

Cultural Heritage Impact Assessment  
Amendment  
**239-251 Woodbridge Avenue**  
City of Vaughan, Ontario

December 2024



**ROBINSON**  
EST. 1999  
HERITAGE CONSULTING

Subject Property Address:

239-251 Woodbridge Avenue  
City of Vaughan, Ontario

Legal Description:

Part of West Half Lot 7, Concession 7 (Being Part of Lot 4, South Side of Pine Street, Plan 546)  
City of Vaughan, Regional Municipality of York

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## Executive Summary

This report is intended as an amendment that supersedes the original Cultural Heritage Impact Assessment prepared by Robinson Heritage Consulting in August 2023. This amendment discusses changes to the development proposal as a result of communication with staff of various departments at the City of Vaughan and through community consultation.

The property at 239-251 Woodbridge Avenue is included within the boundaries of the Woodbridge Heritage Conservation District (WHCD) and therefore the WHCD Guidelines apply to this development proposal. The Woodbridge HCD was established in 2009 to protect and preserve the heritage character of the village which is one of four small historic communities found within the City of Vaughan.

The unique constraints of the rail line and associated requirement for a crash wall, the steep slope on the northern edge of the property at Woodbridge Avenue has resulted in a flat iron inspired building footprint. The current proposed building is for a seven-storey building with a total height of 24.80 m plus mechanical penthouse. The height is measured from an established grade datum of 159.88 measured along Woodbridge Avenue. The ground floor is at the Woodbridge Avenue elevation.

A 1.5 m stepback at the second floor and a further 1.5 m stepback at the sixth floor on the north elevation which faces Woodbridge Avenue. This is a reduction in overall building height of 0.92 m from the initial development proposal. The WHCD Guidelines section 6.4.2.2. of the Woodbridge Avenue Character Area states a maximum of six floors totalling a maximum of 20 m.

The majority of the lot is on a grade that is shared with Abell Avenue to the south which is higher than the ground floor that fronts on Woodbridge Avenue. The building form on the upper level of the property has six storeys on the three elevations due to the higher grade. The building's height measured from the upper grade level is 18.68 m or 23.68 m with the mechanical penthouse. The street level on Woodbridge Avenue includes the underground parking and the grand lobby for the residential building. The height of the street level is 5.75 m which relates to the distance from the upper grade to the average street grade. Although some reductions have been made in the overall height the proposed building does not meet the maximum height of 20 m/six floors from Woodbridge Avenue.

The proposed development is for a single, multi-unit residential building with a lobby entry at the street level on Woodbridge Avenue which is a change from the original design which had included a commercial unit at the street level. Through public community consultation, concerns were raised regarding the location of a commercial unit in this location without associated parking as it could potentially cause

congestion on Woodbridge Avenue. A grand lobby was determined to be the preferred option in order to provide a welcoming residential presence at the street level that encourages pedestrians to linger with benches, shade trees and green space. The proposed building maintains similar setbacks at the street to the other buildings along this section of Woodbridge Avenue.

The original location of the underground garage door was to the far east of the street level to allow for the pedestrian activity area to be contained in one area and not to be interrupted by vehicular activity as the public sidewalk ends before the rail overpass. However, discussions with City staff have resulted in a requirement to move the garage entry further west along the street façade which bisects the pedestrian activity area into two distinct areas: one accessed from the street to the staircase and one from the street to the grand lobby, both will include walkways that lead to the public sidewalk to direct pedestrian traffic.

A solid base with a simulated limestone foundation and brick columns and glazing topped with opaque panels transition to the residential upper building 1.5 m stepback capped with a cast limestone-like parapet. Oversized vertically oriented punched window openings with limestone lintels and sills in a red brick façade reflect a modern take on historic commercial/industrial factory buildings leaning into a higher ratio of transparency to solid as discussed in 6.3.3 of the WHCD Guidelines so that it is understood as a building of its time.

The lower level at the street level further emphasises the large vertically oriented openings of the upper level with the enlarged openings that include panels of the doors and glazing. The 7-storey building from this vantage point provides a transition from the larger massed buildings to the west down to the rail overpass, parkette and residential to the east.

Landscaping is made up of a combination of concrete and paver pathways that edge a garden and several trees. It is recommended that a variety of trees, shrubs and perennials that provide year-round interest at both the upper grade level and street level. Strategic plantings should prevent crossing over the driveway. Seating options should be provided and located where shade from the trees will be cast and that are consistent with the WHCD Plan. A concrete curved bench provides seating in the residential amenity space.

The proposed development utilizes primary materials of red brick with a cast stone-like foundation, cast stone windowsills and parapet accents at the second floor and again at the flat roof.

## 1.0 Study Rationale and Methodology

Robinson Heritage Consulting (RHC) conducted a site visit to the property on January 17, 2019 to document the property through photographs.

This Report reviews several documents to inform this assessment:

- Planning Act
- Ontario Heritage Act
- Ontario Heritage Toolkit
- City of Vaughan Official Plan
- Woodbridge Heritage Conservation District Study
- Woodbridge Heritage Conservation District Plan
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)

This Cultural Heritage Impact Assessment (CHIA) assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value of the subject property and of the Woodbridge Heritage Conservation District.

The Cultural Heritage Impact Statement (CHIA) was undertaken according to guidelines set out in the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI)'s booklet "Heritage - Resources in the Land Use Planning Process" from the *Ontario Heritage Toolkit*. A Heritage Impact Assessment is a study that:

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



## 2.0 Legislation and Policy Framework

### 2.1 Planning Act

Part 1, Section 2 of the Ontario Planning Act identifies matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest.

Section 3 of the Planning Act allows the Province to issue policy statements on matters of provincial interest. In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.”

### 2.2 Provincial Planning Statement 2024

The Provincial Policy Statement (issued under the authority of Section 3 of the Planning Act) was introduced in 2005 and updated in 2014, 2020 and revised to become the Provincial Planning Statement in 2024. PPS (2024), Policy 4.6.1, in Section 4.6: Cultural Heritage and Archaeology, states that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved”.

The 2024 Provincial Planning Statement provides definitions of key terms in the heritage planning process.<sup>1</sup>

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

*Cultural heritage landscape:* means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

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<sup>1</sup> <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>

*Conserved*: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

*Heritage attributes*: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

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

## 2.3 Ontario Heritage Act

Typically, the significance of a built heritage resource is identified by evaluation criteria that define cultural heritage value or interest to local, provincial, or federal jurisdictions. Criteria to define local cultural heritage value or interest is prescribed in Ontario Regulation 569/22 under the Ontario Heritage Act.

### 2.3.1 Use of Ontario Regulation 9/06 (as amended by O. Reg. 569/22) to Determine Cultural Heritage Value or Interest

A property may be determined to have cultural heritage value if it satisfies one of the following criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

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

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The assessment of potential impact by development on cultural heritage resources is guided by the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 – *Heritage Impact Assessments and Conservation Plans* contained within *Ontario Heritage Tool Kit* booklet *Cultural Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*.<sup>3</sup>

Robinson Heritage Consulting recognizes the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 which describes “Principles in the Conservation of Historic Properties” as:

**Respect for Documentary Evidence**

Do not base restoration on conjecture.

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<sup>3</sup> [http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_Heritage\\_PPS\\_infoSheet.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf). As indicated above, the Provincial Policy Statement was updated in 2020.

### **Respect for Original Location**

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

### **Respect for Historic Material**

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

### **Respect for Original Fabric**

Repair with like materials.

### **Respect for the Building's History**

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

### **Reversibility**

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

### **Legibility**

New work to be distinguishable from old.

### **Maintenance**

With continuous care, future restoration will not be necessary.

Negative impacts on a cultural heritage resource identified in Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

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

Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) InfoSheet #5 recommends methods of minimizing or avoiding a negative impact on a cultural heritage resource. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanism

## 2.4 City of Vaughan Official Plan

### City of Vaughan Official Plan<sup>4</sup>

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

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

6.2.2.5. To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

a. the proposed alteration or addition requires:

- i. an Official Plan amendment;
- ii. a Zoning By-law amendment;
- iii. a Block Plan approval;
- iv. a Plan of Subdivision;
- v. a minor variance;
- vi. a Site Plan application; or

b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.

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

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

a. Good heritage conservation practices;

[...]

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

i. being similar in height, width, mass, bulk and disposition;

ii. providing similar setbacks;

iii. using like materials and colours; and

iv. using similarly proportioned windows, doors and roof shape.

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

a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;

b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and

c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.

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

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

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

## 2.5 Woodbridge Heritage Conservation District Plan

The Woodbridge Heritage Conservation District (WHCD) was established in 2009 with as one of seven special character areas of the WHCD and Section 6.1.1 Woodbridge Avenue describes the heritage attributes of this area of the District and provides guid.

### Heritage Attributes:

1. Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential.
2. A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.
3. Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps.
4. Buildings are often built with zero (or minimum) setback.



## Guidelines

1. The ground level of buildings along Woodbridge Avenue must be flush with the sidewalk, with direct access from the street.
2. Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45-degree angular plane, starting from the existing height of the contributing building, measured at the building's edge, (see section 6.4 - Built Form Framework).
3. New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required, with the additional two floors stepping back on a 45o angular plane.
4. Storefronts must be oriented towards the street and should be experienced as a collection of small-scaled retail, with operable doors.
5. New buildings should be built directly to the front property or street line to establish a continuous street wall. When 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.
6. Existing contributing building should retain their historic setbacks and create front landscaped courtyards that open onto Woodbridge Avenue to build on the “green” character of the street. (See Section 6.4.1.2 for setback guidelines)
6. As noted in Section 5.3.1, it has been identified that there needs to be a comprehensive review of the development activity within the Woodbridge Core area as a result of increasing pressures for redevelopment. The Woodbridge Core Area Study, 2009, will determine the development capability in the area, especially within the existing SPA's.

## 3.0 Historical Summary

### 3.1 Indigenous Communities

The Humber River was believed to first be home to the Attawaderons or Neutrals until the powerful Iroquois nation drove these people from their home and settled in the lush river valley. As village building people, they constructed a number of long houses out of lashed timber poles with bark sheathing. Floors were swept and soft boughs, rushes and corn husks were spread for about for comfort with some being woven for sleeping or sitting on. Several families would share a longhouse and live communally working together and personal possessions may consist of fur robes for warmth, clay pots, pipes, sacred items. The river provided both transport and fishing for these early native peoples. Two of these village sites have been identified in the area including the closed to the subject site known as the Mackenzie site.<sup>5</sup>

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

## 3.2 European Settlement

### 3.2.1 History of Vaughan Township

Vaughan Township (Figure 1) was created when Upper Canada was divided into townships to better manage the planned settlement. The Township was named in 1792 for Benjamin Vaughan, one of the peace negotiators for the end of the American War of Independence. The Township would be later surveyed and divided into land parcels with lot numbers and concession roads established.

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

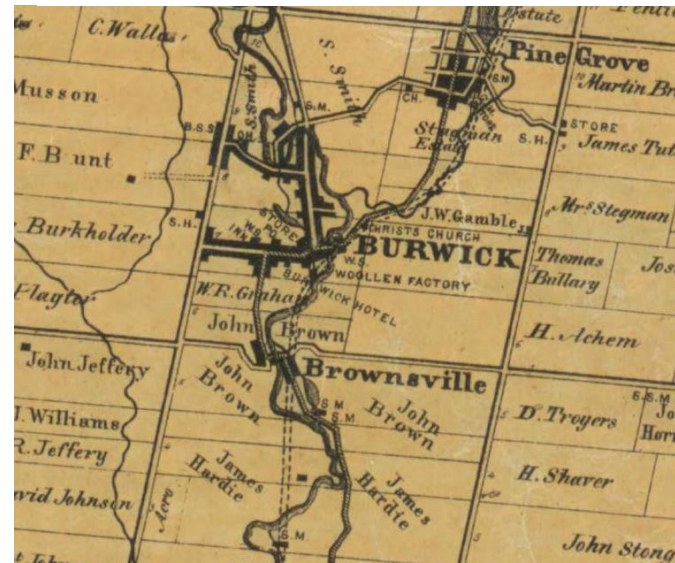
**Figure 1** - Detail from Tremaine's Map of the County of York, 1860 showing Township of Vaughan. (Source: Ontario Historical County Maps Project, University of Toronto Map and Data Library)



### 3.2.2 History of Woodbridge

In *A History of Vaughan Township* by G.E. Reaman it is stated that a Unionville man named Simon Miller had a most prized possession of a document dated April 29, 1793 and signed by J.G. Simcoe to the commanding officer at Fort Niagara to permit a number of named men to bring in free of duty a number of personal and household goods as they made their way into Canada as Loyalists. Not unlike the indigenous peoples, it would be the lush valley and power of the Humber River that would draw the early settlers to the area. Like other early communities Woodbridge would grow up around a waterway. With water power for mills and fertile soils with good water supply the community would become a centre for economic growth. Even in the early 1800's development in surrounding areas can be seen with a school being erected on the eighth concession and mills found in numerous places along the Humber River and its tributaries including mills at Pinegrove and a mill on the Humber at what is now Wallace Street. However, an enterprising man named Rowland Burr would arrive in 1837 and would establish two mills on the River between the two settlements naming it Burwick (Figure 2). As his businesses grew to include a flour mill and textile mill the area became very prosperous and soon would establish a post office and be renamed as Woodbridge firmly establishing it as the commercial centre of the area.

**Figure 2** – Detail from Tremaine's Map of the County of York, 1860 (Source: Ontario Historical County Maps Project, University of Toronto Map and Data Library)







Woodbridge experienced real decline in population when John Abell relocated his factory to Toronto.

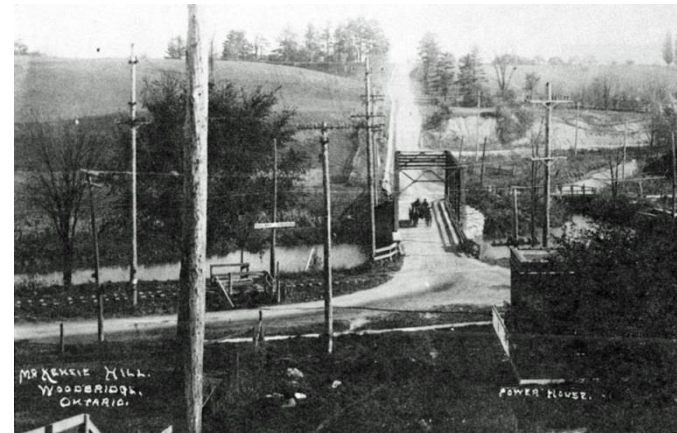
In 1911 County Road works were introduced and shortly after the new bridge was built over the Humber in 1926 (Figure 4) a depression era make work project saw the construction of Highway #7 during the years 1930-31.<sup>6</sup>

The first phone service in Woodbridge was in 1891 with full service to follow in 1909. This was followed by hydro in 1914 and water service by the mid-1920's.

Encompassing the former hamlets of Brownsville, Elder's Mills, Vaughanville, and Pine Grove, recent population statistics put Woodbridge at more than 40,000 inhabitants.

**Figure 4** - Old level rail crossing on Hwy 7 at Woodbridge in 1929.

(Photo courtesy of Ontario Ministry of Transportation - © Queen's Printer for Ontario, 1929. Image source: <http://www.thekingshighway.ca/PHOTOS/Hwy7photos.htm>)



<sup>6</sup> [https://www.vaughan.ca/.../A Brief History of Woodbridge.pdf](https://www.vaughan.ca/.../A%20Brief%20History%20of%20Woodbridge.pdf).

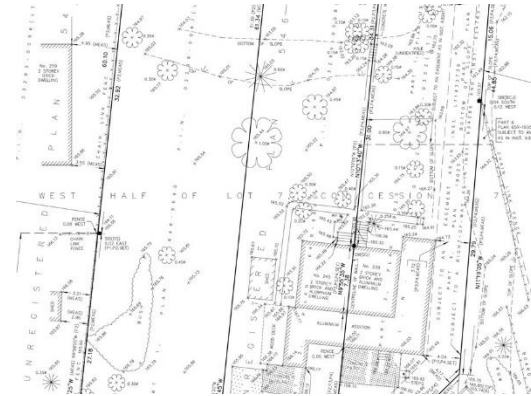
### 3.3 Land Title and Ownership

The 2007 surveyor's plan (Figure 5) shows the footprints of the brick, semi-detached dwellings formerly on the subject development property as 239 and 245 Woodbridge Avenue. The survey also shows the subject property within Lot 4, south of Pine Street, on the unregistered Village Plan 546. The Woodbridge Heritage Conservation District Plan (WHCDP) indicated 239 Woodbridge Avenue as "Old Building (Demolished)".<sup>7</sup>

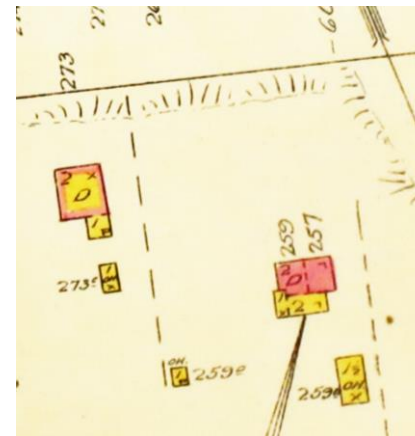
In a detail of Sheet 3 from the 1926 Fire Insurance Plan of Woodbridge, we see the same two semi-detached dwellings but addressed as 257 and 259 Woodbridge Avenue. The building is indicated with two storeys in height, brick construction and a metal roof.

The 2-storey, brick veneer foursquare house previously at 259 Woodbridge Ave (shown as 273 Woodbridge Ave in the 1926 fire insurance plan) has been demolished to make way for the development at 275 Woodbridge Avenue.

**Figure 5** - Detail from surveyor's plan dated 2007



**Figure 6** - Detail from Fire Insurance Plan of Woodbridge, 1926. (McLaughlin Library, University of Guelph)



<sup>7</sup> WHCDP, Appendix, p. 145.

Part of Lot 4, south of Pine Street, on unregistered Village Plan 546 was granted in 1894 by James and Olive Barrett to Elisha B. Harris for \$200 (Instrument 364). Near the end of the following year (1895) Elisha Harris granted the west part of Lot 4 (1 acre) of Lot 4 to Maria J. Harris for \$1,000 (Instrument 414). This significant jump in property value may be seen as an indication that the two semi-detached dwellings had been built at that time. Upon her death, Maria Harris's will (Instrument 8312) transferred the property to her executors Thomas Harris and Arthur Harris in February 1927. Thomas and Arthur Harris appear to have split the property between themselves in the same year (Instruments 1288, 1289 and 1290). Thomas and Ada Harris registered a quit claim on property to Harriett Blake in 1936 (Instrument 1594). Arthur and Alma Harris granted their property to Mabelle W. Harris in 1937 (Instrument 1632). Archibald Craig purchased the Blake property in 1966 (Instrument 6105).

The 2007 survey indicates the former semi-detached dwellings at 245 Woodbridge Ave and 239 Woodbridge Ave as being within Part 2 of Plan 64R-5690 and Part 2 of Registered Plan 19025 respectively. In 1994 a land transfer occurred between Jack Aretusi and Mickael Gaudet involving Part 2 on Plan 64R-5690.



## 4.0 Subject Property

### 4.1 Property Description

The subject property consists of two formerly residential lots known as 239 and 251 Woodbridge Avenue. The any buildings on the lots were demolished prior to 2007 and only a concrete staircase from the sidewalk up the slope remains. The lots front onto Woodbridge Avenue to the north and to the west is the newer Regional Affordable Housing building and the Canadian Pacific Railway bridge to the east. The CPR bridge was built between 1900-1925 and is recognized as a structure that contributes to the cultural heritage value of the Woodbridge HCD.

The lot is irregular in shape and has access onto Abell Avenue to the south which is residential with single family homes.

The subject property has little in the way of vegetation as there has been significant disturbance due to the construction of both the crash wall next to the rail line and the construction of the building to the west.

There is a slope at the front of the lot with a significant grade difference from street level to the balance of the lot that is treed. A tree inventory has been prepared by others as part of the submission.

The lots are to be assembled for the purposes of constructing a multi-family residential 7-storey building.

## 5.0 Proposed Development

The unique constraints of the rail line and associated requirement for a crash wall and the steep slope on the northern edge of the property at Woodbridge Avenue has resulted in a flat iron inspired building footprint. The current design proposal is for a building with a total height of 24.80 m plus mechanical penthouse. A 1.5 m stepback at the second floor and a further 1.5 m stepback at the sixth floor on the north elevation which faces Woodbridge Avenue. This is a reduction in overall building height of 0.92 m from the initial development proposal.

The building appears as seven storeys at Woodbridge Avenue as the underground parking level is exposed due to the drop in grade at the street leading to the underpass to accommodate the overhead rail line. The majority of the lot is on a grade that is shared with Abell Avenue to the south which is higher than the ground floor that fronts on Woodbridge Avenue. The building form on the upper level of the property has six storeys on the three elevations due to the higher grade. The building's height at the upper grade level is 18.68m or 23.68m with the mechanical penthouse. The street level includes the underground parking and the grand lobby for the residential building. The height at this level is 5.75 m which relates to the distance from the upper grade to the street level. The WHCD Guidelines section 6.4.2.2. of the Woodbridge Avenue Character Area states a maximum of six floors totalling a maximum of 20m which is met at the upper level although not at the street level.

The proposed development is for a single multi-unit residential building with a lobby entry at the street level is a change from the original design which had included a commercial unit at street level on Woodbridge Avenue. Through public community consultation, concerns were raised regarding the location of a commercial unit in this location without associated parking as it could potentially cause congestion on Woodbridge Avenue. A grand lobby was determined to be the preferred option in order to provide a welcoming residential presence at the street level that encourages pedestrians to linger with benches, shade trees and green space. The proposed building maintains the similar setbacks at the street to the other buildings along this section of Woodbridge Avenue.

The original location of the underground garage door was to the far east of the street level to allow for the pedestrian activity area to be contained in one area and not to be interrupted by vehicular activity as the public sidewalk ends before the railway overpass. However, discussions with City staff have resulted in a requirement to move the garage entry further west along the street façade which bisects the pedestrian activity area into two distinct areas: one accessed from the street to the staircase and one from the street to the grand lobby.

### Design Details

A solid base with a simulated limestone foundation grounds the building at both grades and brick columns to create rhythm and continuity along the street level from the two buildings to the west. A liberal variation on the historic proportion of parts is taken with oversized window openings and with the exception of the garage door they retain the vertical orientation typified on historic buildings. The grand lobby is defined with an arched opening with a canopy and clear addressing that stands out as the principal entrance at the street level and echoes the design detail at the top floor.

Oversized vertically oriented punched windows with limestone-like lintels and sills in a red brick façade with limestone-like parapet at each of stepbacks (second and sixth floors) frame the openings of the red brick façade. The flat iron inspired building footprint is simple in design and clearly of its time leaning into a higher ratio of transparency to solid as discussed in 6.3.3 of the WHCD Guidelines. The regular rhythm of window openings is a design feature that is consistent with historic flat iron building designs while the dark window frames and coordinating railings work to emphasize this rhythm.

The street level repeats the large vertically oriented openings of the upper level with the enlarged openings that include panels of the doors and glazing. The building has smaller massing than the two buildings to the west and therefore provides a transition from those buildings to the west down to the railway overpass bridge and to the parkette and residential buildings further to the east.

The proposed development utilizes primary materials of red brick with a cast limestone-like foundation, cast stone windowsills and parapet accents at the second floor and again at the flat roof. The mechanical penthouse is to be clad in limestone-like panels to blend both with the sky and to repeat the buildings material palette.

Landscaping is made up of a combination of pathways of pavers that edge gardens and several trees. A concrete curved bench provides seating in the residential amenity space while benches backed by large planters provide seating at the street level.

## 6.0 Cultural Heritage Value Assessment

### 6.1 Evaluation

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

### 6.2 Determining Cultural Heritage Value and Interest

The following criteria (in the left column of the table below) are prescribed by Ontario Regulation 9/06 (as amended by O. Reg. 569/22) under the Ontario Heritage Act for determining cultural heritage value or interest. In the opinion of Robinson Heritage Consulting, the properties known as 239 & 251 Woodbridge Avenue do not have cultural heritage value and do not merit individual designation under Part IV of the Ontario Heritage Act.

<p>The property has <b>design value or physical value</b> because it...</p> <ol style="list-style-type: none"> <li>1. ...is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,</li> <li>2. ...displays a high degree of craftsmanship or artistic merit,</li> </ol> <p>or</p> <ol style="list-style-type: none"> <li>3. ...demonstrates a high degree of technical or scientific achievement.</li> </ol>	<p>The properties known as 239 &amp; 251 Woodbridge Avenue do not have <b>design value or physical value</b> because they do not meet criteria 1, 2 or 3 of O. Reg. 9/06. The buildings have been demolished prior to this assessment.</p>
<p>The property has <b>historical value or associative value</b> because it...</p>	<p>The properties known as 239 &amp; 251 Woodbridge Avenue have no <b>historical value or associative value</b> because they do not meet criteria 4, 5 or 6 of O. Reg. 9/06. The buildings have been demolished prior to this assessment.</p>

<p>4. ...has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,</p> <p>5. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p> <p>6. ...demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p>	
<p>The property has <b>contextual value</b> because it,</p> <p>7. ...is important in defining, maintaining, or supporting the character of an area,</p> <p>8. ...is physically, functionally, visually, or historically linked to its surroundings, or</p> <p>9. ... is defined by, planned around or is itself a landmark.</p>	<p>The properties known as 239 &amp; 251 Woodbridge Avenue do not have <b>contextual value</b> because it does not meet criteria 7, 8 or 9 of O. Reg. 9/06. The buildings have been demolished prior to this assessment.</p>

### 6.3 Statement of Cultural Heritage Value or Interest

The properties known as 239 & 251 Woodbridge Avenue do not have **design value or physical value, historical value or associative value or contextual value** because they do not meet any of the nine criteria of Ontario Regulation 9/06. The buildings have been demolished prior to this assessment.

## 7.0 Recommendations and Mitigation

The proposed development consists of primary materials of red brick with a cast limestone-like foundation, cast stone windowsills and parapet accents at a flat roof and stepbacks at the second and sixth floors (from street level). These choices reflect the materiality sought by the Woodbridge HCD Guidelines.

It is recommended that the colour of the louvres on the exterior of the mechanical penthouse be light in colour like the simulated limestone cladding to avoid giving too much prominence to this utilitarian necessity.

It is recommended that the spaces between floor plates are reduced as much as possible and that the mechanical penthouse be lowered in height as much as possible so that they do not detract from the overall heritage inspired design particularly when viewed from the residential area to the south and the approach up Woodbridge Avenue from the east. It is recommended that reductions in overall height be made where possible particularly to reduce the prominence of the mechanical penthouse and to bring the overall building into closer compliance with the WHCD Guidelines. It is recommended that the proposed building not be taller than the existing building to the west in order to provide a better transition to the railway, landscape and buildings to the east.

Landscaping is made up of paver pathways that edge gardens that should be made up of native varieties of trees, shrubs and perennials that provide year-round interest at both the upper grade level and street level. Detailed planting schedules should include native and heritage inspired trees, shrubs and perennials that provide year around interest including conifers and trees and shrubs with interesting bark for winter, flowering in the spring, canopy trees for summer shade and leaves with interesting fall colour.

Strategic plantings should prevent crossing over the driveway. Planting layouts should include curves and random layouts and lines should be avoided; this will better blend into the natural vegetation edge along the rail line.

## 8.0 Conclusion

The proposed development for the property known as 239 and 251 Woodbridge Avenue in the Woodbridge Heritage Conservation District does not contain any cultural heritage resources as they had been demolished before 2009. The subject property has a number of unique features due to the existing constraints in terms of landform and grade differentials, CPR safety setbacks, sidewalk termination and overbuilding of the adjacent development. The significant difference between the street grade and the upper grade is exacerbated by the drop in the street grade to accommodate the rail overpass.

The assessment of the proposed development with the materials provided determines that in many respects it complies with the District Guidelines particularly with regard to the design, materials, and much of the landscaping. The non-conforming challenges that the project faces are the overall building height at Woodbridge Avenue of which the introduction of 1.5 m setbacks at the second and sixth floors to create a sense of podium at the street and to pull the building back further from the street at the higher floors. The overall building height could benefit by any reductions that could be found to better comply with the WHCD Guidelines.

Overall, the development provides and continuation in the street wall providing animation with its unique building shape and details, becoming a landmark while the overall massing provides transition from the larger massing of the buildings to the west to the lower landscape and built features of the rail line, parkette and residential to the east of the subject property.

## 9.0 In Closing

RHC denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of RHC.

Respectfully submitted,



Tracie Seedhouse

*Principal, Robinson Heritage Consulting*



Stephen Robinson MA CAHP

*Principal, Robinson Heritage Consulting*



## Bibliography

### Maps

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Google Maps, 2009 - 2020

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Ontario Historical County Maps Project (University of Toronto)  
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### Policy and Legislation

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[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_HPE\\_Eng.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf)

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[https://www.vaughan.ca/projects/policy\\_planning\\_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf](https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf)

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<https://www.jstor.org/stable/40914188?seq=1>

## Appendices

Appendix 1 - Proposed Design Drawings

Appendix 2 - Robinson Heritage Consulting – Curriculum Vitae and Project List

Appendix 1 - Proposed Design Drawings

Figure 7 - Site Plan and Statistics, A101 (Graziani & Corazza Architects Inc. Dec 4, 2024)

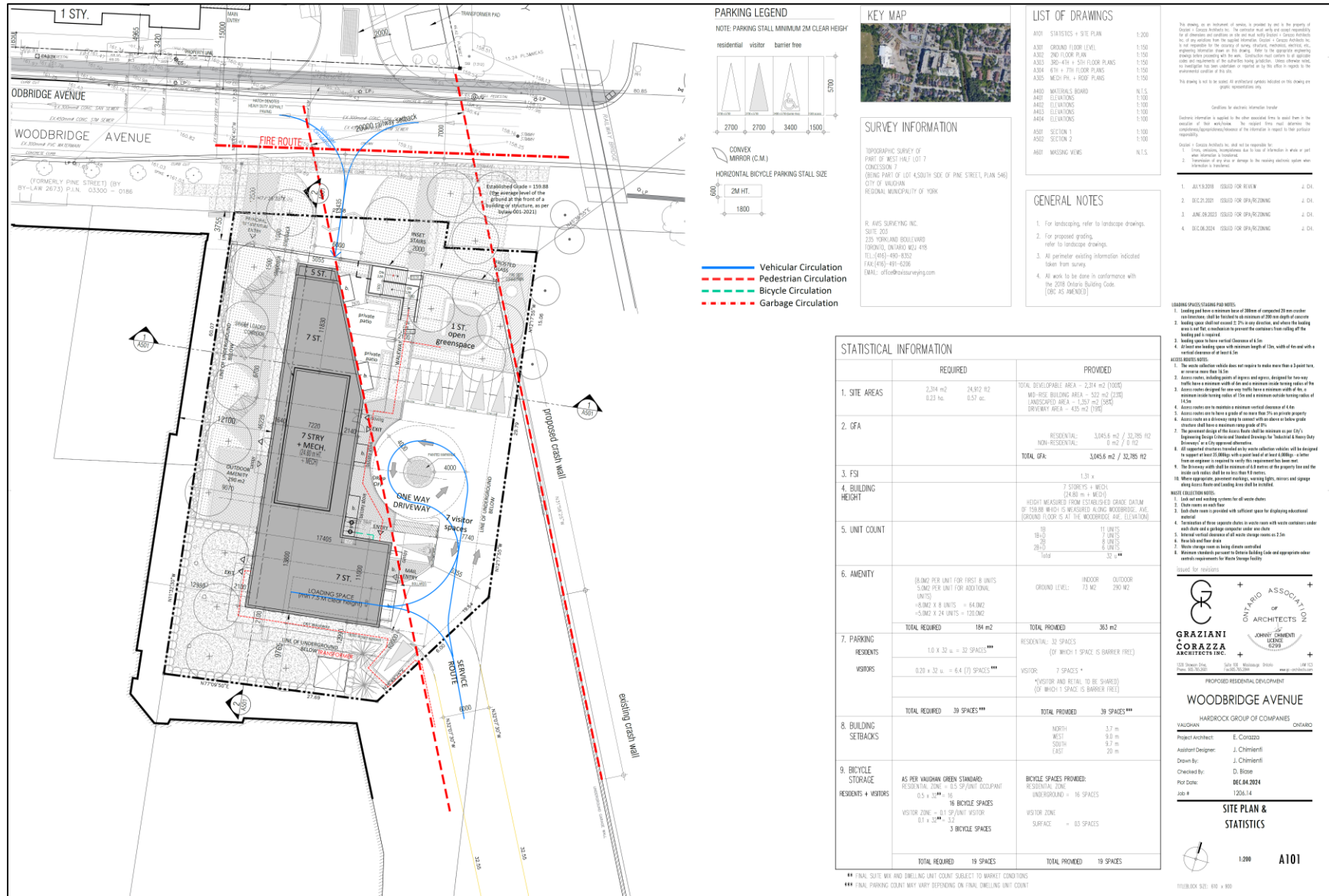


Figure 8 - Ground Floor Plan, A301 (Graziani & Corazza Architects Inc. Dec 4, 2024)

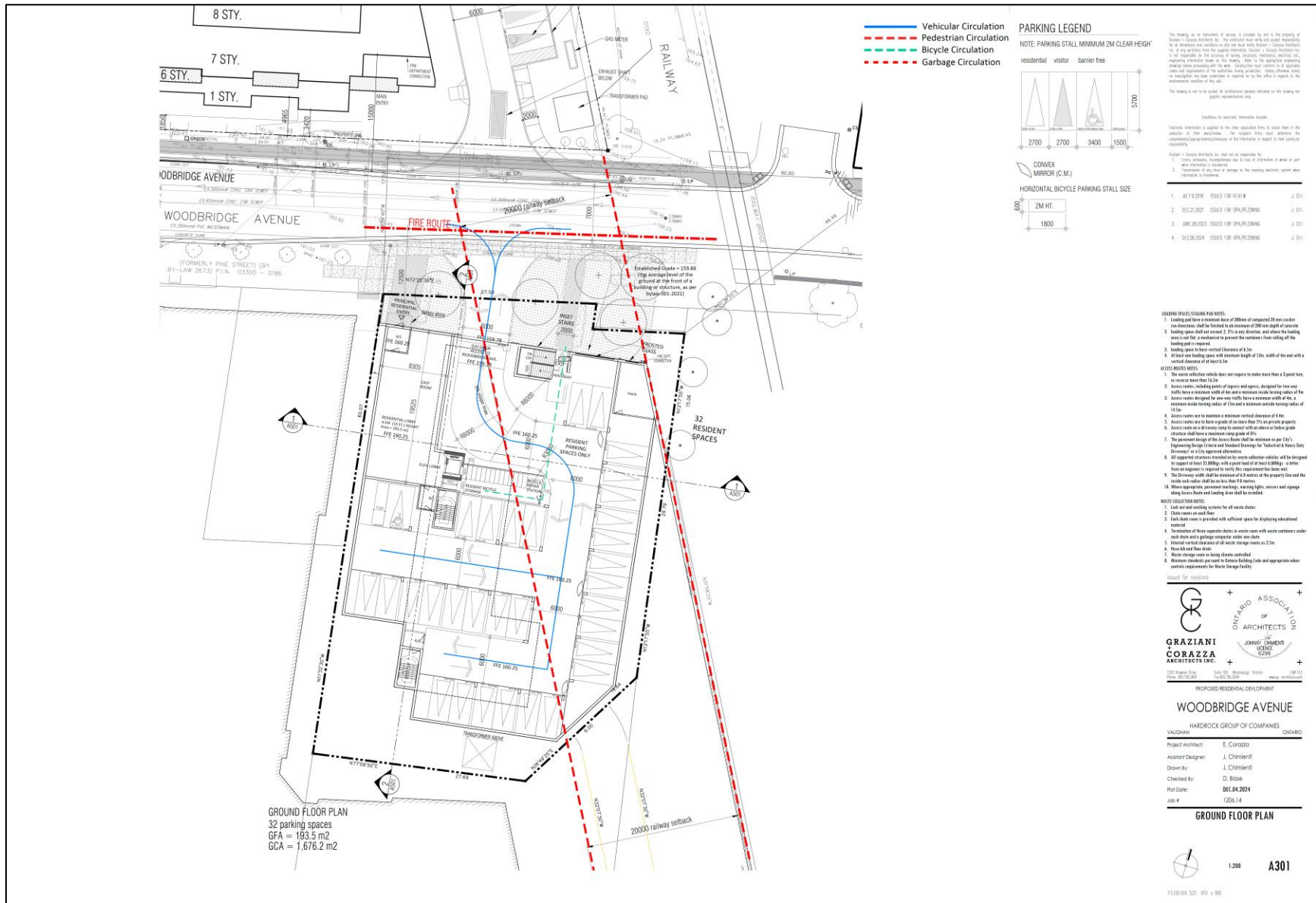










Figure 11 - Mid-Rise South Elevation, A403 (Graziani & Corazza Architects Inc. Dec 4, 2024)

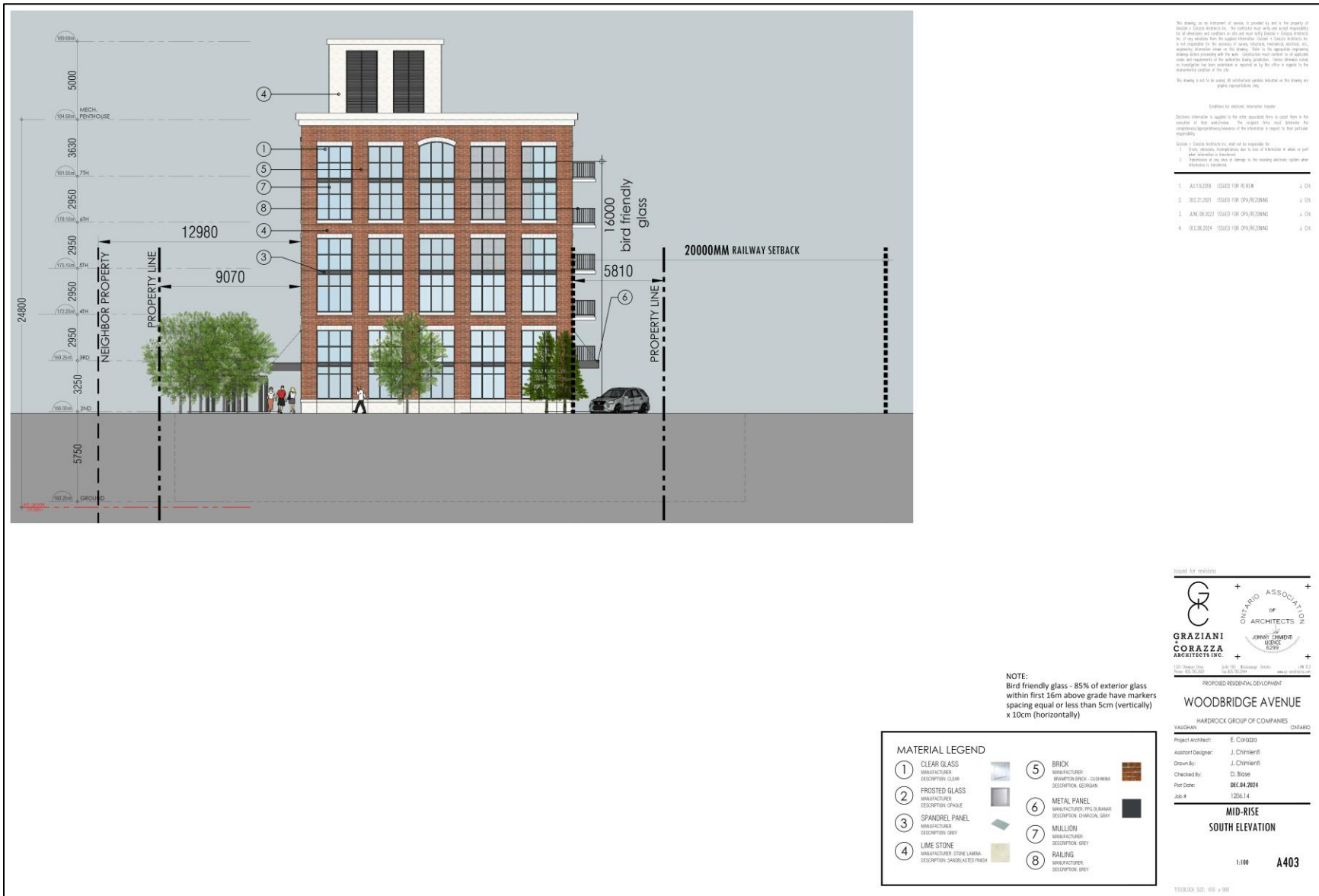


Figure 12 - Mid-Rise West Elevation, A404 (Graziani & Corazza Architects Inc. Dec 4, 2024)

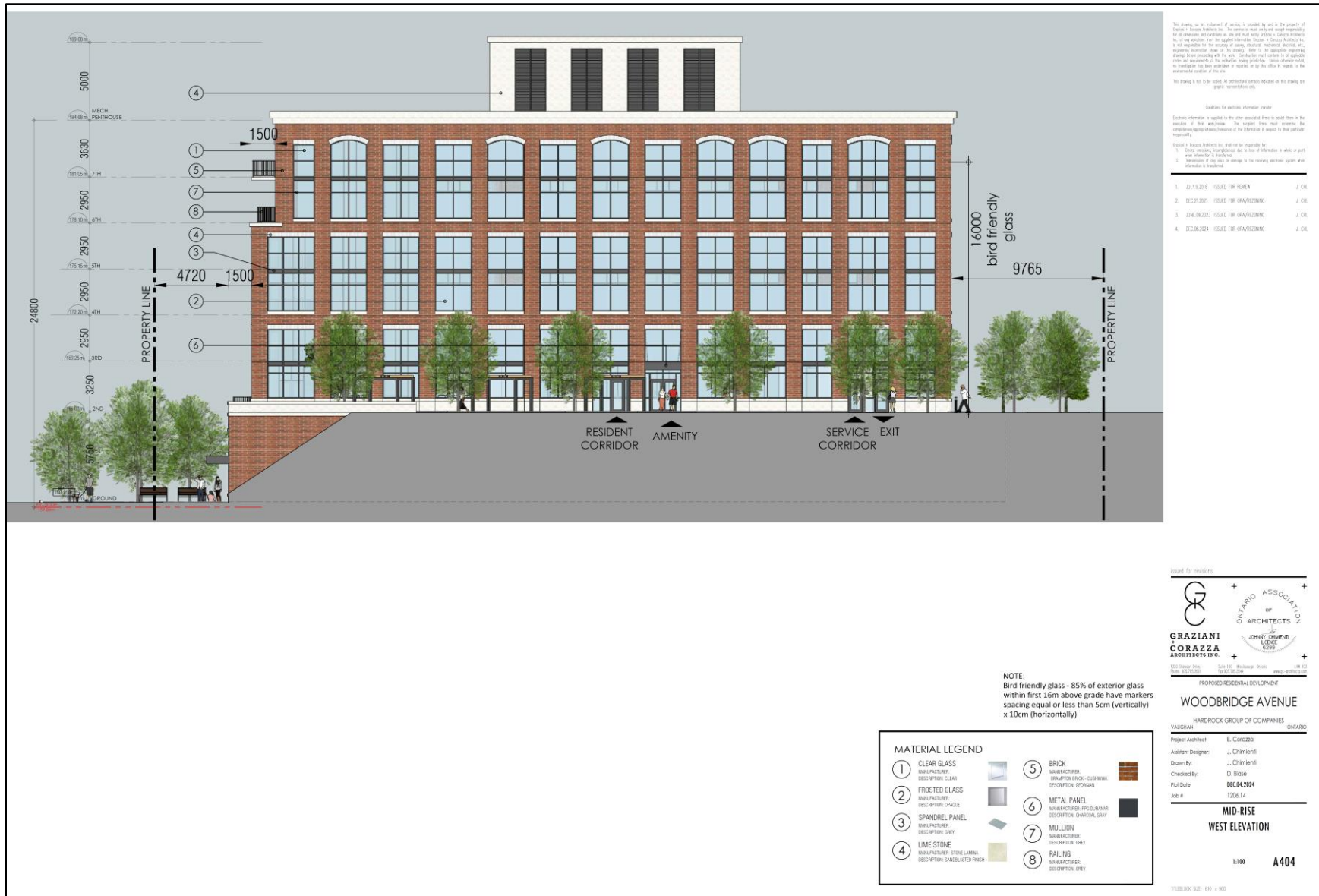


Figure 13 - Section 1, A501 (Graziani & Corazza Architects Inc. Dec 4, 2024)

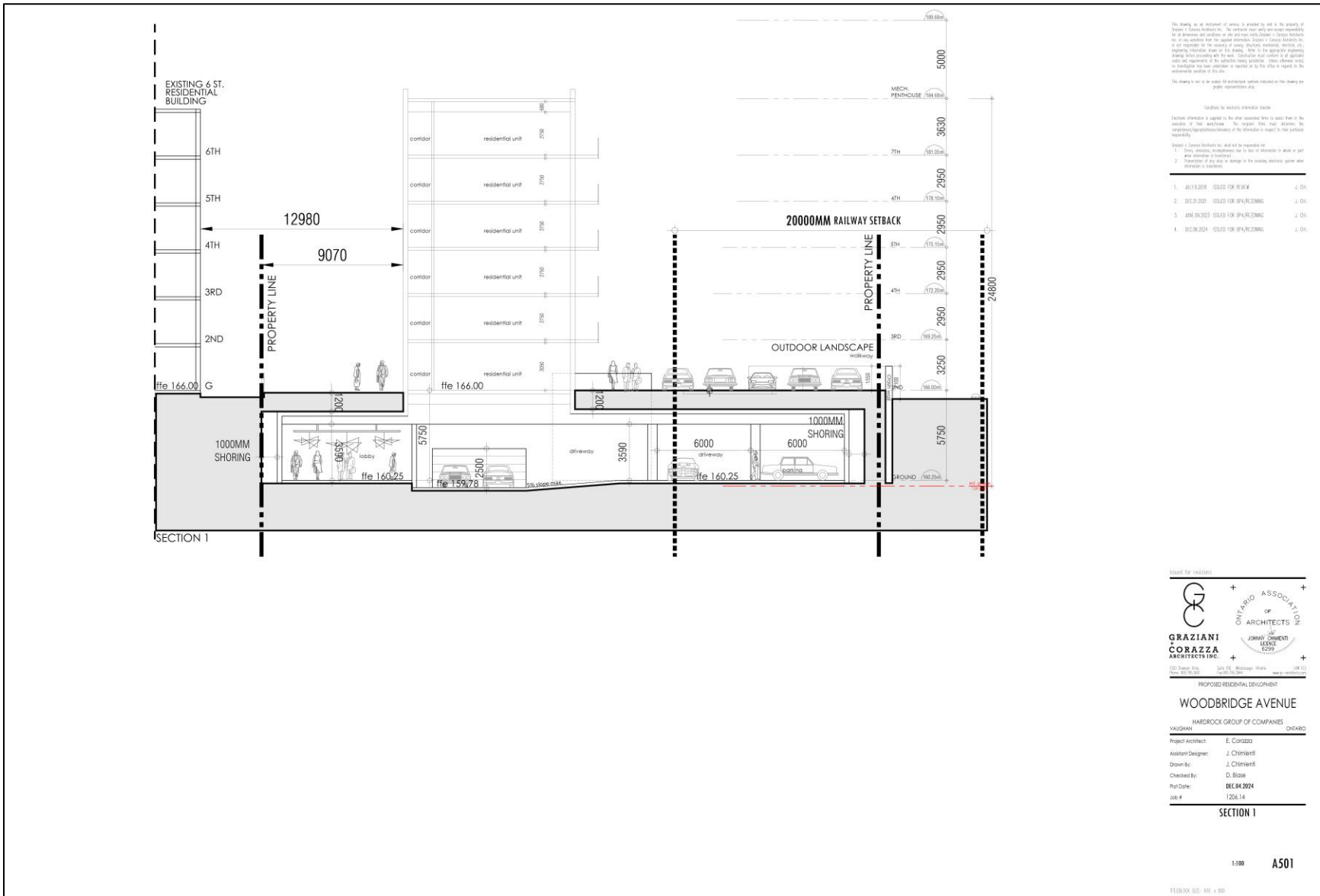


Figure 14 - Section 2, A502 (Graziani & Corazza Architects Inc. Dec 4, 2024)

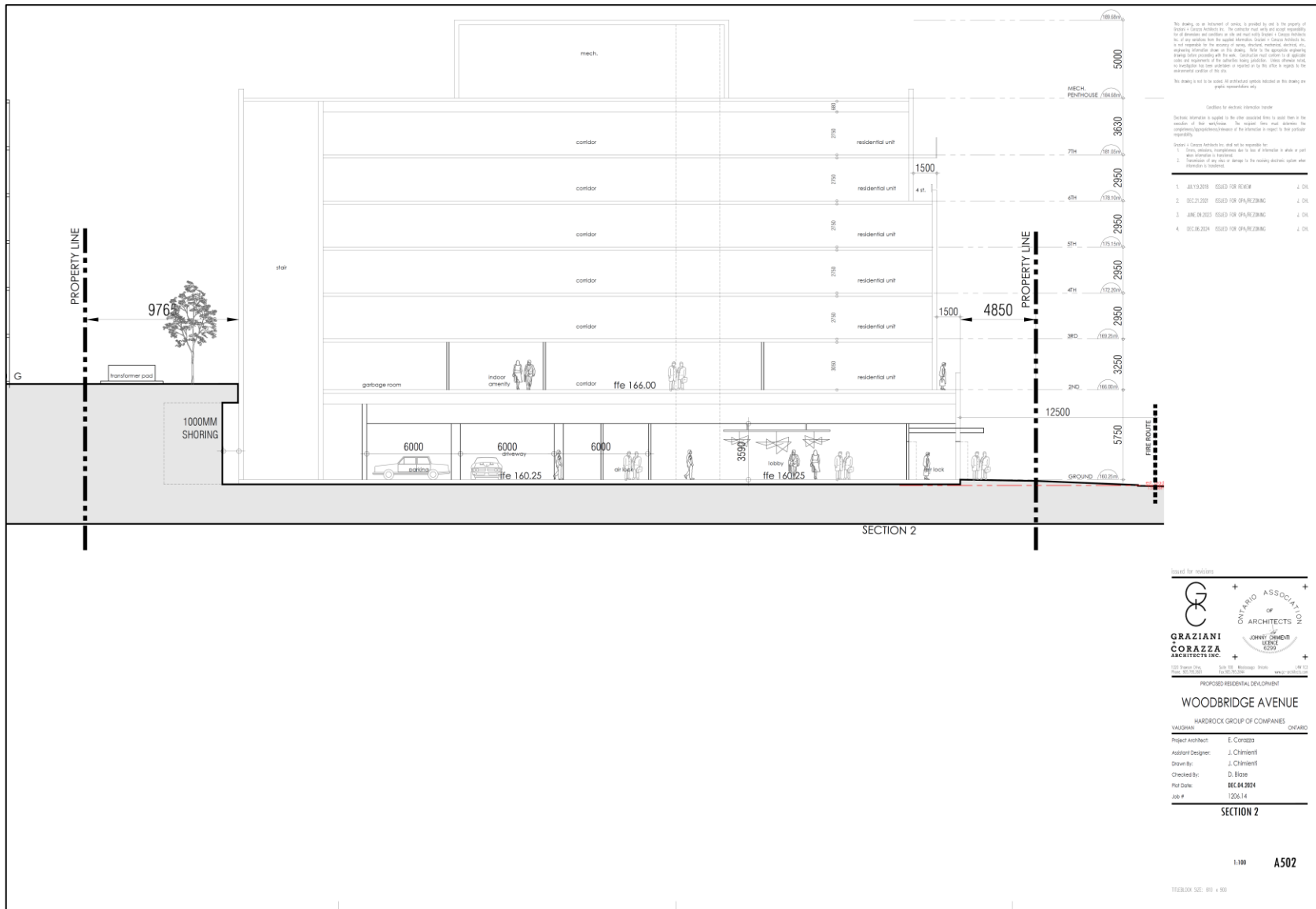
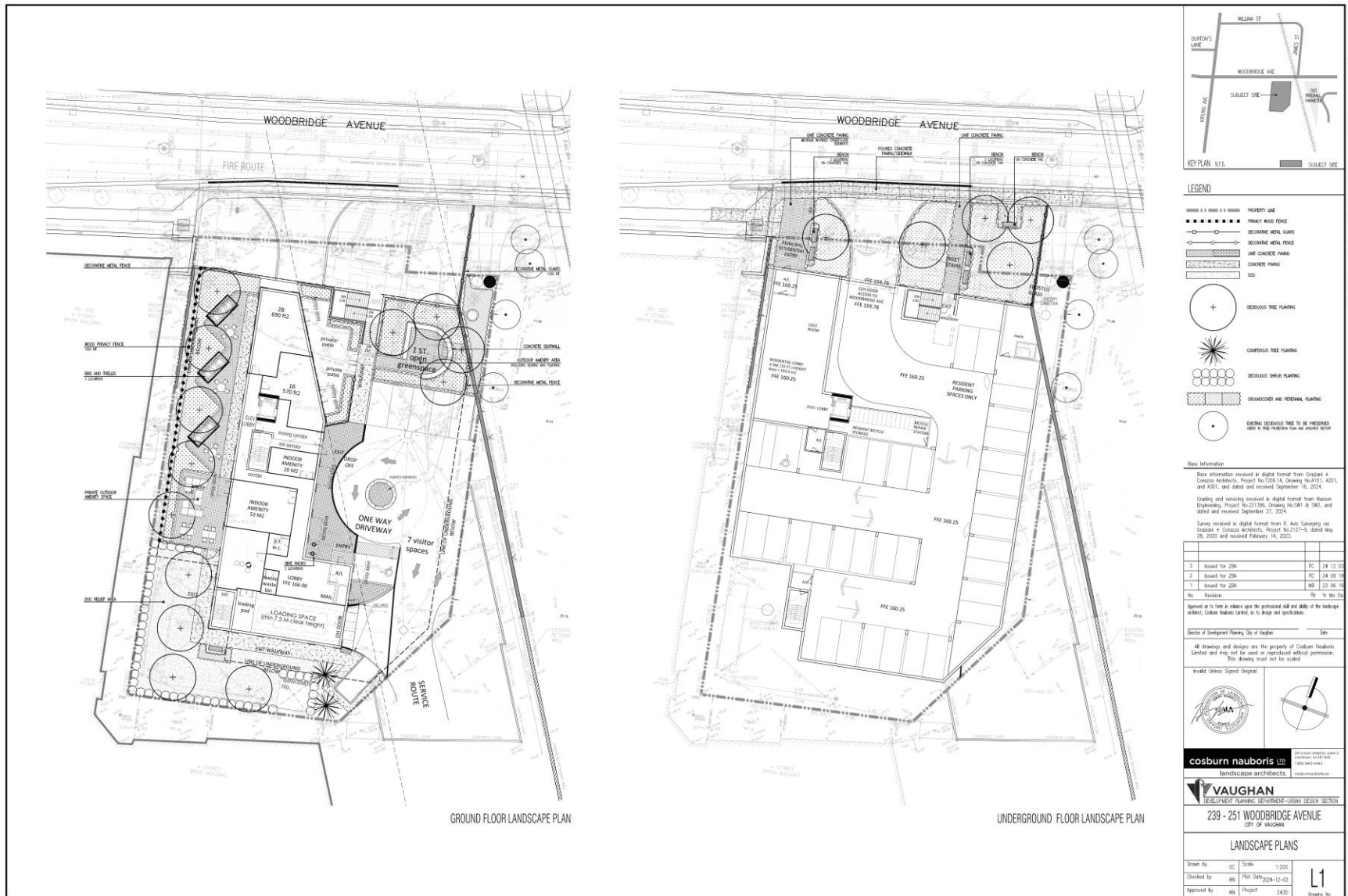


Figure 15 - Massing Views, A601 (Graziani & Corazza Architects Inc. Dec 4 2024)





Figure 16 – Landscape Plans, L1 (Cosburn Nauboris Ltd Landscape Architects, Dec 3, 2024)



Appendix 2 - Robinson Heritage Consulting – Curriculum Vitae and Project List

**Stephen Robinson**

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



**Tracie Seedhouse**

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



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



## 24 Carlton Place Centre Wellington (Elora), Ontario

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



**Fergus High School  
Centre Wellington (Fergus), Ontario**

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



**Dickson Public School  
Cambridge, Ontario**

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



**Robert Orr Farmhouse**  
Huron Road, Kitchener, Ontario

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





## PROJECT HISTORY

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2021

**Potter Foundry, Elora, Township of Centre Wellington – Historical Research & Commemoration Text**

Client: Elora South Inc., September 2021

**Potter Foundry, Elora, Township of Centre Wellington – Monitoring Report Review**

Client: Elora South Inc., Sept 2020 - Present

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Client: Enzo Di Fonzo, 2019 – Present

**251 Woodbridge Avenue, Vaughan – Heritage District Conformity Report**

Client: Dan Cesana, 2019 – Present

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Client: Azhar and Mahnaz Ansari, February 2021

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Client: Nardeep & Amar Swaich, January 2021

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2020

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Client: Mark Melo, October 2019

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Client: Mehraj Sarwor, May 2019

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2018

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Client: City of Kitchener, November 2018

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

Client: Paul De Battista, March 2017

2016

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**22 Shade Street, Cambridge – Heritage Impact Assessment**

Client: Salvation Army, August 2016

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Client: Carson Reid Homes, August 2016

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

Client: Summerco Properties, May 2016

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

Client: Gil Shcolyar, March 2016

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

Client: Camelot on 7 Inc., January 2016

2015

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**Huronian Regional Centre, 700 Memorial Avenue, Orillia - Heritage Impact Assessment**

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

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

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

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

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

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Employer: City of Guelph, October 2015

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Client: Scott and Libby Playford, January 2015

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2014

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Client: Town of Caledon, August 2014

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2012

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

Client: Regional Municipality of Halton, October 2012

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

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

Employer: City of Guelph, June 2012

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

Client: Evans Planning, February 2012

2011

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**“Rural Church Architecture: Ellis Church, Puslinch Township”**

Public presentation given at Ellis Church, 150<sup>th</sup> Anniversary, July 2011

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

Client: Regional Municipality of Halton, April 2011

**2485 Conservation Road, Milton - Heritage Impact Assessment**

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2010

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Client: City of Toronto Economic Development Corporation, March 2010

2009

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Client: Phillip H. Carter Architect, December 2009

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Client: Loedige (Canada) Limited, October 2009

**8763 Bayview Avenue, Richmond Hill - Heritage Impact Assessment**

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2008

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Client: Techno Steel Canada, April 2008

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2007

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Client: City of Owen Sound, September 2007

**1683 Huron Road, Kitchener – Heritage Impact Assessment**

Client: Mattamy Homes Ltd., June 2007

**1571 Fisher Hallman Road, Kitchener – Heritage Impact Assessment**

Client: Mattamy Homes Ltd., June 2007

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

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

**443 Dover Street North, Cambridge – Heritage Impact Assessment**

Client: Carl Csanits, January 2007

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2006

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

Produced in collaboration with The Ventin Group Architects

Client: Everlast Restoration, December 2006

**806 Gordon Street, Guelph – Heritage Documentation Report**

Client: Mar-Cot Homes Ltd., November 2006

**Revue Theatre, Roncesvalles Avenue, Toronto – Heritage Documentation Report**

Client: Chris McQuillan, September 2006

**Interpretive Plaque Project on Queen Street, Cambridge (Hespeler)**

Client: Heritage Cambridge, July 2006

**John Abell Factory, Toronto - Preliminary Heritage Assessment**

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

**Peer Review of Heritage Assessment of Proposed Duntroon Quarry Expansion**

Clearview Township, County of Simcoe, Ontario

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

**Queen’s Hotel, Owen Sound – Reasons for Designation**

Client: City of Owen Sound, April 2006

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

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

**246 Crawley Road, Guelph – Heritage Impact Assessment**

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

***Industry & Perseverance: A History of the City of Brantford***

(Compact disc) in collaboration with Dr. Peter Farrugia

Client: Wilfrid Laurier University and Brant Historical Society, 2006

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2005

**148 Crawley Road, Guelph – Heritage Impact Assessment**

Client: Royal-LePage Commercial, June 2005

**Brantford Heritage Inventory**

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

Employer: Brantford Planning Department, June 2001 to February 2005

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2004

**63-67 Woolwich Street, Guelph – Heritage Documentation Report**

Client: Wellington Catholic District School Board, February 2004

***Grand Old Bridges: The Grand River Watershed Bridge Inventory***

Assessment of heritage bridges within the Grand River watershed

Client: Grand River Conservation Authority, 2004

***John McCrae in Flanders Fields – web tour***

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

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

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2003

**Brant Arts, Culture & Heritage Centre (BACH Project)**

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

Client: BACH Steering Committee, September 2003

**340 Clair Road, Guelph – Heritage Documentation Report**

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

**1471 Gordon Street, Guelph – Heritage Documentation Report**

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

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2002

**341 Forestell Road, Guelph – Heritage Documentation Report**

Produced in association with TSH Engineers Architects and Planners

Client: City of Guelph, September 2002

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

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