

# **CULTURAL HERITAGE IMPACT ASSESSMENT**

**8109 Kipling Avenue  
Vaughan, Ontario, Canada**

**15 July 2019**

**prepared by**



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

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## **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).

The former village of Woodbridge is within the City of Vaughan. Woodbridge is located just north of the City of Toronto, along the Humber River, and is one of four historic villages within the City of Vaughan. Kipling Avenue was formerly called Concession Eight Roadway. 8109 Kipling Avenue is located north of Woodbridge Avenue which was the main original bridge crossing and the village commercial core. It is west of the Humber River, west of the Woodbridge Fair grounds. The property fronts onto Kipling Avenue at the southwest corner of the intersection with Porter Avenue, which was the main roadway from Concession Eight Roadway into the Woodbridge Fairgrounds.

Woodbridge is zoned as mixed-use consisting of primarily residential land use, ranging from single family housing to mixed use condominiums, with commercial, industrial, open space and conservation areas intermixed.

The property is within the designated Woodbridge Conservation District and represents one of the highest concentrations of heritage properties in the City [source: Woodbridge Heritage Conservation District Study and Plan, April 2009]. 8109 Kipling is a rectangular parcel presently containing a 19<sup>th</sup> century single-family residence designated under Part V of the Ontario Heritage Act as part of the Woodbridge Heritage District. The 19<sup>th</sup> century house has a 1950's apartment block attached to the rear of the house. The concrete block apartment addition is planned for demolition. The heritage house has been functioning as a rental income property. The house is planned to be restored for use as single family leased residential use, with maintenance restoration of the building exterior. Existing surface parking spaces adjacent to the apartment block are to be returned to lawn, and new surface parking to service the heritage house is planned to be located near the rear entry to the house.

8109 Kipling Avenue is not a Designated Heritage Property under Part IV of the Ontario Heritage Act.

Woodbridge Heritage District contains many heritage buildings and structures of similar scale, combined with recently redeveloped parcels, including industrial properties along the north-south rail line which runs near this property.

The owner of the property retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) of the property and review of the planned redevelopment.

The subject property is owned by:

D. Condello Trucking Ltd.  
3627 Rutherford Road  
RR #2 Woodbridge, Ontario L4L 1A6

Contact information is as follows:

Mr. Tony Condello  
Tel: 416 726 6406  
Email: condello@bellnet.ca

## **2.1 History of the property and evolution to date**

Ownership records show that the property was originally part of a 200 acre parcel, Lot 8, Concession 8, Woodbridge registered 9 July 1829, transferred from the Crown to Canada Company. In 1834 Canada Company subdivided the property, creating a ½ acre parcel transferred to Washington Peck. Peck transferred Pt. West half of this lot in 1837 to Rowland Burr.

In 1884 the land was in the ownership of Thompson Porter [perhaps giving the name to the adjacent Porter Avenue] and then transferred to Charles W. Wallace who transferred ownership to Joseph Huson. It was in the period between 1884 and 1894 when likely the present brick house on the property constructed. Wallace held the property until he died and ownership transferred in 1894 to Joseph Huson who married Sarah Egan (Huson).

In 1953 the property was transferred to Bayard Bryant who held the property until 1973 then transferred ownership to John and Olive McQuay. The existing three storey concrete block apartments were added to the brick house, perhaps at this time.

In 1984 D. Condello Trucking Ltd purchased the property, operating it as an apartment rental adjacent building adjacent to other property, including 8101 for use related to their trucking operations on lands to the south of 8109 and 8101 Kipling. The property at 8109 is no longer operating as apartment rentals and is vacant.

The property has now been owned by the Condello family for a number of years, and plans are to retain ownership as part of their overall landholdings adjacent, but to remove the 1950's concrete block rental apartment addition at 8109 Kipling and restore the remaining heritage portion of the building to residential use.

Application is being made to City of Vaughan to revise the property by removal of the 1950's apartment addition which does not conform with the heritage district.

## **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 with few trees and some grassed area between the sidewalk and street. The existing residential building at 8183 Kipling Avenue is on the east side of the Kipling Avenue North character area but is, itself, not a heritage property. The existing 1½ storey residential building front on Kipling Avenue with a driveway on its south side. To the south of the property is a newer three-storey residential condominium building which was designed to fit within the heritage district.

## **2.3 Architectural evaluation of the subject property**

The existing single-family residence at 8109 Kipling Avenue is a 1½ storey brick and wood framed single family house with a small front porch facing Kipling Avenue. The original building appears to be in generally sound physical condition and has a later addition of a two storey apartment addition to the rear which is planned by the present owner to be removed.

8109 is constructed with red brick and cream brick accents on the exterior and stone foundation. The original building is a late 19<sup>th</sup> century house original to the now designated heritage district. Another 1½ storey single family residence, 8101 Kipling Avenue, is located adjacent and south of 8109. 8101 is not a part of this application but of heritage significance. 8101 is situated directly adjacent to the Toronto Grey and Bruce Railway line [leased to Canadian Pacific Railway]. 8101 is about the same size as 8109 with similar small front porch, and appears to be of similar vintage to 8109 Kipling Avenue but with different red brick configuration. To the east of these two houses the use of the land use has been changed to a trucking business with newer single storey industrial buildings and paved areas for the trucking business which is also owned by Mr. Condello.

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

Planned redevelopment of the property is to remove the non-functional 1950's two storey concrete block apartment addition and to restore the heritage house portion of the

property as a rental residence for the foreseeable future. The portion of the site where the existing addition is to be removed and some adjacent paved area will be cleared and replanted with lawn. Given existing redevelopment in Woodbridge and it's location of the property to the fairgrounds, the lot with the heritage house and the industrial portion of the lands to the east being under the same ownership, these parcels may be redeveloped to some, as yet, indeterminate use(s). The existing two single family residences will be retained and maintained for the foreseeable future.

## **2.5 Examination of preservation/mitigation options for cultural heritage resources.**

The existing residential building on the property is to be maintained for the foreseeable future. As with other heritage buildings within the heritage districts in Vaughan, there is a public benefit to their maintenance, and it is recommended that, perhaps, compensation to the owners in the form of a tax reduction would provide an incentive to retain the existing heritage buildings and relatively simple landscaping.

### **Avoidance Mitigation**

The house on the property is important to the Woodbridge Heritage Conservation District, and particularly given its relationship to the Woodbridge Fairgrounds.

### **Salvage Mitigation**

The 1950's rear addition to the heritage residence has no heritage merit but must be removed carefully to assure that the heritage house is not damaged. Particularly at the foundation level, the poured concrete foundation is engaged with the stone foundation of the heritage house, and should likely remain as is, but below the new grade at the rear of the house. For removal of the above grade portions of the 1950's building, removal must be carefully performed by hand as the area to be removed may be nominally engaged with the rear brick wall and roof of the heritage house.

### **Historical commemoration**

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

## 2.6 Impact of development / mitigating measures – summary

### *Potential Negative Impact Assessment*

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- |   |   |
|---|---|
| • <i>destruction of any, or part of any, significant attributes or features</i>                                     | <i>no destruction of any part of any significant <u>heritage</u> element, but removals must be done carefully by hand, without machinery.</i>               |
| • <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i> | <i>not applicable</i>   |
| • <i>a change in land use where the change in use negates the property's cultural heritage value</i>                |   |
| • <i>siting, massing, and scale</i>   | <i>redevelopment of 8109 Kipling will improve the setting of the heritage house consistent with guidelines for development within the Heritage District</i> |
| • <i>design that is sympathetic with adjacent</i>   | <i>removal of the deteriorated 1950's rear addition will improve the property within this Heritage District</i>   |

### 3.0 RECOMMENDATIONS

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.*”

In this instance, demolition/removal of the non-heritage rear addition should be overseen by MW HALL CORPORATION or another heritage architect to assure that the heritage attributes of the remaining heritage house are not disturbed and are restored.

*“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.”*

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

A handwritten signature in black ink, appearing to read 'Mark Hall', is written over a light blue circular stamp.

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

**8109 Kipling Avenue**  
**Woodbridge Heritage District**  
**Vaughan, Ontario, Canada**  
**15 July 2019**  
**CULTURAL HERITAGE IMPACT ASSESSMENT**

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**REFERENCES**

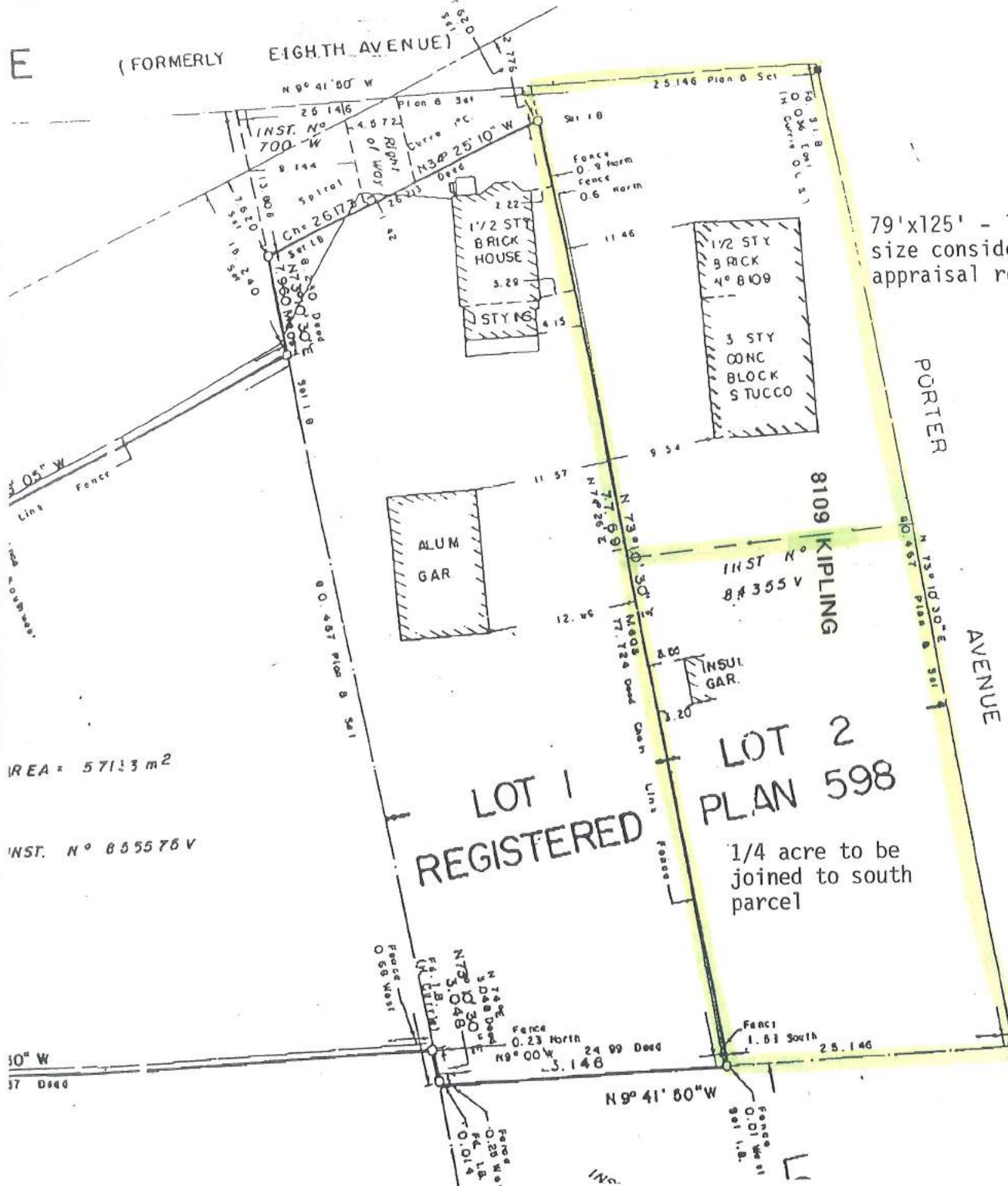
- a) Woodbridge Heritage Conservation District Study and Plan,
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy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

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E

(FORMERLY EIGHTH AVENUE)



79'x125' - lot size considered in appraisal report

PLAN OF SURVEY



2- View from East



2- View from North



2- View from South



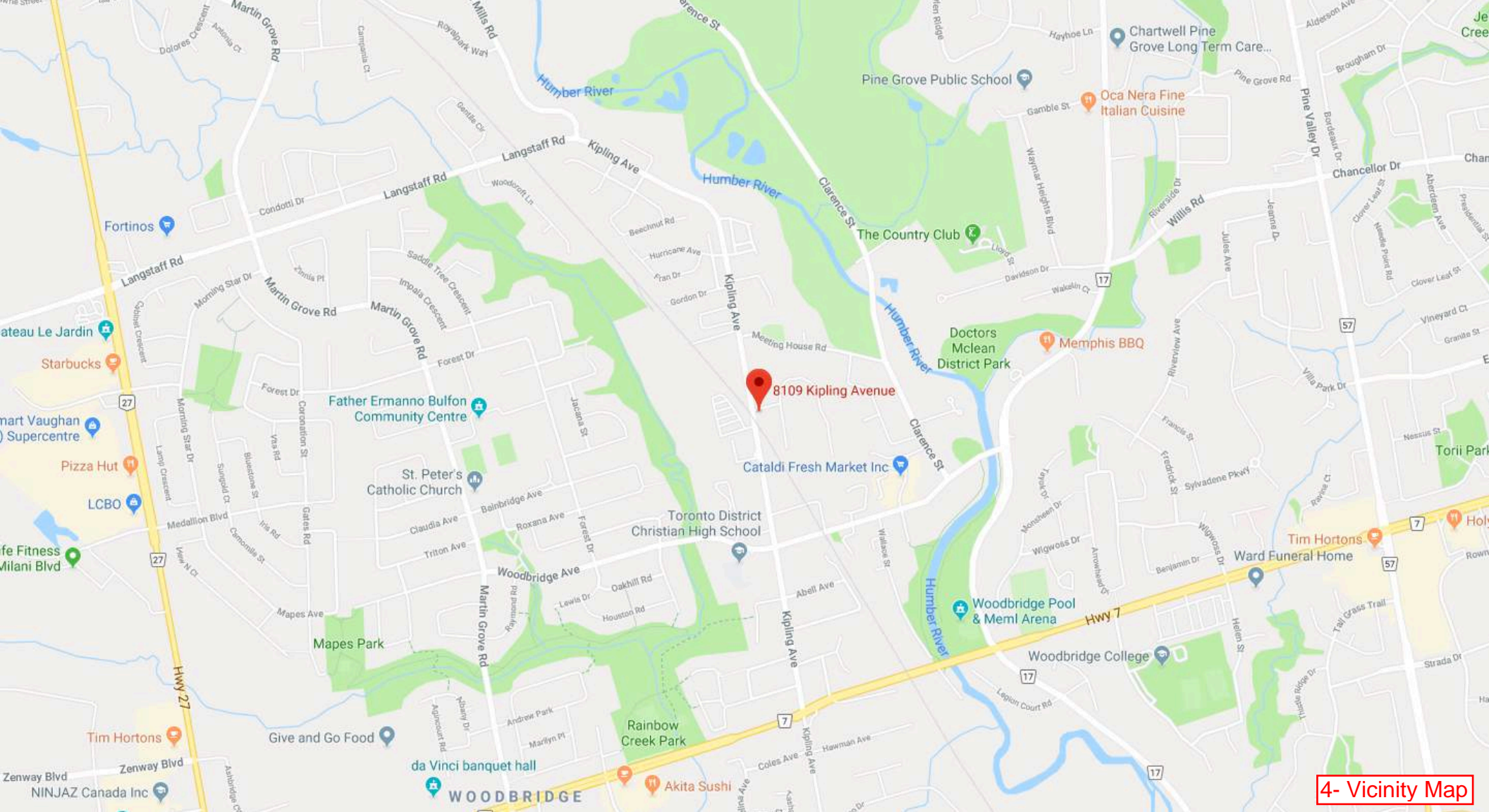
2- View from Southeast

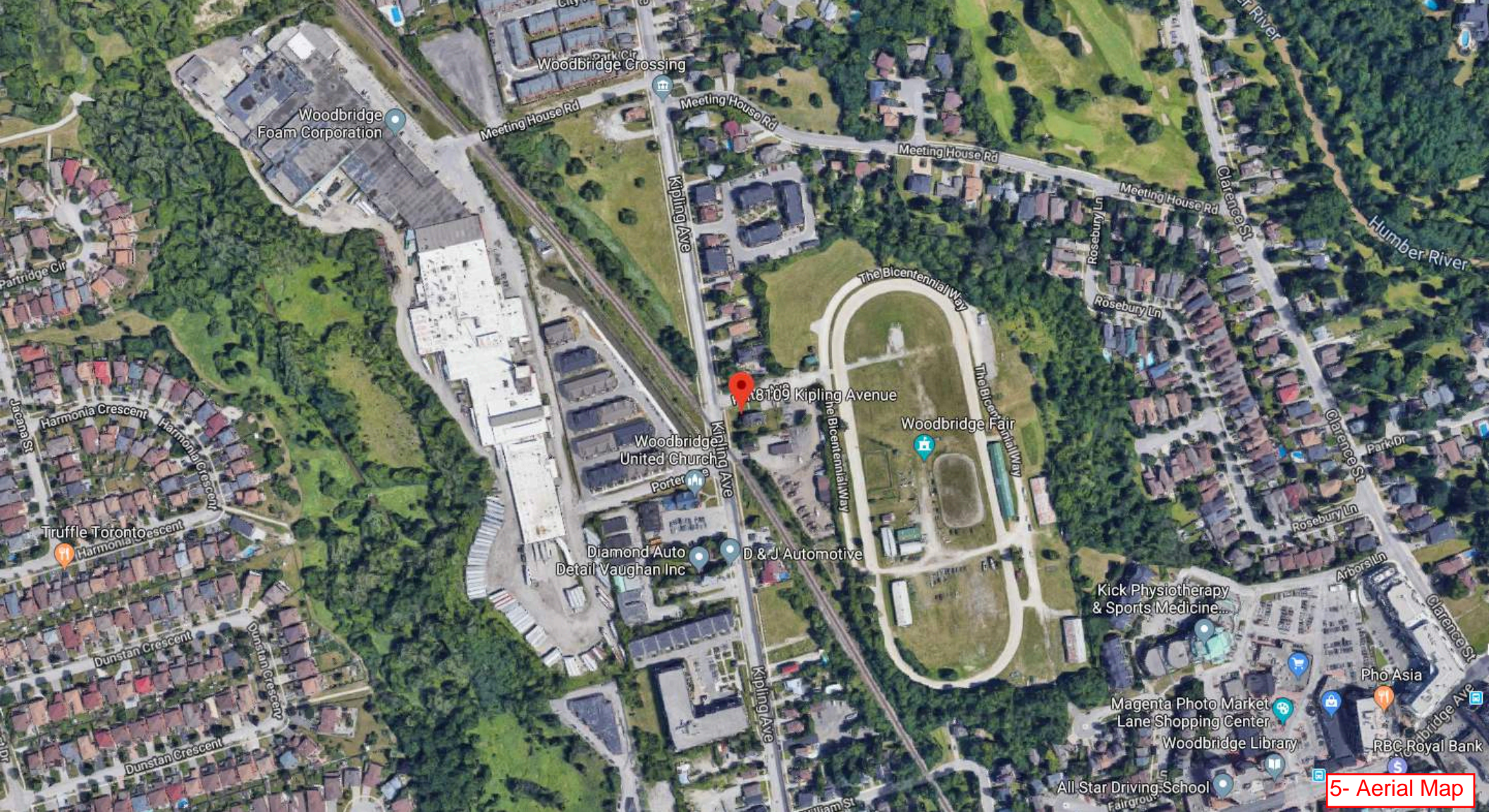


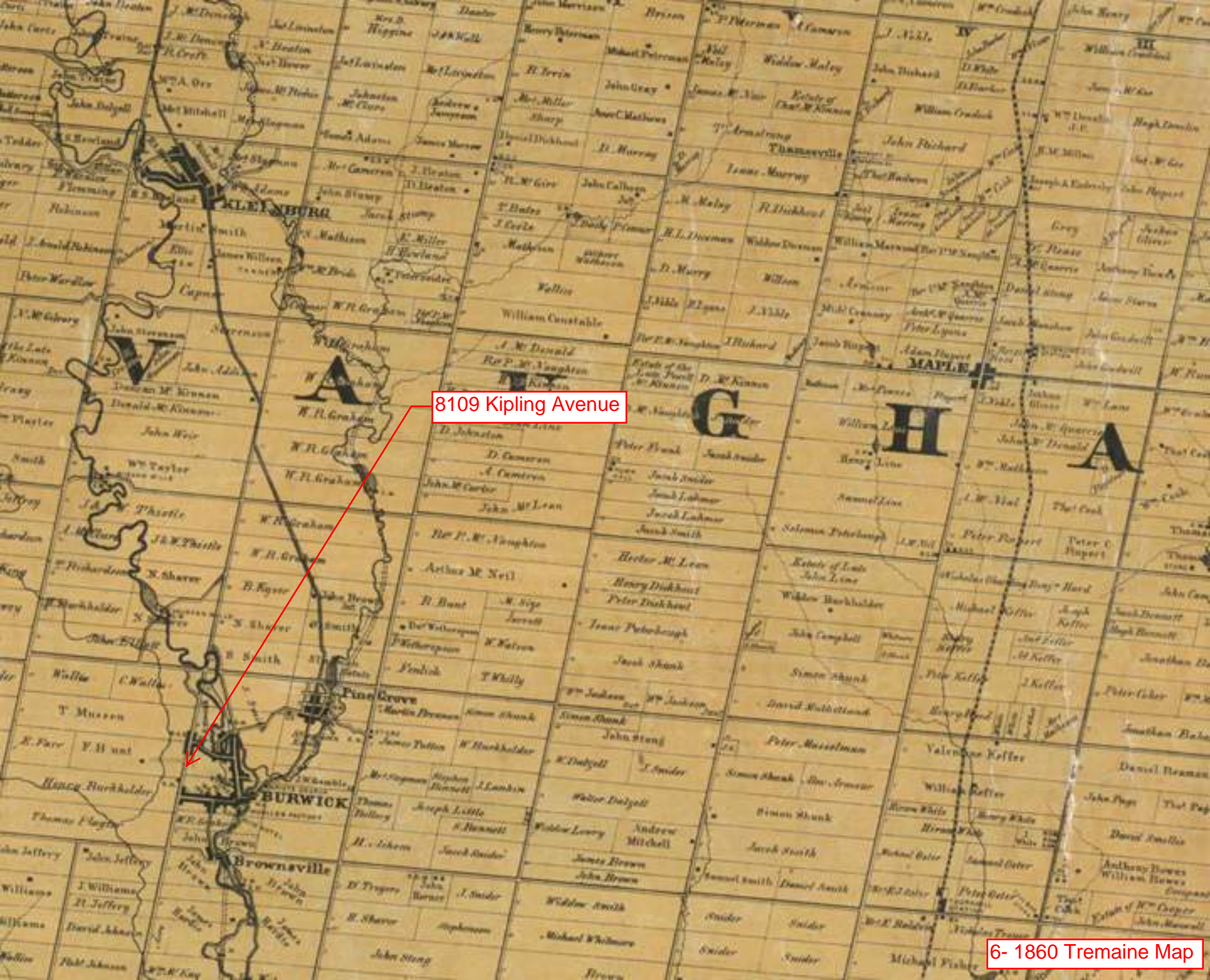
2- View from West (from Kipling Ave)



3- Adjacent building (8101 Kipling)

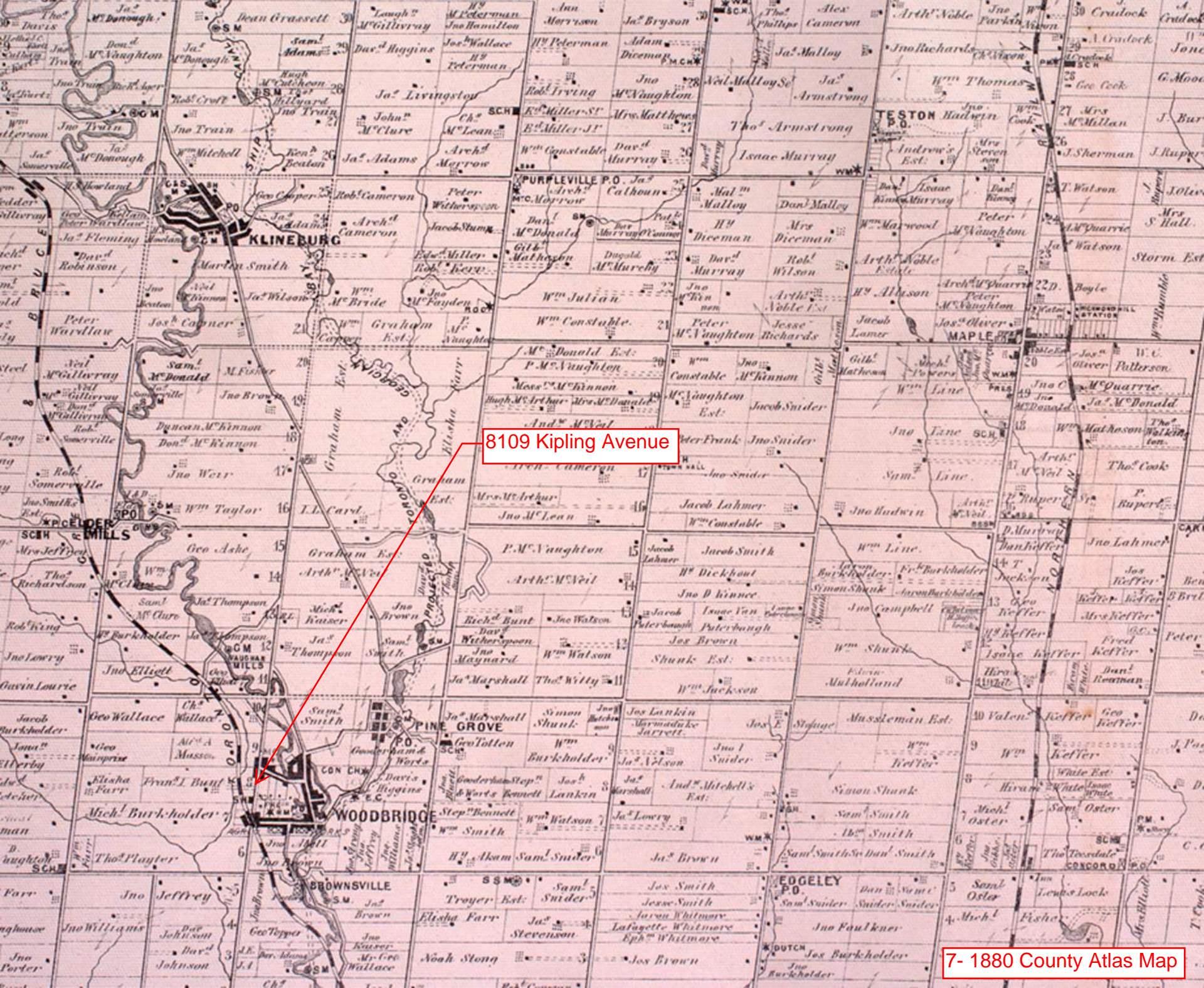






8109 Kipling Avenue

6- 1860 Tremaine Map



8109 Kipling Avenue

7- 1880 County Atlas Map

SCHEDULE 13

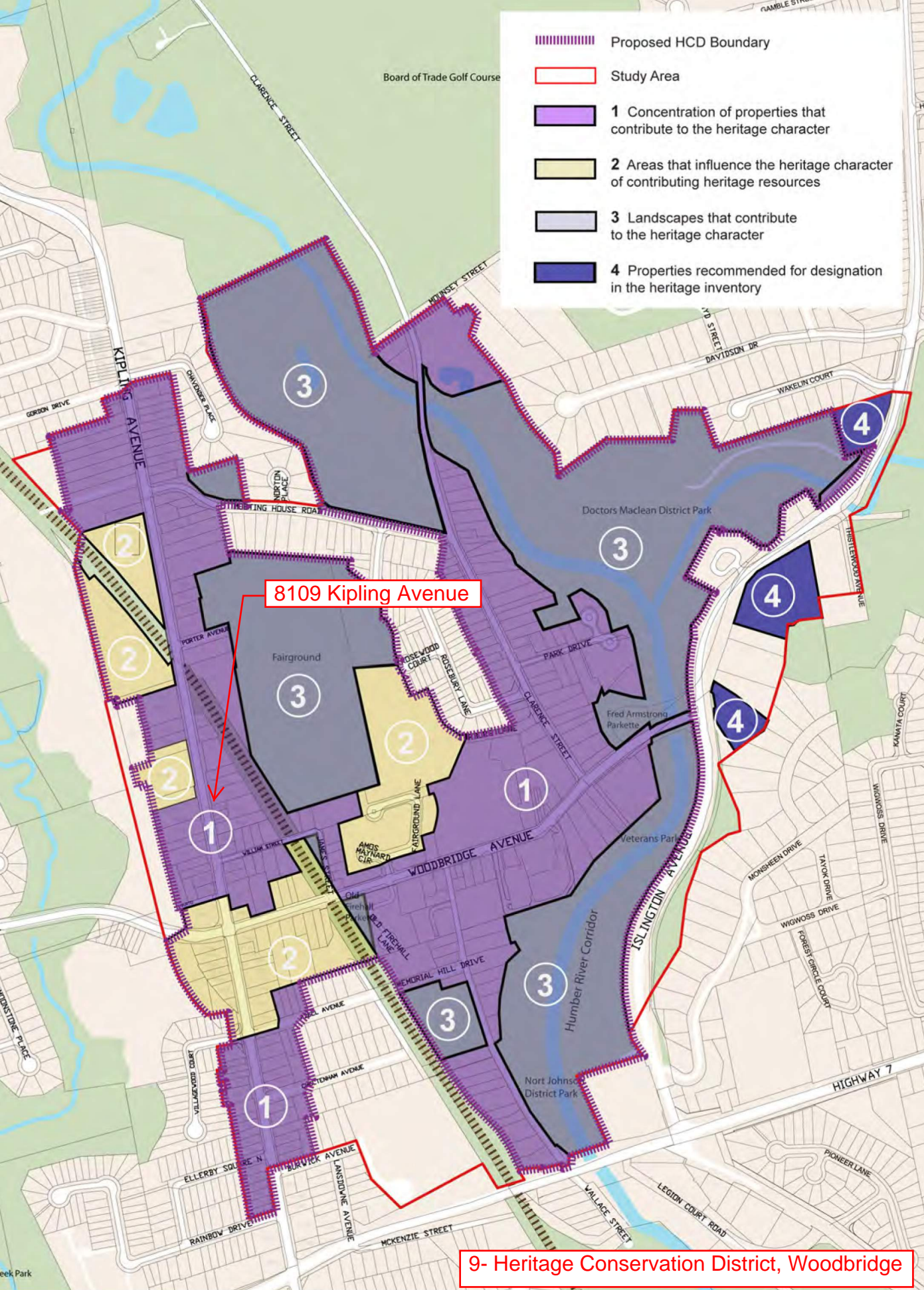
Land Use

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

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2.



February 2014



Schedule 8: A Cluster of Properties and Landscapes that Contribute to the HCD Character

8109 Kipling Avenue, Woodbridge (Vaughan)

Owner: D. Condello Trucking Ltd.

Outstanding mortgage: National Bank of Canada

CHAIN OF TITLE

Lot 2, Plan 598, Vaughan

(formerly Pt Lot 8, Concession 7, Vaughan (Woodbridge))

PIN 03300-0129

Instrument #	Instrument type and amount paid	Date of Instrument	Registration Date	Vendor	Purchaser	Amount of land
Patent		9 July 1829		Crown	CANADA COMPANY	All 200 acres
10930	B & S	17 May 1834	15 July 1834	Canada Company	Washington Peck	W 1/2
14566	B & S	22 Feb. 1837	11 Oct. 1837	Washington Peck	Rowland Burr	Pt. W ½
NOTE; The above documents are the only documents I can identify until Plan 598 (owned as Porter) are legible. I cannot locate when Mr. Porter purchased the lands.						

Plan 598		29 Oct. 1894	21 Oct. 1894	Porter		Peter L. Gibson, P.L.S.
149	Grant \$800	22 Nov. 1884	29 Nov. 1884	Thompson Porter	Charles W. Wallace	Village of Woodbridge All ½ acre lot 2
399	Grant \$550	13 Dec. 1894	14 Dec. 1894	Thomas Frank Wallace Estate of Charles W. Wallace	Joseph Huson	All
2816	By-law			Plan 598		
2859	Grant \$6,000	28 Jan. 1953	6 Feb. 1953	Sarah Elizabeth Egan (formerly Sarah Huson)	Bayard Bryant	Lot 2, Plan 598
71601 DOCUMENT MISSING	Grant	17 Jan. 1973	31 Jan. 1973	Bayard Bryant	John B. McQuay and Olive Gertrude McQuay	Lot 2, Plan 598
84355	Grant \$133,800	14 Nov. 1979	7 Dec. 1979	John B. McQuay and Olive Gertrude McQuay	Nicola Villani and Libera Ballarino, each as to undivided one half interest as tenants in common	Lot 2, Plan 598
343272	Transfer \$177,500	26 April 1984	4 May 1984	Nicola Villani, Esquire and Libera Ballarino, married woman, as to undivided one half interest as tenants in common	D. Condello Trucking Ltd.	Lot 2, Plan 598
R726364	Charge \$725,000	18 July 1998	29 July 1998	D. Condello Trucking Ltd.	National Bank of Canada	Lot 2, Plan 598
LT1609039	Notice		19 May 2014	Notice of Change of Address for Service	National Bank of Canada 350 Rutherford Road South,	Lot 2, Plan 598 PIN 03300-0129

**8101 Kipling Avenue, Woodbridge (Vaughan)**

**Owner: Domenico Condello and Marianna Condello**

**Outstanding mortgage: National Bank of Canada**

**CHAIN OF TITLE**

**Part Lot 1, Plan 598; part W 1\2 Lot 7, con. 7, part lot 8, con. 7, Vaughan**

**(Woodbridge)**

**PIN 03300-0130**

<b>Instrument #</b>	<b>Instrument type and amount paid</b>	<b>Date of Instrument</b>	<b>Registration Date</b>	<b>Vendor</b>	<b>Purchaser</b>	<b>Amount of land</b>
Patent		9 July 1829		Crown	Canada Company	All 200 acres
10930	B & S	17 May 1834	15 July 1834	Canada Company	Washington Peck	W 1/2
14566	B & S	22 Feb. 1837	11 Oct. 1837	Washington Peck	Rowland Burr	Pt. W ½
NOTE; The above documents are the only documents I can identify until Plan 598 (owned as Porter) are legible. I cannot locate when Mr. Porter purchased the lands.						

Plan 598		29 Oct. 1894	(?) Oct. 1894	Porter		Peter L. Gibson, P.L.S.
149	Grant	22 Nov. 1884	29 Nov. 1884	Thompson Porter	William Henry Bunt	Village of Woodbridge All ½ acre lot 2
700 Woodbridge	Grant \$1,300	9 Nov. 1907	(?) Nov. 1907	William Henry Bunt	The Toronto Grey and Bruce Railway Company	Lot 1, Plan 598 and part of lots 7 Concession 7
1667 Woodbridge	Grant \$700	21 April 1938	29 April 1938	The Toronto Grey and Bruce Railway Company and the Lessee, Canadian Pacific Railway Company (Grantors)	Nicholas Pona	Lot 1, Plan 598 (see plan attached)
2816	By-law			Plan 598		
5882	Grant	25 May 1965	16 June 1965	Nicholas Pona and Sophie Pona	Michael Comission and Pearl Comission	Part lot 1, Plan 598 and part of lots 7 Concession 7
85575	Grant \$102,900	4 July 1980	29 Aug. 1980	Michael Comission and Pearl Comission	Dominic Condello and Marianna Condello	Part lot 1, Plan 598 and part of lots 7 concession 7
R726358	Charge \$725,000	18 July 1998	29 July 1998	Dominico Condello and Marianna Condello	National Bank of Canada	Part lot 1, Plan 598 and part of lot 7 concession 7
LT1609037	Notice		19 May 2014	Notice of Change of Address for Service	National Bank of Canada 350 Rutherford Road South, Plaza II, Suite 110 Brampton, Ontario L6W 4N6	Lot 2, Plan 598 PIN 0330-0130
YR1349468	By-law # 102-2009		2009/07/28	The Corporation of the City of Vaughan A by law to designate an area of the City of Vaughan as a Heritage Conservation		PIN 03300-0130 Part of lots 6, 7, 8 and 9 Conc. 7 and 8



## Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

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### 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.



## PLAN OF SURVEY







May 28, 2019,

To. Mr. Tony Candello, Manager  
D. CONDELLO TRUCKING LTD.  
3627 Rutherford Rd., RR#2,  
Woodbridge, ON., L4L 1A6

**Project:**

BUILDING DEMOLITION REPORT  
8109 KIPLING AVE., WOODBRIDGE, ON.

**Area of work & description of Buildings.**

DEMOLITION OF THE BUILDING LOCATED AT 8109 KIPLING AVE.,  
WOODBRIDGE, ON., LOT 2, REGISTERED PLAN 598.

At the subject lot area there are two existing buildings which are attached along one side where the existing brick wall of the oldest building is used as a common party wall.

The first building is the oldest two storey brick building and is located at the west site of the property. This building is classified as Heritage Building under part 5 of the Heritage Building classification. This building is constructed approximately in the year of 1896, with footprint of +/- 20'-0" x +/-28'-0" and it is not subject to demolition therefore, this building must remain as it is undamaged.

The second building is a three storey concrete block with stucco finish, approximately 60 year old building with foot print of +/- 27'-0" x +/-28'-0". This building is located towards the east side of the property and is attached at the existing east side brick party wall of the oldest building. This building is subject to demolition.

The demolition of the east side three storey building shall be provided in two phases.

The 1st phase shall consist of demolition of the east and central part of the east building using adequate mechanical equipment. The equipment must work with extreme caution starting from the roof and by removal of one storey at a time and shall be located at safe distance from the existing party wall of the oldest building.

The 2nd phase shall consist of hand demolition of the remaining parts which are close or attached to the party brick wall of the oldest building. The 2nd phase of demolition also shall be done starting from the roof and working at one storey at a time by following and coordinating with the demolition work of the 1st phase.

**Scope of Demolition Work:**

The scope of demolition work for the subject building shall be in accordance with the demolition agreement which consist:

- Removal of the sidewalk and driveways from the site at the rear of the east building.
- Removal of all construction debris and rubble from the site.
- Removal of the above grade building including the foundation walls and footings.
- Back fill and compact site to finish grade with non-organic material.
- Cover site with top soil to a minimum depth of four inches with sod or seed.
- Grade in accordance with approved applicable grading and drainage control plan.

**Equipment being used:**

- \* Excavator Hitachi 350
- \* Excavator Hitachi 370
- \* Excavator John Deer 350
- \* Excavator John Deer 225
- \* All with attachments Bucket, grapples, hammer, & shears
- \* Bobcats with Bucket/Grapple
- \* Hydraulic Hammer
- \* Zoom boom, scissor lift

**Procedure for Demolition:**

- \* The demolition site is to be secured/hoarded/fenced as required to meet City of Woodbridge Municipal Code, Ontario Building Code, Ontario Occupational Health and Safety Act and regulations for Construction projects.
- \* On site work that generates noise will be restricted to scheduled hours from Monday to Friday (Statutory holidays excluded).
- \* Permission to access the area by the owner and/or subcontractors will require pre-approval by the Demolition Company prior to entry. Access will be limited and approved by Demolition Company and is subject to prevailing site conditions.
- \* Demolition Company Foreman and labor force to review procedures prior to work commencing. Ensure the work is supervised by an experienced and competent foreman at all times.

- \* Work to commence upon completion of the disconnection and making safe all existing services including the requirement to mark and locate all services passing under, through, overhead and adjacent to the work area. Such services include: Electrical power lines, gas mains, oil pipelines, communication cables, water mains, drainage piping ( storm and sanitary).
- \* Provide and maintain temporary services required during the Work to the satisfaction of the authorities having jurisdiction, including fire department and utility companies.
- \* Protect, relocate and maintain existing active services for the west building and whenever they are encountered for the duration of time required for use by the Demolition Contractor in the case of demolition the east building or if specified by the Scope of Work all services are to be made inactive, sealed and removed by the end of the Work. Wherever inactive services are encountered or when active services are to be made permanently inactive, seal and cap the service at a location indicated in the Scope of Work or if not indicated at a location approved by the Owner's Designee. Remove the unwanted portion of the service with approval of the authorities having jurisdiction or public utility concerned in a manner approved by them.
- \* Before commencing of the demolition work, contact the Electrical Department of local authority to confirm that all electrical supply has been disconnected. If there is active electrical supply to the property, tour the Site with the Electrical Department representative. Post warning signs on electrical lines and equipment which must remain energized during the period of demolition. Prior to completion of the work, remove electrical equipment scheduled for removal as required by the Work.
- \* Before commencing of the demolition work, contact the Natural Gas supply company to confirm that all gas supply has been disconnected. If there is active supply to the Property, tour Site with the company representative to identify and mark the locations of active lines and to determine possible locations for capping/removal.
- \* Disconnect and cap mechanical services ( sewer, water supply, heating, ventilation, air Conditioning) in accordance with requirements of local authority having jurisdiction and in accordance with the capping location specified by the Scope of Work or if not specified by the Scope of Work, by the Owner's Designee. Remove and dispose of other existing underground services and mechanical equipment including services located outside of the buildings footprint, unless otherwise agreed upon in writing by the Owner's Designee.
- \* At the end of each day's work, leave the work and site in as safe condition.

- \* All required personal protective equipment to be provided to and worn by Demolition Contractor's employees including hard hats, safety glasses, reflective vests, CSA approved construction footwear, and fall arrest protective equipment when required.
- \* Demolition Contractor to install any public protection/barriers at perimeter of work area as required, prior to Demolition Contractor mobilizing into work space. Demolition Contractor to install safe protection fence along all the perimeter of the proposed demolition area.
- \* Use of explosive during the demolition is strictly prohibited & any explosive demolition will not take place.

**Sequence and performance of demolition:**

1. Initiate the demolition of the east building starting from the roof and complete the two phases (the 1st and then the 2nd phase) of demolition on the roof area. Similarly repeat the demolition in sequence for the lower levels of the building Including the foundation walls and the footings as well. Do not damage the existing roof, party wall and foundations of the oldest building which must Remain undamaged.

The structural system of the building subject to demolition is wood roofing framing, plywood and roofing shingles, wood floors joists supported on 10" thick exterior concrete block bearing walls and on mid-interior 2x6 @ 16" o/c., stud walls at all above grade floor levels.

There are steel lintels along the exterior windows elevations and steel framing at the rear exist.

The foundation walls are 12" concrete block and poured concrete, concrete floor slab on grade at basement and concrete footings as well.

The partition non load bearing walls are stud walls with drywall, and the ceiling is Drywall and acoustic ceiling tiles. The flooring finish is Carpet, wood, vinyl, tiles, and ceramic floor tiles.

2. Demolition of the east building will be performed in sequences starting from the roof, then the upper floor, then the masonry block and stud wall bearing walls and, then all the partition stud walls, the steel beams & columns, at each floor level and finally the concrete floor slab on grade, foundation walls and footings as well.


3. Demolition of the roof system, the masonry walls, the partition stud walls, the Concrete slab and concrete foundations shall be performed with the Excavators "Hitachi 350, Hitachi 370 and Bobcat with Bucket/Grapple as required.
4. Torch cutting equipment to be used to remove the re-bars from the reinforcement concrete members (slab, beam, walls) when required.
5. Remove all material debris separating the wood, concrete, brick, block, steel and other material and dispose with excavator into separate disposal bins. Any asbestos material shall be removed in accordance with the Ontario Occupational Health and Safety Act as required.
6. Remove all concrete sidewalks & curbs around the building and off site.
7. At the end of demolition and debris removal adequate back fill of the pit excavation with adequate compacting to finish grade with non-organic material shall be provided.
8. Final debris removal shall be performed to assure safe site condition.

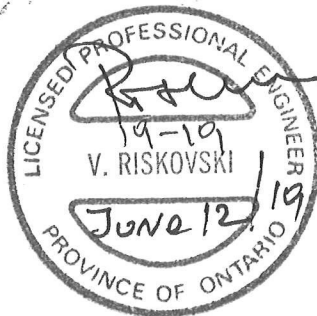
## Additional Recommendations:

1. Do not use any vibration equipment for compacting the back fill, within 8 feet of the heritage house. This compaction should be done by hand to avoid any disturbance to the masonry of the heritage house.
2. Do not use mechanical equipment to remove any of the apartment building, within 8 feet of the heritage house. This demolition should be done by hand.
3. Any construction attached to the heritage house should be removed by hand.
4. In the event of rain during the demolition process use tarps to protect the heritage house until rain ceases.
5. If utilities for heritage house are connected to the apartment building, they should be separated prior to any demolition.

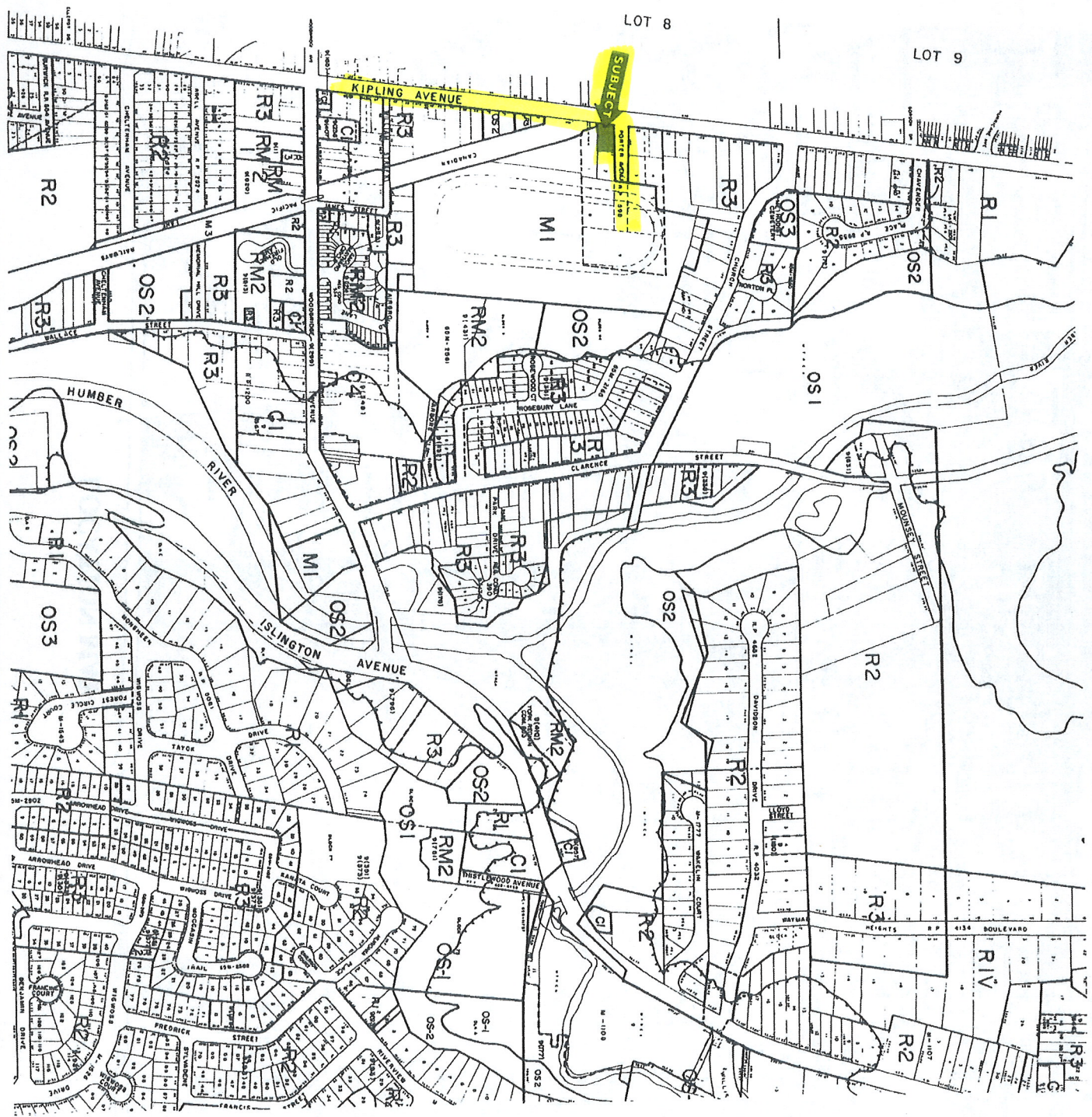
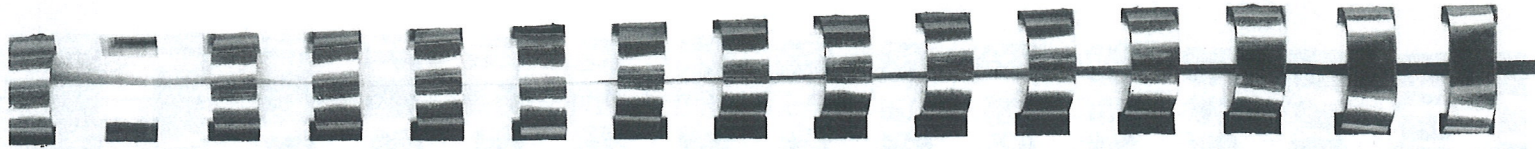
If you have any questions or concerns please do not hesitate to contact us.

Respectfully,

  
Vasil Riskovski, M. Eng. P.Eng.  
VASCO Engineering Inc.







LOT 8

LOT 9

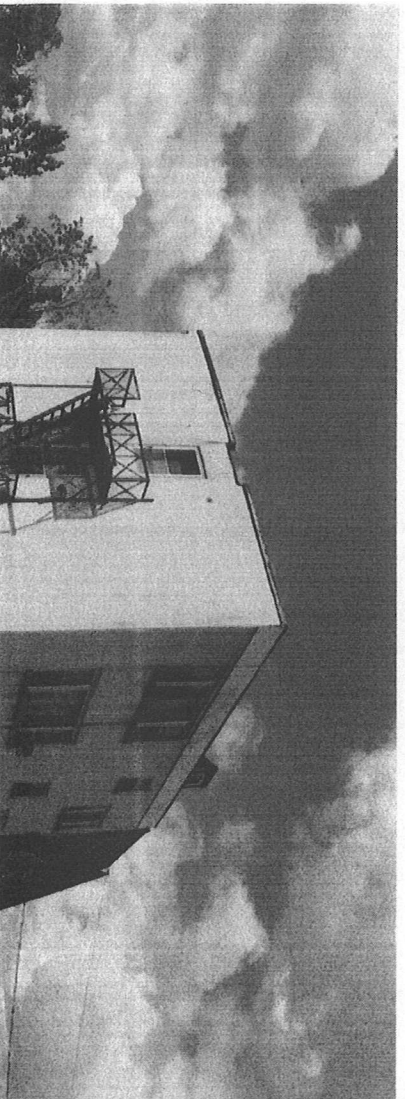
ZONING MAP

**SUBJECT PROPERTY**

**8109 Kipling Avenue, Woodbridge**



**Front View**



**SUBJECT PROPERTY**

