

Cultural Heritage Impact Assessment & Heritage Conservation District Conformity Report

Kleinburg-Nashville Heritage Conservation District

10398 and 10402 Islington Avenue

City of Vaughan, Ontario

September 2023



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1.0 Executive Summary

This Cultural Heritage Impact Assessment (CHIA) and Heritage Conservation District Conformity Report (HCDCR) have been prepared at the request of the owners to assess the cultural heritage value of the property at 10398 and 10402 Islington Avenue within the Kleinburg-Nashville Heritage Conservation District in the City of Vaughan, to determine if there are any potential impacts to protected heritage resources as a result of the proposed redevelopment of the property with five Georgian inspired townhouse building blocks (22 units) and to assess how the proposed development conforms to the updated Kleinburg-Nashville Heritage Conservation District Plan.

The subject property is within the boundaries of the Kleinburg-Nashville Heritage Conservation District (KNHCD) established in 2003 through By-law 183-2003 and amended by By-law 184-2003 that adopted the plan to protect and preserve the heritage character of the village which is one of four small historic communities found within the City of Vaughan. The KNHCD was updated in September 2021 in three parts and enacted by City of Vaughan Council on February 22, 2023 through By-Law 019-2023. Provincial policy requires that for communities to intensify their residential areas development must be carried out in ways that do not negatively impact significant built heritage resources and that conserve cultural heritage landscapes.

The subject property is located on the west side of Islington Avenue forming an irregular flag lot and containing two vacant residential dwellings known as 10398 and 10402 Islington Avenue. The Bell Telephone building sits on its own lot to the northeast and the subject property runs in behind it. Nearly entirely invisible behind a tree lined driveway the two dwellings are set far back on the lot which is a deviation from the typical village residential lot. The residence addressed as 10398 Islington Avenue is a red brick bungalow style, T-plan home with a shallow projecting front and rear gable and a side wing in board and batten that appears on an aerial photo taken in the late 1960's. 10402 Islington Avenue is a hip roofed bungalow clad in buff brick and Angelstone and appears later on a 1980's aerial photo and is estimated to have been built in the 1970's. The property has many mature trees particularly along the driveway and the periphery of the lot while others dot the front and rear yards.

To the east of the subject property is Kleinburg Public School (2009) inspired by the Windrush Co-operative houses which in turn were inspired by Frank Lloyd Wright's designs. Located immediately to the south of the subject property is the former farmhouse 'Redcroft', a designated heritage building which is now part of a larger condominium development named Averton Common at 10984 Islington Avenue.

This development contains various new buildings in stone and brick with a height at the street of 2-storeys with a taller building in behind. Heritage Square (10425 Islington Avenue) is also a larger development north of the subject property on the east side of Islington Avenue and contains buildings with larger massing in a 2.5-storey form. Both developments retain heritage resources and add new built forms inspired by local historic architecture as examples of intensification along this section of Islington Avenue.

The subject development proposes five blocks, one 2½-storey at the street and four 3-storey blocks of townhomes in behind with a total of twenty-two units. Inspired by Georgian architecture, Block 1, facing Islington Avenue in particular is inspired by rural Georgian wood frame homes with a later brick addition. The symmetry of the main block of the building with its front porch is emphasized by a centred walkway with a simple Georgian-inspired white fence and plantings providing a welcoming animation and interaction at the pedestrian level. The balance of the townhouses is broken into blocks facing the interior private lane each with variations of the design. Three of the blocks would be visible from certain vantage points on Islington Avenue with Block 1 facing the front of the lot presenting as a single-family residential frontage at the public street.

Landscaping presents a combination of concrete and paver pathways and low, white fencing and both ornamental and native varieties of trees, shrubs and perennials that provide year-round interest at both the street and the interior of the development. The plantings also provide a transition from the street to the larger trees in behind the development that continue down the river valley.

RHC concludes that the two existing residential dwellings on the property have no cultural heritage value, are not heritage resources and are not contributing elements to the KNHCD. Further, the proposed removal of these two buildings from the KNHCD does not represent a loss of cultural heritage value in the KNHCD.

RHC is of the opinion that Block 1 of the proposed development would engage with the street better than the two existing dwellings have and that a residential development in this location, within close walking distance to trails and shopping in the village core, is appropriate within the context of the village fabric. However, RHC is of the opinion that the proposed development requires some revision to better comply with the KNHCD Guidelines and fit into the village fabric more cohesively.

2.0 Qualifications

Robinson Heritage Consulting (RHC) has specialized in the assessment and preparation of various heritage conservation reports over the past two decades. The author is both a past and current member of the Board of Directors for the Canadian Association of Heritage Professionals (CAHP), a member of the Board of Directors for the Architectural Conservancy of Ontario for Cambridge and North Dumfries and heritage expert witness in several cases with the Conservation Review Board, the Ontario Municipal Board and the Ontario Land Tribunal. A curriculum vitae and project list has been attached to this document.

3.0 Study Rationale and Methodology

This Cultural Heritage Impact Assessment (CHIA) was undertaken according to guidelines set out in the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industry's booklet "Heritage Resources in the Land Use Planning Process" from the Ontario Heritage Toolkit. According to these guidelines a Heritage Impact Assessment is a study that:

- evaluates the significance of a cultural heritage resource;
- determines the impact that a proposed development or site alteration will have on a cultural heritage resource;
- recommends an overall approach to the conservation of the cultural heritage resource.

Section 6.2.4 of the City of Vaughan Official Plan provides direction as to the City's ability to require a Cultural Heritage Impact Assessment.

RHC conducted research using archival and secondary source material gathered from the City of Vaughan Archives, online resources, land registry records, historical county atlas and other historic maps. A site inspection and exterior photographic documentation was undertaken by Robinson Heritage Consulting over several days in June 2023.

4.0 Legislation and Policy Framework

4.1 Planning Act

Part 1, Section 2 of the Ontario Planning Act identifies matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. Section 3 of the Planning Act allows the Province to issue policy statements on matters of provincial interest. In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

4.2 Provincial Policy Statement 2020

The Provincial Policy Statement (issued under the authority of Section 3 of the Planning Act) was introduced in 2005, updated April 30, 2014 and updated again effect May 1, 2020

PPS (2020), Section 2.0: Wise Use and Management of Resources, states that

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Policy 2.6.1, in Section 2.6: Cultural Heritage and Archaeology, states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

The 2020 Provincial Policy Statement provides definitions of key terms in the heritage planning process.¹

Built heritage resource: means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.

¹ <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).

Heritage attributes may also have what are defined in the federal Standards and Guidelines for the Conservation of Historic Properties in Canada as “character-defining elements” or the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.²

4.3 Ontario Heritage Act

Typically, the significance of a heritage conservation district is identified by evaluation criteria that define cultural heritage value or interest to local, provincial, or federal jurisdictions. Criteria to define local cultural heritage significance is prescribed in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) made pursuant to section 41(1) (a) of the Ontario Heritage Act.

² <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

4.3.1 Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22)

Any defined area within a municipality may be designated as a heritage conservation district under subsection 41 (1) of the Ontario Heritage Act if at least 25 per cent of the properties within the defined area satisfy two or more of the following criteria:

1. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
2. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
3. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
4. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The properties have contextual value because they define, maintain or support the character of the district.
8. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
9. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

The assessment of potential impact by development on cultural heritage resources is guided by Ministry of Culture InfoSheet #5 – Heritage Impact Assessments and Conservation Plans contained within Ontario Heritage Tool Kit booklet “Cultural Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005”.³

The Ministry of Culture InfoSheet #5 describes “Principles in the Conservation of Historic Properties” as:

Respect for Documentary Evidence

Do not base restoration on conjecture.

Respect for Original Location

Do not move buildings unless there is no other means to save them.

Respect for Historic Material

Repair/conservate rather than replace building materials and finishes, except where necessary.

Respect for Original Fabric

Repair with like materials.

Respect for the Building’s History

Do not restore to one period at the expense of another period.

Reversibility

Alterations should allow a resource to return to its original conditions.

Legibility

New work to be distinguishable from old.

Maintenance

With continuous care, future restoration will not be necessary.

³ http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. As indicated above, the Provincial Policy Statement was updated in 2020.

Negative impacts on a cultural heritage resource identified in Ministry of Culture InfoSheet #5 include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- 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 a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Ministry of Culture InfoSheet #5 recommends methods of minimizing or avoiding a negative impact on a cultural heritage resource. These 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
- Buffer zones, site plan control, and other planning mechanism

4.4 York Region Official Plan

The York Region Official Plan (York Region OP) addresses cultural heritage resources in section 2.4 of the Plan. The objectives for cultural heritage are: “To recognize, conserve and promote cultural heritage resources, cultural landscapes and built heritage of York Region and preserve their value and benefit to the community for present and future residents.” (York Region Official Plan 2022, Office Consolidation June 2023, p. 30).

The cultural heritage policies of the York Region Official Plan are as follows:

2.4.1 That cultural heritage resources shall be conserved to foster a sense of place and benefit communities.

2.4.2 To promote well-designed built form and cultural heritage planning, and to conserve features that help define character, including built heritage resources and cultural heritage landscapes.

2.4.3 To ensure that cultural heritage resources under York Region’s ownership are conserved.

2.4.4 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.

2.4.5 To require local municipalities to adopt official plan policies to conserve cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes, to ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

2.4.6 To support local municipal efforts in promoting heritage awareness, establishing heritage conservation districts and integrating identified cultural heritage landscapes into official plans and engaging with Indigenous communities in these efforts, where appropriate.

2.4.7 That local municipalities shall compile and maintain a register of significant cultural heritage resources protected under the Ontario Heritage Act and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

2.4.8 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.

2.4.9 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.

2.4.10 To encourage local municipalities to consider urban design standards or guidelines in core historic areas that reflect the areas' heritage, character and streetscape.

2.4.11 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of roads, vehicular access and parking complements the historic built form.

2.4.12 To recognize and celebrate the rich cultural heritage of York Region's ethnic and cultural groups.

Heritage conservation districts are recognized in Regional policy as an opportunity for local municipalities to preserve cultural heritage resources. At some point, the York Region Official Plan (2010) will be updated to reflect new PPS 2020 and OHA directions, definitions and policies on cultural heritage resources.

4.5 City of Vaughan Official Plan⁴

Section 6 of the City of Vaughan Official Plan contains policies for the conservation of cultural heritage resources.

6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

⁴ City of Vaughan Official Plan, 2010, Volume 1 (As Approved by the Ontario Municipal Board) 2020 Office Consolidation.

6.2.2.5. 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;
- 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.

6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

a. Good heritage conservation practices

**GOOD HERITAGE
CONSERVATION
PRACTICE**

Is the approach to conserving a cultural heritage resource generally accepted by professionals engaged in the work and is set out in the following documents:

- a. UNESCO and International Council on Monuments and Sites (ICOMOS) Conventions and Charters – Venice, Appleton, Washington and Burra;
- b. Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;
- c. The Ontario Ministry of Culture's eight guiding principles in the conservation of built heritage properties; and
- d. The respective Heritage Conservation District Plan or guidelines in which the property is located, if the property is designated under Part V of the Ontario Heritage Act.

[...]

e. new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:

- i. being similar in height, width, mass, bulk and disposition;
- ii. providing similar setbacks;
- iii. using like materials and colours; and
- iv. using similarly proportioned windows, doors and roof shape.

6.2.4.1. That Cultural heritage impact assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:

- a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;
- b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and
- c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.

6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.

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

6.3.2.5. That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan.

Kleinburg-Nashville is one of four Historic Villages in the City of Vaughan, as identified in Section 12.2.1 and Map 12.2.A of the City of Vaughan Official Plan (VOP, Vol 2, 2020 Office Consolidation). According to the VOP (2020), the City's goal in general is to "ensure, to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg Core area are protected in accordance with the Kleinburg-Nashville Conservation District Study and Plan". Goals for Heritage are described in section 12.4.1 of the City of Vaughan's 2020 Official Plan, as follows:

- i. Protect and preserve the existing heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other relevant legislation;
- ii. Encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property;
- iii. Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas;
- iv. Ensure that development or redevelopment occurs in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan adopted by By-law 183-2003 as amended by By-law No. 268-2003 and designated under Part V of the Ontario Heritage Act;
- v. Encourage the protection of, or where appropriate, the excavation of local archaeological resources;
- vi. Preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces;
- vii. Promote an understanding of, and an appreciation for the community's heritage among local residents and visitors; and,
- viii. Recognize the importance of and protect natural heritage features including the Humber River valley lands for their distinctive topography and scenic views.

4.6 The Humber River – A Canadian Heritage River

The Humber River has been designated as a Canadian Heritage River and is the most significant geographic feature in Vaughan. It was designated along with its tributaries as a Canadian Heritage River System in 1999. The designation is not the same as a designation of a built heritage resource or cultural heritage landscape under the Ontario Heritage Act, but rather it is an honorific status. The status is dependent upon the retention and conservation of identified features and values that contribute to the Humber River as a heritage river system.

From the Canadian Heritage Rivers website: “...to recognize, conserve and manage, in a sustainable manner, Canada’s designated heritage rivers and their natural qualities, cultural/historical heritage, and recreational values....”

4.7 Kleinburg-Nashville Heritage Conservation District Plan

The Kleinburg-Nashville Heritage Conservation District (KNHCD) was established in 2003 through By-law 183-2003 and amended by By-law 184-2003 that adopted the plan to protect and preserve the heritage character of the village which is one of four small historic communities found within the City of Vaughan.

The KNHCD was updated in September 2021 in three parts and enacted by City of Vaughan Council on February 22, 2023 through By-Law 019-2023.

Figure 1 - Existing Kleinburg-Nashville Heritage Conservation District Boundary (from KNHCD Plan Update, Part 1 – The Study, Oct 2020)

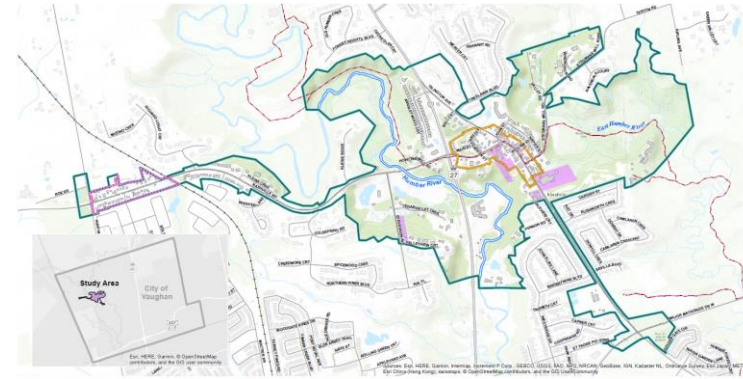
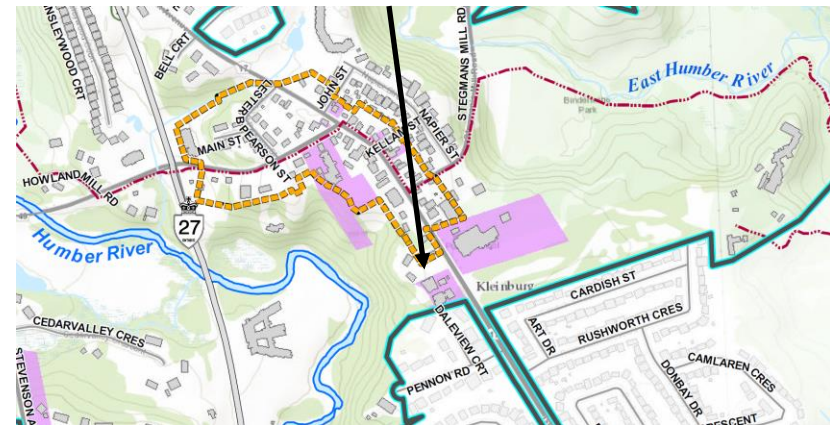


Figure 2 - Detail from Figure 1 (annotated by RHC) with arrow showing location of subject property outside of the Historic Village Core of Kleinburg.(orange dashed line). (Map image from KNHCD Plan Update, Part 1 – The Study, Oct 2020)



5.0 Historical Background

5.1 Pre-European Contact

A rich and vibrant history predates contact by a variety of indigenous groups. Each are unique to their time period and geographic region but are generally divided into several categories for study in archeology including the Palaeo, Archaic and Woodland periods.

The Humber River was home to the Attawaderon and Neutrals until the powerful Iroquois nation drove these people from their home and settled in the lush river valley. As a village building people, they constructed a number of longhouses out of lashed timber poles with bark sheathing. Floors were swept and soft boughs, rushes and corn husks were spread for about for comfort with some being woven for sleeping or sitting on. Several families would share a longhouse and live communally working together and personal possessions may consist of fur robes for warmth, clay pots, pipes, sacred items. The river provided both transport and fishing for these early native peoples. Two of these village sites have been identified in the area including the Mackenzie site.⁵ In the area of the subject site Islington Avenue roughly follows the Carrying Trail established by Indigenous peoples.

5.2 European Settlement

5.2.1 History of Vaughan Township

European settlement began along the waterways of Vaughan Township in the 19th century following a long history of Indigenous habitation and settlement along the river valleys and trails. Vaughan Township was created when Upper Canada was divided into townships to better manage the planned settlement. The Township was named in 1792 for Benjamin Vaughan, one of the peace negotiators for the end of the American War of Independence. The Township would be later surveyed and divided into land parcels with lot numbers and concession roads established.

⁵ Excerpt from the Burwick Women's Tweedsmuir History, pgs. 87-89

The township was slow to settle with only 54 people recorded in the township in 1800 with most of these settlers being Pennsylvanian Germans. With the end of the War of 1812, a large number of British migrants arrived settling all arable land by 1840 with a recorded population of 4,300. The largest of the settlements were Thornhill and Woodbridge with smaller villages like Maple and Kleinburg becoming established.

5.2.2 Summary of the History of Kleinburg

John Nicholas Kline had immigrated from Alsace Lorraine and resided in the area for some time before acquiring Lot 10, Concession 8 on the Humber River to establish a sawmill in 1837 in the area known as Vaughan Mills. He served on the Home District (predecessor of Vaughan Township) Council in the 1840s. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue and built both a sawmill and a gristmill. The balance of this acreage was drawn up as a subdivision of quatre acre lots for the anticipated village that would grow up around the mills.

Figure 3 - Detail of Vaughan Township map from 1851 with location of subject property indicated by yellow star. (City of Vaughan Archives with annotation by RHC)



Early settlement was slower in areas north of York due to the lack of maintained roads. As a condition of land ownership, the road adjacent to their property was to be built and maintained by the property owner but with, absentee landowners and lands held for Crown and Church sections were often not built or maintained and that resulted in hard to traverse or even absent roads. As difficult to get goods in it was to get goods out to market. The government began to encourage the incorporation of road companies in the mid-1800s to encourage improve the state of the roads. The Vaughan Road Company was formed in 1850, establishing the King Road (now known as Islington Avenue). The road companies would establish tolls to collect for the construction and maintenance of roads as well as profits for the investors. Four tollgates were established along the new road including near the present-day Albion Road and Finch Avenue area; a second at Woodbridge and Clarence Street; the third near where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27. With the improvement of the roads the community began to see more significant growth.

By 1860, the village around the mills had grown to include a bootmaker, a carriage maker, a doctor, a saddler and harness maker, tanner, a tailor, an undertaker, two hotels, a church and a

Figure 4 - Detail from Tremaine's Map of the County of York, 1860 showing Township of Vaughan. (Source: Ontario Historical County Maps Project, University of Toronto Map and Data Library)



school and by 1870 a chemist, a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had also been established. The mills that John N. Kline had built, and that the Howland's had developed (they purchased Klein's lands in 1851 and went on to become successful in business and politics) were the largest between Toronto and Barrie. As a popular community to stop in for travellers the toll gate at Clarence and now Islington Avenue became known as "Toll Gate Corners". As the railways were established in the mid nineteenth century and became and preferred way to travel and the maintenance of the plank roads was largely abandoned. The fact that the tolls remained on the decrepit roads sparked a revolt In 1890 with the demands that all tolls be removed from the roads and made into public roadways administered by municipal governments.

The industrial revolution created increased demands for larger scale transportation. In other areas canals were being built to accomplish this and in 1857, Rowland Burr, a mill owner and founder of Woodbridge, proposed the construction of a canal 4 metres deep and 37 metres wide to link Lake Ontario and Georgian Bay via Lake Simcoe and utilizing some of the Humber River. Several canal companies were formed but was never built although it appears in the 1880 Atlas of the County of York, as the "Projected Toronto and Georgian Bay Ship Canal".

Figure 5 - Detail from Figure 4 showing Kleinburg and the subject property within property owned by Martin Smith in 1860.



With the passing of the Railroads Act the first lengthy railroad in Canada was built, the Ontario Simcoe and Huron Railway, which went from Toronto to Lake Simcoe in 1853, and was extended to Georgian Bay at Collingwood in 1855. The success of the route shelved the canal scheme of Mr. Burr and prompted other railways to be established. In 1868 the Toronto, Grey and Bruce Railway was under construction running from Toronto, through Woodbridge and was opened in 1871. There is reference to the fact that the politically powerful Howland's arranged for the rail line to veer east so as to be closer to their mill and is known as the Howland Bend.

The first Kleinburg Train Station was built in 1870 with a second one replacing it in 1907. It was designed by Sir William Cornelius Van Horne and built in a mirror image of the plans. As with Richmond Hill, the Kleinburg Station was also located west of the village and became known as Kleinburg Station before being renamed as Nashville. The Kleinburg Station building was relocated in 1976 from Nashville to the Kleinburg Public School property at 10391 Islington Avenue. The rail connection was a strong tie between the two communities.

By the 1890's the community had increased to approximately 350 persons and many more industries including furniture, farm implements and harnesses and Howland's mill was the largest

Figure 6 - Detail from 1878 map of Vaughan Township from the Illustrated Historical Atlas of York County showing the "Projected Toronto and Georgian Bay Ship Canal" east of Kleinburg and the track of the "Toronto, Grey and Bruce Railway" west of Kleinburg running through what became Nashville. (McGill County Atlas Project)



between Toronto and Barrie. Binder twine was important to local farmers so they could tie their sheaves of wheat at harvest and in the 1890s, Charles Shaw Jr. was the local distributor of it. Mr. Shaw solved the problem of mice eating his stock by making advertising the arrival of the twine. The delivery date was announced in advance, and customers were offered a dinner in appreciation of a year's business. As a result, the twine was all sold in a day and the mice had to find alternate nourishment. The Binder Twine Night grew community festival, including games, refreshments, and entertainment, lasting into the 1930s. The event was revived by Vic Ryder with the Berton's and others involved in 1967 as a Centennial event and remains an annual celebration. A strong sense of roots and heritage is evoked, with the Binder Twine Guide which included historical buildings and stories sharing a sense of importance of the history of the village and surrounding area.

In the 1930's Highway #27 was constructed and it by passed the community and with the accessibility of the automobile people worked and shopped out of town rather in the villages downtown leaving business struggling and closing. By the end of WWII two thirds of the population had left Kleinburg but it was also the resulting housing crisis that began the resettlement of the area and is considered as significant as the original settlement of the village.

One of the post war arrivals to the village was Robert and Signe McMichael who lived in a six-room log cabin just southeast of the village in 1954. They were collectors of the work of the Group of Seven and their contemporaries as their collection grew began opening their home to the public by the early 1960's before donating both their property as well as the entire collection to the Province of Ontario. The McMichael Canadian Art Collection has continued to grow into a significant cultural resource that welcomes thousands of visitors each year.

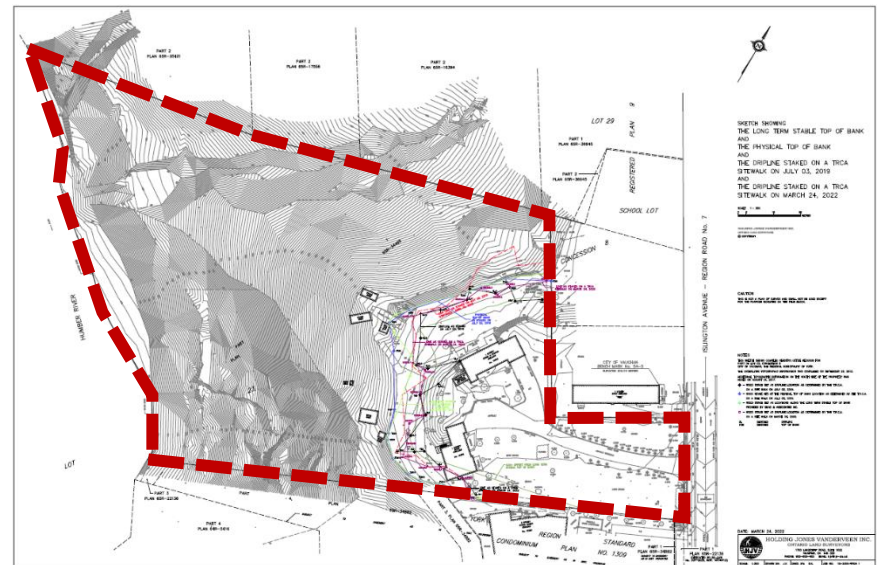
Kleinburg drew a number of artists to settle and in the 1960's the Berton's along with other artists established the Windrush Co-operative. In *A History of Vaughan Township* by G.E. Reaman it is stated that a Unionville man named Simon Miller had a most prized possession of a document dated April 29, 1793 and signed by J.G. Simcoe to the commanding officer at Fort Niagara to permit a number of named men to bring in free of duty a number of personal and household goods as they made their way into Canada as Loyalists. Not unlike the indigenous peoples, it would be the lush valley and power of the Humber River that would draw the early settlers to the area. Like other early communities Kleinburg would grow up around a waterway. With waterpower for mills and fertile soils with good water supply the community would become a centre for economic growth.

5.3 Summary of Subject Property Ownership

Historically the subject property is part of Lot 23 in Concession 8 in the former Township of Vaughan and more recently described as Part 1 of Plan 65R-34465 (Figure 7). Tremaine's Map of the County of York indicates Martin Smith as the owner of the entire Lot 23 in Concession 8 of Vaughan Township in 1860. The land title abstract records indicate that by 1896 the High Court of Justice had vested the property in Emerson Smith (Martin Smith's son). Emerson Smith and his wife Fanny sell the eastern 148 acres of Lot 23 to Arthur Hambly in 1909 who sells the same property to David and Cecil Mitchell in 1920. David and Cecil Mitchell sell a portion of their property to the Trustees of the Kleinburg United Church in 1927. In 1928 David Mitchell grants his portion of the property to Cecil Mitchell and his wife Sara. Cecil and Sara Mitchell sell parts of their property to Robert and Signe McMichael (1953), the Kleinburg Public School (1954) and the Bell Telephone Company building (1955). After Sara Mitchell's death about 1962, the Mitchells' daughter Olive Maurer sells a portion of the Mitchell property (what is now the subject property) to David Fox in 1969. In 1973 Fox grants a 50% interest in the subject property to the Kleinburg Recreation Centre Limited who provide Fox with a mortgage in the amount of \$39,000. Fox sells his half ownership of the subject property to Pola Fox in 1979. Pola Fox and the Kleinburg Recreation Centre Limited sell the subject property to 728985 Ontario Limited in 1987 who in the following year sell to Di

Poce Development Limited. In 1993 the property is transferred to Di Poce Holdings Limited.

Figure 7 - Survey sketch with approximate boundary of subject property indicated in dashed red line. For greater detail see Figure 25 in Appendix 1.



6.0 Subject Property

6.1 Context of the Subject Property

Situated south of the Village core the subject property is located on the westside of Islington Avenue in an area that is transitioning to rural in character with deep lots and setbacks with more open space and naturalized landscape features. The most significant feature of the subject property and other properties on the west side of Islington Avenue in this area is that they back onto the Humber River valley which is protected through the Toronto Region Conservation Authority

As part of the KNHCD all the surrounding properties are designated under Part V of the *Ontario Heritage Act* and are listed on the City of Vaughan's Register. In addition, there are two properties close by that have further designation under Part IV of the *Ontario Heritage Act*.

The Bell Telephone sub station building is located at 10406 Islington Avenue (Figure 8) and is a single storey red brick low pitch front gable building built c. 1960. The subject property is a flag lot which runs below and behind the Bell building property.

The Kleinburg United Church located at 10418 Islington Avenue (Figure 9) is a two-storey red brick Gothic Revival building built in

Figure 8 - View west showing Bell building at 10406 Islington Avenue. (Image: Google Maps 2022)



Figure 9 – Kleinburg United Church at 10418 Islington Avenue. (Photo: RHC June 2023)



1926 and is designated under Part V of the Ontario Heritage Act as part of the KNHCD.

Across Islington Avenue to the east is the Kleinburg Railway Station at 10391A Islington Avenue (Figure 10) built c.1904 replacing an earlier 1870 station. Originally located in the hamlet of Nashville the station was moved to its current location beside the Kleinberg Public School and is used by the community. The building is designated under both Part V and Part IV of the Ontario Heritage Act.

The Kleinburg Public School (Figure 11) built in 1955 and redesigned in 2009. Located at 10391 Islington Avenue Kleinburg public school is a single storey structure that has been added to and inspired by the Windrush Co-operative a community of homes that were informed by the designs of Frank Lloyd Wright. It is designated under Part V of the Ontario Heritage Act as part of the KNHCD.

Figure 10 - Kleinburg Railway Station relocated to 10391A Islington Avenue. (Photo: RHC June 2023)



Figure 11 - Kleinburg Public School property at 10391 Islington Avenue. (Photo: RHC June 2023)



“Redcroft” is an Ontario Gothic farmhouse located just south of the subject property at 10384 Islington Avenue (Figure 12). The farmhouse was built by Martin Smith in 1852 and is designated under Part IV of the Ontario Heritage Act (City of Vaughan By-law 55-79). This property has been developed to include several buildings adding residential density to the large lot. ‘Redcroft’ retains its original location with a deep setback and wide lawns (Figure 13).

The Toronto Regional Conservation Authority is the authority governing the protected Humber River valleylands on the western portion of the subject property and beyond.

Figure 12 - 10384 Islington Ave “Redcroft”. (Photo: RHC June 2023)



Figure 13 - ‘Redcroft’ as part of the Averton Common development. (Photo: RHC June 2023)



6.2 Property Description

The subject property is an irregular flag lot containing two dwellings addressed municipally as 10398 and 10402 Islington Avenue. The property is located on the west side of Islington Avenue south of the commercial core of the village. Both existing dwellings share a single driveway access from Islington Avenue (Figures 14 and 15) which is currently closed by large blocks of concrete and chains.

Neither of these buildings are listed on the City of Vaughan Heritage Inventory and there is no attached list in the KNHCD that identifies either as contributing however the real property itself is designated under Part V of the Ontario Heritage Act.

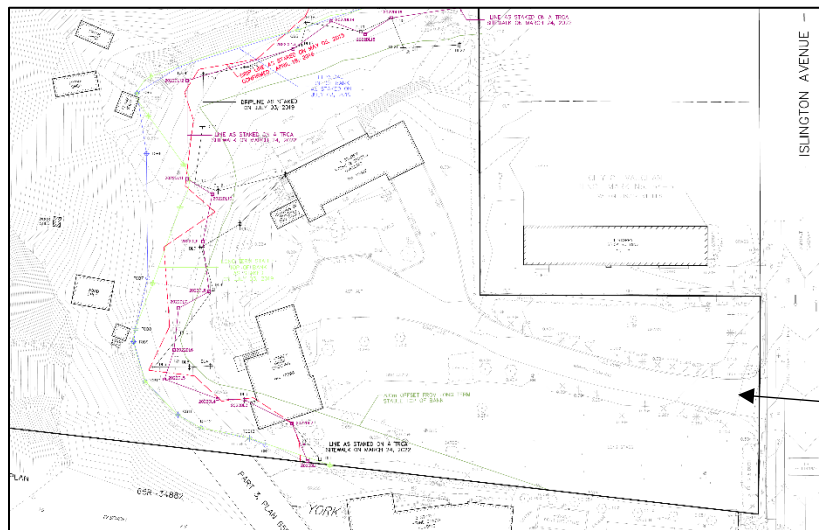
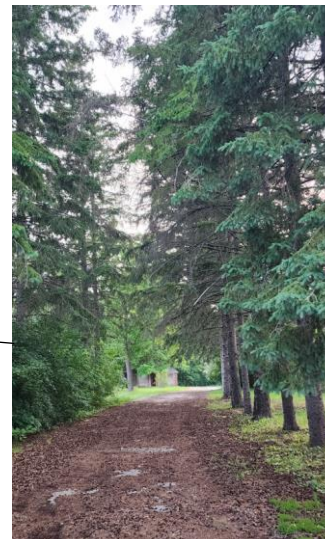


Figure 14 - View west from Islington Avenue indicating approximate frontage of subject property with yellow dashed line. (Image: Google Maps 2022 with notation by RHC)



Figure 15 - (Left) Detail from survey sketch (left) from Figure 25 in Appendix 1. (Below) View west on driveway. (Photo: RHC June 2023)



Two air photos from the Vaughan Archives (Figure 16) indicate that the red brick bungalow (10398 Islington Avenue) had been built by the late 1960s and that 10402 Islington Avenue was built after this but before the 1980s. The air photos also show that the table lands portion of the property east of the slope of the river valley had been cleared of most trees by the late 1960s and that the existing driveway had not been created until the 80s with trees planted along the north side of its curve coming west from Islington Avenue. The trees on the property are a prominent feature along Islington Avenue in the viewscapes looking both north and south along Islington Avenue identified in Section 4.5.5.1 of the KNHCD Plan Update September 2021.

Figure 16 - Air photos from late 1960s (upper) and 1980s (lower) with approximate boundary of subject property indicated in yellow. (Images: Vaughan Archives with annotation by RHC)



6.3 Architectural Description

6.3.1 10398 Islington Avenue

The dwelling located on 10398 Islington Avenue (Figures 17, 18 and 19) is a red brick T-plan, side gable bungalow with a shallow front and a rear gable on the left side. The brick exterior walls meet the concrete block foundation at grade on the front façade.

The façade includes a shallow front gable at the left, which is detailed with an oversized return eave, flat wood fascia, rectangular attic vent and two 1-over-1 wood windows with stone sills with no masonry lintels. The windows are flanked by aluminum shutters affixed to the walls.

A recessed porch with simple square wooden posts sits at grade level and runs from the front gabled bay to the matching brick offset single car garage. The front door is a wood slab style with small window in the upper third and fixed pane window is at the right facing out onto the porch.

The original breezeway between the house and garage has been enclosed with sliding glass doors allowing views through the now interior space to the rear of the lot. The porch wall is clad in board and batten. A rooftop bird house or dovecote can be seen on the ridge over the garage.

Figure 17 - 10398 Islington Avenue in winter while occupied. In this image the original breezeway between the house and garage has been closed in with sliding glass doors to form a room. (KNHCD Inventory updated Sept. 2021)



The left gable wall of the main body of the residence is entirely brick while the one on the right is clad with horizontal wood clapboards approximately six inches wide each and can be seen at the rear of the building.

The basement is a walk out in the rear due to the topography and is constructed of concrete block. The rear gabled bay has an attic vent in the apex of the gable and a set of coupled one over one wooden windows centred on the wall while the balance of the rear façade has a large picture window create out of four windows. A large brick chimney can be seen in this view.

A set of sliding glass doors now encloses the original breezeway and a small porch with metal railing and concrete staircase of eleven steps and metal handrail runs extends from this area down to grade. A door and windows run across the back of the basement level while the grade is banked up as a slope behind the offset garage.

Figure 18 - 10398 Islington Avenue is a red brick L- plan side gable bungalow with a shallow front gable on the left and a porch running in front over to the offset single car garage. (Photo: RHC June 2023)



Figure 19 - 10398 Islington Avenue showing the walk out basement at the rear of the building constructed in concrete block. (RHC June 2023)



6.3.2 10402 Islington Avenue

This dwelling known as 10402 Islington Avenue is a hip roofed bungalow clad in buff brick and Angel stone as well as a later stucco-style parging in buff around the garage section. The Angle stone wraps the far-left corner of the façade, and a window is centred on the front of this projecting bay and a narrower window flanks each side.

A recessed porch runs along the balance of the facade to the garages. It is supported with simple decorative wrought metal posts and shelters the front door with sidelight, a smaller and two larger windows which are replacements.

The attached garage was originally buff brick and has two single car wood paneled garage doors with dark panels above each with a brick pier in between.

The balance of the building is buff brick including the full rear elevation with walkout basement. A large chimney roughly centred on the building as well as upper balcony with wrought metal railing, doors and windows are features of this elevation.

The house appears later on the 1980's aerial photo, is estimated to have been built in the 1970's and is a typical example of its time period.

Figure 20 - 10402 Islington Avenue in the winter while the building was occupied. The buff brick accented with Angle stone can be seen as well as paneled wood garage doors (KNHCD Inventory updated Sept. 2021)



Figure 21 - 10402 Islington Avenue showing the buff brick and the angle stone at the front left corner. The wrought metal porch post can be seen in this image.(RHC June 2023)



Figure 23 - The rear elevation of 10402 Islington Avenue showing the buff brick, walk out basement, upper balcony and large chimney. (RHC June 2023)



Figure 22 - 10402 Islington Avenue showing the garage with stucco parking. (RHC June 2023)



7.0 Determining Cultural Heritage Value and Interest

7.1 Evaluation

The proposed development has been assessed using the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines according to HCD Plan and Guidelines.

7.2 Determining Cultural Heritage Value and Interest

The following criteria (in the left column of the table below) are prescribed by Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) under the Ontario Heritage Act for determining cultural heritage value or interest. In the opinion of Robinson Heritage Consulting, the buildings known as 10398 & 10402 Islington Avenue do not have cultural heritage value and do not merit individual designation under Part IV of the Ontario Heritage Act.

<p>The property has design value or physical value because it...</p> <ol style="list-style-type: none"> 1. ...is a rare, unique, representative, or early example of a style, type, expression, material, or construction method, 2. ...displays a high degree of craftsmanship or artistic merit, <p>or</p> <ol style="list-style-type: none"> 3. ...demonstrates a high degree of technical or scientific achievement. 	<p>The buildings known as 10398 & 10402 Islington Avenue do not have design value or physical value because they do not meet criteria 1, 2 or 3 of Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).</p>
<p>The property has historical value or associative value because it...</p> <ol style="list-style-type: none"> 4. ...has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community, 	<p>The buildings known as 10398 & 10402 Islington Avenue have no historical value or associative value because they do not meet criteria 4, 5 or 6 of Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).</p>

<p>5. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p> <p>6. ...demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p>	
<p>The property has contextual value because it,</p> <p>7. ...is important in defining, maintaining, or supporting the character of an area,</p> <p>8. ...is physically, functionally, visually, or historically linked to its surroundings, or</p> <p>9. ... is defined by, planned around or is itself a landmark.</p>	<p>The buildings known as 10398 & 10402 Islington Avenue do not have contextual value because they do not meet criteria 7, 8 or 9 of Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).</p>

7.3 Statement of Cultural Heritage Value or Interest

The buildings known as 10398 & 10402 Islington Avenue do not have **design value or physical value, historical value or associative value or contextual value** because they do not meet any of the nine criteria of Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).

8.0 Proposed Development

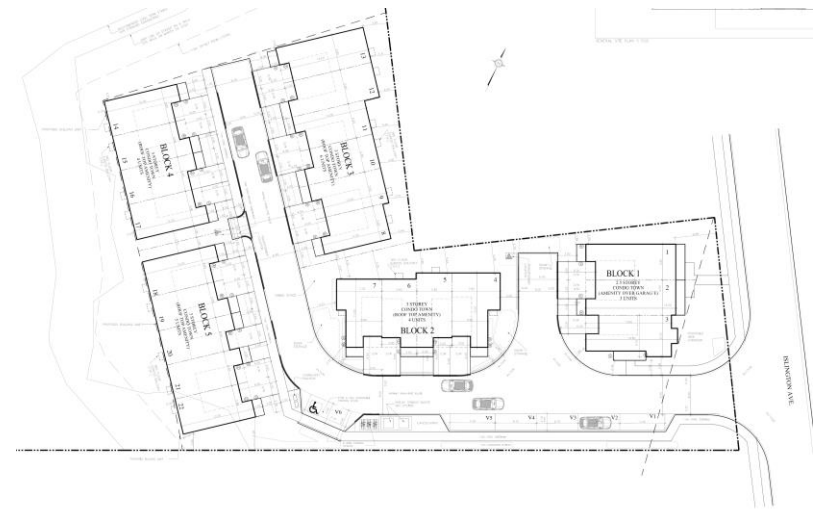
The proposed development design (see full drawing set in Appendix 2) would replace both the c. 1960's and 1970's single family dwellings with five blocks, one 2½-storey block (9.84 m to the mid point of the roof) and four 4 blocks of 3-storey (10 m plus terrace access/mechanical room) townhomes with a total of twenty-two units with a design inspired by Georgian architecture in order to produce a heritage-inspired design. A large portion of the subject property is protected through the Toronto and Region Conservation Authority as river valleylands. The buildable area is on the table lands adjacent to Islington Avenue.

The driveway has been arranged on the south side of the lot to provide further buffering to 'Redcroft' to the south and has sited the buildings on the north side of the property which is noted to have dense plantings along the entire shared lot line. The driveway buffer will include parallel street parking accessed over a soft curb, community mailboxes, waste/recycling receptacles and edged with landscaping to provide a visual buffer. The landscaping plan includes hardscaping aspects of laid pavers to define and add visual animation to the driveway and parking areas.

Three of the blocks would be visible from certain vantage points on Islington Avenue with Block 1 facing the public street, Block 2

seen behind it and part of Block 5 at the end of the driveway. Blocks 3 and 4 are tucked in behind the Bell building to the north and the upper levels would be partially visible in views down Islington Avenue.

Figure 24 - Detail from Site Plan (FBP Architects Inc., August 10, 2023)



Block 1 facing Islington Avenue in particular is inspired by rural Georgian wood frame homes with a later brick addition and is 2½-storeys in height and contains three units. Symmetry of the main block of the building with its hip roofed front porch with square columns is emphasized by a centred walkway framed with a simple Georgian-inspired white fence and plantings providing animation and access at and from public sidewalk.

Cladding in ‘wood’ is authentic for early Georgian architecture and speaks to the rich history of the sawmills that took advantage of the waterpower in the Humber River valleys. While taller in proportion to width the pitched gable roofs with Georgian-inspired pedimented dormers, return eaves and chimneys at either end of the main building support the Georgian-inspired architecture and the sense that the brick portion of the façade as being of a later time period.

Symmetrically placed aluminum-clad wood, six-over-six double hung sash windows with HardieWood sills and decorative casing in a five-bay arrangement along with the cross and bible paneled doors with the rectangular divided pane transoms are typical of the Georgian period. The two front doors give away that the building is divided into separate units and is a nod to the fact that this is a modern interpretation of Georgian architecture, not to be confused with an authentic historic building. The wood recessed

Figure 25 - Detail from Block 1 Front Elevation (FBP Architects Inc., September 1, 2023)



Figure 26 - Detail from Block 1 Left Side Elevation (FBP Architects Inc., September 1, 2023)



panel between the two centre windows on the second floor also deviate from Georgian architecture but echo the two doors below.

The brick section is set back from the façade and with the lower roofline is intended to appear as a later addition to the main Georgian building which represents the authentic evolution of this style of architecture. Clad in brick it represents a time period when the newly established railway made using brick more accessible. The box bay window is not typical for Georgian architecture but a ‘borrowing’ from other architectural influences that often occurred in later additions as a feature desired by the owner.

The masonry skewback arch lintels above the windows on the brick ‘addition’ provide subtle differences while remaining within the Georgian architectural type.

Similar design and materials are applied to the south elevation of Block 1 for Unit #3 to provide for an entry to this third unit.

The remaining townhouses are arranged into four blocks of four to six units in each. The four blocks face the private driveway and pedestrian sidewalks. The design of the four blocks is similar but have variances in design, number of units, materials and colour palette for consistency but also provide continued animation thought the development. These blocks also are influenced by Georgian architecture in the simple but formal composition.

Figure 27 - Detail from Block 2 Front Elevation (FBP Architects Inc., September 1, 2023)



Figure 28 - Detail from Block 3 Front Elevation (FBP Architects Inc., September 1, 2023)



Blocks 2 and 4 include a stone first floor with brick upper on all four units. Block 3 has six units with the two centre units in the alternate side gable roof with dormers and are clad in wood clapboard like Block 1. Block 5 has five units, and the centre unit also has this treatment of a side gable roof a with dormer and wood clapboard. Flat roofed porticos shelter the cross and bible panel doors topped with rectangular transoms on all units. With the exception of the side gable units the roofs are shallow pitched at the front with flat roof in behind for rooftop amenity space. The side and rear elevations continue with the brick piers at the parapet and include clear guards around the upper amenity space and balconies.

A simple cornice and banding decorate the smooth brick façade with evenly spaced coupled aluminum-clad wood, six over six double hung sash windows. On some of the side elevations there are shuttered ‘blind’ windows added that are intended to provide a sense of symmetry or balance to an elevation where a window would not otherwise be on the interior.

Figure 29 - Detail from Block 4 Front Elevation (FBP Architects Inc., September 1, 2023)



Figure 30 - Detail from Block 5 Front Elevation (FBP Architects Inc., September 1, 2023)



Driveways and the garages are a modern departure from the classic Georgian townhouse. Mitigations include paneled garage doors set well into the façade of the building and driveways of pavers to provide interest and reduce asphalt on the site.

Cladding for the buildings is predominately a HardieBoard product in a horizontal clapboard application (approximately 4”) and traditional coloured bricks in both red and buff tones. The colour palette for other elements is drawn from the Benjamin Moore Historical Collection and include soft white and earthy greys, taupe, green greys and navy for doors.

Private amenity spaces are provided for on rooftops and would be accessed through stairs/elevators located in access/mechanical rooms.

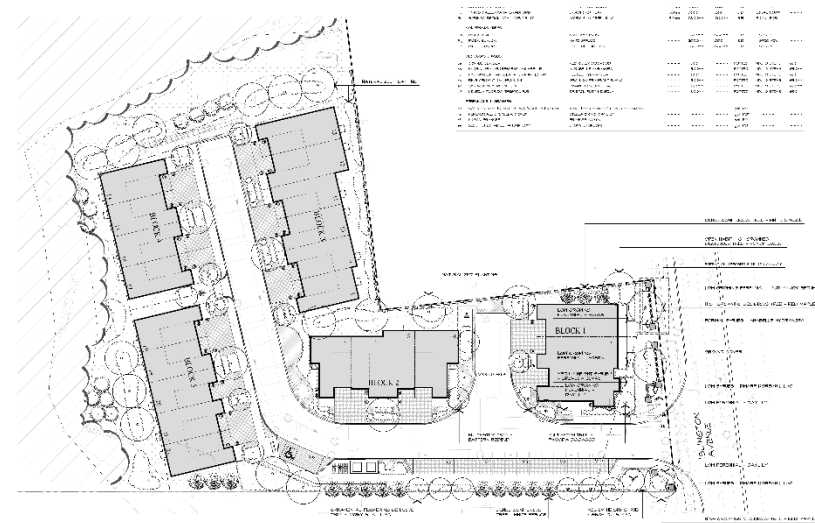
Landscaping

Landscaping includes hardscaping in the form of sidewalks connecting the townhouses to the public sidewalk for safe and efficient pedestrian use. Brick pavers will be used in strips intermittently along the driveway and in the parking spots in front of each unit with the exception of Block 1 which will have parking in behind the building.

Landscaping includes a variety of native trees, shrubs and perennials.

The waste receptacles, bike racks and other elements should be simple traditional forms which further supports the historic feel of the development.

Figure 31 - Detail from Planting Plan L-2 (Steven Wimmer Associates Ltd; Alexander Budrevics & Associates Limited Landscape Architects. May 29, 2023)



Lighting

Lighting will be a simple Victorian inspired lantern style to complement the architecture.

Signage

The street address will be displayed on a ground sign parallel to Islington Avenue and will be constructed in 'wood' and painted a historical white from the Benjamin Moore Historical Collection HC-27 (Monterey White) and will be in a garden setting.

Visitor Parking

Visitor parking is provided in an on-street, parallel arrangement similar to the parking along Islington Avenue and avoids a lot with parking stalls.

9.0 Assessment and Recommendations

The subject property was once agricultural as part of the farmstead known as 'Redcroft' and would have been located outside the village proper. The lot forming the subject property is somewhat of an anomaly along this section of Islington Avenue as its main character is as a treed lot with the dwellings set far back and almost entirely screened from the street which is not typical for village lots. The size, density and largely single tree species of the plantings is not consistent with front yard plantings in the Kleinburg Village along Islington Avenue. Planted beginning approximately five decades ago they provide the two extant residences with a sense of a rural property not in keeping with the pattern of village residential and not as open as the more rural farmstead it was once part of. Unfortunately many of the trees have been planted inside the lot rather than the perimeter where they would provide lot delineation typical of rural village lots. The development proposes to remove the trees in the construction zone and plans to introduce a variety of new trees, shrubs and perennials as shown in Figure 31. As the existing trees have reached a maturity, size and height it is beneficial to help mitigate the height and density of the proposed development to retain as many of these trees as possible particularly around the perimeter of the lot leaving the centre open for construction and the introduction of new trees and shrubs to provide more diversity and animation. New plantings should provide, colour, texture and seasonal interest and be native and or typical for rural village plantings. Larger trees planted around the perimeter of the lot would be beneficial in mitigating the new development and providing a typical rural village delineation between lots. Urban style gardens and plant species should be avoided.

RHC is of the opinion that Block 1 of the proposed development would better engage the street than the two existing dwellings do currently which would better fit into the KNHCD. However, RHC is of the opinion that the proposed development requires some revision to better comply with the KNHCD Guidelines and fit into the village fabric more cohesively.

The Georgian architectural style for this development is one found historically in the Village of Kleinburg. Block 1 fronts onto Islington Avenue and is designed in a style inspired by rural Georgian architecture which is appropriate for the village character of Kleinburg. The remaining blocks are in behind Block 1 and are inspired by urban Georgian architecture.

The proposed front setback at Islington Avenue is similar to the neighbouring buildings to the north (Bell building and the Pierre Burton Heritage Centre) while the setback of 'Redcroft' is deeper and typical of a farmhouse. The south and rear setbacks of Block 1 include the driveway is therefore are deep with the remaining blocks in behind in a tighter formation along the buildable limits but have the sense of space as the Humber Valley descends in behind Blocks 4 and 5 heavily treed. Block 1 is not quite parallel to Islington Avenue in order to give a sense of a deeper setback along the north side and provide views to 'Redcroft'.

Materials

Brick should be of Ontario brick dimensions and laid in a stretcher bond pattern with traditional lime coloured mortar and mortar joints. The KNHCD identifies historically inspired red brick as an appropriate building material as buff brick is generally only found on Victorian residential buildings for details like window and door heads and quoins. The development proposes to use buff brick for some blocks in order to provide more variation within the development

Wood clapboard should appear like real wood in profile and boards should be approximately 4" wide. Other traditional wood elements like porches, window and door surrounds and fencing should be of this wood-like material. Likewise all caulk and flashing should match the wall or surface it is applied to as noted.

Stone is appropriate in the KNHCD when it has the appearance of fieldstone in a load bearing size and irregularity for foundations. It is however, typical for urban Georgian townhouses to have the lower floor built or rendered in ashlar cut stone and it is proposed for Blocks 2 to 5 for this reason. It is recommended that if this style of built form is permitted for Blocks 2 to 5 that stone be used on the first floor only and that brick be used for the elevations around the building above the first floors as the upper floor(s) may be seen in the views along Islington Avenue in particular.

Block 1

Block 1 of the development faces onto Islington Avenue and therefore is the most important element to execute authentically. It is designed with inspiration from five-bay rural Georgian residences including 10072 Islington Avenue.

The wall dormers as proposed deviate from Georgian architecture where roof dormers would be common. This deviation presents a modern interpretation of this style. The lowering of the roof eaves and the setting of dormers into the roof rather than as proposed would better reflect rural Georgian architecture and proportions.

As the building is above the maximum height for the KNHCD and may benefit from a reduction in height and reworking of dormers and eaves to achieve either compliance or the appearance of a lower building. A study of the immediate context in terms of heights include the Pierre Berton Heritage Centre at an approximately 2-storeys (typical church form of raised basement and high ceiling sanctuary on the main level), the single-storey Bell Telephone Building, both to the north with relatively shallow set backs to the street. While to the south, 'Redcroft', the 1½-storey designated farmhouse which is now part of a larger development that includes 2½ to 3- storey buildings with deeper setbacks at both sides and front reflecting the historic context of open spaces around historic farmsteads. The proposed development would reflect the setbacks of the village residential area outside the historic village core at the outskirts of the village where agricultural landscapes prevailed. The proposed development is 2 ½-storeys at the street providing a storey change in height from 'Redcroft' as a contributing building to the south and approximately a half storey to the converted church as the Pierre Burton Heritage Centre to the north.

The symmetry of the design of Block 1 is mirrored from side to side but deviates from the strict symmetry of historic Georgian architecture of single windows or lining windows up directly under one another and reducing the size of windows on the upper floor in strict architectural window hierarchy resulting in a building clearly of its time. The building alternates from three-bay on the lower level to five-bay on the second which reflects in a small way the historic residence at 10072 Islington Avenue's tripartite lower window arrangement. This could be better articulated by selecting windows that create a width consistent with the second floor rather than wider or set further apart in order to line up directly under the second storey windows.

It is understood that the two second storey central windows are paired with the wood recessed panel between in order to maintain the sense of a five-bay Georgian residence while permitting a window in each unit as a deviation from a Georgian residential façade.

The doors likewise are set close together to help reflect the five-bay arrangement (with the deviation already discussed for the triple windows) and care should be taken to ensure that the door surround is sufficient in size and visual 'weight' to mark the entrances significance within the context of the rest of the façade and not to be underwhelming.

The porch and portico columns should be traditionally square with proportionate base, shaft, capital and entablature. A tongue and groove wood-like porch ceiling and corresponding floor (laid perpendicular to the front wall of the building) should be included for each porch and portico. A deeper frieze beam and corresponding fascia board should be added to balance the columns required for proportion.

It is preferred to have facade lighting from the porch ceiling light rather than wall lights. All lighting should conform to Sections 4.4.5. and 4.5.2.6 Dark Skies Lighting particularly as this property is directly against the Humber River valley.

It is noted that the box bay window on the façade also deviates from Georgian architecture and is borrowed from another architectural style which is generally not supported in the KNHCD but could be interpreted as the evolution of the building in terms of this section being read as a later addition to the main building. The precast molded band is more of an urban Georgian feature and the building may better read ‘rural village character’ without this embellishment.

Blocks 2-5

The challenge with any intensification within a historic village is to adapt a historic building style in a manner that does not overwhelm or alter the village character negatively. Intensification is inevitable and this development proposal seeks to respond to this challenge. Adapting the townhouse form to reflect a single family residence like Block 1 is more challenging with increased units per block therefore the more urban Georgian townhouse has been emulated in order to provide density in a historic form. The fronts of Blocks 2 and 5 will be seen from the street whereas Blocks 3 and 4 would largely be out of view at the lower levels.

The proposed Georgian inspired townhouses have a shallow sloped roof typical of this as a historic form. The rooftop behind is flat to provide outdoor amenity space which although not supported in the KNHCD is mitigated in part with the sloped roof in the front. Rooftop amenity spaces are a feature found in large, dense cities and increasingly in areas of intensification rather than rural villages where lots are large and there is a sense of space. Blocks 4 and 5 back onto the valley mitigating the rooftop terrance whereas Blocks 2 has its rear elevation facing north toward the historic core of the village and Block 3 faces Islington Avenue. There are mature trees to be retained behind these blocks to aid in mitigating views.

Slight setbacks between units and centre units with alternate side gable style rooflines and clapboard cladding animate the façades of longer blocks. The first floor is traditionally clad or rendered in ashlar cut stone in Georgian townhouses and has inspired these units with

either brick or clapboard on the second and third floors of the facades. As some views of the upper floors will be seen within the identified viewscales listed and stone is not a material supported in the KNHCD the brick cladding should be wrap around the building. The centre units that are clad in clapboard could continue as clapboard on the rear elevations as long as the units have other distinguishing features delineating the units as different in style not unlike the details on the façade. Otherwise keeping it simple with brick across all upper floors of the side and rear elevations is recommended. Many of the heritage features should be carried through which would include heritage inspired doors, windows and any railings that would be required. Refrain from including blind windows as the side elevations do not conform to the Georgian form and the windows found on these elevations are not large enough to carry the design through.

The windows on the third floor of the centre side gable clapboard units should be no wider than the triple window below. In architectural window heirarchy, windows above should be no larger than those below and in Georgian architecture are often smaller on the third and/or fourth floors. To this end the windows in the amenity rooms on the roofs should be reduced in size as to not draw attention to this form. See Figure 32 for an example of window hierarchy on a Georgian façade. Georgian architecture maintains verticality in all openings in the form of rectangles and square openings should be avoided.

The porch and portico columns should be traditional square columns with proportionate base, shaft, capital and entablature. A recessed panel base is recommended. This has the added benefit of being echoed in the posts of the front fence posts and doors and visually appears to be holding the weight of the entablature and roof. A tongue and groove wood-like porch ceiling and corresponding floor should be included for each porch and portico. The entablature is much too heavy and should be reduced in size. Each portico should be centred on the front door of each unit and should be individual for each unit unless there is a design rationale to group doors closely like Block 1.

It is historically preferred to have front door lighting in the form of a portico ceiling light rather than wall lights. All lighting should confirm to Sections 4.4.5. and 4.5.2.6 Dark Skies Lighting particularly as this property is directly against the Humber River valley.

Viewscales and Landscaping

The trees on the site are approximately five decades old. They were planted beginning around the time that 10402 Islington Avenue was built. From the aerial photography we can see that the straight driveway seen leading to 10398 Islington Avenue in the late 1960's is moved further south with some curves introduced and some trees planted along the driveway in the 1980's aerial photograph (Figure 16).

The number of trees seen does not reflect the number that are currently on the lot so planting must have continued beyond those captured in the aerial image. The density of trees tends to be along the drive and the front of the lot.

If trees were removed from the front southeast corner a viewscape across the front of this development to the historic 'Redcroft' farmhouse to the south would be established. This would be a reintroduction of a view that has not been seen for decades since the trees grew to a mature size. The relocation of the driveway to the southern edge of the subject property keeps the proposed built forms to the north of the lot in order to provide the viewscape of 'Redcroft'.

In order to provide this the trees in the development area of the lot are proposed for removal which is contrary to the KNHCD Plan. Perhaps removals of just a selection of the trees in order to frame 'Redcroft' could be explored. A dense planting of trees and shrubs is proposed beyond the viewscape to 'Redcroft' along the southern lot line to provide further buffer between the development and the historic property as it is open in part.

It is recommended that any mature trees along the lot boundaries that can be retained is beneficial as they provide a strong sense of lot deliniation typical of village properties as well as helping mitigate the height and density of the proposed development.

It is recommended that efforts are made to minimize removals and to plant native trees, shrubs and perennials of varying heights in gardens surrounding the buildings and along the perimeter of the walkways. More natural varied planting is encouraged where possible to better mimic historic residential gardens which have a tendency to softer curvilinear lines. Larger tree species that provide form, canopy, leaf and colour characteristics of native, indigenous trees, are recommended as well as species that provide seasonal interest and colour.

Where sufficient space does not exist for large trees, smaller native understorey and historic ornamental varieties are preferred to introduce a pedestrian scale while providing seasonal interest and colour.

The landscaping in general should provide for visual interest through the seasons and include both deciduous and coniferous trees and shrubs so that there is spring flowering, summer shade, fall colour, evergreen and interesting bark for the winter months. Avoid suburban style plants and plantings repeated similarly throughout the development but rather provide for a variety of rural historic inspired gardens to animate the landscaped space available. See Section 4.6 of the KNHCD Plan for permitted spieces and recommend planting patterns.

The southern lot line with 'Redcroft' proposes a dense buffer planting yet shows the trees in a line which does not provide the best dense or natural planting. It is recommended that the border plantings are set in a more organic alternating form with an understory of shrubbery in order to mimic a more rural feel.

Lighting and Other Items

Lighting should be in a simple historic style as supported through the KNHCD Plan update September 2021.

Bike racks, mailboxes, utility screens and waste receptacles should be of as much of a simple complementary design to the heritage inspired development and screened from views from Islington Avenue.

Figure 32 - Examples of Georgian townhouse design in London, UK that illustrate the urban style of Georgian town house as well as the architectural window hierarchy referred to in this section of Recommendations. (Images: Foxtons)





10.0 Conformity Evaluation

The proposed development has been assessed using the Kleinburg-Nashville Heritage Conservation District Plan Update, September 2021 (KNHCDP) as it is located in the residential area of the Village of Kleinburg south of the commercial core. The applicable sections of the District Plan are tabled below along with the assessment discussion and comment on whether the proposed development is in compliance. Sections that are not addressed are not applicable to this particular development due to the type or location. The numbering and headings below correspond directly to the KNHCDP and can be found within that document.

1.6 Objectives & Guiding Principles

The objectives of the Kleinburg-Nashville HCD Plan Update are to:

1. Preserve, protect, maintain and restore the unique character of the villages of Kleinburg and Nashville;
2. Conserve properties which contribute to the heritage character of the HCD;
3. Manage designs for new development to ensure appropriate contribution to the heritage character;
4. Maintain Kleinburg-Nashville as local communities as well as a destination for visitors;
5. Align with the community's long-term vision.

The City is committed to preserving this heritage through the application of the *Ontario Heritage Act*.

Guiding principles for the Kleinburg-Nashville HCD Plan include:

- Protect and preserve the existing heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the *Ontario Heritage Act* and other relevant legislation;
- To encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property;
- To encourage that new development along the historic core areas of Kleinburg and Nashville (Islington Avenue and o Nashville Road) be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas;

- To ensure that all future development within the Kleinburg-Nashville HCD boundary occurs in accordance with the requirements of the Heritage Conservation District Plan;
- To encourage the protection of, or where appropriate, the excavation of local archaeological resources;
- To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces;
- To promote an understanding of, and an appreciation for the community’s heritage among local residents and visitors; and,
- To recognize the importance of and protect natural heritage features including the Humber River valleylands for their distinct topography and scenic views.

2.4. Policies for Existing Non-Contributing Properties

As the property contains two non-contributing dwellings, Sections 2.4.1, 2.4.3. apply.

2.4.1. Non-Historic and Non-Contributing Styles

#	Guideline	Assessment
2.4.1	<p>Ranch (1950-1975)</p> <p>Ranch style houses are generally one to one and-a-half storeys and compact and low to the ground. They exhibit simple construction, primarily with rectangular or square plans and often with low slope side gable or hipped roofs. This style displays a lack of ornamentation and is commonly clad in brick, vinyl siding or a combination of both.</p> <p>In other circumstances these homes may have cultural heritage value or interest individually, however, they were determined not to</p>	<p>The existing dwellings on the property are in this group of architectural style and time period and have been identified as non-contributing to the KNHCD. The dwellings sit well back on the lot with a large treed front setback so that they are not visible from the street.</p> <p>Furthermore, the findings of the CHIA portion of this report determined there was no cultural heritage value</p>

	contribute to the cultural heritage value or interest of the KNHCD as identified in the Statement of Significance.	or interest in the dwellings on the subject property. This aspect of the proposed development is in compliance with the District Plan.
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2.4.3 Demolition of Non-Contributing Properties

#	Guideline	Assessment
2.4.3	The process of evaluation of a building’s design (scale, massing and/or architectural design) will be completed through a formal Cultural Heritage Impact Assessment drafted by a member with professional qualifications. Their assessment will determine if the property is sympathetic and supportive to the adjacent properties and the overall character of the HCD. They will provide their conclusion based on the distinctions within the assessment and either support or not support the proposed demolition.	This District Conformity report includes a complete Cultural Heritage Impact Assessment. This aspect of the proposed development is in compliance with the District Plan.

2.5 New Development

New development shall complement and enhance the character of the HCD and shall be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them. New development shall be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building. The

City may require a Cultural Heritage Impact Assessment when new development is proposed within the HCD. New development within the HCD shall generally be consistent with the Guidelines in **Section 4.0**.

Within the District, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

#	Guideline	Assessment
A	the local pattern of lots, streets and blocks;	<p>The proposed development does not alter the pattern of lots, streets or blocks.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
B	the size and configuration of lots;	<p>The proposed development does not change the lot shape and is not assembling lots. The frontage is staying the same as it is currently.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
C	the building type of nearby residential properties;	<p>The proposed development is residential and does not negatively affect the surrounding residential buildings.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

D	the orientation of buildings;	<p>The proposed development is not parallel to Islington Avenue and it is recommended that the siting of Block 1 be altered to be parallel to Islington Avenue.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
E	the heights and scale of adjacent and immediately surrounding residential properties;	<p>The proposed development includes a Georgian inspired residence fronting the street that is 2 ½-storeys in height with the balance of the blocks at 3-storeys in height in behind. The surrounding contributing buildings of ‘Redcroft’ and the Pierre Burton Heritage Centre are 1 ½ and 2-storeys respectively with new buildings ranging from 2 ½- storey to 3 storeys. This aspect of the proposed development is in compliance with the District Plan.</p>
F	the setback of buildings from the street;	<p>The set back for the front of the proposed development (Block 1) is similar to the set back of the adjacent Bell building and The Pierre Burton Heritage Centre and permits a view scape to ‘Redcroft’ to the south. This aspect of the proposed development is in compliance with the District Plan.</p>

G	the pattern of rear and side-yard setbacks;	The proposed development has deeper setbacks at the south and rear (of Block 1 that fronts on Islington Avenue), where the driveway is planned and has a shallower setback to the north. The setbacks for the balance of the blocks are reduced for greater intensification. This aspect of the proposed development may require some revision to become compliant with the District Plan.
H	the presence of mature trees and general landscape character of the streetscape;	The greater intensification of the residential development and the location of the driveway of the south side of the lot to buffer 'Redcroft' would result in the removal of the mature trees on the buildable portion of the lot. The balance of the trees in the river valley are protected through the Toronto and Region Conservation Authority as valleylands. Trees along the north and east lot lines are being retained and it is recommended that as many of the trees along the lot line, in particular, be retained to help mitigate the height and density of the proposed development. This aspect of the proposed development may require some revision to become compliant with the District Plan.

I	the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties; and	The proposed development would regrade the buildable portion of the lot in compliance with governing authorities. Retaining walls are proposed to maintain a similar topography to the current drainage pattern as to not affect the adjacent lots. This aspect of the proposed development may require some revision to become compliant with the District Plan.
J	conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.	There are no contributing heritage buildings on the lot nor is the lot identified as a cultural heritage landscape in the KNHCD. This aspect of the proposed development is in compliance with the District Plan.

2.5.1.1 Residential Development

The historical residential villages of Kleinburg and Nashville were laid out with large lots, ranging between a quarter to a half acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Front yard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:

#	Guideline	Assessment
2.5.1.1	Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;	The subject property is a generous lot size with many mature trees and a reduced frontage given the irregular flag shape of the lot. The proposed development includes a multi-family building fronting Islington Avenue whose façade appears as a large single-family rural Georgian influenced home . This deviates in part from the modest house on a large lot and provides mitigation by presenting as a single-family home. This aspect of the proposed development may require some revision to become compliant with the District Plan.

	<p>variety of front-yard setbacks;</p>	<p>The proposed development has one building fronting Islington Avenue. Setbacks vary for the blocks in behind Block 1 as their siting relates to the driveway rather than Islington Avenue. This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Original yards may have been enclosed with low picket fencing. Currently, fenced front yards are rare; and,</p>	<p>The development is proposing to include a low picket fence at the front of the property and provides a location for the address, form to the front gardens and walkway. This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.</p>	<p>Native and decorative shrubbery along with new plantings of trees are proposed for the development and it is recommended that some mature trees be retained particularly along the lot lines to help mitigate the height and density of the proposed development. Mature trees on the protected balance of the lot may be visible above and between the blocks of townhouses. This aspect of the proposed development may require some revision to include mature trees to become compliant with the District Plan.</p>

2.5.1.2 Architectural Style

#	Guideline	Assessment
2.5.1.2	<p>New construction in the residential villages shall be sympathetic and complementary to the historic built form of neighbouring properties. New buildings shall be designed with local heritage styles in mind. Designs shall not look to re-create but rather incorporate and highlight appropriate features. In particular, windows, doors and trim shall be similarly attenuated, and architectural detailing should be visible in spirit but not a direct duplication. Materials shall be of a similar palette those found within the HCD.</p>	<p>The proposed development is inspired by Georgian architecture while clearly multi-family purpose-built townhomes. Many of the features and materials are modern versions of the period appropriate materials as is the colour palette.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>

2.5.1.3 Scale And Massing

#	Guideline	Assessment
2.5.1.3	<p>New residential construction in the residential villages shall respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Underground parking shall not be permitted as it is a permanent alteration to the entire residential lot and has long term detrimental affects to existing vegetation and mature tree canopy.</p>	<p>The proposed new development introduces intensification on the lot from two single family homes to twenty-two units in the form of townhouses and does not include underground parking.</p>

		<p>The buildings are larger in massing to accommodate this intensification and efforts have been made to mitigate this however more detailed recommendations can be found in Section 9.0. This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
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2.7 Streetscapes

Streetscapes are where the public interacts the most with the HCD. Roadways, sidewalks and their associated elements in the HCD serve as physical markers reinforcing the special quality of the street. Over time, the streetscapes throughout the HCD have evolved, however the new elements post a risk to the character of the HCD through inappropriate development. Upgrades and replacements to street and pedestrian lighting fixtures, street furniture, and amenities need to be evaluated in terms of their impact on the heritage character of the HCD. Opportunities exist within the streetscape network to achieve a number of overall goals including: reclamation of area within the streetscape for pedestrian connections through and to green spaces; integration of streetscape elements with the architectural heritage of the HCD; introduce trails and connect with green buffers; create public spaces to support seasonal festivals; enhance sense of entry / arrival; visually connect the Nashville entrance and the core area; and increase / improve street furniture and areas of shade and refuge. Guidelines for streetscapes are outlined in which highlight requirements for sidewalk paving, lighting, street furniture, and amenities in the HCD. These guidelines help pave the way for the opportunities and help to mitigate potential threats such as the effects of inappropriate new developments (scale/massing/setbacks). Several of the roads within the HCD are significant in terms of defining the heritage character of the HCD and contribute to the function and layout.

2.7.1 General Streetscape Standards

#	Guideline	Assessment
2.7.1	<p>Streetscapes throughout the HCD shall be a high-quality public space and designed to maximize pedestrian comfort through various elements including public art, plantings, furnishings and other interactive elements.</p> <p>Streetscapes shall be pedestrian scaled and geared towards public safety. Efforts shall be made to calm traffic, especially through the Historic Village Core areas of both Kleinburg and Nashville.</p> <p>Pedestrian infrastructure shall be provided to create a lively and interconnected active transportation network including sidewalks, trails and associated landscaping.</p>	<p>The proposed development includes gardens and trees, low picket fence, brick walkway, sidewalk, front porch and entries the street to provide for animation and visual interest for the pedestrian.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

2.9 Landscapes and Vegetation

The landscapes and vegetation contribute to the character of the HCD as much as the built form. Protection of mature vegetation and trees is a key aspect of the HCD plan as well as protecting other natural features and valleylands. The most significant aspect of the landscapes are the tree canopies which are found as part of: tree stands; valleylands; continuous streetscapes; and individual properties. The Official Plan addresses the wide range of issues concerning the natural landscape and valleylands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are required to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valleylands.

2.9.1 Landscape Treatment

#	Guideline	Assessment
2.9.1.	<p>Existing historical landscapes are to be protected and conserved. Mature trees will be preserved except where removal is necessary due to disease, damage or they pose a risk to public health and safety. Existing vegetation performing a visual screening function shall not be removed. New complementary landscaping and tree plantings shall be used to enhance the HCD character. Plantings can be used to screen modern elements such as parking lots, fenced playing fields etc. New vegetation shall not obstruct existing views and vistas and shall not create visual barriers.</p>	<p>The subject property prior to the severance and construction of the existing buildings was part of the ‘Redcroft’ farm once owned by Martin Smith and Emerson Smith and may have been under agricultural cultivation, gardens or orchards as was common historically for the lands adjacent to farmhouses. No vestiges of that time period were seen in the aerial photography as even in the 1950’s the land is open with no trees or shrubs on the lot. All planting has been undertaken post-1970’s and more likely into the 1980’s after the construction of 10402 Islington Avenue. A tree inventory for the subject property has been undertaken that identifies the individuals and their health. The inventory recommends that some trees are in poor health and should be removed and many others are inside the construction/grading zone.</p> <p>It is recommended that efforts are made to minimize removals and to plant native trees, shrubs and perennials of varying heights in gardens surrounding the buildings, along the perimeter of the walkways and tall trees around the perimeter of the lot. More natural</p>

		<p>varied planting is encouraged where possible to better mimic historic residential gardens which have a tendency to softer curvilinear lines and the natural valley beyond. Larger tree species that express form, canopy, leaf and colour characteristics of native, indigenous trees, are recommended as well as species that provide seasonal interest and colour.</p> <p>Where sufficient space does not exist for large trees, smaller ornamentals are preferred to introduce a pedestrian scale while providing seasonal interest and colour.</p> <p>Planting should frame important features and screen less attractive elements in the development.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
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2.9.2 Invasive Plant Species

#	Guideline	Assessment
2.9.2	Of the roughly 2600 identified vascular plant species that grow wild in Ontario, more than 25% are aliens or exotics not native to the	The subject property is host to both native and non-native trees, shrubs and plants. It is recommended

	<p>province. These importations have been going on since Europeans first arrived, either as deliberate introductions or as stowaways in cargoes, ballasts, and debris. However, and whenever they arrived, these species have found hospitable ecological niches. Once established they make use of the plant world's full array of propagation strategies. Without the pests and competitors of their native environments, many are able to outcompete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife.</p>	<p>that the proposed development retain mature native trees wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September 2021 .</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
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4.4 Design Guidelines for New Development

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the District have different characters of siting, landscaping and streetscaping. New development within the District shall conform to qualities established by neighbouring contributing buildings which form the heritage context, and the overall character of the setting. Designs shall reflect a suitable local heritage precedent style. Research shall be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail. The following guidelines, describing the dominant elements that contribute to the heritage character of the District, are divided according to the principal settings found in the District.

#	Guideline	Assessment
4.4	Of the roughly 2600 identified vascular plant species that grow wild in Ontario, more than 25% are aliens or exotics not native to the province. These importations have been going on since Europeans first arrived, either as deliberate introductions or as stowaways in cargoes, ballasts, and debris. However and whenever they arrived, these species have found hospitable ecological niches. Once established they make use of the plant world’s full array of propagation strategies. Without the pests and competitors of their native environments, many are able to outcompete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife.	<p>The subject property is host to both native and non-native trees, shrubs and plants. It is recommended that the proposed development retain mature native trees wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September 2021 .</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>

4.4.1 Contemporary Design

Change is inevitable. Built environment – buildings, streetscapes and urban areas must evolve, adapt and change according to the new needs of their users or inhabitants. Adding a new layer to an existing historic urban environment that recognizes, interprets and sustain heritage values is a critical issue facing architects, policy makers and conservation professionals. As studied and documented in **Section 2.3**, 22% of buildings in the HCD are contributing buildings with recognizable styles, contemporary architectural insertion however shall be appropriate and “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively diosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy. The quality of new insertions is important as it will not only impact the existing historic buildings but will also represent ‘tomorrow’s

heritage’. The first act in this process is the Database step - this critical part is simply the recording and translation of the existing buildings into architectural and urban maps and drawings so that they can be analyzed. The recording of acts, processes and their resultant architectures and the urban fabric that they constitute are considered to be invisible as they are not ‘legitimated’ by formal civic processes but rather are embodied in the lives, activities and culture of a community and embodied in the urban fabric that surrounds them. The second step is to extract architectural and urban codes that can eventually be implemented as development guidelines for both alteration of existing buildings and also any new contemporary addition within the HCD boundary. The Ministry of Heritage, Sport, Tourism and Culture Industries lists the Eight Guiding Principles in the conservation of historical properties. The following guideline focuses on distinguishability “New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new. These buildings will be subject to prevailing laws, regulations and policies to secure conservation and to manage change in a way that its significance is conserved. The following guidelines provide sets of rules and values that anticipate design solutions that can act as a paradigmatic model for the HCD thereby facilitating the preservation of its cultural and architectural urbanity.

Site Planning Guidelines

#	Guideline	Assessment
	New development shall respect the overall setback pattern of the streetscape on which it is proposed. In case the minimum requirement for front yards does not permit this, appropriate variances to the zoning by -laws shall be sought.	The proposed development has a front yard setback that emulates setbacks of the properties on both sides of Islington Avenue north running through to the village core. This property is transitional to the historic farmhouse known as ‘Redcroft’ which is set further back from the road which is typical for rural farm properties. With the building sited parallel to Islington

		Avenue this aspect of the proposed development would be in compliance with the District Plan.
	Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill shall be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.	<p>The front yard setback of the proposed development is similar to the setback of the Pierre Burton Heritage Centre which differs from the immediately adjacent Bell Telephone building which is set back slightly more which is a pattern that continues north into the village core.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	New buildings shall generally be located with the front façade parallel to the roadway.	<p>Block 1 is set at an angle to the street rather than parallel. The design rationale provided for the slightly offset angle of Block 1 of the development to Islington Avenue is that it would provide a better viewscape to 'Redcroft' and that it would provide for a visual sense of a deeper setback on the front of the north side.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	Ancillary buildings shall be located towards the rear of the lot. Garages, in particular, shall not form part of the front façade.	There are no ancillary buildings proposed for this development.

	New construction on corner lots shall be designed to present a heritage-friendly face to the flanking street.	N/A
	In the village setting, setbacks are generally consistent, but not identical.	The proposed front set back is similar but not identical to neighbouring properties. This aspect of the proposed development is in compliance with the District Plan.
	Extreme difference in setback from neighbouring houses is not appropriate.	The proposed front setback is not extreme. The setback of 'Redcroft' to the south as a rural farmhouse appropriately stands out as a rural property that was originally outside the village. This aspect of the proposed development is in compliance with the District Plan.
	Underground parking shall not be permitted.	No underground parking is being proposed.
	Lot consolidation shall be strongly discouraged.	N/A

Scale and Massing

#	Guidelines	Assessment
	<p>New residential construction in the residential villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.</p>	<p>The scale and massing of the Georgian inspired ‘house’ at the front of the development is 2½-storeys and is significantly larger than the façade of the Bell Telephone building (Non contributing building in the HCD) and relates more to the contributing buildings on the ‘Redcroft’ property and other larger historic homes that dot the village not unlike 10071 Islington Avenue.</p> <p>RHC has not seen an accurate (detailed) streetscape elevation of the adjacent (adjoining) contributing properties (structures) to determine if the proposed designed meets this criterion.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>New development shall not exceed a building height of 9.5 metres.</p>	<p>The expected height of Block 1 at the midpoint of the of the sloped roof is 9.84 m. As the height exceeds the maximum permitted by the KNHCD the building would</p>

		<p>need to be reduced in height to conform to this guideline. The balance of the townhouse blocks are 10 m plus amenity access/mechanical room and are located in the rear of the development that wraps around and in behind the Bell Telephone building.</p> <p>This aspect of the proposed development will require some revision to become compliant with the District Plan.</p>
	<p>New development shall not be designed to a greater height or scale than the surrounding buildings, it should fit in with the existing streetscape in terms of rhythm, alignment and spacing. 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.</p>	<p>The proposed development is replacing two dwellings set far back on the lot and therefore will not be directly compared as Block 1 is proposed to be sited close to Islington Avenue. The proposed development would be entirely different in character with Block 1 better engaging the street than the two existing dwellings do currently. The proposed development is adjacent to both a single-storey, two storey and 1½-storey buildings and may benefit by being lowered to two storeys to better fit into the streetscape. However, there may be ways to reduce the roof height and inset the dormers to also actually and visually lower the height of the overall building.</p> <p>The inset brick ‘addition’ to the Georgian inspired main house of Block 1 visually breaks up the larger scale and</p>

		<p>taller massing and makes it feel as though it has evolved over time.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>New buildings shall be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses shall be accommodated without great increases in building frontage.</p>	<p>The northern side yard on Block 1 along the frontage is 2 m at the back corner but is approximately a metre wider at the front due to the current angle of the building. Complying with the guideline to straighten the building so that it is completely parallel to Islington Avenue would reduce this dimension. To the south there is a greater side yard and nearly 3 m which feels wider with the driveway and landscaped buffer zone beyond offering a greater sense of open space benefitting both 'Redcroft' and the proposed development.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan depending upon how the north side yard setback affects the adjoining property.</p>

	<p>In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.</p>	<p>The proposed development is for a higher density residential use with Block 1 fronting Islington Avenue. As there has not been a dwelling in this location previously there is no direct comparison for it.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and overall building mass into elements that proportionally reflect the adjacent building forms.</p>	<p>The inset brick ‘addition’ to the Georgian inspired ‘main house’ of Block 1 visually breaks up the larger and taller massing and makes it feel as though it has evolved over time.</p> <p>Several of the blocks have a similar break in the architectural language to help achieve similar breaks in massing of the larger buildings in behind the Georgian inspired ‘main house’. Further recommendations can be found in Section 9 of this report.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>

New residential construction shall reflect the typical directional emphasis and building form of the surrounding streetscape. It shall not overwhelm the heritage character of the district.

In order to ensure that height and massing of new development are compatible, all proposals for new buildings in the District shall include a detailed streetscape elevation of the adjoining structures and features. Corner lots require two streetscapes. If necessary, photographs may also be used.

While consideration of the adjacent building was part of the development process to this date, this requirement has not been met at this time it is recommended that it be undertaken for review.

RHC has not seen an accurate (detailed) streetscape elevation of the adjacent (adjoining) contributing properties (structures) to determine if the proposed designed meets this criterion.

A new house that is out of scale with its neighbours is not appropriate to the village character.

A new house shall fit in with the scale of its neighbourhood.



Architectural Styles

#	Guideline	Assessment
	<p>The new construction can be contemporary in their construction and composition but shall be compatible by employing the materials, scale, massing or proportions typically found in the heritage buildings within the Heritage Conservation District. Design houses to reflect one of the local heritage Architectural Styles in spirit (i.e. massing, scale, and proportions) example Victorian, Georgian but not a direct replica.</p> <p>See Section 2.5</p>	<p>The proposed development is inspired by historic Georgian architecture, one of the historic styles in the KNHCD and yet clearly of its time.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>A consistent approach to design detail for the chosen style shall be used for all building elements. Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not historically found in the area, such as Tudor or French Manor, are not appropriate.</p>	<p>The proposed development is inspired by historic Georgian architecture, one of the historic styles in the KNHCD.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>In order to reflect a village pattern, adjacent detached buildings shall not be identical.</p>	<p>The proposed development is inspired by historic Georgian architecture, one of the historic styles in the KNHCD of which there are no other examples close by</p>

		<p>of this architectural style. Each block includes variances in colour palette and nuances in architectural detail.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	Inappropriate “vintage” materials and assemblies that do not belong to the period or chosen style shall not be used.	<p>These types of materials have not been identified for use in the proposed development.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	Architectural details that reinterpret traditional ones responding to the chosen style are encouraged. Contemporary interpretations of traditional details e.g., new designs for windows and door surrounds can provide visual interest and also convey the fact that the building is new. These contemporary reinterpretations shall be similar in scale and proportions to those used historically.	<p>The scale and proportions of architectural details are similar to those of Georgian architecture.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	Research the chosen Architectural Style. See Section 8 for useful resources.	<p>Georgian architecture in general and local Georgian architecture have been researched for the design of the proposed development.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

	Use appropriate materials. See Section 4.4.4.	<p>Appropriate materials have been selected for the proposed development.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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Roof Form, Materials And Features

#	Guideline	Assessment
	Roof design (both form and overhang) in the District shall be compatible with the historic roof types in the village and the selected building style.	<p>The roof styles (both form and overhang in Block 1) are appropriate for Georgian style architecture.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable.</p> <p>Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.</p>	<p>The asphalt shingles are in earthy greys and browns and found throughout the KNHCD.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

	<p>The use of wood shingle roofs (cedar) is acceptable depending on the architectural style of the dwelling; standing seam metal roofing, if appropriate to the style.</p>	<p>The proposed development has selected asphalt shingles for Block 1 facing Islington Avenue. The balance of the blocks in the development are flat roofed with the exception of three units with a gable roof which will be asphalt shingled.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: clay tile or metal tile roofs, and plastics and other synthetics.</p>	<p>The proposed development is not using these materials for roofing.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.</p>	<p>These elements of the roofs are located on the rear elevations or flat roofs of the proposed Development.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Eavestroughs shall co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged.</p>	<p>The eavestroughs are a coordinating colour within the historic colour palette selected from the Benjamin Moore Historic Collection. Traditional profiles are recommended for all blocks of the proposed</p>

		development. This aspect of the proposed development is in compliance with the District Plan.
	Flashing and caulking shall co-ordinate with the wall color.	All flashing and caulking are recommended to be coordinated with the wall colour on which it is placed. This aspect of the proposed development is in compliance with the District Plan.
	Downspouts shall not obscure architectural features.	Downspouts are recommended to be located at the sides and rear elevations. This aspect of the proposed development is in compliance with the District Plan.
	The design of historic chimneys shall be used as a reference in new chimney design. Chimneys on large roofs can be used as a means of breaking up the massing to a more appropriate scale.	Chimneys have been introduced and located in the appropriate locations for Georgian architecture and successfully break up the massing of Block 1 facing Islington Avenue. This aspect of the proposed development is in compliance with the District Plan.
	Pot lights in the eaves are not supported.	Pot lights are not recommended for the proposed development. This aspect of the proposed development is in compliance with the District Plan.
	Flat roofs, shallow roofs, overly massive roof and roof-top patios or decks are not supported.	This guideline has not been met in this development where the density proposed would require that an outdoor amenity terrace be located on the rooftops.

		This aspect of the proposed development may require some revision to become compliant with the District Plan
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Windows

#	Guideline	Assessment
	New windows for a new development shall use materials such as wood, aluminum, composites, wood clad. Use of vinyl is not acceptable.	The windows for the proposed development are aluminum-clad wood. This aspect of the proposed development is in compliance with the District Plan.
	Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the new building.	Vertically oriented six-over-six divided pane sash windows with the appearance of true divided lights are proposed for this development. This aspect of the proposed development is in compliance with the District Plan.
	A consistent approach to window proportion and type shall be followed in the design of a new building. As a general principle,	Vertically oriented six-over-six divided pane sash windows with the appearance of true divided lights are proposed for this development.

	<p>windows shall be taller than their width (usually 2:1 ratio of length to width). Divided windows shall include real, externally perceivable muntin bars (external, permanently adhered muntin bars are also acceptable). The type, size and profile of muntin bar division shall be compatible with the architectural style of the house.</p>	<p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Skylights or roof windows are not appropriate on elevations of the building visible from the street.</p>	<p>There are none proposed for this development. This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Bay windows on new construction shall be applied in an orderly manner, extend to the ground and reflect historic bay window forms. Modern bay windows such as those with minimal mullions, multi-paned casement windows, or which do not extend to the ground are not appropriate.</p>	<p>The box bay window proposed for Block 1 facing Islington Avenue also deviates from Georgian architecture and is borrowed from another architectural styles which is generally not supported in the KNHCD. However, it could be interpreted as the evolution of the building in terms of this section being read as a later addition to the main building. This aspect of the proposed development may require some revision to become compliant with the District Plan</p>

	<p>The new shutters if proposed shall be compatible with the architectural style of the house. Shutters shall be half the width of a window and attached at the frame, not the wall, in order to appear functional. The use of wood shutters is preferred. Shutters made from more modern materials may be used. Consultations with staff on the appropriateness will be required.</p>	<p>Shutters have not been proposed for this development.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>All windows shall have sills. Window sills shall be made of wood, stone, or concrete; brick sills shall not be used. Sills are not only part of traditional architecture, they represent good construction practice for contemporary buildings.</p>	<p>All windows in the proposed development are recommended to have the appropriate sills for their style and cladding.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>New construction shall respect the traditional ratio of 15–20% of window-to wall coverage. Greater window-to-wall ratios shall be avoided.</p>	<p>This traditional ratio of window to wall coverage has been exceeded within a reasonable limit for this style of architecture is reasonably met throughout the facades of all the buildings within the proposed development.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>On façades that are visible from the street, new windows shall maintain historic proportions and placement patterns typically found in the District.</p>	<p>Recommendations have been made regarding dormers and their associated windows and traditional window</p>

		<p>hierarchy in both previous sections and Section 9 of this report.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>Windows on new construction shall appear similar in scale, proportion and character to those used traditionally and be consistent with the style of the house.</p>	<p>With the exception of the recommendations already made in early sections regarding dormers and windows and those made in Section 9 of this report the windows are traditional in character for Georgian inspired architecture. This aspect of the proposed development is in compliance with the District Plan.</p>

Dormers

#	Guidelines	Assessment
	<p>Dormers in new construction shall be consistent with the style of the house and shall be consistent with traditional dormer scale and proportions.</p>	<p>It is recommended that the wall dormers on the Georgian inspired Block 1 be altered from the wall dormer style currently part of the design and replaced with roof dormers proportioned with the appropriate traditional hierarchy of windows on the building.</p>

		This aspect of the proposed development may require some revision to become compliant with the District Plan.
	Dormers shall reflect the traditional hierarchy of windows on a structure, in that the windows in the dormer shall be of a lesser scale than the windows on the lower part of the building.	It is recommended that the windows in the roof dormers follow the traditional hierarchy of windows in that they are proportionally smaller than ground floor windows. This aspect of the proposed development may require some revision to become compliant with the District Plan.
	The predominant type of dormer in the district is the roof dormer	It is recommended that the dormers on the Block 1 be replaced with roof dormers proportioned appropriately to reflect the hierarchy of windows. This aspect of the proposed development may require some revision to become compliant with the District Plan.

Doors

#	Guideline	Assessment
	Doors on new construction shall visually reflect the historic doors in the District and be consistent with the style of the house.	<p>The doors style selected for the proposed development are cross and bible style panel doors which are consistent with Georgian architecture.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	New doors for a new development shall use materials such as wood, aluminium, composites, wood clad materials. Use of vinyl is not acceptable.	<p>The doors selected for the proposed development are metal.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	Door surrounds shall be consistent with the traditional design of these elements seen in the District.	<p>Door surrounds are consistent with Georgian architecture and recommendations have been made to ensure that the proportions are correct.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	Modern doors of compositions and materials that are not consistent with the character of the District shall be avoided.	<p>The rear elevations propose glass doors. As the upper floors in particular may be seen in certain views along Islington Avenue it is recommended that these be traditional style doors consistent with Georgian</p>

		<p>architecture. See Section 9 for details on recommendations.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>On façades that are visible from the street, new doors shall maintain historic proportions and placement patterns typically found in the District.</p>	<p>The doors that are visible from the street or in views along the street are recommended to be of traditional designs and proportions.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

Wall Materials

Brickwork

#	Guideline	Assessments
	<p>Brick shall be of the standard size, Ontario Size variety (no greater than 2½” by 8½”), and of a traditional local colour and texture. CSR size brick is also acceptable. The use of traditional mortar colour, profile, and texture is encouraged.</p>	<p>A larger size of brick has been proposed and it is recommended that the brick aspects of the cladding be limited to the Ontario brick size in a historically correct red brick with traditional texture and profile. Buff is not recognized as a brick colour found in the KNHCD except on Victorian buildings used as an accent.</p>

		This aspect of the proposed development may require some revision to become compliant with the District Plan.
	Brick coursing shall reflect traditional local examples with respect to pattern, alignment, and colour.	Brick coursing for the development would be in a stretcher bond pattern with traditional lime coloured mortar. Mortar joint should be traditional narrow with a simple struck profile. This aspect of the proposed development is in compliance with the District Plan.

Wood Siding

#	Guideline	Assessments
	Wood siding: 4" horizontal wood clapboard. 5-6" wide may also be used. The use of non-traditional or modern materials such as cement fibreboard, and aluminium, in configurations and profiles that complement the original design, is also acceptable. Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone (currently being used),	It is recommended that a 4" clapboard profile be used for the wooden clad elements of the proposed development. This aspect of the proposed development is in compliance with the District Plan. Fieldstone foundations at the correct height are proposed.

	<p>vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.</p>	<p>This aspect of the proposed development is in compliance with the District Plan.</p> <p>Stone is the most common material for Georgian townhomes, they are however an urban built form and therefore not recognized by the KNHCD.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
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Porches and Verandahs

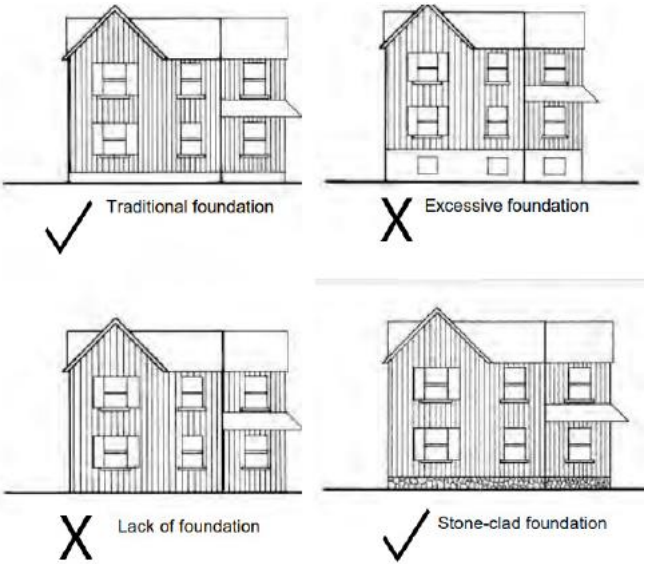
#	Guideline	Assessments
	<p>The traditional porches and verandahs are encouraged as features of new construction in the District.</p> <p>The new porch design shall be appropriate to the style of the building and/or district.</p> <p>Flooring used on porches and verandas is to be laid perpendicular to the adjacent wall.</p> <p>Incorporating porches on buildings where their style or historic evidence does not support them is not supported.</p>	<p>A traditional Georgian inspired porch has been designed for Block 1 facing Islington Avenue. Porticos have been designed for the entries in the balance of the blocks. Recommendations have been made including proportions on porch elements, centring porticos on the door.</p> <p>It is recommended that porch floors and ceilings be clad in a wood-like tongue and groove style with the floor laid perpendicular to the front wall of the building.</p>

	<p>Lighting fixtures shall complement the historic character of the building.</p> <p>Pot lights in the eaves are not supported.</p> <p>The introduction of front yard decks is not supported.</p> <p>Modern glass porches are not supported.</p> <p>It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District.</p>	<p>Traditional porch and portico ceiling lighting is recommended.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p> <p>See Section 9 of this report for recommendations.</p>
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Colours

#	Guideline	Assessments
	<p>The use of colours complementary to the character of the contemporary style of architecture, appropriate to the period and style of the building, and compatible with surrounding heritage buildings is considered appropriate.</p>	<p>Colours are being selected from the Benjamin Moore Historic Collections and include an antique white, taupe, green greys, brown and navy for doors. These colours are generally classic and also earthy and in keeping with local historic colour palettes.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

Foundations

#	Guideline	Assessments
.	<p>Foundations on new construction shall be of a height that is appropriate to the historic architectural forms of the District. Exposed foundation walls above grade shall appear structural, as in a traditional fieldstone foundation, or cultured stone with a similar appearance. The stone shall be of mixed colours and types representative of locally found fieldstone. The stone shall not be laid in a flagstone pattern resembling modern stone veneering.</p> 	<p>It is recommended that local fieldstone or locally coloured cultured fieldstone be used for foundations. The stone should be sized so that it appears load bearing and shaped organically. It should be laid in random patterns rather than modern stone veneer patterns with traditional lime coloured mortar. All foundations are proposed to only rise just out of the ground to a proper watercourse.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

Energy Efficiency

#	Guideline	Assessments
	Insulation of buildings in the basement and attic areas is encouraged; however, to prevent condensation and possible water damage to the building, a vapour barrier shall be applied.	<p>Insulation and vapour barriers will be correctly applied in the appropriate areas of the buildings.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

Landscape

#	Guideline	Assessments
	<p>Landscape features around a building and the overall streetscape like trees, fencing, walkways, driveways, sheds can contribute to the special character of the District and shall be incorporated within the new design.</p> <p>Maintain greenspace by having generous setbacks between buildings and presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.</p>	<p>The landscaping features of gardens, fencing, trees and shrubbery are included however the proposed development would benefit from increased setbacks for green space and ground level outdoor amenity space and the proposed ratios of greenspace to building is significantly lower than neighbouring properties.</p>

<p>The ratio of greenspace to building mass and the side yard setbacks shall be generally consistent with the character of adjacent properties.</p> <p>New parking areas shall be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation and the views of the building.</p> <p>Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.</p> <p>Front yard fences are to be low (3 feet or so) of a variety of wooden picket fencing in a simple design. Appropriate materials include wood. Inappropriate materials include: metal, wrought iron, brick, chain link, stock trellis.</p> <p>Back yard fences must meet existing bylaws regarding height and other safety measures. Simple design and can be higher than front yard fencing.</p> <p>Appropriate materials include wood. Inappropriate materials include: metal, brick, stone. Black or dark green chain link shall only be used to enclose a pool.</p>	<p>Revising the proposed development to include this aspect may also result in the ability to retain some of the mature trees in these areas.</p> <p>Parking is planned for in front of the units and is proposed to be laid in brick pavers to help provide visual breaks in the asphalt.</p> <p>Parking for visitors is proposed as parallel along the southern lot line resembling the on-street parking prevalent in the immediate area rather than providing for stall parking which is suburban in nature.</p> <p>The expansion of setbacks, the increase in green space and retention of some of the mature trees would satisfy this guideline.</p> <p>The wood picket fence at the front of the property is a good example of simple picket fencing.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
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Utility Equipment

#	Guideline	Assessments
	<p>Utility and service equipment shall not be readily visible, especially on the front or side façades.</p> <p>The following equipments shall be screened if placed In front of the building – telephone connection boxes, utility meters, cable. Wall mounted air-conditioning units, ground-mounted heat pumps, transformers shall not be installed on the front elevations or shall be screened in a proper manner.</p>	<p>Some utility equipment is proposed for front porticos and is planned to include a box screen. It is recommended that a detail be provided to determine the suitability of the screening. Other utility and service equipment have been carefully located and screened in the proposed development.</p> <p>No visible heating or air-conditioning equipment is shown on the drawings on front or side elevations.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>

Garages and Outbuildings

#	Guideline	Assessments
	<p>Garages shall be lower in profile than the principle building and complementary in design and colour. A garage shall be located in such a way that the house not the garage is the focal point of the</p>	<p>The design of Block 1 locates garages in the rear which is preferred. Blocks 2-5 have garages on the façade and the design has provided for some</p>

	<p>new construction. Below grade garages for single family dwellings is not supported.</p> <p>Windows and doors shall be compatible with the District character.</p> <p>The use of traditional materials and products such as wood windows and sidings, is always preferred. Non-traditional materials and products (aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used. New garage doors shall reflect simple historic doors in a form that is consistent with the historic vernacular architecture of Kleinburg-Nashville HCD.</p>	<p>mitigation by recessing them significantly into the first floor to reduce their prominence on the façade while the projecting porticos and Georgian inspired front doors is designed to be more prominent.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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4.4.2.1 Multiple Family Residential

#	Guideline	Assessments
	<p>Historic and contributing buildings are to be conserved and integrated into medium density residential development.</p>	<p>There are no historic buildings on the subject property.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>New buildings shall be oriented so their front doors face the street.</p>	<p>The front doors of Block 1 face onto Islington Avenue.</p>

		This aspect of the proposed development is in compliance with the District Plan.
	Garage doors shall be hidden from street view wherever possible, with access from a rear lane or driveway rather than the front.	<p>The garage doors on Block 1 at Islington Avenue are in the rear of the building. The balance are set at grade, recessed into the building. The garage door style and colours are meant to be as unobtrusive as possible.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	New buildings can be integrated into the existing community in a respectful manner that will preserve the traditional, village-like character through appropriate scale, design and materials.	<p>The proposed development would benefit by increased ratio of green space to building, reduced overall heights and ground level outdoor amenity spaces in order to come closer to the larger open lots found across the District.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	New building may be designed to look like an individual building but contain multiple dwelling units.	Block 1 is designed to appear as a single-family Georgian home with a later side wing addition. It contains three residential units.

		<p>This aspect of the proposed development is in compliance with the District Plan.</p> <p>The balance of the blocks appears as Georgian style townhomes.</p>
	Underground parking shall not be permitted.	<p>No underground parking is proposed.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	Lot consolidation shall be strongly discouraged.	<p>No lots have been consolidated for the proposed project.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

	<p>Maintain health of mature indigenous tree by pruning and fertilizing.</p> <p>Over time, remove unhealthy, invasive and non-indigenous species.</p> <p>Site buildings and additions to preserve suitable mature trees.</p> <p>Protect and preserve mature trees during construction.</p>	<p>Retaining indigenous trees in particular and maintaining and monitoring the health of all the trees retained on the lot is recommended. Unhealthy and particularly non-indigenous varieties can be removed over time as the newly introduced trees and shrubs gain maturity.</p>
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	Site buildings and additions to preserve suitable mature trees.	Retaining indigenous trees in particular and maintaining and monitoring the health of all the trees retained on the lot is recommended. Unhealthy and particularly non-indigenous varieties can be removed over time as the newly introduced trees and shrubs gain maturity.
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4.5.3.3 Street Wall Height and Scale

II Residential Village

Other parts of the village have primarily residential buildings with large setbacks from the street and side yards; they present the rural residential landscape with mature trees sometimes hiding or accentuating the built form. These areas also have suburban massing and patterns to the built form; the spacing between buildings and their relationship to each other depends on the architectural style and date of construction.

Residential Streetwall Height & Scale Guidelines

#	Guideline	Assessments
II	Building heights shall not exceed maximums outlined in the Zoning By-law.	The proposed height of Block 1 at the mid point between eave and ridge is 9.98 m from the established grade. The balance of the townhouse blocks are 10 m plus amenity access/mechanical room for access to the

		<p>terrace. The balance of the townhouse blocks are located behind Block 1</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>Heights shall be sympathetic to neighbouring properties.</p>	<p>The 2½-storey form of Block 1 proposed for Islington Avenue is adjacent to the non-contributing single-storey Bell Telephone building, the converted church now Pierre Burton Heritage Centre is a contributing building located to the north and the historic 1½-storey 'Redcroft' farmhouse to the south. The new building to the south of 'Redcroft' appears as a 2-storey side gable building. Block 1 may benefit by lowering the roof eaves and moving dormers onto the roof to appear closer to a two-storey form. The rhythm of building heights along the street generally would not be interrupted.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>

4.5.4 Transitions of New Buildings in Relation to Heritage Resources

All properties along Islington Avenue, Nashville Road and other streetscapes within the HCD that have an immediate adjacency to the HCD boundary and contributing properties, including the river valleys, shall transition in height and scale to contributing HCD properties.

The key to the HCD is to first conserve the contributing structures, streetscapes and landscapes that are key contributors to the heritage character. The second is to manage new development and changes to the landscape so that they are constructed in harmony with the existing village and contribute to the overall character of Kleinburg-Nashville.

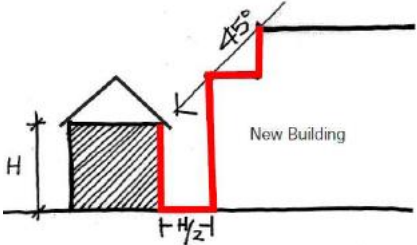
The following table outlines the guidelines shall be used to assist in the process of achieving proper transitions between new development and existing heritage resources.

Conservation Of Heritage Resources, Heritage Character Guidelines

#	Guideline	Assessments
	Contributing buildings and structures shall not be demolished or moved where feasible.	<p>The dwellings on the subject property have been determined not to be contributing structures.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	The City of Vaughan requires the completion of a Heritage Impact Assessment if new construction may adversely affect the cultural heritage value of the area.	The completion of this Cultural Heritage Impact Assessment and Conformity Report satisfies this Guideline.

	<p>New construction must be designed sympathetically to the adjacent character and must not detract from or block the view of existing contributing buildings.</p>	<p>The proposed development is inspired by Georgian architecture, an architectural style found in the KNHCD, to be a sympathetic addition to Islington Avenue. The building is sited on the far north side of the subject property frontage in order to facilitate views of 'Redcroft'.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>Existing historic setbacks shall be maintained with new development designed sympathetically to respect the existing setbacks per previously noted guidelines.</p>	<p>Historically the set back of this property is quite far back and with almost complete tree cover across the front was quite secluded. This however is not consistent with setbacks in the KNHCD, and the proposed development would come forward and engage with the street in a way it has not in the past. This is a positive overall as Block 1 will be closer to the historic setbacks along Islington Avenue.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

Side And Rear Yard Setbacks

#	Guideline	Assessments
	<p>New buildings must have both side and rear yard setbacks from contributing buildings a distance equivalent to half the existing buildings height.</p> 	<p>The buildings in the proposed development are more than 5 m from ‘Redcroft’ and the Pierre Burton Heritage Centre.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>New buildings and additions to contributing buildings may be given consideration if and when:</p> <ul style="list-style-type: none"> ◦ the new construction/addition is not visible from the public realm; ◦ the new construction/addition is set back from the street frontage to maintain views to the contributing building; ◦ the portions of the contributing building that will have obstructed views do not contain significant heritage attributes; <p>and,</p> <p>The new construction/addition is of a good architectural quality and design and contributes to the character of the HCD.</p>	<p>The proposed development will not obscure existing views of ‘Redcroft’ from the north on Islington Avenue.</p> <p>The proposed development is of good architectural design and built from quality materials.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

Front Yard Setbacks

#	Guideline	Assessments
	<p>Historic setbacks shall be maintained and contributing buildings are not to be relocated where feasible.</p>	<p>Historically the set back of this property is quite far back and with almost complete tree cover across the front was quite secluded. This however is not consistent with setbacks in the KNHCD, and the proposed development would come forward and engage with the street in a way it has not in the past. This is a positive overall This is a positive overall as Block 1 will be closer to the historic setbacks along Islington Avenue.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
	<p>New buildings must have sympathetic setbacks to existing contributing buildings</p>	<p>The proposed development will not obscure existing views of 'Redcroft' from the north on Islington Avenue and has a setback similar to those of the adjacent Bell Telephone building and the Pierre Burton Heritage Centre.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

	<p>New buildings adjacent to existing contributing buildings shall provide an appropriate transition to the setback line of existing contributing buildings to maintain views.</p>	<p>The north corner of the façade of Block 1 of the proposed development is at roughly the same front setback as the Bell Telephone building and the Pierre Burton Heritage Centre. The south corner of the façade and the brick addition are set back further such that Block 1 façade provides a stepped transition toward ‘Redcroft’.</p> <p>“Redcroft’ is set back further from Islington Avenue which is typical of farmhouses of its time. Maintaining the close setback to the street with the proposed development helps keep the distinct appearance of sudden open space that is a feature of the historic farmstead.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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4.5.5.1 III. Significant Viewscapes

1. Islington Avenue

Classic village views exist along Islington Avenue within the business district of Kleinburg generally extending between Redcroft House (west side) and the McMichael Canadian Art Collection (east side) to the intersection with Nashville Road.

Significant Viewscapes Guidelines

#	Guideline	Assessments
	Additional viewpoints and view corridors to natural features, to special landmarks, and to open spaces shall be sought where possible and protected.	The impact of tree removals in the very front of the subject property would create an increased oblique view of 'Redcroft' from the north on Islington Avenue. This aspect of the proposed development is in compliance with the District Plan.

4.5.6 Private Realm Design Guidelines

4.5.6.1 Private Trees

The preservation of mature vegetation and heritage trees is a major objective of the HCD especially since mature trees and vegetation help contribute to the overall character of the HCD. The City has governance over trees and vegetation within the public right-of-way, however it is still important for private trees to be protected. This is done through tree protection guidelines. Analysis of trees on private property shall be done early in the planning process to ensure that trees worth retaining are identified and protected.

#	Guideline	Assessments
	Complete a General Vegetation Inventory (GVI) during planning stages. This is required for all portions of the site.	<p>The subject property is host to both native and non-native trees, shrubs and plants. It is recommended that the proposed development retain mature native trees wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September 2021.</p> <p>At this time this guideline is not known to be satisfied.</p>
	Develop a Tree Protection Plan (TPP) to identify mature vegetation which requires further study and approved by the City during the GVI.	A tree inventory for the subject property has been undertaken that identifies the individuals and their health. Some trees are in poor health and should be removed and many are inside the construction zone.

		At this time this guideline is not known to be satisfied.
	Implementation of tree protection measures during construction and monitoring.	Tree protection measures are recommended for those trees to be retained within the development.
	Create and implement a Landscape plan including re-planting and transplanting of candidate material onsite.	A Planting Plan has been submitted that identifies and locates all trees, shrubs and plantings for the proposed development. This aspect of the proposed development may require some revision to become compliant with the District Plan.
	The owner/developer of the site must employ a recognized professional regarding tree management such as a certified arborist, registered professional forester, or landscape architect to assess and evaluate the vegetation on the site in question.	The Planting Plan submitted has the stamp of a member of the Ontario Association of Landscape Architects (OALA). This aspect of the proposed development is in compliance with the District Plan.
	Any project requiring removal of or injury to a tree of 200mm diameter or larger requires a permit issued in accordance with the Private Property Tree Protection By-law No. 185-2007.	Tree protection measures are recommended for those trees to be retained and permits applied for those to be removed from the subject property. This aspect of the proposed development may require some revision to become compliant with the District Plan.

4.5.6.2 Front Gardens / Yards

Front-yard areas created by building setbacks shall be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front-yard areas is not in keeping with the village character.

Front Gardens / Yards Guidelines

#	Guideline	Assessments
	Existing mature trees shall be preserved, and new tree planting shall be designed to reflect the traditional village pattern described above.	<p>The subject property is host to both native and non-native trees, shrubs and plants. It is recommended that the proposed development retain the mature native trees particularly along the lot lines wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September 2021.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	Trees shall be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character.	This aspect of the proposed development is in compliance with the District Plan.

	Trees shall be native species. See Section 4.6.4.	<p>A number of native tree species have been selected.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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4.5.6.3 Fencing and Hedges

The presence of low fencing or hedging on the street line helps to define the public realm of the street and is in keeping with the village character. Wood picket fences were the most common, with various shapes and patterns of pickets.

Fencing and Hedges Guidelines

#	Guideline	Assessments
	Fencing shall be fairly low in keeping with historic front-yard fencing styles.	<p>A low fence with a picket style similar to the current fencing in front of 'Redcroft'.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

4.6 Landscape Design Guidelines – General Approach to Plantings and Vegetation

#	Guideline	Assessments
	<p>Planting of invasive species is prohibited in the HCD. These species include:</p> <ul style="list-style-type: none"> • Purple Loosestrife; • Norway Maple; • European Birch; • Highbush Cranberry; • European Mountain Ash; • Privet; • White Mulberry; • Horse Chestnut; • Scots Pine; • Silver Poplar; • Siberian Elm; • Himalayan Balsam; • Russian Olive; • Sweet Woodruff; • Crown Vetch; • Periwinkle; • Dame’s Rocket; and, • Winter Cress. 	<p>The subject property is host to both native and non-native trees, shrubs and plants. It is recommended that the proposed development retain mature native trees wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September 2021.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

4.6.3 Planting for Wildlife

Wildlife is integral to the natural character of the valleys, and it depends on a variety of connected terrestrial habitats for survival. Wildlife habitats extend from the valleys into the villages. Suitable planting can enhance these habitats and increase them.

#	Guideline	Assessments
	<p>Species recommended for planting to support wildlife:</p> <p>Recommended Species</p> <p>Large trees</p> <p>Oaks</p> <p>White Birch</p> <p>Hackberry</p> <p>White Cedar</p> <p>Small trees</p> <p>Hawthorn</p> <p>Pin Cherry</p> <p>Chokecherry</p> <p>Staghorn Sumac</p> <p>Nannyberry</p> <p>Shrubs</p> <p>Serviceberry</p> <p>Elderberry</p> <p>Gray Dogwood</p>	<p>The subject property is host to both native and non-native trees, shrubs and plants. It is recommended that the proposed development retain mature native trees wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September 2021.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>

	High-bush Cranberry Red Osier Dogwood Pagoda Dogwood	
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4.6.4 Street and Residential Trees

Planting is a significant aspect of the ecology of a rural road configuration. Planting in the street allowances and in residential properties shall be consistent with the surrounding contexts. Where roads abut or pass through valleylands, the roadside planting shall be consistent with the valley woodlands. Within the villages, the planting shall be consistent with the village forests. Species lists for these different kinds of areas are found in the following sections.

Tree Guidelines

#	Guideline	Assessments
	Conserve existing natural forest stands or groupings of trees.	The existing mature trees on the subject property are proposed to be removed. It is recommended that the grading and site plans be reviewed in order to find opportunities to retain some of the trees particularly along the lot lines.

		This aspect of the proposed development may require some revision to become compliant with the District Plan.
	Streetscapes shall conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.	The existing mature trees in the front of the subject property are to be removed and replaced with red maple, dogwood and sumac. It is recommended that the grading and site plans be reviewed in order to find opportunities to retain some of the trees particularly along the lot lines. This aspect of the proposed development may require some revision to become compliant with the District Plan.
	Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.	It is recommended that the tree inventory undertaken for the subject property give consideration to the City of Vaughan Tree By-law. This aspect of the proposed development may require some revision to become compliant with the District Plan.
	Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.	A tree inventory was undertaken for the subject property. It has identified that some trees on the subject property are in poor health and should be removed and many are inside the construction zone. It is recommended that the

		<p>grading and site plans be reviewed in order to find opportunities to retain some of the trees particularly along the lot lines and that a Tree Conservation Plan is prepared for them.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>An on-going tree maintenance and replacement strategy shall be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.</p>	<p>The existing mature trees in the front of the subject property are to be removed and replaced with red maple, dogwood and sumac. It is recommended that the grading and site plans be reviewed in order to find opportunities to retain some of the mature trees particularly along the lot lines.</p> <p>This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
	<p>Recommended species: Natural Regeneration Eastern White Cedar Trembling Aspen Common Alder Red Osier Dogwood</p>	<p>The subject property is host to both native and non-native trees, shrubs and plants. It is recommended that the proposed development retain mature native trees wherever possible and that the plants and trees introduced into the development be selected from 4.6 of the KNHCD Plan and Guidelines Update September</p>

	<p>Sumac</p> <p>Apple</p> <p>Lilac</p> <p>Upland (Well Drained)</p> <p>Shagbark Hickory</p> <p>Butternut</p> <p>Red and White Oak</p> <p>Basswood</p> <p>Black Walnut</p> <p>Sugar Maple</p> <p>Blue Beech</p> <p>Eastern White Pine</p> <p>Beech</p> <p>Hemlock</p> <p>Yellow Birch</p> <p>Ironwood</p> <p>Butternut</p> <p>Black Cherry</p> <p>Lowland (Poorly Drained)</p> <p>Basswood</p> <p>Bur Oak</p> <p>Eastern White Pine</p> <p>Red Pine</p> <p>Black Ash</p>	<p>2021. This aspect of the proposed development may require some revision to become compliant with the District Plan.</p>
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	Green Ash Silver Maple Hackberry	
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11.0 Conclusion

Upon review and assessment of the proposed development against the applicable guidelines within the Kleinburg-Nashville Heritage Conservation District Plan, the author has found that the existing 1960's and 1970's single family residential dwellings known as 10398 and 10402 Islington Avenue are not heritage buildings nor are they contributing buildings to the District and therefore their removal would not have a negative effect on the District.

RHC is of the opinion that Block 1 of the proposed development would engage with the street better than the two existing dwellings have and that a residential development in this location, within close walking distance to trails and shopping in the village core, is appropriate within the context of the village fabric. However, RHC is of the opinion that the proposed development requires some revision to better comply with the KNHCD Guidelines and fit into the village fabric more cohesively.

Therefore, the authors respectfully submit this professional opinion that the proposed development for 10398 & 10402 Islington Avenue has a part to play in the improvement of this section of Islington Avenue although at this time is not completely in conformity with the Village of Kleinburg-Nashville Heritage Conservation District Plan based on the knowledge and information available to RHC at the time of preparation. RHC denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of RHC and the client.

Sincerely,



Tracie Seedhouse

Principal Robinson Heritage Consulting



Stephen Robinson MA CAHP

Principal Robinson Heritage Consulting

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Appendix 1 Survey and Architectural Drawings

Figure 33 - Survey sketch by Holding Jones Vanderveen Inc., Ontario Land Surveyors (Sept 2012) showing additional topographic information by TRCA (Mar 2022).

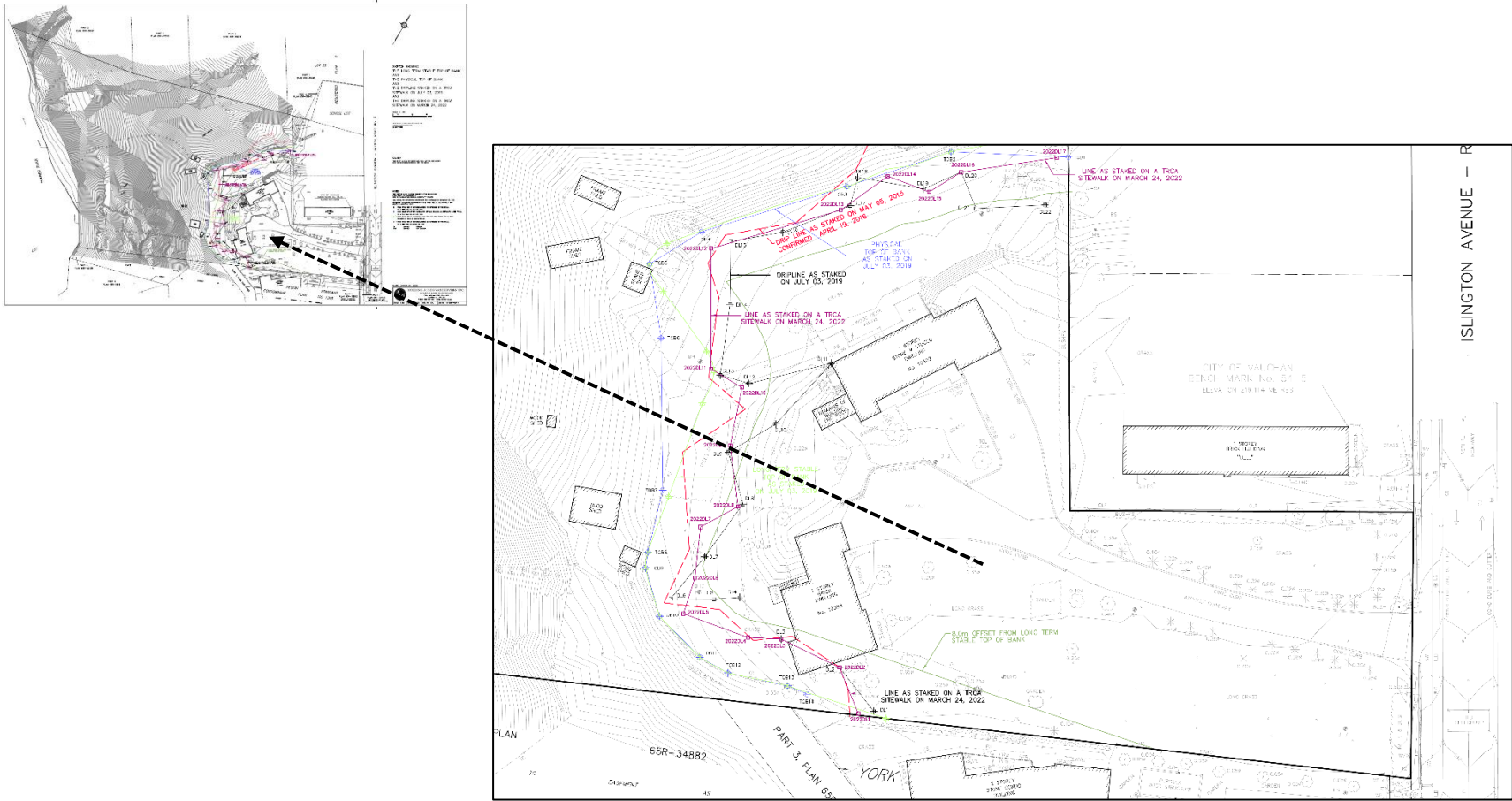


Figure 35 - Planting Plan L-2 (Steven Wimmer Associates Ltd; Alexander Budrevics & Associates Limited Landscape Architects. May 29, 2023)

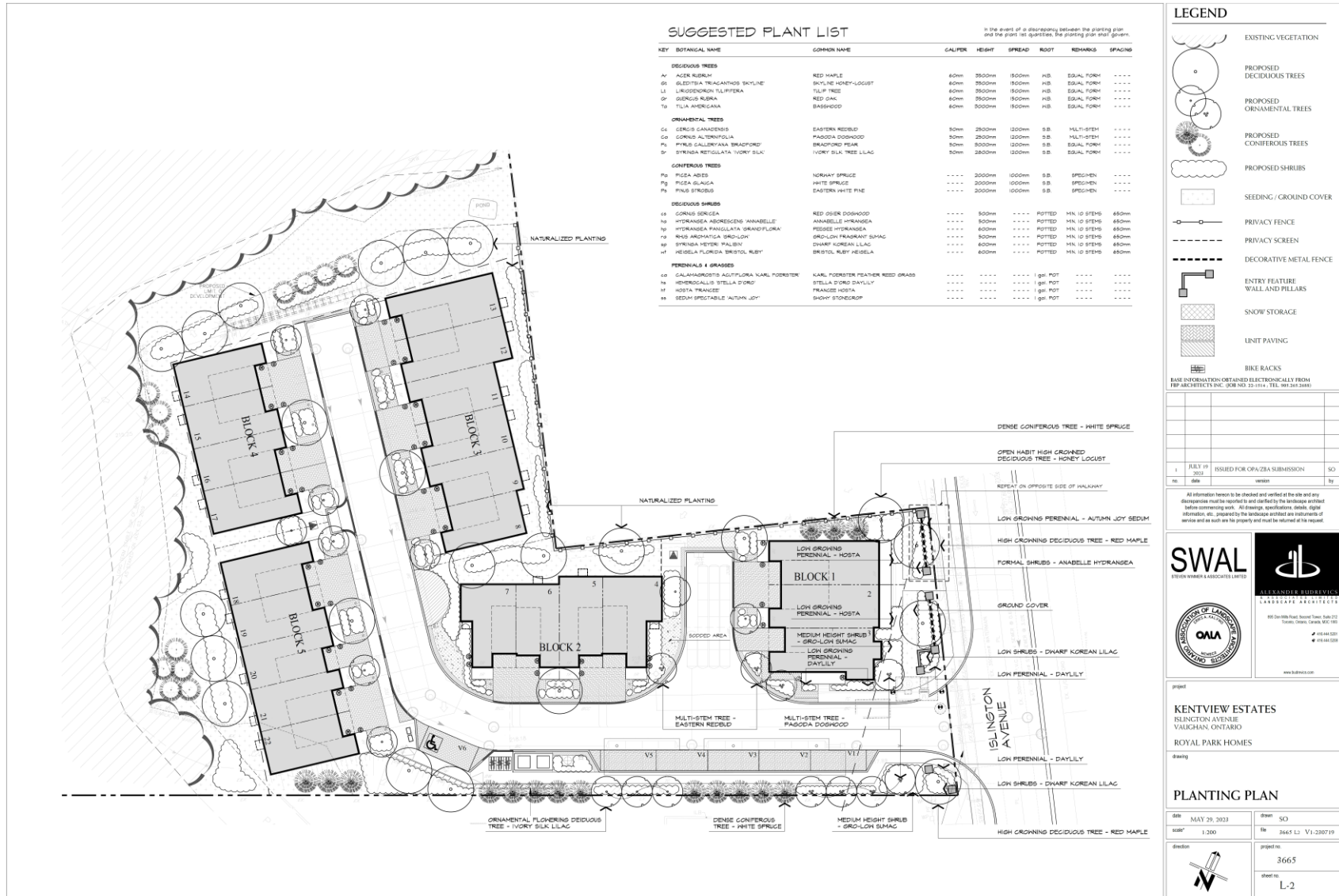


Figure 36 – Block 1 Front Elevation, Sheet A1 (FBP Architects Inc., September 1, 2023)



XIBIT
 CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE. VAUGHAN, ONTARIO
 Date: JULY 2023 Checked By: 70 Milton road, unit # 01, woodbridge, ontario, HI B69, (905) 265-2688

Job No 22-1514 Drawn By: KSP / MS
 Scale 1/8"=1'-0"
 Sheet No A1

BLOCK 1

Engineered items depicted to be submitted to the architect for review. The architect has not been retained to carry out general review of the work and does not assume responsibility for the failure of the contractor or subcontractor to comply with the contract documents. Single copies of the contract documents are not to be read independently. The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the start of work. Under no circumstances shall the contractor or sub-contractors proceed in digital or hard copies are issued to the client on the understanding that no changes are to be made to the contract documents without written permission of the architect.

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DO NOT SCALE DRAWING

DATE	REF.	DESCRIPTION
AUG 25	JMM	ELEVATIONS REVISIONS FOR ZEA SUBMISSION
AUG 08	JMM	ZEA SUBMISSION

Figure 37 - Block 1 Left Side Elevation, Sheet A2 (FBP Architects Inc., September 1, 2023)



LOT 3
BLOCK 1 - LEFT SIDE ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE
DEVELOPMENT


10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: _____

Job No: Z2-1514 Drawn By: KSP / MS

Scale: 1/8"=1'-0"

Sheet No: A2



FBP
architects inc.

70 atton road, unit # 01, woodbridge,
ontario, l4t 8b1, (905) 265-2888

BLOCK 1

Engineered items showing to be submitted to the architect for coordination of structure.

This architect has not been required to carry out general review of the sub-contractor to carry out the work in accordance with the documents of all parts of the contract documents.

The contractor shall verify all field measurements on the contract documents. Any discrepancy shall be reported to the architect immediately.

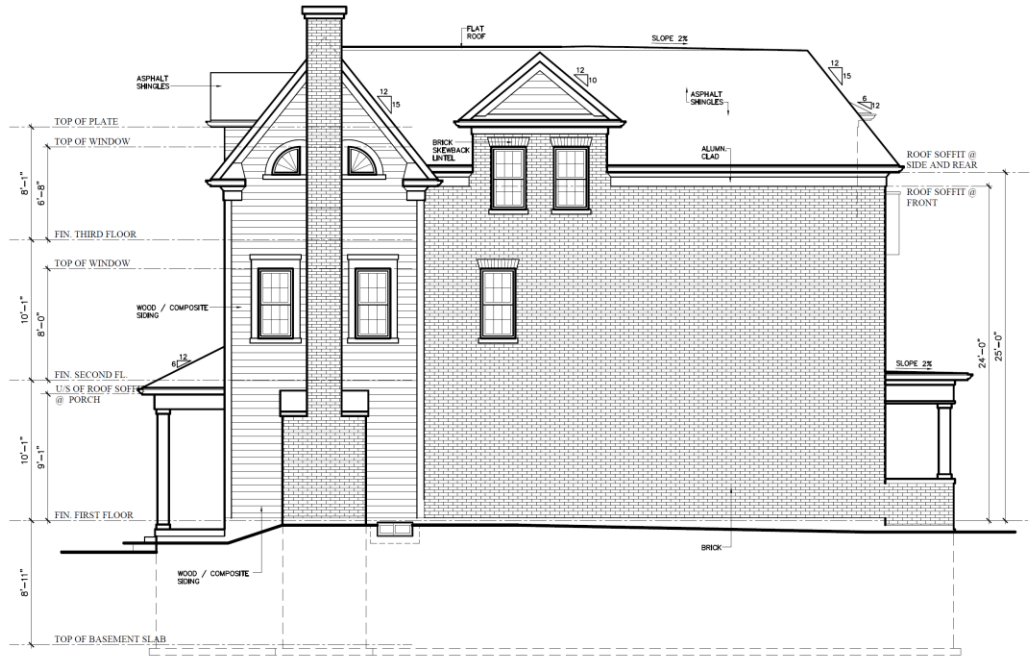
The contractor shall be responsible for the contractor or sub-contractor proceed in accordance with the contract documents.

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DATE	REF.	DESCRIPTION
AUG 25 2023	JMM	REVISED: REVISIONS FOR ZBA SUBMISSION
AUG 09 2023	OH	ZBA SUBMISSION

Figure 38 - Block 1 Right Side Elevation, Sheet A3 (FBP Architects Inc., September 1, 2023)



LOT 1
BLOCK 1 - RIGHT SIDE ELEVATION

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE. VAUGHAN, ONTARIO
 Date: JULY 2023 Checked By: _____
 Job No: 22-1514 Drawn By: KSP / MS
 Scale: 1/8"=1'-0" Sheet No: A3

FBP architects inc.
 70 siltco road, unit # 01, woodbridge, ontario, h1 8b9, (905) 265-2688

BLOCK 1

Employment herein is hereby admitted to the architect for coordination of structure.
 The architect has not been retained to carry out general review of the work of the contractor or sub-contractor to carry out this work in accordance with the documents of all parts of the contract documents.
 The contractor shall verify all dimensions on the contract documents. Any discrepancy shall be reported to the architect prior to the commencement of this work.
 All communications shall be through the contractor or sub-contractor proceed in accordance with the contract documents.
 Digital & hard copies are issued to the client on the understanding that they are not to be used for any other projects and all digital information, they may not be used for any other projects without the consent of FBP Architects Inc. Failure to do so will result in legal action.
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DATE	REF.	DESCRIPTION
2023-25	JMM	REVISED REVISIONS FOR ZIA SUBMISSION
2023-25	JMM	ZIA SUBMISSION
AUG 09		ZIA SUBMISSION

Figure 39 - Block 1 Rear Elevation, Sheet A4 (FBP Architects Inc., September 1, 2023)



XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: _____
Job No: 22-1514 Drawn By: KSP / MS

Scale: 1/8" = 1'-0"
Sheet No: A4

FBP architects inc.

70 Adelaide Street East, Suite 200
Toronto, Ontario, M5E 1B5, (416) 263-2888

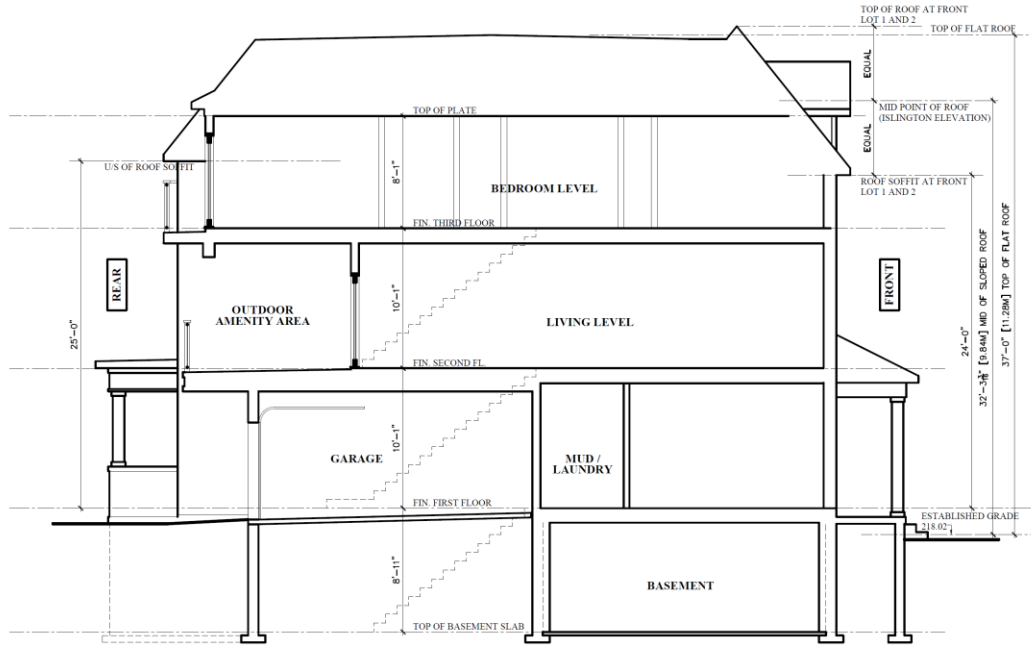
BLOCK 1

Engineered town drawings to be submitted to the architect for review and approval. The architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or subcontractor to follow the drawings. Single copies of the contract documents are not to be used independently. The architect's responsibility is limited to the contract documents. Any discrepancies are to be reported to the architect prior to the start of construction. No changes are to be made to the contract documents without the written consent of the architect. Single copies are issued to the client on the understanding that no changes are to be made to the contract documents without the written consent of the architect. The architect's copyright is all drawings, plans, sections, elevations, and specifications without the written consent of FBP Architects Inc. Failure to do so will result in legal action.

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DATE	REF.	DESCRIPTION
AUG 25, 2023	JAM	ELEVATIONS REVISIONS FOR ZBA SUBMISSION
AUG 09, 2023		ZBA SUBMISSION

Figure 41 - Block 1 Typical Section (Lot 1 and 2), Sheet A6 (FBP Architects Inc., September 1, 2023)



BLOCK 1 - TYPICAL SECTION (LOT 1 AND 2)

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: _____
Job No: 22-1514 Drawn By: KSP / MS
Scale: 1/8"=1'-0"
Sheet No: A6

FBP architects Inc.

70 sifton road, unit # 01, woodbridge,
ontario, M4B 1B7, (905) 203-2088

BLOCK 1

Engineered from design to be admitted to the architect for coordination of structure. FBP Architects Inc. is not responsible for any cost, schedule, or other matters related to the construction of the work and assumes no responsibility for the failure of the contractor or subcontractor to perform the work in accordance with the contract documents. Shearwater Construction is not responsible for the failure of the contractor or subcontractor to perform the work in accordance with the contract documents. Any discrepancies are to be reported to the architect prior to the start of construction. Under no circumstances shall the contractor or sub-contractors proceed in any manner without the written consent of FBP Architects Inc. Failure to do so will result in legal action.

Under no circumstances shall the contractor or sub-contractors proceed in any manner without the written consent of FBP Architects Inc. Failure to do so will result in legal action.

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DATE	REF.	DESCRIPTION
AUG 25, 2023	JMM	ELEVATIONS REVISIONS FOR ZBA SUBMISSION
AUG 09, 2023	ZBA	ZBA SUBMISSION

Figure 42 - Block 2 Front Elevation, Sheet A1 (FBP Architects Inc., September 1, 2023)



XIBIT
 CONDOMINIUM TOWNHOUSE
 DEVELOPMENT
 10398-10402 ISLINGTON AVE.
 VAUGHAN, ONTARIO

Date: May 7, 2023
 Created By: JMM
 Job No: 22-1514
 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No: A1

FBP architects inc.
 70
 ontario, l4l 8b6, (905) 262-2688

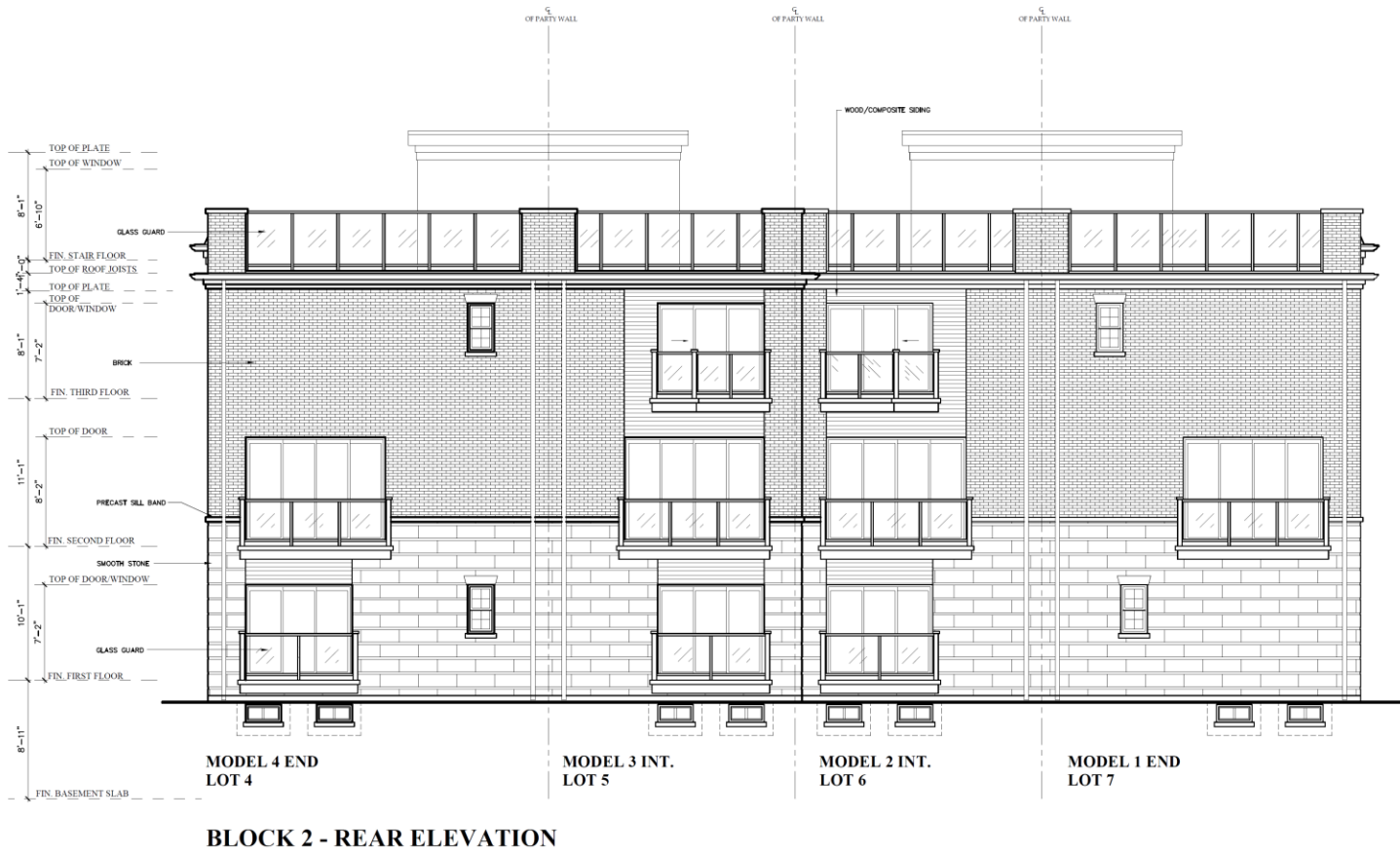
BLOCK 2

Engineered from drawings to be submitted to the architect for coordination of structure. The contractor shall be responsible for the work and assumes no responsibility for the failure of the contractor or subcontractor to carry out the work in accordance with the documents. All dimensions are to be taken from the face of the wall unless otherwise indicated. All dimensions are to be taken from the face of the wall unless otherwise indicated. Any discrepancies are to be reported to the architect prior to the start of construction. All the contractor or sub-contractors proceed in accordance with the drawings and specifications. All dimensions are to be taken from the face of the wall unless otherwise indicated. The contractor shall be responsible for the work and assumes no responsibility for the failure of the contractor or subcontractor to carry out the work in accordance with the documents. They may not be used for any other projects or purposes without the written consent of FBP Architects Inc. Failure to do so may result in legal action.

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REV.	DATE	BY	DESCRIPTION
01	AUG 25 2023	JMM	REV. PLANS & ELEVATIONS FOR ZBA SUBMISSION
02	AUG 01 2023	JMM	ZBA SUBMISSION

Figure 43 - Block 2 Rear Elevation, Sheet A2 (FBP Architects Inc., September 1, 2023)



BLOCK 2 - REAR ELEVATION

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE.
 VAUGHAN, ONTARIO

Date: May 2023 Checked By: JMM
 Job No: 22-1514 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No: A2

FBP architects inc.
 70 Wilson Road, Unit 101, Woodbridge, Ontario, M4 8G9, (905) 265-2688

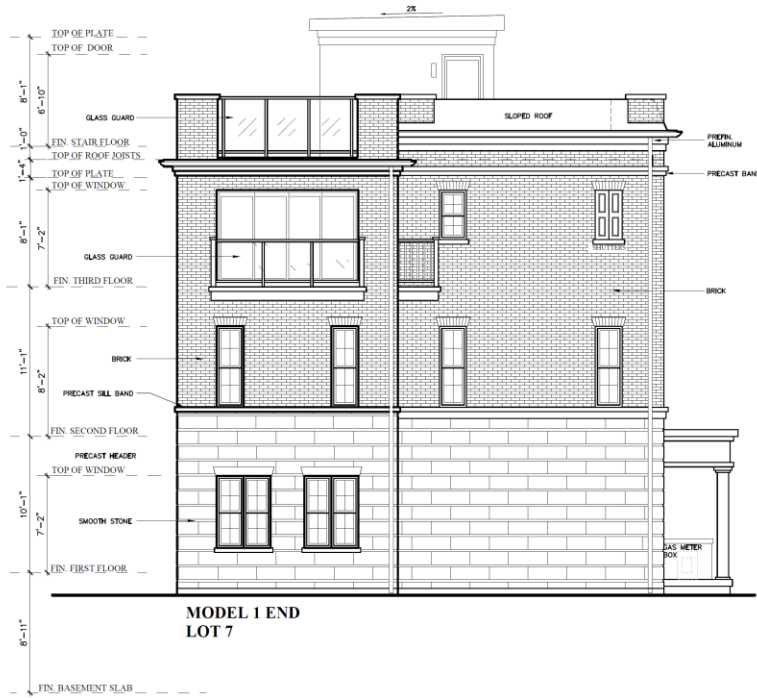
BLOCK 2

Engineered from drawings to be submitted to the architect for the architect's review. The architect has retained the contractor to carry out, control, review of the work and assumes no responsibility for the failure of the contractor or subcontractors. Single copies of the contract documents are not to be read independently. The architect shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the construction. Under no circumstances shall the contractor or sub-contractors proceed in violation of the contract documents. All changes are to be made to the contract documents without written consent of the architect. The architect is not responsible for any errors, omissions, and all digital information. They may not be used for any other projects or purposes without the written consent of FBP Architects Inc. Failure to comply with these terms and conditions may result in legal action.

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DATE	REV.	DESCRIPTION
AUG 25 2023	JMM	REV. PLANS & ELEVATIONS FOR ZIA SUBMISSION
AUG 01	JMM	ZIA SUBMISSION

Figure 44 - Block 2 Left Side and Right Side Elevations, Sheet A3 (FBP Architects Inc., September 1, 2023)



BLOCK 2 - LEFT SIDE ELEVATION



BLOCK 2 - RIGHT SIDE ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: May 2023 Checked By: [Blank]
Job No: 22-1514 Drawn By: JMM
Scale: 1/8"=1'-0"
Sheet No: A3

FBP architects inc.

70 Wilson Road, Unit #31, Woodbridge
Ontario, HI (905) 265-2688

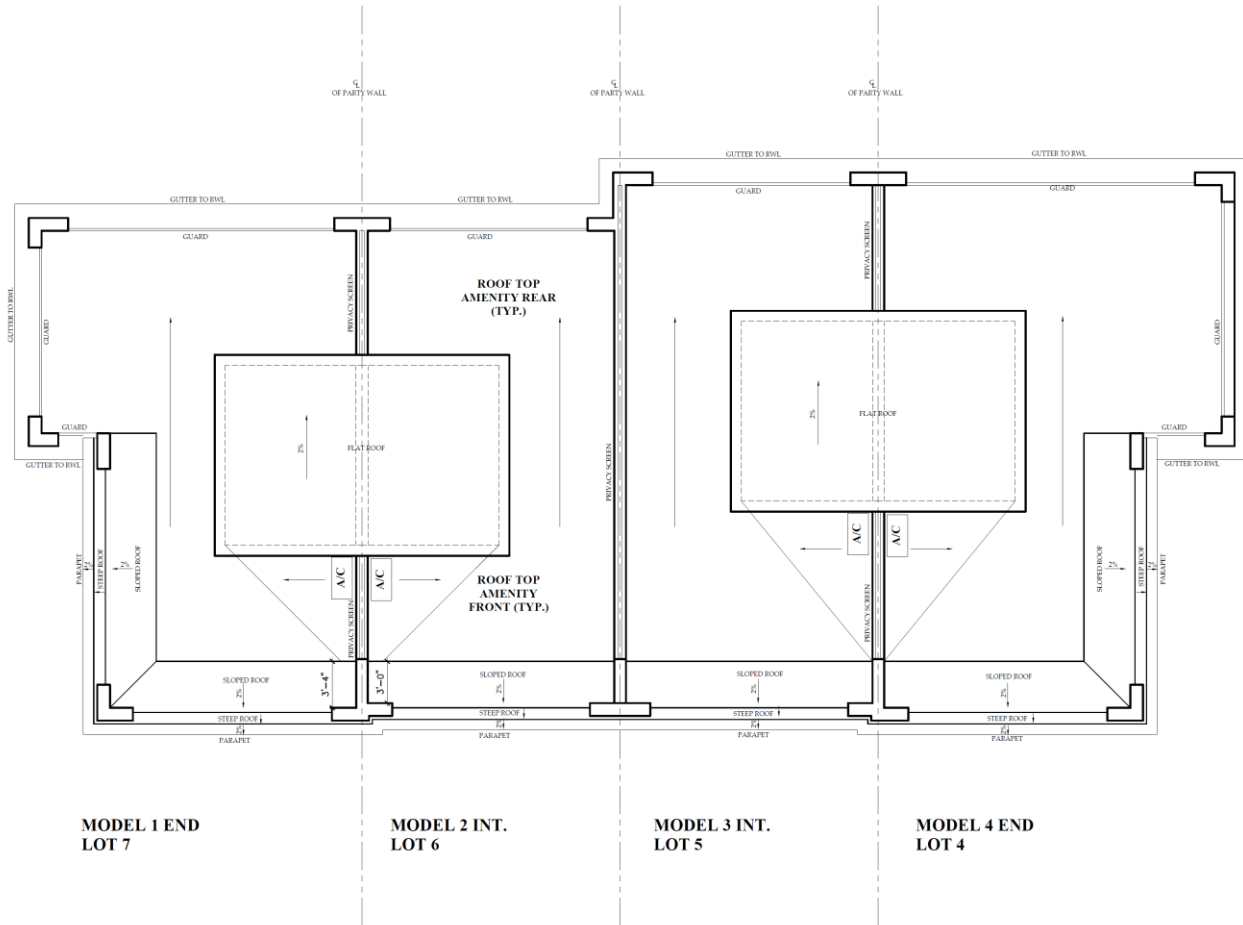
BLOCK 2

Engineered from drawings to be submitted to the architect for consideration of materials, attached to carry out general duties of the work and assumes no responsibility for the failure of the contractor or subcontractor. The contractor shall be responsible for the accuracy of the drawings. Single copies of the contract documents are not to be used independently in any project or for any other purpose. The contractor shall be responsible for the accuracy of the contract documents. Any discrepancies are to be reported to the architect prior to the start of work. The contractor shall be responsible for the accuracy of the contract documents. Single & Hand Copies are issued to the contractor or sub-contractor proceed in accordance with the contract documents. No changes are to be made to the contract documents without written consent of the architect. The contractor shall be responsible for the accuracy of the contract documents. Single & Hand Copies are issued to the contractor or sub-contractor proceed in accordance with the contract documents. No changes are to be made to the contract documents without written consent of the architect. The contractor shall be responsible for the accuracy of the contract documents. Single & Hand Copies are issued to the contractor or sub-contractor proceed in accordance with the contract documents. No changes are to be made to the contract documents without written consent of the architect.

DATE	REV.	DESCRIPTION
AUG 25 2023	JMM	REV. ELEVATIONS FOR ZIA SUBMISSION
AUG 09 2023	JMM	ZIA SUBMISSION

DO NOT SCALE DRAWING

Figure 45 - Block 2 Roof Plan, Sheet A4 (FBP Architects Inc., September 1, 2023)



BLOCK 2 - ROOF PLAN

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE. VAUGHAN, ONTARIO
 Date: May 2023 Checked By: JMM
 Job No: 22-1514 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No: A4 ROOF

FBP architects inc.
 70 Alton Road, Unit # 01, Woodbridge, Ontario, L4L 8B9, (905) 285-2688

BLOCK 2

Engineered from drawings to be submitted to the architect for coordination of structure. This drawing has not been reviewed by the architect for any errors or omissions. The contractor shall verify all dimensions and materials with the architect. Any discrepancy or error in this drawing shall be the responsibility of the contractor. The contractor shall proceed in accordance with the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for all costs associated with the construction of this work. The contractor shall be responsible for all safety measures and procedures. The contractor shall be responsible for all site cleanup and removal of debris. The contractor shall be responsible for all site restoration and regrading. The contractor shall be responsible for all site security and access control. The contractor shall be responsible for all site monitoring and reporting. The contractor shall be responsible for all site communication and coordination. The contractor shall be responsible for all site documentation and record keeping. The contractor shall be responsible for all site safety and health measures. The contractor shall be responsible for all site environmental protection and measures. The contractor shall be responsible for all site quality control and assurance. The contractor shall be responsible for all site performance and efficiency measures. The contractor shall be responsible for all site sustainability and green building measures. The contractor shall be responsible for all site social and community engagement measures. The contractor shall be responsible for all site cultural and heritage preservation measures. The contractor shall be responsible for all site accessibility and inclusivity measures. The contractor shall be responsible for all site resilience and disaster preparedness measures. The contractor shall be responsible for all site innovation and technology integration measures. The contractor shall be responsible for all site leadership and governance measures. The contractor shall be responsible for all site transparency and accountability measures. The contractor shall be responsible for all site integrity and ethical standards measures. The contractor shall be responsible for all site trust and confidence building measures. The contractor shall be responsible for all site reputation and brand management measures. The contractor shall be responsible for all site stakeholder relationship management measures. The contractor shall be responsible for all site risk management and mitigation measures. The contractor shall be responsible for all site crisis management and response measures. The contractor shall be responsible for all site recovery and rebuilding measures. The contractor shall be responsible for all site learning and improvement measures. The contractor shall be responsible for all site innovation and growth measures. The contractor shall be responsible for all site success and achievement measures. The contractor shall be responsible for all site fulfillment and satisfaction measures. The contractor shall be responsible for all site happiness and well-being measures. The contractor shall be responsible for all site meaning and purpose measures. The contractor shall be responsible for all site contribution and impact measures. The contractor shall be responsible for all site legacy and future generations measures. The contractor shall be responsible for all site excellence and best practices measures. The contractor shall be responsible for all site leadership and inspiration measures. The contractor shall be responsible for all site motivation and engagement measures. The contractor shall be responsible for all site collaboration and teamwork measures. The contractor shall be responsible for all site communication and transparency measures. The contractor shall be responsible for all site accountability and responsibility measures. The contractor shall be responsible for all site integrity and honesty measures. The contractor shall be responsible for all site respect and dignity measures. The contractor shall be responsible for all site kindness and compassion measures. The contractor shall be responsible for all site generosity and giving measures. The contractor shall be responsible for all site gratitude and appreciation measures. The contractor shall be responsible for all site joy and happiness measures. The contractor shall be responsible for all site love and care measures. The contractor shall be responsible for all site peace and harmony measures. The contractor shall be responsible for all site unity and oneness measures. The contractor shall be responsible for all site hope and optimism measures. The contractor shall be responsible for all site faith and belief measures. The contractor shall be responsible for all site courage and bravery measures. The contractor shall be responsible for all site strength and resilience measures. The contractor shall be responsible for all site wisdom and knowledge measures. The contractor shall be responsible for all site skill and expertise measures. The contractor shall be responsible for all site talent and ability measures. The contractor shall be responsible for all site potential and promise measures. The contractor shall be responsible for all site greatness and excellence measures. The contractor shall be responsible for all site impact and influence measures. The contractor shall be responsible for all site legacy and heritage measures. The contractor shall be responsible for all site contribution and service measures. The contractor shall be responsible for all site leadership and inspiration measures. The contractor shall be responsible for all site motivation and engagement measures. The contractor shall be responsible for all site collaboration and teamwork measures. The contractor shall be responsible for all site communication and transparency measures. The contractor shall be responsible for all site accountability and responsibility measures. The contractor shall be responsible for all site integrity and honesty measures. The contractor shall be responsible for all site respect and dignity measures. The contractor shall be responsible for all site kindness and compassion measures. The contractor shall be responsible for all site generosity and giving measures. The contractor shall be responsible for all site gratitude and appreciation measures. The contractor shall be responsible for all site joy and happiness measures. The contractor shall be responsible for all site love and care measures. The contractor shall be responsible for all site peace and harmony measures. The contractor shall be responsible for all site unity and oneness measures. The contractor shall be responsible for all site hope and optimism measures. The contractor shall be responsible for all site faith and belief measures. The contractor shall be responsible for all site courage and bravery measures. The contractor shall be responsible for all site strength and resilience measures. The contractor shall be responsible for all site wisdom and knowledge measures. The contractor shall be responsible for all site skill and expertise measures. The contractor shall be responsible for all site talent and ability measures. The contractor shall be responsible for all site potential and promise measures. The contractor shall be responsible for all site greatness and excellence measures. The contractor shall be responsible for all site impact and influence measures. The contractor shall be responsible for all site legacy and heritage measures. The contractor shall be responsible for all site contribution and service measures.

DATE	REV.	DESCRIPTION
JUL 25 2022	JMM	REV. DRAWING SUBMISSION FOR ZBA SUBMISSION
AUG 09 2022	JMM	ZBA SUBMISSION

DO NOT SCALE DRAWING

Figure 46 - Block 3 Front Elevation, Sheet A1 (FBP Architects Inc., September 1, 2023)



BLOCK 3 - FRONT ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT
10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: July 2023 Checked By: JMM
Job No: 22-1514 Drawn By: JMM
Scale: 3/32"=1'-0"
Sheet No: A1

FBP
architects inc.
70 Adelaide Street East
Toronto, ON M5H 1B9, (416) 265-2688

BLOCK 3

Engineered from drawings to be submitted to the architect for the contractor's information. The contractor is responsible for carrying out general review of the work and assumes no responsibility for the failure of the contractor or subcontractors to carry out their obligations under the contract documents. Single copies of the contract documents are not to be used independently. The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the commencement of work. Under no circumstances shall the contractor or sub-contractors proceed in violation of the contract documents. Digital & Hard Copies are issued to the client on the understanding that they are not to be made to the contract documents without written permission of the architect. The architect is not responsible for the contractor or subcontractors' use of the drawings, specifications, schedules, or portions without the written consent of FBP Architects Inc. Failure to comply with the above conditions shall constitute a breach of contract. DO NOT SCALE DRAWING.

DATE	REV.	DESCRIPTION
AUG 29, 2023	JMM	REV. PLANS & ELEVATIONS FOR ZEA SUBMISSION
AUG 09, 2023	JMM	ZEA SUBMISSION

Figure 47 - Block 3 Rear Elevation, Sheet A2 (FBP Architects Inc., September 1, 2023)



BLOCK 3 - REAR ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT
10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: July 2023 Checked By: JMM
Job No: 22-1514 Drawn By: JMM
Scale: 3/32"=1'-0"
Sheet No: A2

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architects inc.

70 silver road, unit # 03, woodbridge,
ontario, M1 8B9, (905) 285-2688

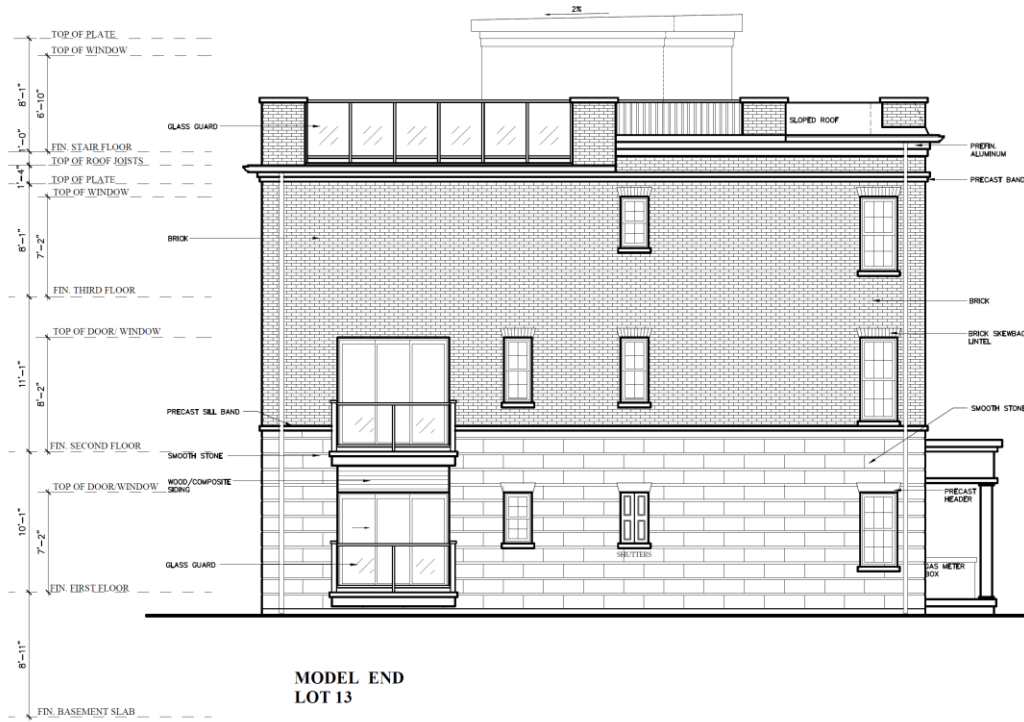
BLOCK 3

Engineered from drawings to be submitted to the architect for the architect's review. The architect has not been retained to carry out general review of the work and assumes no responsibility for the design of the contractor or subcontractor. Single pages of the contract documents are not to be read independently. The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the start of work. Under no circumstances shall the contractor or sub-contractors proceed in violation of the contract documents. Digital & Hard Copies are issued to the client on the understanding that no other use or reproduction of the contract documents without written consent of the architect is permitted. FBP Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be used for any other projects without the written consent of FBP Architects Inc. Failure to do so may result in legal action.

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REV.	DATE	DESCRIPTION
AUG 25	JMM	REV. PLANS & ELEVATIONS
AUG 08	JMM	2DA SUBMISSION
AUG 08	JMM	2DA SUBMISSION
DATE	REV.	DESCRIPTION

Figure 48 - Block 3 Left Side Elevation, Sheet A3 (FBP Architects Inc., September 1, 2023)



MODEL END
LOT 13
BLOCK 3 - LEFT SIDE ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: July 2023 Checked By: _____
Job No: 22-1514 Drawn By: JMM
Scale: 1/8"=1'-0"

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FBP architects inc.

BLOCK 3

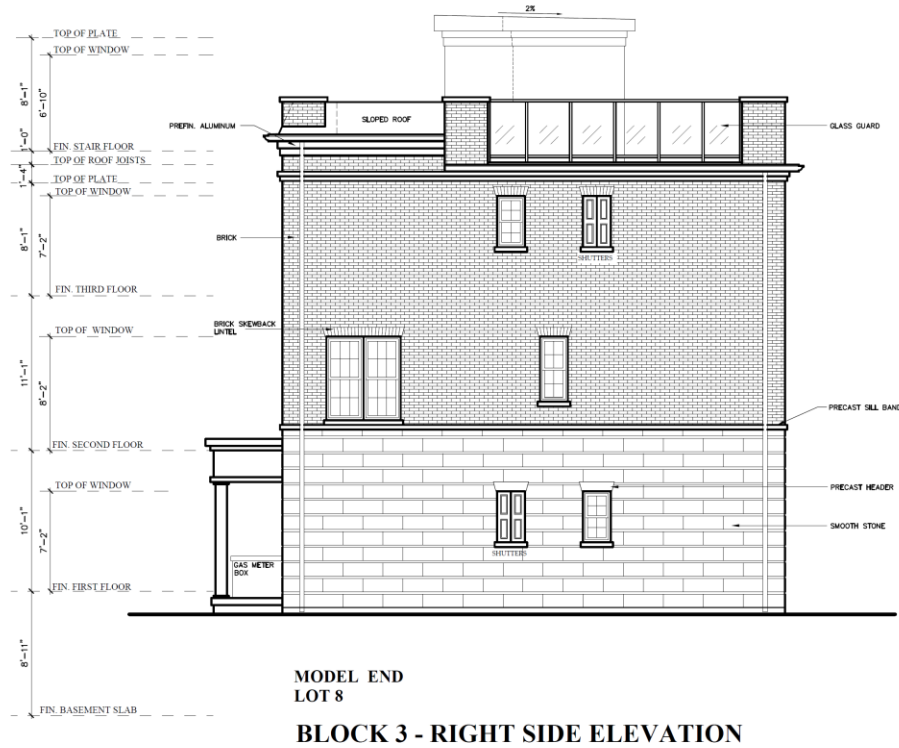
Sheet No. A.3

Engineered floor slabs to be submitted to the architect for review. The architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or subcontractor. Single pages of the contract documents are not to be read independently. The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the start of construction. All the contractor or sub-contractors proceed in light of these conditions. All the contractor or sub-contractors proceed in light of these conditions. All the contractor or sub-contractors proceed in light of these conditions. All the contractor or sub-contractors proceed in light of these conditions. All the contractor or sub-contractors proceed in light of these conditions.

DATE	REF.	DESCRIPTION
AUG 25, 2023	JMM	REV. PLANS & ELEVATIONS FOR ZBA SUBMISSION
AUG 09, 2023	JMM	ZBA SUBMISSION

DO NOT SCALE DRAWING

Figure 49 - Block 3 Right Side Elevation (model end), Sheet A4 (FBP Architects Inc., September 1, 2023)



XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE.
 VAUGHAN, ONTARIO
 Date: July, 2023 Checked By: JMM
 Job No: 22-1514 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No: A-4

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 70 alton road, unit # 01, woodbridge,
 ontario, l4l 8h9, (905) 285-2688

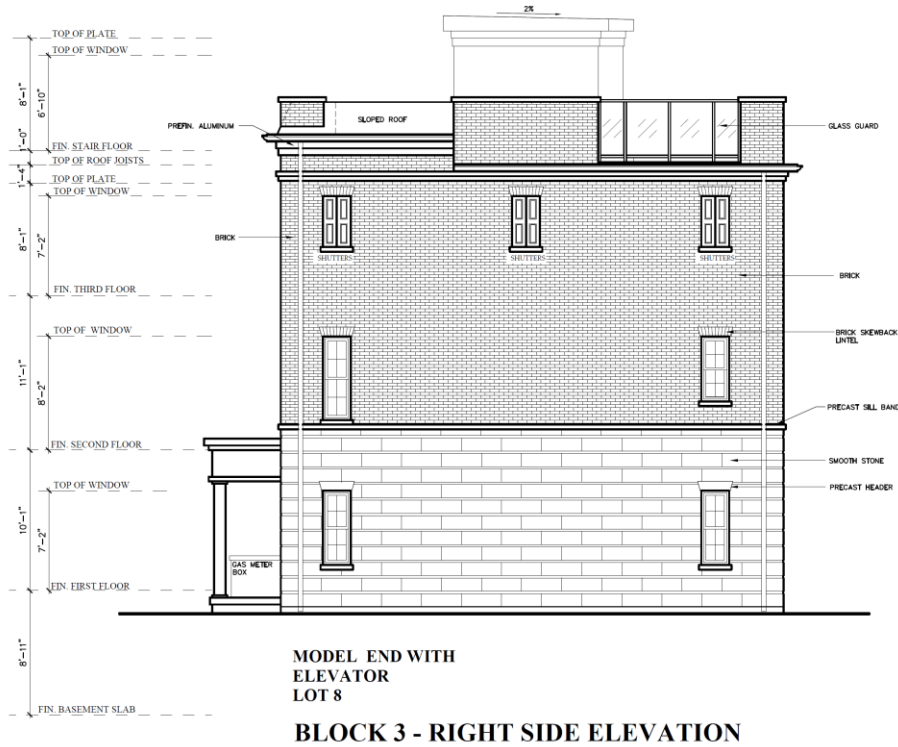
BLOCK 3

Engineered from drawings to be submitted to the architect for...
 The architect has not been retained to carry out general review of the...
 sub-contractor to carry out this work in accordance with the documents...
 Single copies of the contract documents are not to be read independently...
 The contractor shall verify all dimensions on this contract documents. Any...
 dimensions shall be reported to the architect prior to the...
 commencement of this work.
 Under no circumstances shall the contractor or sub-contractors proceed in...
 Digital & Hard Copies are issued to the client on the understanding that...
 consent of the architect.
 FBP Architects Inc. retains the copyright in all drawings, plans, sketches...
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 do so will result in legal action.

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REV.	DATE	DESCRIPTION
AUG 25	JMM	REV. PLANS & ELEVATIONS
AUG 09	JMM	ZBA SUBMISSION

Figure 50 - Block 3 Right Side Elevation (model end with elevator), Sheet A5 (FBP Architects Inc., September 1, 2023)



XIBIT

**CONDOMINIUM TOWNHOUSE
DEVELOPMENT**

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: July 2023 Checked By: JMM
Job No: 22-1514 Drawn By: JMM
Scale: 1/8"=1'-0"

Sheet No: A5

BLOCK 3

FBP architects Inc.
70 sifton road, unit # 01, woodbridge,
ontario, L4 8B2, (905) 263-2888

Engineered from drawings to be submitted to the architect for coordination of structure. FBP Architects Inc. is not responsible for any errors or omissions in the work and assumes no responsibility for the failure of the contractor or subcontractor to carry out the work in accordance with the documents. FBP Architects Inc. is not responsible for any errors or omissions in the work of any other professional or contractor. Any discrepancies are to be reported to the architect prior to the commencement of the work. The contractor or sub-contractors proceed in accordance with the Contract Documents. FBP Architects Inc. reserves the right to make changes to the contract documents without written consent of the architect.

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DO NOT SCALE DRAWING

DATE	REF.	DESCRIPTION
AUG 25 2023	JMM	REV ISLAND ELEVATIONS FOR ZBA SUBMISSION
AUG 09 2023	JMM	ZBA SUBMISSION

Figure 51 - Block 4 Front Elevation, Sheet A1 (FBP Architects Inc., September 1, 2023)



BLOCK 4 - FRONT ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT
10398-10402 ISLINGTON AVE. VAUGHAN, ONTARIO

Date: JULY 2023 Drawn By: SS
Job No: 22-1514
Scale: 1/8" = 1'-0"

architects inc
70 SHEPPARD AV. E. SUITE 200
TORONTO, ONTARIO M2X 1L7
416-291-2688

BLOCK 4

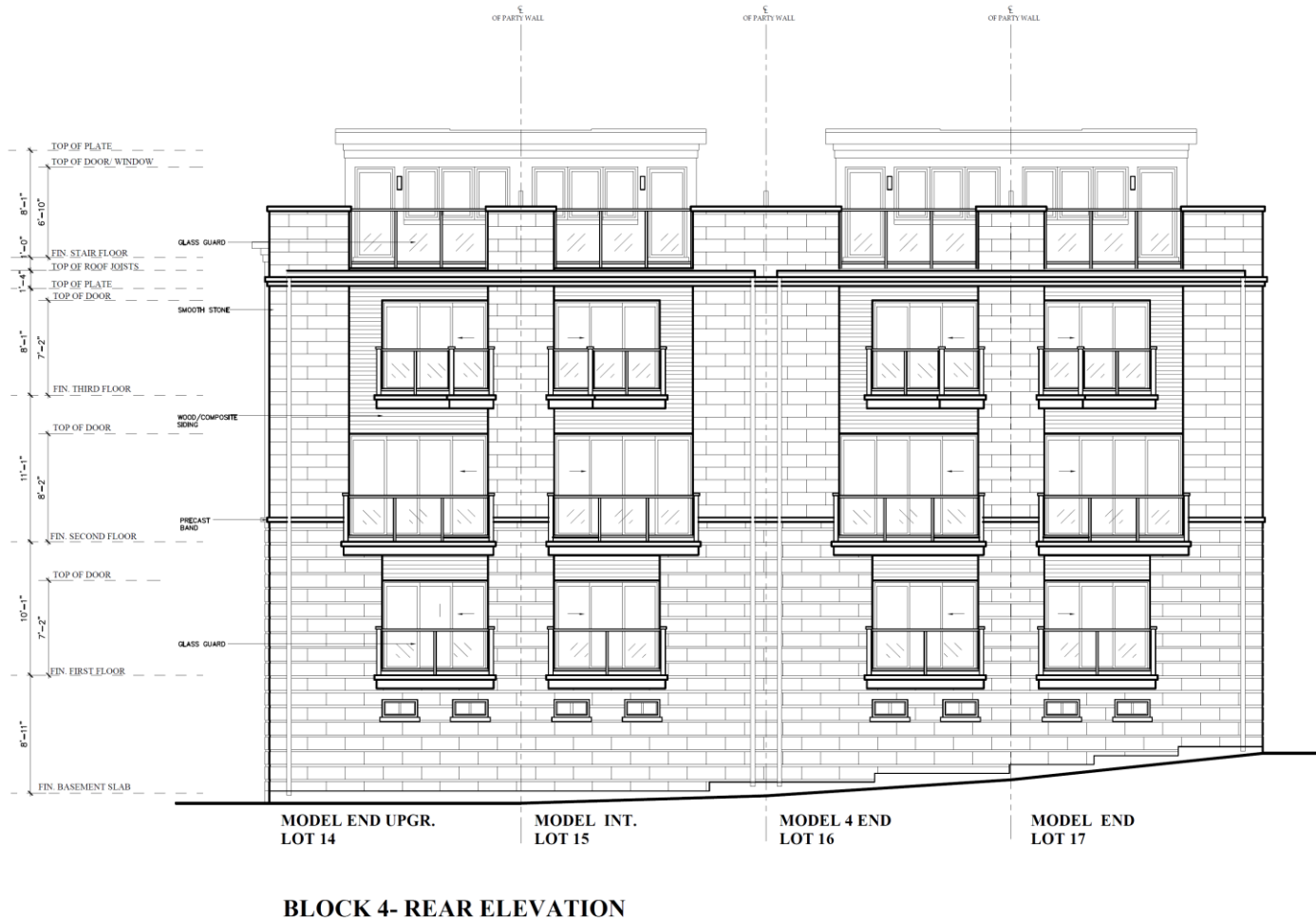
Sheet No. A1

Engineered town designs to be submitted to the architect for the evaluation of alternatives. The contractor is responsible for the design of the work and assumes no responsibility for the design of the contractor or subcontractor. The contractor shall be responsible for the design of the work and assumes no responsibility for the design of the contractor or subcontractor. The contractor shall be responsible for the design of the work and assumes no responsibility for the design of the contractor or subcontractor. The contractor shall be responsible for the design of the work and assumes no responsibility for the design of the contractor or subcontractor.

DATE	REF.	DESCRIPTION
SEPT 01 2023	JAM	REV. ELEVATIONS FOR ZEA SUBMISSION
AUG 09 2023	JAM	ZEA SUBMISSION

DO NOT SCALE DRAWING

Figure 52 - Block 4 Rear Elevation, Sheet A2 (FBP Architects Inc., September 1, 2023)



XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE.
 VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: JMM
 Job No: 22-1514 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No: A2

FBP architects inc.
 70 silver coast unit # 01, woodbridge, ontario, HI B69, (905) 265-2688

BLOCK 4

Engineered design drawings to be submitted to the architect for review. The architect has not been retained to carry out general review of the drawings. The contractor shall verify all dimensions on the contract documents. Any discrepancies or errors shall be reported to the architect prior to the commencement of work. Under no circumstances shall the contractor or sub-contractors proceed in any manner without the written consent of the architect. FBP Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be used for any other projects without the written consent of FBP Architects Inc. Failure to do so will result in legal action.

DO NOT SCALE DRAWING

DATE	REF.	DESCRIPTION
SEPT 01	JMM	REV. ELEVATIONS
AUG 08	JMM	3RD SUBMISSION

Figure 53 - Block 4 Left Side Elevation, Sheet A3 (FBP Architects Inc., September 1, 2023)



XIBIT
**CONDOMINIUM TOWNHOUSE
DEVELOPMENT**
10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: JMM
Job No: Z2-1514 Drawn By: JMM
Scale: 1/8" = 1'-0"

**70 sifton road, unit # 01, woodbridge,
ontario, M1 2B2, (905) 253-2888**

**FBP
architects inc.**

BLOCK 4

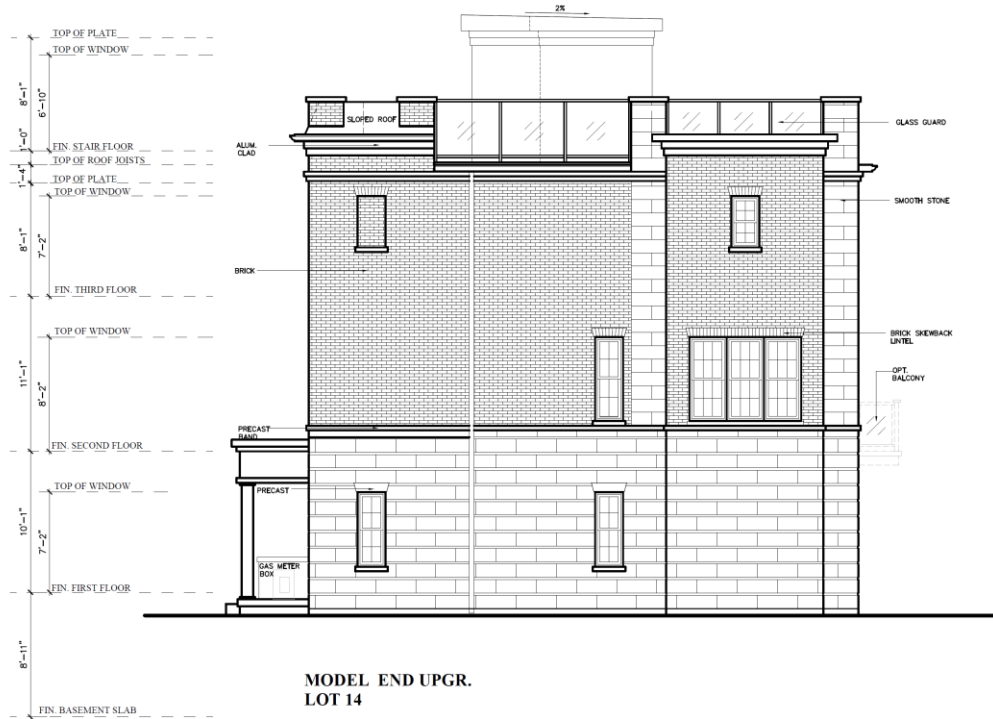
Sheet No: A3

Engineered from drawings to be submitted to the architect for coordination of structure.
This drawing is prepared by the contractor to carry out the work and assumes no responsibility for the fabricator of the contractor or subcontractor to carry out the work in accordance with the documents.
The contractor is responsible for the accuracy and consistency of all parts of the contract documents.
Discrepancies are to be reported to the architect prior to the commencement of the work.
The contractor or sub-contractors proceed in accordance with the drawings and specifications unless otherwise indicated in writing.
Changes shall be made to the contract documents without written consent of the architect.
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REV	DATE	DESCRIPTION
SEPT 01 2023	JMM	REV. ELEVATIONS FOR ZBA SUBMISSION
AUG 01	JMM	ZBA SUBMISSION
	REF.	DESCRIPTION

Figure 54 - Block 4 Right Side Elevation, Sheet A4 (FBP Architects Inc., September 1, 2023)



MODEL END UPGR.
LOT 14

BLOCK 4 - RIGHT SIDE ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: JMM
Job No: 22-1514 Drawn By: JMM
Scale: 1/8"=1'-0"

Sheet No: A-4

BLOCK 4

Employment or design to be submitted to the architect for...
The architect has not been retained to carry out general review of the...
Single copies of the contract documents are not to be read independently...
The contractor shall verify all dimensions on the contract documents. Any...
under no circumstances shall the contractor or sub-contractors proceed in...
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and all digital information. They may not be used for any other projects...
do so will result in legal action.

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DATE	REF.	DESCRIPTION
SEPT 01	JMM	REV. ELEVATIONS
AUG 08	JMM	ZONA SUBMISSION

Figure 55 - Block 5 Front Elevation, Sheet A1 (FBP Architects Inc., September 1, 2023)



BLOCK 5 - FRONT ELEVATION

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE. VAUGHAN, ONTARIO
 Date: JULY 2023 Checked By: SS
 Job No: 22-1514 Drawn By: SS
 Scale: 1/8" = 1'-0"
 Sheet No: A1

FBP architects inc.
 70 Milton Road, Unit # 01, Woodbridge, Ontario, M3B 2S5-2B88

BLOCK 5

Engineered town drawings to be submitted to the architect for review. The architect has not been retained to carry out general review of the drawings. The contractor is responsible for ensuring that all drawings and specifications are in accordance with the contract documents. Any errors or omissions shall be the responsibility of the contractor or sub-contractors provided in writing and shall be made in accordance with the contract documents and without the consent of the architect.

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REV#	DATE	DESCRIPTION
001	JAN 2023	REVISED TO REFLECT ZBA SUBMISSION
002	AUG 2023	ZBA SUBMISSION

Figure 56 - Block 5 Rear Elevation, Sheet A2 (FBP Architects Inc., September 1, 2023)



BLOCK 5 - REAR ELEVATION

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE. VAUGHAN, ONTARIO
 Date: JULY 2023 Checked By: JMM
 Job No. 22-1514 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No. A2

FBP architects inc.
 70 atton road, unit # 01, woodbridge, ontario, m1b 0b5 (416) 265-2688

BLOCK 5

Engineered floor slabs to be submitted to the architect for review. The architect has not been retained to carry out general review of the structural drawings. The contractor shall be responsible for ensuring that all drawings are in accordance with the contract documents. Any discrepancy between the drawings and the contract documents shall be the responsibility of the contractor. The contractor shall be responsible for ensuring that all drawings are in accordance with the contract documents. Any discrepancy between the drawings and the contract documents shall be the responsibility of the contractor. The contractor shall be responsible for ensuring that all drawings are in accordance with the contract documents. Any discrepancy between the drawings and the contract documents shall be the responsibility of the contractor.

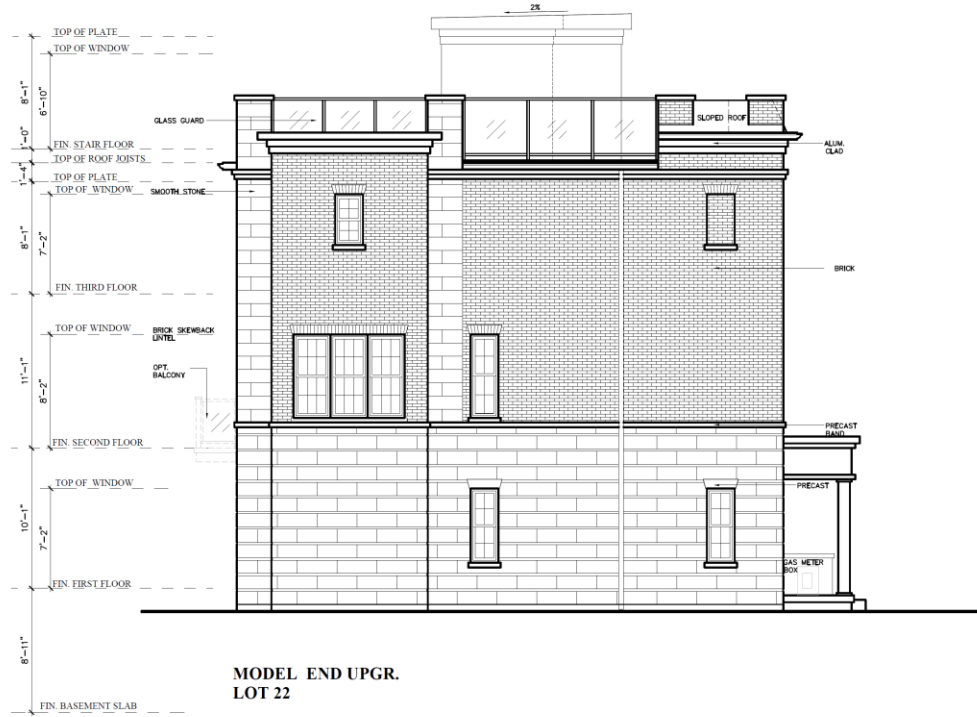
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DATE REF. DESCRIPTION

2023/01 JMM 10398-10402 ISLINGTON AVE. CONDO SUBMISSION
 2023/08 JMM 2023 SUBMISSION

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Figure 57 - Block 5 Left Upgr. Side Elevation, Sheet A3 (FBP Architects Inc., September 1, 2023)



BLOCK 5 - LEFT SIDE ELEVATION

XIBIT

CONDOMINIUM TOWNHOUSE DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: _____
Job No: 22-1514 Drawn By: JMM
Scale: 1/8"=1'-0"
Sheet No: A.3

FBP architects inc.
70 sutton road, unit # 01, woodbridge,
ontario, M1 8B9, (905) 265-2688

BLOCK 5

Engineered items designed to be submitted to the architect for review. The architect has not been retained to carry out general review of the work and is not responsible for the accuracy of the information contained in this drawing. Single copies of the contract documents are not to be read independently. The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the architect prior to the commencement of work. Under no circumstances shall the contractor or sub-contractors proceed in the absence of an architect's approval. Digital & Word Copies are issued to the client on the understanding that they are for informational purposes only and are not to be used for any other projects without the prior written consent of FBP Architects Inc. Failure to do so will result in legal action.

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SEPT 01	JMM	REV. ELEVATIONS & ROOF SKETCH SUBMISSION
AUG 09	JMM	REA SUBMISSION

Figure 58 - Block 5 Right Side Elevation, Sheet A4 (FBP Architects Inc., September 1, 2023)



BLOCK 5- RIGHT SIDE ELEVATION

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
 10398-10402 ISLINGTON AVE.
 VAUGHAN, ONTARIO
 Date: JULY 2023 Checked By: JMM
 Job No: 22-1514 Drawn By: JMM
 Scale: 1/8"=1'-0"
 Sheet No: A4

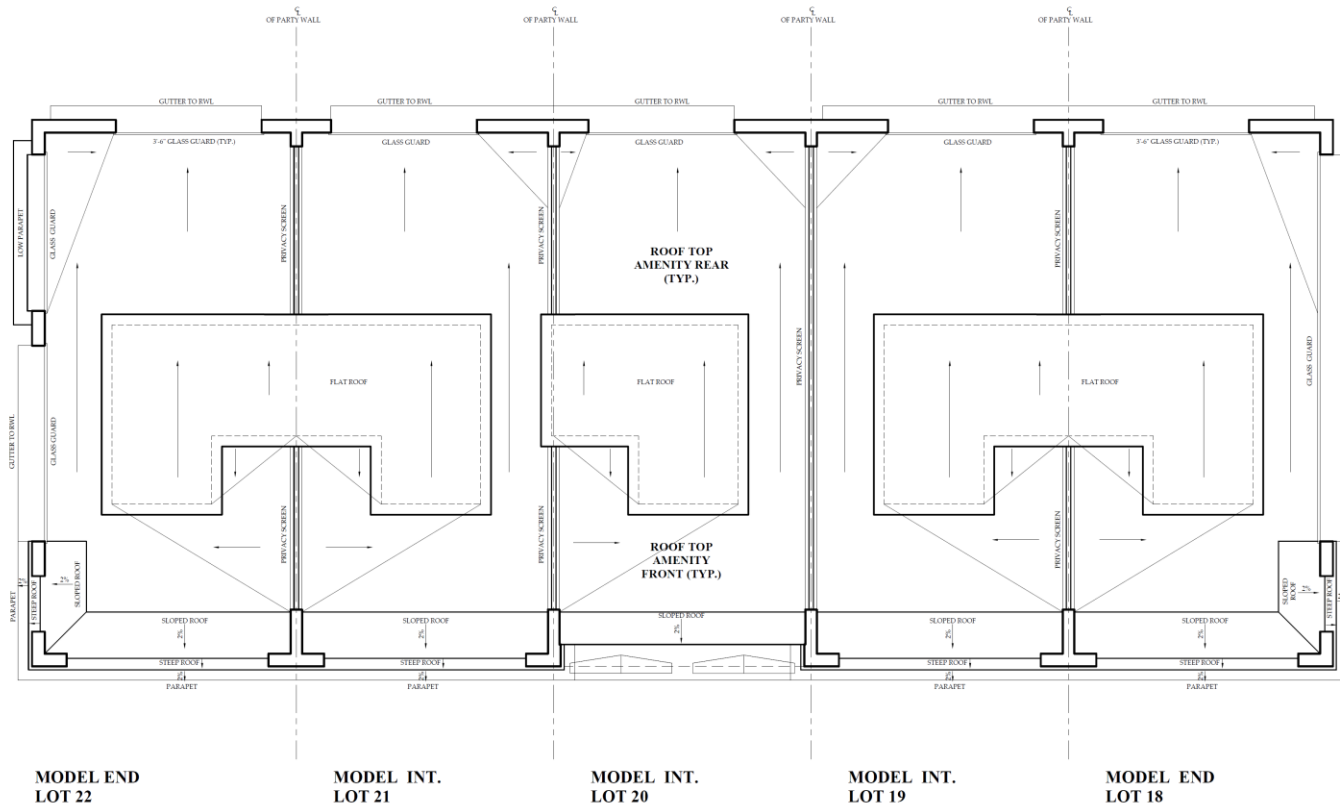
FBP architects inc.
 70 afton road, unit # 01, woodbridge,
 ontario, M1 1B9 (905) 265-2888

BLOCK 5

Engineered design drawings to be submitted to the architect for review.
 The architect has not been retained to carry out formal review of the drawings and is not responsible for the accuracy of the drawings. The contractor shall verify all dimensions on the contract documents. Any errors or omissions shall be the responsibility of the contractor. Under no circumstances shall the contractor or sub-contractors proceed in any way with the work without the written consent of the architect.
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REV.	DATE	DESCRIPTION
2023.01	JMM	REV. ELEVATIONS: ROOF ELEVATION SUBMISSION
AUG 09	ZHA	ZHA SUBMISSION
DATE	REF.	DESCRIPTION

Figure 59 - Roof Plan Typical Block 3, 4 and 5 with amenity space, Sheet A5 Roof (FBP Architects Inc., September 1, 2023)



ROOF PLAN - TYPICAL BLOCK 3, 4, 5 WITH AMENITY SPACE

XIBIT
CONDOMINIUM TOWNHOUSE DEVELOPMENT
10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Date: JULY 2023 Checked By: _____
Job No: 22-1514 Drawn By: SS
Scale: 1/8"=1'-0"
Sheet No: A5 ROOF

FBP architects inc.
70 Alton Road, Unit # 01, Woodbridge,
Ontario, M1B 2B5, (905) 205-2888

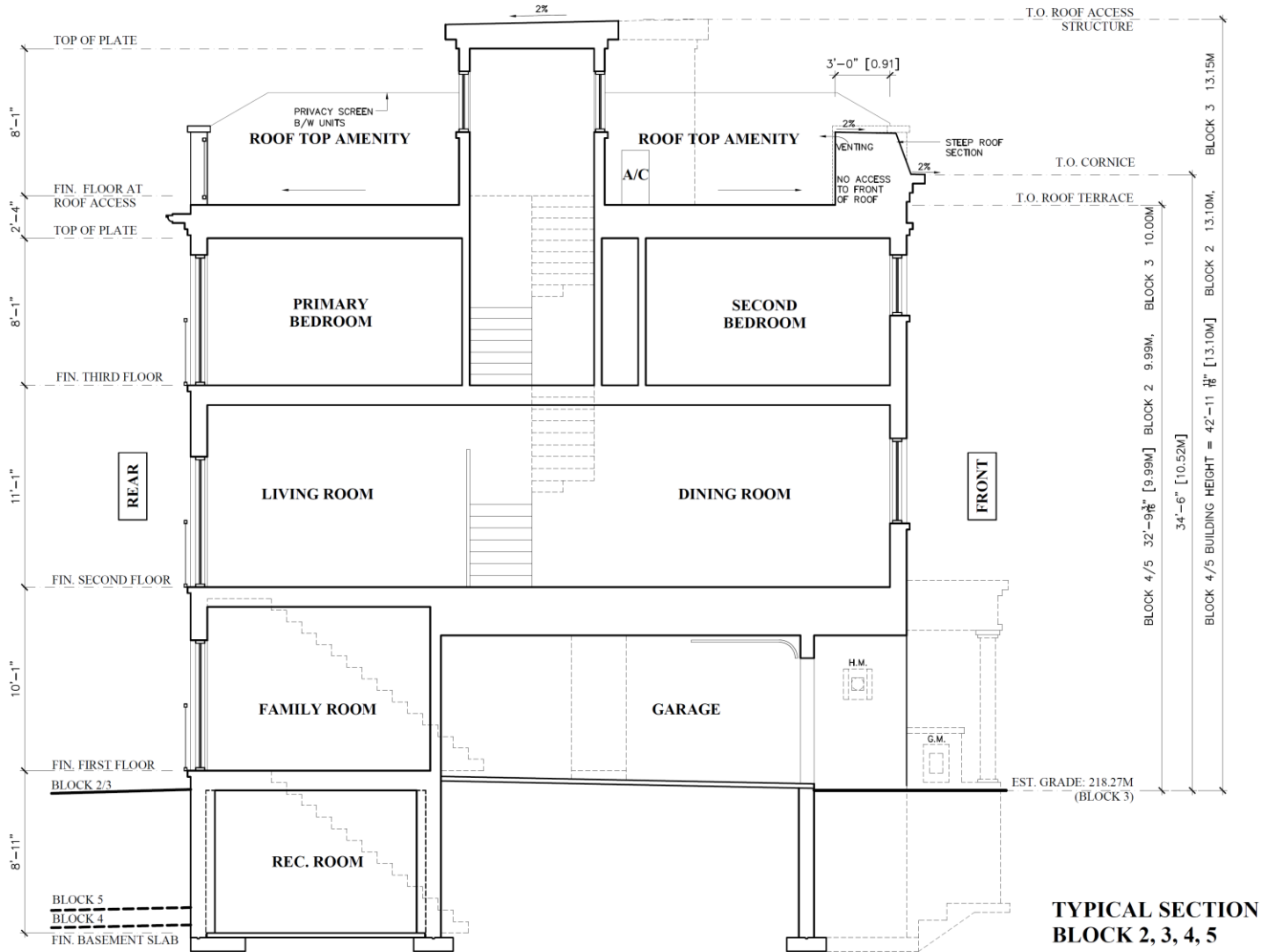
ROOF PLAN (TYP.)

Engineered from drawings to be submitted to the architect for coordination of structure. FBP Architects Inc. is not responsible for the contractor or subcontractor to carry out the work in accordance with the drawings. Any discrepancies are to be reported to the architect prior to the start of construction. Under no circumstances shall the contractor or sub-contractors proceed in any manner without the consent of the architect. FBP Architects Inc. retains the copyright in all drawings, plans, sketches, or portions thereof and no part thereof may be reproduced or used in any manner or for any purpose without the written consent of FBP Architects Inc. Failure to do so will result in legal action.

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DATE	REF.	DESCRIPTION
SEPT 01 2023	JMM	REV ELEVATIONS, & ROOF FOR ZBA SUBMISSION
AUG 09 2023	ZBA	ZBA SUBMISSION

Figure 60 - Typical Section Block 2, 3, 4 and 5, Sheet A1 (FBP Architects Inc., September 1, 2023)



**TYPICAL SECTION
BLOCK 2, 3, 4, 5**

XIBIT

CONDOMINIUM TOWNHOUSE
DEVELOPMENT

10398-10402 ISLINGTON AVE.
VAUGHAN, ONTARIO

Drawn: JULY 2023 Checked By: SS
Job No: 22-1514 Drawn By: SS
Scale: 3/16"=1'-0"

FBP

architects inc.

70 alton road, unit # 01, woodbridge,
ontario, h1 8k6, (905) 265-2688

TYP. SECTION
BLOCK 2, 3, 4, 5.

Engineered items drawings to be submitted to the architect for
The architect has not been retained to carry out general review of the
design or construction of the work. The contractor shall verify all dimensions on the contract documents. Any
Single copies of the contract documents are not to be used independently.
The contractor shall verify all dimensions on the contract documents. Any
The contractor shall verify all dimensions on the contract documents. Any
Under no circumstances shall the contractor or sub-contractor proceed in
Digital & Hard Copies are issued to the client on the architect's letterhead and
copies of the contract documents without written
FBP architect inc. retains the copyright in all drawings, plans, sketches,
and all digital information. They may not be used for any other projects
without the written consent of FBP architects inc. Failure to
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DATE	REF.	DESCRIPTION
SEP 01 2023	AMM	REV. SECTION SUBMISSION
AUG 09 2023	ZBA	ZBA SUBMISSION

Figure 61 - Streetscape perspective (FBP Architects Inc., September 1, 2023)



Appendix 2 Robinson Heritage Consulting – Curriculum Vitae and Project List

Stephen Robinson

Professional Member, Canadian Association of Heritage Professionals (CAHP)
Certificate in Heritage Planning, University of Waterloo (1999)
M. A., Canadian Art & Architectural History, Concordia University Montreal (1992)
B. A., University of Toronto and Sheridan College, Oakville (1986)
Senior Heritage Planner, Planning Services, City of Guelph (July 2009 to present)
Cultural Heritage Co-ordinator, Cultural Services, Department of Recreation & Culture, City of Vaughan (March 2005 to June 2009)
Heritage Inventory Researcher, Planning Department, City of Brantford (June 2001 to Feb 2005)



Tracie Seedhouse

Certificate in Heritage Planning, University of Waterloo (1999)
Diploma, Construction Engineering Technology Program, Conestoga College (1993)
Member, Heritage Kitchener, Municipal Heritage Committee (1996-1999)
President of Architectural Conservancy of Ontario, Cambridge and North Dumfries (2006)



Established in 1999, Robinson Heritage Consulting (RHC) has provided clients with solid heritage advice through specialized knowledge and commitment to conserving our collective cultural heritage resources. Working independently or within a team, RHC has the experience and skill to undertake studies and prepare reports including Cultural Heritage Evaluation Reports, Heritage Impacts Assessments, Conservation Plans and Cultural Heritage Landscape studies to assist with restoration, rehabilitation, adaptive reuse and commemoration of cultural heritage resources. RHC applies sound heritage planning principles and a thorough understanding of associated legislation, guidelines and current practice to provide the client or design team with advice to help realize goals and aspirations of projects involving cultural heritage resources.

24 Carlton Place

Centre Wellington (Elora), Ontario



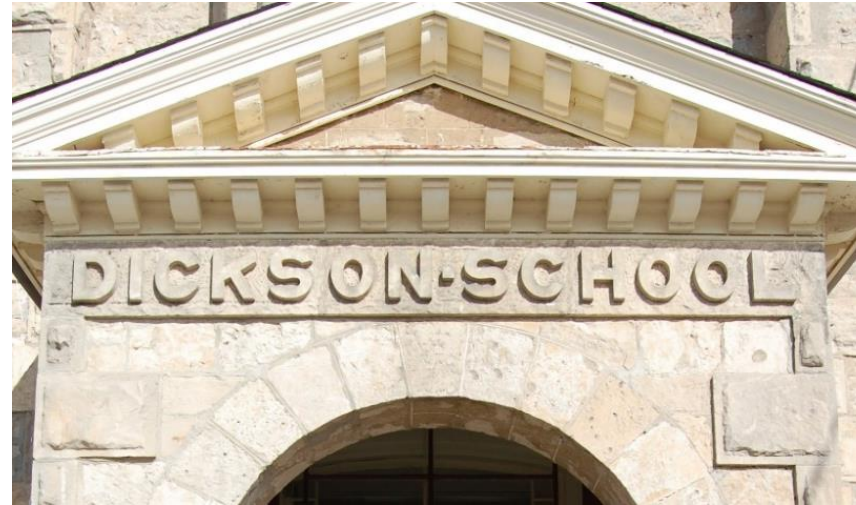
24 Carlton Place, Elora, Ontario was built by Joseph Walser to expand the Elora Furniture Company's factory in 1911. Referred to as Building No. 2, it was a functional space that housed finishing, shipping and administration for the company. More recently it is remembered as the Little Folks children's furniture factory administration building before being left vacant. 24 Carlton Place now enjoys its role in the Elora Mill revitalization project which has been a masterful reinvigoration of the picturesque Elora Mill on the north bank and surrounding buildings into gracious wedding facilities and hotel accommodations. 24 Carlton Place was the first building on the south bank to be brought back from its vacant state of disrepair and reimagined as a chapel and offices in concert with the mill facilities on the north bank. RHC prepared the Heritage Impact Assessment and Conservation Plan that identified the property's heritage attributes and guided their conservation as well as advising on the new elements to be incorporated in the building envelope. With RHC's guidance the design team has reimagined the building keeping the simplicity of its industrial heritage intact while adding details that mark the building in Pearle Hospitality's signature style. RHC is continuing work on the balance of the development on the south bank of the Grand River in Elora.

Fergus High School
Centre Wellington (Fergus), Ontario



Built in 1929 this cut limestone school building was the Fergus High School for many Centre Wellington teens before the doors closed when a modern high school was built to accommodate a growing population. First imagined as apartments or office suites, the building was eventually purchased by the Emmanuel Christian School to be reopened as their high school. This landmark building marks an architectural period when form and function were embraced even within the constraints of limited budgets. When heritage buildings can continue in the service for which they were built it is always an exciting project. RHC prepared a Heritage Impact Assessment and Conservation Plan that resulted in the restoration of the old GIRLS entrance leaving the stone exterior exposed inside the new addition and restoration of stonework on the remaining facades. The Conservation Plan remains a relevant guiding document for future such changes as window replacement and repointing.

Dickson Public School
Cambridge, Ontario



Dickson Public School, located at 65 St. Andrews Street in the old Galt area of Cambridge, was originally built in 1876 with two expansions for the growing town made by 1894. Closed by the school board as being inadequate for the community's needs it was sold and plans are underway to convert the space into high end commercial office space. RHC prepared a Heritage Impact Assessment that uncovered the history of the additions and original layout of the building that kept the style and proportion of the original design. Rehabilitation is underway that would retain and highlight the wonderful heritage attributes in these new sophisticated offices.

Robert Orr Farmhouse
Huron Road, Kitchener, Ontario



Rural cultural heritage landscapes may be protected by retaining views of original farms with treed laneways that dot the countryside as landmarks of craftsmanship and prosperity. This Huron Road property is one of the few remaining farmhouses along a portion of the Huron Road within the City of Kitchener. RHC worked with Mattamy Homes and the City of Kitchener to integrate the historic home within a residential subdivision that established an appropriate lot and dedicated lands in front of the home protecting the views of the house and treed laneway to and from the Huron Road. RHC prepared the Heritage Impact Assessment and the Conservation Plan which guided the removal of the rear outbuilding and recommended protective measures until restoration began. The new owners of the property have restored the windows and front door, had new storm windows created and are restoring interior features using the Conservation Plan which also guides recreating the front porch and addresses landscaping and potential additions.

PROJECT HISTORY

2020

Potter Foundry, Elora, Township of Centre Wellington – Conservation Plan

Client: Elora South Inc., January 2020

2019

Cambridge Farmer’s Market Revitalization – Cultural Heritage Evaluation

Client: City of Cambridge, November 2019

134 Kitchener Road – Cultural Heritage Impact Assessment

Client: Tim Tavares, November 2019

209 West River Road – Cultural Heritage Impact Assessment

Client: Mark Melo, October 2019

11 Irwin Avenue, Town of Aurora – Heritage Impact Assessment

Client: Mehraj Sarwor, May 2019

2018

Potter Foundry and the Elora South Condominiums, Elora, Township of Centre Wellington – Heritage Impact Assessment (Scoped)

Client: Elora South Inc., December 2018

3650 Eglinton Avenue West, Mississauga – Heritage Impact Assessment

Client: Minuk Contracting Company Ltd., November 2018

Robert Orr Farmhouse, Huron Road, Kitchener – Interpretive Panel

Client: City of Kitchener, November 2018

1040 Garner Road West (Ancaster), Hamilton – Heritage Impact Assessment

Client: Garner Investments Inc., October 2018

St. Mary’s Parish Rectory Building, Owen Sound – Heritage Impact Assessment

Client: St. Mary’s and the Missions, September 2018

45 James Street, Cambridge – Heritage Impact Assessment (Scoped)

Client: Ed Gazendam, August 2018

Ross Street Properties, Elora, Township of Centre Wellington – Heritage Impact Assessment

Client: Elora South Inc., April 2018

2017

7177 Lancaster Avenue, Mississauga – Heritage Impact Assessment

Client: Balkar Singh Garcha, November 2017

Little Folks Building, 24 Carlton Place, Elora, Township of Centre Wellington – Heritage Impact Assessment/Conservation Plan

Client: Elora South Inc., September 2017

“The Gore”, 266 and 280 Northumberland Street, Ayr, Township of North Dumfries – Heritage Impact Statement

Client: Engel Developments, April 2017

6830 Main Street West, Town of Milton – Heritage Impact Assessment

Client: Paul De Battista, March 2017

2016

22 Shade Street, Cambridge – Heritage Impact Assessment

Client: Salvation Army, August 2016

Reid Farmhouse, 20 Stokes Trail (Campbellville), Milton - Heritage Impact Assessment

Client: Carson Reid Homes, August 2016

Dickson Public School, 65 St. Andrews Street, Cambridge – Heritage Impact Assessment

Client: Summerco Properties, May 2016

St. Agnes Anglican Church, 69 Long Branch Boulevard and 24 Marina Avenue, Toronto - Heritage Impact Statement

Client: Gil Shcolyar, March 2016

4908 Highway 7 (Woodbridge), Vaughan - Heritage Impact Assessment

Client: Camelot on 7 Inc., January 2016

Huronia Regional Centre, 700 Memorial Avenue, Orillia - Heritage Impact Assessment

Client: Infrastructure Ontario (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

Chatham Provincial Courthouse and Walkway, 21 Seventh Street, Chatham - Heritage Impact Assessment

Client: Infrastructure Ontario (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

Cassidy Farmhouse at St. Thomas Psychiatric Hospital, 467 Sunset Drive - Heritage Impact Assessment

Client: Infrastructure Ontario; (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

York Detention Centre, 354 George Street, Toronto - Heritage Impact Assessment

Client: Infrastructure Ontario; represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc., December 2015

Brooklyn and College Hill Heritage Conservation District - Expert Witness at Ontario Municipal Board Hearing (MM140079)

Employer: City of Guelph, October 2015

7575 Kennedy Road, Brampton - Heritage Impact Assessment

Client: City of Brampton, June 2015

Lot 22 Concession 9 Bridge, Township of Windham (Norfolk County) – Cultural Heritage Evaluation Report

Client: County of Norfolk, and G. Douglas Valee Limited, March 2015

Fergus High School, 680 Tower Street, (Fergus) Township of Centre Wellington - Scoped Heritage Impact Assessment/Conservation Plan

Client: Emmanuel Christian High School, February 2015

2 William Street, Elmira - Heritage Impact Assessment

Client: Scott and Libby Playford, January 2015

2014

Herb & Elsie Crawford Farm, Brampton – Heritage Impact Assessment

Client: City of Brampton, August 2014

Silvercreek Farm, Caledon – Review of Reasons for Designation

Client: Town of Caledon, August 2014

111 Mary Street, Milton - Heritage Impact Assessment

Client: Andrew and Caroline Kocher, May 2014

New Toronto Hydro Substation, 124 Birmingham Street, Toronto - Heritage Impact Statement

Client: 5th Essential Inc., April 2014

2013

150 King Street South, Waterloo – Heritage Impact Assessment

Client: ABA Architects Inc., December 2013

58 Richmond Street, Richmond Hill - Cultural Heritage Impact Statement

Client: Alex Boros Planning + Design Associates, December 2013

Bob Devereaux Bridge, County of Brant – Cultural Heritage Evaluation Report

Client: County of Brant, and G. Douglas Valee Limited, August 2013

Concession A Bridge, Township of South Walsingham – Cultural Heritage Evaluation Report

Client: County of Norfolk, and G. Douglas Valee Limited, July 2013

“Heritage Square” Condominium, Fergus – Heritage Impact Assessment

Client: Jennark Homes Ltd., May 2013

1683 Huron Road, Kitchener – Conservation Plan

Client: Mattamy Homes Ltd., May 2013

2012

9307 Union Drive, Strathroy-Caradoc – Heritage Impact Assessment

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

8338 Scotchmere Drive, Strathroy-Caradoc – Heritage Impact Assessment

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

1216 Penetanguishene Road, Township of Springwater – Heritage Impact Assessment

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

Dolby House, 6003 Regional Road 25, Milton – Heritage Impact Assessment

Client: Regional Municipality of Halton, October 2012

7030 Walker's Line, Milton - Heritage Impact Assessment

Client: Jay Robinson Custom Homes, Inc., June 2012

Wilson Farmhouse, 80 Simmonds Drive, Guelph – Expert Witness at Conservation Review Board Hearing (CRB1103)

Employer: City of Guelph, June 2012

John Love House, 630 King Road, Richmond Hill – Heritage Impact Assessment

Client: Evans Planning, February 2012

2011

“Rural Church Architecture: Ellis Church, Puslinch Township”

Public presentation given at Ellis Church, 150th Anniversary, July 2011

Dolby Garage, 6009 Regional Road 25, Milton – Heritage Impact Assessment

Client: Regional Municipality of Halton, April 2011

2485 Conservation Road, Milton - Heritage Impact Assessment

Client: K. Strobele, February 2011

2010

5761 First Line, Milton - Heritage Impact Assessment

Client: Scrap Metal Depot Inc., November 2010

61 Usher Street, Brantford - Heritage Impact Assessment

Client: First Home Construction Inc., July 2010

Alexandra School, 1525-7th Ave. E., Owen Sound – Cultural Heritage Property Evaluation

Client: Bluewater District School Board, May 2010

124 Birmingham Street, Toronto – Heritage Impact Assessment

Client: City of Toronto Economic Development Corporation, March 2010

2009

8656 Creditview Road, Brampton - Heritage Research Report

Client: Phillip H. Carter Architect, December 2009

13941 Airport Road, Town of Caledon - Heritage Impact Assessment

Client: Glen Schnarr & Associates, November 2009

9381 Guelph Line, Milton - Heritage Impact Assessment

Client: Loedige (Canada) Limited, October 2009

8763 Bayview Avenue, Richmond Hill - Heritage Impact Assessment

Client: Signature Developments Inc., July 2009

1524 Countryside Drive, Brampton - Heritage Impact Assessment

Client: City of Brampton, July 2009

418 Glasgow Street, Kitchener - Heritage Impact Assessment

Client: Doug Cornwell, June 2009

7435 Ninth Line, Mississauga - Heritage Impact Statement

Client: ProLogis Canada and Erin Mills Development, April 2009

340 Oak Street, Milton - Heritage Impact Assessment

Client: 52457 Ontario Limited, April 2009

501 and 511 John Street, Burlington – Heritage Impact Assessment

Client: Carriage Gate Group Inc., and Millington & Associates, February 2009

11859 Hurontario Street, Brampton – Heritage Impact Assessment

Client: Dinesh Patel, January 2009

2008

47-49 Alice Street, Guelph – Expert Witness at Conservation Review Board Hearing (CRB0816)

Client: City of Guelph, December 2008

1571 Fisher Hallman Road, Kitchener – Salvage Documentation Report

Client: Mattamy Homes Ltd., November 2008

Branningham Grove, 2010 16th Street East – Cultural Heritage Property Evaluation

Client: City of Owen Sound, October 2008

12 Henderson Avenue, Brampton – Heritage Impact Assessment

Client: 1753849 Ontario Inc., October 2008

318 Guelph Avenue, Cambridge – Heritage Assessment

Client: Doug Craig, Mayor of Cambridge, June 2008

48 George Street North, Cambridge – Heritage Impact Assessment

Client: Maison Canada Holdings Ltd., May 2008

27-31 Cambridge Street, Cambridge – Heritage Impact Assessment

Client: Techno Steel Canada, April 2008

1120 Bovaird Drive West, Brampton – Heritage Impact Assessment

Client: Weston Consulting Group Inc., March 2008

2007

St. Mary’s High School – Heritage Documentation Report

Client: Bruce Grey Catholic District School Board and SRM Architects Inc., December 2007

Fergus High School – Heritage Impact Assessment

Client: Reid’s Heritage Homes, December 2007

“An Uncertain Future – The Royal Hotel, Cambridge”

in *ACORN, The Journal of the Architectural Conservancy of Ontario*, Fall 2007, p.19

33 Southwood Drive, Cambridge – Heritage Impact Assessment

Client: Geoffrey Reid, September 2007

Carnegie Public Library, Owen Sound – Reasons for Designation

Client: City of Owen Sound, September 2007

Harrison Park, Owen Sound – Reasons for Designation

Client: City of Owen Sound, September 2007

1683 Huron Road, Kitchener – Heritage Impact Assessment

Client: Mattamy Homes Ltd., June 2007

1571 Fisher Hallman Road, Kitchener – Heritage Impact Assessment

Client: Mattamy Homes Ltd., June 2007

Preston Meadows, 633 Margaret Street, Cambridge – Heritage Impact Assessment

Client: Reid's Heritage Homes, in collaboration with Stantec Consulting, April 2007

443 Dover Street North, Cambridge – Heritage Impact Assessment

Client: Carl Csanits, January 2007

2006

Barber Paper Mill, Town of Halton Hills – Heritage Impact Assessment

Produced in collaboration with The Ventin Group Architects

Client: Everlast Restoration, December 2006

806 Gordon Street, Guelph – Heritage Documentation Report

Client: Mar-Cot Homes Ltd., November 2006

Revue Theatre, Roncesvalles Avenue, Toronto – Heritage Documentation Report

Client: Chris McQuillan, September 2006

Interpretive Plaque Project on Queen Street, Cambridge (Hespeler)

Client: Heritage Cambridge, July 2006

John Abell Factory, Toronto - Preliminary Heritage Assessment

Client: Verdiroc Development Corporation, and AREA Architects, May 2006

Peer Review of Heritage Assessment of Proposed Duntroon Quarry Expansion

Clearview Township, County of Simcoe, Ontario

Client: R. J. Burnside & Associates Ltd., June 2006

Queen’s Hotel, Owen Sound – Reasons for Designation

Client: City of Owen Sound, April 2006

299 & 313 Plains Road W., Burlington – Heritage Impact Assessment

Client: Recchia Developments Inc., and Greg Poole & Associates, February 2006

246 Crawley Road, Guelph – Heritage Impact Assessment

Client: Industrial Equity Guelph Corp., LM Real Estate Consulting and Astrid J. Clos Planning Consultants, January 2006

Industry & Perseverance: A History of the City of Brantford

(Compact disc) in collaboration with Dr. Peter Farrugia

Client: Wilfrid Laurier University and Brant Historical Society, 2006

2005

148 Crawley Road, Guelph – Heritage Impact Assessment

Client: Royal-LePage Commercial, June 2005

Brantford Heritage Inventory

Built heritage assessments/ research for over 5,000 properties in the City of Brantford

Employer: Brantford Planning Department, June 2001 to February 2005

2004

63-67 Woolwich Street, Guelph – Heritage Documentation Report

Client: Wellington Catholic District School Board, February 2004

Grand Old Bridges: The Grand River Watershed Bridge Inventory

Assessment of heritage bridges within the Grand River watershed

Client: Grand River Conservation Authority, 2004

John McCrae in Flanders Fields – web tour

produced with Tracie Seedhouse for the *Keys to History* series

Client: Guelph Civic Museum / McCord Museum, Montreal, April 2004

Brant Arts, Culture & Heritage Centre (BACH Project)

Heritage assessments for Roger Jones & Associates and The Ventin Group Architects

Client: BACH Steering Committee, September 2003

340 Clair Road, Guelph – Heritage Documentation Report

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

1471 Gordon Street, Guelph – Heritage Documentation Report

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

341 Forestell Road, Guelph – Heritage Documentation Report

Produced in association with TSH Engineers Architects and Planners

Client: City of Guelph, September 2002

Heritage Sampler and An Interactive Guide to Tremaine's Map of County of Waterloo, 1861

Client: Waterloo Regional Heritage Foundation, 2002 (compact disc)