

**Cultural Heritage
Impact Assessment
and
Heritage Conservation District
Conformity Report**

**9675, 9687 & 9697 Keele Street
Maple Heritage Conservation District (HCD)
City of Vaughan**



prepared by

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updated June 17, 2020

updated July 29, 2021

updated November 8, 2021

updated December 5, 2022

**ATTACHMENT 2
9657-9697 KEELE**

1.0 BACKGROUND - CULTURAL HERITAGE IMPACT STATEMENT

This updated Cultural Heritage Impact Assessment (CHIA) and Heritage Conservation District Conformity Report (HCDCR) follows the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessment Reports, Updated August 2019* (Appendix 1) and the requirements for a conformity report (see References). The update also responds to comments from a City of Vaughan memorandum¹. The properties at 9675, 9687 & 9697 Keele Street are in the Maple Heritage Conservation District. None of the properties is designated under Part IV of the *Ontario Heritage Act*. All are listed in the City's *Register of Properties of Cultural Heritage Value (RPCHV)*² as Part V designated properties.

The properties shaded in blue on Figure 1 are those listed in the City's *RPCHV*. The subject properties are shaded in green.

Section 6.2.2.5 of the *Vaughan Official Plan 2010* requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.³

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. *the proposed alteration or addition requires:*
 - I. *an Official Plan amendment;*
 - ii. *a Zoning By-law Amendment;*
 - iii. *a Block Plan approval;*
 - iv. *a Plan of Subdivision;*

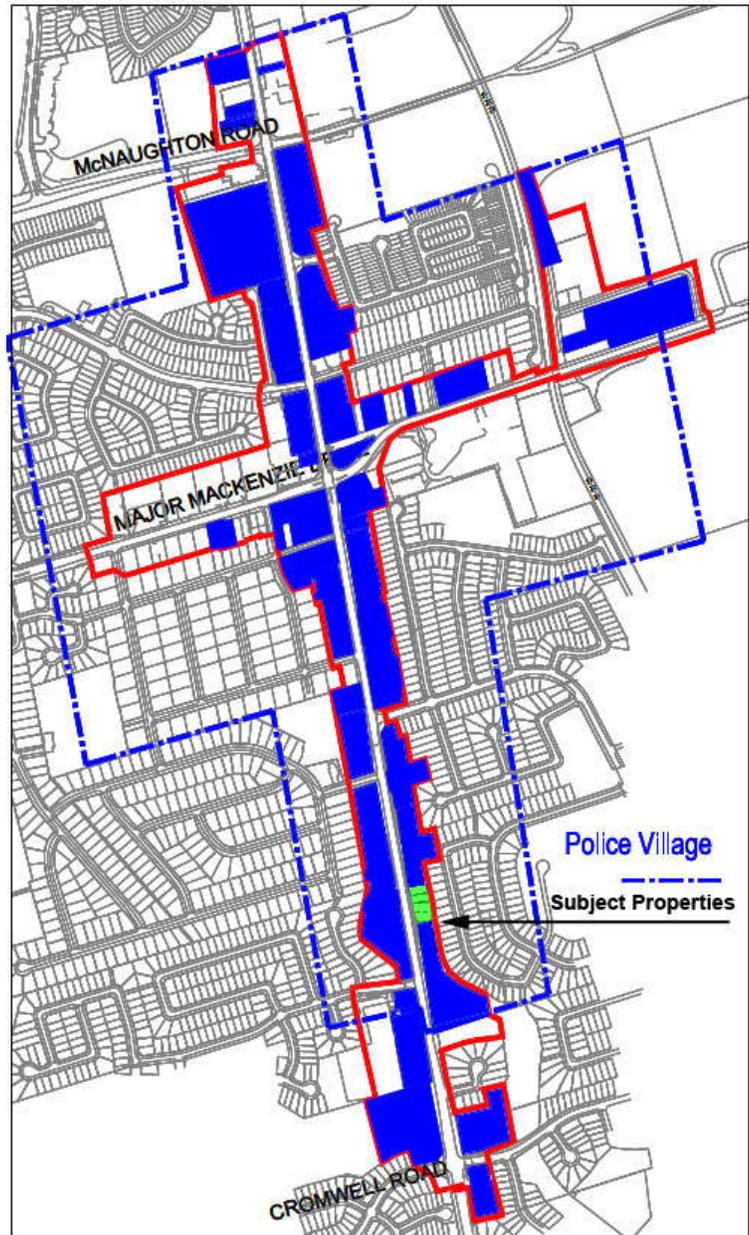


Figure 1 Maple HCD & subject properties - *Village of Maple Heritage Conservation District Plan 2007, Volume 3, p.8*

¹ City of Vaughan memorandum: Katrina Guy, Heritage Coordinator, Cultural Heritage to Laura Janotta, Planner, Development Planning, April 20, 2021

² *Register of Properties of Cultural Heritage Value*. (Originally known as the Listing of Buildings of Architectural and Historical Value, as approved by Council in June 2005, updated copy provided by City, January 24, 2020)

³ *Guidelines for Cultural Heritage Impact Assessment Reports*, updated August 2019, City of Vaughan

- v. a minor variance;
 - vi. a Site Plan application; or
- b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.

This Assessment is to:

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

Figure 2 shows the properties.

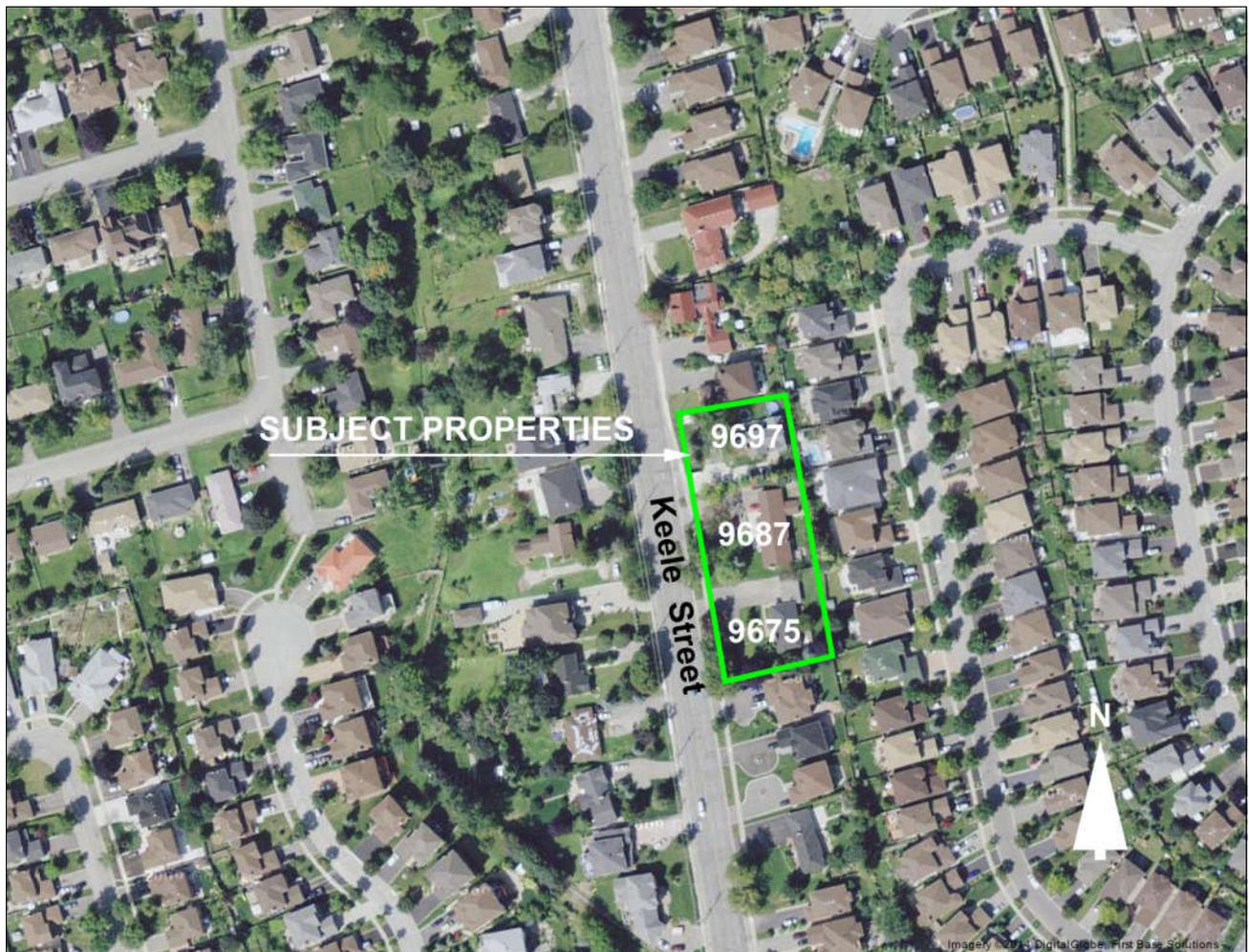


Figure 2

Subject properties on Keele Street - Google Maps, accessed January 30/14

⁴ Ibid

2.0 THE CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

2.1 History of the properties and evolution to date

“VAUGHAN is situated west of Yonge Street, which divides it from Markham, north of Etobicoke and south of King. It has an area of 67,510 acres. It ranks third in size among the townships of York, being a few acres less than Markham, but it is the second in point of population, having 6,828 inhabitants, according to the census of 1881. Survey was commenced in 1795 by Surveyor Tredell, and settlers began to come in during the following year. The concessions are laid out with Yonge Street as the base line, and are numbered to the west. There are eleven in all, the 10th and 11th being defective. The survey was not completed until 1851, and ten years afterwards the side lines were re-surveyed. Owing to mistakes in the early survey of the line in the south-western corner of the township, considerable litigation was necessary before the boundary was rectified.”⁵ Among those who received patents in the earlier years of settlement was Captain Daniel Cozens.⁶

The subject properties and surrounding land were granted by the Crown to Captain Cozens in 1798^{7, 8 & 9}. Cozens died in 1801, leaving the land to his son Samuel who sold it to John Cameron the same year. Cameron sold in 1803 to Thomas B. Gough, a political figure in the area in the early part of the 19th century¹⁰.

⁵ C. Blackett Robinson, *History of Toronto and County of York, Ontario, Volume 1: Biographical notices*, Toronto, 1885 pp. 124 - 125

⁶ *Ibid*: “Another of the early grantees, Captain Daniel Cozens, was also a New Jersey loyalist. He raised at his own cost a company of soldiers, and at the close of the war his large estates in New Jersey were confiscated. He received from the Crown grants amounting to three thousand acres as compensation for his losses.” p. 126

⁷ *Ibid* p. 124

⁸ Henry Scadding D.D., *Toronto of Old: Collections and Recollections Illustrative of the Early Settlement and Social Life of the Capital of Ontario, Yonge Street, Hogg’s Hollow to Bond’s Lake*, Adam Stevenson & Company, Toronto, 1873, p. 457 “The original possessor was Captain Daniel Cozens, a gentleman who took a very active part in opposition to the revolutionary movement which resulted in the independence of the United States. He raised, at his own expense, a company of native soldiers in the royalist interest, and suffered the confiscation of a considerable estate in New Jersey. Three thousand acres in Upper Canada were subsequently granted him by the British Crown. His sons, Daniel (*Samuel?*) and Shivers, also received grants. Samuel died of a fit at York in 1808; but Shivers returned to New Jersey and died there, where family connexions of Captain Cozens still survive. There runs amongst them a tradition that Captain Cozens built the first house in our Canadian York. Of this we are informed by Mr. T. Cottrill Clarke, of Philadelphia.”

⁹ F. R. (Hamish) Berchem, *Yonge Street Story, 1793-1860: An Account from Letters, Diaries and Newspapers*, Natural Heritage / Natural History Inc. 1996, (originally published in 1977) Toronto. “Two property dealing Loyalist ex officers were Captain Richard Lippincott and Captain Daniel Cozens, both from New Jersey, who received the 3,000 acres apiece to which they were entitled in the mid-Yonge, Markham-Vaughan area. They then, in the words of Peter Russell raised a “little Money” by selling a good portion of these grants to Pennsylvanian settlers in the region.”

¹⁰ Douglas Brymner, Sir Arthur George Doughty, Edouard Richard, *Documents Relating to the Constitutional History of Canada. 1759-1791, 1791-1818*, Public Archives of Canada, 1892, Ottawa, S. E. Dawson, Printer to the Queen’s Most Excellent Majesty. p. 87

“Thomas B. Gough To The Electors Of York, Durham And Simcoe.

To the independent and respectable electors of the County of Durham, the East Riding of the County of York and the County of Simcoe, who honoured me with their support at the late election.

Gentlemen,—Permit me to return you my most sincere and grateful thanks, for your exertions in my behalf in the late contest; exertions as honourable to you as flattering to me; although your efforts have not, on this

Gough sold to John Feightner in 1807 and the properties continued to change hands fairly frequently until 1891 when John Constable purchased them from James McDonald (whose name appears on the 1878 Atlas - Figure 3). Constable held the land until 1953 when the property was subdivided into the lots that exist today. The County of York Atlas of 1878 shows no structures on the subject properties. (Figures 3 & 4)



Figure 3 Township of Vaughan, County of York 1878 Atlas, Digital Collections Program, McGill University Libraries

It appears from the Registry Office records that the first house on the properties at 9697 Keele Street may have

occasion, obtained their merited success, I pledge myself to pursue my endeavours where I hope and have a confidence of obtaining the object of your wishes.

You went to the hunting, Gentlemen, under the banners of liberty, loyalty and union with hearts animated with pure love of King and Constitution, and many of you have proved your attachment thereto by shedding your blood in their support; but your opponents were preceded by the standard of Discord, Anarchy and Rebellion, which in another part of the Empire has led thousands to a premature Death, and many who escaped the horrid carnage of the field expiated their Treasons in the vain attempt to sever the Crown from the Harp, by an ignominious exit at the Gallows and their heads wore affixed as public spectacles, to warn the deluded; but charity and the honour of this country impels me to hope it was only the incautious indiscretion of the unthinking. I have also to return my thanks to many, who on account of the lateness of my offering myself as a Candidate, had so far previously engaged themselves, as not to be able to retreat with consistency, though I had their warmest wishes, I could not avail myself of their support.

Persevere, my friends, in your attachment to your King, maintain the good order you have been accustomed to, pursue your industry and cherish your domestic comforts; follow the dictates of reason, but be not deluded by discontented Demagogues and when other parts of the world may be desolated by the ravages of war, or agitated by internal commotion, you will be tranquil and secure. I am, Gentlemen, with gratitude and respect.

Your faithful humble servant THOMAS B. GOUGH. York, 8th January, 1807.

been constructed by/for Constable, circa 1890s. The houses at 9675 and 9687 were constructed circa 1953-54 and 1959 respectively. Figure 5 shows the current lotting pattern for Lot 18, Concession 3.

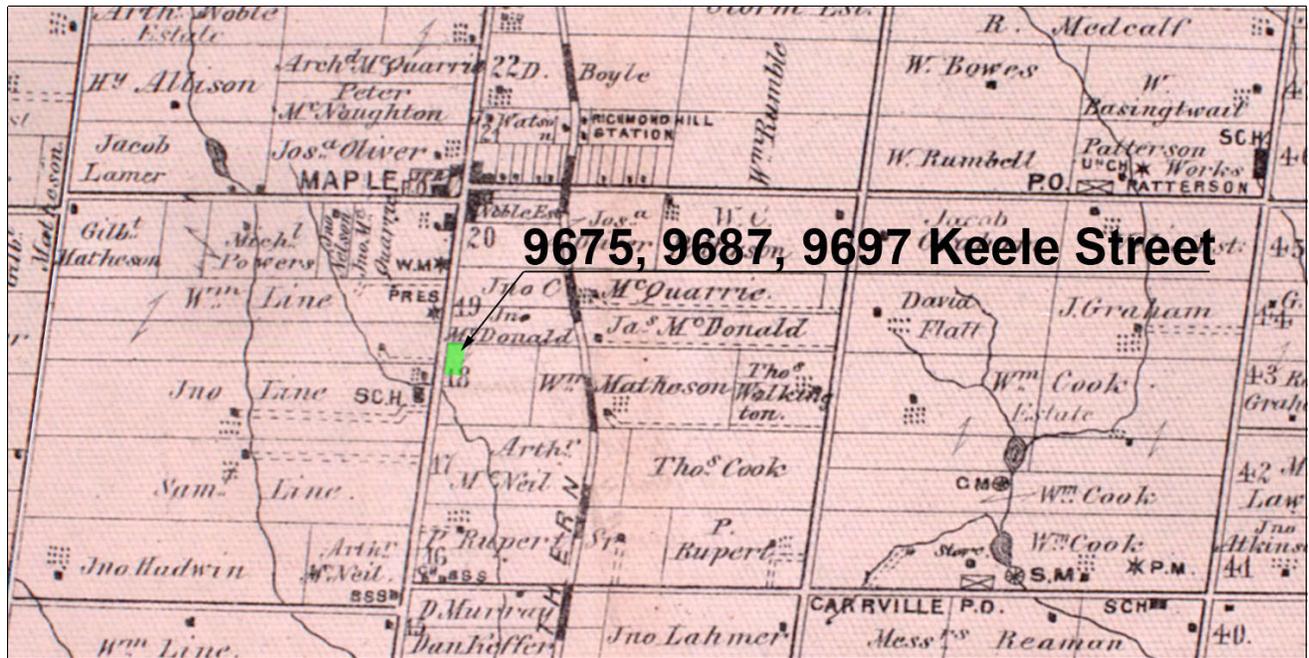


Figure 4

from: Township of Vaughan, County of York 1878 Atlas



Figure 5

from: Property Index Map
Ministry of Consumer and Business Services

Figure 6 is from a current survey of the properties.

9697 Keele Street was constructed *circa* 1890s and was likely a fairly typical 1½ storey vernacular Ontario gable-roofed farmhouse with the ridge line running north-south. There was likely a centre front gable with window on the upper storey and a single storey summer kitchen tail at the rear. The foundation of the original portion is rubble field stone. The house has been drastically altered with major additions on the front and rear. Every window opening and window has been altered or replaced. A large fieldstone chimney has been added. Synthetic siding has been applied.



Figure 6 Survey - Schaeffer Dzaldov Bennett Ltd. OLS, March 24, 2014



Figure 7 9697 Keele - front (west) elevation - front wing & fieldstone chimney are later additions



Figure 8 9697 Keele - south elevation - front, rear wings, siding & fieldstone chimney are later additions
all window & window openings altered/replaced



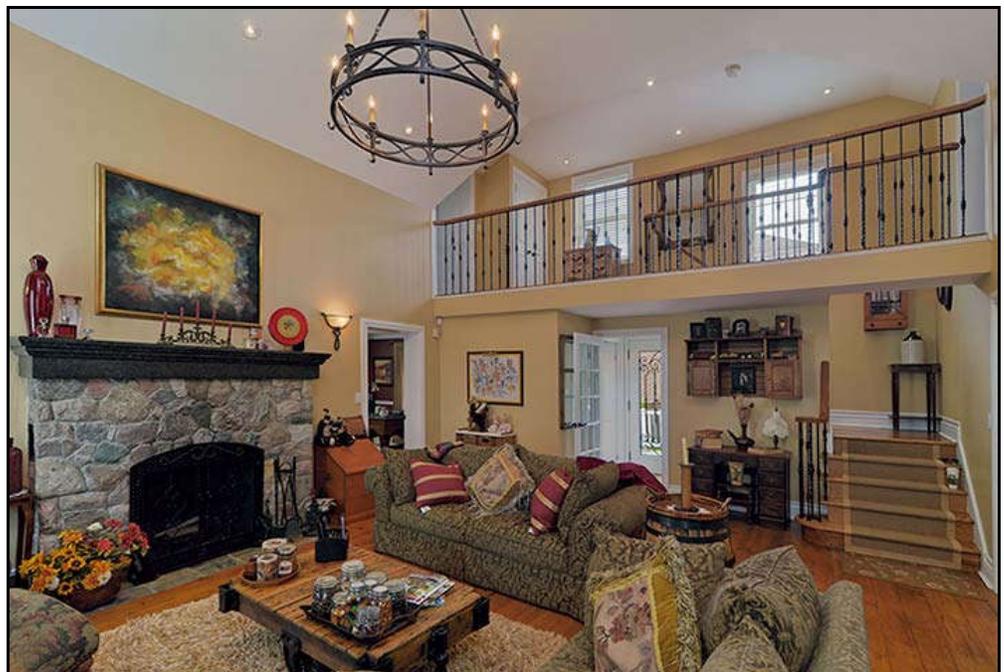
Figure 9 9697 Keele - rear wing



Figure 10 9697 Keele - north elevation



Figure 11 9797 Keele - detached garage



Figures 12 and 13 illustrate the major

Figure 12 9697 Keele - interior - © 2013 DigitalProperties.ca
<http://www.digitalproperties.ca/20130561/photos.php>, accessed December 30, 2013

alterations made to the interior of the house.



Figure 13 9697 Keele - interior - © 2013 DigitalProperties.ca
<http://www.digitalproperties.ca/20130561/photos.php>, accessed December 30, 2013

9687 Keele Street is a *circa* 1959 brick, raised ranch style house, built on what was part of the lot of 9697 Keele Street. (Figures 14-19)



Figure 14 9687 Keele - front (west) facade

It has been substantially modified during its life, with the original attached garage converted to two storey living quarters, the west (front) and south facades re-clad, and the house occupied by multiple tenants.



Figure 15

9687 Keele, north facade - B. Shinoda 2021



Figure 16

9687 Keele, south facade - B. Shinoda 2021



Fig. 17 9687 Keele, east facade - B. Shinoda July 2021



Fig. 18 9687 Keele, east facade - B. Shinoda July 2021



Figure 19

9687 Keele, east (rear) facade - B. Shinoda July 2021

9675 Keele Street is a *circa* 1953-54 brick, ranch style house, again on part of the original lot of 9697 Keele Street. The house appears to be much as it was constructed with modifications mainly to the rear. (Figures 20-23)



Figure 20

9675 Keele - front (west) facade



Figure 21

9675 Keele, east (rear) facade - B. Shinoda July 2021



Figure 22

9675 Keele, south facade - B. Shinoda July 2021



Figure 23

9675 Keele, north facade - B. Shinoda July 2021

2.2 Context and setting of the subject properties

Figure 24 is a snapshot view of some of the properties in the vicinity of the subject properties within the Heritage Conservation District, including inventoried and designated properties and recent redevelopments. With the exception of recent multiple unit developments at Keele Street north of Barrhill Road and at Merino Road, properties are single family homes (some housing multiple tenancies) (Figures 24 - 30). One-, one and a half-, and two-storey single family homes of varying styles and vintages, constructed from the 1870s through 2000s line the street. The preponderance of homes are ranch style of 1950's decade vintage; however, a number have been replaced by larger, modern two-storey homes. Most of the newer buildings are in scale with the heritage fabric. Front yard setbacks are similar, although architectural character varies considerably.



Figure 24 some properties in the vicinity of the 9697, 9687 & 9675 Keele Street after: *Village of Maple Heritage Conservation District Plan, 2007*



Figure 25 9718 Keele Street - opposite subject properties



Figure 26 9700 Keele St. - opposite subject properties



Figure 27 9665 Keele Street - adjacent subject properties Figure 28 9701 Keele Street - adjacent subject properties



Figure 29 9718 - 9722 Keele Street - west side of Keele near subject properties, 1950's ranch homes & new-builds



Figure 30 9722 - 9726 Keele Street - west side of Keele near subject properties, new-build & 1950's ranch homes

Intensification of the residential area of the portion of Keele Street near Barhill and Merino is underway (Figure 31).



Figure 31

9626 Keele Street - recent redevelopment

Front yard setbacks on Keele are fairly consistent. The 19th century buildings and newer homes tend to be closer to the street than the 1950's houses, many of which are set back a considerable distance. There are few street trees; rather, most trees are located on private property.

2.3 Architectural evaluation of the subject properties

9697 Keele Street is a 1½ storey vernacular Ontario gable-roofed farmhouse with major additions on the front and rear and many structural and appearance alterations. Any architectural significance it might have had at one time has been lost due to the radical changes made. As a result, it does not contribute heritage value or significance to the Maple Heritage Conservation District.

9687 Keele Street is a much altered, *circa* 1959, brick, raised ranch style house. It is not architecturally significant and does not contribute heritage value or significance to the Maple Heritage Conservation District.

9675 Keele Street is a *circa* 1953-54 brick, ranch style house which is not architecturally significant and does not contribute heritage value or significance to the Maple Heritage Conservation District.

As well as not possessing architectural significance, the houses do not have historical or associative value (see Chains of Title, Appendix 2)

2.4 Development proposal for the subject lands & potential impacts on identified cultural heritage resources & Heritage Conservation District

Figure 32 is the proposed development plan for the properties. Two of the three existing houses are to be replaced with a 10 unit development. Two driveways are provided for access in place of the existing three driveways. Setbacks from the street are less than the existing houses on the properties, and slightly less than the more recent buildings on this portion of the street.

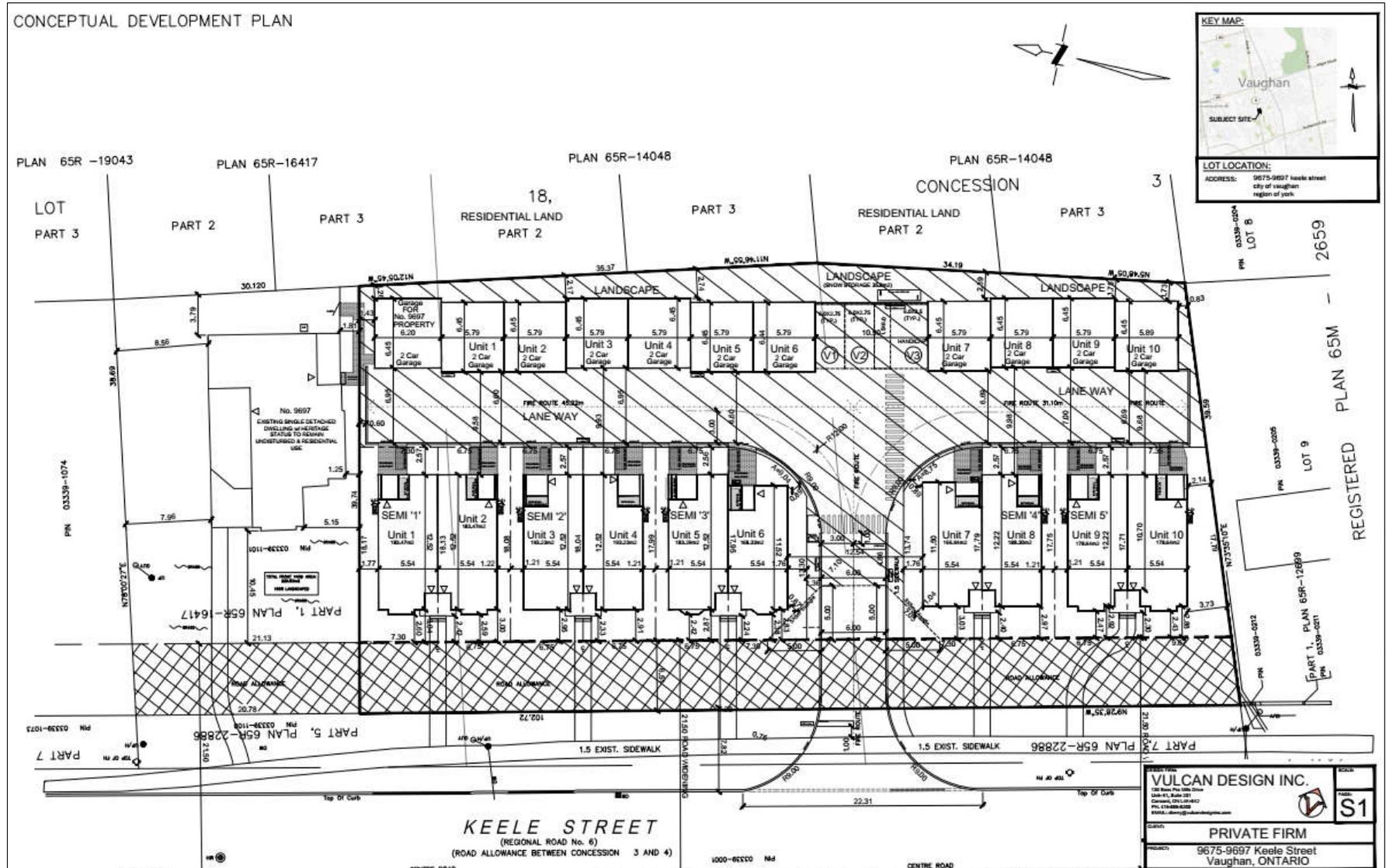


Figure 32

Conceptual Development Plan - Vulcan Design Inc., November 2022

Figure 33 is a Landscape Plan for the proposal, illustrating a much enriched streetscape from the existing.

Figures 34 and 35 are elevations of the proposed 2½-storey units. The architectural style is complementary to those in the District without mimicking any

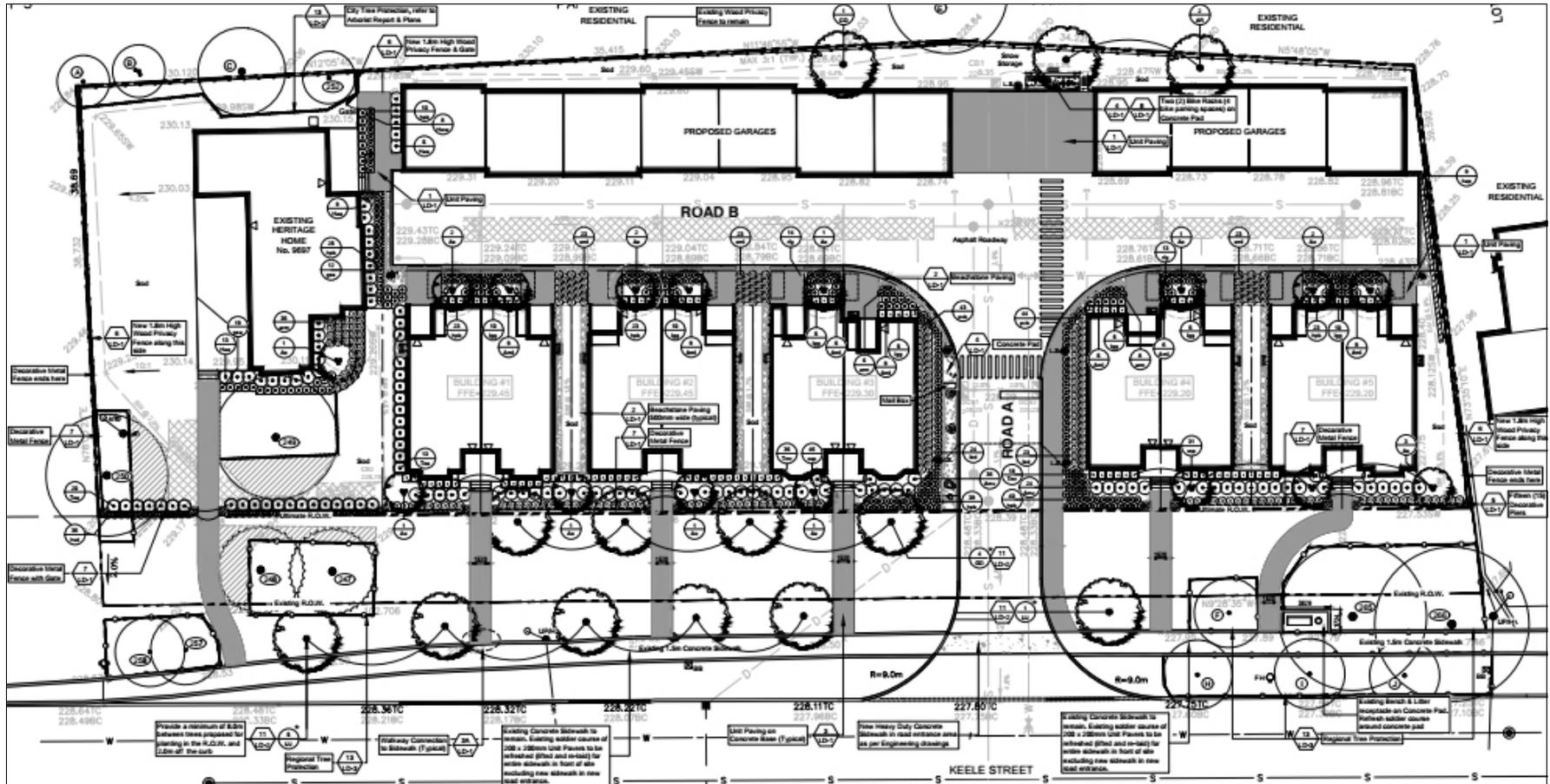


Figure 33

Landscape Plan - Mark Setter Associates (MSA), November 2022

particular style. Brick is the cladding material, consistent with much of the neighbouring architecture. For more detail on the proposed architecture, the

Urban Design Brief should be consulted.¹¹

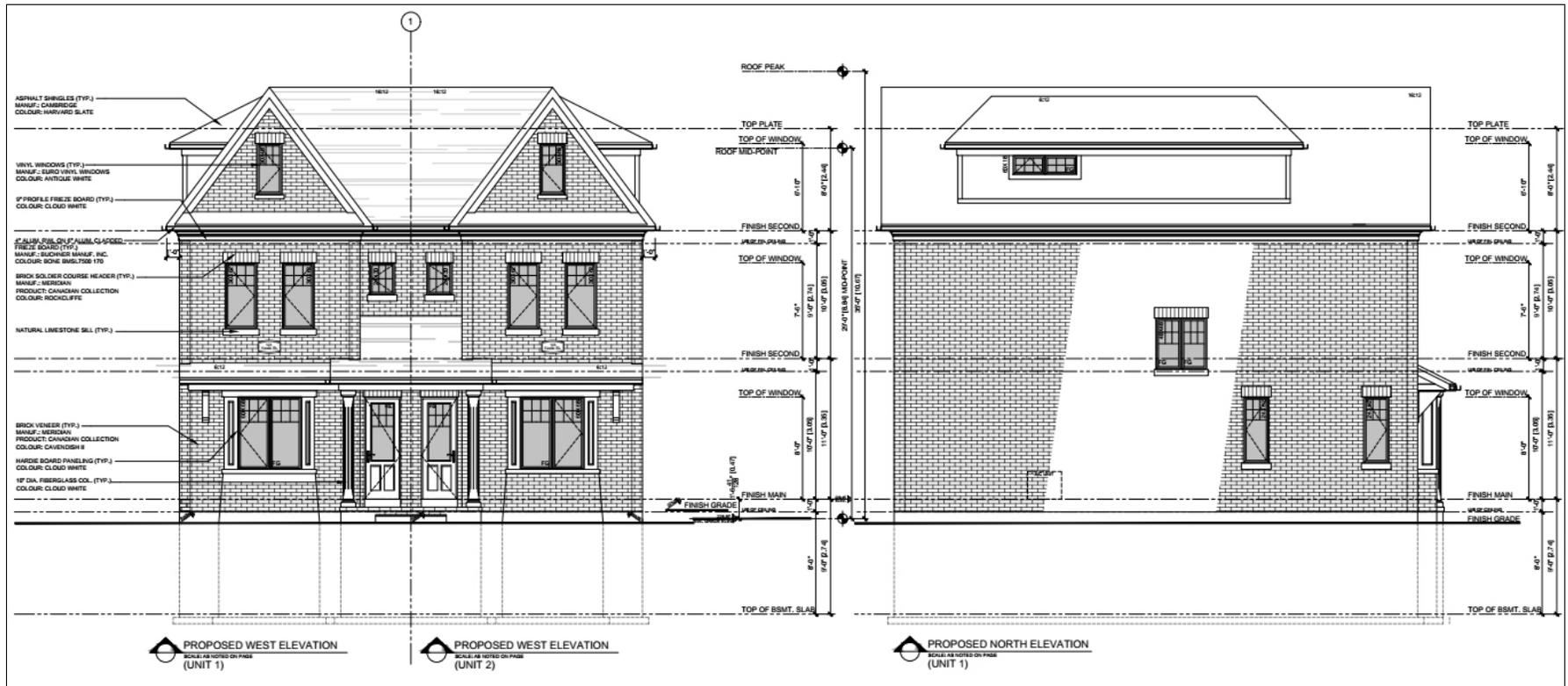


Figure 34

west and north elevations - *Vulcan Design*, November 15, 2022

¹¹ 2394762 ONTARIO INC., Urban Design Brief 9675 - 9697 Keele Street, City of Vaughan, Williams & Stewart Associates Limited, Revised July 26, 2021

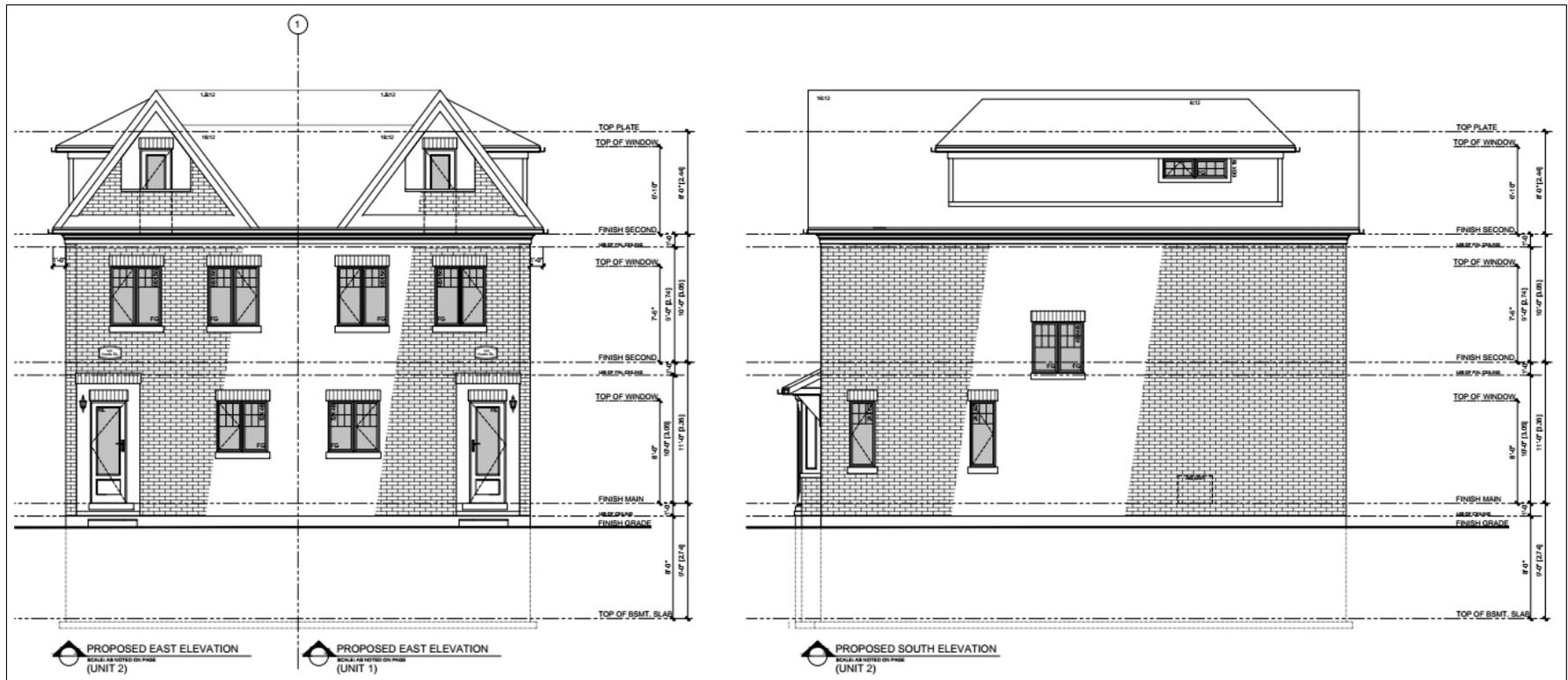


Figure 35

east and south elevations - *Vulcan Design*, November 15, 2022

Because two houses are being replaced by 10 units, the intensified scale is undeniably greater; however, the perceived massing and scale is mitigated by the sensitive detailing of the facades. Without being fussy, the unit masonry proposed and the window trim and multi-paned window sash help to reduce the perception of size. The post-modern eclecticism found in many of the newer houses on the street is absent in the proposed designs per the *Maple Heritage Conservation District Study and Plan* guidelines¹². There is no overt mix of materials, no exaggeration of entrances, porches, *etc.*; rather, one dominant cladding material with appropriately-scaled detailing is proposed.

¹²

Phillip H. Carter Architect and Planner in association with Paul Oberst Architect, *Maple Heritage Conservation District Plan 2007*, Volume 3, May 2007, pp. 80 & 113

In the proposed streetscape (Figure 36), the home at 9675 Keele Street's setback is considerably greater than the proposed semi-detached homes and the site planning and landscape illustrate a complementarity that is an enhancement to the Heritage Conservation District, more so than the existing relationship.

The *Maple Heritage Conservation District Plan* guidelines for the new residential development are followed to the degree possible, although the guidelines do not directly address residential intensification.

The 19th century house on the property, albeit greatly modified, is being retained; therefore, any potential impact would be related to the District as a whole, and the adjacent properties in particular. There is precedent for the type of intensification being proposed (near Barhill and Keele) with little perceived impact on the District. The architectural style and detail being proposed, the massing, height and street presence of the proposal has been designed to mitigate any negative impact on the District and the immediate neighbours.



Figure 36

Keele streetscape view - November 2022

The development proposal will impact the vegetation resources on the property as outlined in the *Tree Inventory and Preservation Plan Report, 9675-9697 Keele Street, Vaughan, Ontario* by Kuntz Forestry Consulting Inc., January 30, 2020 and as illustrated on Figure 37. Mitigation is accomplished by the provision of an extensive planting as illustrated on the Landscape Plan, Figure 33.



Figure 37

Tree Removals - after Kuntz Forestry Consulting Inc., January 30, 2020

2.5 Examination of preservation / mitigation options for cultural heritage resources

Recommendations from this examination are based on the architectural and historical research on the properties and their importance or lack thereof to the City of Vaughan's history, community, cultural landscape or streetscape.

Options explored were:

Avoidance Mitigation

There are no significant cultural heritage resources. The much modified 19th century house is being retained.

Salvage Mitigation

The materials from the demolition of the two mid-20th century houses should be salvaged for recycling rather than slated for a landfill site..

Historical Commemoration

There is nothing to commemorate.

Because the 19th century home is being retained, mitigation options are limited to a sensitive infill project to replace less character-sensitive structures, adhering to the principles of the *Maple Heritage Conservation District Plan*.

2.6 Evaluation of Proposed Development *vis-a-vis* Heritage District Conformity

Following is an evaluation of the project according to Sections 4.4.1 and 9.5.2 (New Residential Buildings and

Site Planning Guidelines respectively) of the Village of Maple HCD Plan¹³

<i>Guideline 4.4.1 Design Approach</i>	<i>Evaluation</i>
<ul style="list-style-type: none"> • a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District. • b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes. • c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation. • d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village. • e) Historically appropriate façade heights for residential buildings has been 1½ or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City’s Zoning By-law. 	<p>The architectural style is complementary to those in the District without mimicking any particular style.</p> <p>Houses in the immediate area on the street range from single storey 1950's ranch houses to 2½ storey contemporary homes. Orientation of the proposed residences is consistent with existing homes. Existing setbacks vary considerably, as do materials and colours.</p> <p>Mature vegetation is conserved on the historic home lot.</p> <p>Massing of the five new buildings is similar to many in the neighbourhood and there is a variation in the detailing and style of each reflecting the variation on the street.</p> <p>See Guideline 4.4.1 b) above.</p>
<p><i>Guideline 9.5.2 Residential Village, 9.5.2.1 Site Planning</i></p> <ul style="list-style-type: none"> • Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern. • Site new houses to preserve existing mature trees. 	<p><i>Evaluation</i></p> <p>See Guideline 4.4.1 b) above.</p> <p>See Guideline 4.4.1 c) above.</p>

¹³ Phillip H. Carter Architect and Planner In Association with Paul Oberst Architect, *Village of Maple Heritage Conservation District Plan 2007, Volume 3*, May 2007

<i>Guideline 4.4.1 Design Approach</i>	<i>Evaluation</i>
<ul style="list-style-type: none"> Design houses to reflect one of the local heritage Architectural Styles. (i.e. Vernacular ‘Loyalist’ Cottage, Neo-Classical, Ontario Gothic Vernacular, Victorian Vernacular, Second Empire, Queen Anne Revival, Vernacular Homestead, Four-Square, Edwardian Classic, Arts & Crafts, California Bungalow, American Colonial Revival, Dutch Colonial Revival, ‘Victory’ House) 	See Guideline 4.4.1 a) above.
<ul style="list-style-type: none"> Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate. 	Not applicable
<ul style="list-style-type: none"> Use authentic detail, consistent with the Architectural Style. 	Architectural detailing is consistent with the styles.
<ul style="list-style-type: none"> Use appropriate materials. 	Brick is the predominate and appropriate material.
<ul style="list-style-type: none"> New buildings should be designed to preserve the scale and pattern of the historic District. 	Scale and pattern is preserved.
<ul style="list-style-type: none"> New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block. 	See Guideline 4.4.1 b) above.
<ul style="list-style-type: none"> As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape. 	The proposed residences have smaller frontages than that being replaced. The scale of the streetscape is improved over that which exists.

2.7 Impact of development and mitigating measures - summary

Potential negative impacts and an assessment of the proposed development follows.

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> destruction of any, or part of any, significant heritage attributes or features 	no destruction of any part of any significant heritage attribute or feature
<ul style="list-style-type: none"> isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	not applicable
<ul style="list-style-type: none"> a change in land use where the change in use negates the property’s cultural heritage value 	no change in land use
<ul style="list-style-type: none"> removal of street trees 	none envisaged

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • does not front directly onto Keele Street and provide landscaped front yards that contribute to the overall streetscape • does not contribute to the quality and connectivity of the pedestrian environment • does not maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture • does not provide a design that is sympathetic with the character of adjacent properties 	<p>fronts onto Keele Street with landscaped front yards.</p> <p>pedestrian environment remains intact</p> <p>streetscape scale is retained and enhanced with sensitive infill</p> <p>design is sympathetic with character of adjacent properties</p>

The proposed development / site alteration adheres to the principles of *Maple Heritage Conservation District Plan* insofar as they address residential intensification.

3.0 RECOMMENDATION

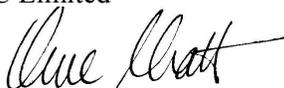
Section 2 of the *Planning Act* indicates that City of Vaughan Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.3 of the PPS requires that *...Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*¹⁴

The heritage attribute, in this case, is the Heritage Conservation District which has been identified as being important to the community. “Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.¹⁵

The property itself contains no built heritage resources that have cultural value or interest per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act*. The built heritage resources and the streetscape within which the property is located are to be conserved and enhanced.

This Cultural Heritage Resource Impact Assessment and Heritage District Conformity Report is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

¹⁴ *Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

¹⁵ *Ibid*, p.40

REFERENCES

- 2394762 ONTARIO INC., *Urban Design Brief 9675 - 9697 Keele Street, City of Vaughan*, Williams & Stewart Associates Limited, Revised July 26, 2021
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- Henry Scadding D.D., *Toronto of Old: Collections and Recollections Illustrative of the Early Settlement and Social Life of the Capital of Ontario, Yonge Street, Hogg's Hollow to Bond's Lake*, Adam Stevenson & Company, Toronto, 1873
- Register of Properties of Cultural Heritage Value*. (Originally known as the Listing of Buildings of Architectural and Historical Value, as approved by Council in June 2005, updated copy provided by City, January 24, 2020)
- Phillip H. Carter Architect and Planner in association with Paul Oberst Architect, *Maple Heritage Conservation District Plan 2007*, Volume 3, May 2007
- Provincial Policy Statement (PPS, 2020) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, Winter 2006
- Township of Vaughan, *County of York 1878 Atlas*, Digital Collections Program, McGill University Libraries
- Vaughan Official Plan Volume 2 Chapter 12, Area Specific Policies*
- A Heritage Conservation District Conformity Report: *a report prepared for development on any lands located within a designated Heritage Conservation District in the City's Official Plan to ensure that any development on these lands are in conformance with the Heritage Conservation District Guidelines referred to in the City's Official Plan. This report must be prepared by a Certified Heritage Consultant. The professional preparing the material must have the expertise relating to the conservation of the type of the subject heritage resource, such as being registered in the "building specialist" category, under the Canadian Association of Heritage Professionals. "Pre-application Consultation Understanding" PAC Meeting April 6, 2016 (PAC.16.019), City of Vaughan*

Appendix 1



GUIDELINES FOR PREPARING A CULTURAL HERITAGE IMPACT ASSESSMENT

PURPOSE

The purpose of a **Cultural Heritage Impact Assessment (CHIA)** report is to identify and evaluate heritage resources and cultural landscapes in a given area (i.e. "subject property"), and to assess the impacts on the cultural heritage attributes that may result from a proposed development or alteration on the subject property. The CHIA report assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with all applicable cultural heritage policies.

GOOD HERITAGE CONSERVATION PRACTICE

The CHIA report shall be conducted and based on good heritage conservation practice aligned with international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- UNESCO's Recommendation on the Historic Urban Landscape 2011
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

CULTURAL HERITAGE LANDSCAPES

Cultural heritage landscapes include neighbourhoods, landforms, roadways, waterways and other landscapes. These cultural heritage resources are often included on or adjacent to properties identified on the City's built heritage inventory. Should the proposed alteration or development be deemed to impact the known or potential cultural heritage landscape, as determined by Cultural Heritage staff, the CHIA report requirements for the landscape component shall include the following:

- A site plan drawing/survey of existing conditions (reviewed by a licensed Landscape Architect), including buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features of the subject property.
- A written and visual inventory of all elements of the subject property that contribute to its cultural heritage value, including overall site views. For buildings, internal and external photographs and measured floor plans to scale are also required.
- For cultural heritage landscapes or features that transcend a single property, a tree inventory and streetscape measured drawing is required, in addition to photographs of the adjacent properties.

Appendix 1



a. Addressing the Cultural Heritage Landscape or Feature Criteria

The CHIA report for a potential cultural heritage landscape must demonstrate how the proposed development will preserve/conservate the criteria that render the landscape a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The CHIA report need only address the checked criteria for the pertinent cultural heritage landscapes or features. Please note, some properties constitute more than one cultural heritage landscape. Criteria include the following:

b. Landscape Environment

1. Scenic and visual quality
2. Natural environment
3. Horticultural interest
4. Cemeteries
5. Landscape design, type and technological interest

c. Built Environment

1. Aesthetic/visual quality
2. Consistent scale of built features
3. Unique architectural features/buildings
4. Designated structures

d. Historical Associations

1. Illustrates a style, trend or pattern
2. Direct association with important person or event
3. Illustrates an important phase of social or physical development
4. Illustrates the work of an important designer

e. Other

1. Historical or archaeological interest and/or value
2. Outstanding features/interest and/or value
3. Significant ecological interest and/or value
4. Landmark value

REQUIREMENTS OF A CULTURAL HERITAGE IMPACT ASSESSMENT

The requirement to submit a CHIA report will be identified by Cultural Heritage staff during the Pre-Application Consultation (PAC) meeting for the proposed development. Cultural Heritage staff will identify the known cultural heritage resources on a subject property that are of interest or concern (based on criteria listed in O.Reg. 9/06). Where there are the potential archaeological resources noted by Cultural Heritage staff (based on available GIS information), an Archaeological Resources Assessment must also be undertaken as an additional study.

The following items are considered the required components of a CHIA report. Additional information may be required by Cultural Heritage staff based on their initial review of the CHIA report.

1. The CHIA report must be prepared by a **qualified heritage specialist**. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization. (<https://cahp-acecp.ca/>)

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2. Applicant and owner **contact information**.
3. A **description of the subject property**, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.
4. A chronological description of the **history of the subject property** to date and past owners, supported by archival and historical material.
5. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the subject property, the site's physical features, and their heritage significance within the local context.
6. A **condition assessment** of the cultural heritage resources found on the subject property.
7. The **documentation** of all cultural heritage resources on the subject property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties located within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.
8. A **statement of cultural heritage value** if one does not already exist.
 - a. Part IV individually designated properties will have statements provided in the existing City by-law. For older designation statements, a new statement may be requested.
 - b. Part V properties will have an inventory entry that identifies features of interest on the property. Also identify the property's contributing status in the applicable HCD Plan. An updated statement of cultural heritage value that reflects any new information about the property may be requested.
 - c. For non-designated built heritage resources, this statement shall be based on *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*.
 - d. For, Cultural Heritage Landscapes and Character Areas, this evaluation should analyze the findings of the possible heritage resource against the policy criteria outlined above in the "Provincial and Municipal Heritage Policies" section.
9. An **summary of the development proposal** for the subject property and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6-6.2.2.9 of the Vaughan Official Plan 2010. A site plan and tree inventory/arborist report are required for this section.

Adverse impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

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- Destruction of any, or part of any, significant heritage attributes or features;
- Removal of natural heritage features, including trees;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use where the change in use negates the subject property's cultural heritage value, and
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.

10. An **assessment of alternative options, mitigation measures, and conservation methods** that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:

- A mitigation strategy including the proposed methods
- A conservation scope of work including the proposed methods
- An implementation and monitoring plan

Recommendations for additional studies/plans related to, but not limited to conservation, site specific design guidelines, interpretation/commemoration, lighting, signage, landscape, stabilization, additional record and documentation prior to demolition, and long-term maintenance.

Avoidance Mitigation

Avoidance mitigation may allow the alterations or proposed development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

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Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or lateral addition.

Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

Historical Commemoration

While this option is not encouraged and does not conserve the cultural heritage of the subject property or structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the subject property may be considered as a final mitigating solution. This option may be accompanied by the recording of the structure through photographs and measured drawings.

REVIEW / APPROVAL PROCESS

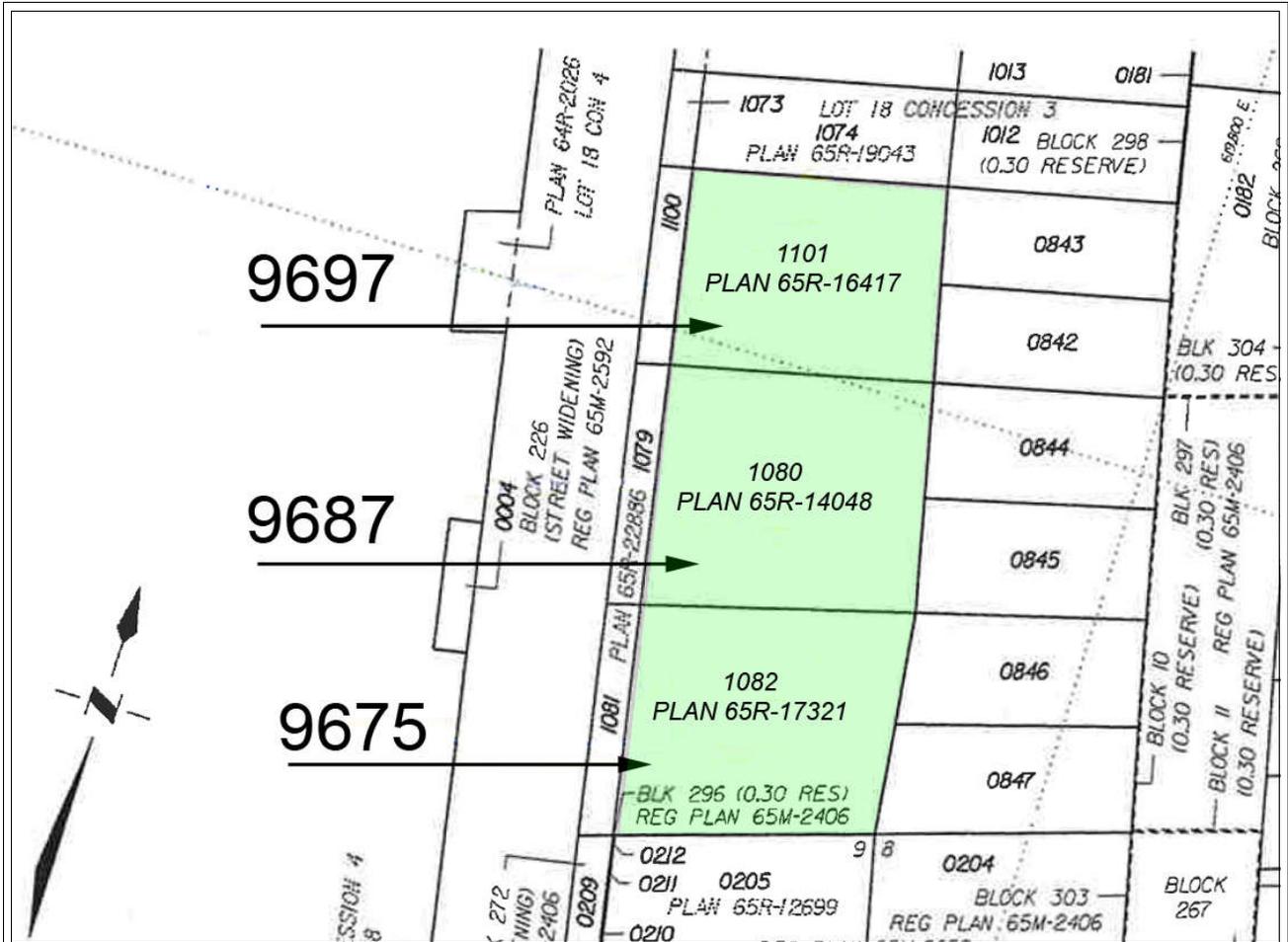
CHIA reports must be completed to the satisfaction of the City. Cultural Heritage staff will review the submitted documentation and determine whether the minimum requirements of the CHIA report have been met and to review the conclusions and recommendations outlined in the CHIA report. Revisions and amendments to the CHIA report will be required if the guidelines are not met. Cultural Heritage staff may meet with the owner/applicant to discuss the CHIA report and recommendations contained therein. CHIA reports that are not completed to the satisfaction of the Cultural Heritage staff will be subject to revision and resubmission and may be subject to critique by peer review (at the expense of the owner/applicant) or a similar process to determine if the report meets recognized standards and practices.

The preparation and submission of a CHIA report may be a required as a condition of approval for Site Development and Draft Plan of Subdivision applications.

Two hard copies plus two digital copies of the CHIA report shall be distributed to the City of Vaughan:

- one hard copy plus one digital copy to the Development Planning Department, and
- one hard copy plus one digital copy to the Urban Design and Cultural Heritage Division

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.



from Property Index Map, Block 03339, City of Vaughan, Regional Municipality of York (Office 65)

9697 KEELE STREET

current active PIN 03339-1033 ®

Part of Lot 18, Con. 3, City of Vaughan

date	instrument	quantity	from - to	instrument no.
25 Jan 1803	P.	all Lot 18 Con 3	Crown to Captain Daniel Cozens	309
25 Jan 1803	Deed Poll	all	Samuel D. Cozens to John Cameron	309
27 Jan 1803	Deed Poll	all	John Cameron to Thomas Gough	312
3 June 1807	B & S	all	Thomas B. Gough to John Feightner	883
12 Dec 1849	B & S	Pt. W. & 2 ac	Joseph Feightner to Samuel Line	35735
27 Jan 1857	Grant	Pt. W. & 2 ac	Samuel Line et ux to George McDonald	65581
unexplained transfer to Archibald McQuarrie in 1865				
6 April 1865	B & S	Pt. 6 acres	Archibald McQuarrie et ux to Catherine Stickney	87993
2 April 1878	will	Pts. W Pt. 3 a & c	Catherine Stickney to George McDonald	2531
7 April 1891	will	Pt. W Pt.	George McDonald to James McDonald	5364
7 April 1891	Grant	Pt. W Pt. 2 a S.M.	James McDonald et ux to John W. Constable	5365
1890s			house likely constructed	

9697 KEELE STREET				current active PIN 03339-1033 ®
Part of Lot 18, Con. 3, City of Vaughan				
date	instrument	quantity	from - to	instrument no.
29 Mar 1957	Grant	+/- 0.59 acres	George W. Constable & Greta M. his wife, Mary I. Burton, Frederick S. Constable & Emma E. his wife, Bruce J. Constable & Loraine H. his wife, Jean M. Constable, Herbert A. Constable & Betty P. his wife to George A. H. Grierson	37962
26 July 1985	Grant	as in 37962	estate of George A. H. Grierson to Michael Geoffrey Smith & Linda Joyce Smith	374179
28 June 1989	Transfer	as in 374179	Michael Geoffrey Smith & Linda Joyce Smith to Ettore D'Alimonte & Susan D'Alimonte	512618
31 Aug 1999	Transfer	as in 512618	Ettore D'Alimonte & Susan D'Alimonte to Gregorio Barone & Patricia Barone	LT1396987
01 Mar 2010	Transfer	LT1396987	Gregorio Barone & Patricia Barone to Carrie Michelle Goldstein	YR1447081

9687 KEELE STREET				current active PIN 03339-1080 (LT)
Part of Lot 18, Con. 3, City of Vaughan				
date	instrument	quantity	from - to	instrument no.
25 Jan 1803	P.	all Lot 18 Con 3	Crown to Captain Daniel Cozens	309
25 Jan 1803	Deed Poll	all	Samuel D. Cozens to John Cameron	309
27 Jan 1803	Deed Poll	all	John Cameron to Thomas Gough	312
3 June 1807	B & S	all	Thomas B. Gough to John Feightner	883
12 Dec 1849	B & S	Pt. W. & 2 ac	Joseph Feightner to Samuel Line	35735
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6 April 1865	B & S	Pt. 6 acres	Archibald McQuarrie et ux to Catherine Stickney	87993
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7 April 1891	will	Pt. W Pt.	George McDonald to James McDonald	5364
7 April 1891	Grant	Pt. W Pt. 2 a S.M.	James McDonald et ux to John W. Constable	5365
30 July 1953	Grant	+/- 0.93 acres	George W. Constable & Greta M. his wife, Mary I. Burton, Frederick S. Constable & Emma E. his wife, Bruce J. Constable, Jean M. Constable to Herbert A. Constable	29991
14 June 1956	Grant	+/- 0.67 acres	Herbert A. Constable to Loraine H. Loder	36284
21 Nov 1958	Mortgage	\$6,800	Elizabeth A. Snider to Loraine Constable	40958
house likely built 1959				
15 Jan 1959	Grant	as in 36284	Loraine H. Constable to Florence R. James	41253
28 Aug 1959	Grant	as in 41253	Florence R. James to Morley J. Kinee & Luella his wife	42809

9687 KEELE STREET				current active PIN 03339-1080 (LT)
Part of Lot 18, Con. 3, City of Vaughan				
date	instrument	quantity	from - to	instrument no.
26 Mar 1969	Grant	as in 41253	Morley J. Kinee & Luella Kinee to Edith Parke	64232
28 June 1973	Grant	as in 41253	James Parke (estate of Edith Parke) to Robert J. Hull & Betty J. his wife	72391
14 Oct 1977	Grant	as in 41253	Robert J. Hull & Betty J. Hull to Ercole De Guisti & Ada his wife	80141
20 Jan 1989	Transfer	as in 80141	Ercole De Guisti & Ada De Guisti to Mario Giangioppo & Lina Giangioppo	495896
25 April 1991	Transfer	Pt. Lot Pt. 1 on 65R-14048	Lina Giangioppo to Bramalea Limited	566401
29 Nov 1991	Transfer	as in 566401	Bramalea Limited to Luigi Siciliano	583908
16 Feb 1996	Transfer	as in 583908	Luigi Siciliano to Costruzione Inc.	673262
29 Sept 2003	Transfer	as in 673262	Costruzione Inc. to Leonardo Fazio	YR365719
18 Nov 2005	Transfer	as in 673262	Leonardo Fazio to Kazim Isik	YR734678
15 Oct 2008	Transfer	as in 673262	Kazim Isik to Kazim Isik & Yildiz Isik	YR1239412
20 Sept 2012	Transfer	as in 673262	Kazim Isik & Yildiz Isik to Pravisha Nagaretnam & Nesarajah Nagaretnam	YR1888290

9675 KEELE STREET				current active PIN 03339-1035 ®
date	instrument	quantity	from - to	instrument no.
25 Jan 1803	P.	all Lot 18 Con 3	Crown to Captain Daniel Cozens	309
25 Jan 1803	Deed Poll	all	Samuel D. Cozens to John Cameron	309
27 Jan 1803	Deed Poll	all	John Cameron to Thomas Gough	312
3 June 1807	B & S	all	Thomas B. Gough to John Feightner	883
12 Dec 1849	B & S	Pt. W. & 2 ac	Joseph Feightner to Samuel Line	35735
27 Jan 1857	Grant	Pt. W. & 2 ac	Samuel Line et ux to George McDonald	65581
unexplained transfer to Archibald McQuarrie in 1865				
6 April 1865	B & S	Pt. 6 acres	Archibald McQuarrie et ux to Catherine Stickney	87993
2 April 1878	will	Pts. W Pt. 3 a & c	Catherine Stickney to George McDonald	2531
7 April 1891	will	Pt. W Pt.	George McDonald to James McDonald	5364
7 April 1891	Grant	Pt. W Pt. 2 a S.M.	James McDonald et ux to John W. Constable	5365
30 July 1953	Grant	+/- 0.93 acres	George W. Constable & Greta M. his wife, Mary I. Burton, Frederick S. Constable & Emma E. his wife, Bruce J. Constable, Jean M. Constable to Herbert A. Constable	29991
21 Aug 1953	Mortgage	\$6,000	Alfred P. Jarvis to Herbert A. Constable & Betty P. his wife	30138
house likely built in 1953-1954				

9675 KEELE STREET			current active PIN 03339-1035 ®	
date	instrument	quantity	from - to	instrument no.
11 July 1961	Grant	+/- 0.69 acres	Herbert A. Constable & Betty P. his wife to James Metcalfe & Thomas M. Bolton, executors of Lorne D. Gooderham	47253
3 Sept 1965	Grant	as in 47253	Thomas M. Bolton executor of Lorne L. Gooderham to Ernest A. Evans	55875
4 May 1983	Grant	as in 47253	Estate of Ernest A. Evans to Evelyn M. Evans	315374
19 Sept 1994	Transfer	as in 47253	Estate of Evelyn Matilda Evans to Green Village Homes Inc.	647688
01 May 1995	Transfer	as in 47253	Green Village Homes Inc. to Bruno Mairorano & Maria Maiorano	658161
15 Dec 2000	Transfer	as in 47253	Bruno Mairorano & Maria Mairorano to Michael Mairorano	LT1563538
01 Oct 2005	Transfer	as in 47253	Michael Mairorano to Lorenzo Charles Gallo & Calogero Gallo	YR586034
15 Oct 2008	Transfer	as in 47253	Lorenzo Charles Gallo & Calogero Gallo to Vesna Kolenc	YR1240211
23 Nov 2012	Transfer	as in 47253	Vesna Kolenc to Pravisha Nagaretnam & Nesarajah Nagaretnam	YR1915583

R E S U M E

OWEN R. SCOTT, OALA, FCSLA, CAHP

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - 2018 President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award 2016 Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes

National Award 2016 Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes

Mike Wagner Award 2013 Heritage Award - Breithaupt Block, Kitchener, ON

People's Choice Award 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

Award of Excellence 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2007 Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON

Award 2001 Ontario Heritage Foundation Certificate of Achievement

Award 1998 Province of Ontario, Volunteer Award (10 year award)

Award 1994 Province of Ontario, Volunteer Award (5 year award)

Regional Merit 1990 CSLA Awards, Britannia School Farm Master Plan

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

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Qualifications of the Author

National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit Award	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario “Grid”, *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of “Conserving Ontario’s Landscapes” conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter, American Society of Landscape Architects - Ontario Chapter*, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a representative listing of some of the heritage consultations undertaken by Owen R. Scott in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Cultural Heritage Evaluation Reports & Heritage Impact Assessments - Bridges

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report & Heritage Impact Assessment, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Casey Township, ON
- Bridge #9-WG Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge Street Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON

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Qualifications of the Author

- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Oxford-Waterloo Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report & Heritage Impact Assessment, Harley Township, ON

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- 2972 Alps Road Cultural Heritage Evaluation Report, Ayr, ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringe), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON

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Qualifications of the Author

- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 180-B Nith River Way Cultural Heritage Evaluation Report, Ayr, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- 43 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- 2972 Alps Road Cultural Heritage Impact Assessment, Ayr, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road , Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON

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Qualifications of the Author

- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 70 Fountain Street Cultural Heritage Impact Assessment, Guelph, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 43 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- 18, 20, 30 & 34 Thomas Street, Streetsville Heritage Impact Assessment, Mississauga, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON

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Qualifications of the Author

- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- Sixth Line Cultural Heritage Landscape Conservation Plan, Oakville, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Resources Scoping Study, Township of Centre Wellington, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- 558 Welbanks Road, Quinte's Isle, miscellaneous heritage assessment documents, Prince Edward County, ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003

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Qualifications of the Author

- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019
- 50 Brookside Drive Ontario Land Tribunal Hearing, Kitchener, ON, 2021
- 70 Fountain Street, Skydevco Ontario Land Tribunal Hearing, Guelph, ON, 2022

