

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 42, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 12, 2019.

42. NEW CONSTRUCTION – THREE-STOREY, 45-UNIT APARTMENT BUILDING LOCATED AT 8010 KIPLING AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 4, 2019:

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 1, Report No. 2), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved; and
2. That the applicant be requested to alter the design of the façade by recessing the windows and balconies.



COMMITTEE OF THE WHOLE REPORT

DATE: Tuesday, June 4, 2019

WARD(S): 2

**TITLE: NEW CONSTRUCTION – THREE-STOREY, 45-UNIT
APARTMENT BUILDING LOCATED AT 8010 KIPLING AVENUE,
WOODBIDGE HERITAGE CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Corporate Services

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee regarding the proposed demolition of the existing dwelling and two small buildings and the proposed construction of a three-storey, 45-unit residential rental apartment building at 8010 Kipling Avenue, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as show on Attachments 2,3, and 4.

Report Highlights

- The Owner is proposing to demolish the existing three (3) buildings and to construct a three-storey rental apartment building at 8010 Kipling Avenue.
- The main dwelling is identified as a non-contributing property in the Woodbridge Heritage Conservation District Plan (“Woodbridge HCD Plan”).
- The proposal is consistent with the relevant policies of the Woodbridge HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge HCD Plan.

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 1, Report No. 2), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved; and
- 2) That the applicant be requested to alter the design of the façade by recessing the windows and balconies.

Background

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019:

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of the existing buildings at 8010 Kipling Avenue and new construction of a three (3) storey, 45-unit building on the same property under Section 42 of Ontario Heritage Act, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

The subject property is located on the west side of Kipling Avenue north of Woodbridge Avenue and William Street in the Woodbridge HCD and is Designated Part V as per the *Ontario Heritage Act*. The property presently holds three structures:

- a) A 1½ storey aluminum clad older residential building at the eastern end of the property. This building fronts onto Kipling Avenue;
- b) a small aluminum shed at the north edge of the lot,

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

The 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. To the south of the property is a single-family brick residence.

At this portion of Kipling Avenue, architectural character 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 the street.

The existing buildings at 8010 Kipling are all noted as “non-contributing” buildings within the Woodbridge HCD Plan. As such, demolition can be supported for a new construction proposal that conforms to the Woodbridge HCD Plan.

Policies and guidelines within the Woodbridge HCD Plan apply to all new construction within the Woodbridge HCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing a three-storey, 45-unit residential rental apartment building at 8010 Kipling Avenue.

Planned redevelopment of the property is to remove the existing buildings on the property and to construct 45 new rental apartment units with a single level of underground parking. The 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.

The use of red brick, properly scaled fenestration, landscaping and main entrance facing Kipling Avenue add to the compatibility as a transitional structure within the Woodbridge Heritage Conservation District.

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according the Woodbridge HCD Plan.

5.3 Heritage Character Statement defines:

“The village character and quality of the district should continue to be defined by:

- *a mixture of residential, industrial, commercial and public amenities organized in a community-oriented fashion, with main streets, a village core, open space and healthy neighborhoods, all within an accessible and walkable environment;*
- *lower density-built form along Kipling Avenue with two to three storey building heights and a mixture of uses including residential, industrial, open space and commerce;*
- *a concentration of increased height and density, and a mixed use-built form at the village nodes of Kipling and Woodbridge Avenue and the valley portion of Woodbridge Avenue (the Woodbridge Core);*
- *a diversity and mixture of a minimum of 14 different architectural styles throughout the village;*
- *a variety of building setbacks, typically having deep frontages and side yards;*
- *a “green” quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context; “*

The proposed plan aligns with the Heritage Character Statement extracts above.

5.3.1.5. Woodbridge is changing and maturing defines:

“Woodbridge has never stopped changing and never will: new buildings emerge every year and landscapes are frequently renewed. The original Woodbridge village character lingers amidst this change and is reflected in many of its buildings in terms of architecture, scale and density, in some of the monuments and bridges, in its topography and open spaces, and in the pattern of walkable streets and trails.”

The proposed plan aligns with the Woodbridge is changing and maturing extracts above.

5.3.2.2. Archaeology states:

“The District includes areas of potential archaeological significance (mostly in proximity to the river).”

The proposed application included a Stage 1&2 Archaeological Assessment (November 2017) for the subject lands. A letter of review and acceptance regarding this report from the Ministry of Tourism, Culture and Sport (March 2018) has been provided by the Owner and satisfies archaeological concerns.

5.3.2.3. Architecture notes:

“Buildings of two to three storey building heights, from different construction periods and uses coexist, side by side, including: residential homes, barns, farmhouses, commercial buildings, institutional and industrial buildings.”

The proposed plan of a three (3) storey residential building aligns with the Architecture extract above.

5.3.2.4. Scale and height notes:

“Buildings in Woodbridge are primarily of a two to three storey scale and height that is pedestrian friendly and allows ample sun penetration and open views (OPA #240 allows for a concentration of increased height and scale of up to four storeys maximum at the historic commercial nodes of Woodbridge and Kipling Avenue, within the Woodbridge Avenue commercial core). Buildings include: doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.”

The development plan of a three (3) storey residential building aligns with the Architecture extracts above.

5.3.2.5. Circulation, vehicular access and parking notes:

“Pedestrians can move freely and comfortably on all streets (there are sidewalks on both sides of the street, except for portions of Clarence Street, Wallace Street, William Street and James Street). On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”

The proposed plan provides one level of underground parking for 41 vehicles (including 2 Accessibility for Ontarians with Disabilities Act parking spaces) and 1 surface parking space. Thus, the proposed plan aligns with the Circulation, vehicular access and parking policy above.

6.1.2 Heritage Attributes (Kipling Avenue North and South) guidelines state:

“2. New and renovated buildings and landscapes must:

- conserve and enhance the tree canopy;*
- front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;*
- contribute to the quality and connectivity of the pedestrian environment;*
- serve to enhance the overall system of trails, pathways and pedestrian walkways;*
- maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;*
- be no taller than 3 floors (11 m); and*
- conserve and enhance views to the valleys east and west,*
- provide a design that is sympathetic with the character of adjacent properties.*

3. New buildings must have a residential character and should be conducive to a mix of uses, including small-scaled commercial uses.

4. All interventions within Kipling Avenue should contribute through structures and/or landscape to the design of significant points of entry and gateways.

5. Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.”

The applicant has provided a satisfactory Site Plan, Arborist Report and Landscape Plan that will contribute to the overall streetscape. The proposed 45-unit residential rental building is set back 5.67m from the front property line which meets the above guidelines.

The proposed development fronts directly onto Kipling Avenue with landscaping in the form of planter boxes. This is an appropriate style to meet the above policy.

The overall massing and height of the building as it fronts Kipling Avenue is consistent with the proportion of building in the immediate context which meets the above policy.

6.2.5 Approach to Non-Contributing Buildings states:

“Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued. Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.

The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be impacted by any new construction.”

The applicant has provided a satisfactory Heritage Impact Assessment shown on Attachment 1. The proposed development aligns with the intent that new buildings have a positive impact on the overall character of Woodbridge.

6.2.6 Activities that are Subject to Review states:

- *“All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.*
- *All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations and street and infrastructure improvements.*
- *All activities of the municipal and regional governments.”*

The property is undergoing a proposed Official Plan and Zoning By-Law amendment:

Current:

Official Plan: Low-Rise Mixed-Use

Zoning: R3 Residential Zone

Proposed:

Official Plan: Mid-Rise Mixed-Use

Zoning: RA3 Residential Apartment Zone 3

6.2.8 Appropriate Materials

“Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.

Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings.

Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.

Doors: Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.

Windows: Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.”

The applicant has provided a satisfactory Architectural Materials and Colour Rendering shown on Attachments 5 and 11 that will contribute to the overall character of the district.

6.3 Architectural Guidelines for New Buildings, Additions and Alterations states:

“Within the heritage district new architecture will invariably be constructed. This will occur on vacant sites, as replacement buildings for non-contributing existing structures, or severely deteriorated older buildings.

Entirely new buildings may be proposed:

- where no previous buildings existed or,*
- where original buildings are missing or,*
- where severely deteriorated buildings are removed through no fault of the current owner, or*
- where noncontributing buildings are removed.*

The intention in creating designs for new buildings should not be to create a false or fake historic building. Instead the objective must be to create a sensitive well-designed new structure ‘of its time’ that is compatible with the character of the district and its immediate context.”

The applicant has provided a satisfactory Site Plan, architectural massing, and building design that will contribute to the overall character of the district.

6.3.2 Contemporary Design states:

“Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be ‘of its time’”.

The applicant has provided a satisfactory Site Plan, building form and style that will contribute to the overall character of the district.

6.3.3 Architectural Guidelines states:

Material Palette: *“There is a very broad range of materials in today’s design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.”*

The applicant has provided a satisfactory Materials Palette that is comprised of a suitable integration of red and yellow masonry which is reflective of the area; complementary charcoal aluminum cladding, galvanized steel and glass is complementary to the overall character of the district.

Proportions of Parts states:

“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit. “

The proposed development presents a height and scale relationship appropriate to the adjacent heritage home and transitions adequately to the higher five (5) storey condominium building north of the property. The applicant has provided a satisfactory architectural massing and form that is in keeping with the overall character of the district.

Detailing states:

“For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”

The development includes a contemporary take on traditional characteristics such as solid brick walls with punched out windows; double hung vertical two (2) over two (2) windows that are present in the adjacent 8006 Kipling Avenue. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district.

6.4.1 Street Wall Setbacks states:

1. *New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*
2. *When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*

3. *Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.*
4. *Except where noted, new buildings must follow the City of Vaughan Zoning Bylaw in regard to side yards, back yards, interior yards and exterior yards.*
5. *All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*

The applicant has provided a design which includes satisfactory setbacks that are behind the required 45-degree angular plan from the front corner of 8006 Kipling Avenue and are in keeping with the overall surrounding context and massing of the district.

6.4.1.3 Kipling Avenue North and South requires:

“New development should be set back a minimum of three metres from the property line and a maximum of 4.5 metres to maintain the deep setback character of contributing buildings and allow for landscaped front yards.

Where heritage contributing buildings are located on either side of a new development site and are set further back from the 3.0m minimum building setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.”

The applicant has provided a satisfactory Site Plan and streetscape rapport that will contribute to the overall streetscape. The proposed 45-unit residential rental building is set back 5.67m from the front property line which meets the above guidelines.

6.4.2 Street Wall Height and Scale and 6.4.2.1 Woodbridge HCD (General) notes:

“In Woodbridge, the height and scale of buildings has a relatively consistent “Village” character, generally free standing 2-3 storey buildings with the exception of small concentrations of up to 6 storeys in certain locations.”

The proposed development is three (3) storeys which aligns with the above policy.

6.5 Transitions of New Buildings in Relation to Heritage Resources states:

“ii. Conservation of Heritage Character: New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.

v. Front yard Setback Guidelines: New buildings must be sympathetic to the setbacks of adjacent contributing buildings. When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.

Where heritage contributing buildings are located on either side of a new development site, and are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.

Where heritage contributing buildings are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.”

The applicant has provided a satisfactory Site Plan and street setting which meets the above guidelines for the district.

6.6.3 Tree Canopy and Vegetation states:

“Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street. 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 (Amended to 052-2018) must be adhered to.

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.

An on-going tree maintenance and replacement strategy should be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.

The forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a “soft” transition to the built form and ensure that Woodbridge is continuously planned as ‘a community within a park setting’.”

The applicant has provided a satisfactory Site Plan, Arborist Report and Landscape Plan which includes an acceptable tree replacement strategy of multi-stem trees and shrubs on the landscape buffer at the entrance; planting beds and shrubs on the north and west side of the property.

6.7.1 Roads, Curbs, Sidewalks and Streetscape states:

“Kipling Avenue - Should have a continuous planting of street trees on either side of the street and incorporate existing mature trees.”

The Landscape Plan suggests a continuity of soft landscape material at street edge as well as perimeter definition, which provides a satisfactory Site Plan and Landscape Plan that will contribute to the overall streetscape.

6.7.6 Parking states

“On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.

The proposed development meets the above policy as a masonry wall with stepped landscape feature over the front facade disguises the underground parking functions behind, and brings the massing and structure within a human proportion and scale.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction at 8010 Kipling Avenue under the Ontario Heritage Act.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Cultural Heritage Impact Assessment
2. Context Plan
3. Aerial Plan
4. Site Plan
5. Colour Rendering
6. Parking Plan – Level 1
7. Ground Floor Plan
8. Level 2 & 3 Floor Plan
9. Street Elevation
10. North, South & West Elevations
11. Architectural Materials
12. Landscape Plan

Prepared by

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**CULTURAL HERITAGE DISTRICT
IMPACT ASSESSMENT
and
Heritage Conservation District
Conformity Report**

**8010 Kipling Avenue
Vaughan (Woodbridge), Ontario,
Canada**

7 September 2018

prepared by



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

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**8010 Kipling Avenue
Woodbridge Heritage District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
28 August 2018**

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3.0 RECOMMENDATIONS

REFERENCES

APPENDICES

- 1- Property Survey, 1810 Kipling Avenue
- 2- Existing Photographs, 1810 Kipling Avenue
- 3- Photographs of adjacent buildings on Kipling Avenue
- 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

**8010 Kipling Avenue
Woodbridge Heritage District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
28 August 2018**

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) 1 ½ 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 Vaughn, 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

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none">• <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>
<ul style="list-style-type: none">• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>land use would remain</i>
<ul style="list-style-type: none">• <i>siting, massing, and scale</i>	<i>redevelopment of 1080 Kipling will provide an appropriate use of the site at a scale consistent with guidelines for development within the Heritage District</i>
<ul style="list-style-type: none">• <i>design that is sympathetic with adjacent properties</i>	<i>building design fits requirements with the Heritage District.</i>

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*.

8010 Kipling Avenue
Woodbridge Heritage District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
28 August 2018

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

A handwritten signature in black ink, appearing to read 'M. Hall', with a stylized, flowing script.

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

**8010 Kipling Avenue
Woodbridge Heritage District
Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
28 August 2018**

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

SURVEYOR'S REAL PROPERTY REPORT

PART 1:
PLAN OF PART OF THE
NORTH HALF OF LOT 7, CONCESSION 8
(ALSO KNOWN AS LOT 9, DEPOSITED
PLAN 546 WOODBRIDGE)

CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200

AKSAN PILLER CORPORATION LTD.

CONDOMINIUM
STANDARD
PLAN

114.1

No. 8026 - 8032

BRICK BUILDING

5 STOREY

ROOF - 182.8

BALCONY

5.86

1.33

1.33

1.33

1.33

1.33

1.33

1.33

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AKSAN PILLER CORPORATION LTD.

PART 2:
PREPARED FOR FIRST AVENUE PROPERTIES
LOCATION OF THE BUILDING: WHOLLY ON THE PROPERTY,
AS SHOWN ON PART 1,
DECKS:
SWIMMING POOLS:
EXISTING FENCES:
EASEMENTS:
DRIVEWAY:

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SSB DENOTES STANDARD IRON BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS MONUMENT
- D/U DENOTES ORIGIN UNKNOWN
- N DENOTES NORTH
- E DENOTES EAST
- W DENOTES WEST
- P.C. DENOTES FENCE LINK FENCE
- B.F. DENOTES BOARD FENCE
- P. & W. DENOTES POST AND WIRE FENCE
- P2 DENOTES PLAN 658-4914
- P3 DENOTES KROMAR SURVEYORS LTD. O.L.S
- KR DENOTES KROMAR SURVEYORS LTD. O.L.S
- YRSC DENOTES YRSC PLAN 141,658 - 30502
- UP DENOTES UTILITY POLE
- CB DENOTES CATCH BASIN
- MH DENOTES MAN HOLE
- 00.50 DENOTES TREE TRUNK DIAMETER

METRIC:
DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING
BY 0.3048.

BEARING NOTE:

BEARINGS ARE REFERRED TO THE WESTERLY
PLAN 658-30502 HAVING AN ASTROMIC
BEARING OF N09°44'0"W.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND
ARE DERIVED FROM THE CITY OF TORONTO
BENCH MARK 31-4 ELEVATION - 85.574m.

CAUTION:

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS
FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND
IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATION THEREUNDER.
2. THE SURVEY WAS COMPLETED ON:
THE 16th DAY OF OCTOBER, 2017.

OCTOBER 16, 2017

DATE

AKSAN

AKSAN PILLER CORPORATION LTD

ONTARIO LAND SURVEYORS

943 MT PLEASANT ROAD, TORONTO, ONTARIO, M6P 2L7

1 (416) 593-1114 (F) 416-593-1115 (M) 416-593-1116 (C) 416-593-1117 (T) 416-593-1118 (F) 416-593-1119 (M) 416-593-1120 (C) 416-593-1121 (T) 416-593-1122 (F) 416-593-1123 (M) 416-593-1124 (C) 416-593-1125 (T) 416-593-1126 (F) 416-593-1127 (M) 416-593-1128 (C) 416-593-1129 (T) 416-593-1130 (F) 416-593-1131 (M) 416-593-1132 (C) 416-593-1133 (T) 416-593-1134 (F) 416-593-1135 (M) 416-593-1136 (C) 416-593-1137 (T) 416-593-1138 (F) 416-593-1139 (M) 416-593-1140 (C) 416-593-1141 (T) 416-593-1142 (F) 416-593-1143 (M) 416-593-1144 (C) 416-593-1145 (T) 416-593-1146 (F) 416-593-1147 (M) 416-593-1148 (C) 416-593-1149 (T) 416-593-1150 (F) 416-593-1151 (M) 416-593-1152 (C) 416-593-1153 (T) 416-593-1154 (F) 416-593-1155 (M) 416-593-1156 (C) 416-593-1157 (T) 416-593-1158 (F) 416-593-1159 (M) 416-593-1160 (C) 416-593-1161 (T) 416-593-1162 (F) 416-593-1163 (M) 416-593-1164 (C) 416-593-1165 (T) 416-593-1166 (F) 416-593-1167 (M) 416-593-1168 (C) 416-593-1169 (T) 416-593-1170 (F) 416-593-1171 (M) 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416-593-1



2- Street View 8010 Kipling



3a) 8008 Kipling Avenue



3b) 8020 Kipling Avenue

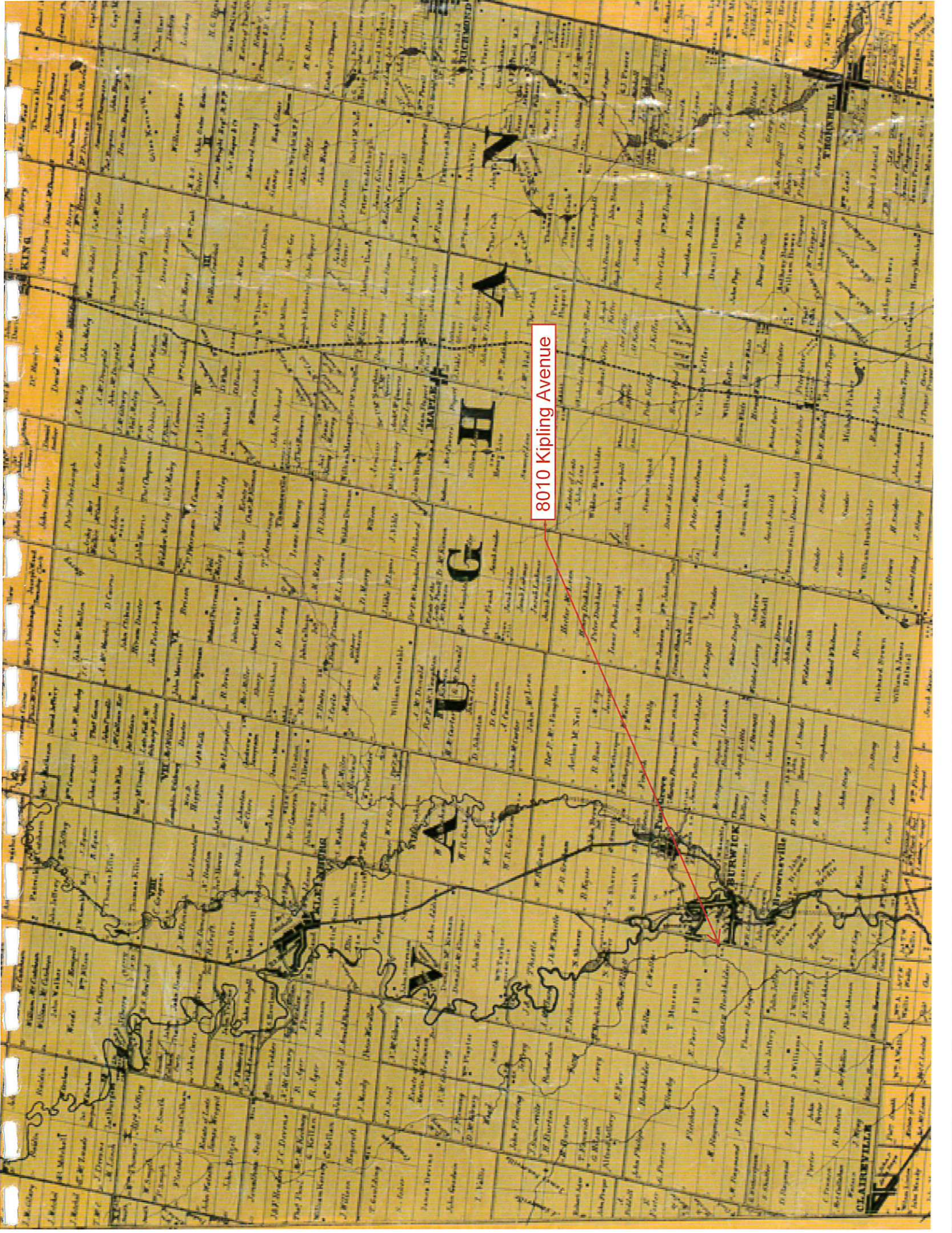


3c) 8001 Kipling Avenue

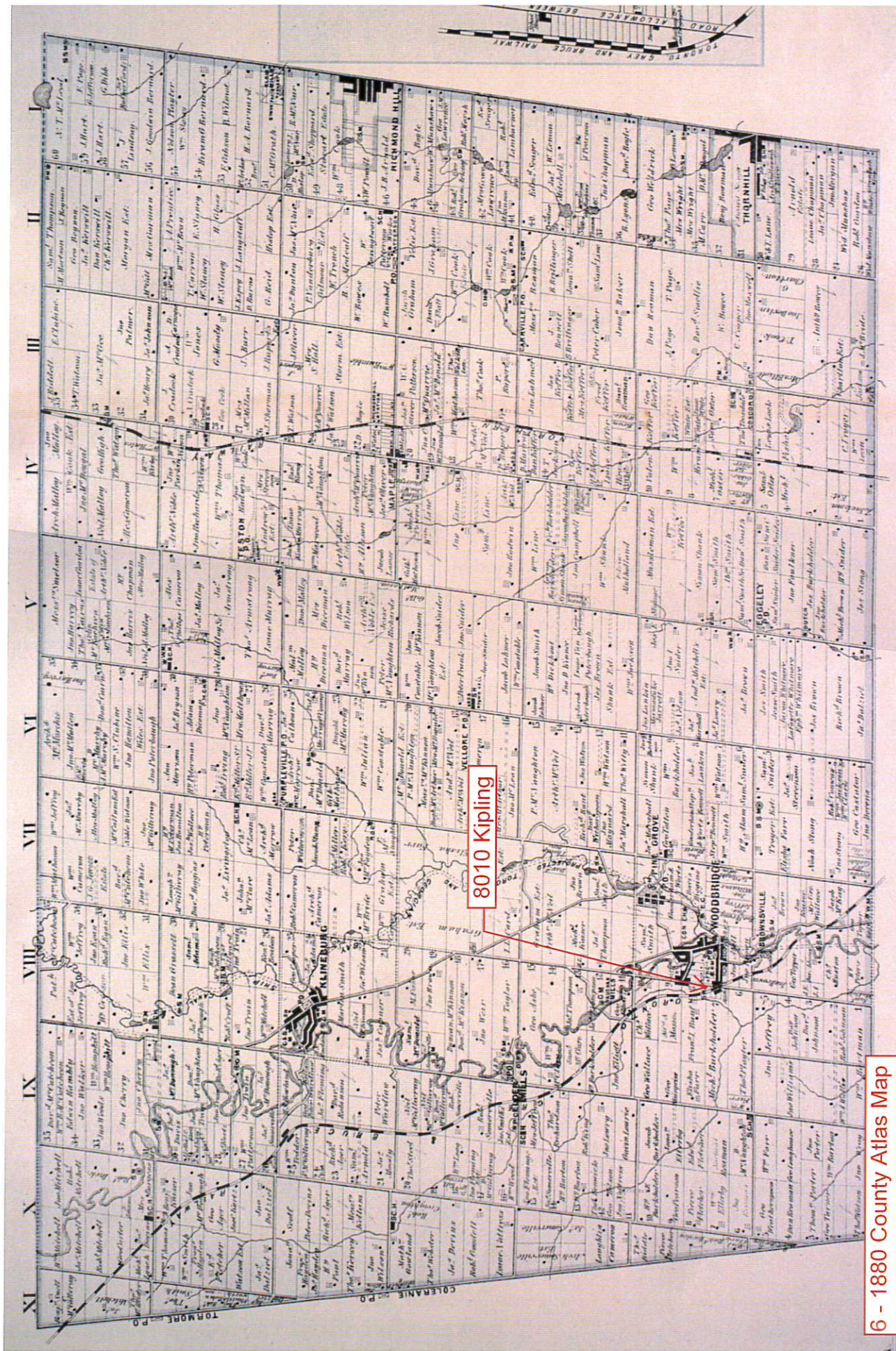


3d) 8009 Kipling Avenue





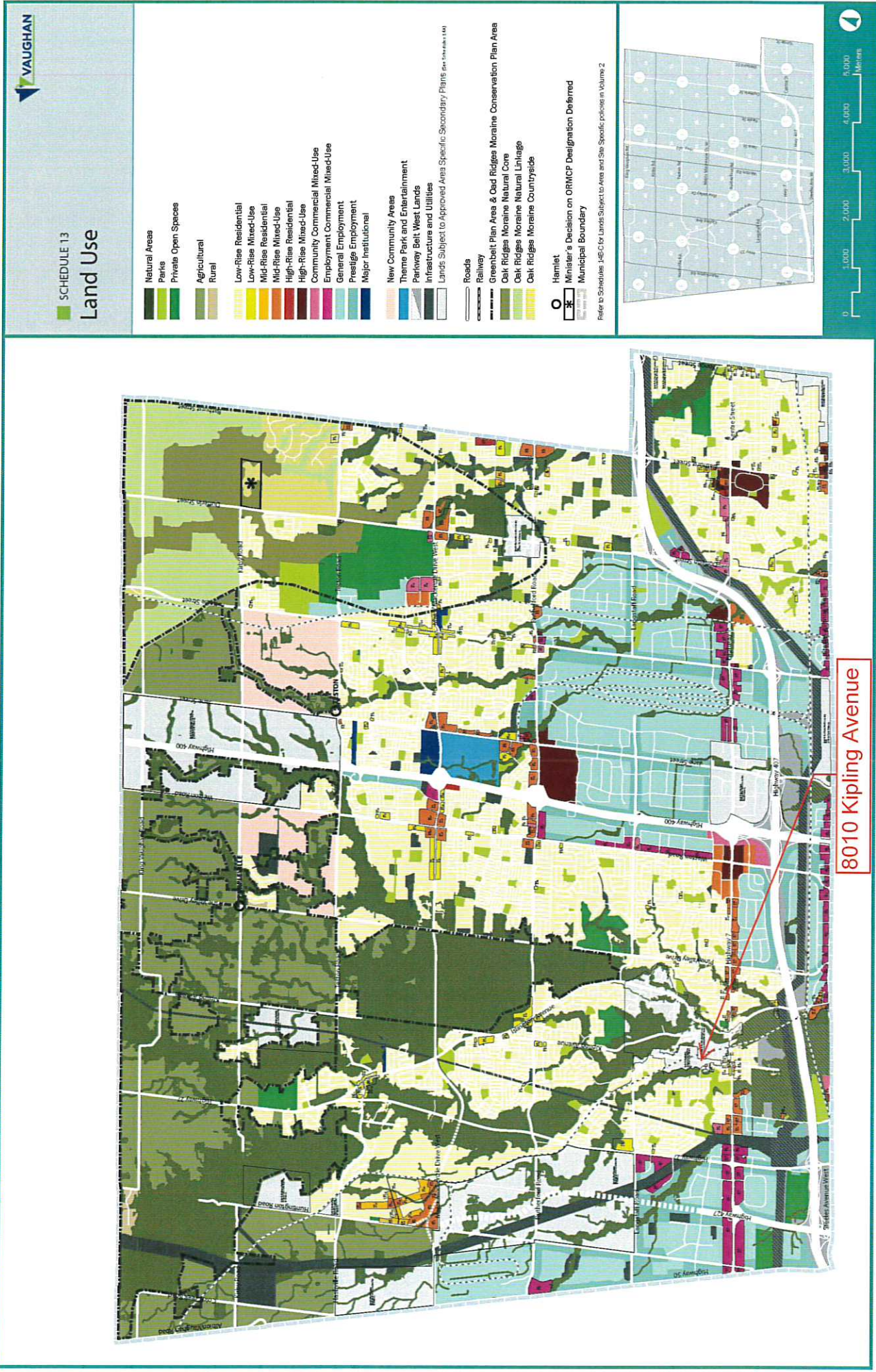
8010 Kipling Avenue



8010 Kipling

6 - 1880 County Atlas Map

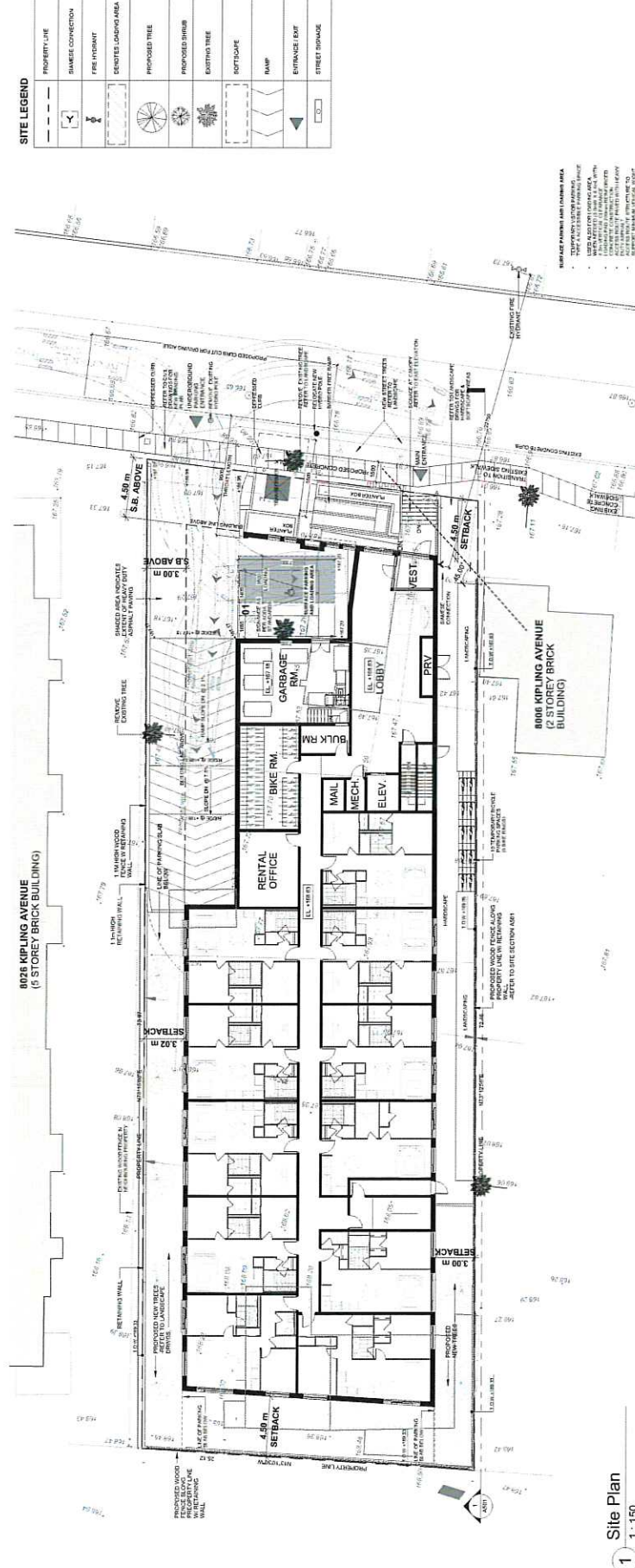




8010 Kipling Avenue, Woodbridge Ontario

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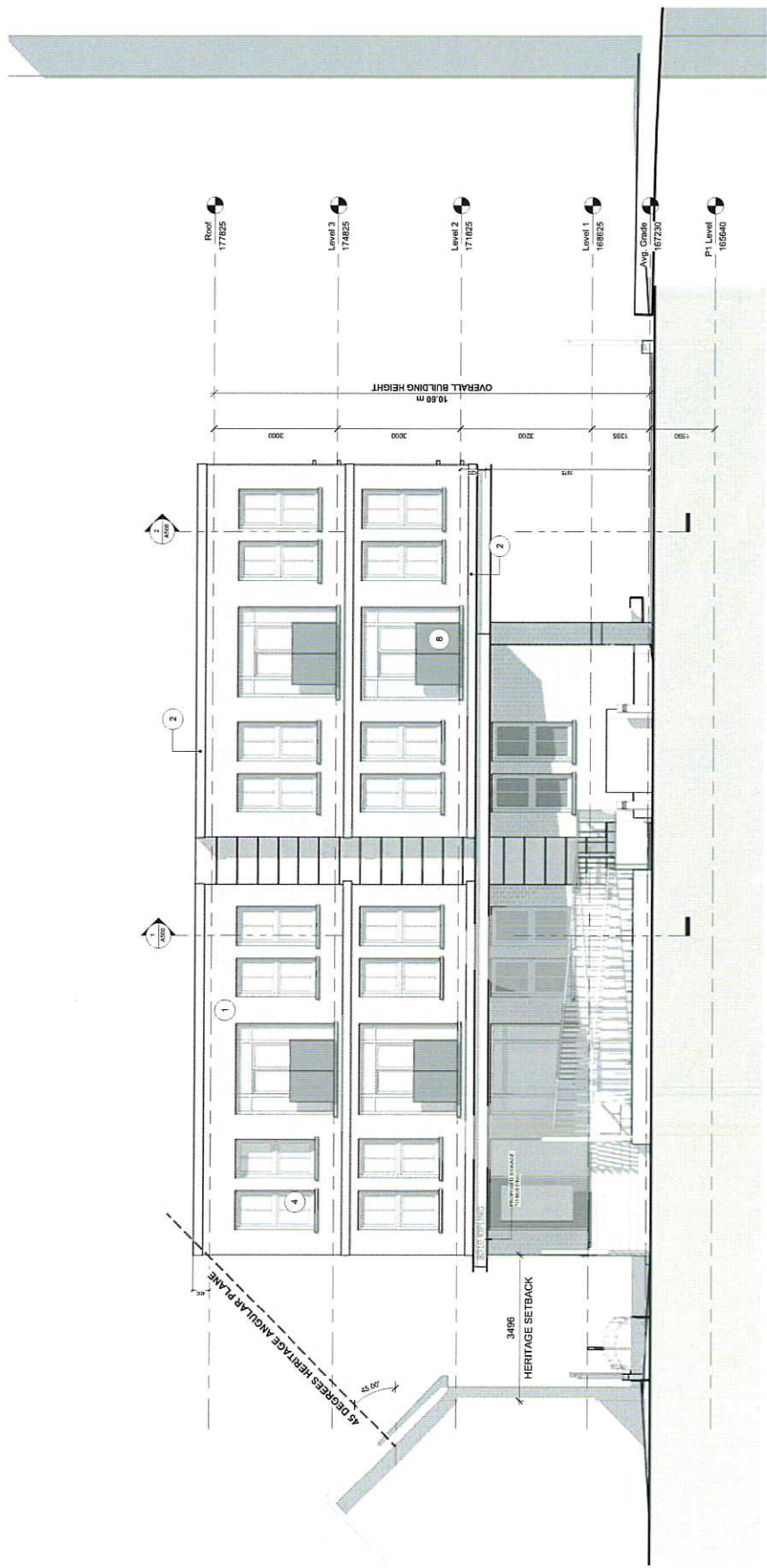
2



1
Site Plan
1:150



FRONT (EAST)
ELEVATION



1

East Elevation

1 : 50

MATERIAL LEGEND

TYPE	DESCRIPTION	TYPE	DESCRIPTION	TYPE	DESCRIPTION
1	WINDOW WALL SYSTEM ALUMINUM CLADDING ON WALL	4	WINDOW WALL SYSTEM ALUMINUM CLADDING ON WALL	7	WINDOW WALL SYSTEM ALUMINUM CLADDING ON WALL
2	ALUMINUM CLADDING ON WALL	5	ALUMINUM CLADDING ON WALL	8	ALUMINUM CLADDING ON WALL
3	PRECAST ALUM. CLADDING (CHARCOAL GREY)	6	CHARCOAL STEEL BRICK - PAINTED CHARCOAL GREY	9	ARCHITECTURAL CONCRETE FINISH

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

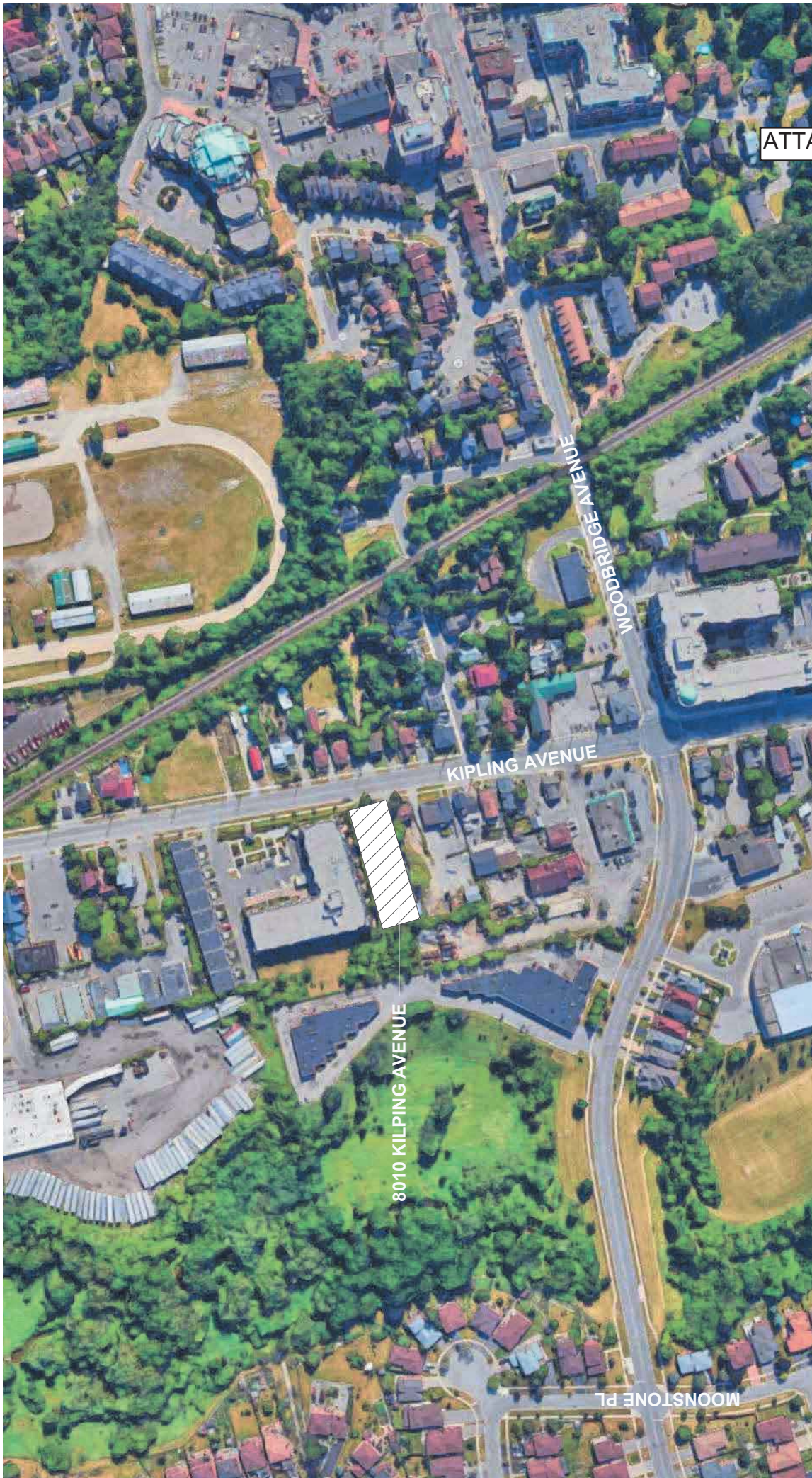
Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. 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

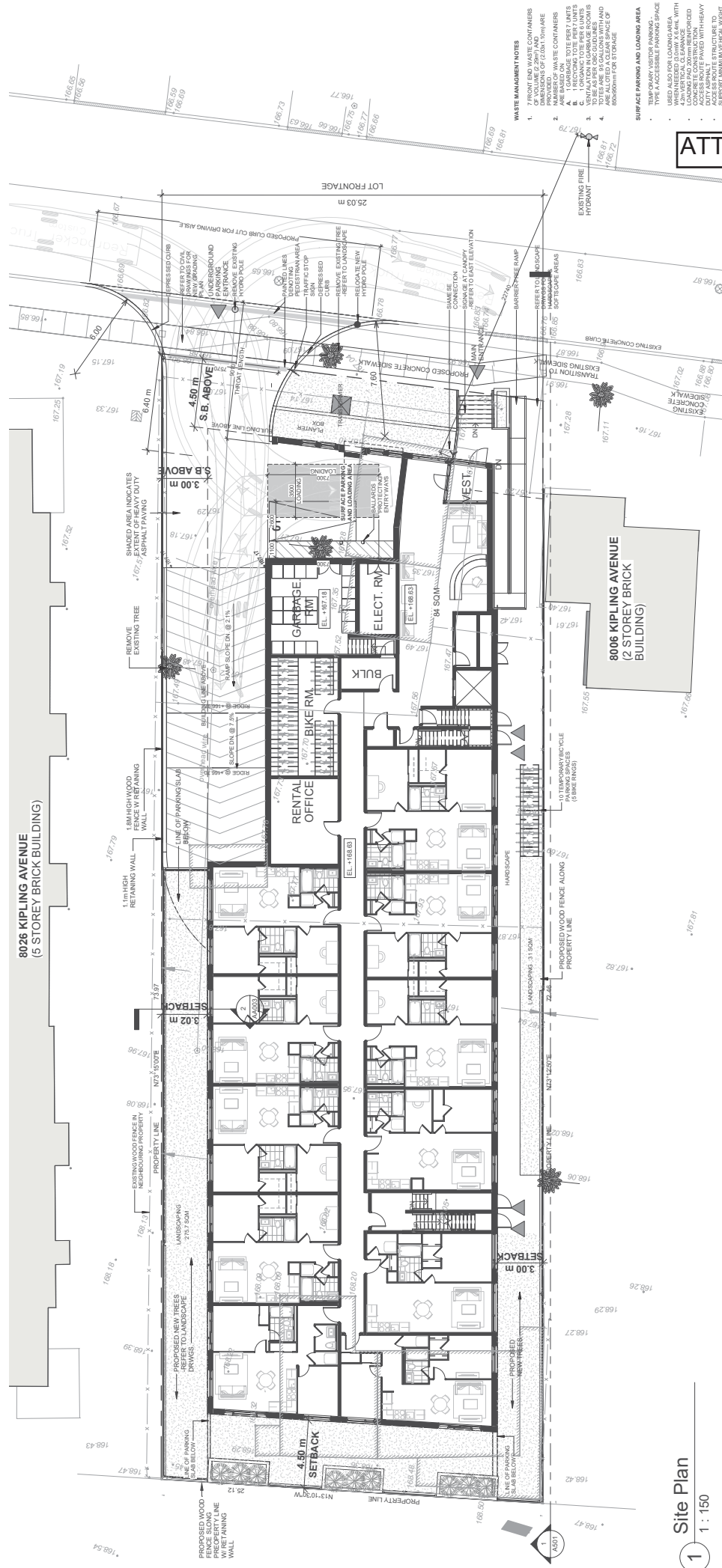
In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban 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.



An aerial photograph of a suburban neighborhood. A railroad track runs diagonally from the upper left towards the center. To the left of the track is a baseball field with a dirt infield and grass outfield, surrounded by trees and some industrial-looking buildings. To the right of the track is a residential area with many houses, some with red roofs, and several commercial buildings, including a large one with a flat roof and a parking lot. A road curves through the bottom right corner. The area is densely populated with trees and greenery.

KFA
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planners inc.
197 Spadina Avenue • Suite 500
Toronto, Ontario • M5T 2C8
416.633.6226 • kfaarchitecture.com

1
Site Plan
1 : 150



8010

KIPLING AVENUE
WOODBRIDGE, ON

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No.	Description	Date
1	PRELIMINARY SPA	11/2018
2	PRELIMINARY SPA	11/2018

Sheet No.	Sheet Name
0100	CONCEPT
0200	CONCEPT
0300	CONCEPT
0400	CONCEPT
0500	CONCEPT
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9200	CONCEPT
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9400	CONCEPT
9500	CONCEPT
9600	CONCEPT
9700	CONCEPT
9800	CONCEPT
9900	CONCEPT
10000	CONCEPT

CLIENT

FIRST AVENUE

1500 KENNEDY AVENUE
SUITE 1000
TORONTO, ONTARIO M4N 1M7

Project North

KFA

architects + planners inc.

Project No:	17984
Scale:	
Date:	01/10/2019
Drawn by:	AA
Drawing Title	

Cover Page

Drawing Number
A000

ATTACHMENT #5



8010 KIPLING AVENUE

ISSUED FOR SPA, JANUARY 11, 2019

- ARCHITECT & PLANNERS:
KFA ARCHITECTS & PLANNERS INC.
197 SPADINA AVENUE
SUITE 300
TORONTO, ONTARIO M5T 2C8
TEL: 416-633-6226
FAX: 416-351-3303
- HERITAGE CONSULTANT:
MW HALL CORPORATION
21 SCOLLARD STREET
TORONTO, ONTARIO M5T 1A1
TEL: 416-920-8105
- CIVIL ENGINEER:
LITHOS GROUP INC.
150 BERMONDSEY ROAD
SUITE 200
TORONTO, ONTARIO M4A 1Y1
TEL: 416-750-7769
- NOISE ENGINEER:
HGC ENGINEERING
2000 ARGENTIA ROAD 1
SUITE 203
MISSISSAUGA, ONTARIO L5N 1P7
TEL: 905-826-4044
- LIGHTING ENGINEER:
E-LUMEN INTERNATIONAL INC.
595 CITYVIEW BLVD
SUITE 204/205
YONGE & EGLINTON, ONTARIO L4H 3M7
TEL: 905-417-6881
- ENVIRONMENTAL ENGINEER:
RUBIDIUM ENVIRONMENTAL
845 HARRINGTON COURT
UNIT 200B
BURLINGTON, ONTARIO L7N 3P3
TEL: 905-635-4063
- TRAFFIC CONSULTANT:
NEXTRANS
15280 YONGE STREET
SUITE 204
SCARBOROUGH, ONTARIO M1V 1N4
TEL: 905-903-2563

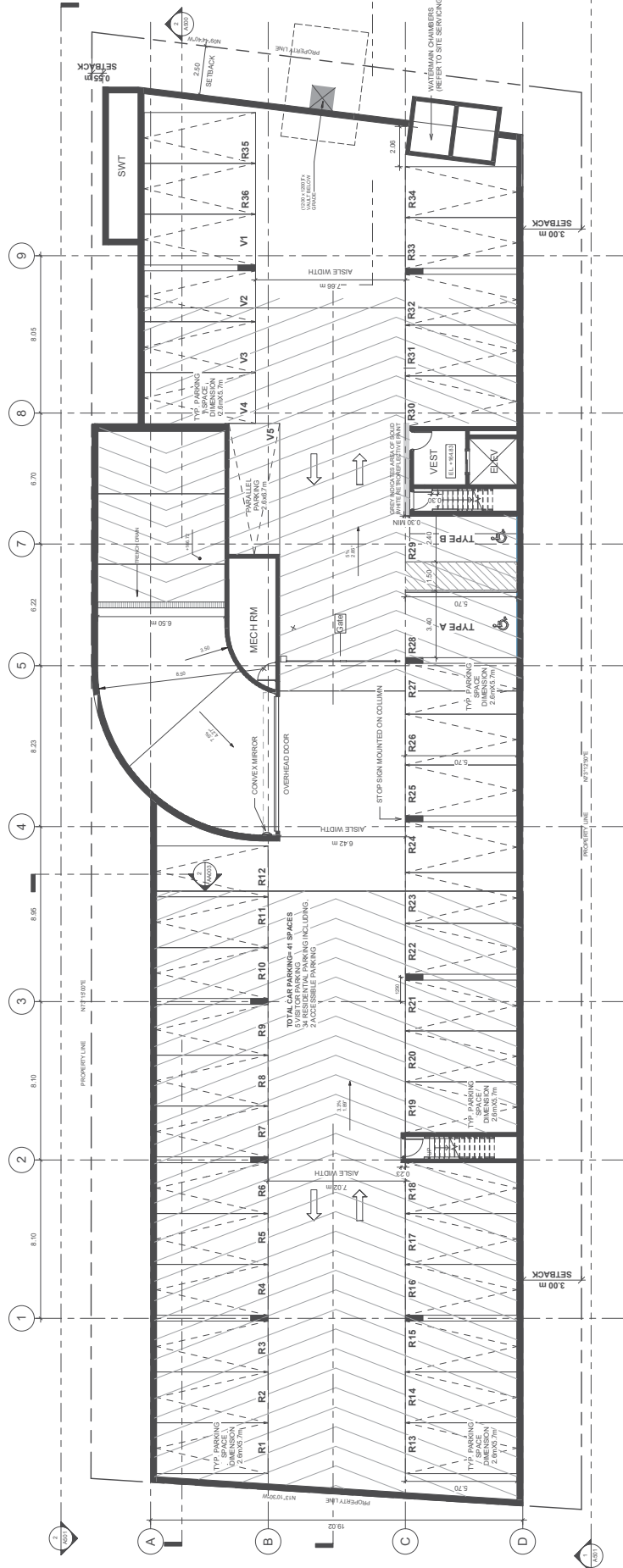


8010

KIPLING AVENUE
WOODBRIDGE, ON

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No.	Description	Date
1	PRELIMINARY	01/02/2018
2	REVISED	01/02/2018



CLIENT
FIRST AVENUE
1000 FIRST AVENUE
WILLOWDALE, ON M2H 1G1



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planners inc.

Project No: 17094

Scale: 1 : 100

Date: 01/02/2018

Drawn by: Author

Drawing Title

P1 Parking Level

Drawing Number

A200

ATTACHMENT #6

8010

KIPLING AVENUE
WOODBRIDGE, ON

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No.	Description	Date
1	PROPOSED MAIN FLOOR PLAN	01/10/2018

CLIENT
FIRST AVENUE
1000 SHEPPARD AVENUE EAST
UNIT 100
SCARBOROUGH, ONTARIO M1S 1T5

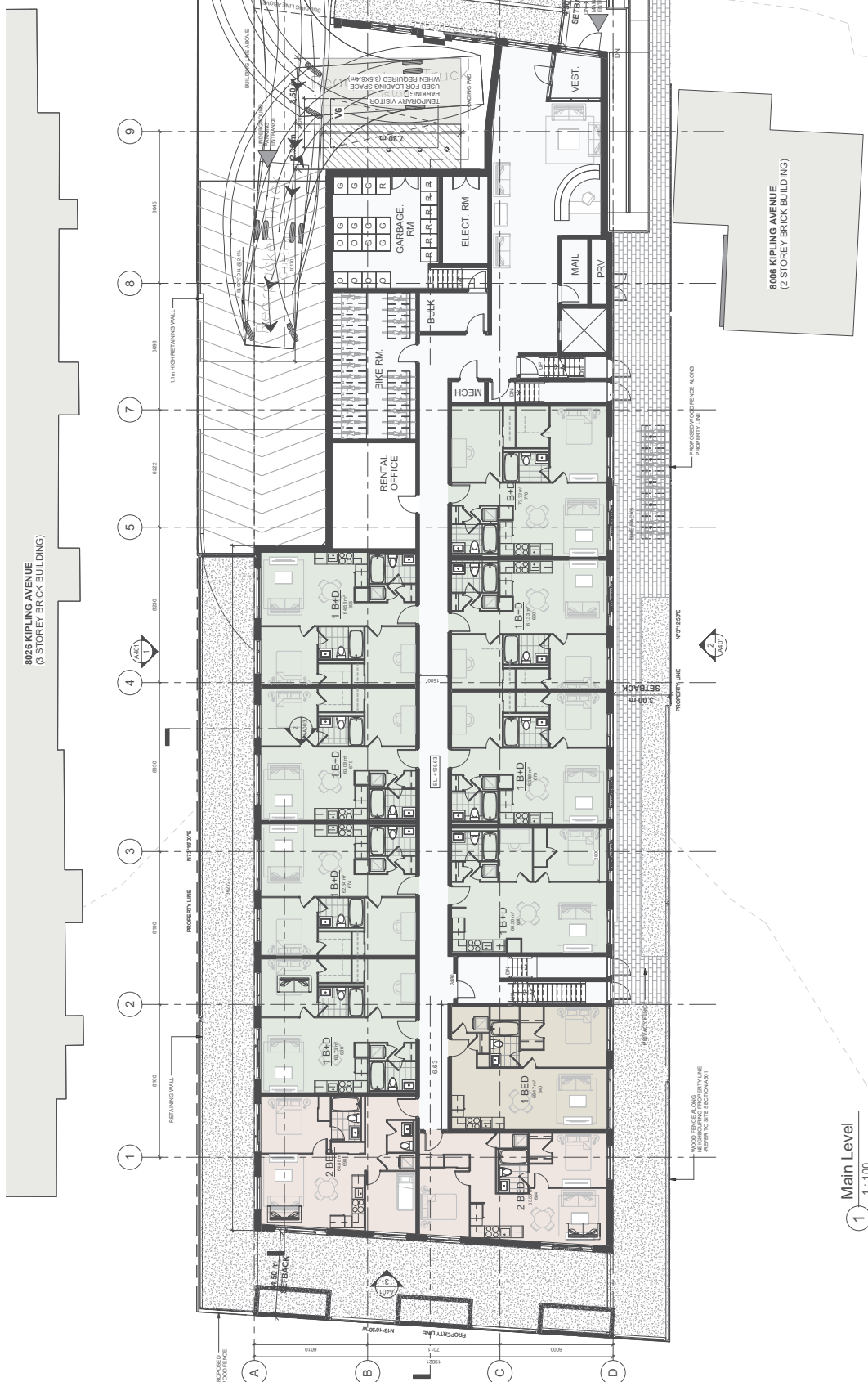


KFA
architects + planners inc.

Project No: 17094
Scale: 1:100
Date: 01/10/2018
Drawn by: F.S.
Drawing Title: Ground Floor Plan

Drawing Number
A201

ATTACHMENT #7



1 Main Level
1:100

KIPLING, AVENUE
WOODBIDGE, ON

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No.	Description	Date
3	Is used for SPA	09-07-2018
4	Revised from SPA to SPA	02-08-2019

CLIENT

FIRST AVENUE

5451 HIGHWAY 47, SUITE 100
WOODBRIDGE, ONTARIO
TEL: 905.856.5081

Project North

Project North



KEA

architects+planners inc.

Project No: 17064

Scale: 1 : 100

Date: 01/10/2019

Drawn by:

Drawing Title

Level 02 & 03 (TYP.)

Drawing Number

A202

ATTACHMENT #8

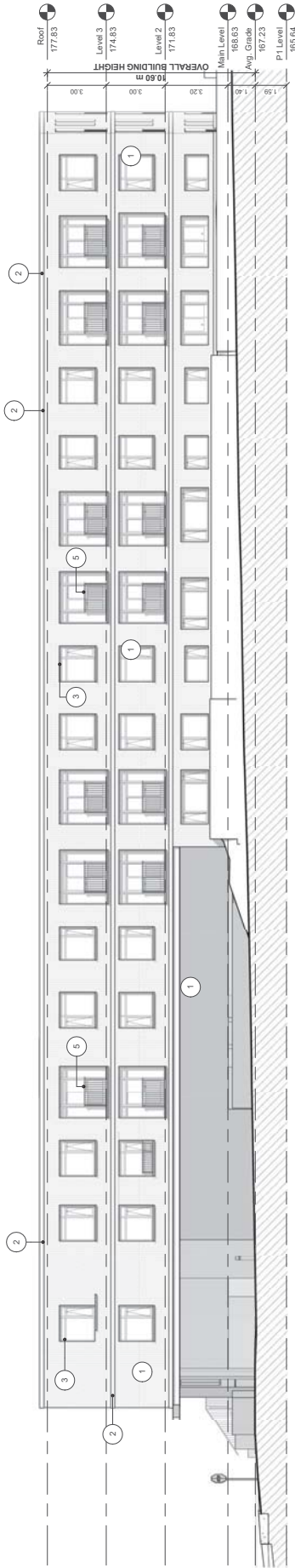
Level 2
1 : 100



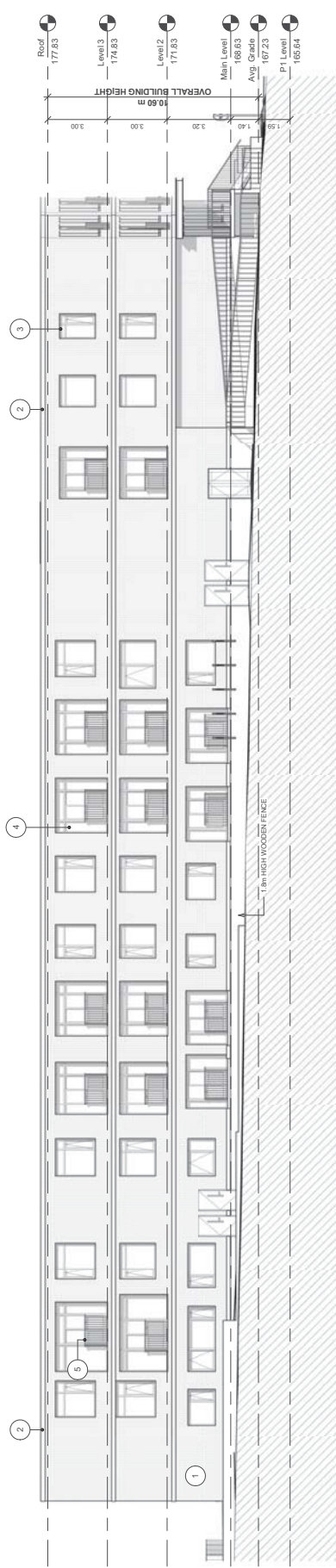
8010
KIPLING AVENUE
WOODBRIDGE, ON

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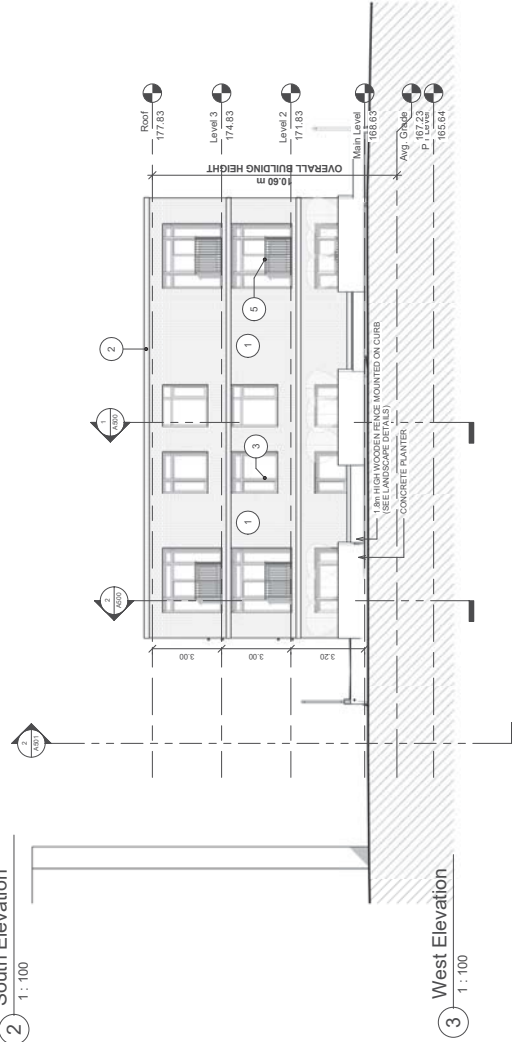
No.	Description	Date
1	REVISIONS	10/01/2018



1 North Elevation
1:100



2 South Elevation
1:100



3 West Elevation
1:100

ATTACHMENT #10

MATERIAL LEGEND

TYPE	DESCRIPTION	TYPE	DESCRIPTION	TYPE	DESCRIPTION
1	MASONRY: RED BRICK, REGULAR, NORMAL WEIGHT, COLOUR AS SHOWN ON DRAWING	4	WINDOW WALL SYSTEM, CLEAR GLASS, 100% GLASS, 100% GLASS	7	CANOPY: CEILING AND STAINED WOOD FINISH, 100% GLASS, 100% GLASS
2	MASONRY: RED BRICK, REGULAR, NORMAL WEIGHT, COLOUR AS SHOWN ON DRAWING	5	POST: SPICED CHAMFERED STEEL RAILINGS, CLEAR FINISH	8	GLASS: 4" ALUM. ANILING SANDBLASTED GLAZING
3	PRECAST ALUM. CLADDING (CHAMFERAL GREY)	6	CANOPY: STEEL BEAM - PAINTED, CHAMFERAL GREY	9	ARCHITECTURAL CONCRETE FINISH

CLIENT
FIRST AVENUE
1000 KIPPLING AVENUE
WOODBRIDGE, ON L4L 1H1
Project North

KFA
architects + planners inc.

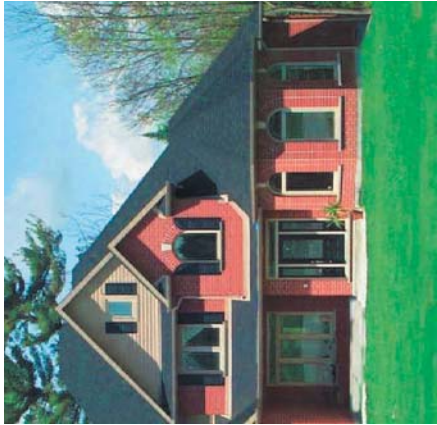
Project No: 17194
Scale: As indicated
Date: 01/10/2018
Drawn by: Author

Drawing Title
North, South & West
Elevation
Drawing Number

A401

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No.	Description	Date
1	8010 Kipling Avenue	01/02/2018
2	8010 Kipling Avenue	01/02/2018



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



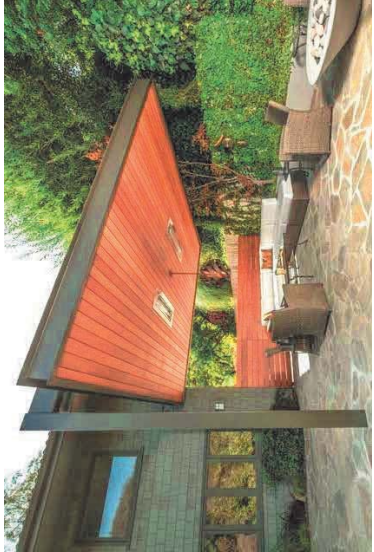
4 WINDOW WALL SYSTEM

WINDOW WALL SYSTEM WITH CHARCOAL GREY MULLIONS AND CLEAR GLAZING



5 GALVANIZED STEEL RAILINGS

HOT DIPPED GALVANIZED STEEL RAILINGS, CLEAR FINISH



6 CANOPY I BEAM

CANOPY STEEL I BEAM PAINTED CHARCOAL GREY



8 SANDBLASTED GLASS AND ALUMINUM RAILING

GLASS AND ALUMINUM RAILING WITH SANDBLAST GLAZING



9 ARCHITECTURAL CONCRETE FINISH

8010

KIPLING AVENUE
WOODBIDGE, ON



LANDSCAPE LEGEND

	SOD (314 m2)
	UNIT PAVERS (26 m2)
	CONCRETE SIDEWALK (132 m2)
	NEW TREE
	EXIST. TREE TO BE REMOVED
	SHRUB PLANTING, AS PER PLAN
	SHRUB PLANTING, AS PER PLAN
	PROPERTY BOUNDARY
	NEW FENCE



Project North

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	2018-03-28	JB
2	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
3	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
4	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
5	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
6	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
7	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
8	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
9	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
10	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
11	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
12	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
13	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
14	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
15	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
16	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
17	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
18	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
19	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB
20	REVISED TO ADD NEW TREE SPECIFICATIONS	2018-03-28	JB

LANDSCAPE PLAN & DETAILS

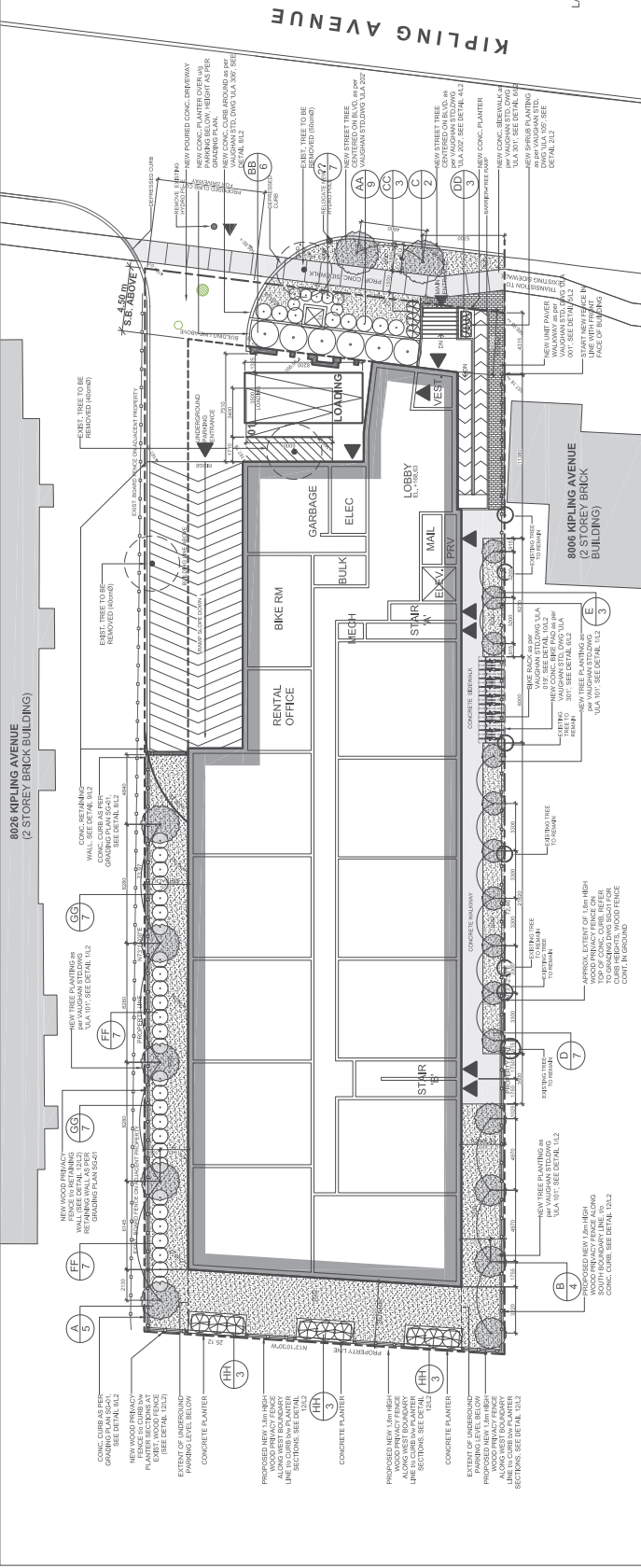
SCALE AS SHOWN

8010 Apartments
by First Avenue Properties
8010 Kipling Avenue
Woodbridge, ON

John A. Brown, OMA, CMLA
Landscape Architect
5 Wellesley Rd. W.
Richmond Hill, ON
L4B 1N2
T: (905) 433-7841



DATE	2018-03
SCALE	L1



LANDSCAPE PLAN
SCALE: 1:100

GENERAL PLANTING NOTES:

- TREES SHALL BE PLANTED WITHIN ONE YEAR OF THE ISSUANCE OF THE TREE REMOVAL PERMIT.
- TREES SHALL BE PROPOSED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VAUGHAN STANDARDS, AND IN ACCORDANCE WITH THE EXECUTED SITE PLAN AGREEMENT.
- SPECIES SHALL MEET THE HIGHEST HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION WITH RESPECT TO GRADING AND QUALITY AND SHALL BE IN STRICT ACCORDANCE WITH THE APPROVED PLANT LIST AND SPECIFICATIONS.
- ALL PLANTS SHALL BE TRUE TO NAME, SIZE, CONDITION AND QUANTITY AS PER PLAN AND PLANT LIST SPECIFICATIONS.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, BARK ABRASIONS, PLANT DISEASES AND PESTS AND ALL FORMS OF INFESTATIONS OR OBJECTABLE DISFIGUREMENTS.
- ALL PITS, TRENCHES AND/OR PLANTING BEDS TO HAVE A TOPSOIL LAYER GREATER THAN 60cm WITH AN ORGANIC MATTER CONTENT OF 10% TO 15% BY DRY WEIGHT AND A pH OF 6.0 TO 8.0.
- THE SUBSOIL SHALL HAVE A TOTAL UNCOMPACTED SOIL DEPTH OF 90cm.
- THERE SHALL BE A MINIMUM SOIL VOLUME OF 30 CUBIC METRES PER TREE.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	WIRE BASKET
A	5	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	70mm caliper	WIRE BASKET
B	4	AESCULUS FLAVA	YELLOW BUCKEYE	60mm caliper	WIRE BASKET
C	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	70mm caliper	WIRE BASKET
D	7	OSTRYA VIRGINIANA	IRONWOOD	70mm caliper	WIRE BASKET
E	3	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	70mm caliper	WIRE BASKET
AA	9	DEUTZIA GRACILIS	SLENDER DEUTZIA	80cm height, plant at 100cm O.C.	CONTAINER
BB	6	BUXUS SEMPERVIRENS 'VEREGATA'	VEREGATED BOXWOOD	100cm spread, plant at 200cm O.C.	CONTAINER
CC	3	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	80cm height, plant at 100cm O.C.	CONTAINER
DD	3	TAXUS MEDIA 'HICKSII'	HICKS' YEW	80cm height, plant at 60cm O.C.	CONTAINER
EE	4	JUNIPERUS CHINENSIS 'RAMLOSIA'	RAMLOSIA JUNIPER	80cm height, plant at 80cm O.C.	CONTAINER
FF	14	VIBURNUM CASSINOIDES	WITHEROD	60cm height, plant at 100cm O.C.	CONTAINER
GG	4	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMARK JUNIPER	60cm height, plant at 100cm O.C.	CONTAINER
HH	9	PINUS STYLVESTRISTRIS FASTIGIATA 'GLAUCOA'	COLUMNAR SCOTTS PINE	60cm spread, plant at 90cm O.C.	CONTAINER

MASTER PLANT LIST

SCALE: 1:100

ATTACHMENT #12a

8010

KIPLING AVENUE
WOODBIDGE, ON



Key Map



Project North

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY DESIGN	2018-03-28	JB
02	FINAL DESIGN	2018-03-28	JB
03	CONSTRUCTION DOCUMENTS	2018-03-28	JB
04	AS-BUILT	2018-03-28	JB

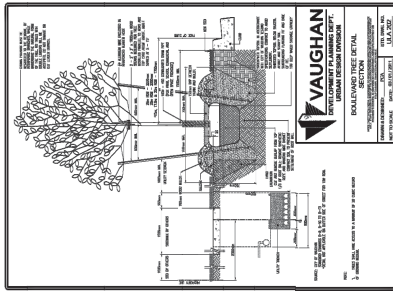
LANDSCAPE DETAILS

SCALE AS SHOWN

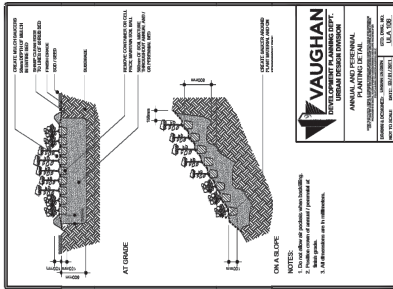
8010 Apartments
by First Avenue Properties
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Woodbridge, ON

John A. Russell OMA, CSLA
Landscape Architect
5 Wilemick Rd. W.
Richmond Hill, ON
L4B 1G9
T: (905) 433-7841

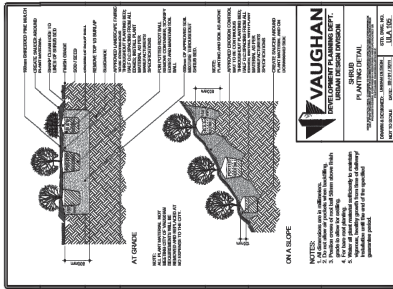
DATE	BY	REVISION
2018-03-28	JB	01
2018-03-28	JB	02
2018-03-28	JB	03
2018-03-28	JB	04



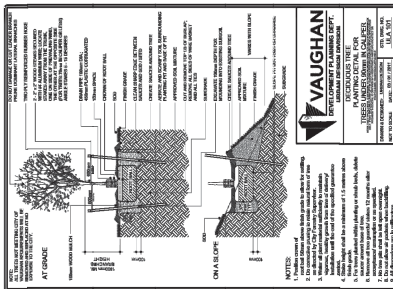
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1/2" = 1'-0"



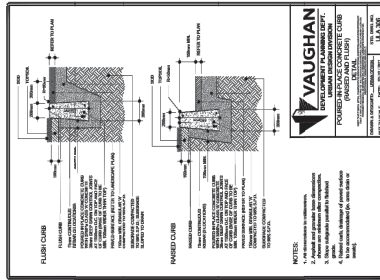
2. TYP. PERENNIAL PLANTING
1/2" = 1'-0"



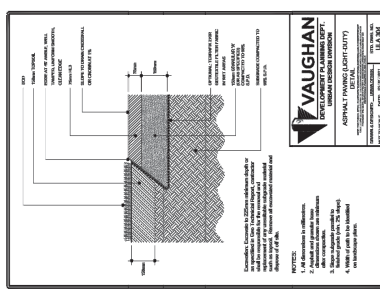
3. TYP. SHRUB PLANTING
1/2" = 1'-0"



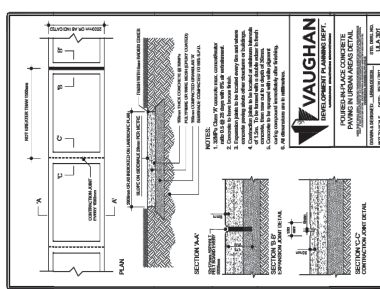
4. TYP. DECIDUOUS TREE PLANTING
1/2" = 1'-0"



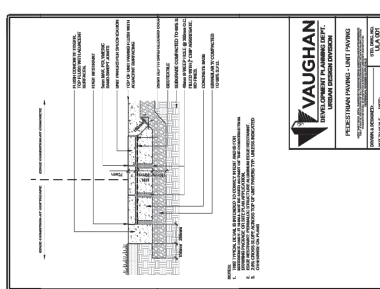
5. CONCRETE CURB
1/2" = 1'-0"



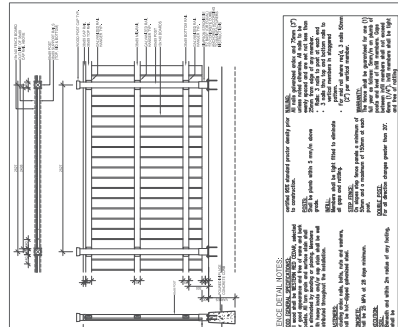
6. ASPHALT PAVING
1/2" = 1'-0"



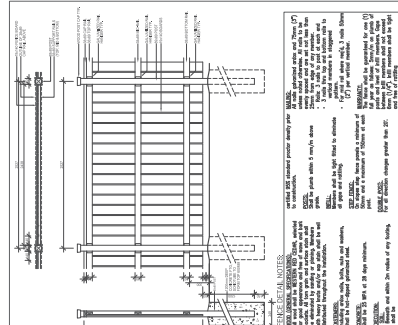
7. CONCRETE PAVING
1/2" = 1'-0"



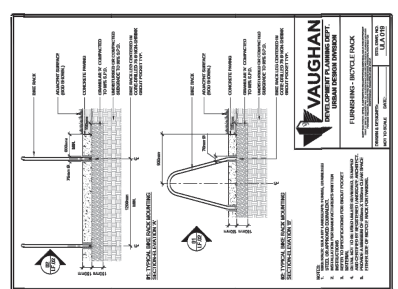
8. UNIT PAVING
1/2" = 1'-0"



9. WOOD PRIVACY FENCE - ON CURB
1/2" = 1'-0"



10. WOOD PRIVACY FENCE - IN GROUND
1/2" = 1'-0"



11. BIKE RACK
1/2" = 1'-0"

ATTACHMENT #12b