

**HERITAGE CONSERVATION DISTRICT
CONFORMITY REPORT**

**10680 Islington Avenue
Kleinburg-Nashville Heritage Conservation District
City of Vaughan**



April 4, 2023

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Table of Contents

| | |
|--|---|
| 1.0 INTRODUCTION | 1 |
| 2.0 CONTEXT and SETTING of SUBJECT PROPERTY | 1 |
| 3.0 DEVELOPMENT PROPOSAL | 7 |
| 4.0 EVALUATION | |
| 4.1 City of Vaughan Official Plan Policies | 9 |
| 4.2 Kleinburg-Nashville Heritage Conservation District Plan Guidelines | 9 |
| 4.3 <i>Ontario Heritage Act</i> | 10 |
| 5.0 CONCLUSIONS | 11 |
| REFERENCES | 13 |
| Appendix 1 | Proposed Residence 10680 Islington Avenue, QBS Architects Inc., undated |
| Appendix 2 | 10680 Islington Avenue Cabana Details, Bancheri Bros., March 9, 2023 |
| Appendix 3 | Qualifications of the author |

1.0 INTRODUCTION

An application to construct a pool house and pool at 10680 Islington Avenue in Kleinburg is being made. The property at 10680 Islington Avenue is not designated under Part IV of the *Ontario Heritage Act*; however, it is within the Kleinburg-Nashville Heritage Conservation District, and designated under Part V of the *Ontario Heritage Act*, making it subject to studies to predict and mitigate the potential impact of development/redevelopment. The Heritage Conservation District Conformity (HCDC) terms of reference state:

The Heritage Conservation District Conformity (HCDC) report is prepared for a development proposal on any subject property located within a designated Heritage Conservation District as identified in the *City of Vaughan Official Plan*. The purpose of the HCDC report is to ensure that a proposed development conforms to the Heritage Conservation District Plan and its policies, *City of Vaughan Official Plan* policies regarding Heritage Conservation Districts, and Section 41.2 of the *Ontario Heritage Act*.¹

2.0 CONTEXT and SETTING of SUBJECT PROPERTY

The Kleinburg-Nashville Heritage Conservation District boundaries were revised in 2023² (Figure 1). The subject property is located near a gateway to the District at Highway 27 and Islington Avenue, and at the end of a character area known as a “Natural Landscape Zone”³ (Figure 2).

The area was previously undeveloped as all the buildings are of recent construction (Figures 3 - 5 & 7), save one, which is not visible from the subject property. It is located at Bell Court opposite Treelawn Boulevard.

The lot adjacent to the subject property on the south side is vacant (Figure 6). To the south of the vacant lot is a new home, still under construction (Figure 7).

Opposite the subject property is a naturalized area, recently planted with a large number of tree saplings (Figure 8).

¹ *Heritage Conservation District Conformity (HCDC) Terms of Reference*, Development Planning Department, Urban Design and Cultural Heritage Division, 18 February 2020

² *BY-LAW NUMBER 019-2023*, A By-law to amend By-law 183-2003, as amended by By-law 184-2003, a by-law to adopt a District Plan for the Kleinburg-Nashville Heritage Conservation District, in the City of Vaughan, Regional Municipality of York, under Part V of the *Ontario Heritage Act*, R.S.O. 1990.

³ Dillon, ARA, AREA, *Kleinburg-Nashville HCD Plan Update | Part 1 - The Study (Final)*, September 2021, p.46

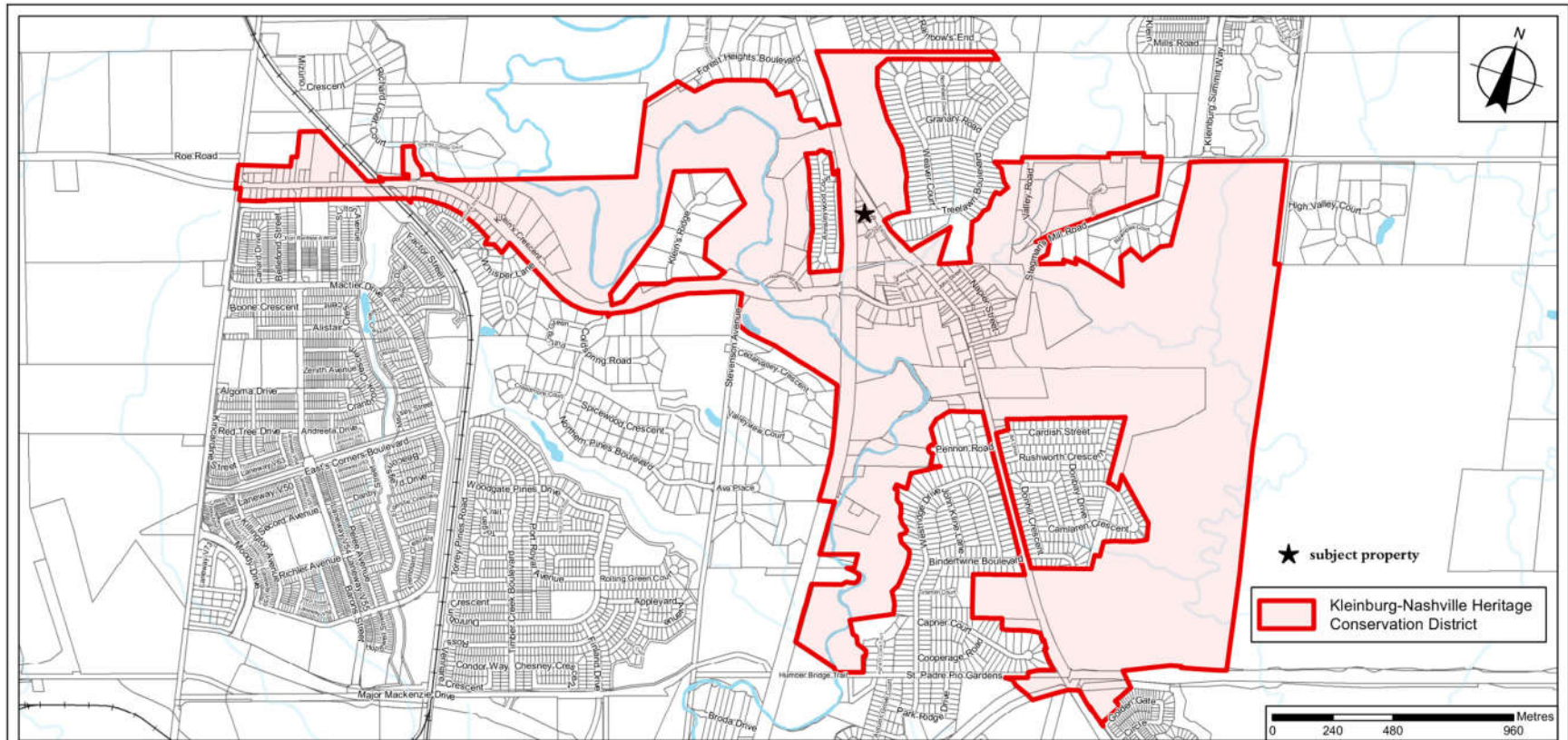


Figure 1 Kleinburg-Nashville Heritage Conservation District Plan - from By-law Number 019-2023

The subject property is noted as the black asterisk near Highway 27 on Islington Avenue.

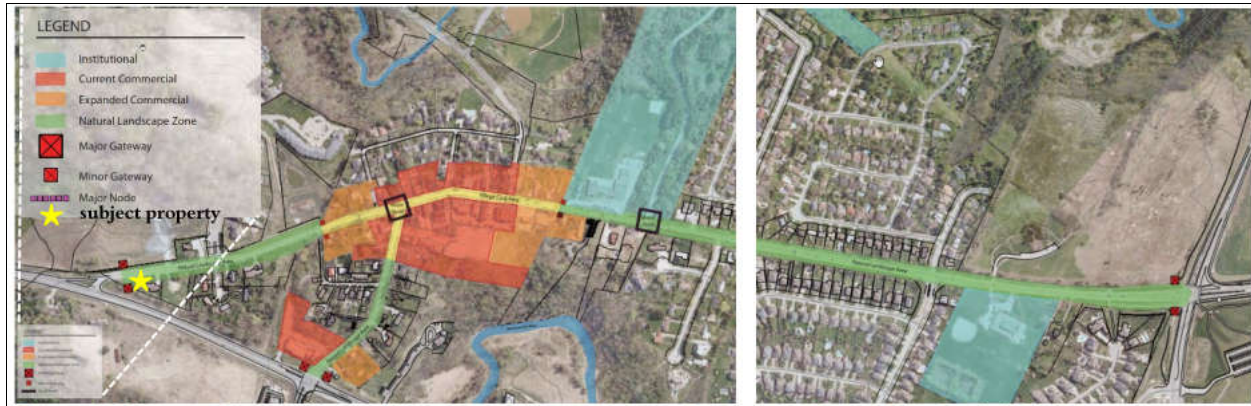


Figure 12 Character Areas, Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (LANDinc)

Figure 2 Updated Kleinburg-Nashville Heritage Conservation District Plan, p. 46 - Dillon Consulting,



Figure 3 subject property and neighbours to the north



Figure 4 homes on Treelawn Boulevard, south of the subject property



Figure 5 fire station, east side of Islington Avenue



Figure 6 vacant lot south of subject property



Figure 7 home south of the vacant lot



Figure 8

naturalized area opposite subject property

The property, screened by dense vegetation, backs onto Highway 27 which is at a much lower elevation (Figure 9).



Figure 9

view from Highway 27 - Google Maps June 2022

The property consists of a single-family 2-storey, brick home, designed in the Georgian style by QBS Architects Inc. and built c. 2018 (Appendix 1 and Figures 10 - 12).



Figure 10

front facade, subject property



Figure 11

south side of subject property street frontage

The lot slopes steeply from front to back towards Highway 27 obscuring any views of the rear yard from the public realm (Figure 12). Should the vacant lot adjacent be built upon, views to the rear yard would be even further restricted.



Figure 12

south side of subject property

3.0 DEVELOPMENT PROPOSAL

The proposal is to construct a pool house/cabana and a swimming pool in the rear yard (Appendix 2 & Figures 13 & 14). The cabana is to be located in the southwest corner of the rear yard at an elevation approximately 3 metres below that of the street. As the building is 2.8 metres, plus the thickness of a flat roof, in height, it will not likely be visible from the public realm. The swimming pool, of course, will not be visible.

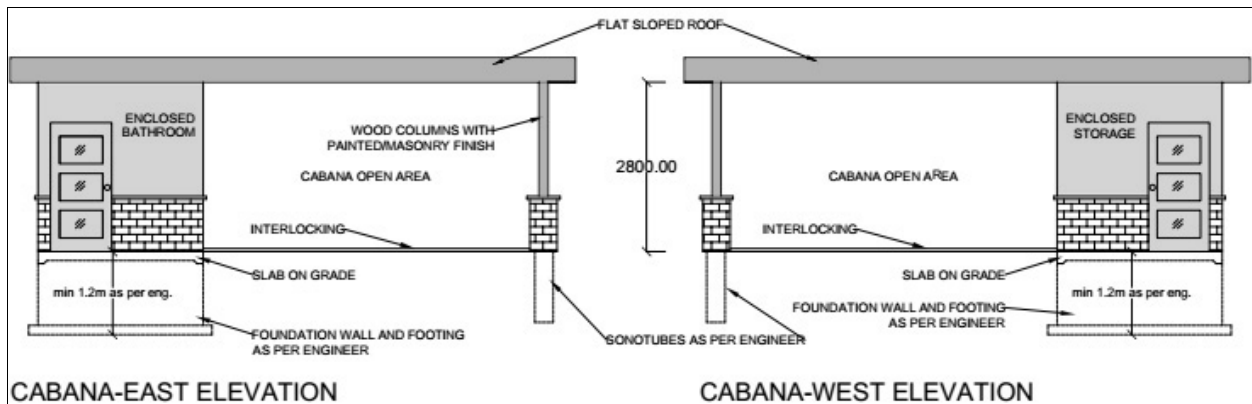


Figure 13

east & west elevations of cabana - *Bancheri Bros, March 9, 2023*

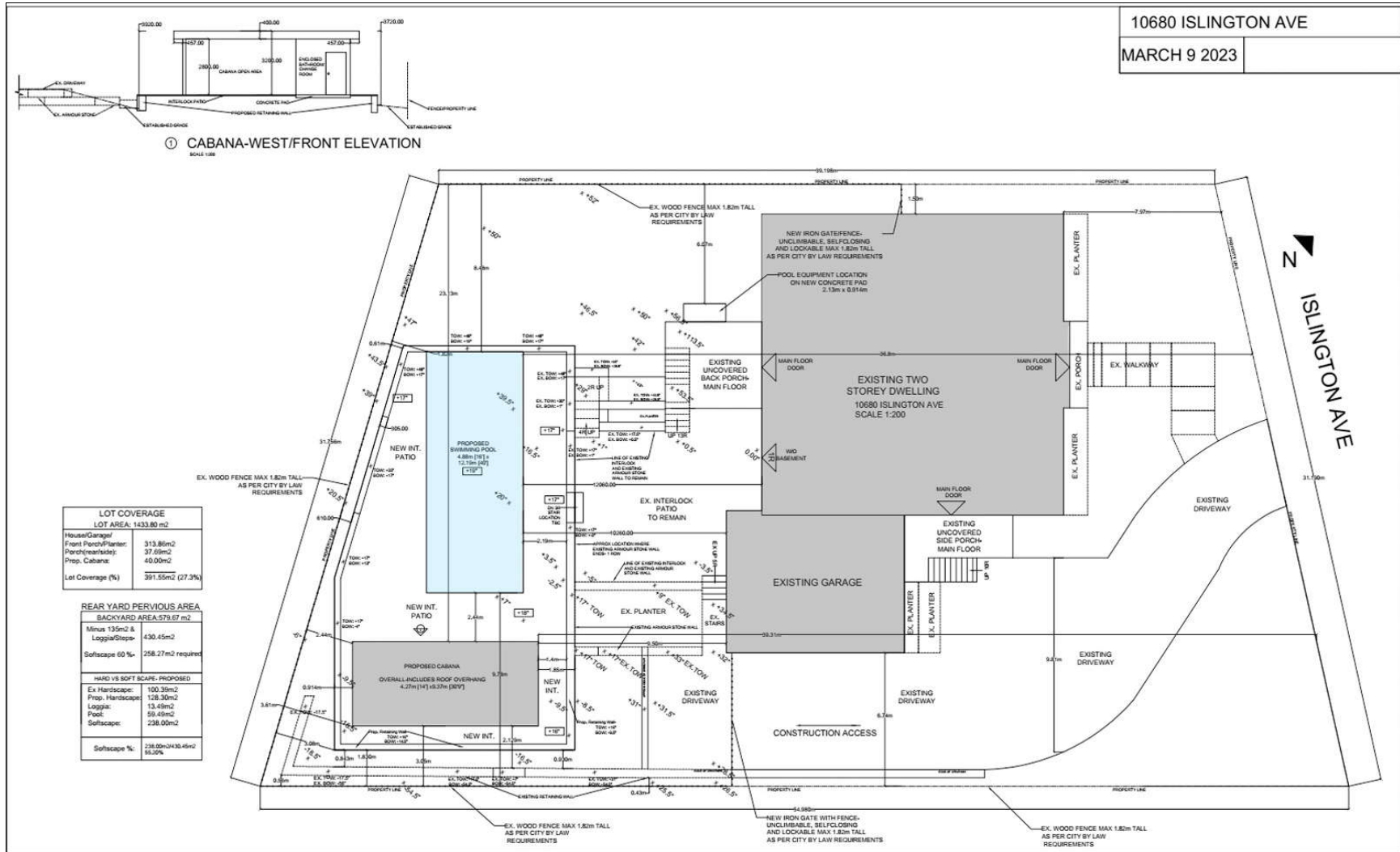


Figure 14

Site Plan, proposed cabana and swimming pool - Bancheri Bros, March 9, 2023

4.0 EVALUATION

4.1 City of Vaughan Official Plan Policies

Section 12.2 addresses Heritage Conservation Districts

“12.2.1 Heritage Conservation Districts

Land use planning decisions within the areas identified on Schedule 14 as Heritage Conservation Districts shall conform to the requirements of the applicable Heritage Conservation District Plan noted below and identified on Map 12.2.A:

a. Kleinburg-Nashville Conservation District Plan, By-Law 268–2003⁴ (superseded by By-Law 019-2023)

4.2 Kleinburg-Nashville Heritage Conservation District Plan Guidelines

The subject property is located in the “core area of Kleinburg” and in an area denoted as “village residential”⁵. It is zoned R1. The property does not contain any cultural heritage resources, nor are there any cultural heritage resources adjacent. The property across Islington Avenue is zoned open space.

Although the property contains a modern building that is approximately five years old, according to the HCD Plan, the subject property is considered a contributing property because of its Georgian style. Section 4.4 of the Plan provides a guideline for outbuildings (such as the cabana) in new development contributing properties. The guideline is oriented mainly to garages⁶. Those guidelines accompanied by assessments follow.

| <i>Guideline</i> | <i>Assessment</i> |
|--|---|
| Garages shall be lower in profile than the principle building and complementary in design and colour. | The cabana is 2.8 metres plus the thickness of the flat roof in height, substantially lower in profile than the house. It is to be sided with black painted wood. |
| A garage shall be located in such a way that the house not the garage is the focal point of the new construction. Below grade garages for single family dwellings is not supported | The cabana is in the rear yard, at a lower elevation than the street, and virtually hidden from the public view. |

⁴ *City of Vaughan Official Plan – Volume 2 – 2018 Office Consolidation*

⁵ Dillon, ARA, AREA, *Kleinburg-Nashville HCD Plan Update | Part 1 - The Study (Final)*, September 2021, p.33

⁶ *Ibid*, Section 4.4, Garages and Outbuildings, p.147

| <i>Guideline</i> | <i>Assessment</i> |
|--|--|
| Windows and doors shall be compatible with the District character. | There are no windows. The door is a simple 3-glass panel steel door, painted black. It is not visible from the street. |
| The use of traditional materials and products such as wood windows and sidings, is always preferred. | Wood siding is proposed. |
| Non-traditional materials and products (aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used. | Not applicable. |

Fences and landscaping is already in place. Additional fencing at the end of the drive is required to secure the proposed swimming pool. A 1.82 metre high iron fence and gate are proposed. Another on the north side is also proposed (see Site Plan, Figure 14).

4.3 Ontario Heritage Act

Potential impacts on the Heritage Conservation District per InfoSheet #5, Heritage Impact Assessments and Conservation Plans⁷ are indicated in the following table.

| <i>Potential Impact</i> | <i>Assessment</i> |
|---|---|
| destruction of any, or part of any, significant heritage attributes or features | no destruction of any part of any significant heritage attribute or feature |
| isolation of a heritage attribute from its surrounding environment, context or a significant relationship | not applicable |
| a change in land use where the change in use negates the property's cultural heritage value | not applicable |
| alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance | alteration is sympathetic and compatible |

⁷ Provincial Policy Statement (PPS, 2005) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, p. 3

| <i>Potential Impact</i> | <i>Assessment</i> |
|---|--|
| shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden | shadows are minimal and there are no heritage attributes or natural features or plantings to be affected |
| direct or indirect obstruction of significant views or vistas within, from, or of built and natural features | not applicable |
| land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource | not applicable |

3.0 CONCLUSION

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 2020). 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.*⁸

*“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.*⁹

Located within the Kleinburg-Nashville Heritage Conservation District, the contributing property contains no potential built heritage resources; no cultural heritage properties are adjacent. The proposed cabana and swimming pool are to be located in the rear yard of the property and will be virtually invisible from the public realm. The cabana design is simple and of quality materials that are complimentary to the principal building on the property. The proposal meets the Guidelines of the Kleinburg-Nashville Heritage Conservation District Plan (2023) for outbuildings. This author sees no heritage conservation related impediment to the proposal receiving a positive recommendation for approval.

⁸ *Provincial Policy Statement (PPS, 2020) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

⁹ *Ibid, p.41*

This Heritage Conservation District Conformity Report is respectfully submitted by:

CHC Limited

A handwritten signature in black ink, appearing to read "Owen R. Scott". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

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

REFERENCES

City of Vaughan, *Heritage Conservation District Conformity (HCDC) Terms of Reference*, Development Planning Department, Urban Design and Cultural Heritage Division, 18 February 2020

City of Vaughan Official Plan – Volume 2 – 2018 Office Consolidation

City of Vaughan BY-LAW NUMBER 019-2023, A By-law to amend By-law 183-2003, as amended by By-law 184-2003, a by-law to adopt a District Plan for the Kleinburg-Nashville Heritage Conservation District, in the City of Vaughan, Regional Municipality of York, under Part V of the *Ontario Heritage Act*, R.S.O. 1990.

Dillon, ARA, AREA, *Kleinburg-Nashville HCD Plan Update | Part 1 - The Study (Final), Part 2 - The Plan* September 2021

Province of Ontario, *Provincial Policy Statement (PPS, 2020)*

Province of Ontario, *InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, Winter 2006

Province of Ontario, *Ontario Heritage Act, R.S.O. 1990, c. 0.18*

Appendix 1 Proposed Residence 10680 Islington Avenue, QBS Architects Inc., undated



Proposed Residence

10680 Islington Ave - Vaughan

The Overall Goal

The overall goal of the Heritage District plan is to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character.

Georgian Neo-Classical

1800-1830

- Brick or frame construction
- Low slope hipped roof
- Centre hall plan
- Symmetrical façade
- Porch and/or gable at front door
- Brick chimneys
- Corbelled brick
- Low slope roof, approx. 6:12
- Simple wood fascia and eaves
- Wood clapboard
- Brick or stone construction (stucco less often)
- Central door with transom and/or sidelights
- Symmetrical façade, usually 3 or 5 bays

Georgian Style

Origins

The Georgian Style was brought to Upper Canada (Canada, prior to 1867, was known as Upper Canada - Ontario and the west - and Lower Canada - anywhere down the St. Lawrence River) by United Empire Loyalists, the citizens who decided to remain loyal to the crown in the war between England and the United States (1755 - 1778). By 1780, a significant number of people were emigrating to Canada from Great Britain, and these people brought with them the Georgian style, among others, as well.

Georgian Architecture

Their first homes were log houses. These were replaced by solid stone, brick or clapboard buildings as soon as possible. The style was cumulative of architectural fashion in Britain during the reign of the first three King Georges of England (1750 - 1820). Georgian architecture in Britain and in Canada was a modification of the Renaissance

style adapted throughout Europe during the 18th century. It was a variation on the Palladian style which was known for balanced façades, muted ornament, and minimal detailing. Simplicity, symmetry, and solidity were the elements to be strived for. The Upper Canadian at this time wanted a sturdy house that reflected his simple dignity. These houses were very much more than the need for shelter. AS Ann MacRae has stated, they were "a physical expression of the cultural mental climate of the first settlers of Upper Canada".(MacRae, p. 4) Log houses were good shelters, but they were not architectural. The floor plans and details were constructed according to the English Georgian styles and were meant to give the same impression. The site was chosen with great care to afford the most pleasant view for the new occupants.

Georgian houses are generally so well built that they are virtually unchanged 200 years later. The style is so pleasing that it is used extensively in Colonial Revival subdivisions in the late 20th century.

Goderich

Like the rest of the house, a Georgian fence is sturdy and solid. It makes a statement. You need small plasterers to make it work.



Goderich Ontario

Shores of Lake Ontario

All along the east of Lake Ontario small communities were popping up. The escarpment provided a good source of stone and relatively easy access to a major waterway provided glass and other building materials from England and later from the United States. Field stone and quarried limestone are both used on the Georgian buildings in this area.

Picton

This house is gorgeous any time of year but really spectacular in autumn.

A five bay Georgian with traditional shutters and door, the windows were replaced later in the 19th century.



Picton Ontario

Goderich

There is no doubt that this is one of the most spectacular Georgian houses in the province, if not in the country.



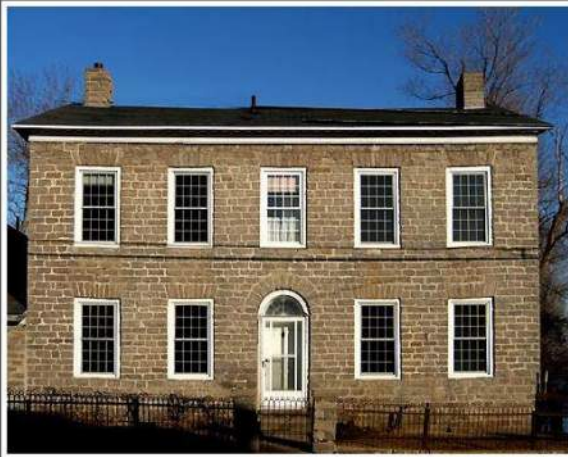
Goderich Ontario

Georgian Style

Maitland

Georgian features of this simple stone house in Maitland include sash windows, symmetrical five bays, half-round fanlight over the door, and a gable roof with two chimneys. The windows have simple jack arches, and the door has a half-round arch with cut-stone voussoirs. There is a simple stone band under the second floor windows and a simple cornice.

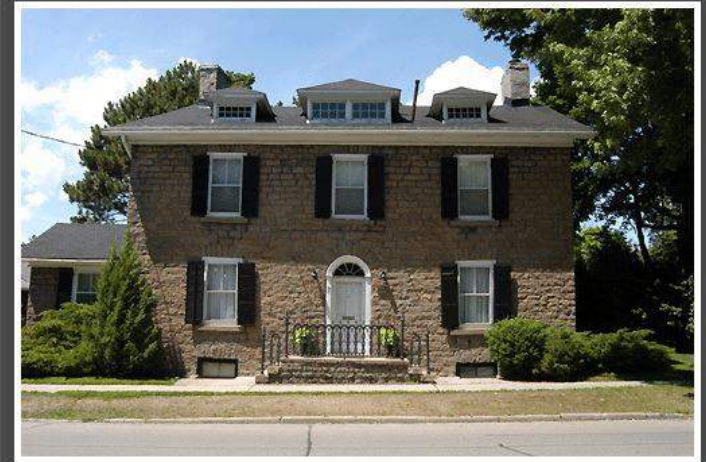
For anyone interested in Georgian or stone building, a trip to Maitland will be worth it. There are many original stone buildings as well as a stone tower overlooking the St. Lawrence River.



Maitland Ontario

Brockville

This main street house in Brockville is a smaller version of the above. Notice how both have round headed arches above the door. This seems to be a regional variation.

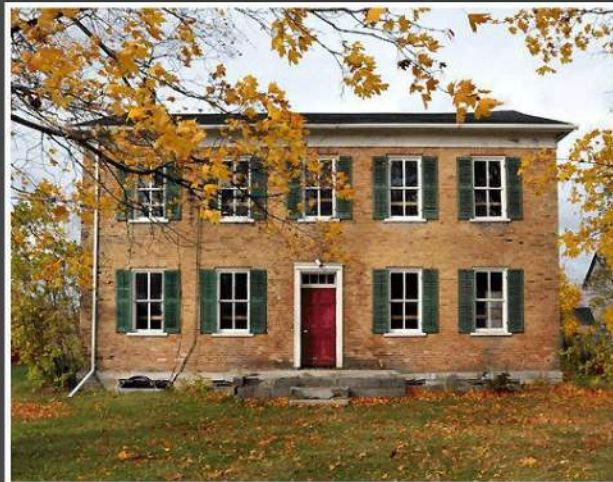


Brockville

Picton

This house is gorgeous any time of year but really spectacular in autumn.

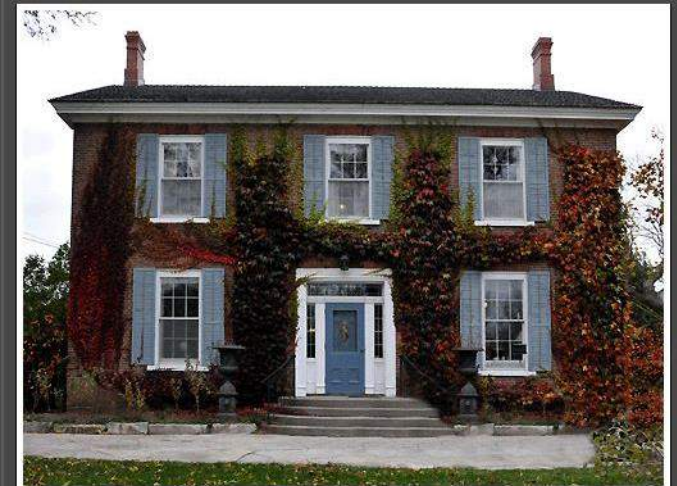
A five bay Georgian with traditional shutters and door, the windows were replaced later in the 19th century.



Picton Ontario

Grafton

Georgian buildings will be squared off with quoins. These are large masonry units projecting vertically up the corners of the structure and along the sides of doors and windows. In fact the word quoin comes from the French word for corner; they are used to provide straight edges for wooden door and window frames as well as a clean overall profile. This beautiful residence in Grafton is as clean and precise as you can get. The Virginia Creeper softens the look, but it is still sturdy and dependable.



Grafton Ontario



Georgian Style



403 Queen Street South, Hamilton, ON



Whistler House, 438 Malabar Drive, Waterloo, ON

Georgian Style

Canada Farmer 1865

This image is taken from the April 15 1865 issue of Canada Farmer magazine, now thankfully digitized by CIHM. It shows the elevation for a Two Story Farm House. Plans are shown below.

The design was printed in response to a request from a reader. The writer provides the plans with this salutation

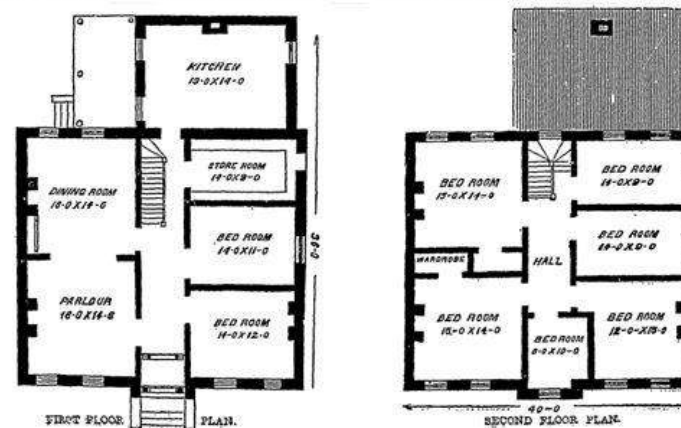
"Having received the desired information, we have had plans prepared which we trust will meet the case, or at least form a useful study for the intending builder and his good lady, who will of course have the chief voice in the affair" p. 116

Some things don't change.



Canada Farmer 1865

Wedged between information on the new, improved milking stool and how to cultivate Concord grapes, are the plans for the most prevalent design within the Italianate category. Note that there are enough bedrooms for a large extended family and servants. This central hall plan was the basis for most residences prior to the ground breaking work of the Arts and Crafts movement who built rooms according to access to sunlight and interior space.





Vaughan



Capner House, 10072 Islington Ave.

Georgian Style



Hamilton's Whitehern
41 Jackson Street West, Hamilton, ON

Georgian Style



Hamilton's Whitehern
41 Jackson Street West, Hamilton, ON

Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Front Perspective View

Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Garage Perspective View

Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Rear Perspective View



Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Rear Perspective View

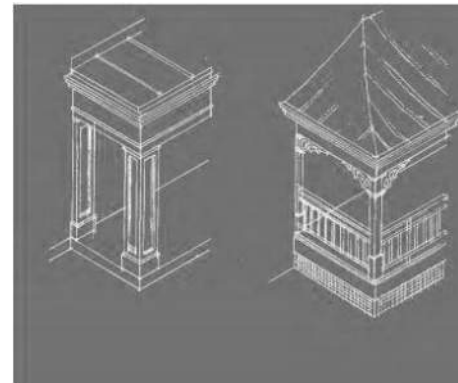
Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Aerial Perspective View



Proposed Residence: 10680 Islington Ave., Vaughan



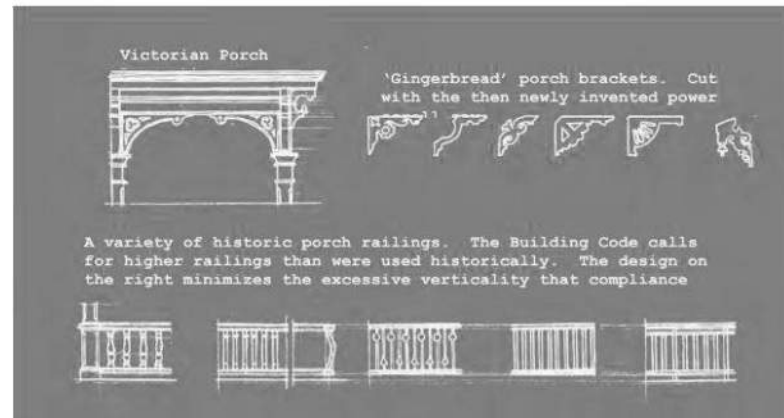
Classical Revival (left)
Wood columns, flat metal roof

Victorian (right)
Wood columns, with ornate brackets.
'Bell-cast' curved metal

Kleinburg-Nashville Heritage Conservation District Study and Plan 90

9.2.3 HERITAGE DESIGN AND DETAILS

PORCH DETAILS



Proposed Details

Proposed Residence: 10680 Islington Ave., Vaughan



Georgian fence
sturdy and solid



Proposed Details



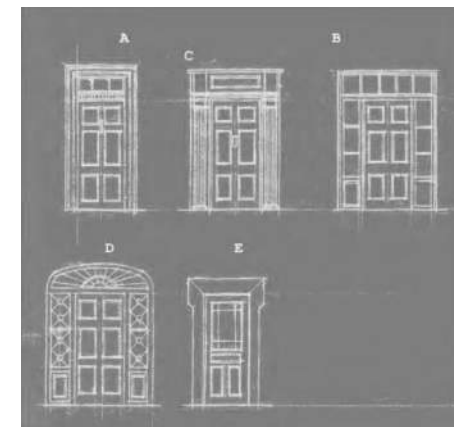
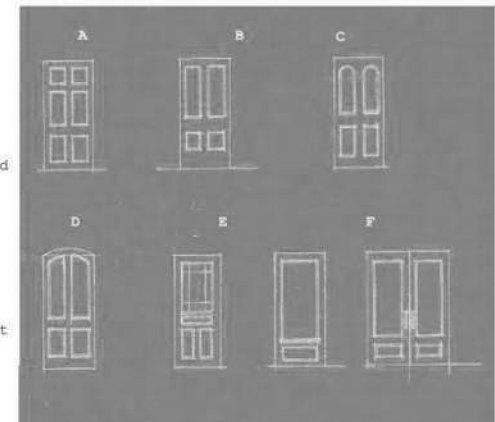
Proposed Residence: 10680 Islington Ave., Vaughan

Kleinburg-Nashville Heritage Conservation District Study and Plan 84
9.2.3 HERITAGE DESIGN AND DETAILS
DOORS



Solid wood panel entrance door with Georgian style sidelights

- A. 'Cross and Bible' Door
- B. Four Panel Door
- C. Four Panel Round Head Door
- D. Arched-head Four Panel Door
- E. Glazed Wood Panel Door
- F. Glazed Wood Shopfront Door



- ENTRANCES
- A. Solid panel door with transom and wood casing.
 - B. Solid panel door with classical cornice
 - C. Solid panel door with transom and sidelights.
 - D. Solid panel door with decorative sidelights and fanlight transom.
 - E. Wood panel door with decorative glazing and eared casing.

Proposed Details



Proposed Residence: 10680 Islington Ave., Vaughan

Geometrical proportions application in elevation



Kleinburg-Nashville Heritage Conservation District Study and Plan 83

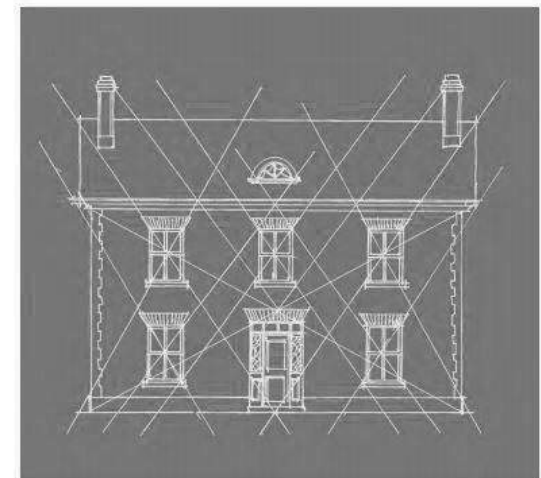
9.2.3 HERITAGE DESIGN AND DETAILS

COMPOSITION

The elevations of heritage buildings, whether designed by an architect or by a builder using a "pattern book", were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context. See Section 10.2 for some examples.

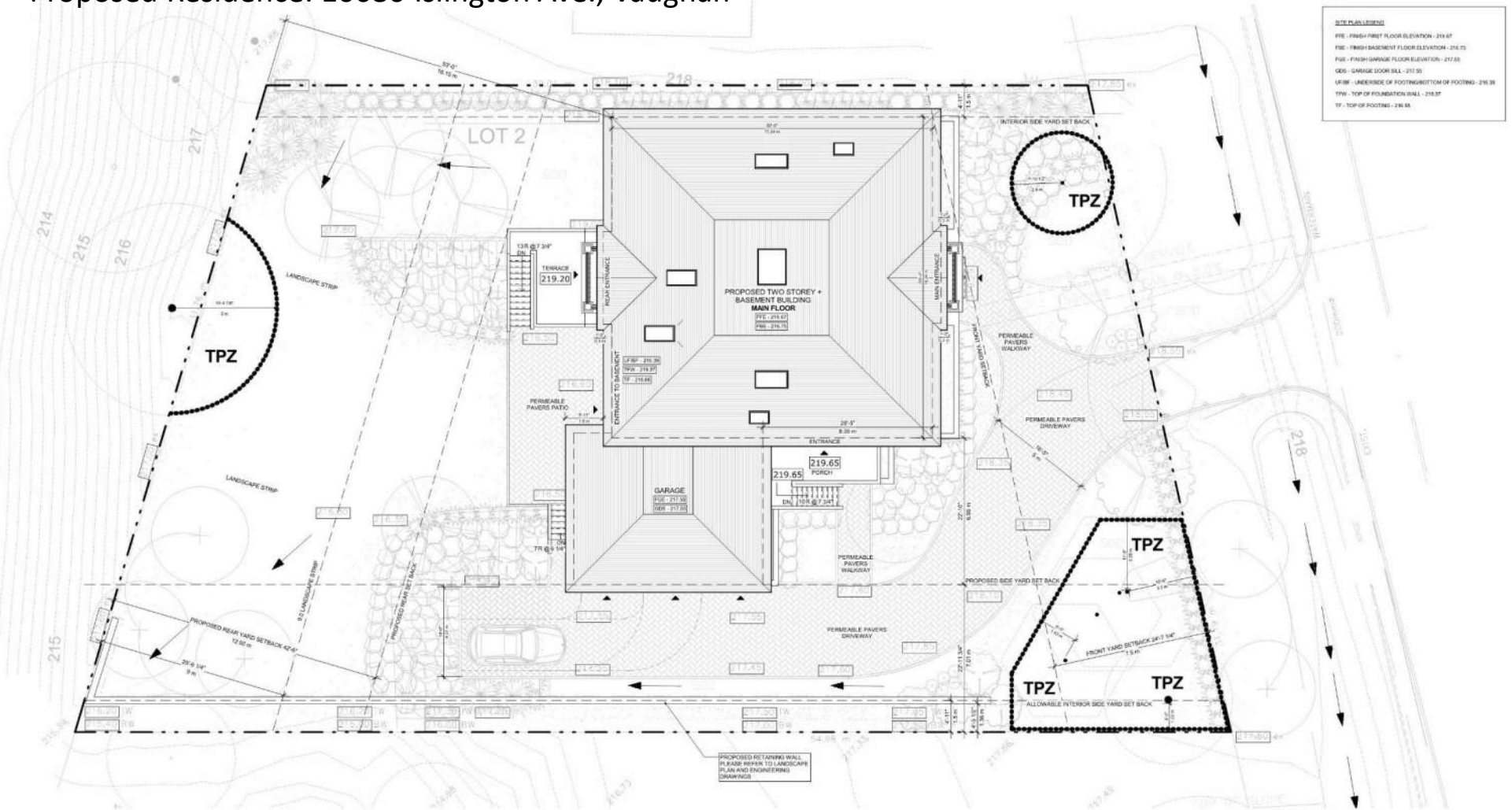
Geometry governed most heritage design. In this example, the diagonals of the window openings relate to significant elements in the elevation and to each other. The diagonals of the main wall relate to the windows and front door keystone, as well.

If a building is pleasing to the eye, it is probably rich in such



Proposed Details

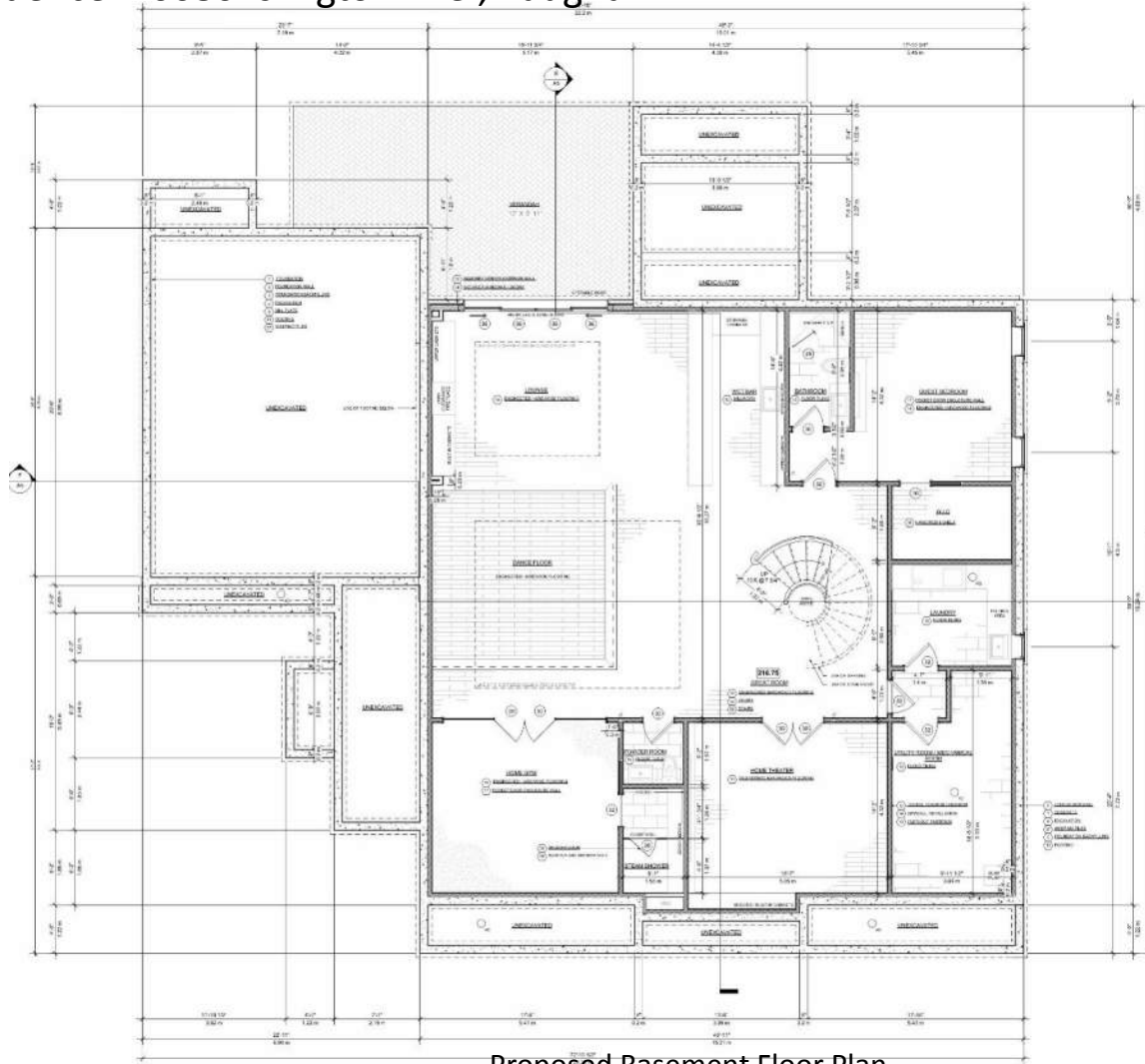
Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Site Plan



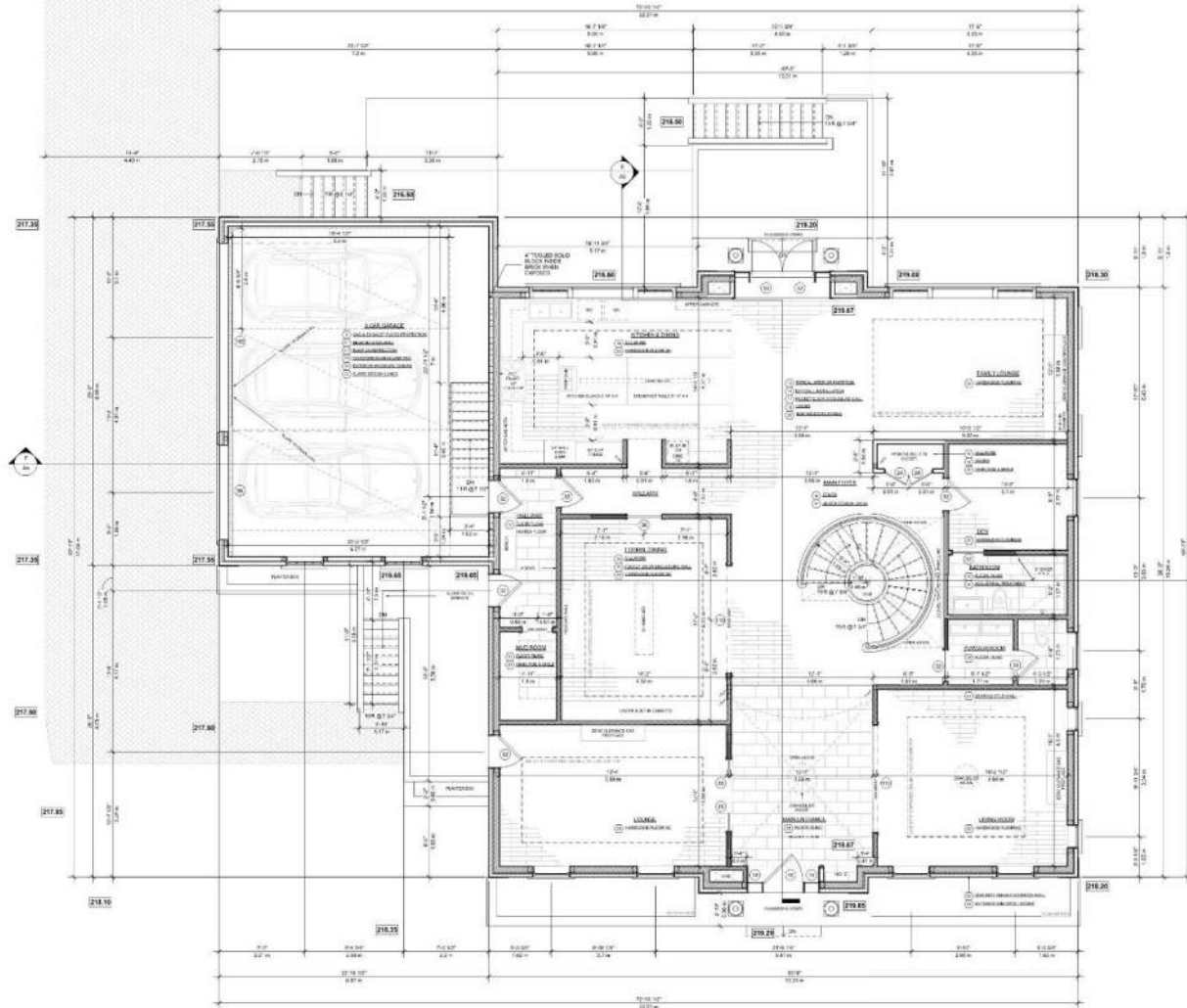
Proposed Residence: 10680 Islington Ave., Vaughan



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Proposed Basement Floor Plan

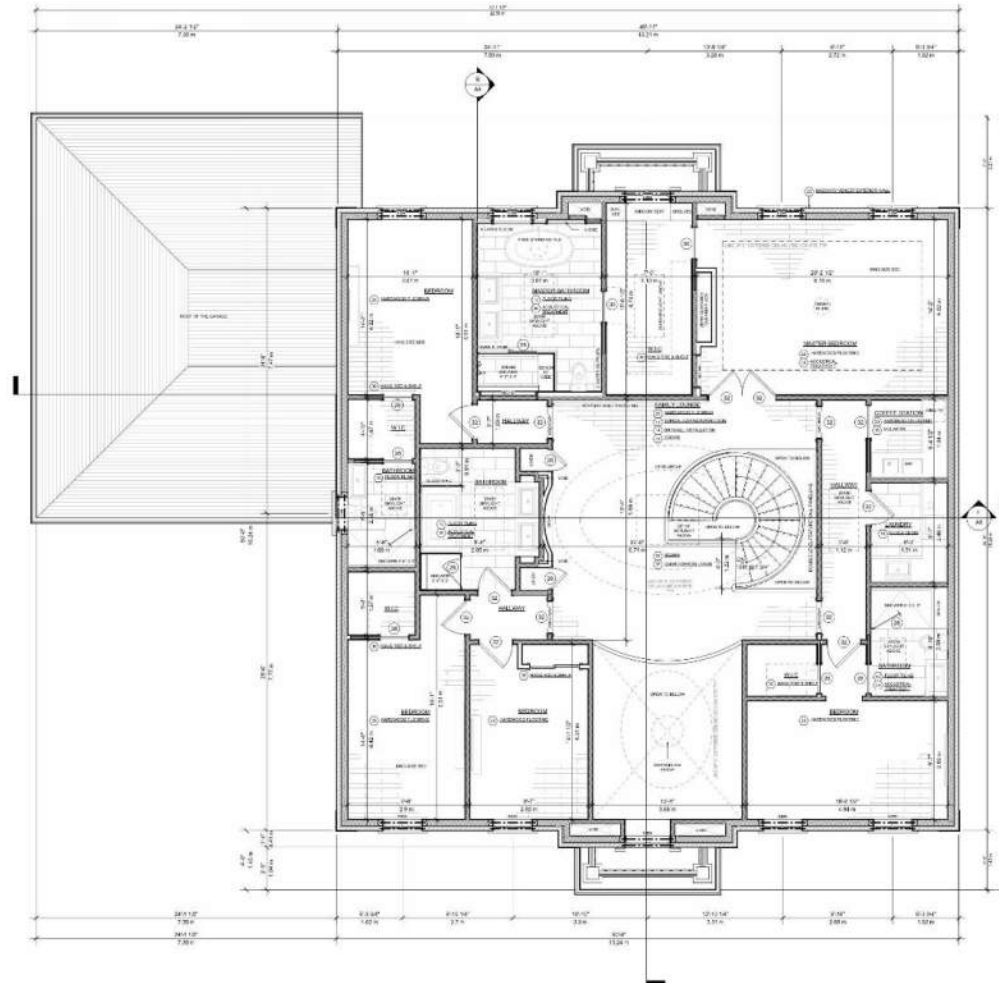
Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Ground Floor Plan

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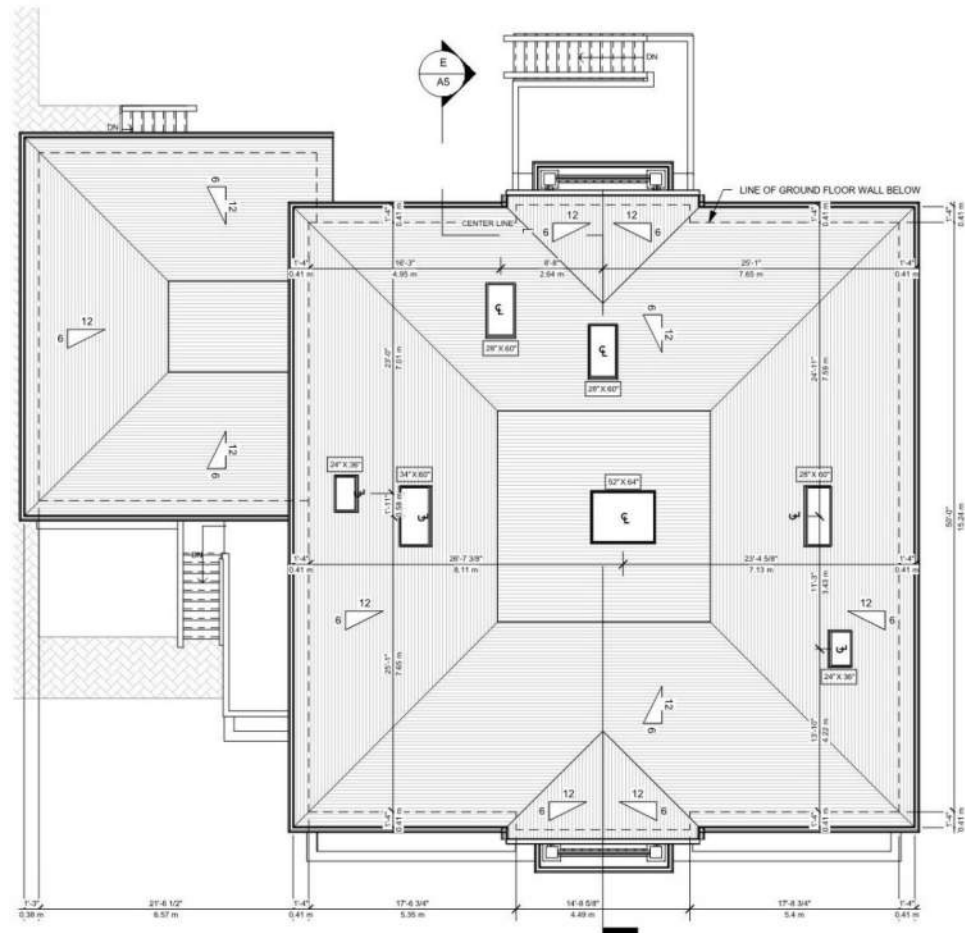
Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Second Floor Plan

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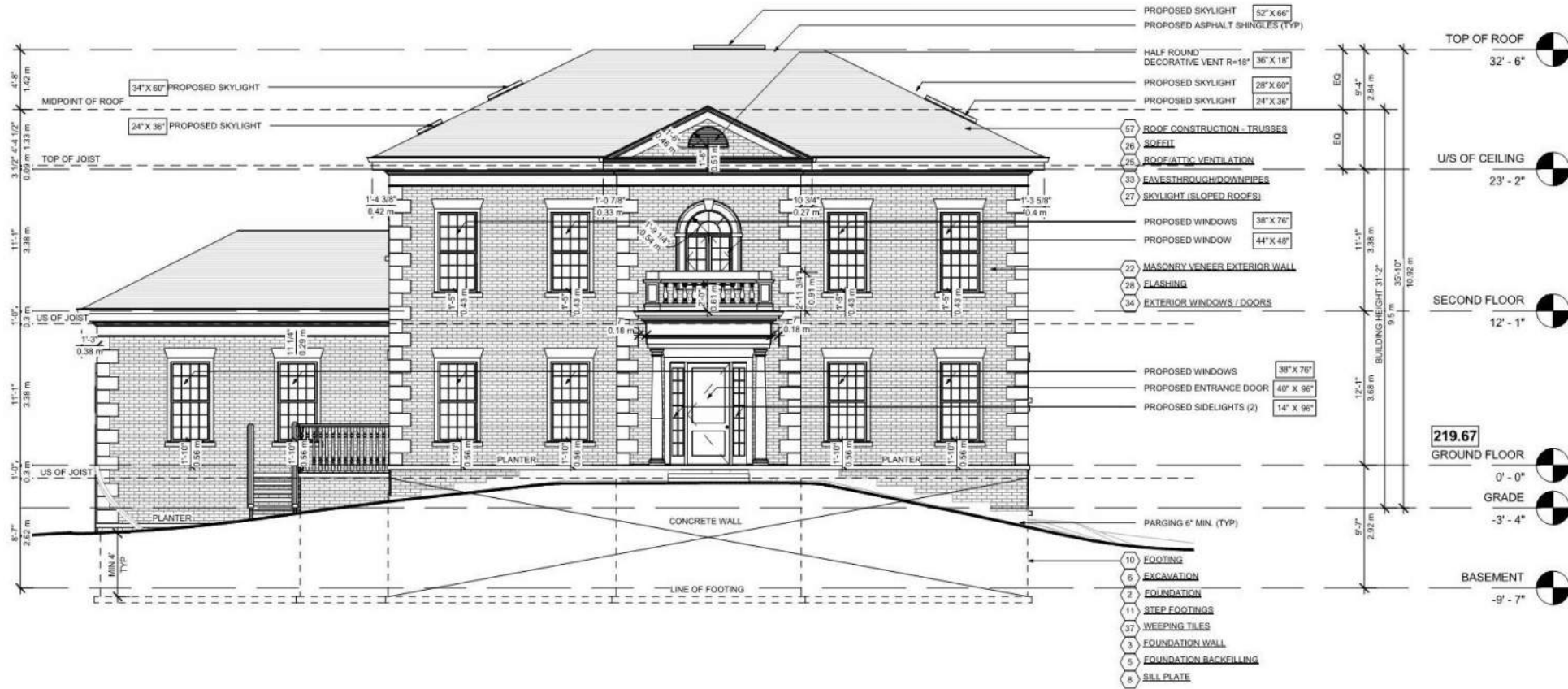
Proposed Residence: 10680 Islington Ave., Vaughan



Proposed Roof Plan

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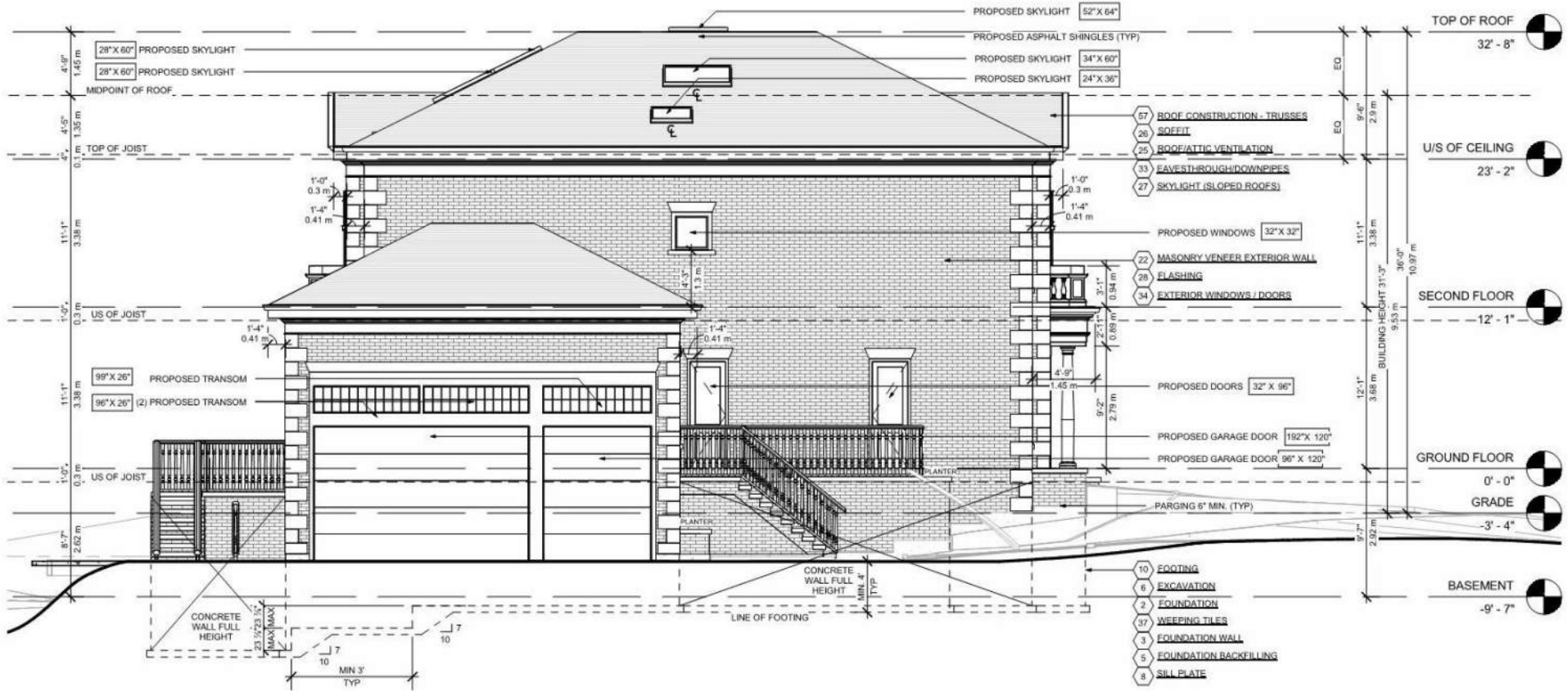
Proposed Residence: 10680 Islington Ave., Vaughan



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Proposed Front Elevation

Proposed Residence: 10680 Islington Ave., Vaughan



1:200

Proposed West Elevation

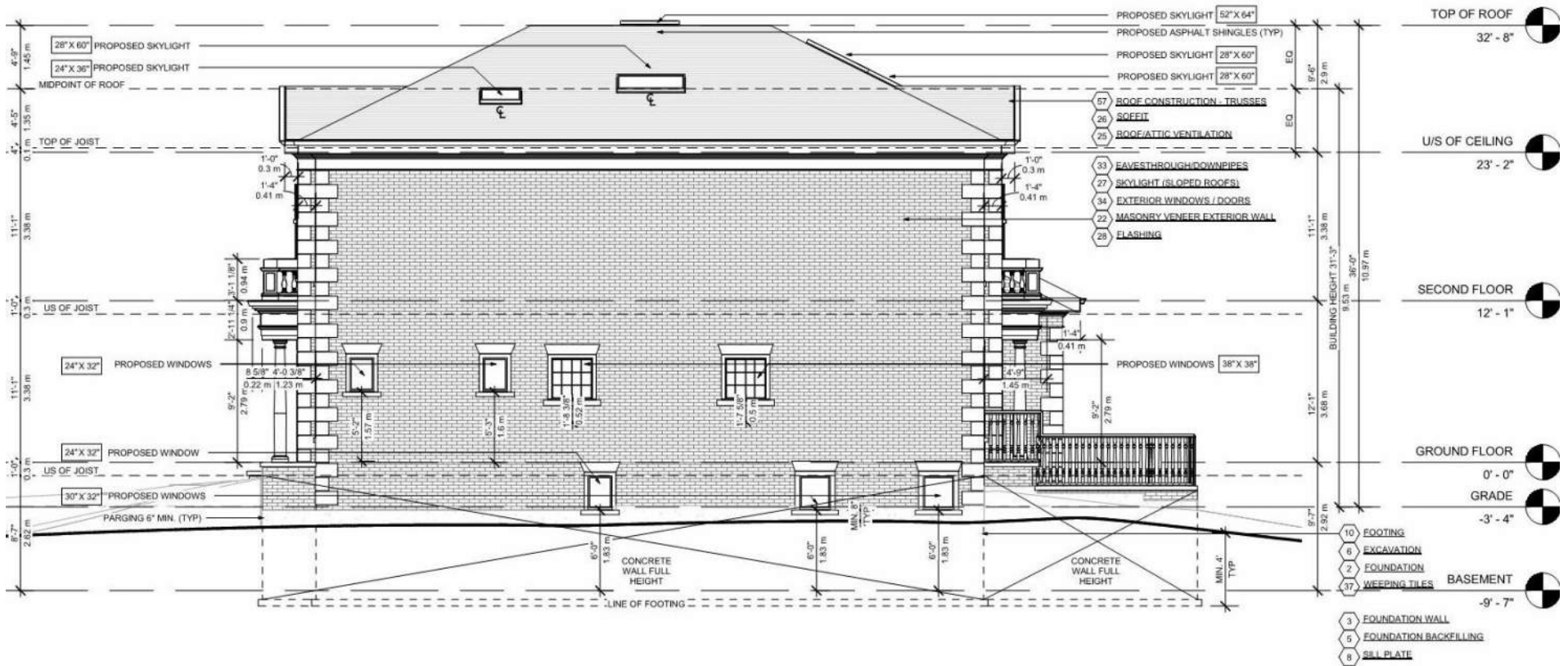
Proposed Residence: 10680 Islington Ave., Vaughan



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Proposed Rear Elevation

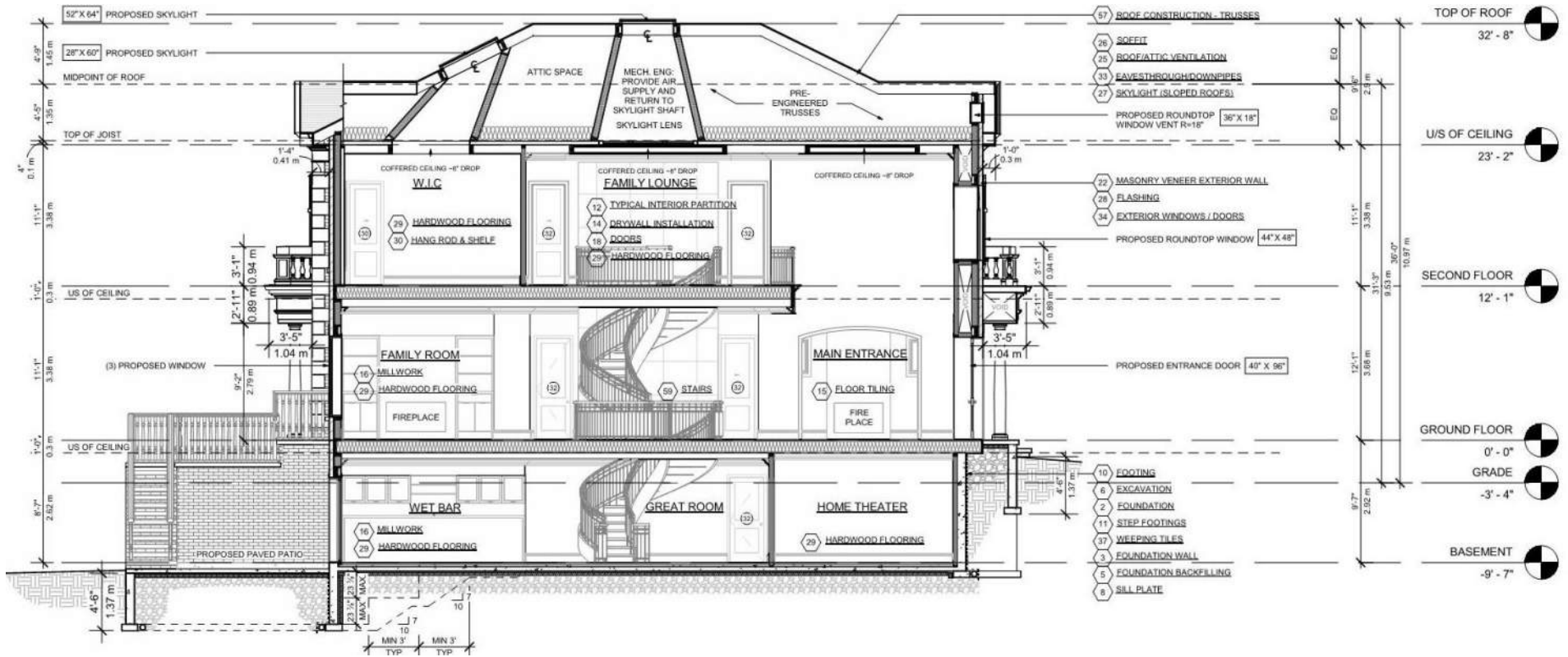
Proposed Residence: 10680 Islington Ave., Vaughan



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Proposed West Elevation

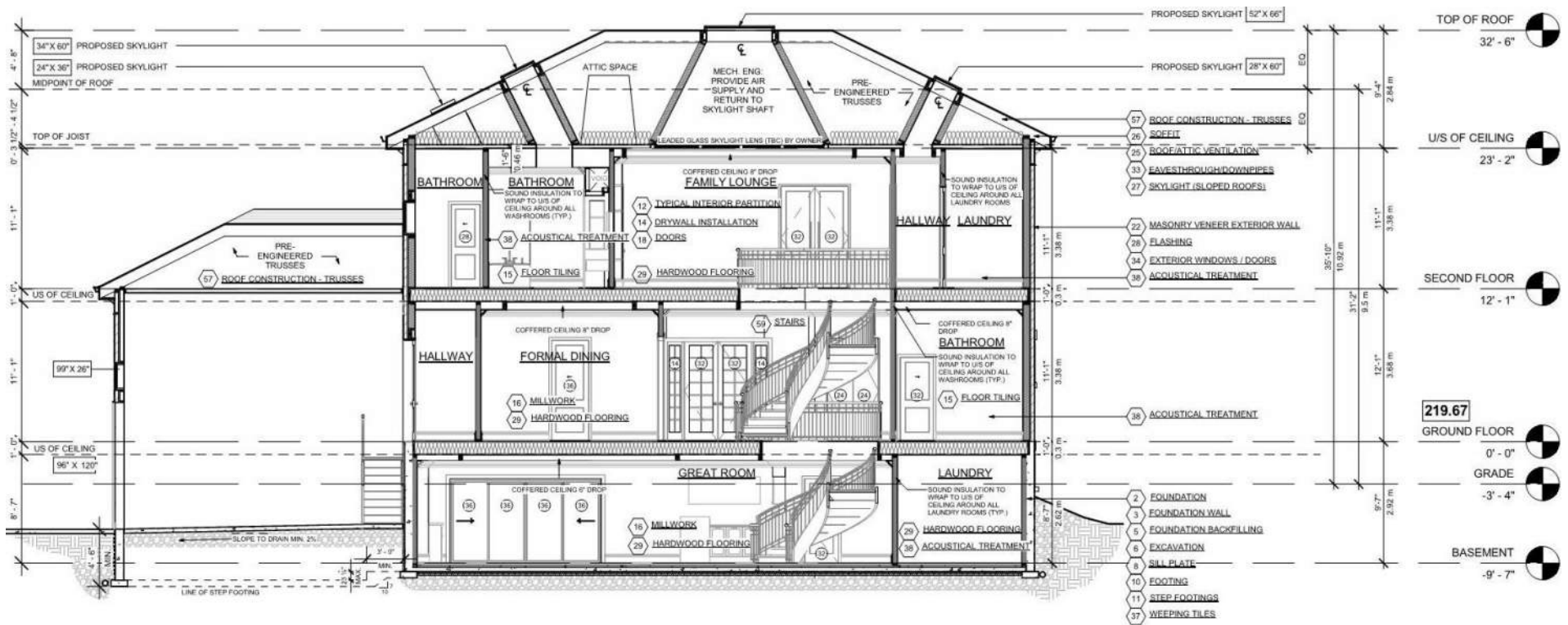
Proposed Residence: 10680 Islington Ave., Vaughan



Proposed N-S Section

1:200

Proposed Residence: 10680 Islington Ave., Vaughan



1:200

Proposed E-W Section

Appendix 2 10680 Islington Avenue Cabana Details, Bancheri Bros., March 9, 2023

Foundation Details:

Below the enclosed room will be concrete poured foundation walls/footings with a slab on grade reinforced with rebar as per engineer specifications. Below the columns will be sonotubes sized and reinforced with rebar as per engineer specifications. Refer to elevations for more detail.

Material Specifications:

Exterior Finishes:

- **Natural Wood Siding**- Painted Finish- *Black*
- **Masonry Stone Façade**- Vivace by Brampton Brick- *Cortana (PDF attached to this document)*
- **Columns**- Combination of *Masonry Stone Façade* and Black Painted Wood
- **Ceiling**- Tongue and Groove Cedar- Painted Finish- *Black*
- **Door**- Metal Door with Glass Inserts- Painted *Black*- Refer to link-
<https://www.rona.ca/en/product/masonite-entry-door-with-4-9-16-in-pine-frame-double-bore-24-gauge-steel-right-handed-swing-sp3-0rh2174n9-66606037>
- **Roofing**- Black Asphalt Shingles with Black Metal Flashing

Services for Cabana:

The proposed Cabana intends to have water services for sinks, a toilet and water supply. Including electrical lighting, power outlets and natural gas.

Appendix 3 Qualifications of the Author

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,

National Citation 1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

National Merit 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
- 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 (Ospringle), 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
- 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
- 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
- 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
- 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

