

# ATTACHMENT 2

## CULTURAL HERITAGE IMPACT ASSESSMENT

**31 Napier Street  
Kleinburg-Nashville District  
Vaughan, Ontario, Canada**

**19 December 2019, revised 20 January 2020**

**prepared by**



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

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- A. Kleinburg-Nashville Heritage Conservation District Study and Plan,

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- 7- Survey of 31 Napier Street, July 17, 2019
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## **1.0 EXECUTIVE SUMMARY**

The property at 31 Napier Street was originally platted as three separate lots in the 19<sup>th</sup> century. The present property holds a Victorian era single family residence and 20<sup>th</sup> century three-car garage. The property has been included as part of a Province of Ontario Part V designated heritage district with a plan that provides criteria established for changes to development within the heritage district. The proposal is to remove the 20<sup>th</sup> century garage addition from the northern lot, retain the 19<sup>th</sup> century residence on the remaining two lots with parking for the heritage residence, and construct a new two storey single family residence with two-car garage on the northern lot. Preliminary design of planned changes for the property have been reviewed by MW HALL CORPORATION, a registered architect, planner and heritage consultant, relative to conformance with the City of Vaughan Guidelines for Cultural Heritage Impact Assessments, and particularly for conformance with the Kleinburg-Nashville Heritage District Plan and Guidelines. During the review process MW HALL CORPORATION recommended to the owner a few minor revision suggestions to design of the planned house, and which have been incorporated within the appendix of this report.

Upon completion of our review we are of the opinion that planned changes to the property at 31 Napier Street conform with Nashville-Kleinburg Heritage District Plan and Guidelines and recommend approval.

## **2.0 INTRODUCTION TO THE PROPERTY**

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2017.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 31 Napier Street is located east of and outside the historic centre of Kleinburg. The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 31 Napier Street is east of Islington Avenue, on the east side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 31 Napier Street is a 19<sup>th</sup> century residence with an adjacent 20<sup>th</sup> century detached garage, constructed in 2004, that was constructed with Victorian details to mimic the Victorian style heritage house. The existing heritage house is to remain on the southerly portion of the remaining lot. A new driveway from Napier Street to planned surface pad parking area is proposed on the severed lot to the south of the existing heritage residence a proposed new two storey residence is planned. on a proposed new lot at

the north side of the existing Victorian residence. We have reviewed design for the planned residence vis-à-vis Guidelines for planned new structures within the designated heritage district.

The owner of the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

Subject property is owned by:

Mr. Paul Gabriele  
31 Napier Street  
Kleinburg, Ontario L0J 1C0

### **3.0 CULTURAL HERITAGE IMPACT ASSESSMENT**

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

According to the Kleinburg-Nashville Conservation District Study (Reference A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village remained small with surrounding lands occupied by farms. Early lots, including 31 Napier, were surveyed and established as lots for residential use but remained undeveloped until the present 21<sup>st</sup> century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

This property was transferred from the Crown, as part of a 200-acre lot, to Andrew Mitchell in 1847. A survey of this lot in 1848 this property as one of a series of subdivided lots at the northern end of a 'Street' heading north from the Road labelled "to Stegman's Mill", overlooking the East Humber River leading to the Mill Pond for Stegman's Saw Mill Pond further north. The subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. In 1856 Andrew Mitchell died and the property transferred to William Sharpe, and in 1860 to James Barbor. The lot changed ownership a few times for nominal amounts for the next 1 ½ centuries. Recent growth throughout southern Ontario has been experienced throughout the City of Vaughan. The property at 31 Napier was recently sold to the present owner Mr Paul Gabriele for purposes of redevelopment.

### **3.2 Context and setting of the subject property**

There are other heritage buildings in the vicinity of 31 Napier Street. The majority of the houses on Napier are not individually Designated or Listed structures. The core area of the designated heritage district, essentially a commercial centre is located along Islington Avenue. Within the vicinity of 31 Napier Street there are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 376 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

Section 9.2.1 of The Kleinberg-Nashville Heritage Conservation District Study and Plan identifies various architectural styles that would be in keeping with the Conservation Study. Existing residences on the street are a mixture of 19<sup>th</sup> and 20<sup>th</sup> century styles.

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

The existing 19<sup>th</sup> century house Victorian style house at the southern portion of the property is planned to be retained. It is in excellent condition and is well maintained with the Victorian style elements. A 20<sup>th</sup> century addition of garages to the north of the heritage house was constructed with faux Victorian style. These garages will be removed, and the existing lot subdivided to allow for construction of a new two storey residence.

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

Planned redevelopment of the 31 Napier Street property is to provide a new, two-storey residence with two ground level garage parking entered from the driveway facing Napier Street. To address the issue of fit within the architectural guidelines for the district, the planned house has a mansard roof, a gable element with special detailing, small paned windows, a symmetrically placed main/front entry, some neoclassical detailing. Side facades of the house are generally consistent with the front façade of the residential building and have little or no distinguishing architectural character.

The prominently placed garage doors on the front façade of the house are designed with smaller panels, as is the main entry door.

The proposed punched windows in the brick exterior, windows and roof forms appear to be generally consistent with the scale and classical design guidelines of the Napier Street and the Conservation District guidelines.

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

It is our opinion that planned removal of the later garage structure is compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District. Planned architectural character does generally conform with the architectural character of the heritage district

### **3.6 Avoidance Mitigation**

There are no significant cultural heritage resources to be avoided or affected by the planned changes to 31 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect exiting character of the HCD. The proposed replacement dwelling reflects, in general, architectural guidelines for the District.

### **3.7 Salvage Mitigation**

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes to 31 Napier Street have salvage value.

### **3.8 Historical commemoration**

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

### 3.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"><li>• <i>destruction of any, or part of any, significant attributes or features</i></li></ul>	<i>no destruction of any part of significant <u>heritage</u> attributes or feature is proposed</i>
<ul style="list-style-type: none"><li>• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i></li></ul>	<i>not applicable</i>
<ul style="list-style-type: none"><li>• <i>a change in land use where the change in use negates the property's cultural heritage value</i></li></ul>	<i>not applicable</i>
<ul style="list-style-type: none"><li>• <i>siting, massing, and scale</i></li></ul>	<i>planned improvements are consistent with the heritage district.</i>
<ul style="list-style-type: none"><li>• <i>design that is sympathetic with adjacent properties</i></li></ul>	<i>proposed building design fits requirements noted to be sympathetic with structures within the heritage district and represents an architectural style at 31Napier Street which is in keeping with the Heritage District.</i>

## 5.0 RECOMMENDATIONS

We are of the opinion that planned changes to the property at 31 Napier Street, located within the Kleinburg-Nashville Designated Heritage District, are consistent with the Kleinburg-Nashville Heritage District Conservation Plan and Guidelines established for changes within the District. Consideration was given to other changes implemented following establishment of the heritage district, especially along Napier Street. Intensification of development in this area is

consistent with the Official Plan and policies of City of Vaughan and with the Province of Ontario.

Section 2 of the Ontario Planning Act indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the Planning Act requires that the decision of Council shall be consistent with the Provincial Policy Statements (PPS 2014) and (PPS 238 2019)

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

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

The existing property at 31 Napier Street contains one built heritage resource that has cultural heritage value or interest under the Ontario Heritage Act. It is our opinion that design of the planned new residence on the northern lot at 31 Napier Street is consistent with maintenance of the Kleinburg-Nashville Conservation District plan and guidelines and makes a positive contribution to the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



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

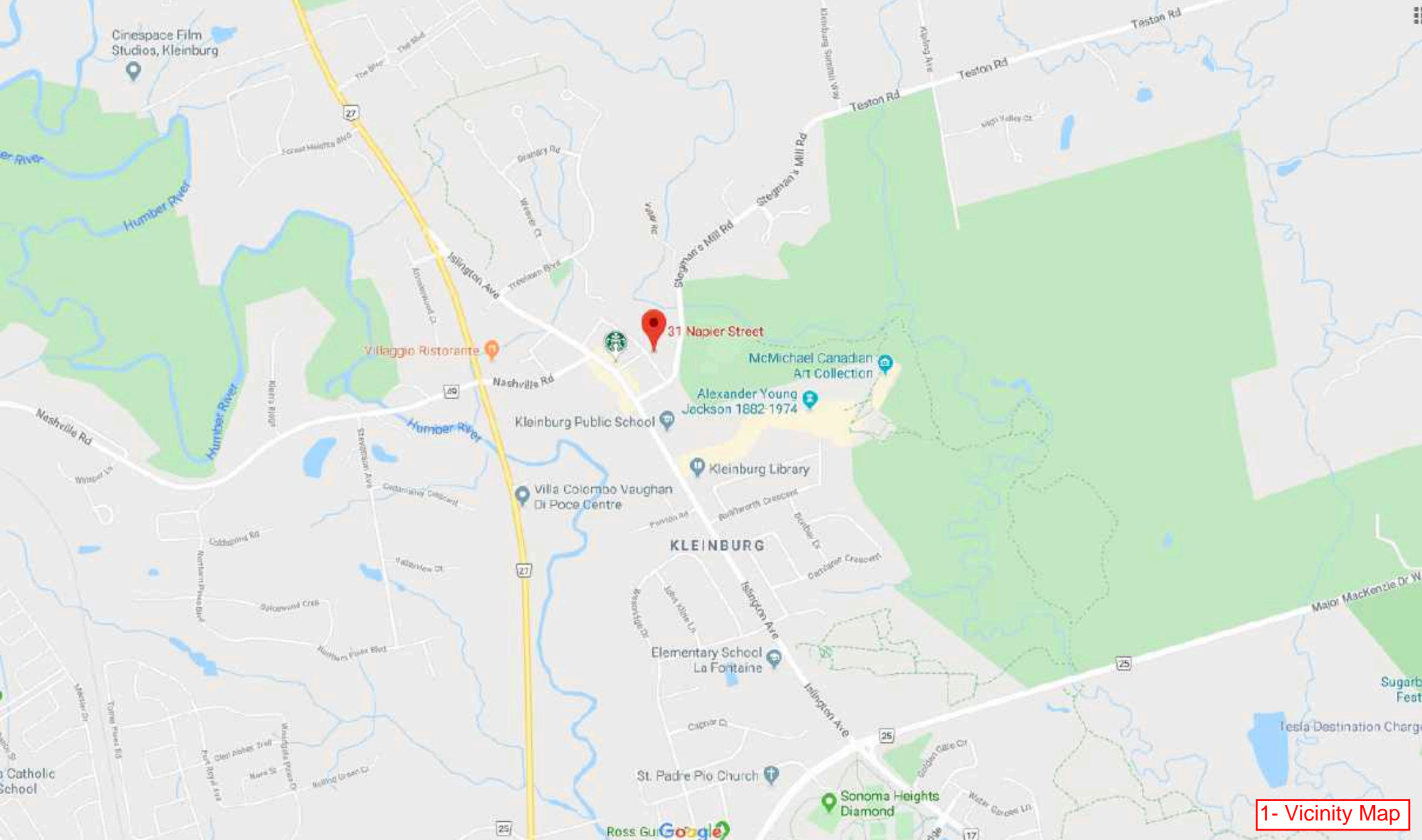


## REFERENCES

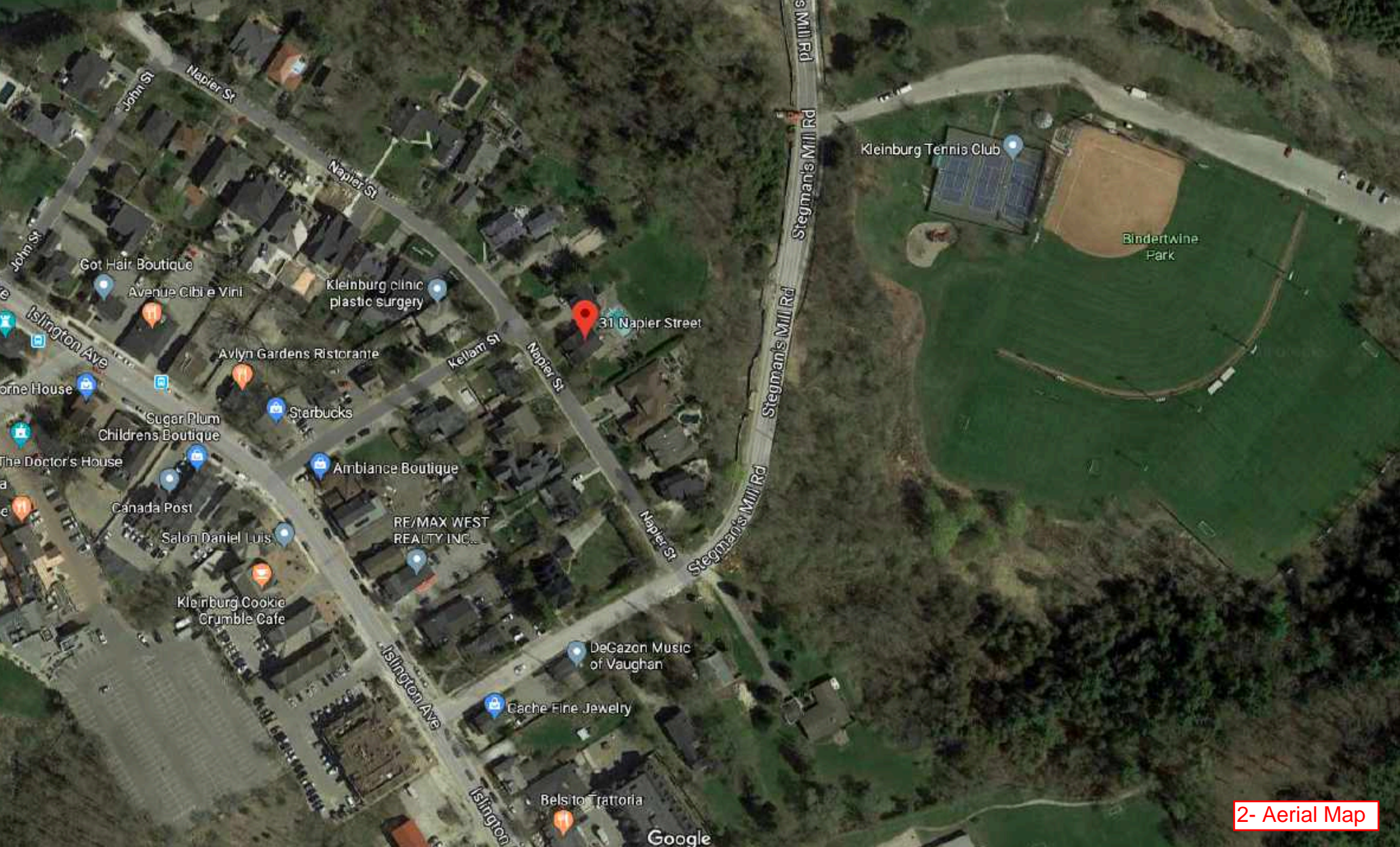
- a) Kleinburg-Nashville Heritage Conservation District Study and Plan, Phillip H. Carter Architect and Planner
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council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

## APPENDICES

- 1- Vicinity Map, 31 Napier Street, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
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3b- 31 Napier, view from west





3c- 31 Napier Garage





JTF  
CONCRETE WORKS  
CALL 905-881-1111









4c - 34 Napier Street









4e - 54 Napier Street









4g - 60 Napier Street





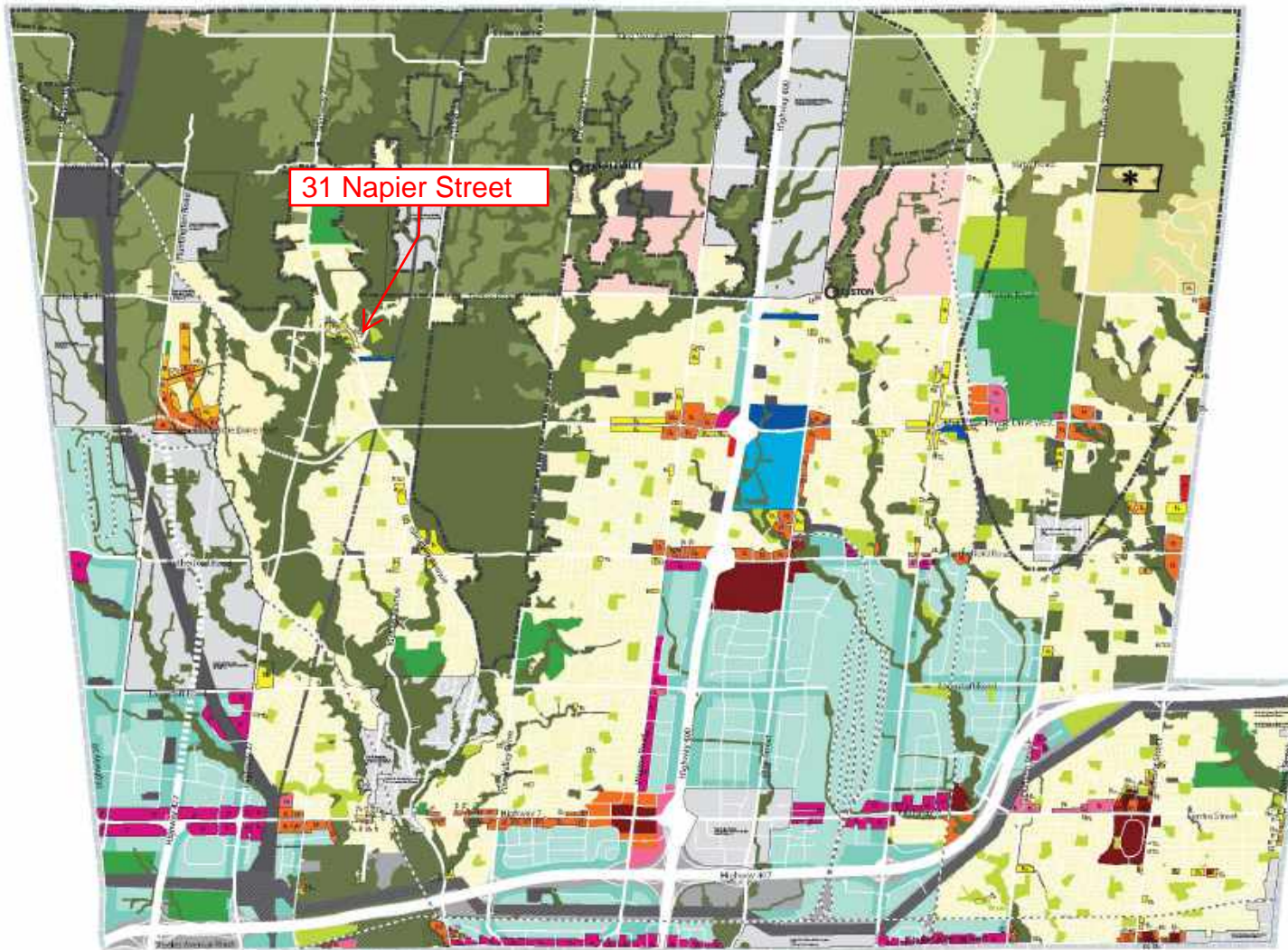
4h - 67 Napier Street







SCHEDULE 13  
Land Use

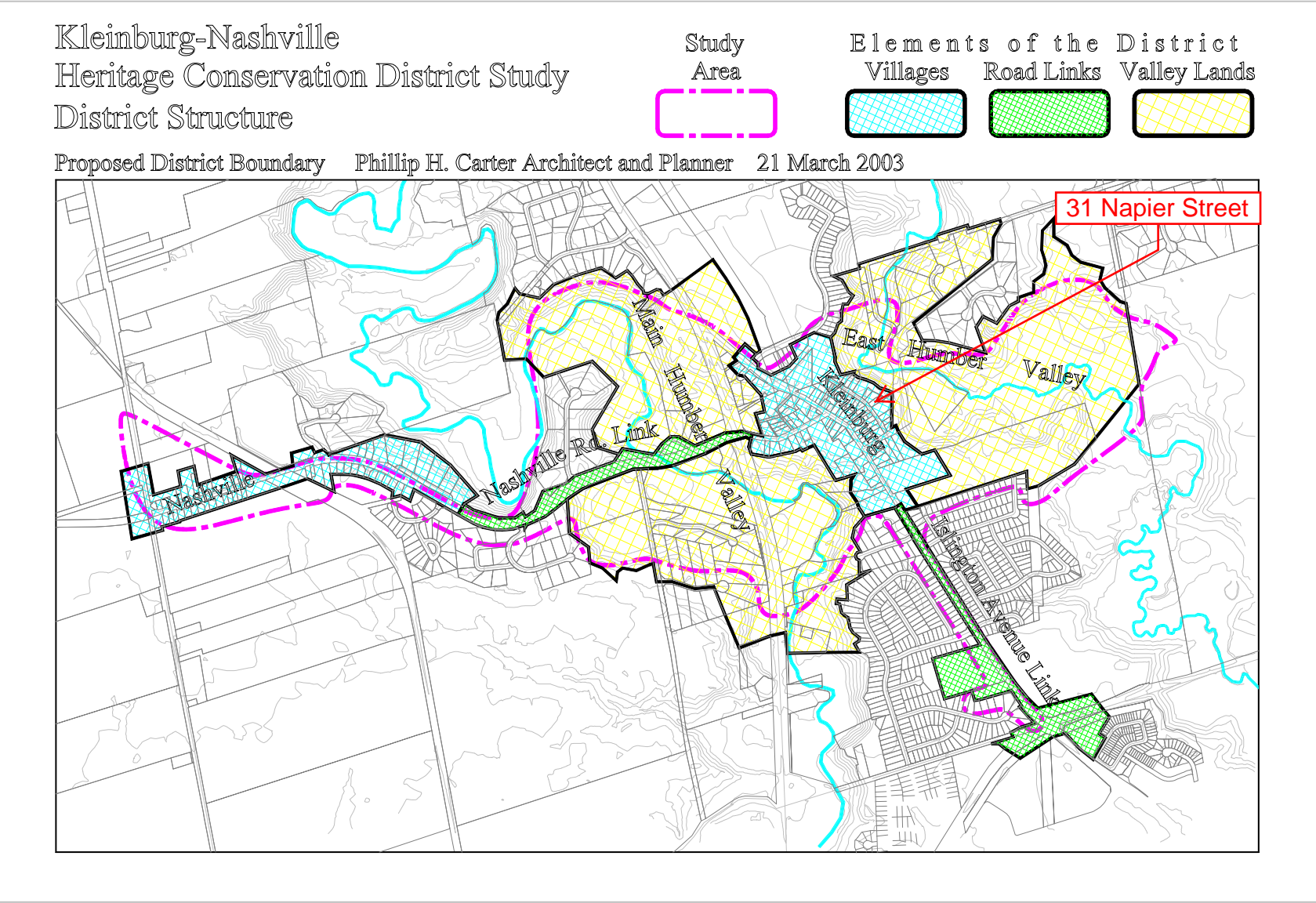


- Natural Areas
  - Parks
  - Private Open Spaces
  - Agricultural
  - Rural
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - High-Rise Residential
  - High-Rise Mixed-Use
  - Community Commercial Mixed-Use
  - Employment Commercial Mixed-Use
  - General 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 Planning (see map)
  - Roads
  - Railways
  - 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 Schedule 14B/C for Lands Subject to Area and Site-Specific Policies in Volume 2





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



**SURVEYOR'S REAL PROPERTY REPORT  
AND TOPOGRAPHY**

**PART 1  
PLAN OF LOTS 16, 17 AND 18  
REGISTERED PLAN 11  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:200  
10m 5m 0 10metres  
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

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

**NOTES**

- DENOTES MONUMENT FOUND
- IS DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES REGISTERED PLAN 11
- PL1 DENOTES PLAN OF SURVEY BY H. D. G. CURRIE, O.L.S.  
DATED MAY 3, 1978
- PL2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LLOYD & PURCELL LTD., O.L.S.  
DATED AUGUST 15, 2006
- PL3 DENOTES PLAN 65R-35574
- PL4 DENOTES PLAN OF SURVEY BY E. W. PETZOLD, O.L.S.  
DATED OCTOBER 31, 1968
- FF DENOTES FINISHED FLOOR ELEVATION
- (659) DENOTES JOHN MACKINNON LEITCH, O.L.S.
- (830) DENOTES E. W. PETZOLD, O.L.S.
- (967) DENOTES W. N. WILDMAN LIMITED, O.L.S.
- (L4P) DENOTES LLOYD & PURCELL LTD., O.L.S.
- CB DENOTES CATCH BASIN
- WH DENOTES WATER VALVE
- Ø DENOTES DIAMETER
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- SCP DENOTES SPECIFIED CONTROL POINT

**BEARING NOTE**

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM  
SCP 00819770432 NORTH 4855813.220 EAST 609724.018  
SCP 10519980016 NORTH 4853629.717 EAST 610057.926

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER  
SEC. 14 (2) OF O.R.G. 216/70, AND CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY  
THE COMBINED SCALE FACTOR OF 0.9997216

**BENCHMARK NOTE**

ELEVATIONS ARE GEOCIDIC AND ARE REFERRED TO CITY OF VAUGHAN BENCHMARK  
No. 81-100, HAVING AN ELEVATION OF 219.86 METRES. LOCATED: CONCRETE CULVERT  
UNDER HIGHWAY No. 27, 162 METRES NORTH OF NORTHMOST END OF TRAFFIC ISLAND  
AT JUNCTION OF HIGHWAY No. 27 AND ISLINGTON AVENUE (Y.R.7), TABLET SET VERTICALLY  
IN TOP OF CONCRETE CULVERT DECK, 11.3 METRES EAST OF EXISTING  
CENTRELINE OF HIGHWAY No. 27.

**CAUTION**

UNDERGROUND SERVICES HAVE NOT BEEN REFLECTED ON THIS PLAN.

**PART 2 (SURVEY REPORT)**  
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

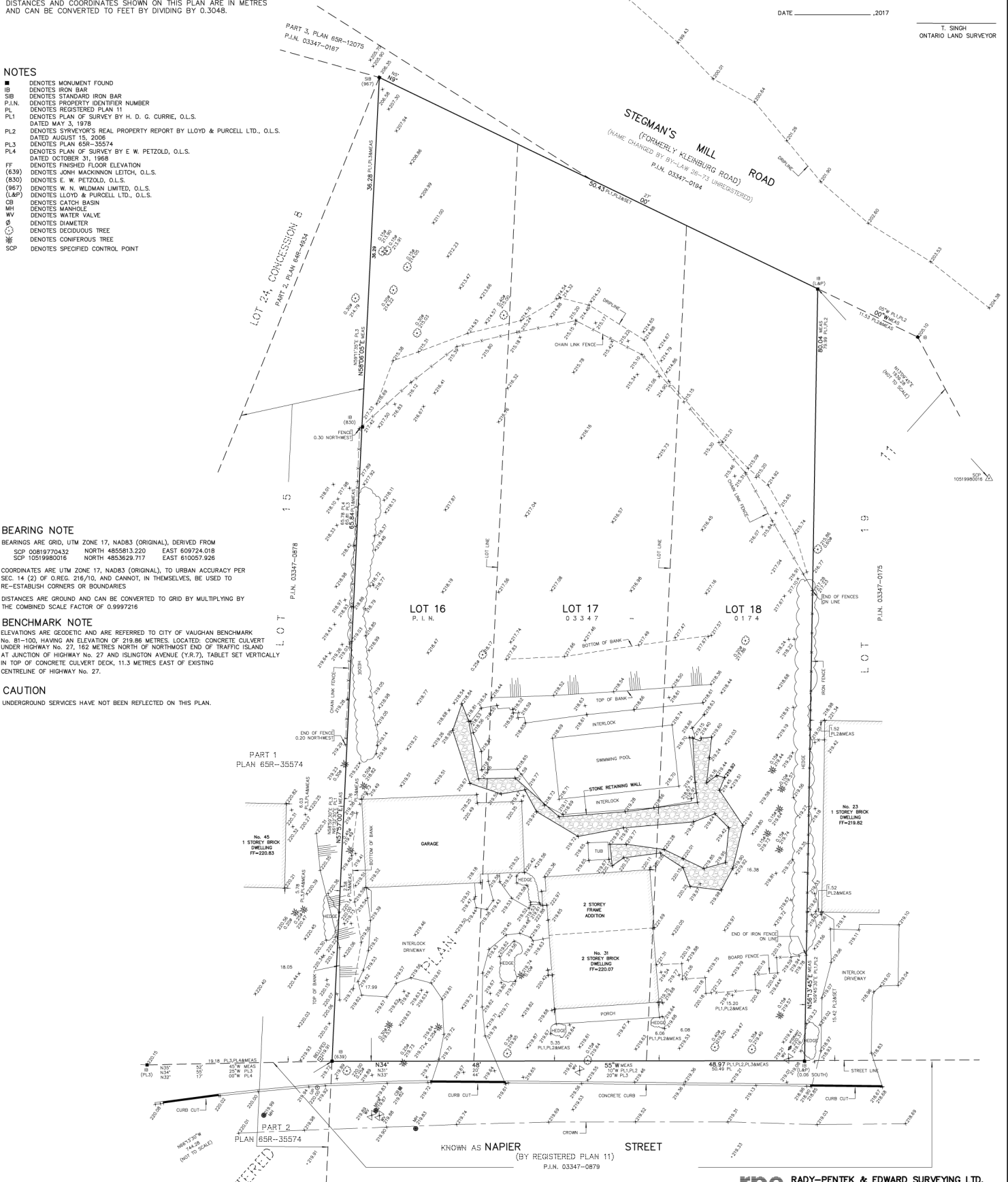
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND  
THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3<sup>rd</sup> DAY OF JULY, 2017

DATE \_\_\_\_\_, 2017

T. SINGH  
ONTARIO LAND SURVEYOR



THIS REPORT WAS PREPARED FOR  
MARABELLE NAPIER LIMITED  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.  
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Website: www.rpe.ca  
DRAWN: V.K. CHECKED: T.S.  
JOB No. 17-178 CAD FILE No. 17-178SRPR+T

**7- Survey, 31 Napier**



## FRONT ELEVATION

\* 31 NAPIER STREET \*

8- Preliminary drawings of planned redevelopment

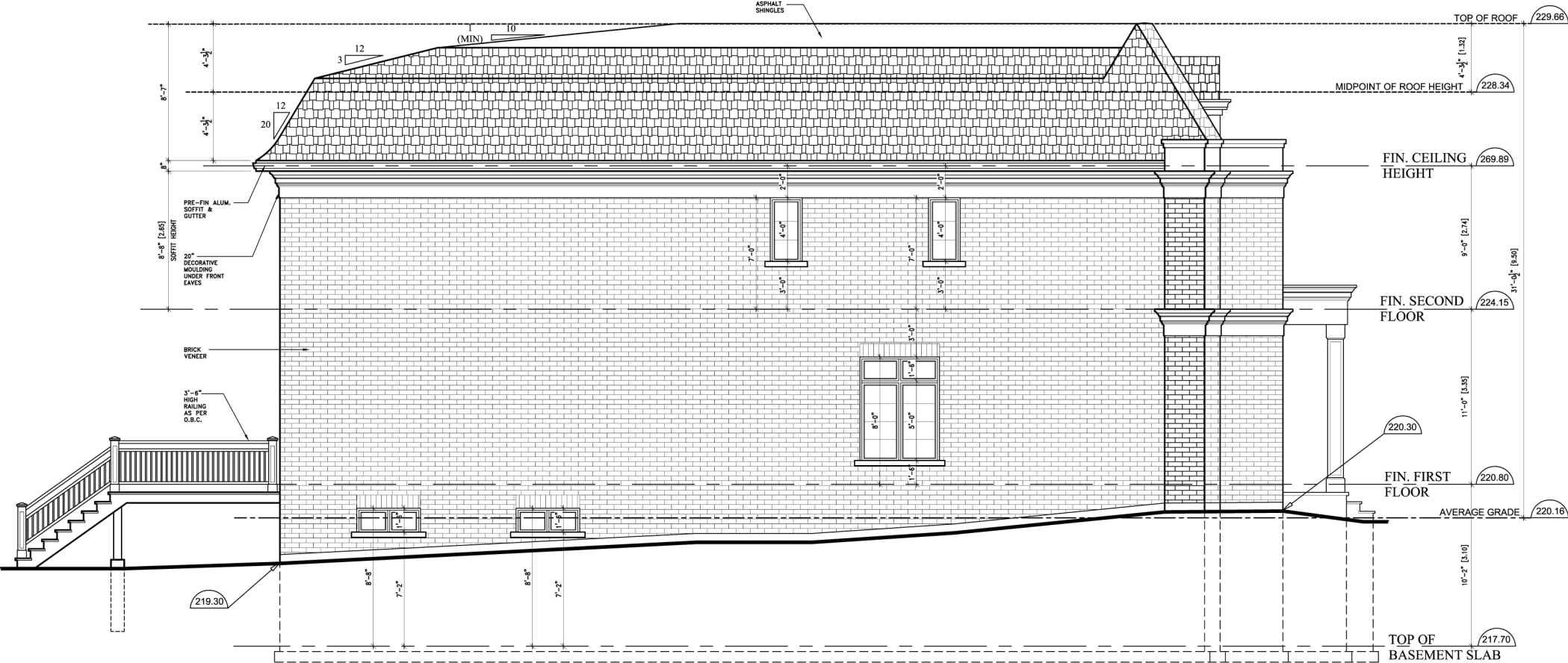
**R**ubinoff Design Group

697 Mount Pleasant Road  
Toronto, Ontario M4S 2N4  
TEL: 416.667-0322 FAX: 416.667-0751 EMAIL: info@rubinoffdesign.com

31 NAPIER STREET

SCALE : NTS

JAN. 17, 2020



## LEFT ELEVATION

\* 31 NAPIER STREET \*

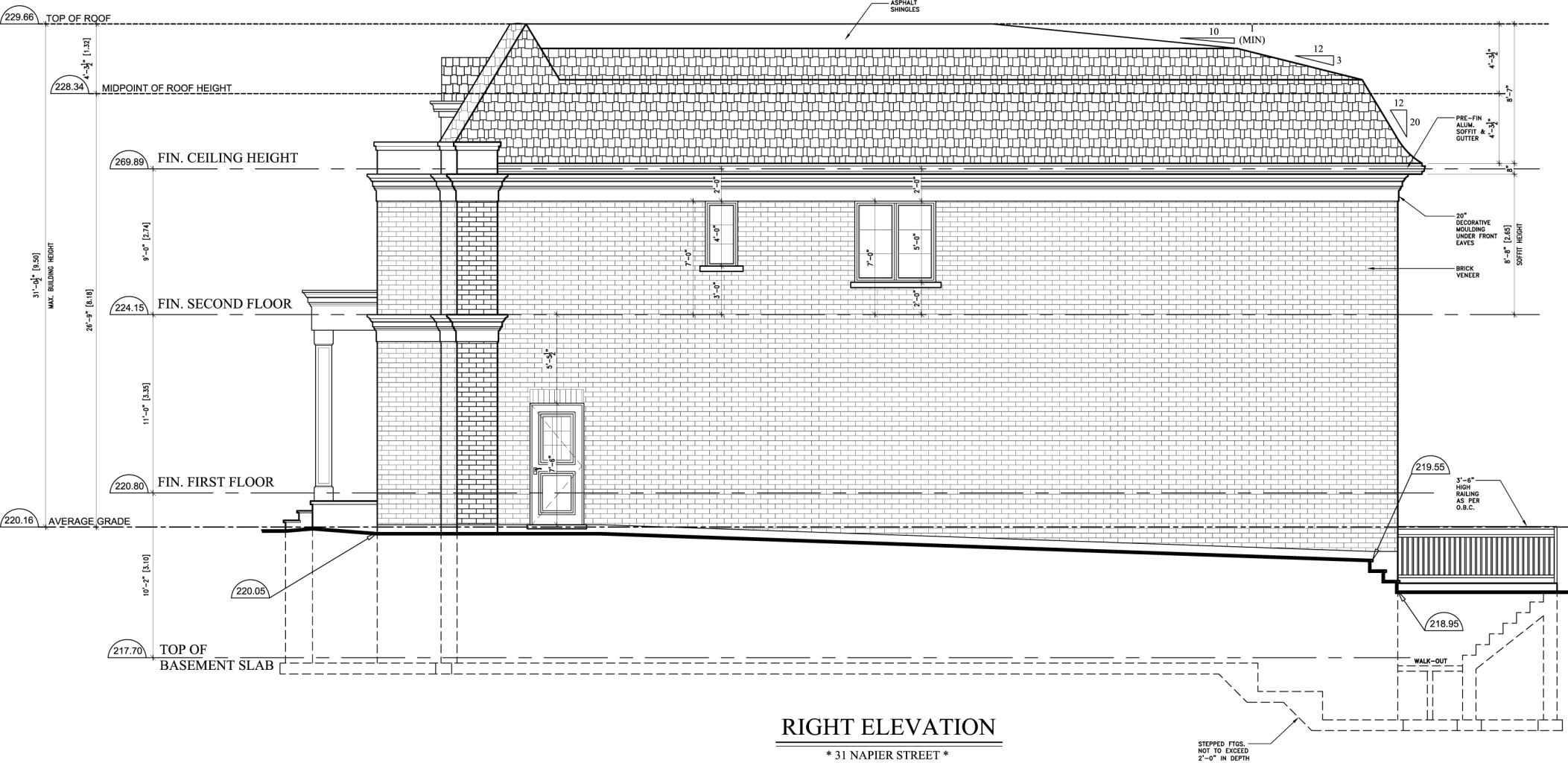
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**31 NAPIER STREET**

SCALE : NTS

JAN. 17, 2020







## 9- Landscape and Site Plan

## 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.