

**Addendum to HCD Compliance Report for
Proposed Kentview Estates Development
10398-10402 Islington Avenue, Kleinburg, ON
In the City of Vaughan**



Figure 1. View of development from the east. Block 1 is in the foreground.

Paul Oberst, B. Arch. (Hons.), CAHP
Heritage Consultant and Architect (ret.)

May 2024

Property Owner: Kentview Estates Inc.
65 Royal Park Way Woodbridge Ont. L4H 1J5
ed@royalpark.com

Heritage Consultant: Paul Oberst
31 Province Street South
Hamilton ON L8K 2K7
pauldurfeeoberst@gmail.com

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1. Engagement

I was engaged by the owner, Kentview Estates Inc.

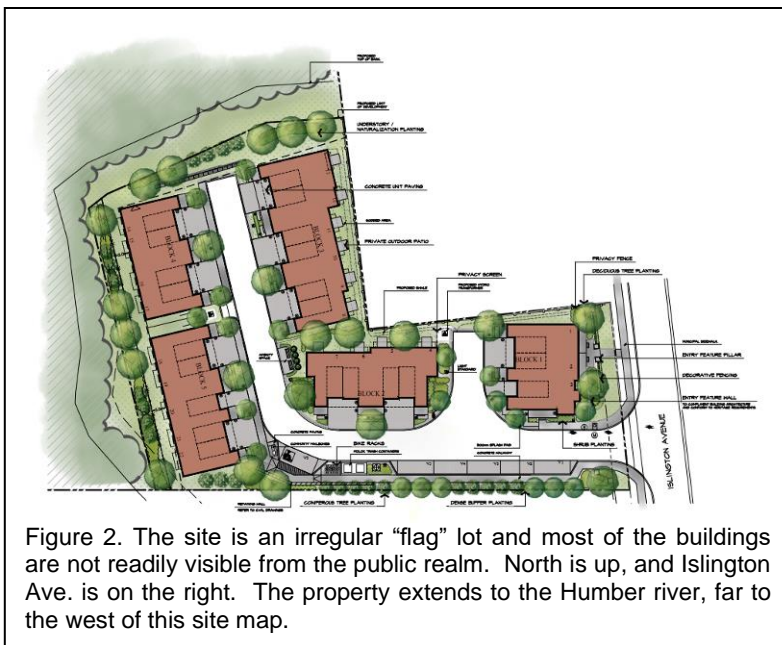
- to review designs for the proposed project at 10398-10402 Islington Avenue in the Kleinburg-Nashville Heritage Conservation District (HCD),
- to review the Heritage Conservation District Conformity Report prepared in September 2023 by Robinson Heritage Consulting (RHC Report),
- to discuss the project with City of Vaughan heritage staff,
- to participate in a virtual meeting between the project team and Vaughan heritage staff,
- to advise the owner and the design team on design revisions to improve compliance with the provisions of the HCD plan and the advice of heritage staff, and
- to produce this document, and to be available for questions at a meeting of Heritage Vaughan.

2. Executive Summary

This document is an addendum to the *Cultural Heritage Impact Assessment & Heritage Conservation District Conformity Report* prepared in September 2023 by Robinson Heritage Consulting. It reflects the revisions to the building elevations for the project made in response to the recommendations made in the Robinson Conformity Report as well as recommendations made by me after my consultation with Robinson and with City heritage staff, and after a virtual meeting with City heritage staff and the entire project team.

The design vocabulary for the project is inspired by Georgian architecture, a local precedent style. The revisions made to the elevations are intended to simplify the designs to more closely adhere to precedent details and the District guidelines. In my professional opinion, the proposed development will enhance, rather than detract from the heritage character of the Kleinburg-Nashville HCD as described in the Plan.

3. Site Context



The project site is an irregular “flag” lot on the west side of Islington Avenue, across from the public school. The project consists of 5 “blocks”, Block 1 being closest to the street—remaining blocks numbered sequentially moving up the right side of the driveway, and returning on the left side. Block 1 has a strong street presence, set close to the street line on its east façade and visible from the south through the driveway entrance. The other blocks are seen only obliquely through the entrance. Existing and new planting, as well as topography, restricts other views from the public realm.

The third objective of the Kleinburg-Nashville Heritage Conservation District Plan is:

3. Manage designs for new development to ensure appropriate contribution to the heritage character of the HCD.

The Plan's focus is on the overall character as *experienced from the public realm*. The revisions undertaken to the development designs reflect that focus. Block 1 of the development faces onto Islington Avenue, is most visible, and therefore requires the most attention to the authenticity of its Georgian style attributes.

4. Revisions to the Building Designs

Revisions listed are attributed by origin as:

- RHC (with page number) where origin is Robinson Heritage Consulting Report,
- City Staff, where origin is discussion or notes by City of Vaughan heritage staff.
- Consultant, where origin is with me.

4.1 Revisions to Block 1

- building height reduced to 9.46m to mid point of sloped portion of roof along the Islington frontage as recommended by RHC pg 42,
- precast molded band replaced with monochromatic projecting brick banding as recommended by Consultant and RHC pg 51,
- stone base cladding removed from all elevations, as recommended by Consultant,
- second storey centre joined window configuration separated into two separately trimmed windows as recommended by RHC pg 49, and
- porch posts revised to include recessed panels to further echo posts of the front fence posts and doors as recommended by RHC pg 52.

These revisions are relatively minor, as seen in the drawings on the following pages. Most significantly, the height has been reduced to comply with the Vaughan Official Plan, KNHCD Guidelines and intent of the by-law.



BLOCK 1 - FRONT ELEVATION

Figure 3. Previous version—Islington Avenue frontage.



BLOCK 1 - FRONT ELEVATION

Figure 4. New version—Islington Avenue frontage. The changes are minor.

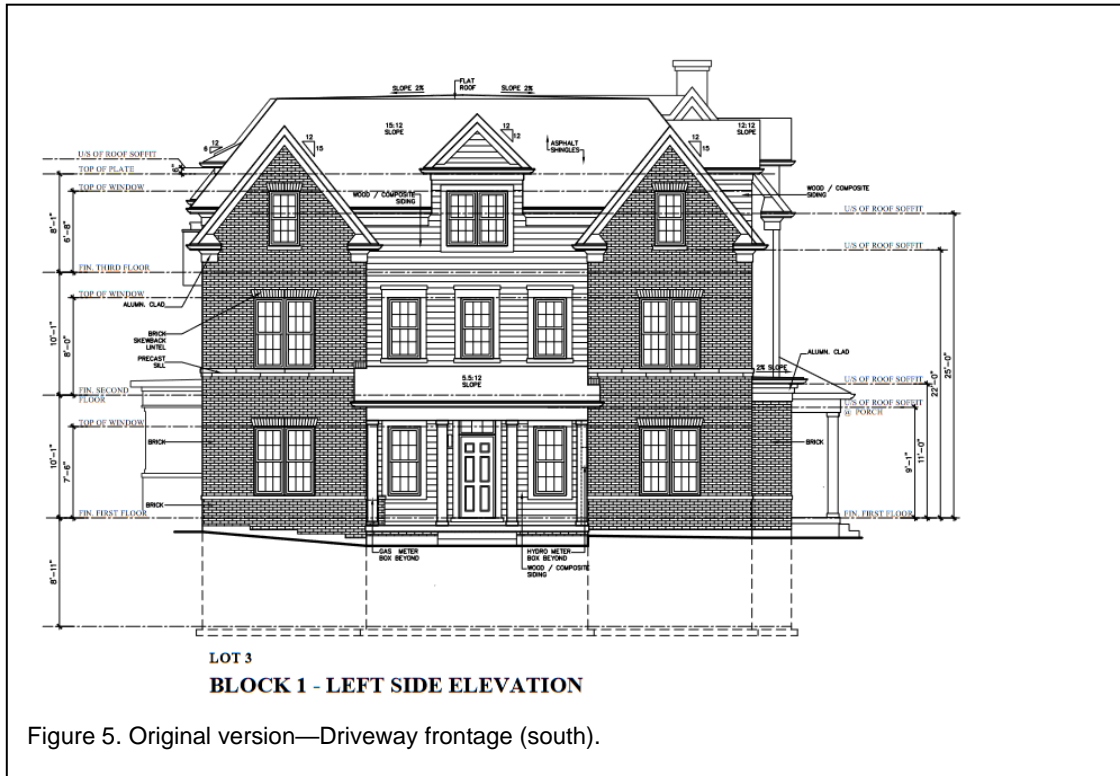


Figure 5. Original version—Driveway frontage (south).

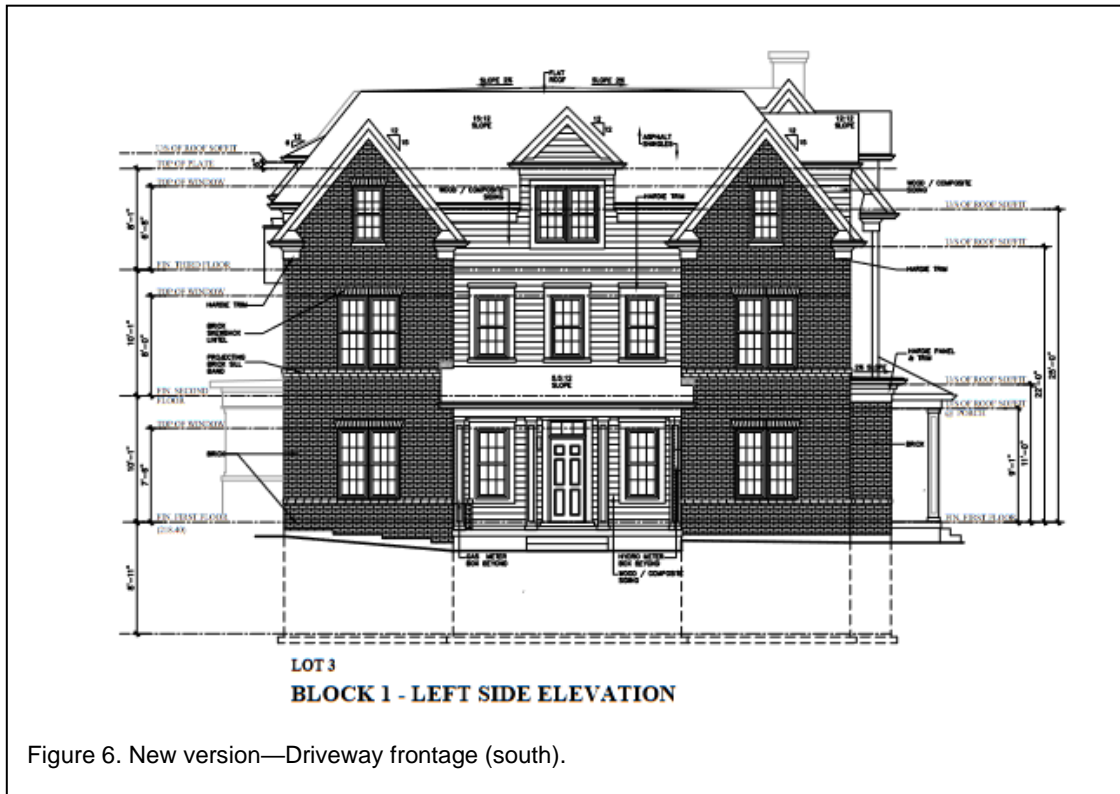
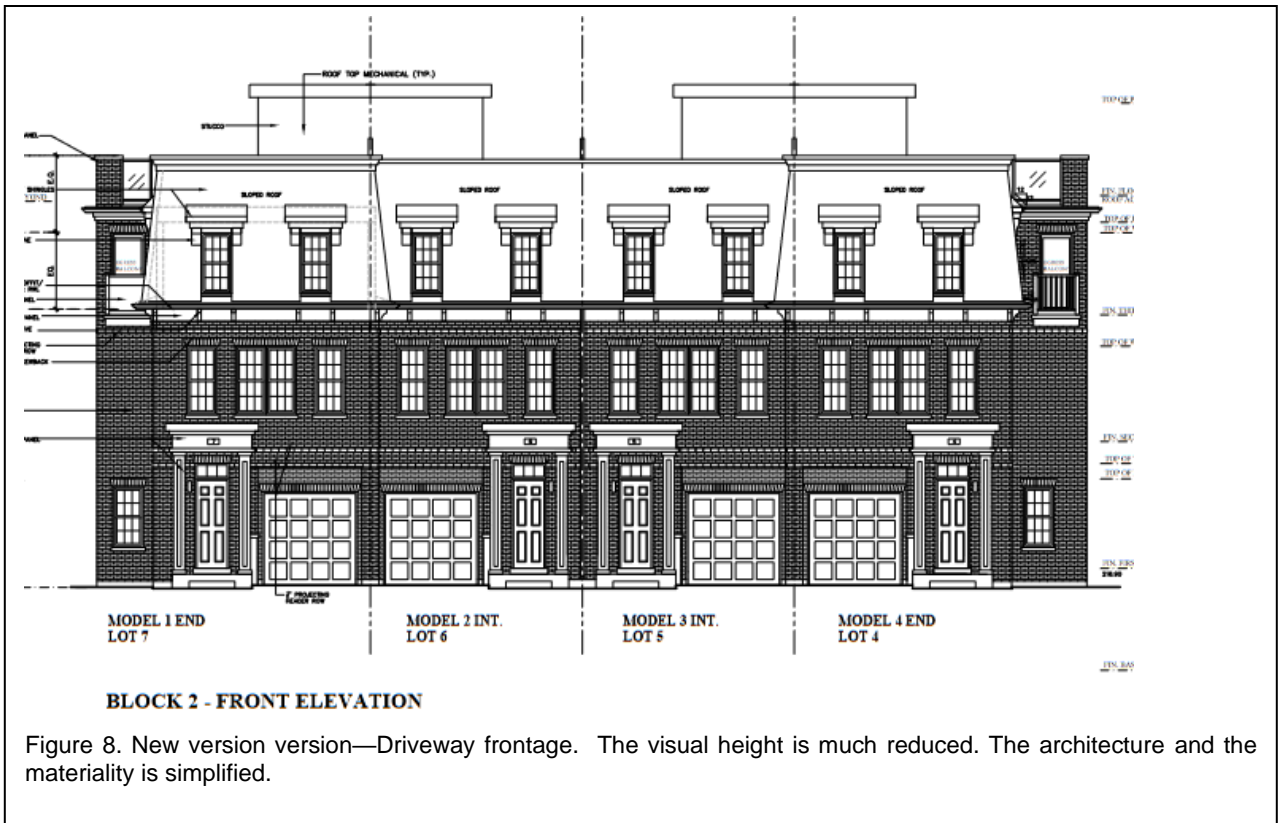
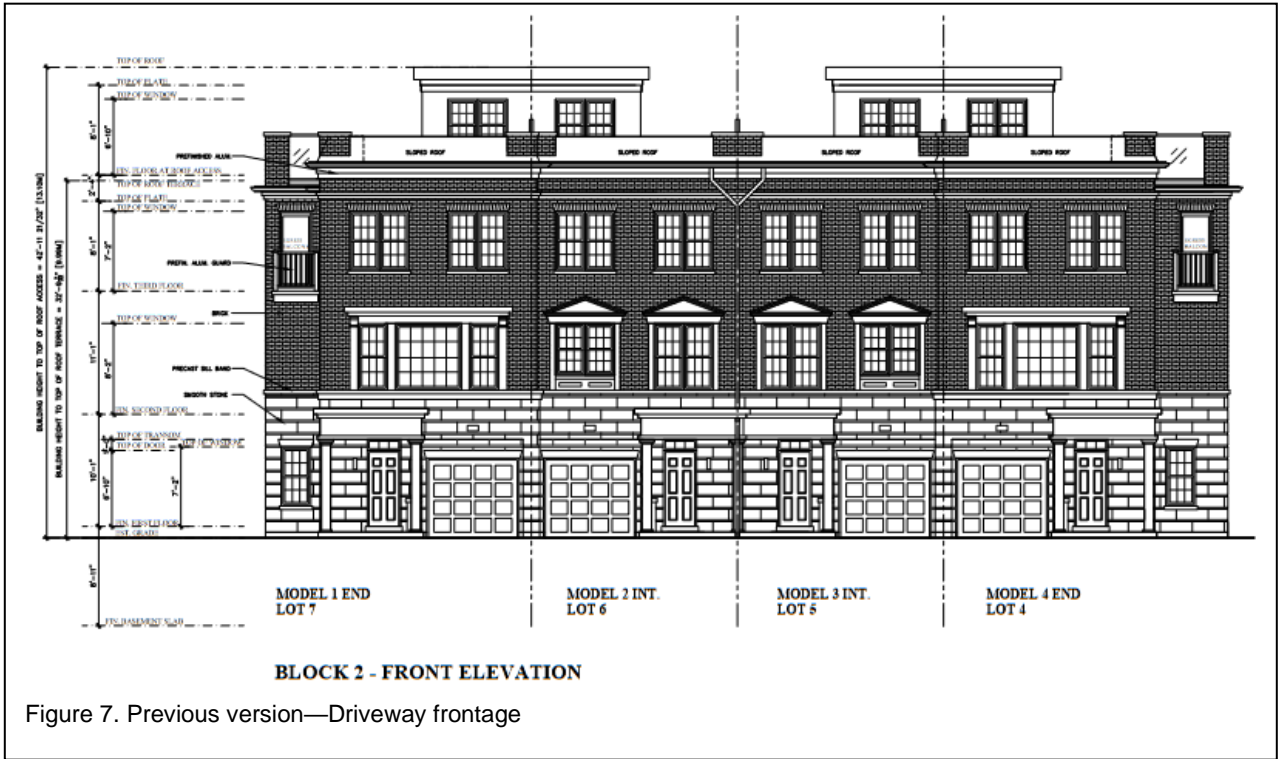


Figure 6. New version—Driveway frontage (south).

4.2 Revisions to Blocks 2-5

- Georgian townhouse elevations revised to show 2.5 storey appearance with mansard roof and dormers, as opposed to previous 3 storey appearance with flat roof and parapet. This significantly reduces the perceived height of the buildings. The height of the midpoint of the mansard slope is set to 9.5m visually respecting the applicable policy framework. Revision recommended by City Staff and Consultant,
- stone removed from front sides and rear. Elevations are now uniformly brick with brick skew back lintels as recommended by Consultant and RHC pg 49, 51,
- ‘blind’ windows originally included to create a balance in elevation have been removed as much as possible as recommended by Consultant,
- portico entries reconfigured to centre the entry door in the portico structure, as recommended by RHC pg 52,
- portico posts revised to include recessed panels to further echo posts of the Islington frontage fence posts and doors as recommended by RHC pg 52, and
- roof top mechanical enclosures simplified to reduce visual impact, as recommended by Consultant.

The intent of these revisions is to simplify, simplify, simplify. The revisions adhere to the characteristics of the Georgian style, which is essentially simple and modest, though sophisticated in proportion. The revisions are illustrated in the drawings below. The basic design vocabulary is similar throughout these four blocks, so I am showing only Block 2--front and rear facades--as representatives.



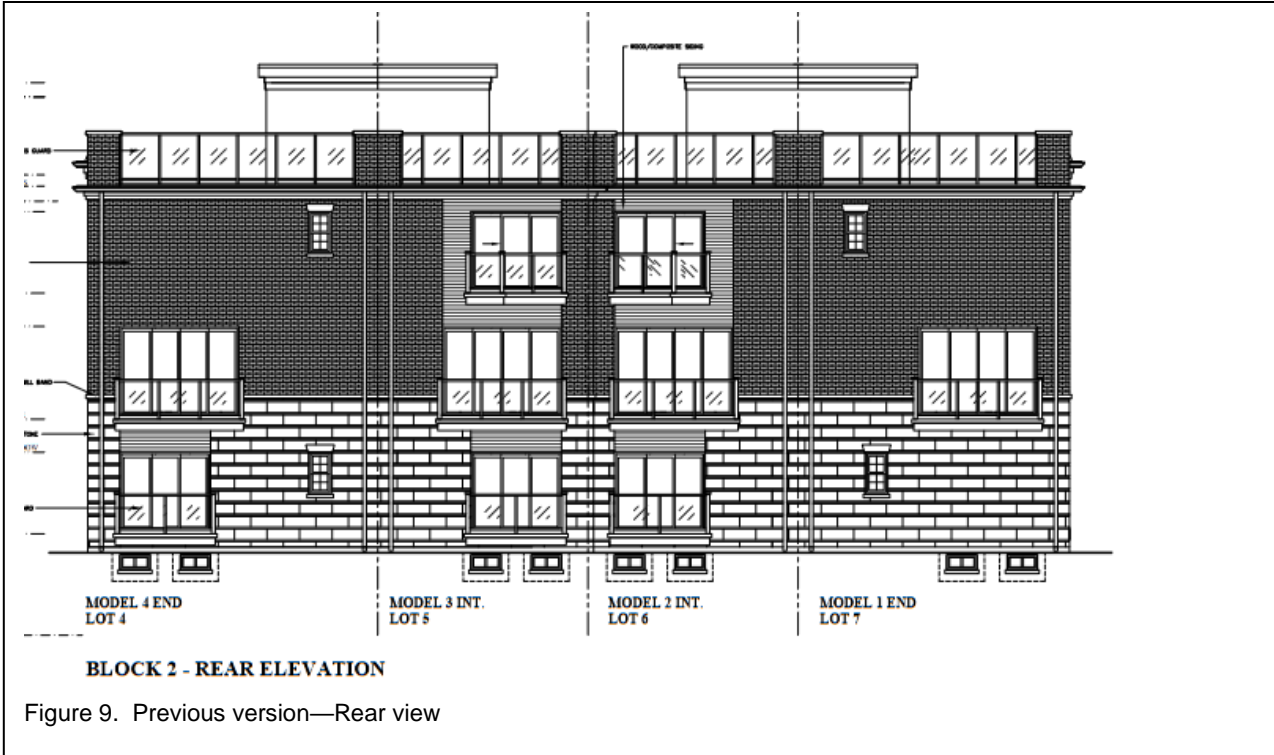


Figure 9. Previous version—Rear view

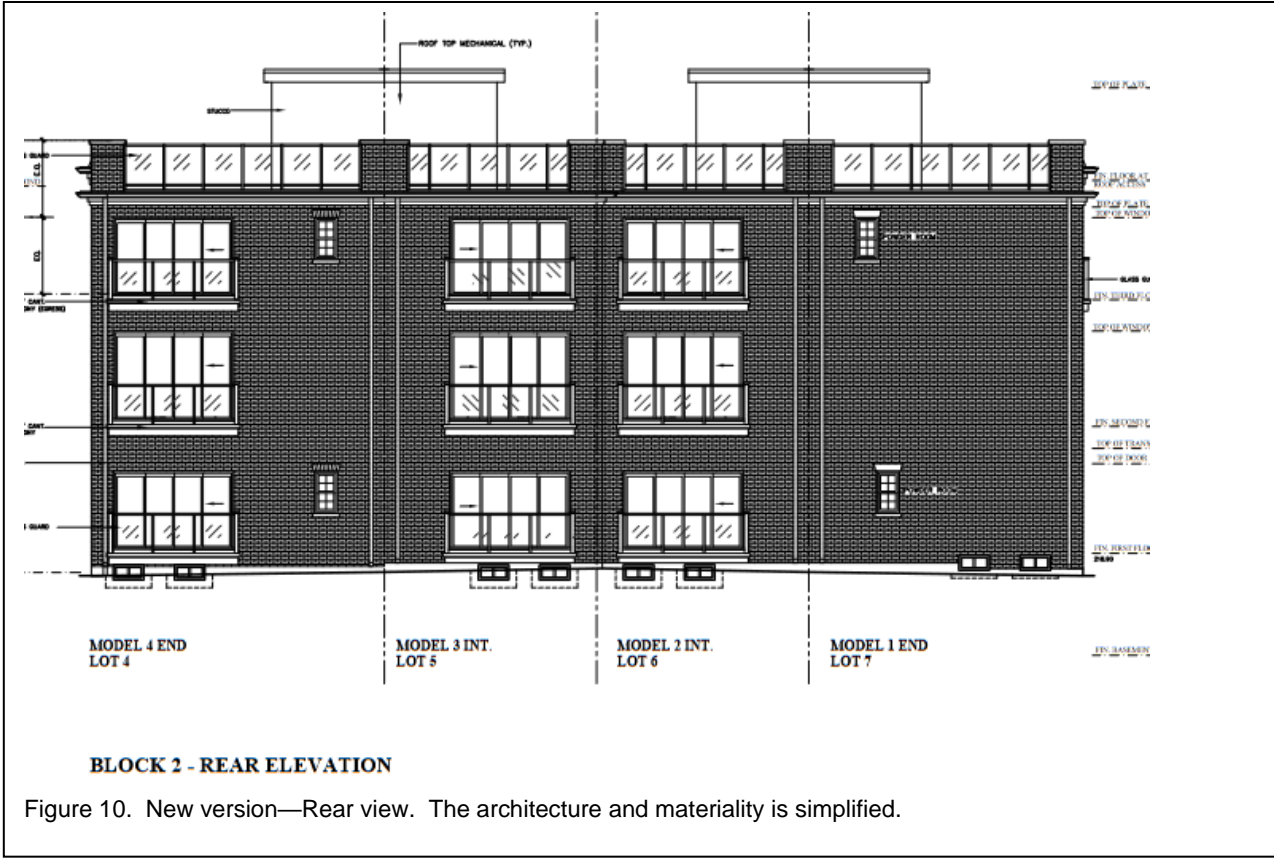


Figure 10. New version—Rear view. The architecture and materiality is simplified.

5. Conclusions

I participated in the design revision process for the Kentview Estates development, based on my own heritage experience, and discussions and/or meetings with the development team, with Robinson Heritage Consulting, and with City of Vaughn heritage staff. My experience includes being co-author of the original Kleinburg-Nashville Heritage Conservation District Study and Plan, and the preparation of a number of Cultural Heritage Impact Assessments in Kleinburg and elsewhere in Vaughn.

The development has been designed to be a “good neighbour” within the District. The architecture is based on the Georgian Style which has local historic precedent as described in the HCD Plan. It is also the precedent style used in the recent development immediately to the south on the Redcroft site. The style is respected in both form and materiality, without being mimicked. The attributes of the style are most strictly followed in Block 1, which fronts on Islington Avenue and is the building most visible from the public realm. Blocks 2 and 5 are obliquely visible from the public realm, and Blocks 3 and 4 are hidden from view.

The recent revisions to Blocks 2-5 reduce the visual height of the buildings to be more in keeping with the local precedent, simplify the elevation details and materiality, and firmly anchor the buildings to the ground. As a result, the buildings reflect the relaxed domesticity of the village. In addition, the project is effectively screened from view to the north, south, and west by new and existing planting and the Humber valley topography to the west. The development does not intrude on the village character.

In my professional opinion, the proposed development enhances, rather than detracts from, the heritage character of the village and the Heritage Conservation District. As concerns its heritage aspects, I recommend approval of this project.

6. Bibliography

Historic Architecture:

Environment Canada, Parks Service. *The Buildings of Canada*. Ottawa

McRae, Marion and Adamson, Anthony. *The Ancestral Roof: Domestic Architecture of Upper Canada*. Toronto: Clarke Irwin & Company, 1963

Mikel, Robert. *Ontario House Styles*. Toronto: James Lorimer & Company Limited, 2004

Heritage Conservation:

Fram, Mark. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ontario: The Boston Mills Press, 1988

Ontario Ministry of Culture, Tourism and Recreation. *Architectural Conservation Notes*.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa: Queens Printer,

Official Documents:

Phillip H. Carter Architect and Planner, et al. *Kleinburg-Nashville Heritage Conservation District Study and Plan*. Vaughan: City of Vaughan, 2003

Dillon Consulting, et al., *Kleinburg-Nashville Heritage Conservation District Update*. Vaughan: City of Vaughan, 2021

Ontario. *Ontario Heritage Act, RSO, 1990, chapter o.18, as amended*. Toronto: King's Printer for Ontario, 2023

Appendix: Heritage Consultant's CV

EDUCATION

1970 B. ARCH (WITH DISTINCTION) University of Michigan

PROFESSIONAL HISTORY

1993 – 2020 Paul Oberst Architect, Principal

1995-2020 Consultant to:
Phillip H. Carter Architect

1994-1996 Consultant to:
R. E. Barnett Architect

1989 - 1993 Designer
Gordon Cheney Architect Inc.

1984 - 1989 Paul Oberst Design, Principal

1981-1984 Designer
Lloyd Alter Architect

1973-1981 Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St. George Street, Toronto
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill,
exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,

Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank
2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

Medland Lofts

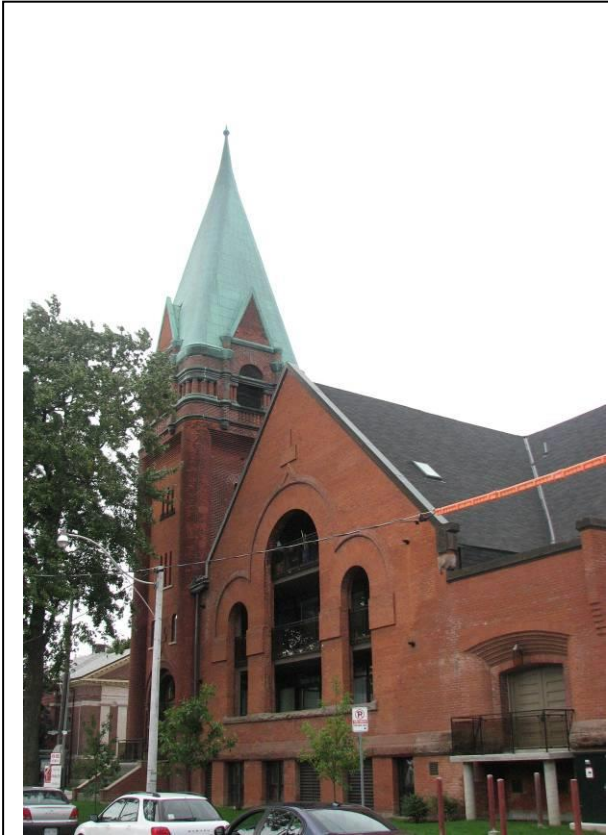
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.



Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victoria Lofts

152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

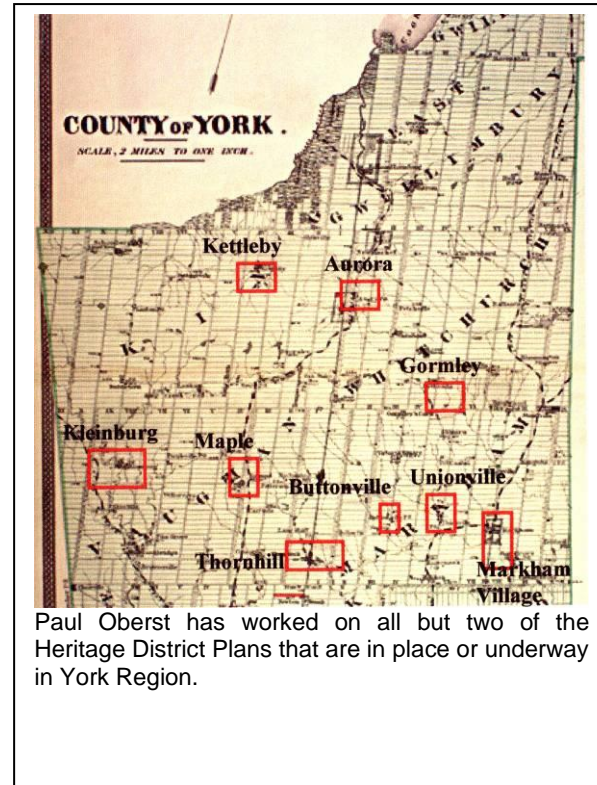
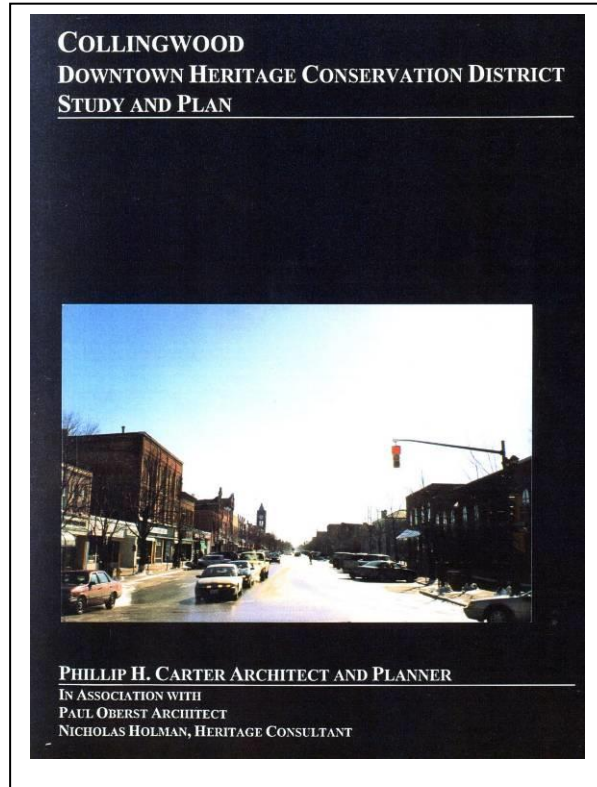
Buttonville Heritage Conservation District Study and Plan, underway.

Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.



Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk. Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is over-worked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.


Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:

Catherine Nasmith
416-598-4144

Building adaptation **HONOURABLE MENTION** Jury comments



The community-driven development process for this project is commendable and as such this residential project deserves recognition that goes beyond its spare architectural treatment and physical form. A skillful rehabilitation of a surplus building not only for residential use but also with adjacent spaces that have been adapted to the visual benefit of the neighbourhood.

Kensington Market Lofts
Architect
Robert E. Barnett Architect and
Paul Oberst Architect in Joint Venture

The building on the left was originally a 1927 elementary school. The building on the right was the 1952 Provincial Institute of Trades. Although this is not a restoration project, it retained the main aspects of these traditionalist and early-modern buildings. This contrasts with the advice of a City consultant that they be demolished and replaced with an 8-storey tower.

OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000

Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M

Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M

Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke

New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard

New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group
-Board Member
1994-97 & 2000-2001.
-Secretary 1994-97.

Kensington Market Action Committee,
-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.*
A student architecture journal University of Michigan, 1968-70

Founding Co-editor of *FILE Magazine* Toronto, 1972

Originator and author of
Rear Elevation essay series Toronto Society of Architects Journal, 1994-1996

Author of articles and reviews in: Globe & Mail,
NOW magazine
File magazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto*
Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,
City & Country Home, April 1990

Customizing your Condo, by Kathleen M. Smith
Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe
The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.