Conservation Plan for Heritage Resources - 8204 Kipling Avenue, Part of Lot 9, Concession 8, Township of Vaughan, now City of Vaughan, Regional Municipality of York, Ontario

Project number: PHC-2021-026

Report Type: Original

Report Date: 31 October 2022

Proponents: LCT Investment Group Ltd.

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

ATTACHMENT 3
8204 KIPLING

Content

List of Images and Tables

Appendices

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by LCT Investment Group Ltd. (the Proponent) to prepare a Conservation Plan for Heritage Resources (CPHR) for the property containing the Moody-Darker House, located 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.

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).

The Cultural Heritage Impact Assessment (CHIA) for the property found that relocation and rehabilitation of the structure is the preferred method of mitigation for this Project (PHC 2021). 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.

The purpose of this CPHR is to describe in detail the proposed work to the heritage resource in an effort to ensure its longevity. This CPHR serves as a complementary document to the CHIA already prepared for the property (PHC 2021).

This CPHR 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 Preparing a Conservation Plan for Heritage Resources* (City of Vaughan 2019b).

A site visit was conducted on March 25, 2021 to document the structure.

2. Personnel

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

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 Conservation Plan for Heritage Resources (CPHR) for the property at 8204 Kipling Avenue, Woodbridge, a suburb of the City of Vaughan, Regional Municipality of York, Ontario. The Proponent is undertaking this work as part of the application process to the City of Vaughan to undertake re-development 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 (HCD). The extant structure located at 8204 Kipling Avenue is known locally as the Moody-Darker House (Subject Property).

This CPHR 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 Preparing a Conservation Plan for Heritage Resources* (City of Vaughan, 2019b).

The purpose of this CPHR is to describe in detail the proposed work to the heritage resource in an effort to ensure its longevity and serves as a complementary document to the Cultural Heritage Impact Assessment (CHIA) previously prepared for the property (PHC 2021).

A site visit was conducted on March 25, 2021 to document the structure.

Applicant Information:

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

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

3.1 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 nd). The property is currently located within the Woodbridge HCD) in the Kipling Avenue North subregion (City of Vaughan 2009).

The Subject Property 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. The property at 8024 Kipling Avenue is currently unoccupied and has been subject to extensive modification to the interior finishes.

4. Statement of Significance

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 structure is situated on the west side of Kipling Avenue at the intersection of Meeting House Road and Kipling Avenue. The structure is the only remaining element of the former Moody Family farmstead. The Moody-Darker House is a storey-and-a-half residential structure constructed in the Gothic Revival architecture style. The structure has been previously identified as a contributing structure to the North Kipling Avenue subsection of the Woodbridge HCD. The Moody-Darker House serves as a representative example of the Gothic Revival architectural style popular in the late 19th and early 20th century. The dichromatic brick, decorative voussoirs with keystones and use of tuck-pointed mortar display a high degree of craftsmanship and artistic merit. The residence is important in defining, maintaining, and supporting the historic character of the area. The Moody-Darker House serves as a reminder of the agricultural heritage of Woodbridge and aids in delineating the historic boundaries of the early community. The structure is one of several stylistically similar residences in the area and is important to defining and maintaining the historic style and character of the area.

4.1 Character Defining Elements

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

5. Building Condition

5.1 Exterior

The structure at 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 m measured east to west, and a maximum width of 9 m 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 medium 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 the 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, facia, soffit and structural opening details have been clad in modern aluminum. The front gable exhibits a modern louvered vent that has replaced the original buff brick diamond inlay, with only the lower terminus of this finish remaining visible. 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 1: Front façade of Moody-Darker House, facing west

Image 2: Northeast corner of Moody-Darker House, facing southeast

Image 3: North face of Moody-Darker House, facing south

Image 4: Northwest corner of Moody-Darker House, facing southeast

Image 5: West face of Moody-Darker House, facing east, note board and batten addition with upper balcony

Image 6: South face of Moody-Darker House, facing north

Image 7: Southeast corner of Moody-Darker House, facing northwest

Image 8: Only remaining original wood window, four light awning style in basement window well

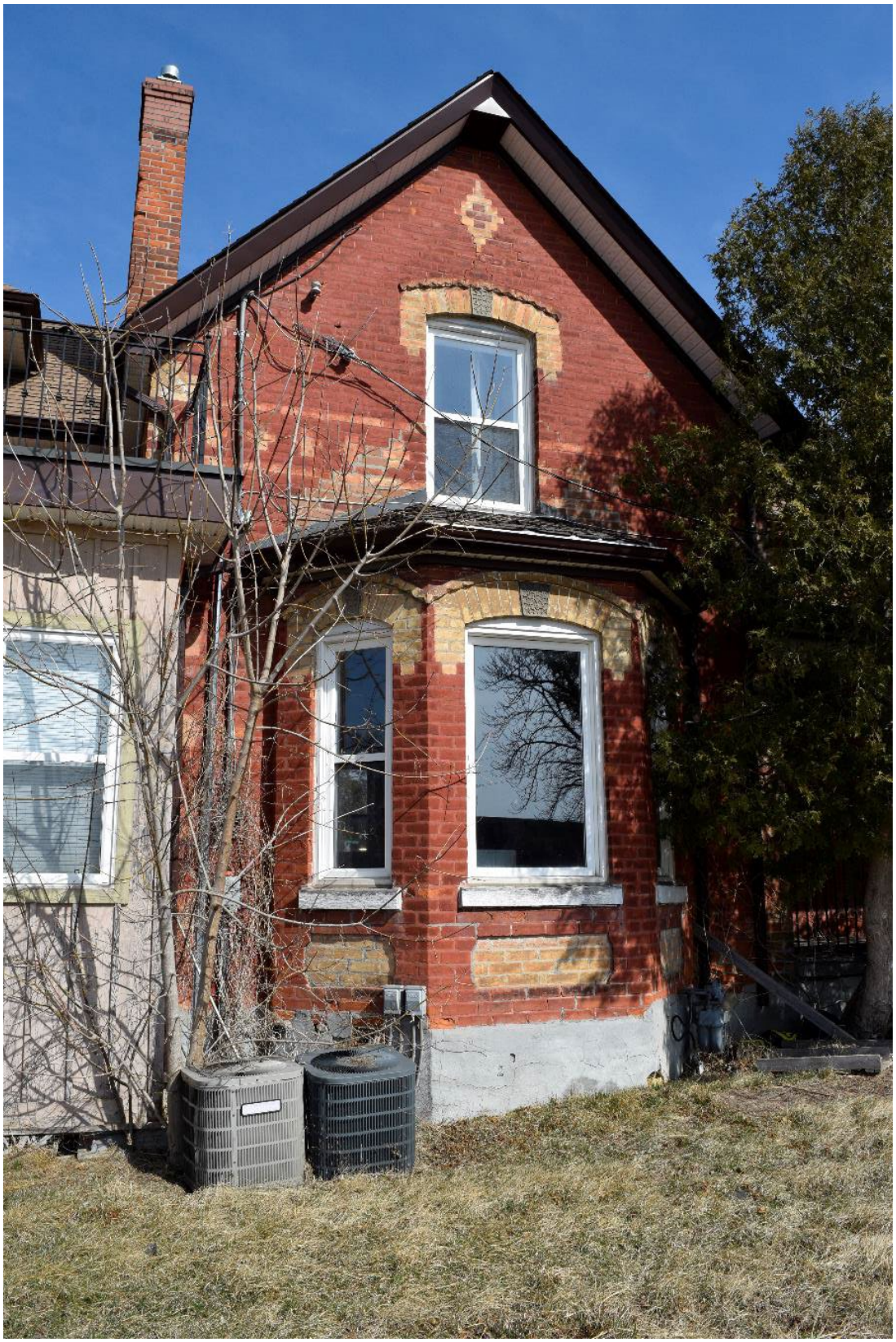

Image 9: Bay on south face of structure, note decorative voussoirs and carved key stones

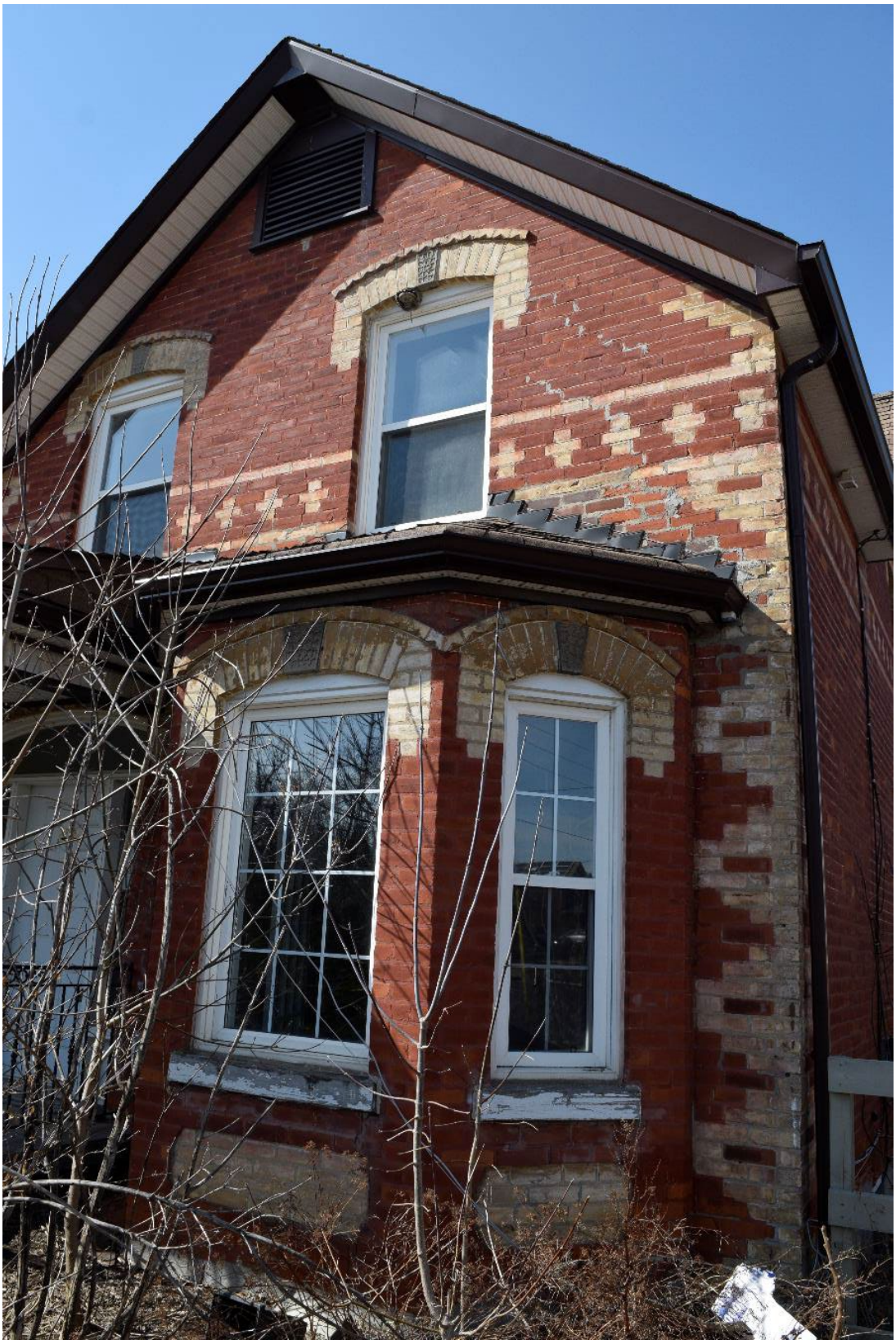

Image 10: Bay window on front façade of Moody-Darker House

Image 11: Close up of dichromatic brick voussoir with carved keystone

Image 12: Close up of voussoirs with decorative cut buff brick finish as used on east and south face of structure

Image 13: Ribbon pointing present in voussoirs

Image 14: Representative example of dichromatic decorative quoining with ribbon pointed mortar

Image 15: Representative example of dichromatic decorative element on second storey

Image 16: Closeup of decorative diamond pattern typical of gables

Image 17: Closeup of brick panels located below structural openings on bays, note extensive water damage to brick and mortar

Image 18: Closeup of remaining ribbon pointing in brick façade

Image 19: Use of modern aluminum facia, soffit and eavestrough

Image 20: Example of field stone foundation with flush bond mortar

Image 21: Rear of structure showing signs of removal of previous rear addition

Image 22: Aluminum facia used to cover suspected attachment point of drop pendant decoration

Image 23: Large air vent located in gable end of front façade, note remains of original diamond dichromatic brickwork below grate

Image 24: Hip roof dormer on south side of Moody-Darker House

Image 25: Modification to north dormer of structure, sill is cast concrete and brick work does not match with rest of home

Image 26: Example of cracking in brick veneer

Image 27: Large window on north face of structure, sill has been replaced with cast concrete and voussoir shows signs of deformation

Image 28: Example of typical brick exfoliation resulting from poor water management

5.2 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 or with any original finishes. 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 MDF 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 water damage has resulted in extensive mold growth throughout the structure.

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

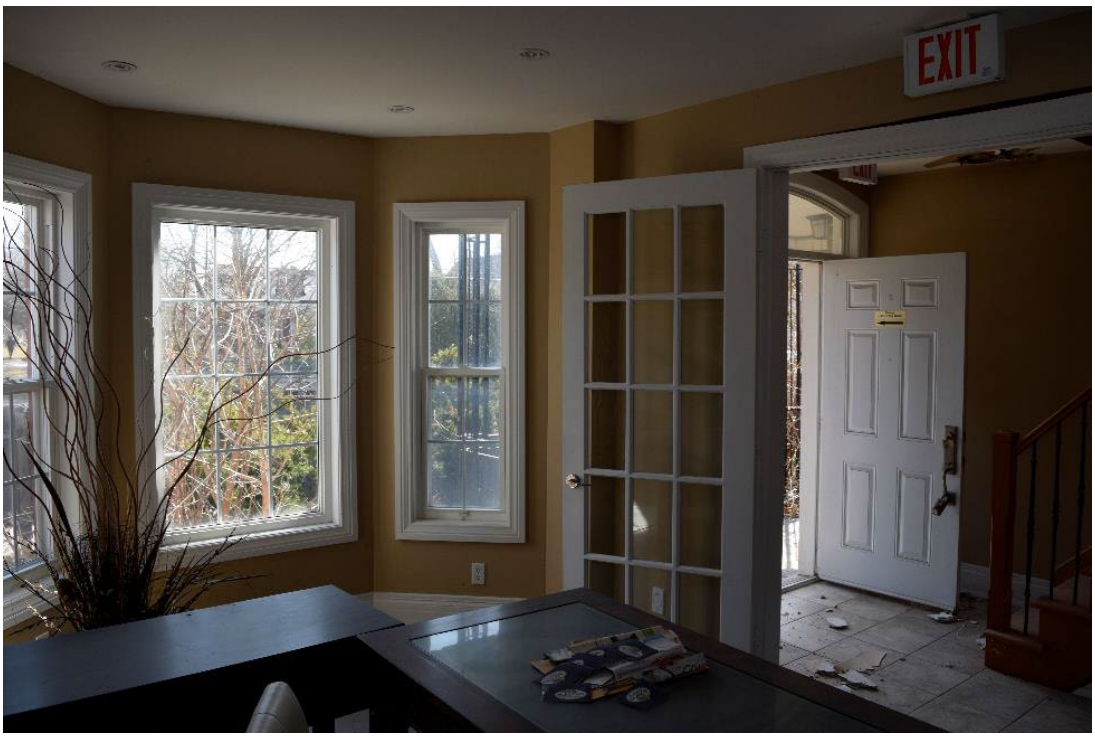

Image 29: Interior of bay on front of home

Image 30: Extant stairs, note deformation of trim around door resulting from water infiltration

Image 31: Typical example of the interior of structure, facing north

Image 32: Example of modern ceiling and use of recessed lighting

Image 33: Evidence of past renovation, note use of sistered joists

Image 34: Rear hall on first floor, note mould growth and floor damage indicative of extensive water damage, facing west

Image 35: Kitchen on first floor, facing southwest

Image 36: Area where large section of wall has been removed, facing southwest

Image 37: Steel I-beam used to replace structure where wall has been removed

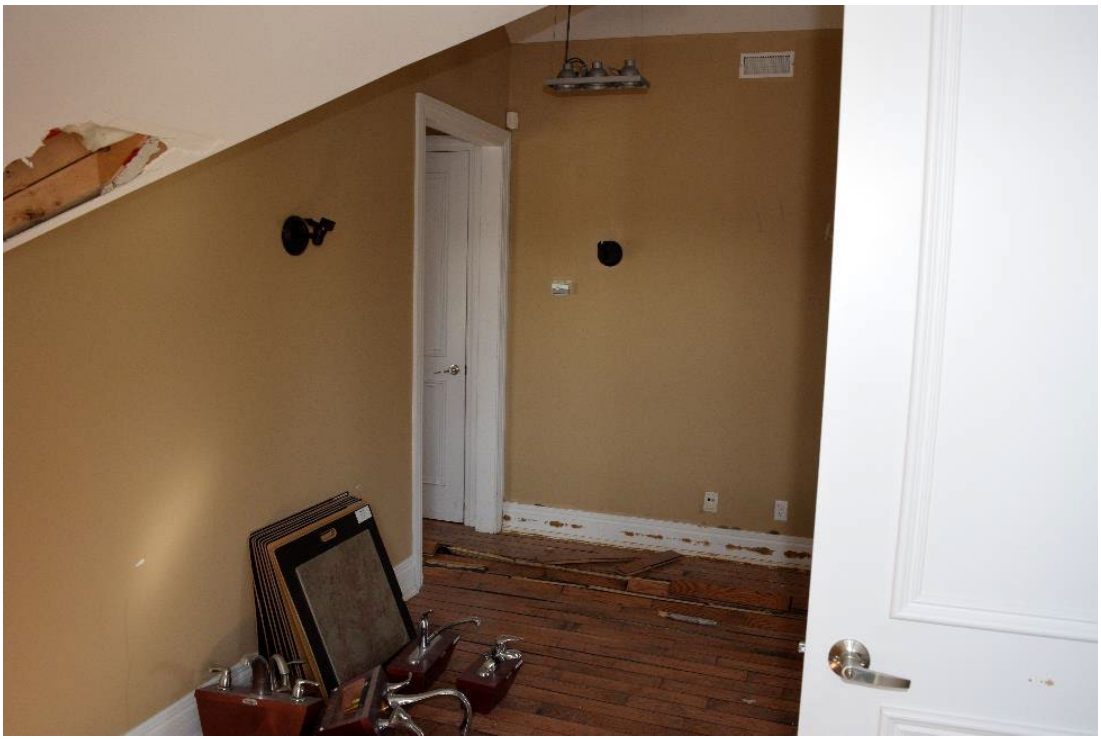

Image 38: Landing on second floor at top of stairs

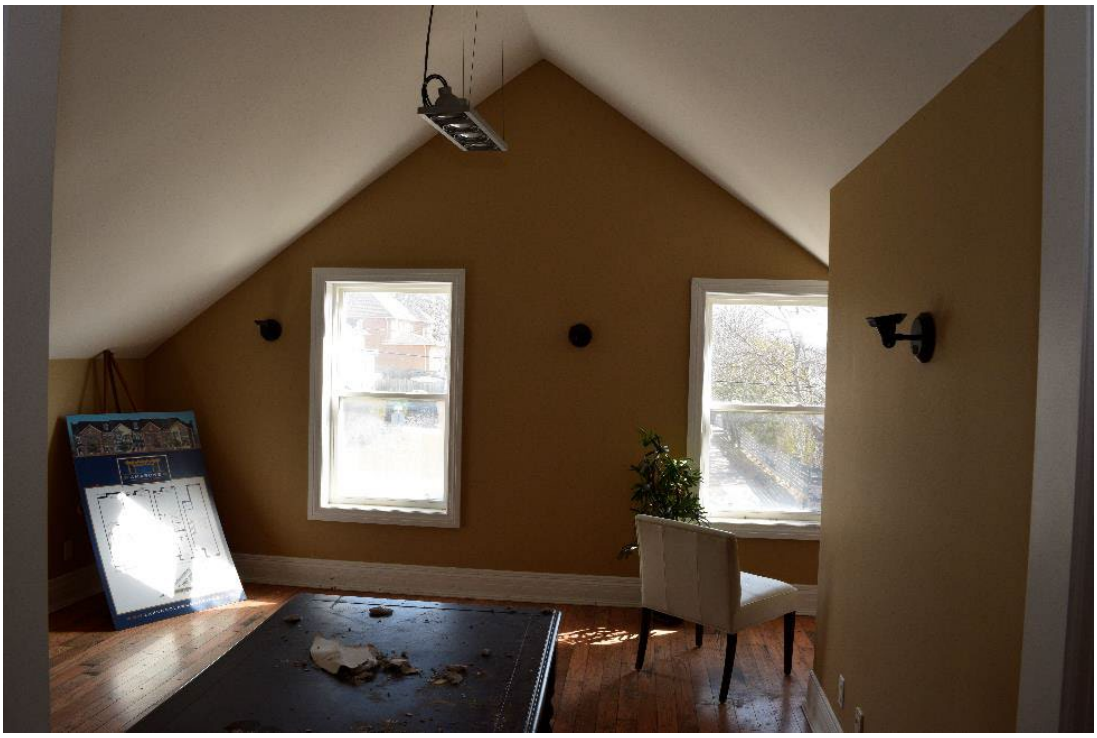

Image 39: Front room of second floor located in gable end of structure, facing east

Image 40: Modern roof construction on second floor

Image 41: Rear room on second floor, facing north, windows are located in hip dormer depicted in Image 25, note water damage to flooring

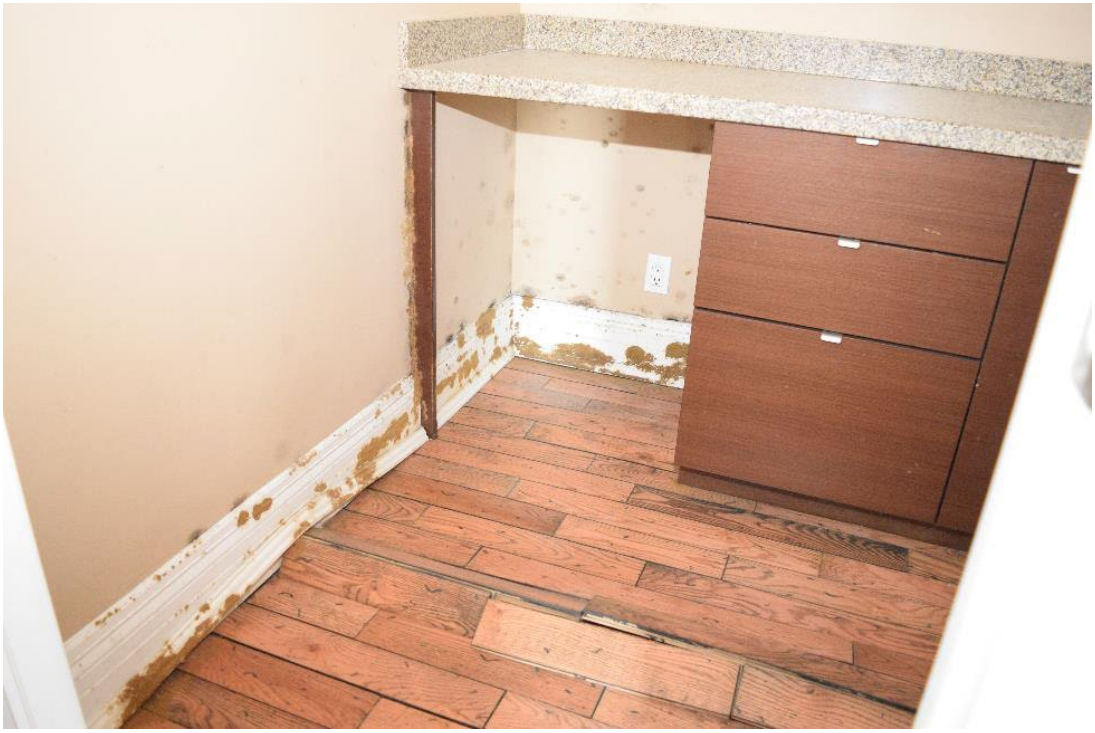

Image 42: Water damage typical of that observed on second floor

Image 43: Example of new roof framing

Image 44: Example of new wall framing with original brick behind

Image 45: Stairs to basement

Image 46: Example of original framing with horizontal board sheathing augmented by modern 2x4 framing

Image 47: Basement, facing southwest

Image 48: Typical example of water damage and mould growth in basement

Image 49: Overview of basement

Image 50: I-joists used to replace original floor joists, typical of entire first floor as seen from basement

6. Conservation Principals

All work undertaken at the Moody-Darker House should adhere to established heritage conservation standards. Canada's Historic paces has compiled the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010); hereafter, CHP *Standards and Guidelines*. The standards were compiled in response to international and national agreements including *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter 1964), The *Australian ICOMOS* (International Council on Monuments and Sites) (the Burra Charter 1979), and the *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983). In compiling the CHP *Standards and Guidelines,* three standardized conservation treatments (preservation, rehabilitation, and restoration) were formulated that employ 15 Standards reflecting best practices. Through the CHP *Standards and Guidelines,* conservation projects can be accomplished in a way that will ensure the longevity of the heritage resource.

6.1 CHP Standards and Guidelines

The CHP *Standards and Guidelines* are not presented in a hierarchical order and should be given equal consideration.

All Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or reparable character defining elements. Do not move a part of a historic place if its current location is a character defining element.
2. Conserve changes to a historic place which over time have become character defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character defining elements to determine the appropriate intervention needed. Use the gentlest means possible for an intervention. Respect heritage value when undertaking an intervention.
8. Maintain character defining elements on an ongoing basis. Repair character defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively redecorated or missing parts of character defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character defining elements physically and visually comparable with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards for Rehabilitation

10. Repair rather than replace character defining elements. Where character defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence make the form material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards for Restoration

13. Repair rather than replace character defining elements from the restoration period. Where character defining elements are too severally deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials, and detailing are based on sufficient physical, documentary and/or oral evidence.

6.2 Qualified Specialists

Employing practitioners with the specialized skills necessary to undertake each aspect of a conservation project will ensure the longevity and sustainability of the heritage resource being addressed. Conservation work should be undertaken by professionals familiar with heritage structures. Undertaking heritage conservation work requires the skills of multiple professions, each of whom specializes in an aspect of the process. The Canadian Association of Heritage Professionals (CAHP) maintains a list of practitioners who focus on the specific skills needed to undertake the restoration and preservation of historic structures. For a list of heritage professions, refer to the Craft and Trade directory on the CAHP website (www.caph-acecp.ca). When selecting a practitioner, one should assess previous examples of their work to ensure their skill set is conducive to the unique circumstances of your specific project. A generalized breakdown of the tasks needed to conserve Moody-Darker House are outline below.

6.3 Moody-Darker House Rehabilitation

A defining principle of the CHP *Standards and Guidelines* is the importance of minimal intervention; in all cases of conservation, one should only do enough, and only enough, to meet realistic objectives of protecting heritage values (CHP 2010:26). The characterization of minimal intervention varies between projects, but always come back to doing only what is required to protect the value of a heritage resource. In the case of Moody-Darker house, in order to conserve the house, it has to be relocated so that it may be rehabilitated at its new site.

According to the CHP *Standards and Guidelines,* rehabilitation should be implemented when:

1. Repair or replacement of deteriorated features is necessary
2. Alteration or additions to the historic place are planned for a new or continued use
3. Depiction during a particular period in its history is not appropriate

6.4 Repair or Replacement of Deteriorating Features

Lists of repairs or replacements of deteriorating features at the Moody-Darker House are listed below.

6.4.1 Masonry Repair

- Stabilize structural cracks
- Repoint the brick work
- Replace damaged and missing bricks
- Repair masonry at structural openings
- Restore dichromatic brickwork in front gable impacted by modern vent installation
- Stabilize and repair chimneys

6.4.2 Roof Repair

- Replace existing asphalt shingle roof with one that mimics cedar shakes or utilize a metal roofing system

6.4.3 Windows and doors

- Restore main and side entrance to original configuration (Images 51 and 52)
- Restore windows to multi light configuration (Image 55)

6.4.4 Facia and Soffit

- Assess if original is present under current aluminum and repair and restore (Image 53)
- If original is missing replace current aluminum with temporally correct wood or similar product that resembles original wood, soffit ventilation must be integrated into restoration

6.4.5 Millwork

- Assess gable ends for signs of missing pendants and decorative finishes. If signs exist, temporally appropriate recreations should be constructed and installed. Image 54 provides an example on a stylistically similar house within the HCD

6.4.6 Veranda

- A temporally sympathetic wrapping veranda should be constructed to replace the existing. The current veranda is concrete and utilizes a wrought iron support structure that is not original and is not in keeping with the style of the home. Image 56 provides an example of a stylistically appropriate veranda design

6.5 Alteration or Additions for Continued Use

The rehabilitation of Moody-Darker house will require the use of modern windows designed to resemble the appearance of the missing originals. The access to the structure may also need to be

adjusted to facilitate continued use as a commercial space and comply with contemporary accessibility laws. Alternative means of egress could be incorporated into the veranda.

6.6 Depiction During a Particular Period

The depiction of the Moody-Darker House at a set point in history is not conducive to the continued use of the structure. A lack of documentation as to the original configuration negates this option.

Image 51: c.1971 image of Moody-Darker House, note original windows and doors

Image 52: c.2000 image detailing original front door and sidelights

Image 53: Original moulded soffit and facia, date of photo unknown

Image 54: Example of the type of gable detail that may have been present on Moody-Darker House

Image 55: Example of window style that should be used in Moody-Darker House

Image 56: Example of temporally appropriate veranda design, gable decoration is also evident in the image

7. Work to be Undertaken

The scope of relocating and rehabilitating Moody-Darker house will require the use of specialized personnel and adherence to accepted health and safety practices.

Prior to undertaking any work on the Moody-Darker House samples of all materials will need to be presented to and approved by City Heritage Staff. Failure to consult City Heritage Staff will result in project delays and cost overruns. Conservation work review will be undertaken by the City's Building Inspector; Heritage staff may wish to visit the site at their discretion.

7.1.1 Understand and Document Existing Condition

A Phase I Environmental Site Assessment (ESA) should be undertaken to identify and develop mitigation strategies to ensure the health and safety of all workers. Historic structures often contain hazardous materials that must be mitigated to ensure the safety of all subsequent activities. Potential hazards to consider include but are not limited to lead, mould, and asbestos. A Phase I ESA will identify if additional studies are required to mitigate potential hazards. Based on the findings of the ESA, mitigation of the identified issues will need to be undertaken by qualified personnel.

7.1.2 Permitting

Prior to undertaking any work, the appropriate permits will need to be acquired from the City of Vaughn. No heritage specific criteria required; an experienced project manager can accomplish this task.

7.1.3 Stabilization

Prepare the structure for relocation. Fragile elements will need to be stabilized prior to undertaking the relocation. The relocation team will be able to provide a complete list of these elements but must include damaged masonry and chimneys. This work will need to be undertaken congruent with and prior to relocation.

7.1.4 Relocation

Hire a company with extensive experience stabilizing and relocating heritage homes. Ensure the company has sufficient insurance. Heritage specific experience required.

7.1.5 Foundation

Visible surfaces of the new foundation should be tooled to resemble the original field stone foundation (Image 20). Material from the original foundation should be salvaged and reworked to accomplish this. A heritage mason will be able to advise as to how to undertake this work.

7.1.6 Masonry Repair

Utilize a heritage mason to assess and conserve the exterior finish of the structure. Heritage masonry is unique from modern commercial brickwork and requires expertise in the use of traditional lime mortars and unique tooling. Be sure that lime mortar is used in the repair process as modern cement-based mortar is not appropriate for use with heritage masonry. Ensure the mason has experience and specific training in the repair and maintenance of heritage materials. Mason should assess home prior to relocation to ensure current masonry is stable enough to

remain intact during relocation. It may be necessary to undertake some or all repair prior to relocation.

7.1.7 Windows and Doors

All windows and doors should be replicated as per those depicted in Images 51 to 53. Replacement windows should ideally be made of wood and utilize exterior storms. Short of this, the windows should replicate the appearance of original wood divided light double or single hung units (Image 55). The front entrance should be returned to its original configuration including round headed side lights. Prior to ordering windows and doors, material samples will need to be presented to the City of Vaughn for approval. Failure to do so will result in lost time and additional costs.

7.1.8 Millwork

The facia and soffit should be replaced using traditional materials (wood); discrete soffit vents are acceptable and can be retrofit into original materials. Should original soffit and facia not exist beneath the current aluminum, alternative materials may be considered that duplicate the appearance of the original (Image 53). The City will need to approve any replacement materials prior to installation. If original wood remains below current aluminum, restoration and repair should be conducted by a heritage carpenter with previous experience working on historic buildings. Repairs should minimize the loss of original material and be constructed of like materials.

7.1.9 Veranda

The extant veranda has undergone extensive alterations. The current veranda is constructed of poured concrete and utilizes wrought iron supports. The concrete and iron veranda should be removed and replaced with one constructed of wood. Based on the roof structure the layout of the veranda appears original and as such the replacement should follow the same footprint, but be constructed of wood and utilize wood support posts with decorative bracketing. Image 56 provides an example of the type of veranda that should be on the house. Veranda restoration should be conducted by a heritage carpenter with previous experience. Any original materials present in the current veranda should be retained for reuse. It is often necessary and even preferable to remove verandas and porches from structures prior to undertaking relocation. Attachments of the veranda to the residence must be done in a way that does not compromise the masonry; attachments should be made to the mortar and not to the brick. Attachment to the brick results in unnecessary damage to the underlying substrate.

7.1.10 Interior

The interior of the structure will need to be completely re-developed. This re-development should integrate interior finishes that are supportive of the antiquity of the home. Interior finishes including baseboards, door and window trim, flooring and interior doors should be supportive of and compatible with the style of the structure. Samples of all interior material will need to be presented to City Heritage Staff for approval prior to commencing work.

8. Intervention Solutions

As outlined in the CHIA (PHC 2021), the preferred mitigation option for the Moody-Darker House is the relocation of the structure to a new site south of its current location (Appendix B). To facilitate this, the Moody-Darker House will be lifted and transported from its current location and re-established on a newly prepared foundation. Following relocation, the structure will undergo conservation of the exterior finishes and re-development of the interior.

8.1 Moving Plan

The relocation of 8204 Kipling Avenue will result in the structure being moved approximately 350 m south of its current location. The relocation will result in the structure being repositioned onto a new poured concrete foundation. The new location is illustrated in Appendix B. The specifics of the moving plan should be provided in advance of the Building Permit Application.

8.2 Cost Estimate

The relocation and rehabilitation of the Moody-Darker house is estimated to cost between $1,000,000 and $2,000,000 (Table 1). This cost estimate is anticipated to fluctuate through the course of the stabilization, relocation, and restoration tasks.

9. Schedule of Work

Table 1: Task Importance and Resource Cost Estimate

Phase	Operation	Task	Importance	Responsibility	Resources (estimate)	Description
1	Preparation	Phase I ESA	High	Developer	$7,500	Identify potential hazards: lead, mould, asbestos
		ESA Remediation	High	Developer	$15,000 - $30,000	Remediate any identified hazards
		Permits	Critical Path	Developer	$5,000 - $20,000	Secure all necessary permits from City
		Stabilization	High	House Moving Contractor	$20,000 - $30,000	Make house ready to lift
		Documentation	Critical Path	Developer	$5,000	Photo-document all aspects of project
		New Location	High	Developer	$20,000 - $50,000	Permits and prep of new location
2	Relocation	Lift and move House	High	House Moving Contractor	$200,000+	Move house to new location
3	Rehabilitation	Restoration	High	Heritage Trades Specialists	$200,000+	Repair exterior
		Monitoring	High	Building Inspector	$5,000	Monitor house during ongoing work
4	Conversion	Adaptive Reuse	Medium	Developer	$200,000+	Interior restoration work
		Landscaping	Medium	Developer	$50,000	Ensure property reflects values of HCD

10. Next Steps

Following approval of the Site Development Application and prior to undertaking any work a Building Permit Application will need to be obtained. In filing the Building Permit Application, the following will be required:

- Construction drawings including:
  - Site Plan Drawing at 1:200 scale or larger
  - Summation of conservation work plans as completed by trade specialists
  - Design Plans, including roof (1:50 scale minimum)
  - Section Plans, (1:50 scale minimum)
  - Elevations detailing areas of conservation work (1:50 scale minimum)
  - Construction details outlining materials and detailing work (1:20 scale minimum)
  - Window schedule
- Revised construction schedule
- Approval of material specifications and samples

11. Bibliography and Reference Documents

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Appendix A

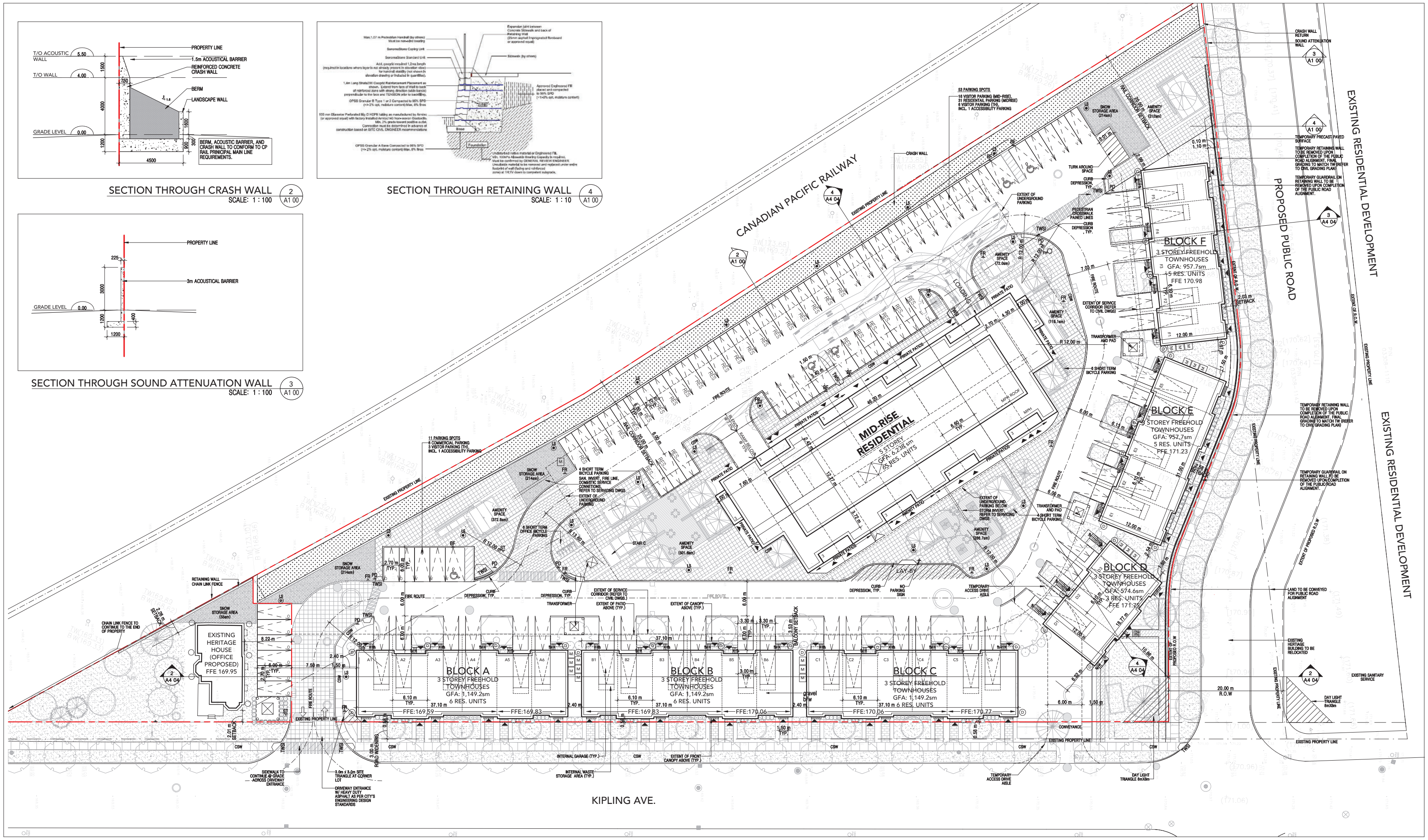
Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, 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 also responsible for the overall quality assurance.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: 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 is a professional member of the Canadian Association of Heritage Professionals (CAHP).

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

Appendix B



SECTION THROUGH CRASH WALL (2 / A1 00) SCALE: 1 : 100

SECTION THROUGH RETAINING WALL (4 / A1 00) SCALE: 1 : 10

SECTION THROUGH SOUND ATTENUATION WALL (3 / A1 00) SCALE: 1 : 100

SITE PLAN (1 / A1 00) SCALE: 1 : 250

SITE STATISTICS

PROPOSED ZONING DESIGNATION	RT1
LOT AREA	13,322.4sm (3.24ac)
BUILDING INFORMATION:	
COVERAGE:	
TOWNHOUSE BLOCK 'A'	423sm (3.2%)
TOWNHOUSE BLOCK 'B'	423sm (3.2%)
TOWNHOUSE BLOCK 'C'	423sm (3.2%)
TOWNHOUSE BLOCK 'D'	224sm (1.6%)
TOWNHOUSE BLOCK 'E'	366sm (2.7%)
TOWNHOUSE BLOCK 'F'	366sm (2.7%)
EXISTING HERITAGE HOUSE	112sm (0.7%)
MIDRISE	1,294sm (9.7%)
TOTAL BUILDING COVERAGE:	3,631sm (27%)
PAVING (HARDSCAPING):	*4,655sm (35%)*
LANDSCAPING (SOFTSCAPING):	*3,137sm (24%)*
FSI (FLOOR SPACE INDEX):	0.73

	STOREYS	HEIGHT
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	9.6m
MIDRISE TOWNHOUSE	2	7.7m

GROSS FLOOR AREA

GROSS FLOOR AREA	AREA(sm)	AREA (sf)
RESIDENTIAL:		
TOWNHOUSE BLOCK 'A'	1,149sm	(12,369sf)
TOWNHOUSE BLOCK 'B'	1,149sm	(12,369sf)
TOWNHOUSE BLOCK 'C'	1,149sm	(12,369sf)
TOWNHOUSE BLOCK 'D'	575sm	(6,189sf)
TOWNHOUSE BLOCK 'E'	957.7sm	(10,309sf)
TOWNHOUSE BLOCK 'F'	957.7sm	(10,309sf)
MIDRISE	6,238sm	(67,145sf)
RESIDENTIAL TOTAL:	12,175.4sm	(131,055sf)
COMMERCIAL:		
HERITAGE HOUSE:	219.7sm	(2,365sf)
TOTAL GFA:	12,395.1sm	(133,420sf)

RESIDENTIAL UNIT COUNT	STUDIO	1BD	2BD	3BD
TOWNHOUSE BLOCK 'A'	0	0	0	6
TOWNHOUSE BLOCK 'B'	0	0	0	6
TOWNHOUSE BLOCK 'C'	0	0	0	6
TOWNHOUSE BLOCK 'D'	0	0	0	3
TOWNHOUSE BLOCK 'E'	0	0	0	5
TOWNHOUSE BLOCK 'F'	0	0	0	5
TOTAL:	**0**	**0**	**0**	**31**

MIDRISE

UNIT TYPE	UNIT COUNT	UNIT MIX
STUDIO	2	3%
1 BEDROOM	12	18%
1 BEDROOM + DEN:	32	49%
1 BEDROOM TOTAL	**46**	**70%**
2 BEDROOM TOTAL:	**1**	**2%**
3 BEDROOM TOTAL	**18**	**28%**
TOTAL UNIT COUNT:	**65 RESIDENTIAL (INCL. 15 TOWNHOUSE UNITS)**	

OUTDOOR AMENITY AREA RATES

	BY-LAW,1-88 RATE	PROPOSED RATE
	15sm/ STUDIO	N/A
	20sm/ 1 BED UNIT	N/A
	55sm/ 2 BED UNIT	N/A
	90sm/ 3 BED UNIT	60sm/3 BED UNIT

OUTDOOR AMENITY SPACE:	REQUIRED	PROPOSED
STUDIO	30sm	30sm
1 BED UNITS	880sm	880sm
2 BED UNITS	55sm	55sm
3 BED UNITS	4,419sm	2,940sm
TOTAL MIN. AMENITY AREA:	5,375sm	3,905sm

AMENITY AREAS	
TOTAL SHARED LANDSCAPED AREA:	1,578sm
TOTAL YARD AREA (TOWNHOUSE):	1,346sm
TOTAL BALCONY AREA (TOWNHOUSE):	305sm
TOTAL YARD AREA (MIDRISE):	213sm
TOTAL BALCONY AREA (MIDRISE):	441sm
TOTAL OUTDOOR AMENITY AREA:	3,932sm
TOTAL INDOOR AMENITY AREA (MIDRISE):	48.76sm

SNOW STORAGE	REQUIRED	PROPOSED
2% OF LOT AREA	266.2sm (2%)	269sm (2%)

PARKING SPACE RATES

	BY-LAW,1-88 RATE	PROPOSED RATES
STREET TOWNHOUSES (BLOCK A-F FREEHOLD 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/100sm	3.5 SPACES/100sm

PARKING SPACES:	BY-LAW	PROPOSED
STALL DIMENSION	2.7m x 6m	2.7m x 6m
HANDICAP STALL DIMENSION	3.9m x 6m	3.9m x 6m
DRIVE AISLE WIDTH	6m	6m
RESIDENTIAL:		
STREET TOWNHOUSES	47	62
VISITOR	8	8
MIDRISE (VISITOR)	16	16
MIDRISE (RESIDENTIAL)	96	97 (INCL. 66 U/G)
EXIST. HERITAGE HOUSE (OFFICE):	8	8
TOTAL SPACES:	176*	191*

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

BICYCLE PARKING SPACE RATES

	PROPOSED RATES
BLOCK TOWNHOUSES (LONG TERM)	PARKING PROVIDED IN UNIT
BLOCK TOWNHOUSES (SHORT TERM)	0.1 SPACES/UNIT
MIDRISE - RESIDENTIAL (LONG TERM)	0.5 SPACES/UNIT
MIDRISE - RESIDENTIAL (SHOR TERM)	0.1 SPACES/UNIT
OFFICE (LONG TERM)	0.1 SPACES/100sm
OFFICE (SHORT TERM)	0.1 SPACES/100sm OR 6 SPACES

BICYCLE PARKING SPACES:	REQUIRED	PROPOSED
RESIDENTIAL:		
BLOCK TOWNHOUSES (SHORT TERM)	3	4
MIDRISE - RESIDENTIAL (SHORT TERM)	7	10
MIDRISE - RESIDENTIAL (LONG TERM)	25	28
EXISTING HERITAGE HOUSE (OFFICE):		
OFFICE (SHORT TERM)	6	6
OFFICE (LONG TERM)	1	1
TOTAL SPACES:		
SHORT TERM	16	20
LONG TERM	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	50	50

SITE SYMBOL LEGEND:

- PRINCIPLE ENTRANCE (FOR FIRE FIGHTING OFF ACCESS ROUTE)
- ENTRANCE TO RETAIL OR GRADE REALTED RESIDENTIAL UNIT
- ACCESSIBLE CURB CUT
- C.B. CATCH BASIN
- MH MANHOLE
- FH FIRE HYDRANT
- SIAMESE CONNECTIONS
- BF BARRIER FREE PARKING SPACE
- ST STOP SIGN
- FR FIRE ROUTE SIGNAGE
- BP LONG TERM BICYCLE PARKING SIGN
- LS LIGHT STANDARD (EXTERIOR POLE FIXTURE)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE
- PEDESTRIAN CROSSWALK
- D DOWNSPOUT AND SPLASHPAD LOCATION
- CMB COMMUNITY MAILBOX
- M 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 1-96.

Kohn

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Tel 416.703.6700 www.kohnarchitects.com

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE.

KEY PLAN

ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	16.08.24	ISSUED FOR REZONING
2	17.07.27	ISSUED FOR REVIEW
3	17.08.08	ISSUED FOR REVIEW
4	17.10.10	ISSUED FOR REVIEW
5	17.10.24	ISSUED FOR REVIEW
6	18.02.07	ISSUED FOR CP RAIL REVIEW
7	18.03.21	ISSUED FOR REZONING
8	18.08.24	ISSUED FOR SPA/ZBA
9	18.11.09	SKETCH FOR REVIEW
10	21.02.18	ISSUED FO SPA/ZBA

DRAFT WITHOUT PREJUDICE

PROJECT NORTH — TRUE NORTH — SEAL

ONTARIO ASSOCIATION OF ARCHITECTS ANDREW C MUFFITT LICENCE 5957

Project:
KIPLING COURTYARDS

LCT Investment Group LTD.

8204 Kipling Ave.

Vaughan Ontario

Drawing Title:
SITE PLAN & STATISTICS

Drawn By:	Checked By:	Project No.
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Date Plotted:		Scale:
2021-02-17 7:42:51 PM		As indicated

Drawing No.: A1 00

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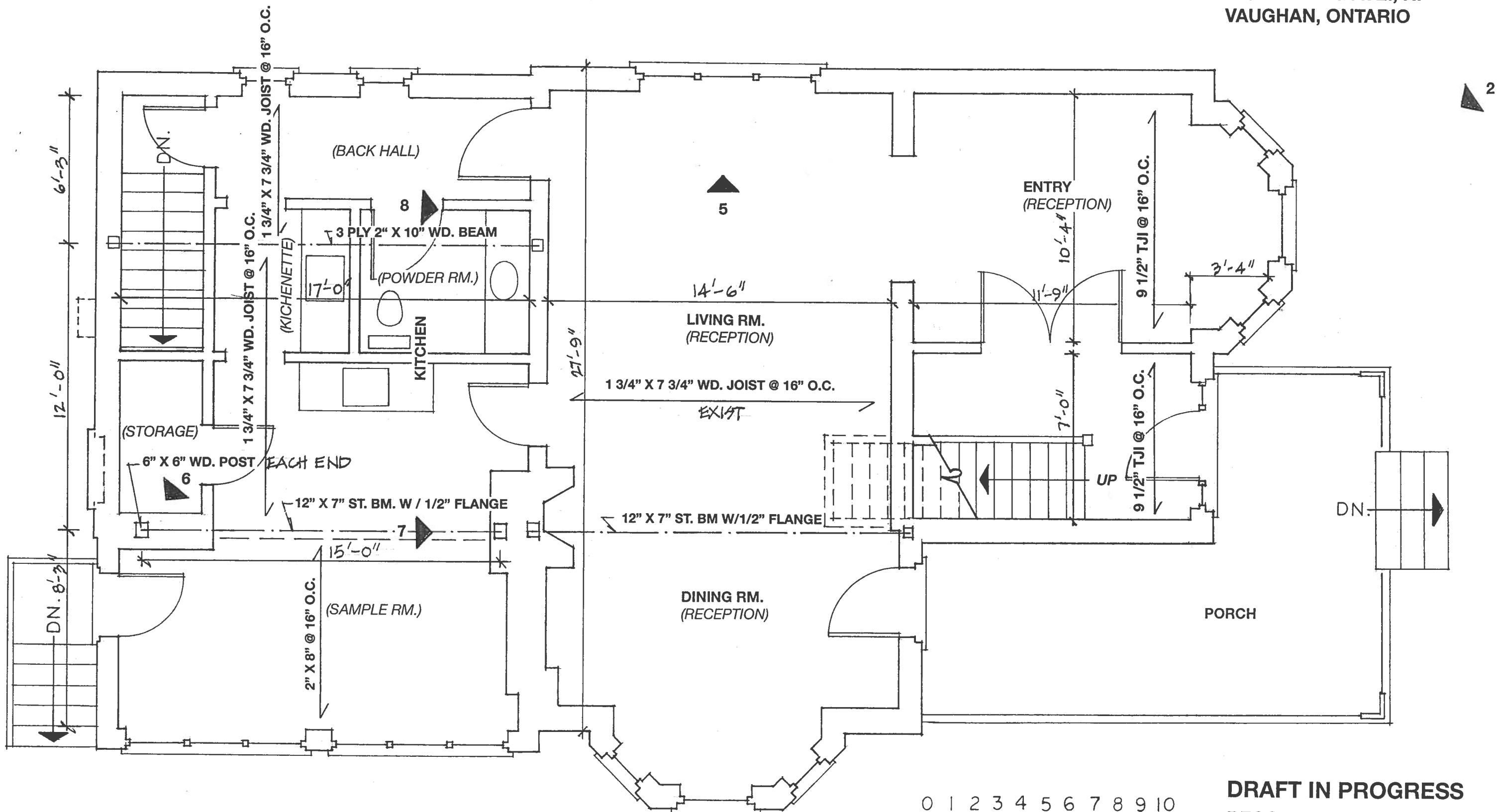
Appendix C

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



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FIRST FLOOR PLAN

SCALE: 1/4" = 1/ - 0"

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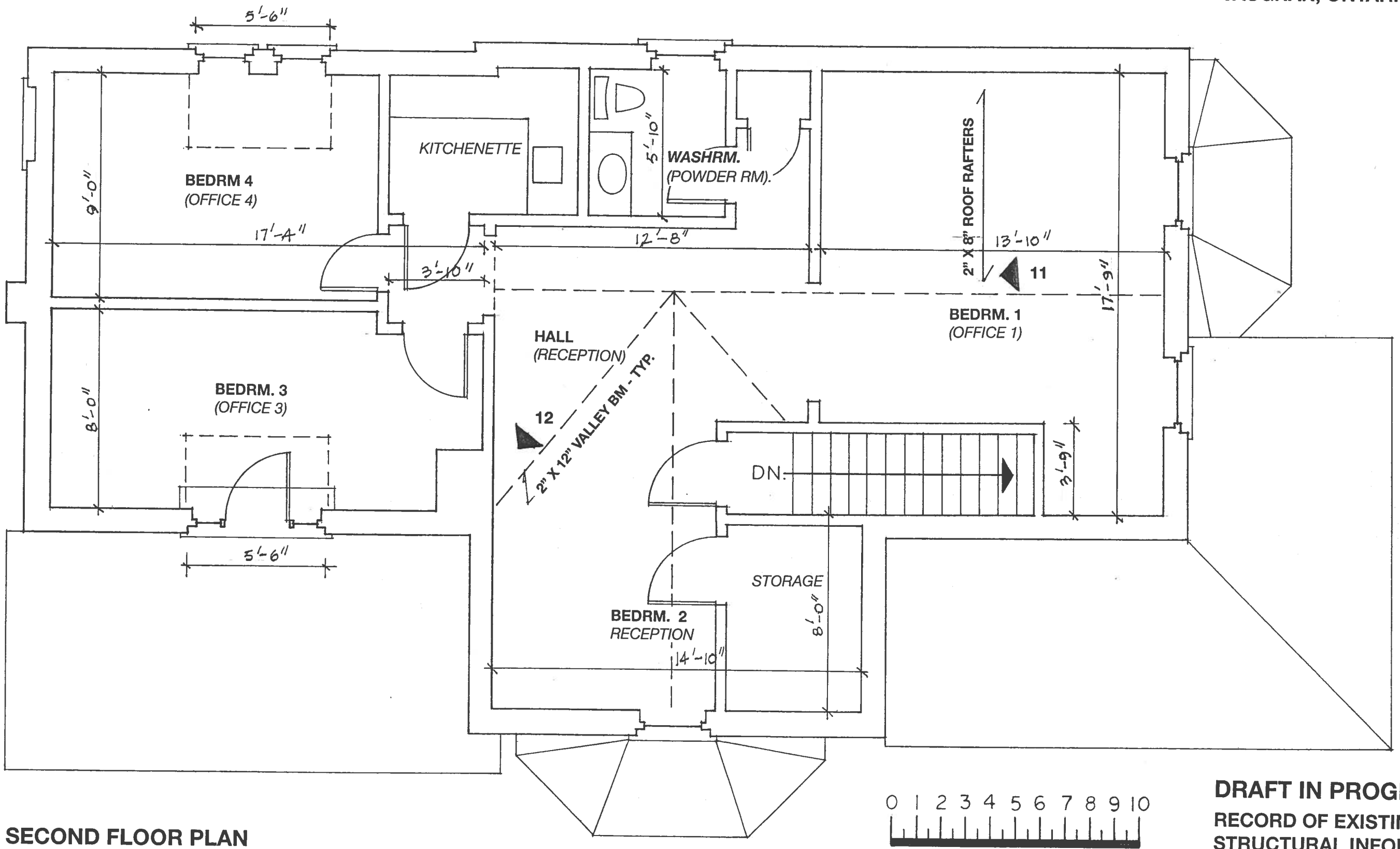
RECORD OF EXISTING STRUCTURAL INFORMATION

JOAN BURT ARCHITECT
DATE REVISED: AUGUST 11, 2020

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



SECOND FLOOR PLAN

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

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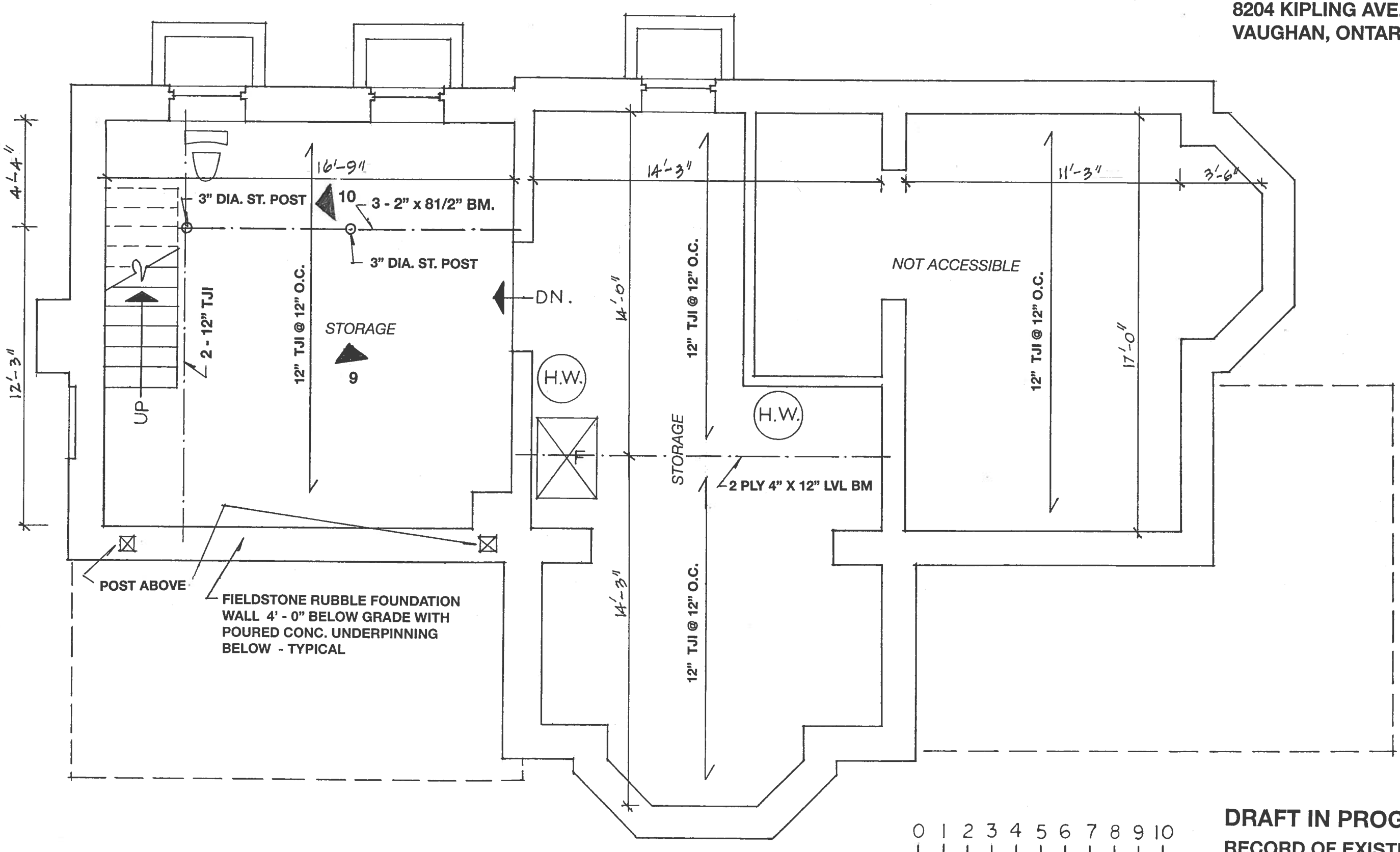

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BASEMENT FLOOR PLAN

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

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JOAN BURT ARCHITECT
DATE REVISED: AUGUST 11, 2020

Appendix D


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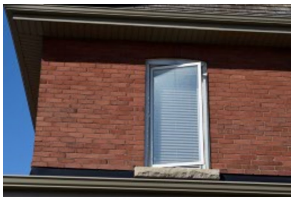
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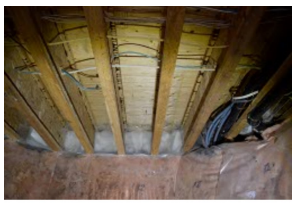
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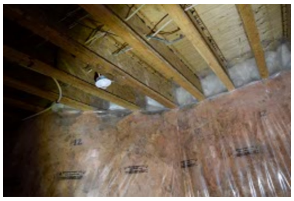
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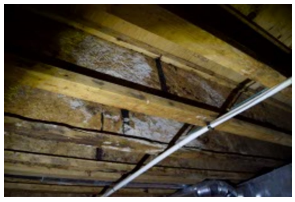
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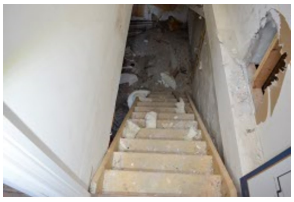
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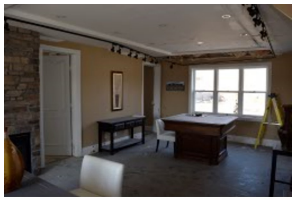
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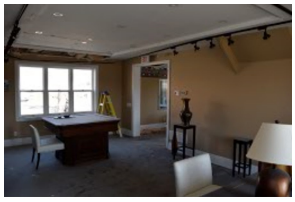
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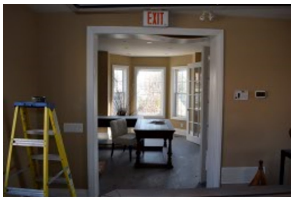

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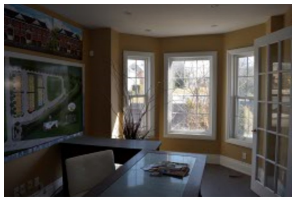
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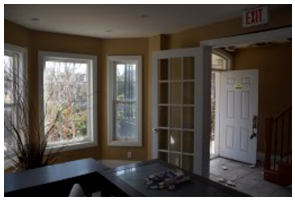

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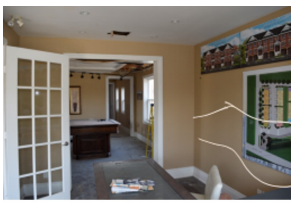
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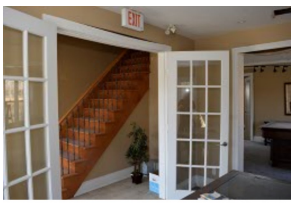
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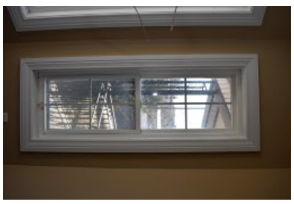
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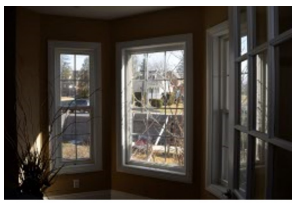
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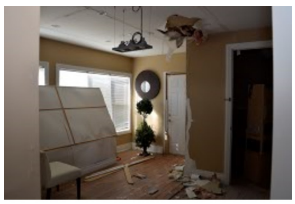
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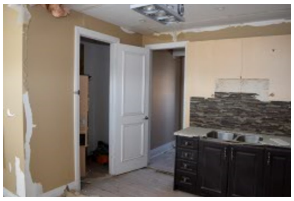
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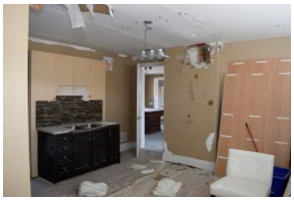
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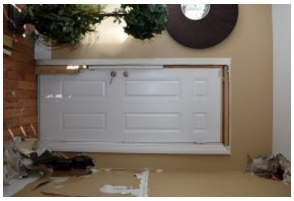
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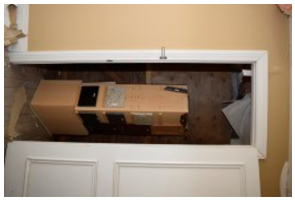
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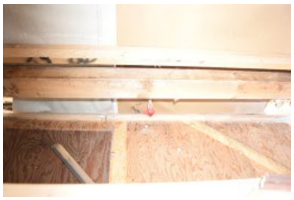
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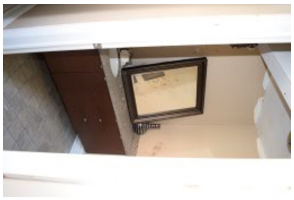
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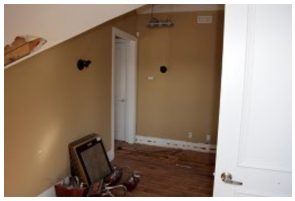
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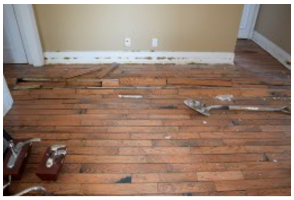
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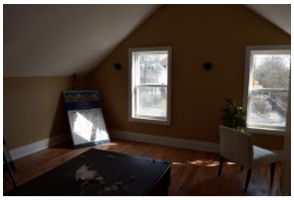
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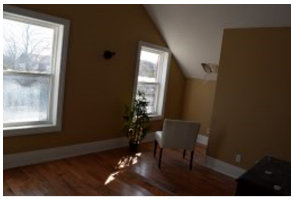
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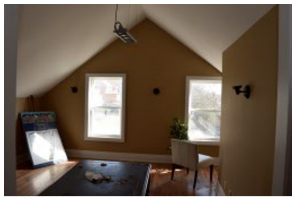
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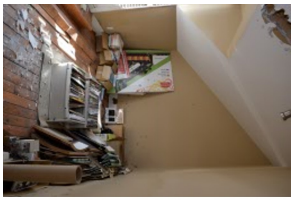
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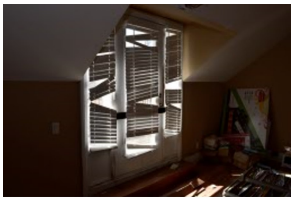
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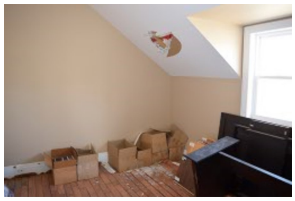
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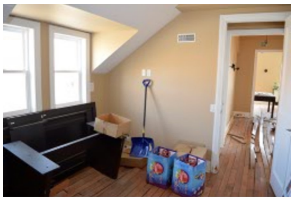
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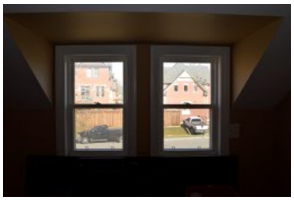
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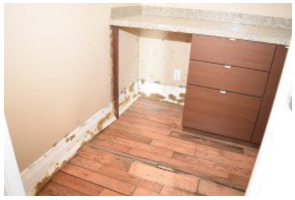
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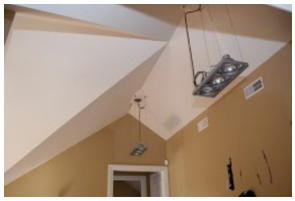
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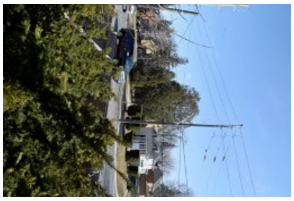
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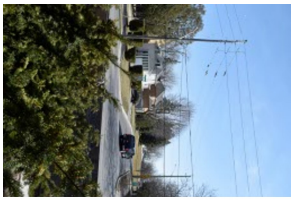
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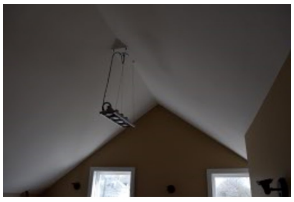
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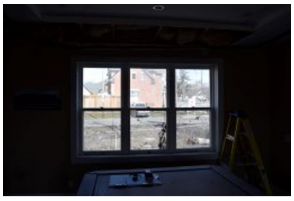
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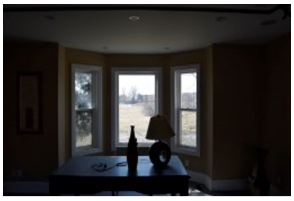
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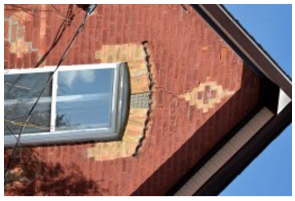
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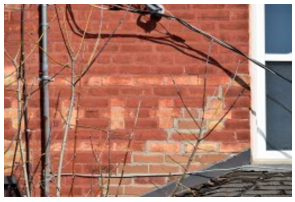
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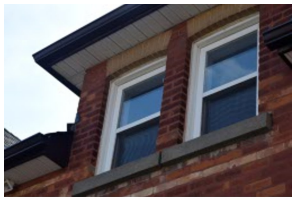
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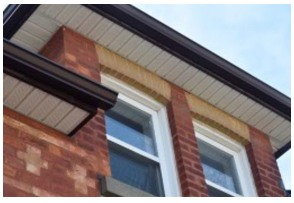
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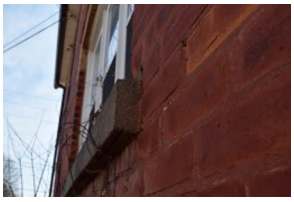
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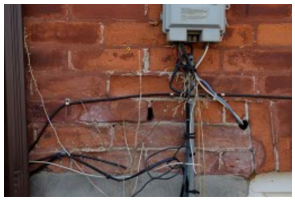
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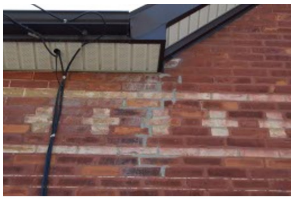
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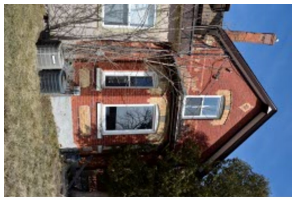
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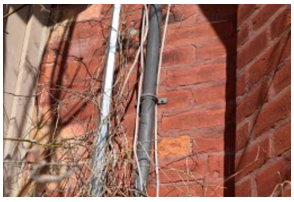
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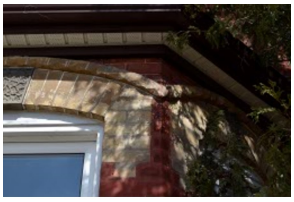
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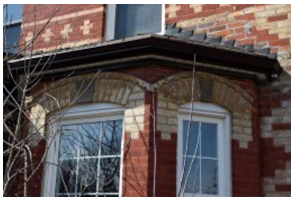
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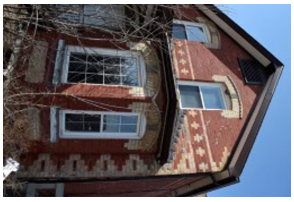
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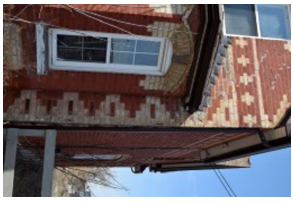
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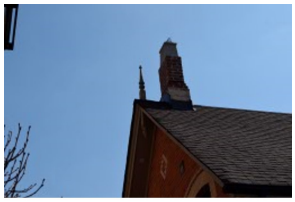
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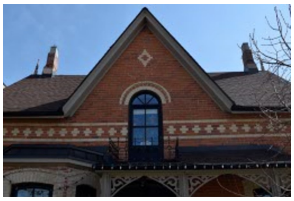
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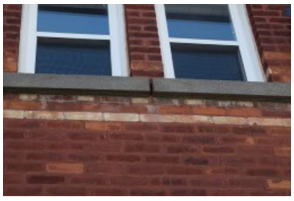
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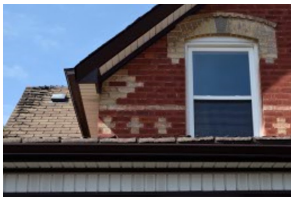
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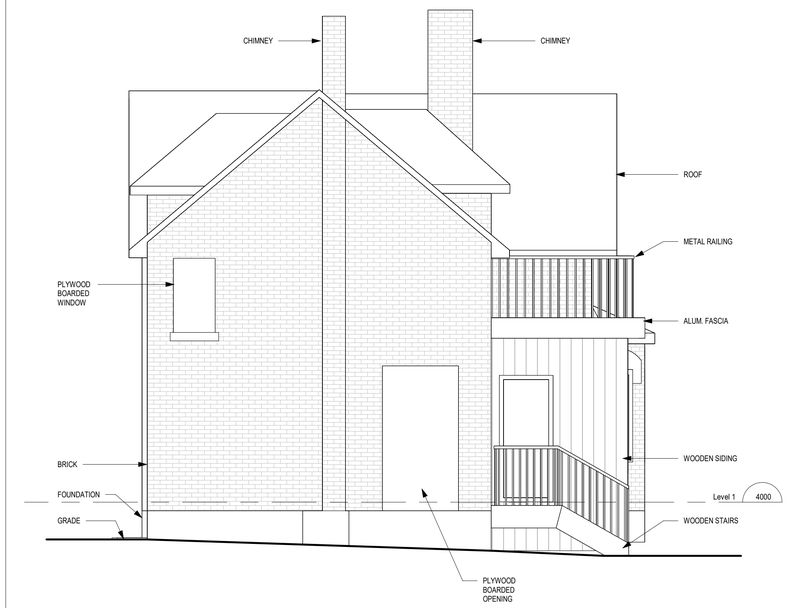
Appendix E

4 / A401 EAST ELEVATION

1 : 50

3 / A401 NORTH ELEVATION

1 : 50



2 / A401 WEST ELEVATION

1 : 50

1 / A401 SOUTH ELEVATION

1 : 50

NO.	ISSUES	DATE	BY
1	ISSUED FOR OWNER REVIEW	SEPT 12, 2022	BBA

NO.	REVISIONS	DATE	BY

PROJECT:

HERITAGE BUILDING

8204 Kipling Ave
Woodbridge, ON, L4L 2A3
EVANS PLANNING

DRAWING:

BUILDING ELEVATIONS - EXISTING

BARRY BRYAN ASSOCIATES

Architects
Engineers
Project Managers

201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
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DESIGN BY:	SOC. CONTROL INFO.
BBA	% COMPLETE
DRAWN BY:	
AJR	INITIAL
CHECKED BY:	
DB	
DATE:	
09/09/22	
SCALE:	
1 : 50	
FILE:	
Drawings - Current - CECC.RVT	

PROJECT NO: **14098.1**

DRAWING NO: **A401**

Appendix F

GENERAL MASONRY NOTES:

1. STABILIZE STRUCTURAL CRACKS
2. REPOINT THE BRICK WORK
3. REPLACE DAMAGED AND MISSING BRICKS
4. REPAIR MASONRY AT STRUCTURAL OPENINGS
5. RESTORE DICHROMATIC BRICKWORK IN FRONT GABLE IMPACTED BY MODERN VENT INSTALLATION
6. STABILIZE AND REPAIR CHIMNEYS

4 A402 EAST ELEVATION

1 : 50

GENERAL MASONRY NOTES:

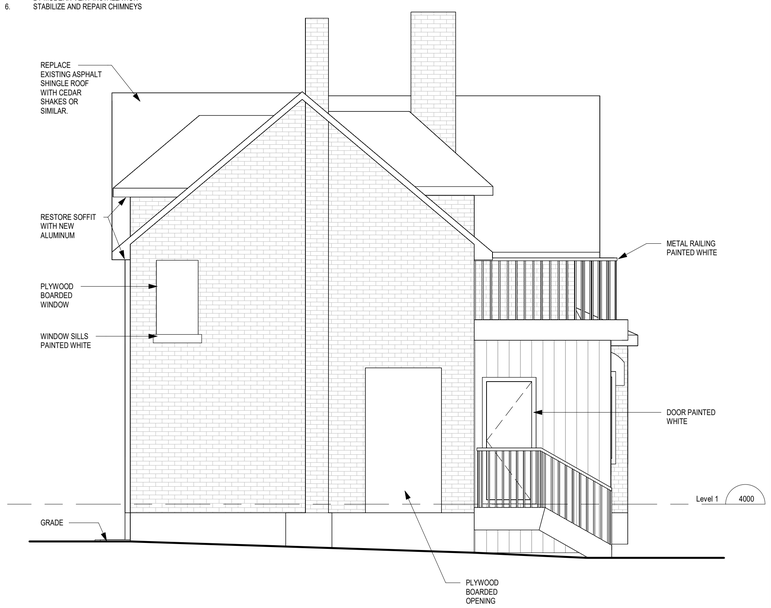
1. STABILIZE STRUCTURAL CRACKS
2. REPOINT THE BRICK WORK
3. REPLACE DAMAGED AND MISSING BRICKS
4. REPAIR MASONRY AT STRUCTURAL OPENINGS
5. RESTORE DICHROMATIC BRICKWORK IN FRONT GABLE IMPACTED BY MODERN VENT INSTALLATION
6. STABILIZE AND REPAIR CHIMNEYS

3 A402 NORTH ELEVATION

1 : 50

GENERAL MASONRY NOTES:

1. STABILIZE STRUCTURAL CRACKS
2. REPOINT THE BRICK WORK
3. REPLACE DAMAGED AND MISSING BRICKS
4. REPAIR MASONRY AT STRUCTURAL OPENINGS
5. RESTORE DICHROMATIC BRICKWORK IN FRONT GABLE IMPACTED BY MODERN VENT INSTALLATION
6. STABILIZE AND REPAIR CHIMNEYS



2 A402 WEST ELEVATION

1 : 50

GENERAL MASONRY NOTES:

1. STABILIZE STRUCTURAL CRACKS
2. REPOINT THE BRICK WORK
3. REPLACE DAMAGED AND MISSING BRICKS
4. REPAIR MASONRY AT STRUCTURAL OPENINGS
5. RESTORE DICHROMATIC BRICKWORK IN FRONT GABLE IMPACTED BY MODERN VENT INSTALLATION
6. STABILIZE AND REPAIR CHIMNEYS

1 A402 SOUTH ELEVATION

1 : 50

NO.	ISSUES	DATE	BY
1	ISSUED FOR OWNER REVIEW	SEPT 30, 2022	BBA

NO.	REVISIONS	DATE	BY

PROJECT:

HERITAGE BUILDING

8204 Kipling Ave
Woodbridge, ON, L4L 2A3
EVANS PLANNING

DRAWING:

BUILDING ELEVATIONS - PROPOSED

BARRY BRYAN ASSOCIATES

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DESIGN BY:	*Designer*
DRAWN BY:	*Author*
CHECKED BY:	*Checker*
DATE:	*09/21/22*
SCALE:	*1 : 50*
FILE:	Drawings - Current - CECC.RVT

PROJECT NO: **14098.1**

DRAWING NO: **A402**

883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

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