
SCALE: 1/4" = 1' - 0"



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DATE REVISED: AUGUST 11, 2020

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