

**Location Map**



**40 Klein's Crescent**

## Attachment 2

### Subject Property



Existing one-storey dwelling



**Streetview of 40 Klein's Crescent**



## **CULTURAL HERITAGE DISTRICT IMPACT ASSESSMENT**

**40 Klein's Crescent  
Vaughan, Ontario, Canada**

**29 June 2018 [revised 5 October 2018]**

**prepared by**



architecture + planning + urban design  
+  
heritage conservation  
+  
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- 1- City of Vaughan Guidelines for Cultural Heritage Impact Assessments [truncated]
- 2- Photographs, 40 Klein's Crescent
- 3- Photographs of adjacent buildings on Klein's Crescent
- 4- Vicinity Map, 40 Klein's Crescent, City of Vaughan, Ontario
- 5- Aerial Photograph of Vicinity of subject property
- 6- Vaughan Official Plan map
- 7- Heritage Conservation District Map, Kleinburg-Nashville
- 8- Site Plan and Preliminary floor plan and Elevation drawings for planned redevelopment
- 9- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

## **1.0 INTRODUCTION TO THE PROPERTY**

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2016 (Appendix 1).

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at Klein's Crescent is located west of and outside the historic centre of Kleinburg. It is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 40 Klein's Crescent is west of Islington Avenue, on the northeast side of Klein's Crescent. This area has substantial mature trees which conceal many of the residences, and there do not appear to be any historic buildings in the immediate vicinity of 40 Klein's Crescent. All structures, including the present residential building at 40 Klein's Crescent, appear to be large, single family homes constructed within the last part of the 20<sup>th</sup> century. Most of the residences appear to be ranch style buildings.

The owner of the property, at the direction of Vaughan Heritage Department staff, and retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a truncated Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

The subject property is owned by:

Mr. Dan Cesana  
32 Firglen Ridge  
Woodbridge, Ontario L4L 1N4

Contact information is as follows:

Dan Hutchinson  
404-185 Stephen Drive  
Etobicoke, Ontario M8Y 3N5  
Tel: (416) 294-1748  
Email: dancnmoveyou@gmail.com



## **2.1 History of the property and evolution to date**

The property was purchased by the present owner for purposes of redevelopment. Application is in the process of being made to City of Vaughan to redevelop the property. The existing house and garage are relatively contemporary buildings and are not Listed or Designated except as being within and under Part V of the Ontario Heritage Act heritage district.

## **2.2 Context and setting of the subject property**

The Kleinburg-Nashville Heritage Conservation District Study and Plan includes this property, but there are no individual heritage buildings in the vicinity of 40 Klein's Crescent.

Review of the City of Vaughan Listing of Buildings of Architectural and Historical Value, October 2005 does not include any buildings located on Klein's Crescent or on the nearby section of Nashville Road. Section 9.2.1 of The Conservation District Study identifies various architectural styles that would be in keeping with the Conservation Study.

Existing residences on the street are a mixture of 19<sup>th</sup> and 20<sup>th</sup> century styles and are not individually of heritage significance.

## **2.3 Architectural evaluation of the subject property**

The existing circa 1960's ranch style house on the property has a low pitch roof. No aspects of the existing residence on the subject property are related to architectural styles noted in the architectural styles suggested in the Conservation District Study.

It is noted that the existing residential building on the property, while not of heritage value, is in sound structural condition.

## **2.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources**

Planned redevelopment of 40 Klein's Crescent property is to create a new residence on the property, with removal of the existing residential structure [appendix 9]. The concept for the property is to remove all existing development on the property and to construct a new one-storey residence. There would be no impact on any identified heritage resources.

## **2.5 Examination of preservation/mitigation options for cultural heritage resources**

It is our opinion that planned removal of the existing non-historic residential building on this site and replacing it with a new residence which is compatible with the architectural character outlined in the Kleinburg-Nashville Heritage District Study and Plan is in accord with the existing adopted policies and plans in the Study.

### **Avoidance Mitigation**

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 40 Klein's Crescent.

### **Salvage Mitigation**

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes have salvage value.

### **Historical commemoration**

Historical commemoration is not considered applicable in this case and is not considered.



## 2.6 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"><li>• <i>destruction of any, or part of any, significant attributes or features</i></li></ul>	<i>no destruction of any part of significant <u>heritage</u> attribute or feature</i>
<ul style="list-style-type: none"><li>• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i></li></ul>	<i>not applicable</i>
<ul style="list-style-type: none"><li>• <i>a change in land use where the change in use negates the property's cultural heritage value</i></li></ul>	<i>not applicable</i>
<ul style="list-style-type: none"><li>• <i>siting, massing, and scale</i></li></ul>	<i>planned improvements are consistent with the heritage district</i>
<ul style="list-style-type: none"><li>• <i>design that is sympathetic with adjacent properties</i></li></ul>	<i>building design fits requirements noted to be sympathetic with structures within the heritage district and represent an architectural style at 40 Klein's Crescent more in keeping with the Heritage District</i>

### 3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that the decision 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.*”

*“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.*”

The property contains one potential built heritage resource that does not have cultural value or interest under the Ontario Heritage Act, other than being an existing property within the Heritage Conservation District. It is our opinion that the planned improvements to 40 Klein's Crescent are compatible with the Conservation District and make a positive contribution to maintenance of the Heritage District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP  
President



## REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan
- b) City of Vaughan, Listing of Building of Architectural and Historical Value, October 2005
- c) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- d) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- e) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3

## APPENDICES

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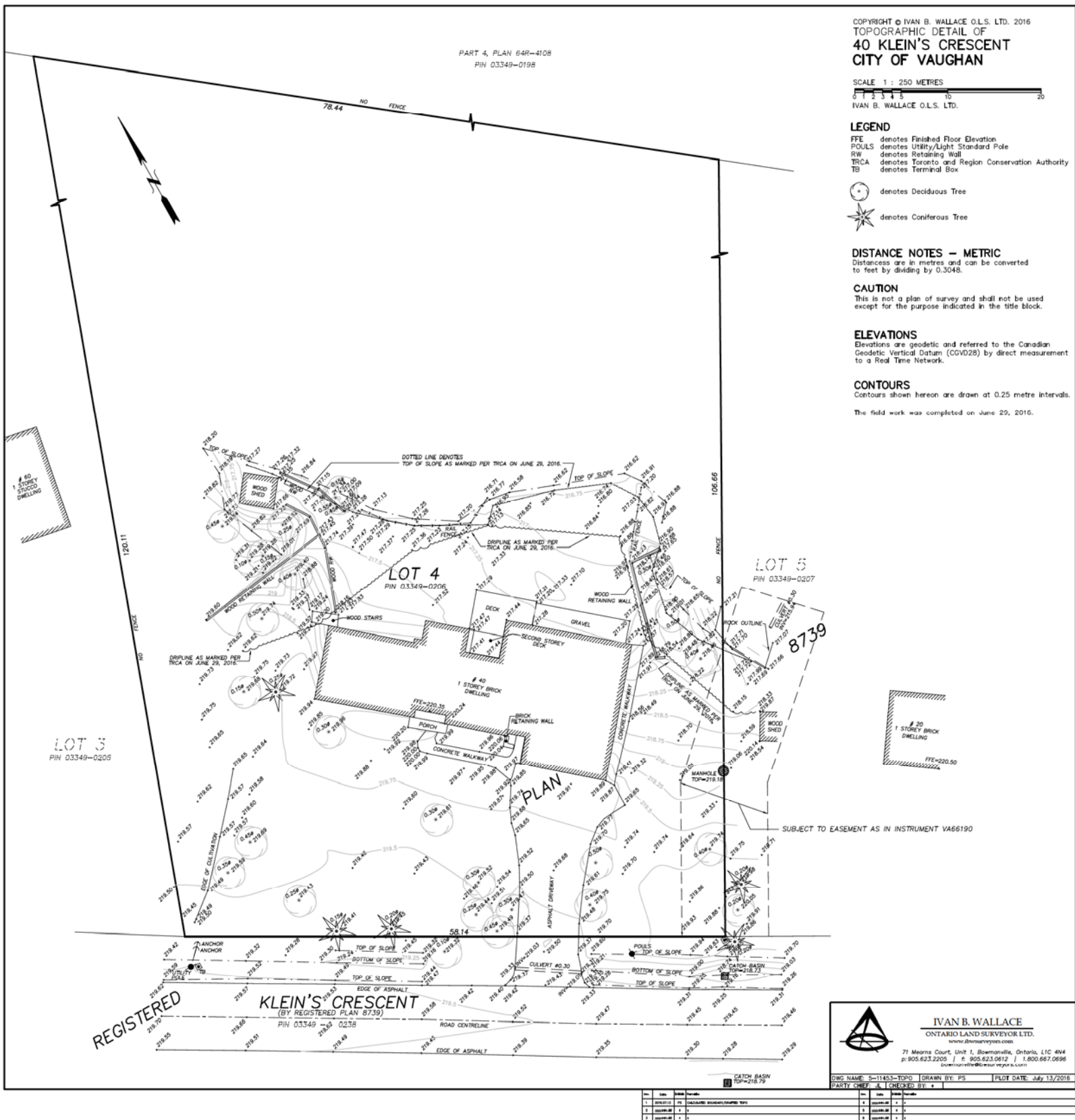






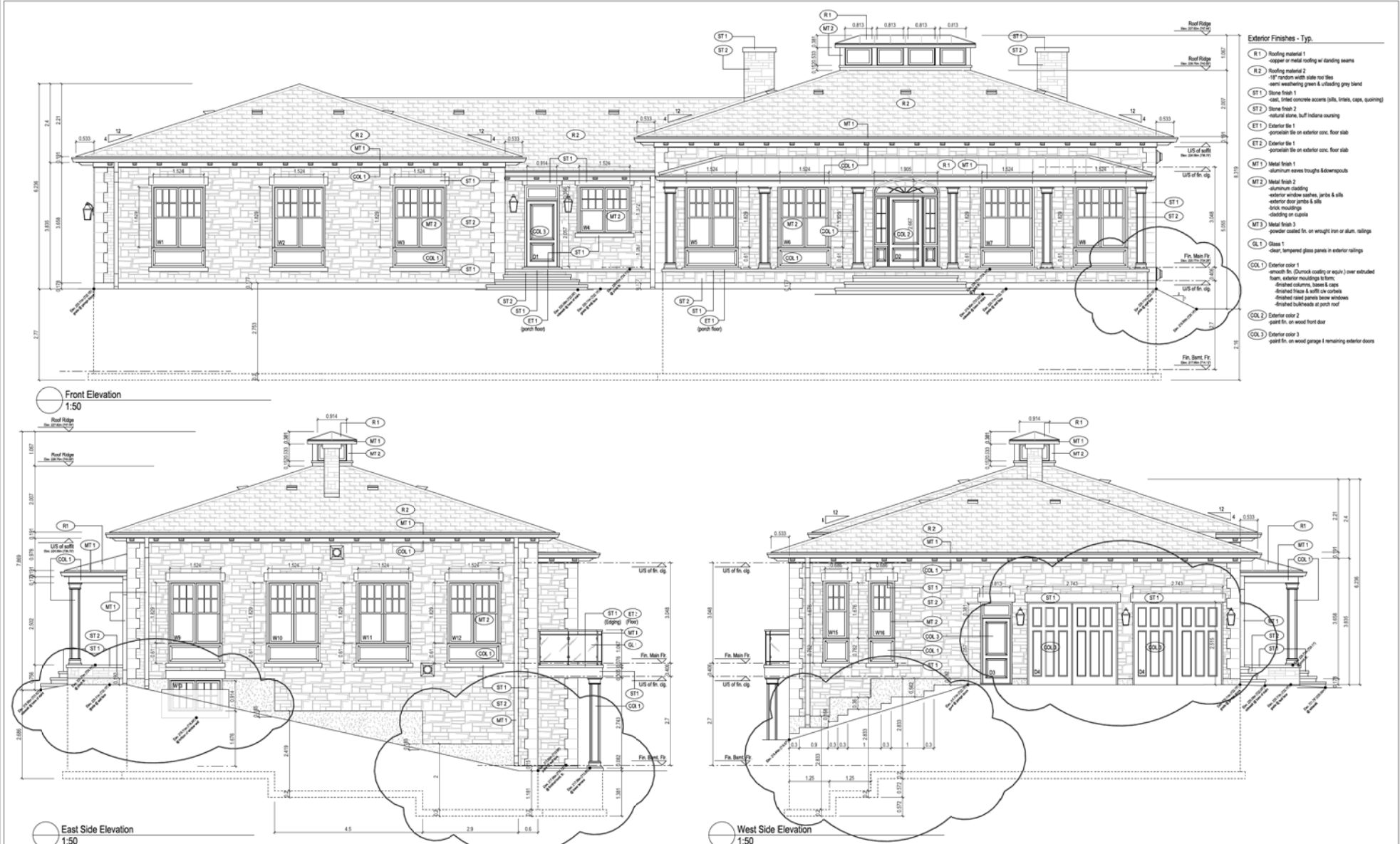


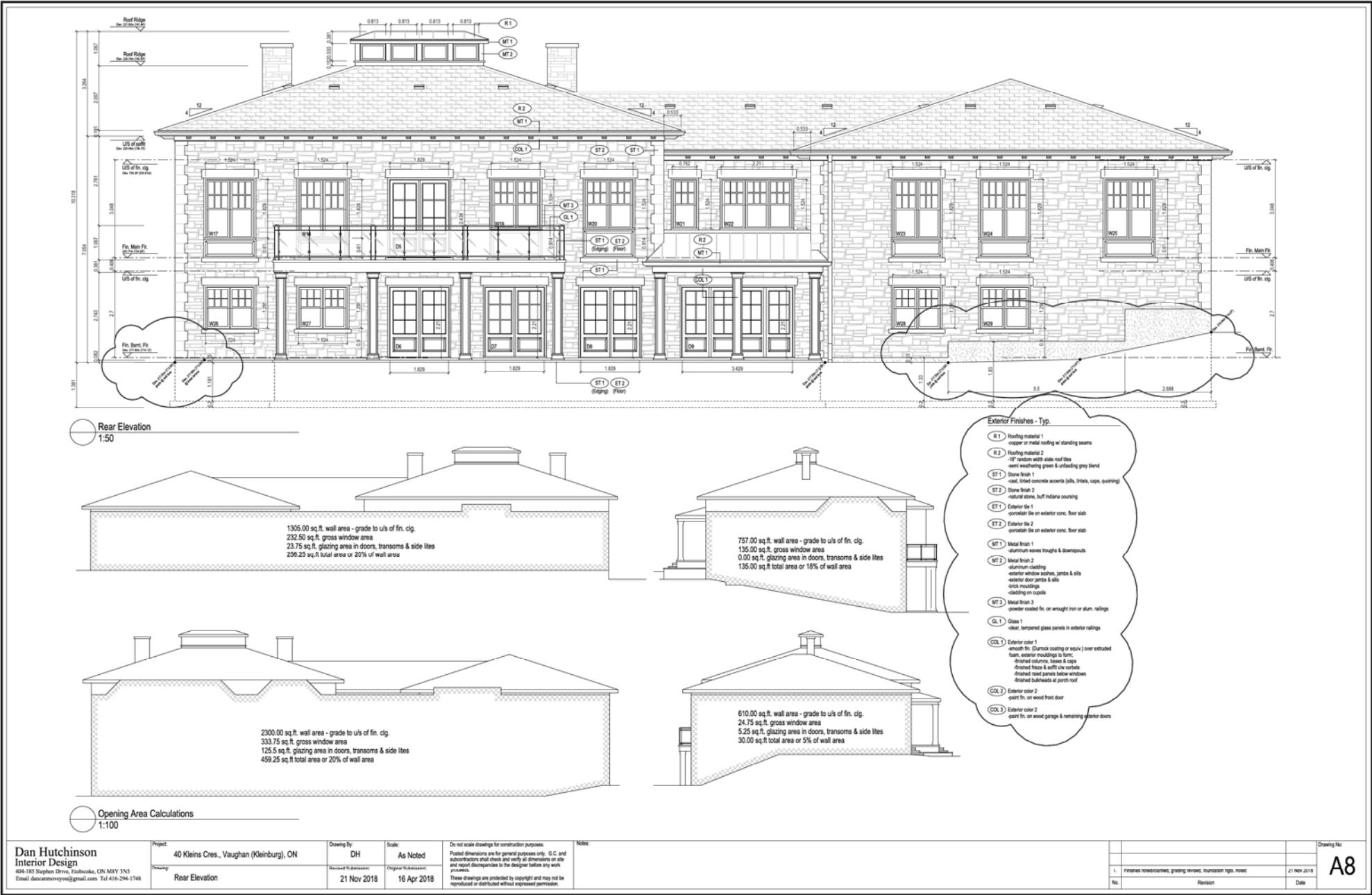












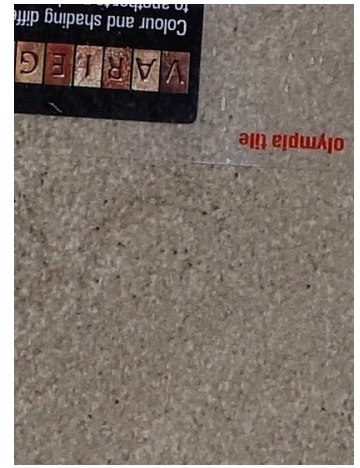


## EXTERIOR COLOUR PALETTE



### ET 1 - Exterior tile 1

- Porcelain tile on exterior conc. floor slab



### ET 2 - Exterior tile 2

- Porcelain tile on exterior conc. floor slab



### R2 - Roofing Material 2

- 18" random width slate roof tiles
- Semi weathering green & unfading grey blend

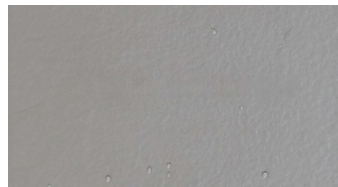


### ST1 - Stone finish 1

- Cast, tinted concrete accents (sills, lintals, caps, quoining)

### ST2 - Stone finish 2

- Natural stone, buff Indiana coursing (Natural stone varies slightly in colour as shown in this blended sample)



### COL 1 - Exterior Color 1

- Smooth fin. (DuRock coating or equiv.) over extruded foam, exterior mouldings to form;
  - finished columns, bases & caps
  - finished frieze & soffit c/w corbels
  - finished raised panels below windows
  - finished bulkheads at porch roof

### COL 3 - Exterior Color 3

- Paint fin. on wood garage & remaining exterior doors

### MT 2 - Metal Finish 2

- Aluminum cladding;
  - exterior window sashes, jambs & sills
  - exterior door jambs & sills
  - brick mouldings
  - cladding on cupola



### MT 1 - Metal Finish 1

- Aluminum eaves troughs & downspouts

### MT 3 - Metal Finish 3

- Powder coated fin. on wrought iron or alum. railings

### R 1 - Roofing Material 1

- Copper or metal roofing w/ standing seams



### COL 2 - Exterior Color 2

- Paint fin. on wood front door





12330 Highway 27



2057 Major Mackenzie Drive West





[illegible]

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- NOTES:
- REMOVAL OF TREES IS RECOMMENDED BEFORE MAY 1 AND AFTER AUGUST 1
  - GRASS SEED TO BE SUNNY LAWN MIX CONSISTING OF 20% PERENNIAL RYE, 40% CREEPING RED FESCUE, 40% KENTUCKY BLUEGRASS.