

CULTURAL HERITAGE DISTRICT IMPACT ASSESSMENT

**14 Napier Street
Vaughan, Ontario, Canada**

2 March 2019

prepared by



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

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- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 14 Napier Street
- 4- Photographs of adjacent buildings on Napier Street
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Preliminary drawings of planned redevelopment of subject property
- 8- 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 2017.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 14 Napier Street is located east of and outside the historic centre of Kleinburg. It is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 14 Napier Street is east of Islington Avenue, on the west side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 14 Napier Street is a 20th century residence that is to be demolished, and a new residence constructed on the existing site. Design for the planned improvements have been reviewed vis-à-vis Guidelines for the heritage district reflecting issues noted in the Guidelines.

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

The subject property is owned by:

Matteo Iacovellu
99 Charles Cooper Court
Kleinburg, Ontario
L0J 1C0

Contact information is as follows:

Frank Campoli
JTF Homes Ltd.
T: 416 787 1333
F: 416 787 5436
e: frank.campoli@jtfhomes.ca

2.1 History of the property and evolution to date

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

2.2 Context and setting of the subject property

There are individual heritage buildings in the vicinity of 14 Napier Street, but the majority of the houses on Napier are not individually Designated or Listed structures. The core area of the heritage district is essentially located along Islington Avenue.

There are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 36 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

There no significant or mature trees in the front yard. There are two existing mature trees located on the property line at the southern property line, and one mature tree at the rear property line to the west as indicated on the site plan for the planned improvements. Parks and Forestry Operations department has reviewed and approved the planned redevelopment of the property and issued a permit for the planned changes.

Section 9.2.1 of The Conservation District Study identifies various architectural styles that would be in keeping with the Conservation Study, including the Georgian style. Existing residences on the street are a mixture of 19th and 20th century styles.

2.3 Architectural evaluation of the subject property

The existing later 20th century ranch style house on the property is a single storey structure with low pitch roof, with a two-car garage facing the entrance drive, with stucco and stone exterior. The building would be categorized in the Kleinburg-Nashville Heritage District Study as 'Existing Non-Heritage Styles' Ranch House, 1950-1975.

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

Planned redevelopment of 14 Napier Street property is to provide a new Georgian style, two-storey residence with a two-car garage entered from the driveway, facing Napier Street. Although the Georgian style typically has a symmetrical façade facing the street, this structure will have a main entry door at the approximate midpoint of the façade, with two bays of windows to the left of the main entry, and three bays, incorporating the garage door at grade to the right side of the main entry, a mansard roof with three dormers, and predominantly red brick cladding with limestone trims at the front façade that generally conform with the Georgian style. While there is a fireplace planned it appears to be gas fired rather than the more typical wood fired, therefore no chimneys planned.

The prominently placed garage door on the front façade of the house is to be a dark grey colour, with three-bay panels at the ground floor approximating the three bays of six-over-six double hung windows at the second floor. The darker garage door will approximate the darker glazing at the second floor. While it is assumed that the windows will be insulated glass, details have not yet identified the sizes of mullions and muntins, which should be 7/16" width simulated divided light, with internal spacers to match the colour of the mullions/muntins. Punched windows, windows and roof forms appear consistent with the Georgian style. Existing historic structures are a part of the concept.

It is our opinion that the scale and general architectural character of the planned replacement residence are generally consistent with most of the architectural character of Napier Street and the Conservation District, an improvement over the original non-heritage house, and generally consistent with heritage district guidelines.

2.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned replacement of the existing non-historic styled residential building is compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District.

2.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 14 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect exiting character of the HCD. Revisions/additions to the existing residence reflect, in general, architectural guidelines for the District.

2.7 Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 14 Napier Street have salvage value.

2.8 Historical commemoration

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

2.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
• <i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of significant <u>heritage</u> attribute or feature</i>
• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
• <i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>
• <i>siting, massing, and scale</i>	<i>planned improvements are consistent with the heritage district.</i>
• <i>design that is sympathetic with adjacent properties</i>	<i>building design fits requirements noted to be sympathetic with structures within the heritage district and represent an architectural style at 14 Napier Street more in keeping with the Heritage District.</i>

3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that the decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014).

Policy 2.6.3 of the PPS requires that “...*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*”

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

The property contains one potential built heritage resource that does not have cultural value or interest under the Ontario Heritage Act, other than being an existing property within the Heritage Conservation District. It is our opinion that the planned improvements to 14 Napier Street are consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and make a positive contribution to maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



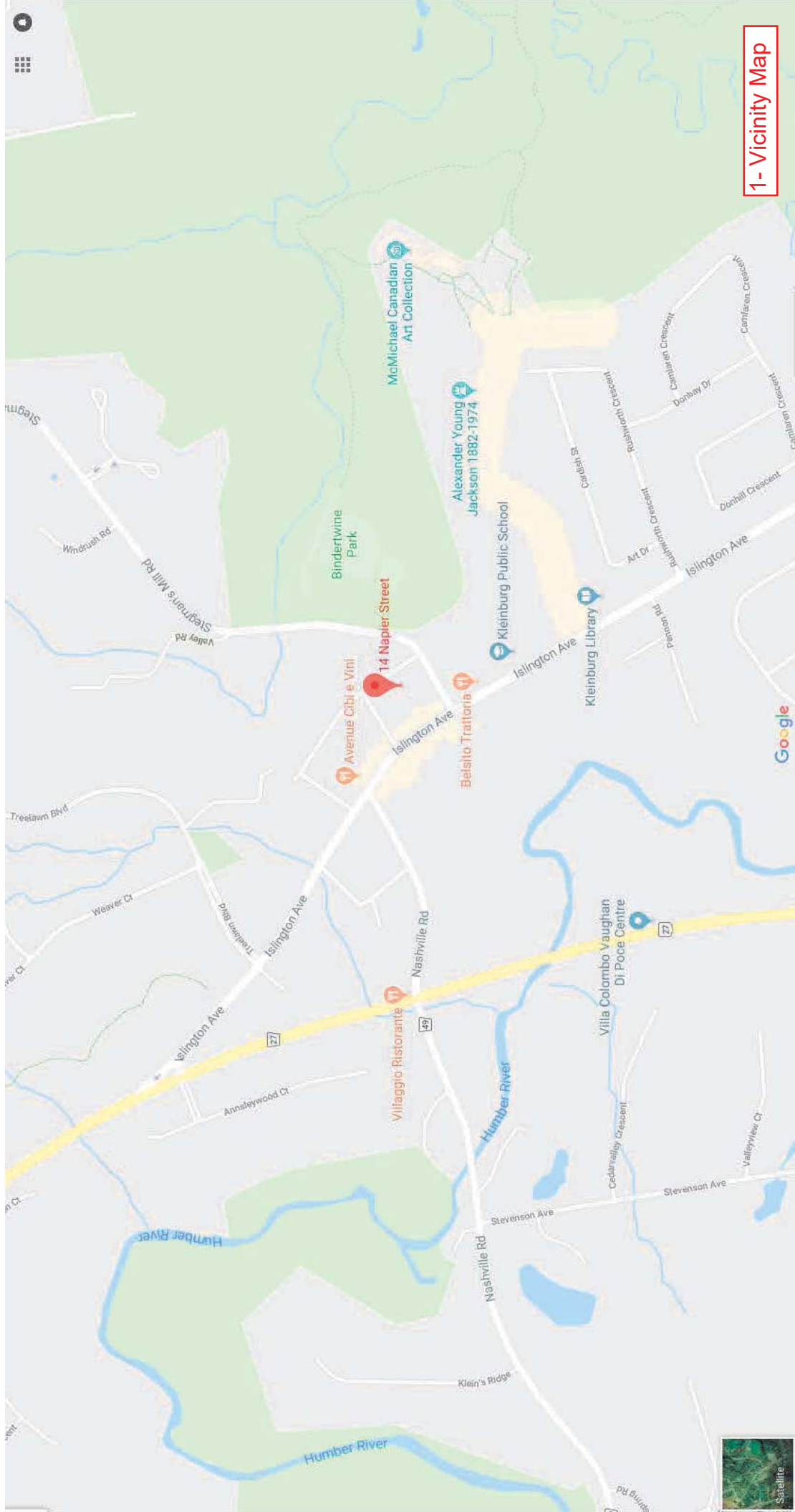
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan,
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) City of Vaughan Guidelines for Heritage Impact Assessments, 2017 [truncated]

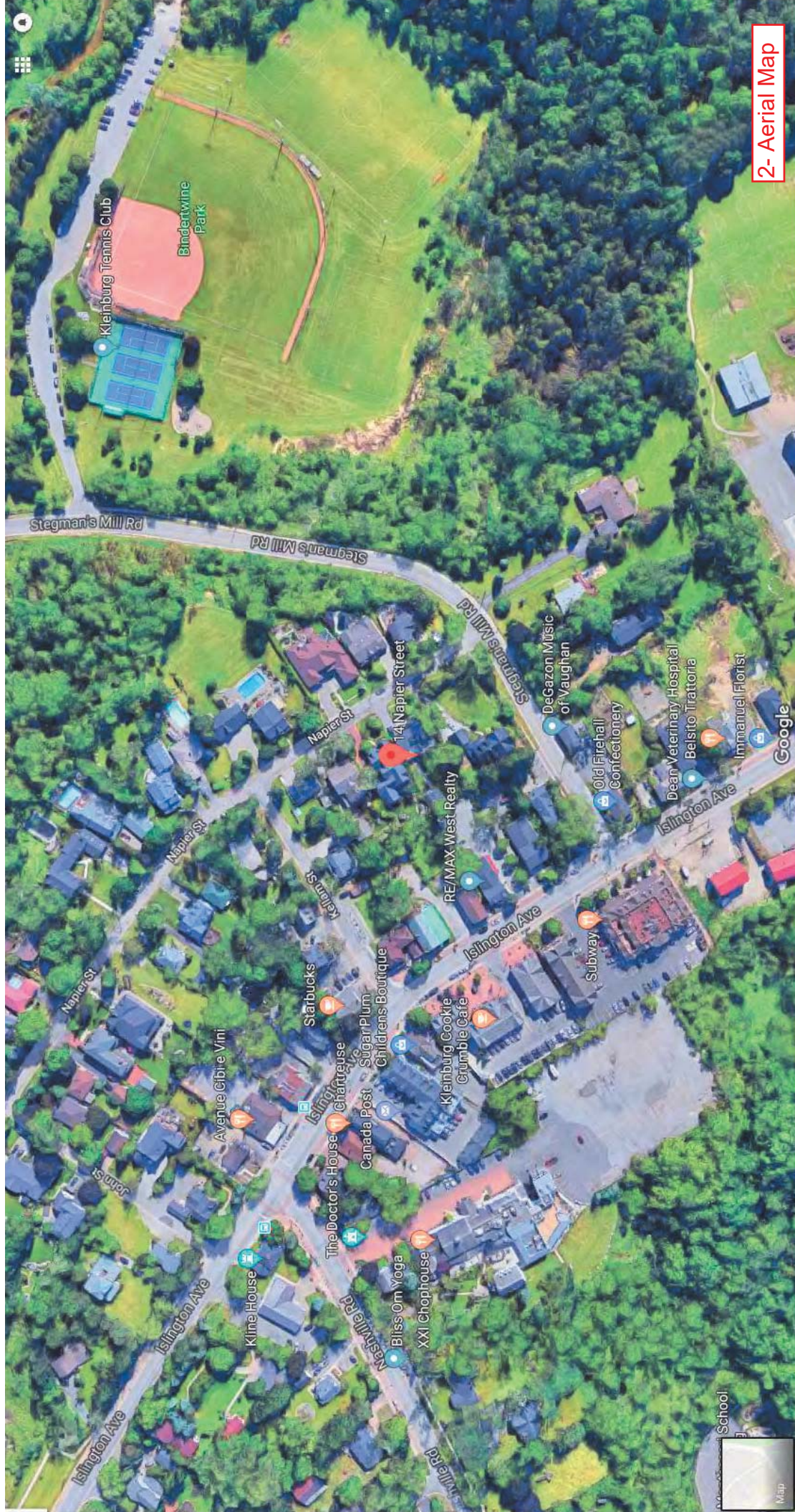
APPENDICES

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- 2- Aerial Photograph of Vicinity of subject property
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1- Vicinity Map





2- Aerial Map



3a - View from East, 14 Napier St.





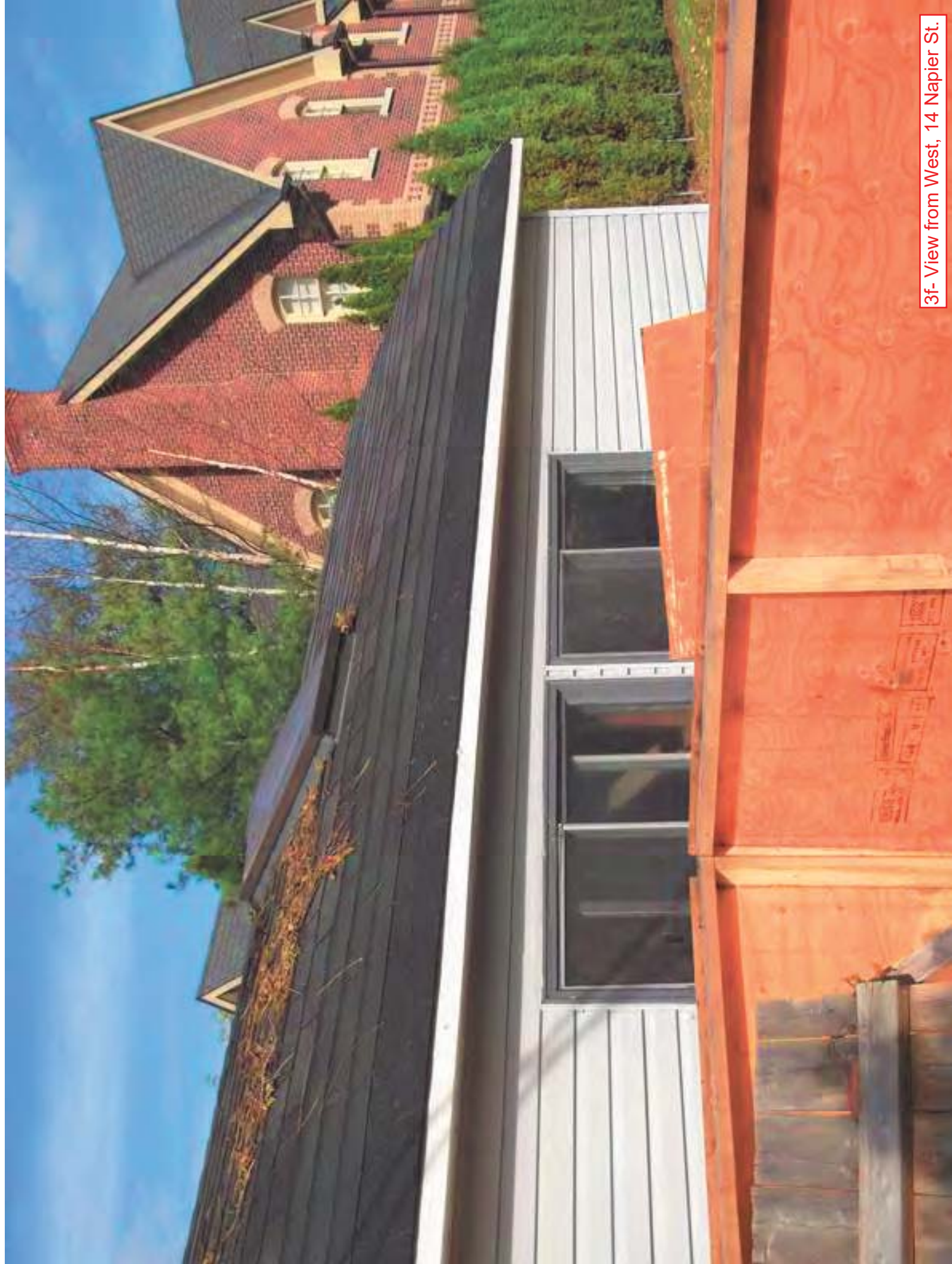
3c- North Elevation, 14 Napier St.



3d- View from South, 14 Napier St.



3e- View from west, 14 Napier St.



3f- View from West, 14 Napier St.



4a- View from East, adjacent to 14 Napier St.



4b- View from west, across 14 Napier St.



4c - View from East, 20 Napier St.



4d- View from West, 31 Napier St.



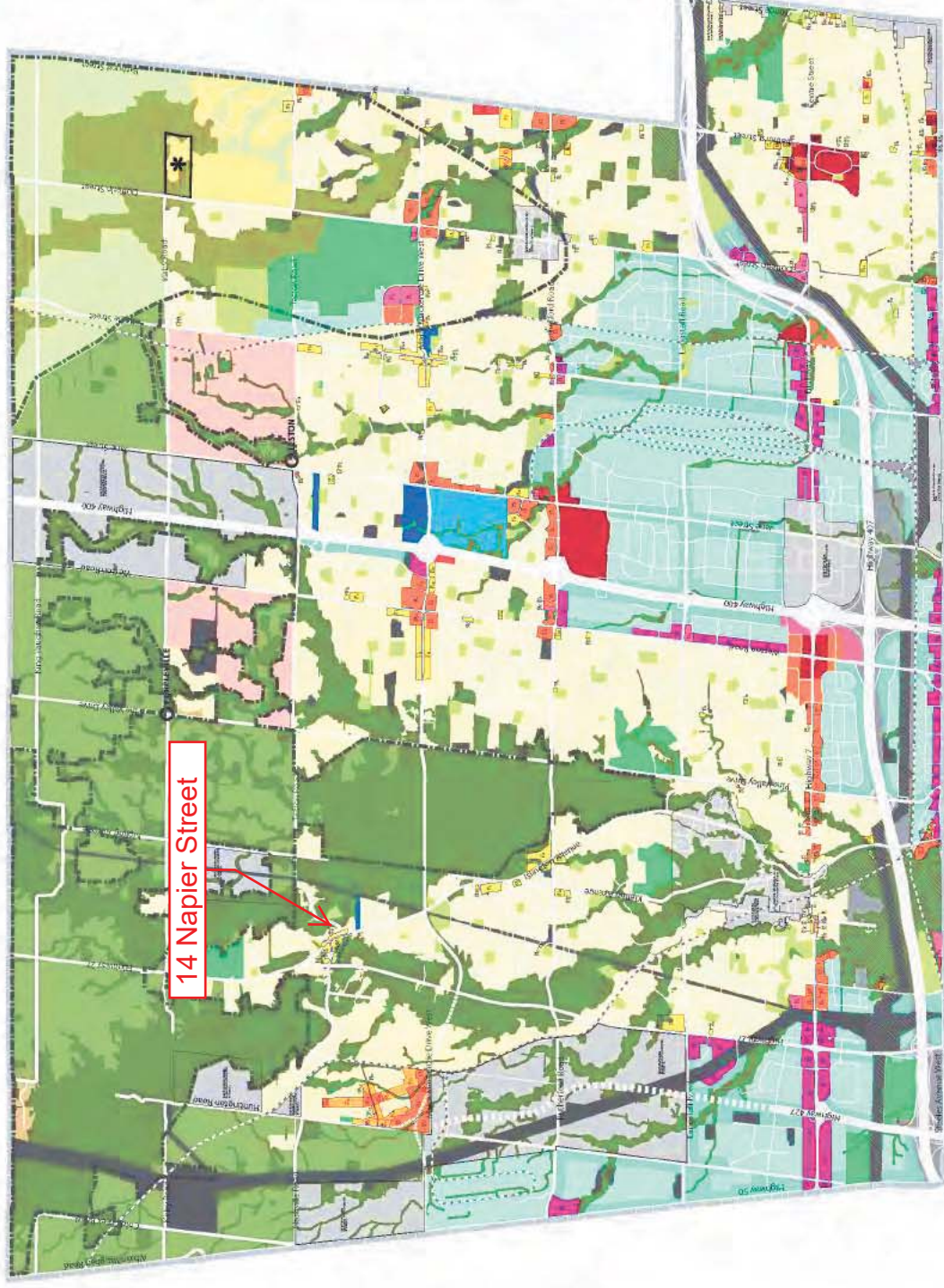
4e- View from East, 34 Napier St.

SCHEDULE 13
Land Use

- Natural Areas
 - Parks
 - Private Open Spaces
 - Agricultural
 - Rural
 - Low-Rise Residential
 - Low-Rise Mixed-Use
 - Mid-Rise Residential
 - Mid-Rise Mixed-Use
 - High-Rise Residential
 - High-Rise Mixed-Use
 - Community Commercial Mixed-Use
 - General Employment
 - Prestige Employment
 - Major Institutional
 - New Community Areas
 - Theme Park and Entertainment
 - Periphery Belt West Lands
 - Infrastructure and Utilities
 - Lands Subject to Approved Area Specific Secondary Plans (see Schedule 26)
 - Roads
 - Railway
 - Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
 - Oak Ridges Moraine Natural Core
 - Oak Ridges Moraine Linkage
 - Oak Ridges Moraine Countryside
 - Hamlet
 - Minister's Decision on OIMCP Designation Defined
 - Municipal Boundary
- Refer to Schedules 14-26 for Lands Subject to Area and Site Specific Policies in all Lines 2



February 2014



14 Napier Street

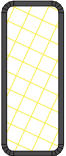
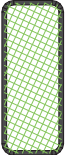
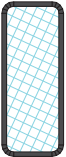
In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.

Kleinburg-Nashville
Heritage Conservation District Study
District Structure

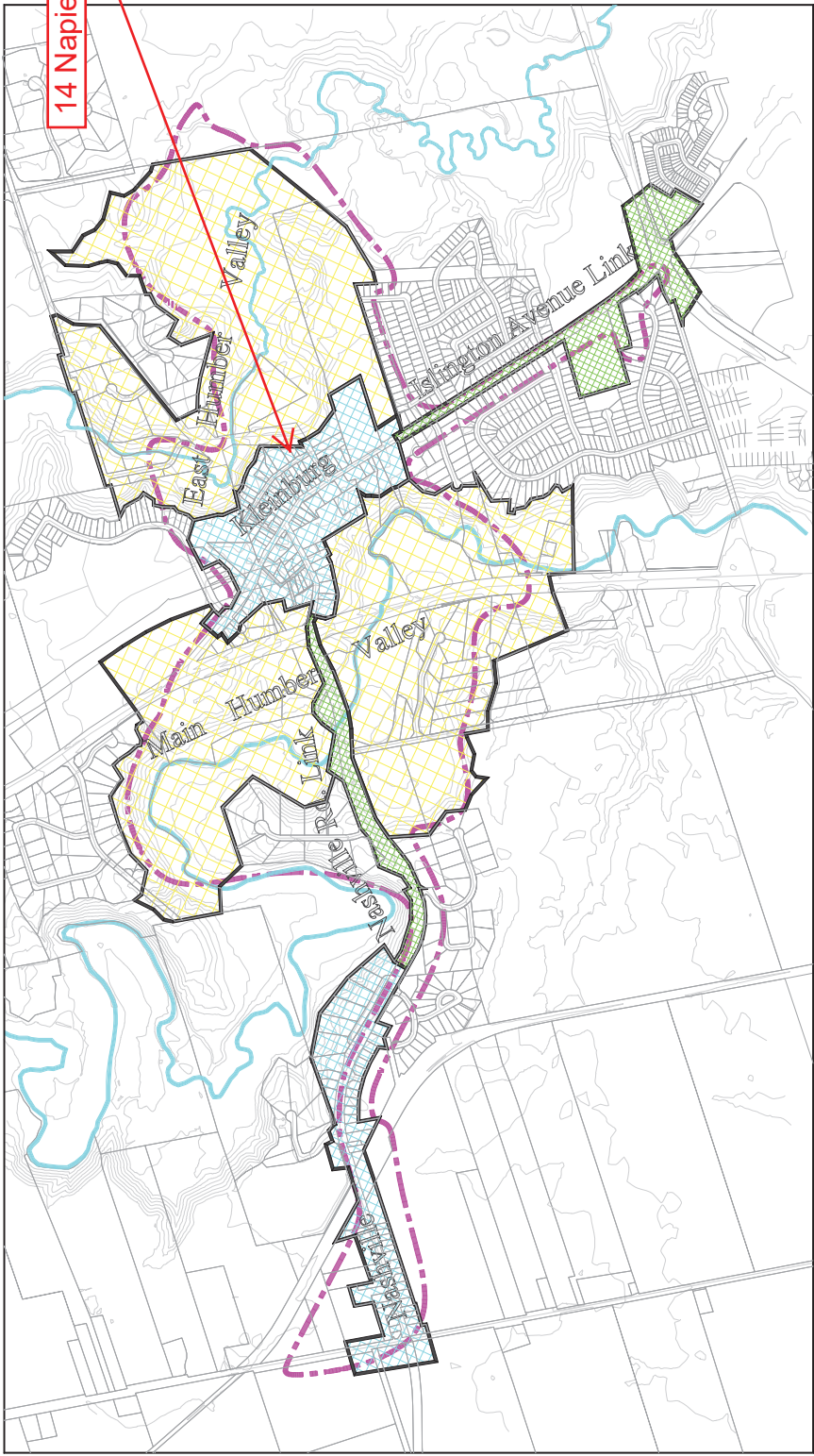
Study
Area



Elements of the District
Villages Road Links Valley Lands



Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003



PRIVATE RESIDENCE 14 Napier Street, Kleinburg Ontario SIT STATISTICS - KLEINBURG BY-LAW 1-88				MAY 4, 2018			
ZONING	R1	LOT NO.	12	LOT NO.	12	LOT NO.	12
PLAN NO.	11	LOT AREA	891.05 SQ. M.	LOT AREA	891.05 SQ. M.	LOT AREA	891.05 SQ. M.
LOT FRONTAGE	17.84 M.	LOT DEPTH	49.59 M.	LOT DEPTH	49.59 M.	LOT DEPTH	49.59 M.
DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION			
MAX. LOT FRONTAGE	17.84 M.	SAME	18 M.				
MIN. LOT AREA	891.05 SQ. M.	SAME	540 SQ. M.				
MAX. BUILD. HT.	10.65 M. TO PEAK	10.65 M. TO PEAK	10.65 M. TO PEAK				
BUILDING WIDTH	14.84 M.	N/A	N/A				
NO. OF STOREYS	2 STOREYS	2 STOREYS	2 STOREYS				
BUILDING AREA NO. 1	387.91 SQ. M. (with front porch)	387.91 SQ. M. (with front porch)	387.91 SQ. M. (with front porch)				
POOL HOUSE COVERAGE	18 SQ. M.	18 SQ. M.	18 SQ. M.				
LOT COVERAGE	307.32 SQ. M. (24.31%)	307.32 SQ. M. (24.31%)	307.32 SQ. M. (24.31%)				
1ST FLOOR AREA	205.48 SQ. M.	205.48 SQ. M.	205.48 SQ. M.				
2ND FLOOR AREA	202.37 SQ. M.	202.37 SQ. M.	202.37 SQ. M.				
FIN. BASEMENT AREA	183.14 SQ. M.	183.14 SQ. M.	183.14 SQ. M.				
GROSS FLOOR AREA	407.85 SQ. M.	407.85 SQ. M.	407.85 SQ. M.				
FIN. FIN. AREA	1.21 M. (from finished grade or top)	1.21 M. (from finished grade or top)	1.21 M. (from finished grade or top)				
DEVELOP. ENVELOPE	1.21 M. (from finished grade or top)	1.21 M. (from finished grade or top)	1.21 M. (from finished grade or top)				
1ST FLOOR HEIGHT	2.14 M.	2.14 M.	2.14 M.				
SETBACK	EXISTING	PROPOSED	REQUIRED				
FRONT (F)	7.83 M.	7.83 M.	7.5 M.				
SIDE (S)	1.80 M.	1.80 M.	1.5 M.				
SIDE (N)	1.07 M.	1.07 M.	1.4 M.				
REAR (R)	21.45 M.	21.45 M.	7.5 M.				

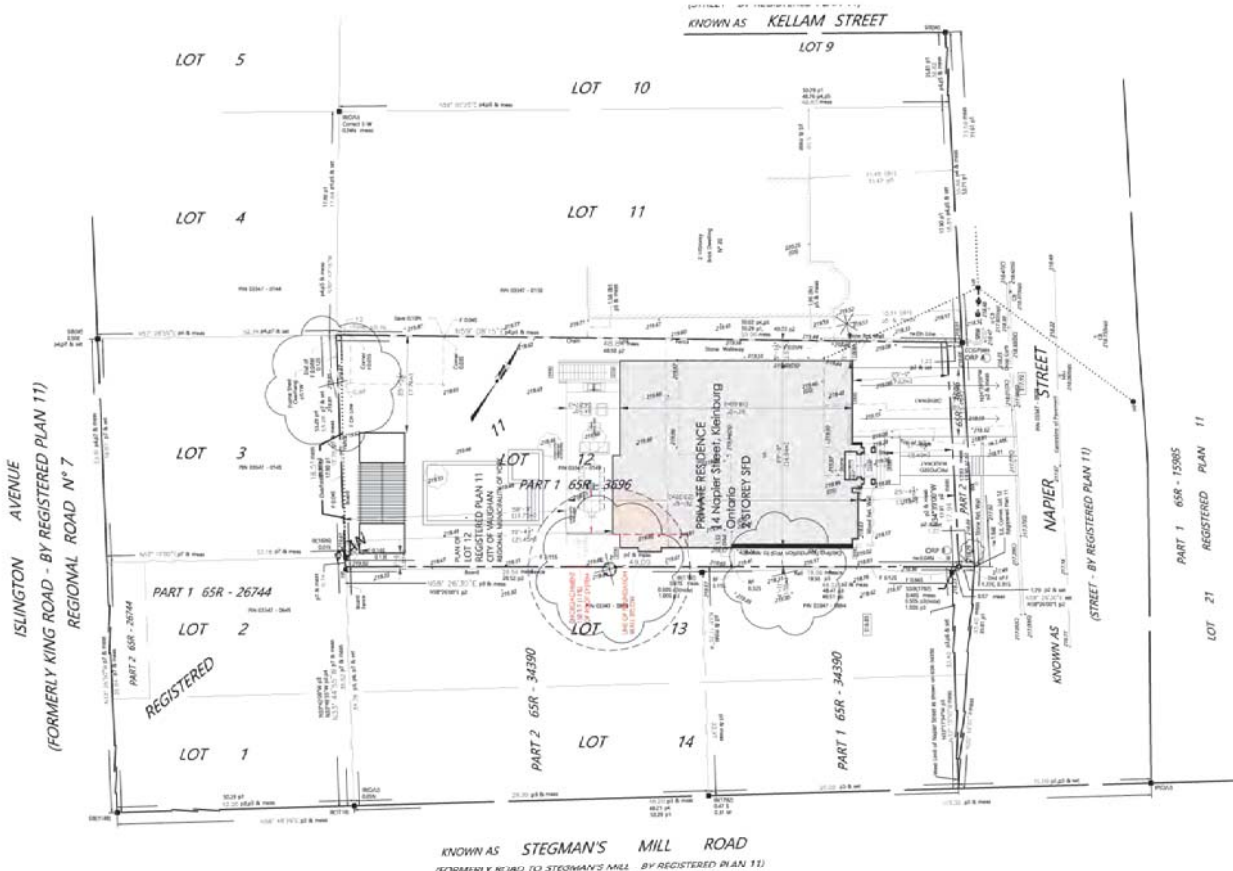
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STATISTICS
SCORE: NIS



2
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CONTEXT PLAN
SCORE: NIS

GENERAL FIRE PROTECTION NOTES

- Hydrants shall be unobstructed and ready for use at all times.
- Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- Ensure designated firebreaks are identified on permit drawings
- Proposed Building will not be sprinklered as it is not required in a Part 9 single family residential building.
- Parking is permitted within property. Car garage and drive parking is being provided
 - General concerns of vehicle parking on the roads which would reduce the width below the minimum code requirements for fire route.



3
A0.0
SITE PLAN
SCORE: NIS

7- Preliminary Drawings of Planned Redevelopment

No.	Revision	Date
1	2472836 Ontario Inc. 14 Red Ash Court Brampton, Ont. 647-929-9033	

No.	Issue	Date
1	SITE PLAN APPROVAL	SEP. 30, 2018
2	SITE PLAN APPROVAL REV.	FEB. 10, 2018

SITE STATISTICS
CONTEXT PLAN
SITE PLAN

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
DATE	SEPTEMBER 2018
Scale	A0.0
Author	AS NOTED

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

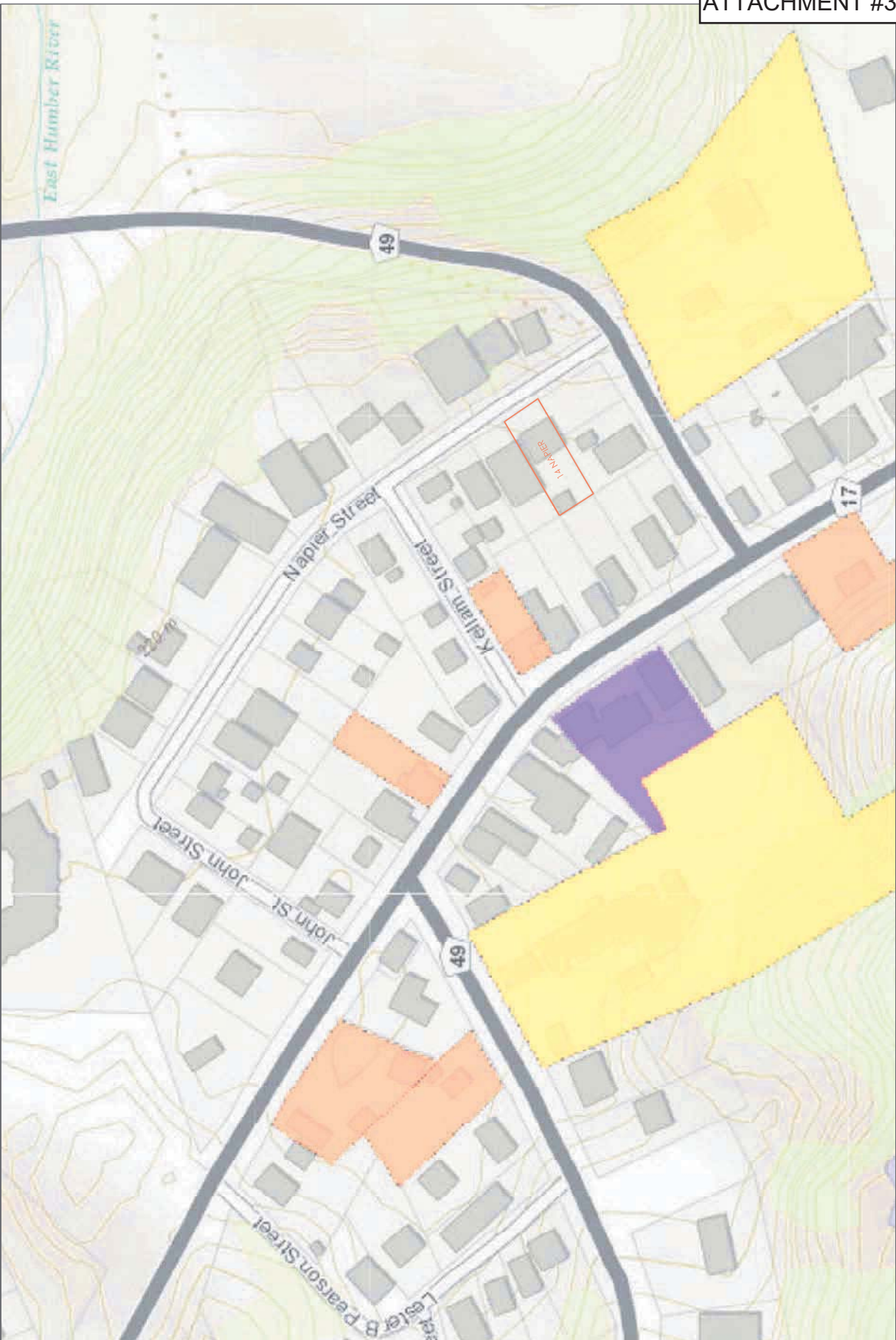
A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, 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.



No.	REVISION				PROJECT TITLE:			
1	SITE PLAN APP. - SEPT 30/18				PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
					SHEET TITLE: AERIAL		SCALE: NTS	DATE: SEPT. 30-18



No.	REVISION				PROJECT TITLE:			
1	SITE PLAN APP. - SEPT 30/18				PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
					SHEET TITLE: CONTEXT PLAN		SCALE: NTS	DATE: SEPT. 30-18

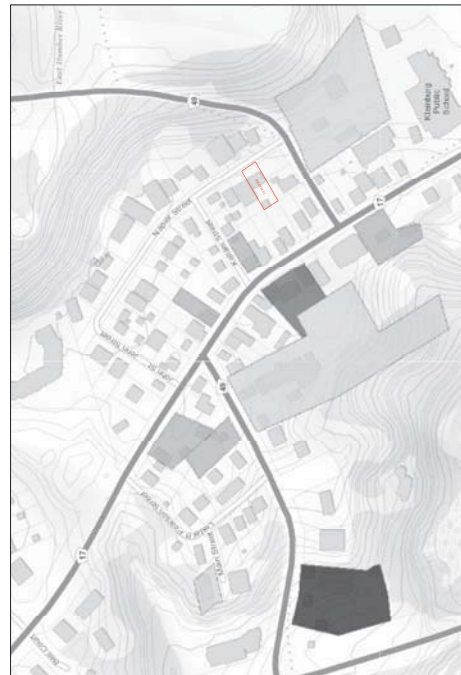
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

SITE STATISTICS - KLEINBURG
BY-LAW 1-88

MAY 4, 2018

PLAN NO.	1	LOT NO.	12
FRONTAGE	17.97 M	LOT AREA	891.05 SA
DEPTH	179.44 M	LOT DEPTH	49.29 M
DESCRIPTION	EXISTING	PROPOSED	SECTION
MIN. LOT FRONTAGE	17.97 M	SAME	18 M
MIN. LOT AREA	891.05 SA	SAME	840 SA
MAX. BUILT-UP	10.45 M TO PEAK	10.45 M TO PEAK	20.00 M TO PEAK
BUILDING WIDTH	14.4 M	N/A	N/A
NO. OF STOREYS	2 STOREYS	2 STOREYS	
BUILDING AREA (G.L.)	597.75 SA (FROM 1994)	597.75 SA (FROM 1994)	
POOL HOUSE COVERAGE	18 SA	18 SA	
LOT COVERAGE	30% (20.71%)	30% (20.71%)	
1ST FLOOR AREA	205.48 SA	205.48 SA	
2ND FLOOR AREA	232.27 SA	232.27 SA	
FIN. BASEMENT AREA	183.74 SA	183.74 SA	
GROSS FLOOR AREA (incl. porch)	421.75 SA	421.75 SA	
DEVELOP. ENVELOPE (incl. porch)	1.21 M from established grade at front	1.21 M from established grade at front	
1ST FLOOR HEIGHT			
SETBACK	EXISTING	PROPOSED	REQUIRED
FRONT (ft)	7.62 M	7.62 M	7.62 M
SIDE (ft)	1.50 M	1.50 M	1.5 M
REAR (ft)	1.50 M	1.50 M	1.5 M
REAR (ft)	21.43 M	21.43 M	7.5 M

1. SITE PLAN
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SCALE: 1:50

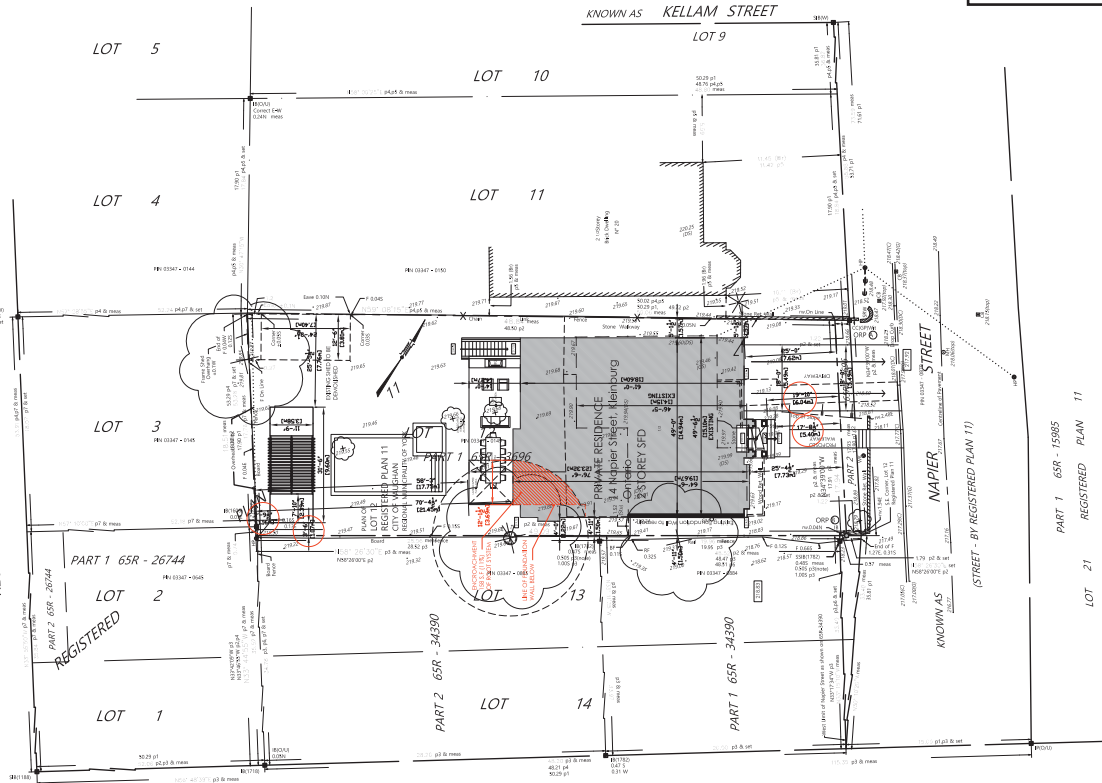


2. CONTEXT PLAN
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SCALE: NTS

GENERAL FIRE PROTECTION NOTES

- Hydrants shall be unobstructed and ready for use at all times.
- Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- Ensure designated firebreaks are identified on permit drawings
- Proposed Building will not be sprinklered as it is not required in a Part 9 single family residential building.
- Parking is permitted within property. Car garage and drive parking is being provided
 - o General concerns of vehicle parking on the roads which would reduce the width below the minimum code requirements for fire route.

ISLINGTON AVENUE
(FORMERLY KING ROAD - BY REGISTERED PLAN 11)
REGIONAL ROAD N° 7



KNOWN AS STEGMAN'S MILL ROAD
(FORMERLY ROAD TO STEGMAN'S MILL - BY REGISTERED PLAN 11)

ATTACHMENT #4

3. SITE PLAN
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7472836 Ontario Inc.
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Brampton, Ont.
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Project	Sheet
Date	A0.0
SEPTEMBER 2018	
Scale	
AS NOTED	

7472834 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-929-5033



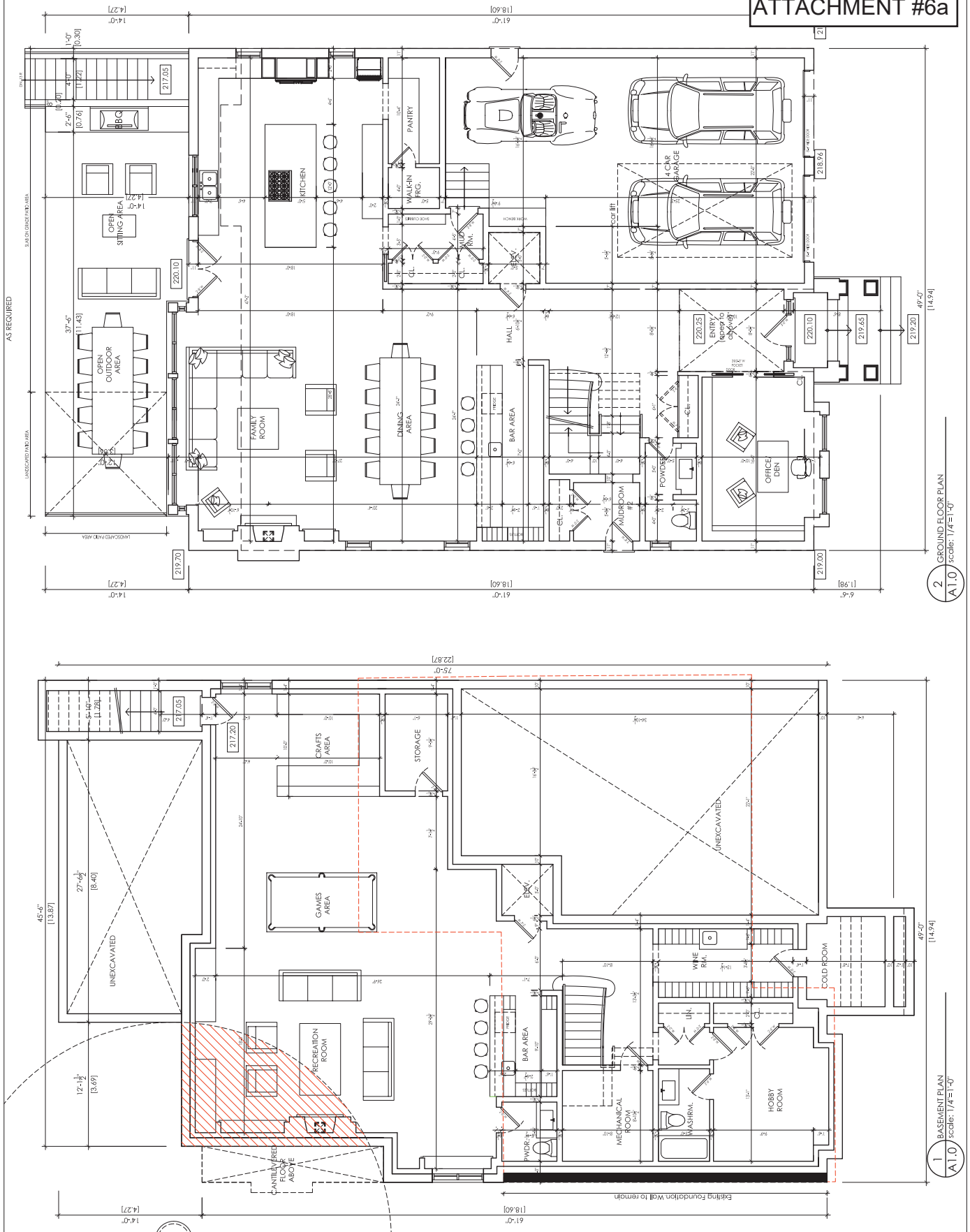
No.	Revision	Date
3	HERITAGE COMMENTS	MAY 4, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018
No.	Issue	Date

BASEMENT FLOOR PLAN
GROUND FLOOR PLAN

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
Date	A1.0
Scale	AS NOTED

ATTACHMENT #6a



2017/2018 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-929-5033

No.	Revision	Date

No.	Issue	Date
3	HERITAGE COMMENTS	MAY 2, 2019
2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
1	SITE PLAN APPROVAL	SEPT. 30, 2018

No.	Issue	Date

Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kitchburg
 Ontario

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Project
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 A2.0

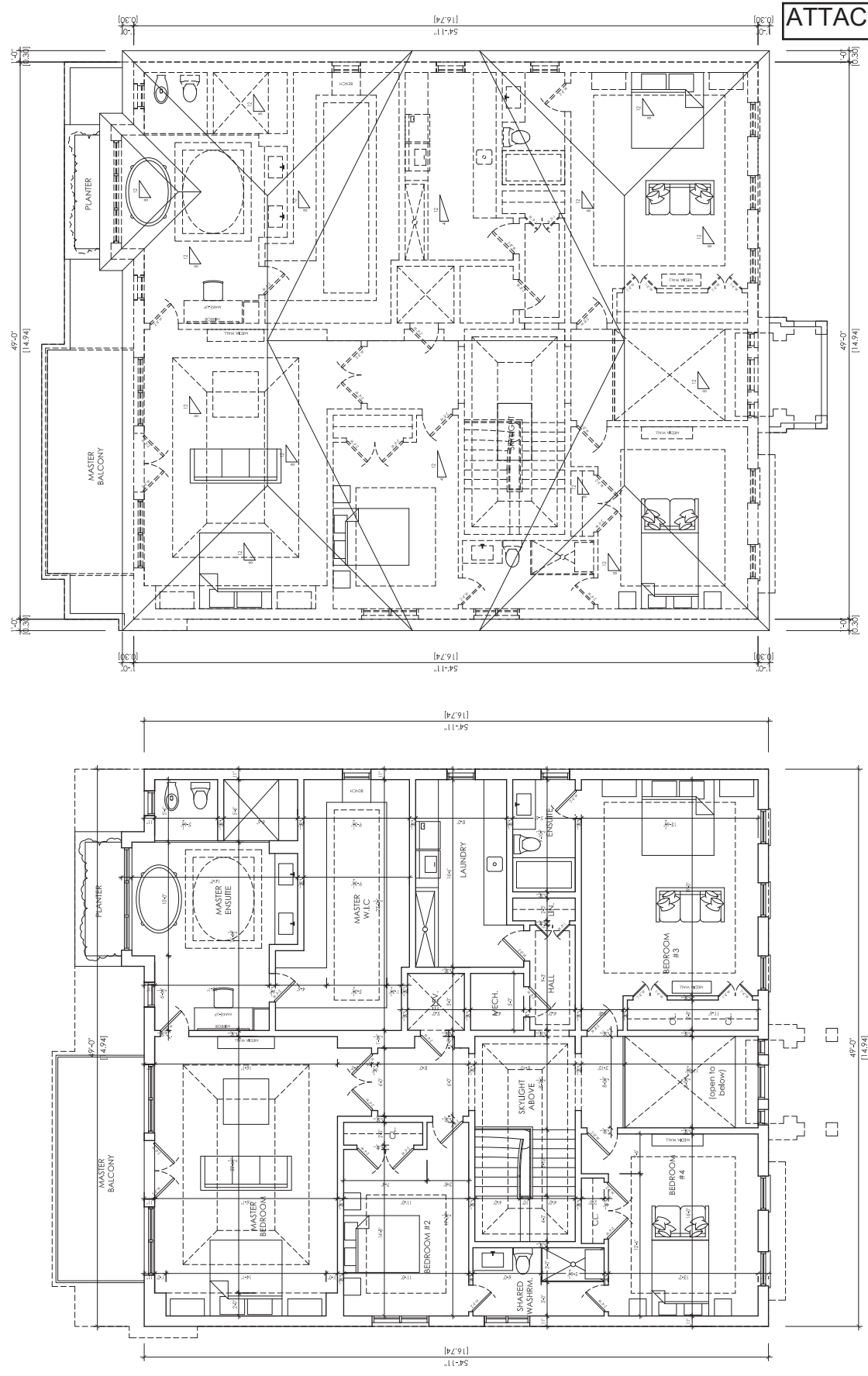
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ATTACHMENT #6b

2 ROOF PLAN
 A2.0 scale: 1/4"=1'-0"

1 SECOND FLOOR PLAN
 A2.0 scale: 1/4"=1'-0"

PROJECT NO. 14-001
 PROJECT NAME: 14 Red Ash Court
 PROJECT ADDRESS: 14 Red Ash Court
 PROJECT CITY: Brampton, Ont.
 PROJECT PHONE: 647-939-5033
 PROJECT EMAIL: info@architect.ca
 PROJECT WEBSITE: www.architect.ca
 PROJECT START DATE: 2018-09-01
 PROJECT END DATE: 2018-12-31
 PROJECT STATUS: IN PROGRESS
 PROJECT DESCRIPTION: ARCHITECTURAL DRAWINGS FOR 14 RED ASH COURT, BRAMPTON, ONT.

No. 1
 Revision
 Date

1472834 Ontario Inc.
 14 Red Ash Court
 Brampton, Ont.
 647-939-5033

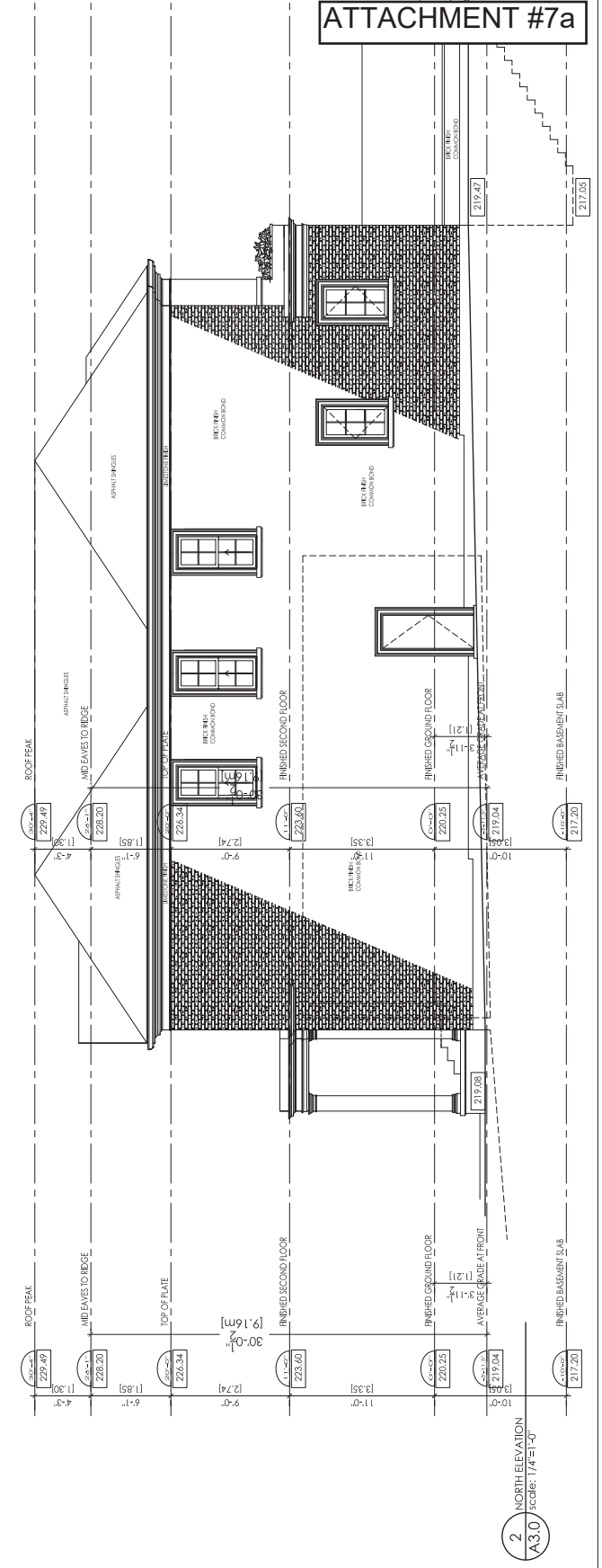
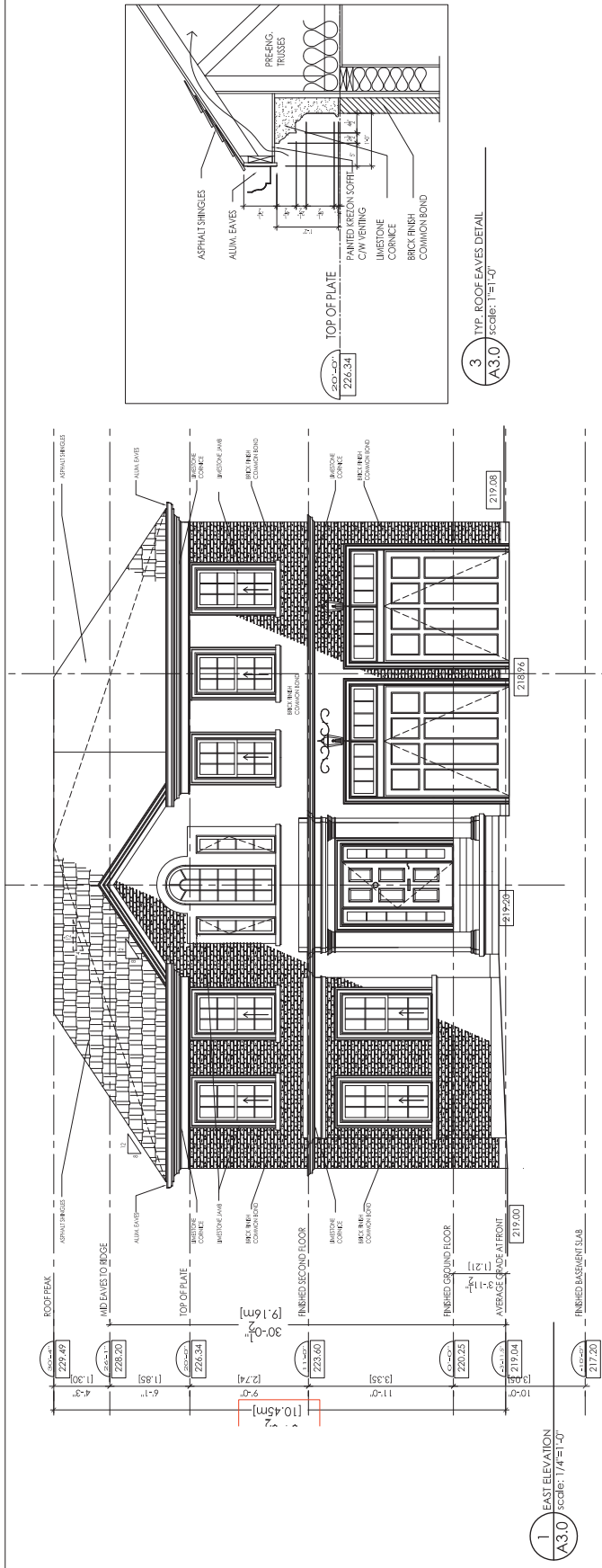
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 2 SITE PLAN APPROVAL REV. FEB. 10, 2019
 1 SITE PLAN APPROVAL SEPT. 30, 2018

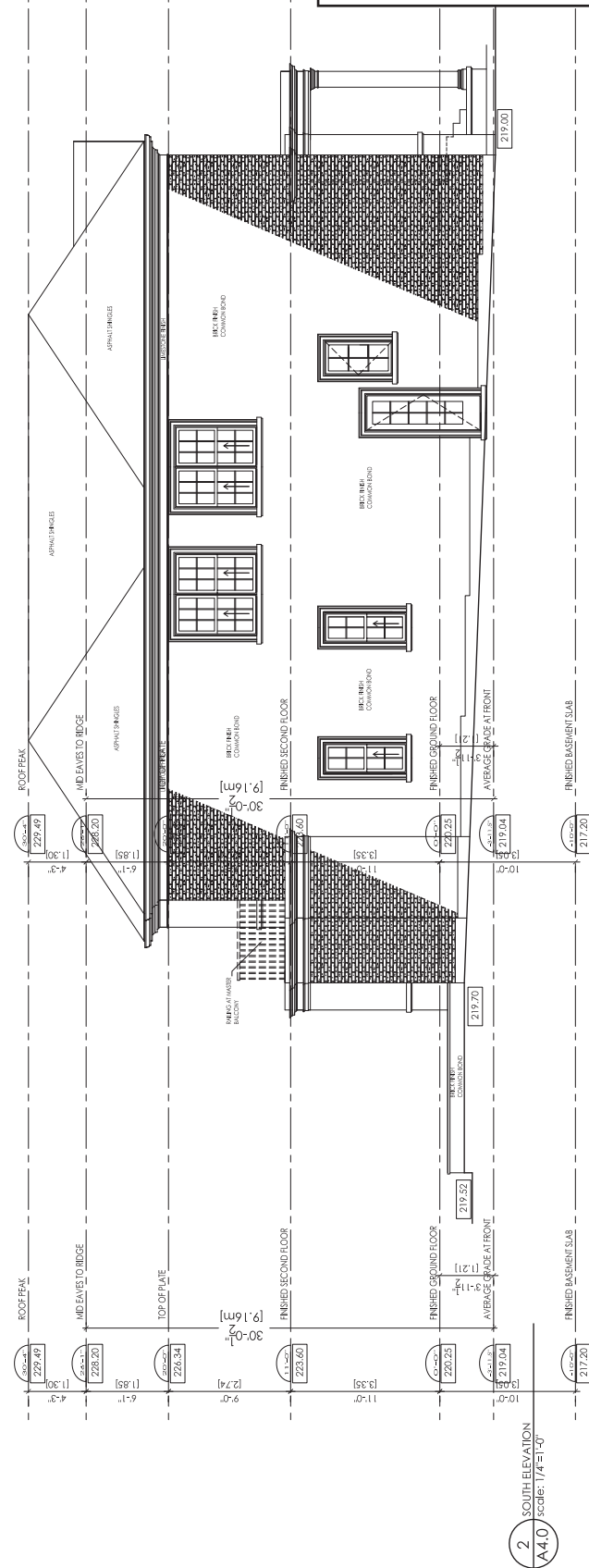
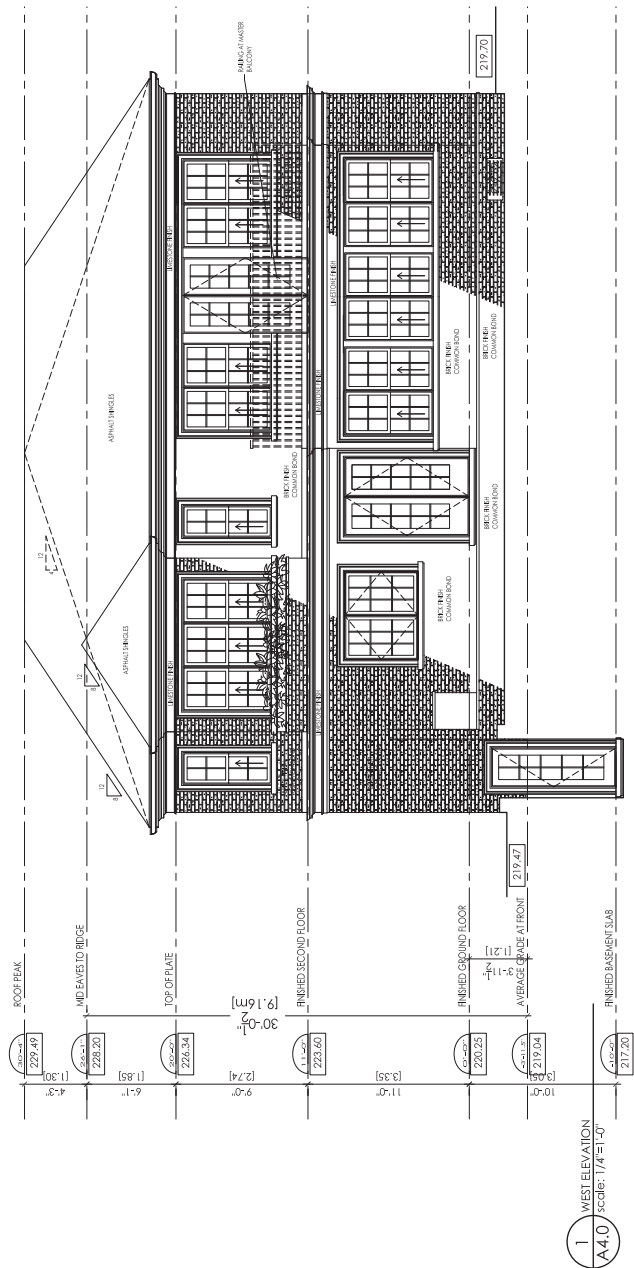
No. 1
 Issue
 Date

FRONT (EAST) ELEVATION
 SIDE (NORTH) ELEVATION

Project Name and Address
 PRIVATE RESIDENCE
 14 Napier Street, Kitchburg
 Ontario

Project Sheet
 Date: SEPTEMBER 2018
 Scale: AS NOTED
 A3.0





ATTACHMENT #7b

THE NEW YORK PUBLIC LIBRARY, ASTOR LENOX AND TILDEN FOUNDATIONS, 410 FIFTH AVENUE, NEW YORK, N. Y. 10018 DATE CALL NUMBER CLASS. NO. BOOK NO. COPIES REMARKS	14 Red Ash Court Brampton, Ont. 647-939-5033	2472836	Ontario Inc.
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	3	HERITAGE COMMENTS	MAY 4, 2019
	2	SITE PLAN APPROVAL REV.	FEB. 10, 2019
	1	SITE PLAN APPROVAL	SEPT. 30, 2018
	No.	Issue	Date

REAR (WEST) ELEVATION
SIDE (SOUTH) ELEVATION

Project Name and Address

PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
Date	A4.0
Scale	

14 Napier Street, Brampton, ON L6Y 4R7
 Tel: 905.874.8888
 Fax: 905.874.8889
 Email: info@heritageplanning.com
 Website: www.heritageplanning.com

HERITAGE PLANNING INC.
 14 Napier Street, Brampton, ON L6Y 4R7
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14 Napier Street, Brampton, ON L6Y 4R7
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14 Napier Street, Brampton, ON L6Y 4R7
 Tel: 905.874.8888
 Fax: 905.874.8889
 Email: info@heritageplanning.com
 Website: www.heritageplanning.com

No.

Description

Date

7472834 Ontario Inc.
14 Red Ash Court
Brampton, Ont.
647-939-5033

HERITAGE COMMENTS

MAY 4, 2019

SITE PLAN APPROVAL REV.

FEB. 10, 2019

1

SITE PLAN APPROVAL

SEPT. 30, 2018

No.

Issue

Date

POOL HOUSE

Project Name and Address

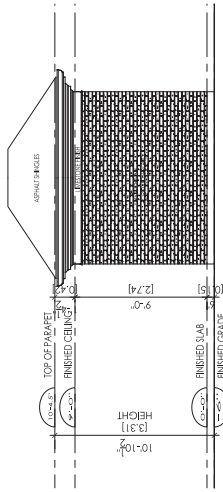
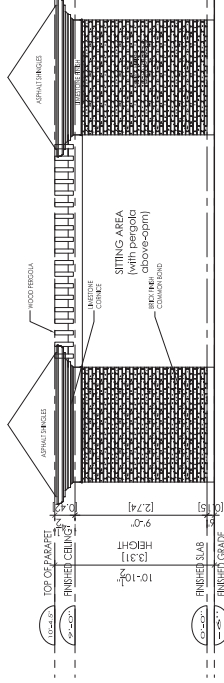
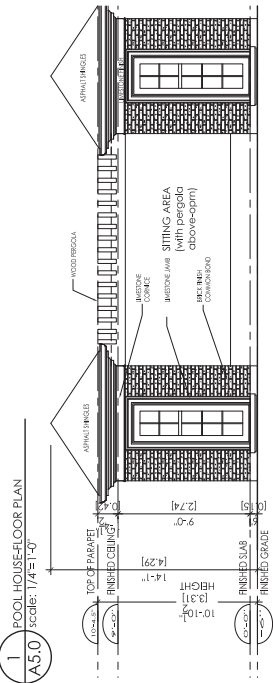
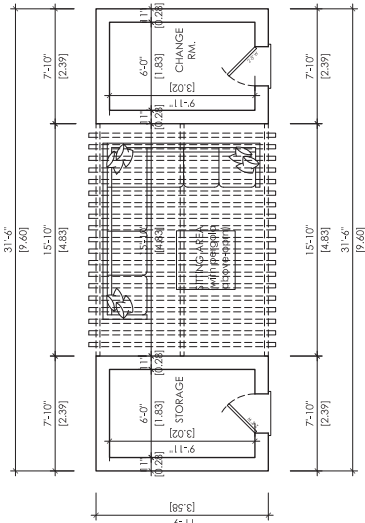
PRIVATE RESIDENCE
14 Napier Street, Kitchburg
Ontario

Project

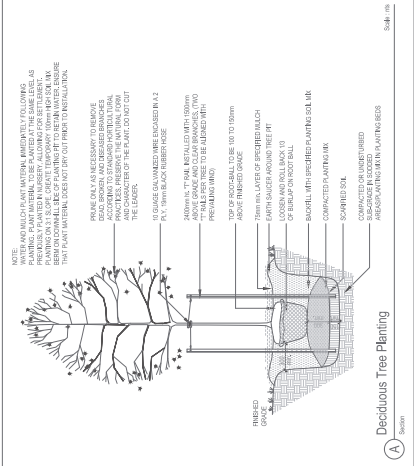
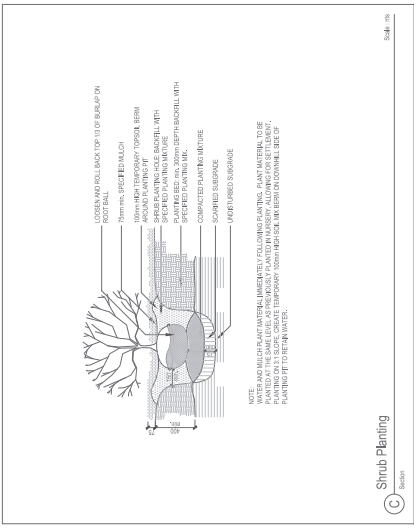
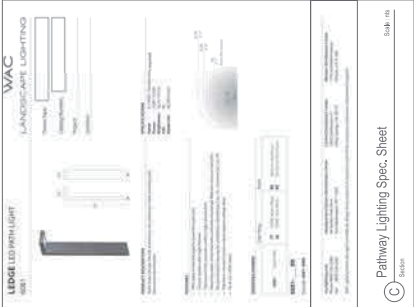
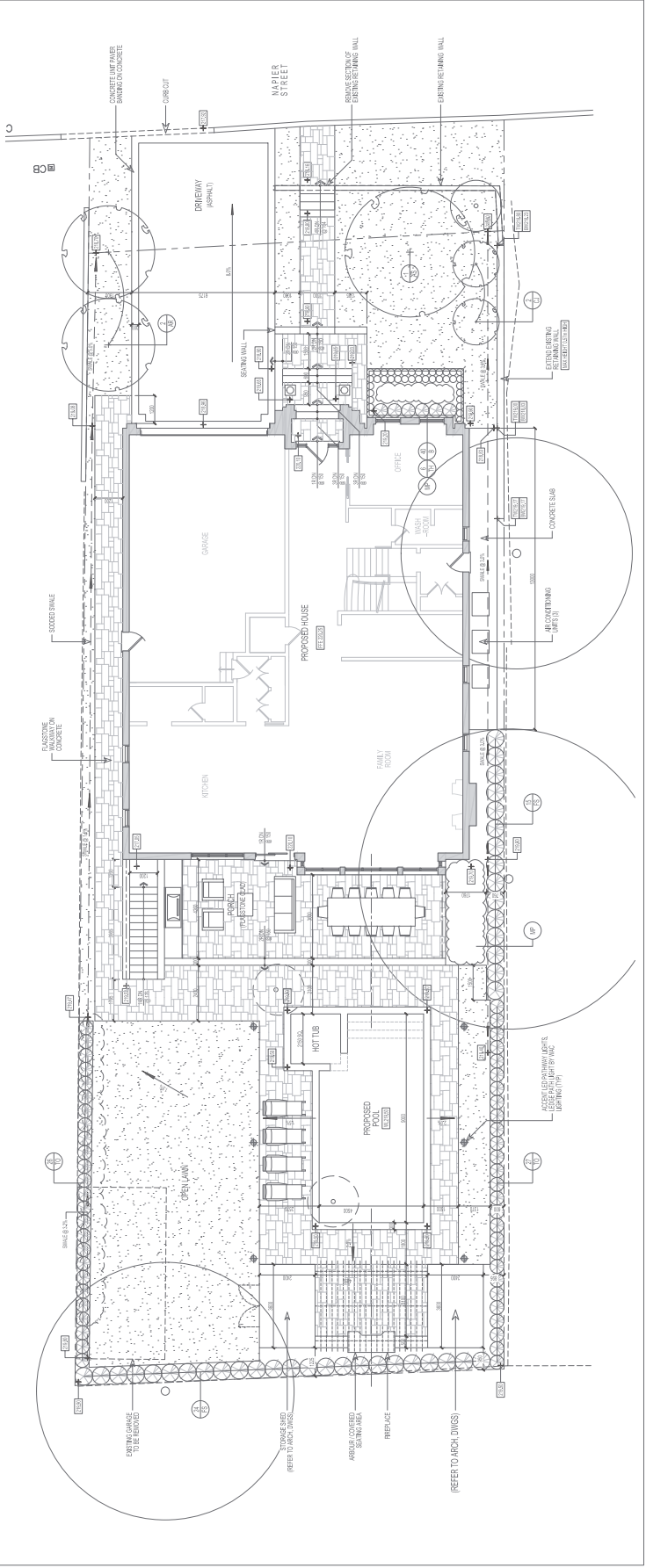
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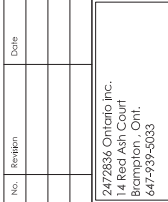
ATTACHMENT #8



NO. DATE		PRINT & REVISION RECORD	
2	SUP 25/18 FOR CLIENT REVIEW		
1	AUG 29/18 FOR CLIENT REVIEW		
PROJECT		LANDSCAPE CONSULTANT LIMITED 14 NAPIER STREET SCARBOROUGH, ONTARIO M1S 2E9 TEL: 416-291-1111 FAX: 416-291-1112 WWW.LANDSCAPE-CONSULTANT.COM	
PROJECT NAME		LANDSCAPE CONSULTANT LIMITED	
SCALE		M.P.	
DATE		FEBRUARY 07, 2019	
PROJECT NUMBER		L-1	
SHEET FOR		SHEET PLAN APPROVAL	



Symbol	Qty	Botanical/Common Name	Root	Size	Remarks
Deciduous Trees					
AS	1	Acer saccharum	WB	50mm cal.	
AR	2	Acer negundo	WB	50mm cal.	
CI	2	Cornus florida	WB	70mm cal.	
Coniferous Trees					
TO	33	Thuja occidentalis 'Sagittifolia'	WB	24in	
Deciduous Shrubs					
FS	39	Fagus sylvatica	Potted	22in high	Hedge
Evergreen Shrubs					
B	40	Buxa microphylla 'Green Giant'	Potted	50cm	
TH	6	Thunbergia alata	Potted	100cm	Hedge
Mixed Perennials					
HP		Hydrangea paniculata			



	3	HERITAGE COMMENTS		MAY 4, 2019
	2	SITE PLAN APPROVAL REV.		FEB. 10, 2019
	1	SITE PLAN APPROVAL		SEPT. 30, 2018
	No.	Issue		Date

MATERIAL BOARD

Project Name and Address
PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

Project	Sheet
Date SEPTEMBER 2018	A0.2
Scale AS NOTED	

TYPICAL LIMESTONE FINISH
UPPER WINDOW DETAIL