ATTACHMENT #1

CULTURAL HERITAGE DISTRICT IMPACT ASSESSMENT and Heritage Conservation District Conformity Report

8010 Kipling Avenue Vaughan (Woodbridge), Ontario, Canada

7 September 2018

prepared by

MW HALL CORPORATION

architecture + planning + urban design
heritage conservation +
real estate development

21 Scollard St., #103
Toronto, ON M5R 1G1
CANADA
416.920.8105
mark@mwhallcorp.com
www.mwhallcorp.com
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  4- Vicinity Map, 1810 Kipling Avenue, City of Vaughan, Ontario
  5- 1860 Tremaine Map, excerpt showing approximate property location
  6- 1880 Illustrated Atlas Map of Vaughan, excerpt showing location of 1810 Kipling Avenue
  7- Aerial Photograph of Vicinity of subject property
  8- Vaughan Official Plan map
  9- Heritage Conservation District Map, Woodbridge
  10- Site Plan of planned redevelopment of subject property
  11- Preliminary elevation drawings of planned redevelopment of subject property
  12- Cultural Heritage Summary Evaluation, 8010 Kipling Avenue
  13- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
1.0 INTRODUCTION TO THE PROPERTY

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

8010 Kipling Avenue is in the City of Vaughan, north of Woodbridge Avenue and William Street in the district known as Woodbridge. The property is a trapezoidal [nearly rectangular] parcel approximately 73.5m deep by 25.0m wide fronting on Kipling Avenue.

The property presently holds three structures:

(a) 1½ storey aluminum clad older residential building with pitched roof at the eastern end of the property, and with an enclosed front porch at the east side of the building plus a one storey addition on the west side. The building fronts onto Kipling Avenue along with:

(b) a small aluminum shed at north edge of the lot,

(c) concrete block and adjacent aluminum shed at west end (rear) of the property.

Western boundary of the property is adjacent to Canadian Pacific Rail property.

North of the property is a six-storey apartment building at 8026-8032 Kipling Avenue.

South of the property is an existing brick clad residential structure at 8006 Kipling Avenue.

The property is situated within the Woodbridge Heritage Conservation District, which is within the City of Vaughan, Ontario. This area contains many heritage buildings, and structures of similar scale which support the heritage district, combined with recently redeveloped parcels. 8010 Kipling Avenue is not a Designated Heritage Property, but is designated within the Vaughan Heritage Inventory under Part V of the Ontario Heritage Act.

The owner of the property, working with KFA, Architects, retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) of the property and review of the planned redevelopment.
8010 Kipling Avenue
Woodbridge Heritage District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
28 August 2018

The subject property is owned by:
First Avenue
5461 Highway 7, Suite 200
Woodbridge, Ontario L4L 0B2

Contact information is as follows:
Mr. Jack Morelli
Tel: (905) 856-3031
Email: jmorelli@firstavenue.ca

2.1 History of the property and evolution to date

The property was purchased by the present owner for purposes of redevelopment. Application is in the process of being made to City of Vaughan to redevelop the property.

2.2 Context and setting of the subject property

The Woodbridge Heritage Conservation District Study and Plan [reference a)] notes that there are seven identified ‘character areas’ with the Woodbridge Heritage Conservation District. At this portion of Kipling Avenue, the north portion of the Heritage Conservation District, architectural character of the district is a mixture of older, low scaled buildings and newer, larger scaled infill buildings with a sidewalk along Kipling Avenue with few trees and some grassed areas between the sidewalk and street. 8010 Kipling Avenue is on the west side of the Kipling Avenue North character area but is, itself, not a heritage property. It is a relatively deep lot and presently has the 1 ½ storey residential building fronting on Kipling Avenue with a driveway on its south side providing access to existing the commercial structures at the rear of the lot. To the north of the property is a six-storey residential condominium building. To the south of the property is a single-family brick residence which is presently being restored and expanded.
2.3 Architectural evaluation of the subject property

The building at the front (east) of 8010 Kipling Avenue is a relatively modest house with an enclosed front porch, 12:12 pitched roof, small rear addition, with aluminum cladding which has been applied over the original exterior walls. Shape of the building and existing windows visible on the side walls indicate that the building is early 20th century/late 19th century. Structures at the rear of the property are likely mid-20th century commercial/industrial buildings.

2.4 Planned redevelopment for the subject land and potential impacts on identified heritage resources

The 2010 Official Plan [reference e] for this property calls for it to be ‘Low Rise Residential, Mixed Use’.

Planned redevelopment of the property is to remove existing buildings on the property and to construct 45 new rental apartment units with a single level of underground parking. The planned building will visually bridge the scale between an existing single-family residence on the south side of the property and the multi-unit five-storey condominium building on the north side of the property, extending the full depth of the lot with vehicular access to parking at the north of the lot. (appendices 11, 12, 13).

Present design for the building is for a one-storey base containing entry vestibule, service, guest parking, and amenity space at the front, some apartments at the rear, with upper two residential levels cantilevered over entry drive and access to underground parking and landscaped amenity area along northern side of the property. An added two storeys of residential apartments are located above the first level. The residential building is to be clad in red brick.

Scale of the new building is compatible with the heritage conservation district. It serves as a transition building between the heritage residence on the south and the multi-storey apartment building to the north. Use of red brick, properly scaled fenestration, perimeter landscaping and main entrance facing Kipling add to the scale and compatibility as a transitional structure in the heritage district.
2.5 Examination of preservation/mitigation options for cultural heritage resources.

Existing structures on the property have a marginal contribution to the preservation/mitigation option for cultural heritage resources, due to their scale.

Maintenance of the street setback with adjacent structures, combined with use of red brick will be consistent with the heritage district.

An existing mature tree presently located in the boulevard would be removed and new street trees are proposed along the face of the planned building.

Avoidance Mitigation

There are no significant cultural heritage resources on the property.

Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered.

Historical commemoration

Historical commemoration is not considered applicable in this case and is not considered.
2.6 Impact of development / mitigating measures – summary

<table>
<thead>
<tr>
<th>Potential Negative Impact</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>destruction of any, or part of any, significant attributes or features</em></td>
<td>no destruction of any part of significant heritage attribute or feature</td>
</tr>
<tr>
<td><em>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</em></td>
<td>not applicable</td>
</tr>
<tr>
<td><em>a change in land use where the change in use negates the property's cultural heritage value</em></td>
<td>land use would remain</td>
</tr>
<tr>
<td><em>siting, massing, and scale</em></td>
<td>redevelopment of 1080 Kipling will provide an appropriate use of the site at a scale consistent with guidelines for development within the Heritage District</td>
</tr>
<tr>
<td><em>design that is sympathetic with adjacent properties</em></td>
<td>building design fits requirements with the Heritage District</td>
</tr>
</tbody>
</table>
4.0 RECOMMENDATION

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

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

The property contains no built heritage resource that has cultural value or interest per the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act.
This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President
REFERENCES

a) City of Vaughan Guidelines for Cultural Heritage Impact Assessments
b) Woodbridge Heritage Conservation District Study and Plan,
c) Ontario Planning Act, Section 2, regarding City Council responsibility for
   Provincial Interest heritage properties
d) Ontario Planning Act, Section 3, regarding requirement that Council decisions
   are consistent with Provincial Policy Statement of 2014.
e) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
f) Vaughan Official Plan, Land Use, 2010

APPENDICES

1- Property Survey, 8010 Kipling Avenue
2- Photographs, 8010 Kipling Avenue
3- Photographs of existing buildings to north and south sides of subject property
4- Vicinity Map, Woodbridge, City of Vaughan, Ontario
5- 1860 Tremaine Map, excerpt showing property at center of Maple.
6- 1880 Illustrated Atlas Map, showing 8910 Kipling Avenue
7- Aerial Photograph of Vicinity of subject property
8- Vaughan Official Plan map
9- Heritage Conservation District Map, Woodbridge
10- Site Plan of planned redevelopment of subject property
11- Preliminary Front Elevation Drawing of planned redevelopment of subject property
12- Preliminary Rear Elevation Drawing
13- Cultural Heritage Summary Evaluation, 8010 Kipling Avenue
14- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
## CRITERIA for determining cultural heritage value, and for determining whether or not a property is worthy of Designation under the Ontario Heritage Act

<table>
<thead>
<tr>
<th>ASSESSMENT of whether existing conforms to the Ontario Heritage Act</th>
</tr>
</thead>
<tbody>
<tr>
<td>The existing property does not have design value or physical value, is not rare, unique or an early example of a style, type, material or construction method. Further, the residential building has been substantially modified with a major more contemporary addition, with the original masonry covered with stucco and siding. Planned infill of new housing works well as a transition structure between the single family residence to the south and multi-storey apartment to the north of the site.</td>
</tr>
<tr>
<td>The existing structure does not display any unusual degree of craftsmanship or artistic merit. Infill replacement is designed to be compatible with the District.</td>
</tr>
<tr>
<td>The existing property does not demonstrate any high degree of technical or scientific achievement. Replacement building is properly scaled for the District.</td>
</tr>
<tr>
<td>The existing building does not have historical value or associative value significant to the present community of the former community of Maple, now part of City of Vaughan as part of the Designated Heritage District. Planned replacement is contemporary in design, but use of materials, fenestration, orientation to street represents appropriate infill/transitional structure for the District.</td>
</tr>
<tr>
<td>The existing property does not yield any information that contributes to understanding of the community.</td>
</tr>
<tr>
<td>Existing building was likely not designed by an architect, designer or theorist. The builder is unknown, but architectural character of the house indicates that probably a local builder/contractor was responsible for construction of the house. New planned structure is sensitively designed to contribute to Heritage District.</td>
</tr>
<tr>
<td>Existing structure is compatible with residence to the south, but planned infill building is transitional in scale, and planned brick is more compatible with building materials in the District.</td>
</tr>
<tr>
<td>The existing property is visually and historically linked to the Designated Heritage District, but planned redevelopment will be appropriately scaled, and brick facade is an improvement over the existing structure on the site, compatible with other structures in the district, including the immediately adjacent redeveloped residence to the south of the subject site.</td>
</tr>
<tr>
<td>Neither the existing residential building nor the planned redevelopment are landmark structures.</td>
</tr>
</tbody>
</table>
Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING
Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE
Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President
DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT
Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE
Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE
A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE
In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston’s Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY’s Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.
1. Masonry
Red Brick, Regular Norma, Size, Running Bond, Colour as shown in Image

2. Masonry
Yellow Brick, Regular Norma, Size, Vertically Stacked Bond, Colour as shown in Image

3. Cladding
Prefinished Aluminum Cladding, Color Charcoal Grey

4. Window Wall System
Window Wall System with Charcoal Grey Mullions and Clear Glazing

5. Galvanized Steel Railings
Hot Dipped Galvanized Steel Railings, Clear Finish

6. Canopy 1 Beam
Canopy Steel 1 Beam Painted Charcoal Grey

6. Canopy Ceiling
Stained Wood Finish Ceiling and Wood Panels, Profema, or Equivalent

8. Sandblasted Glass and Aluminum Railing
Glass and Aluminum Railing with Sandblasting Glazing

9. Architectural Concrete Finish

Attachment #11