

HERITAGE IMPACT ASSESSMENT

79 VALLEYVIEW COURT

Kleinburg, Ontario

November 29, 2019



Prepared by:



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TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA.....	2
3.0	HISTORY AND DEVELOPMENT OF KLEINBURG	3
4.0	THE KLEINBURG – NASHVILLE HERITAGE DISTRICT CONSERVATION PLAN	5
4.1	BACKGROUND AND ORIGIN OF THE PLAN	5
4.2	APPLICABLE DISTRICT PLAN PROVISIONS	5
5.0	STATEMENT OF CULTURAL HERITAGE VALUE	8
6.0	CONDITION ASSESSMENT OF THE PROPERTY.....	9
7.0	ARCHITECTURAL EVALUATION OF THE PROPERTY	10
8.0	DESCRIPTION OF PROPOSED DEVELOPMENT.....	11
9.0	EVALUATION OF DEVELOPMENT PROPOSAL TO THE DISTRICT GUIDELINES.....	12
10.0	CONCLUSIONS AND RECOMMENDATIONS	17
10.1	CONCLUSIONS.....	17
10.2	RECOMMENDATIONS.....	17

APPENDIX A

CHAIN OF TITLE

FIGURES

- 1 – PROPERTY INDEX MAP
- 2 – AERIAL PHOTOGRAPH
- 3A – PARCEL FABRIC
- 3B – MAP OF KLEINBURG HERITAGE CONSERVATION DISTRICT
- 4 – EXISTING SITE SURVEY
- 4A – SITE PLAN - PROPOSED
- 4B – GRADING SITE PLAN - PROPOSED
- 4C – SITE SECTIONS - PROPOSED
- 5 – PLAN AND ELEVATION DRAWINGS
- 6 – MATERIALS
- 7 – RENDERING
- 8A– PHOTOS OF SUBJECT PROPERTY – EXTERIOR
- 8B– PHOTOS OF SUBJECT PROPERTY – INTERIOR
- 9 – PHOTOS OF SURROUNDING PROPERTIES

1.0 Introduction

On behalf of the owner, Ian Robertson Design Inc. has submitted plans to replace an existing 1970's-era dwelling located at 79 Valleyview Court, Kleinburg with a new two-storey dwelling. Because the property is located within the Kleinburg-Nashville Heritage Conservation District, any new construction within the District must be approved by Council.

In accordance with its Official Plan and applicable provincial policy, the City of Vaughan requires the submission of a cultural heritage impact assessment to evaluate the project in the context of the surrounding heritage resources and assess the proposal's conformity to the design guidelines outlined in the District Plan.

This report has been prepared in accordance with the City's "Guidelines for Cultural Heritage Impact Assessments" as well as the guidelines contained in the Ontario Heritage Tool Kit.

2.0 Description of the Property and Surrounding Area

The existing home at 79 Valleyview Court, Kleinburg is a two storey residence with a partial basement, constructed in the 1970's. It consists of a three-car garage, a breeze-way with the second floor above.

Materials include brick, stone accents, and aluminum siding. Roofs are pitched with asphalt shingle roofing. The rear of the house has a balcony on the second floor with a metal railing. Prefinished metal awnings are mounted above the rear (south) second floor windows.

The interior includes a spiral staircase running from the basement to the second floor. The first floor has a sloped ceiling and stone fireplace in the family room, which leads to an exterior brick patio on the east side (with no railings).

The basement has a games room and stone fireplace, with access to a stone patio on the east side.

The lower part of the site includes a fenced-in tennis court, which is now overrun with weeds.

The Valleyview Ct. subdivision was registered on Oct. 7, 1974 and largely developed during the 70's. Comprised of 12 two-acre lots, it extends easterly from Stevenson Rd. and is located just west of Hwy. 27 and the Humber Valley. The H.C.D. Plan identifies this street, along with several others that were developed after the 1950's, as "Valley Outliers" in section 9.5.4. We understand that the existing dwelling was built prior to 1978. It appears to be a typical 70's-era home with no particular architectural features that would distinguish it from its neighbours.

The property has no significant heritage value.

3.0 History and Development of Kleinburg

The origins of Kleinburg go back to the development of a sawmill and a gristmill located on the Humber River in Lot 24, Concession 9 that was built in 1847 by John N. Kline, an immigrant from Alsace-Lorraine. Some accounts state that the name “Kleinburg” was derived from a combination of two German words, “klein”, meaning “little” or “small” and “berg” meaning “hill” or “mountain”, while other accounts indicate that the settlement was named Kleinsberg after the mill owner whose name was also spelled “Klein”. The village on the top of the hill to the east was known as Mount Vernon; by 1850 the two had grown together and the community was called Kleinburg. A subdivision map from 1848 shows lots on both sides of the King Road (now Islington Avenue) extending from 230 feet south of Stegman’s Mill Road to the intersection of Kline’s Mill Road (now Nashville Road) on both sides of Kline’s Mill Road, and on both sides of Napier Street as far as Kellam Street. The same map also shows a second sawmill across town on the East Humber River.

In 1852 the mill was sold to H.S. and W.P. Howland. Together with their brother Fred they owned four mills – at Lambton, Waterdown, St. Catharines and Kleinburg. The Howland family came from Cape Vincent, New York (opposite Kingston). Henry Stark Howland started his career as the first Postmaster in the village, then went into politics, being elected Reeve of Vaughan Township in 1864 and Warden of York County in 1865. His business pursuits included Vice-President of the Canadian Bank of Commerce and the first President of the Imperial Bank of Canada. After he moved to Toronto his sons, Thomas and William, ran the mill in Kleinburg. William Pearce Howland was equally successful and held numerous prestigious positions in his lifetime: a minister in the first Dominion Cabinet of Canada; the Lieutenant-Governor of Ontario from 1868 to 1873, and Postmaster General of Canada in 1867. Both of his sons held the position of Mayor in Toronto – William Holmes from 1886 to 1887 and Oliver A. from 1901 to 1902.

The flour mill was very successful and remained in the Howland family as long as it was operated, being the largest mill between Barrie and Toronto with a grinding capacity of 200 barrels a day. Soon other industries associated with the mill were established nearby (cooperage, stave factory, planing mill) as well as those found in most 19th century Ontario villages – carriage-making shops, blacksmiths, tannery, etc. In 1852 the first postmaster, H.S. Howland, was appointed and served for 18 years.

To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The Vaughan Road Co. was formed in 1850, establishing the roadway known today as Islington Avenue and eventually becoming Hwy. 27 north of Kleinburg. In 1868 the Toronto, Grey and Bruce Railway was organized and the line from Toronto, through Woodbridge and Orangeville to Mount Forest was opened in 1871. (This is now part of the Canadian Pacific Railway main line to Sudbury.). A train station serving both Nashville and Kleinburg was built in 1870 near Nashville Road and subsequently replaced in 1907. The importance of the railway to the prosperity of Kleinburg’s mills created an important connection between these two communities. After passenger service was discontinued on this line the station was moved in 1976 to Islington Avenue just north of Kleinburg Public School and used for several years by the local Scout group, then a soccer club.

In 1860 Kleinburg housed a drugstore, three merchants, a tanner and currier, two hotels, a boot and shoemaker, tailor, carriage maker, doctor, saddler and harness maker. By 1870 a few more occupations were added – chemist and druggist, cabinet maker, insurance agent, butcher, justice of the peace, tinsmith and milliner. Kleinburg also boasted a school and two churches.

In 1890 Charles Shaw Jr., the local distributor of binder twine, announced a Binder Twine Night when the twine used to tie up their sheaves of wheat arrived. The event grew into a sizeable community festival, including games, refreshments and entertainment. Around this time Kleinburg was at its prosperous height. The population topped 350; half a dozen manufacturing industries produced farm implements, furniture, harnesses, clothes and carriages.

Ironically, the basic elements of the village's success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that was responsible for their creation. Although the railways initially helped the mills get their product to market, they also allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses. New technologies also contributed to the decline: electrification came to Kleinburg later than other communities in Vaughan and the water-powered mills were put at a competitive disadvantage. The coming of the automobile eliminated the village's role as a stopping place on the way to the city. The construction of Hwy. 27 in the 1930's sealed its fate by bypassing Kleinburg.

By the end of the second World War, the village had lost more than 2/3 of its population, but the postwar housing shortage resulted in a moderate surge of growth as returning veterans looking for affordable housing began to see Kleinburg as a good place to raise a family. "Starter" homes were built on Napier Street and the Windrush Co-operative was established at the end of Stegman's Mill Road.

Kleinburg's renewal was interrupted by Hurricane Hazel in October 1954. The swollen Humber River swept away the village's bridges and wreaked havoc in Toronto. However, the positive outcome of the hurricane was the establishment of the Metropolitan Toronto and Region Conservation Authority which took on the responsibility of conserving and managing the 7 watersheds in the Toronto area. As the authors of the Kleinburg-Nashville Heritage Conservation District Study noted, "public ownership of the floodplain and public stewardship of the valleys have been instrumental in restoring the valley ecosystems and preserving the character of Kleinburg's setting."

Three well-known educational and/or entertainment venues are located in or near Kleinburg. The McMichael Canadian Art Collection, founded by Robert and Signe McMichael in the 1950s and since donated to the Province of Ontario, now attracts 125,000 visitors a year. The 40-acre property contains a small cemetery where the original members of the Group of Seven are buried. South of Major Mackenzie Drive is the Kortright Centre, an environmental education facility operated by the Toronto Region Conservation Authority, which has attracted over a million visitors since it opened in 1979. Finally, the Doctor's House on Nashville Road started out as a modest tea room in 1967 and has since grown into a full-service restaurant, banquet facilities and a chapel, now the largest private attraction in Kleinburg – hosting banquets, conventions and weddings.

In 1967 the Binder Twine Festival was revived under the leadership of Mr. Vic Ryder and has been an annual event ever since, now considered one of the highlights of village life. The funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays and countless other community projects.

4.0 The Kleinburg – Nashville Heritage District Conservation Plan

4.1 Background and Origin of the Plan

Due to concerns over the rapid growth in the commercial core of Kleinburg expressed in the 1980's, Vaughan Council started the process of studying the feasibility of a Heritage Conservation District in 1985 with the passing of By-law No. 257-85, which authorized staff to investigate the potential benefits of such a District. A preliminary study was carried out by Loredana Margiotta in April 1993 and a study area was identified which encompassed both sides of the Islington Avenue commercial district, Napier Road, John Street, Kellam Street, Main Street, Centre Street and portions of Stegman's Mill Road and Nashville Rd. Subsequently, a Community Plan was prepared for Kleinburg – Nashville and adopted by Council on Sept. 25, 2000 in the form of Amendment 601 to the Official Plan.

As a result of recommendations contained in the Community Plan, Council decided in July 2000 to undertake the necessary steps to commence a Heritage Conservation District Study. Following consultation with Heritage Vaughan, in November 2001 Council approved a by-law (no. 468-2001) defining an area to be examined for future designation as a Heritage Conservation District. A consultant was retained in August 2002 and the Plan was completed in early 2003. The Kleinburg - Nashville Heritage Conservation District Plan was adopted through the passing of By-law no. 183-2003 (see Appendix 2) on June 23, 2003.

4.2 Applicable District Plan Provisions

4.2.1 Overall Goal

The overall goal of the Kleinburg-Nashville District Plan is, as stated on section 5.1 of the document, "to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character."

4.2.2 Objectives of the Plan

Section 9.1, Overview, explains that the intent of the Guidelines is *"to preserve the heritage character of the District. The objective is not to prevent change, but to ensure that change is complementary to the heritage character of the District and enhance, rather than harm it."*

4.2.3 Future development in the District

Two objectives for future development are set out in section 5.2.5 of the Plan:

To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings.

To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complimentary to the character of the District and the heritage resources within.

Section 6.3 incorporates policies for new development, which is intended to "complement and enhance the heritage character of the District":

New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings.

New development within the District should be consistent with the Guidelines in Section 9.5.

4.2.4 Design Guidelines for new Development

A discussion on Architectural Styles found in section 9.2 of the Plan contains the advice that “new developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one ...Recent designs have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or chateau style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.

The section then continues with sketches showing the characteristics of the local architectural style, as follows:

- (a) Vernacular “loyalist” cottage – 1800 – 1850
- (b) Victorian Gothic Revival – 1850 – 1880
- (c) Victorian Vernacular – 1850 – 1880
- (d) Georgian Neo-Classical – 1800 – 1830
- (e) Regency Cottage – 1810 – 1840
- (f) Italianate – 1850 – 1870
- (g) Edwardian – 1900 – 1920
- (h) Split-level Ranch – 1955 – 1985
- (i) Modern Movement – 1930’s – 1970

It should be noted that the latter two categories are classified as “non-heritage” styles in the District Plan. The existing two storey home on the subject property doesn’t fit into any of these styles.

Section 9.5 of the Plan provides detailed guidelines for new development in the District. In the Overview of this section the Plan states:

New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Most of the guidelines in the Plan pertain to Islington Avenue, the main commercial corridor of the village. There appears to be no direct references to Valleyview Ct. in the Plan, but the guidelines address the post-war rural estate-type developments in the context of the “Valley Lands”.

Section 9.2.2 outlines examples of non-heritage styles of residential architecture:

- Vernacular Cape Cod cottage
- Ranch house
- Split-level ranch
- Modern movement

It further goes on to explain the basic characteristics of modern domestic styles:

- Strong horizontal emphasis
- Flat roofs with overhangs
- Large chimney(s)
- Natural materials – stone, brick, wood
- Large windows

5.0 Statement of Cultural Heritage Value

Ontario Regulation 9/06 outlines the criteria for designation of individual properties under section 29 of the Ontario Heritage Act, as follows:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

In reviewing the subject property against this criteria, we would conclude as follows:

1. The property does not have design or physical value;
2. The property does not have historical value or associative value.
3. The property has limited contextual value in that it is physically and visually linked to its surroundings insofar as it is located within a subdivision that contains several bungalows that fit in well with the streetscape, especially in their landscape treatment.

In our opinion the property does not merit individual designation under Part 29 of the Act, which is not necessary in any event since it is part of the overall heritage district for Kleinburg – Nashville.

6.0 Condition Assessment of the Property

The site front lawn is half sod, half exposed soil with weeds. The ground slopes down on the east side and leads to an abandoned tennis court, now overrun with weeds. Asphalt paved driveway is cracked. The front of the house is hidden by large weeds.

Windows on the first and second floors have been broken and plywood sheets now fill in the openings. Gravel and debris is present on the concrete slab in the breeze-way. Exterior wood doors are in poor condition. The garage floor is covered in debris, leaves, etc. The exterior stone fireplace on the east side has rust/water stains on it.

On the interior, the kitchen stove has been removed. There is debris on the floor and some cabinets have been removed.

The dining and family room carpet is stained and covered in debris. Family room windows have been blocked with plywood sheets from the inside. There are no railings, as required by code for the exterior brick floor balcony which runs above the walk-out basement on the east side. A floor opening at the balcony is also not protected.

On the second floor, walls have been damaged and construction debris, drywall, etc. is on the floor.

In the basement, walls have been damaged: lower part of walls have water stains.

7.0 Architectural Evaluation of the Property

The existing home at 79 Valleyview Court, Kleinburg was constructed in the 1970's, and is indistinguishable from a typical suburban-type dwelling of its era.

The front (north side) of the building includes stone on the first floor and prefinished aluminum siding on the second floor. Second floor windows are rectangular with shutters each side. The west three car garage is a combination of brick with stone accents.

The rear (south side) of the home is brick veneer with a gable roof and prefinished aluminum siding on the second floor. Two second floor windows have prefinished aluminum awnings mounted above them.

The back of the home is surrounded by high weeds.

There are no historical architectural features in the home.

8.0 Description of Proposed Development

The proposed development for 79 Valleyview Court, Kleinburg, is to replace the existing home with a new single family home.

The proposed home is two storey with a basement and underground parking. The first floor includes a four car garage, kitchen, breakfast room, dining room, family room and study. A pool is located in the back yard with a cabana and gazebo.

The second floor includes four bedrooms, washrooms, and a laundry room.

The basement incorporates a home gym and recreation room, nanny suite, storage room, mechanical room, and underground parking for eight vehicles.

The front elevation consists of a two storey combination of brick, stone and wood siding. Pitched gable roofs with standing seam metal are used and feature fireplace chimneys on the north and west sides. Windows are combination of individual and grouped windows in the modern style. The pair of front doors include horizontal glazing with sidelites each side. Planting beds are surrounded by stone planter walls.

The right side elevation continues the brick/stone theme with standing seam pitched roofs.

The rear elevation includes the two storey home, cabana, basement walkout, and vehicle access to the underground parking. Materials used at the front, brick, stone and wood siding, continue around to the back. Railings are a combination of metal and glazing.

These elevations blend in with the surrounding homes in the neighbourhood, which are modern in style.

9.0 Evaluation of Development Proposal to the District Guidelines

Section 9.5 of the District Plan sets out guidelines for new development in the District. In general, *“new development should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration and detail.”*

The subject property sits on a court with 12 homes, none of which appear to have any historical value, and most of which appear to have been built in the 1970s or sooner. The subject property is adjacent to a non-regulated property and the majority of lands to the south and west, including the adjacent streets Ava Place, Nightfall Court and the entire subdivision of new custom homes on the west side of Stevenson Avenue, Northern Pines Blvd., and Sprucewood Trail, fall outside the heritage conservation district boundary. Although the property technically falls within the historical guidelines, the majority of the immediate community surrounding the subject property is not regulated. There will likely be new development adjacent to the lot on the west side.

The proposed house is based on an Ontario farm house (expanded). The intention is to draw inspiration from historical buildings in the area, such as the Vernacular Cape Cottage, 12:12 roof pitches, large windows, asymmetrical, small entry off to one side, brick and clapboard.

In the Kleinburg-Nashville Heritage Conservation District Study Plan, Section 9.2 Architectural Styles (page 81) Vernacular cape – cottage is described as follows:

- a. Materials, varied from brick to clapboard
- b. Large windows with flanking double hung
- c. Non symmetrical design
- d. Entrance door to the side
- e. Small entrance porch
- f. Steep gable pitched roof (often 12:12)
- g. Shed dormers added

The designer also looked at many larger buildings in the Kleinburg area for massing inspiration, such as the Doctor’s House or the Kleinburg Inn. These buildings illustrate the variation in massing, the appearance of additions over time with a great deal of articulation in the building.

Reading through the Study Plan, there is a section that speaks about the Doctor’s House and the additions being all *“...particularly authentic...”* The designer thinks this is contextually important as the subject property is at the dead end of a court, with limited visibility, and almost zero interaction from the flow of Stevenson Avenue or even Nashville Road. The design follows a suitable Style as laid out in the guidelines. The appearance from the street will be similar to many of the properties within the Kleinburg area including Islington Avenue, Highway 27 and Nashville Road, with elements such as massing and colour.

Samples of buildings in Kleinburg that have similar style elements:

10429 Islington - Belsito Trattoria

- White façade
- Moderate pitch roof
- Black gutters and downspouts
- Black window and door trim

10473 Islington Ave - Re/Max building

- White facade
- Black roof
- Moderate roof pitch in front
- Side to side gable roof with gable details
- Perpendicular extension in the rear
- Metal shutter details
- Black down spouts
- Block fascia, soffits

10465 Islington Ave - Kleinburg Dentistry

- White facade
- Moderate roof pitch
- Black (charcoal rood)
- 2 storey elements

10503 Islington Ave - Avlyn Gardens Restaurant

- White facade
- Dark roof
- Moderate pitch roof

8 Nashville Road - Kline House

- White façade
- Dark roof
- Moderate pitch roof
- Hip and gable roof style

21 Nashville Rd - The Doctor's House

- White façade
- Dark accent details (ie shutters)
- Moderate pitch roof
- Roof consists of many roof types: hip, gable, shed

The Plan goes on to provide specific design guidelines for each of the “elements” of the district (villages, road links and valley lands). Section 9.5.4 addresses the subject of guidelines for the valley lands or “outliers” such as Valleyview Court, but in a very general as opposed to a prescriptive manner.

It suggests that significant aspects of the 50's and 60's subdivisions such as Windrush Court that should be continued in subsequent developments: a horizontal emphasis, an open floor plan, large lots, mature trees and a landscaping attitude that seeks to place the house in a natural or naturalized setting.

While the proposed dwelling will be two storeys, it does have a horizontal element in view of its width and the floor plan is relatively open. Located on a large lot, it is surrounded by mature trees and will be effectively screened from its neighbours to the east and west.

We do note that the boundary of the District Plan includes the lots on the north and east sides of Valleyview Ct. but not the four lots to the west of the subject property. In other words, this lot is on the threshold of the district boundary. Having examined the property in light of its surroundings and reviewed the Plan's rationale for establishing the boundary, we have some difficulty with the justification for including it in the heritage district.

Notwithstanding these observations, we have closely examined the site plan, floor plans and elevations of the proposed dwelling and have concluded that the design does not offend the principles or guidelines contained within the District Plan.

Designer References



MAIN STREET, KLEINBURG



MOUNT LEBANON PUBLIC SCHOOL
5970 KIRBY ROAD, KLEINBURG

Designer References



9770 YORK REGIONAL ROAD 27, WOODBRIDGE, ON



PROPOSED REAR ELEVATION 79 VALLEYVIEW COURT

10.0 Conclusions and Recommendations

10.1 Conclusions

Although the proposed dwelling does not appear to be inspired by any of the architectural styles noted in the District Plan, we are of the opinion that sufficient attention has been paid to its massing, materials, scale, proportion and siting on the property that it will fit comfortably with its context.

10.2 Recommendations

We would recommend that the request to demolish the existing dwelling at 79 Valleyview Court, Kleinburg be granted and that a heritage permit be issued for the proposed replacement dwelling designed by Ian Robertson Design, project no. 18-11, as required by the Kleinburg-Nashville Heritage Conservation District Plan.

Respectfully submitted,



Robert A. Martindale, MCIP, RPP, CAHP
Martindale Planning Services



D.L. Bryan, P. Eng., OAA, MRAIC, CAHP
Barry Bryan Associates

APPENDIX A

Chain of Title

TITLE SEARCH RECORD (CHAIN OF TITLE)

Municipal Address: 79 Valleyview Drive, Village of Kleinburg, Reg. Mun. of York

Legal Description: Lot 8 Pl. M-1581, Pcl. 8-1, Sec. M-1581, City of Vaughan(formerly Pt. Lt. 23 Con. 8, Twp. of Vaughan); PIN:03322-0064(LT)

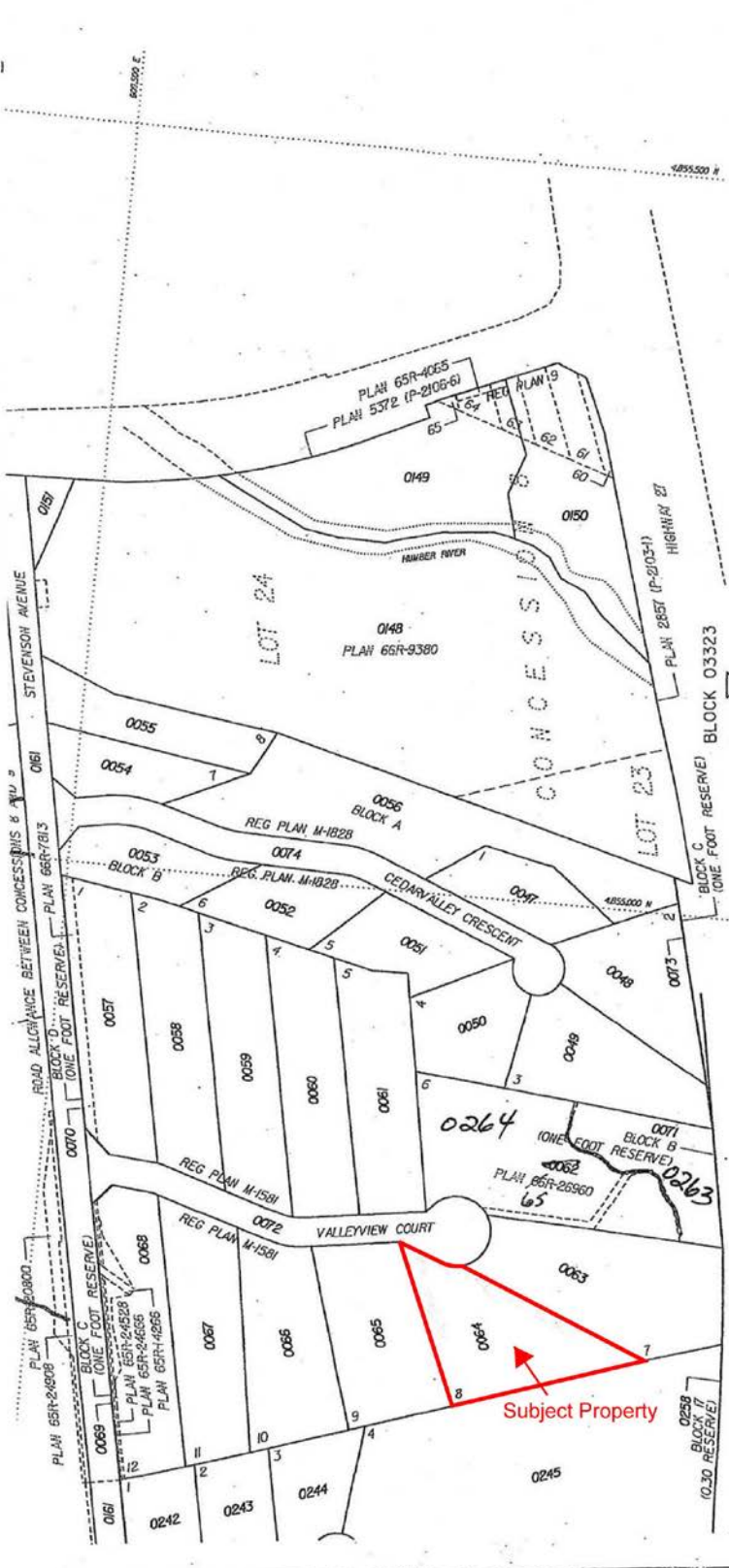
Date of Search: Sept. 10, 2019

Instrument No.	Date	Grantor	Grantee
Patent	29 Aug 1801	Crown	KUHUN, Peter
2195(Vaughan)	25 July 1813	KUHUN, Peter	HOWARD, Hugh
3695	21 June 1820	HOWARD, Hugh	ALLAN, William
9323	24 Nov 1832	ALLAN, Willam	LINE, John
222419(Will)	21 Feb 1844	LINE, John	SMITH, Emerson
6234	7 Jan 1896	SMITH, Emerson(owner confirmed by Vesting Order Inst #6264)	HOWLAND, Henry S.
7746	15 Sept 1904	HOWLAND, Henry S. -ESTATE	HOWLAND BROTHERS LTD.
18597	1 Aug 1940	BROMPTON FARM LTD.(name changed by order dated 22 Apr 1929)	BOOTH, W. Gray
19037	3 Oct 1941	BOOTH, W. Gray	DOBBIN, Gordon M.
25836	16 Aug 1950	DOBBIN, Gordon M.	WELLS, Madeline
26649	27 Apr 1951	WELLS, Madeline	CHAPMAN, Francis and Eleanor
28136	18 June 1952	CHAPMAN, Francis R. and Eleanor	CHAPMAN, Andrew J.

Instrument No.	Date	Grantor	Grantee
73747	1 Mar 1974	CHAPMAN, Andrew J.	DAVID R. DYKE LIMITED
LA460455	31 Oct 1974	DAVID R. DYKE LIMITED	ISKIW, Anne and Michael
YR1979909(surv. application)	22 May 2013	ISKIW, Anne(deceased)	ISKW, Michael
YR1979910	22 May 2013	ISKIW, Michael	ISKIW, Michael and Kenneth
YR2572592	3 Nov 2016	ISKIW, Kenneth and Michael	LINMAC HOLDINGS INC.

FIGURES

1 – Property Index Map



MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 03322 - SHEET 3
ON AUGUST 1, 2004

SCALE



PROPERTY INDEX MAP
BLOCK 03322
CITY OF VAUGHAN
REG. MUNICIPALITY OF
YORK
(OFFICE 65)

LEGEND

FREEHOLD PROPERTY BOUNDARY	—————
LEASEHOLD PROPERTY BOUNDARY	- - - - -
NATURAL RESOURCE PROPERTY BOUNDARY
FREEHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
NATURAL RESOURCE PROPERTY NUMBER	0147
TOWNSHIP FABRIC	—————
STREAMS, RIVERS	~~~~~
UNDERLYING FABRIC, EASEMENT
UTM GRID	4500000 N
ADJOINING MAP NUMBER	BLOCK 3146

THE UNIQUE IDENTIFIER FOR ANY PROPERTY (E.G. 00218 - 0147) IS COMPOSED OF THE MAP BLOCK NUMBER 100218 AND THE FOUR DIGIT NUMBER (0147) WHICH APPEARS IN EACH ACTIVATED PROPERTY

NOTES

NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 17 CENTRAL MERIDIAN 81 W

THIS IS NOT A PLAN
OF SURVEY

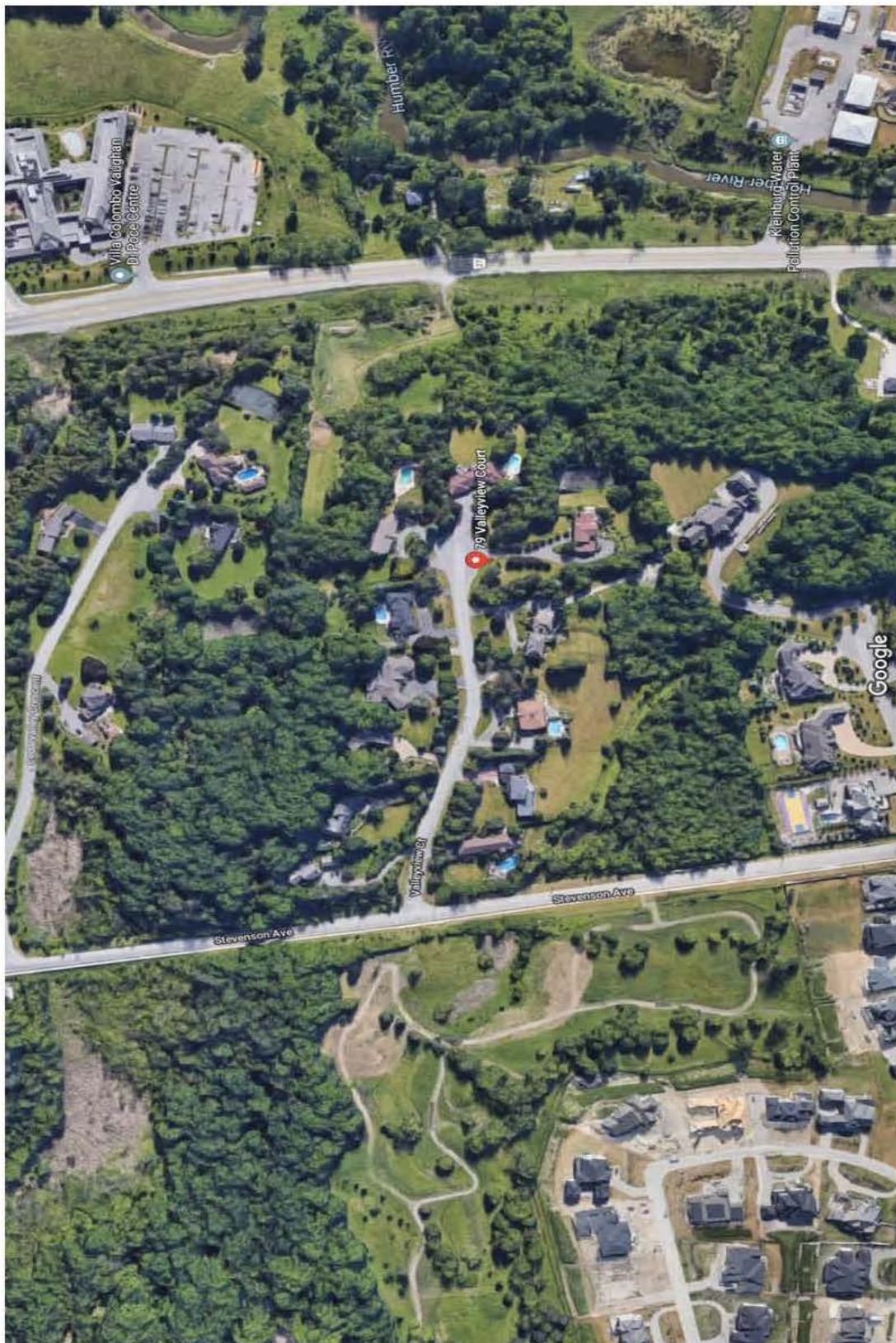
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND REGISTRY
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES
SEE RECORDED PLANS AND DOCUMENTS
ONLY. MAJOR EASEMENTS
ARE SHOWN

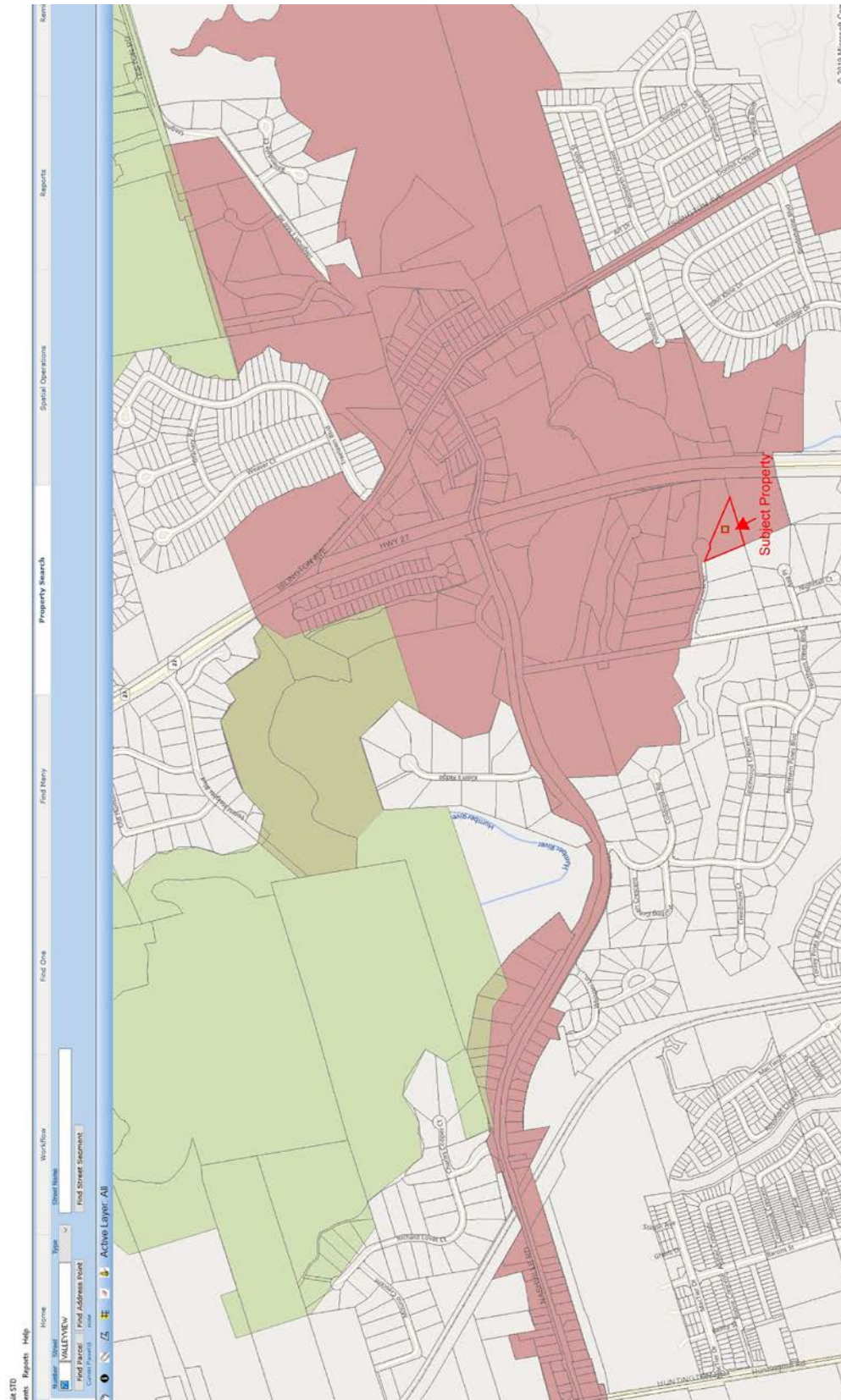
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

2000

2 – Aerial Photograph



3A – Parcel Fabric



3B – Map of Kleinburg Heritage Conservation District

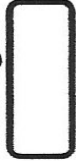
Kleinburg-Nashville
Heritage Conservation District Study
District Structure

Study

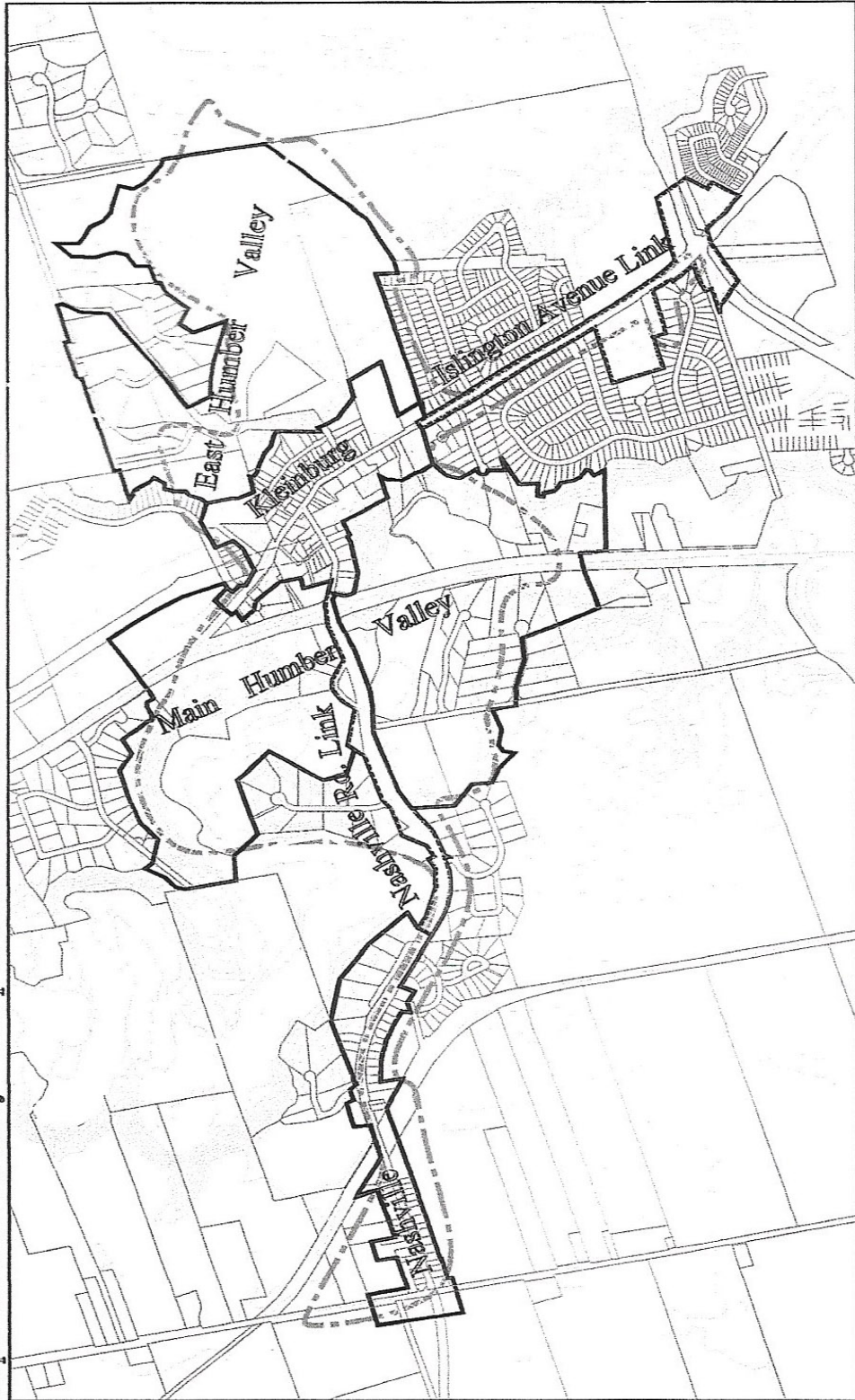
Area

Elements of the District

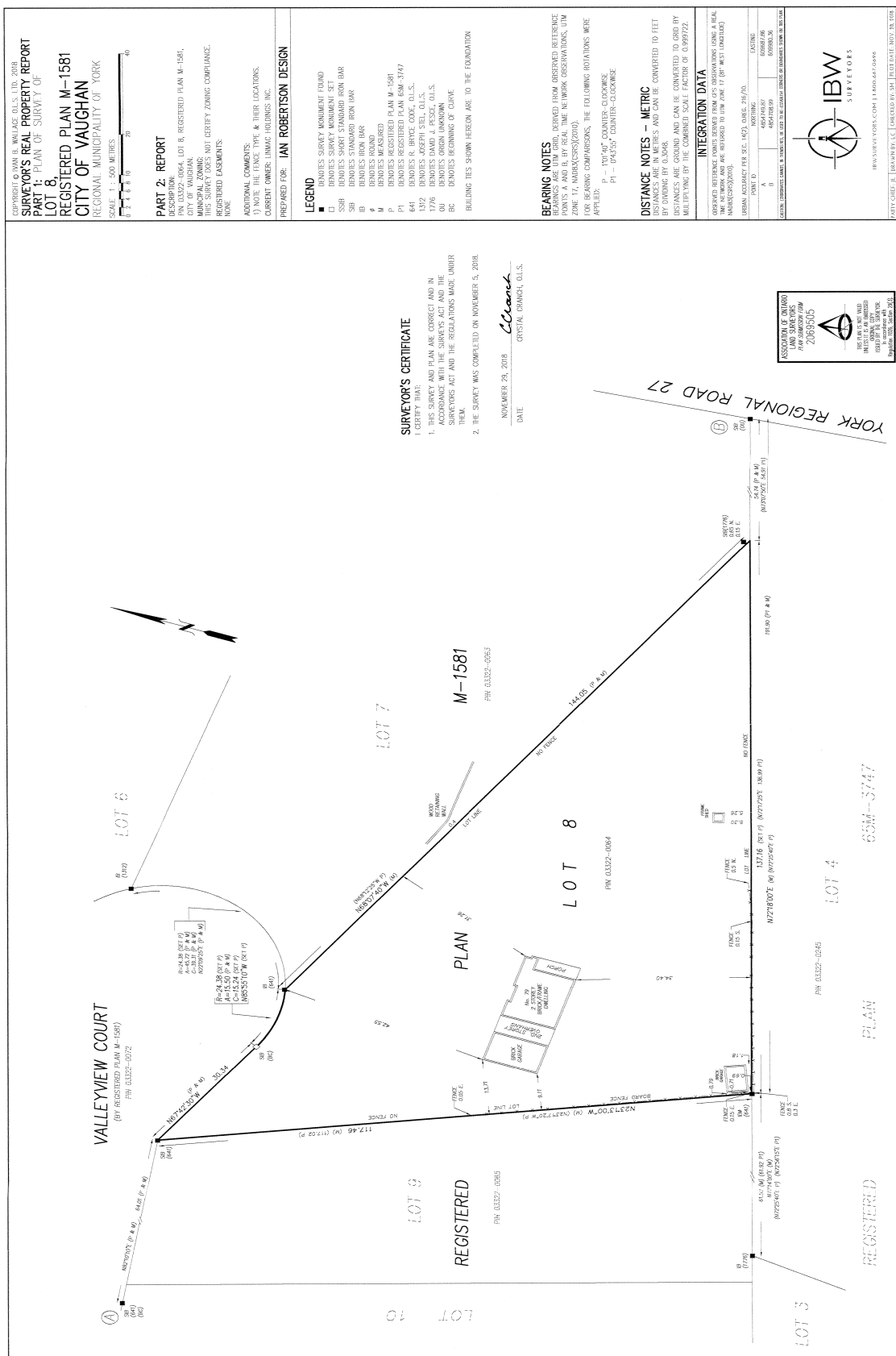
Villages Road Links Valley Lands



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



4 – Existing Site Survey



Valley View Court

LOT 7

LOT 8

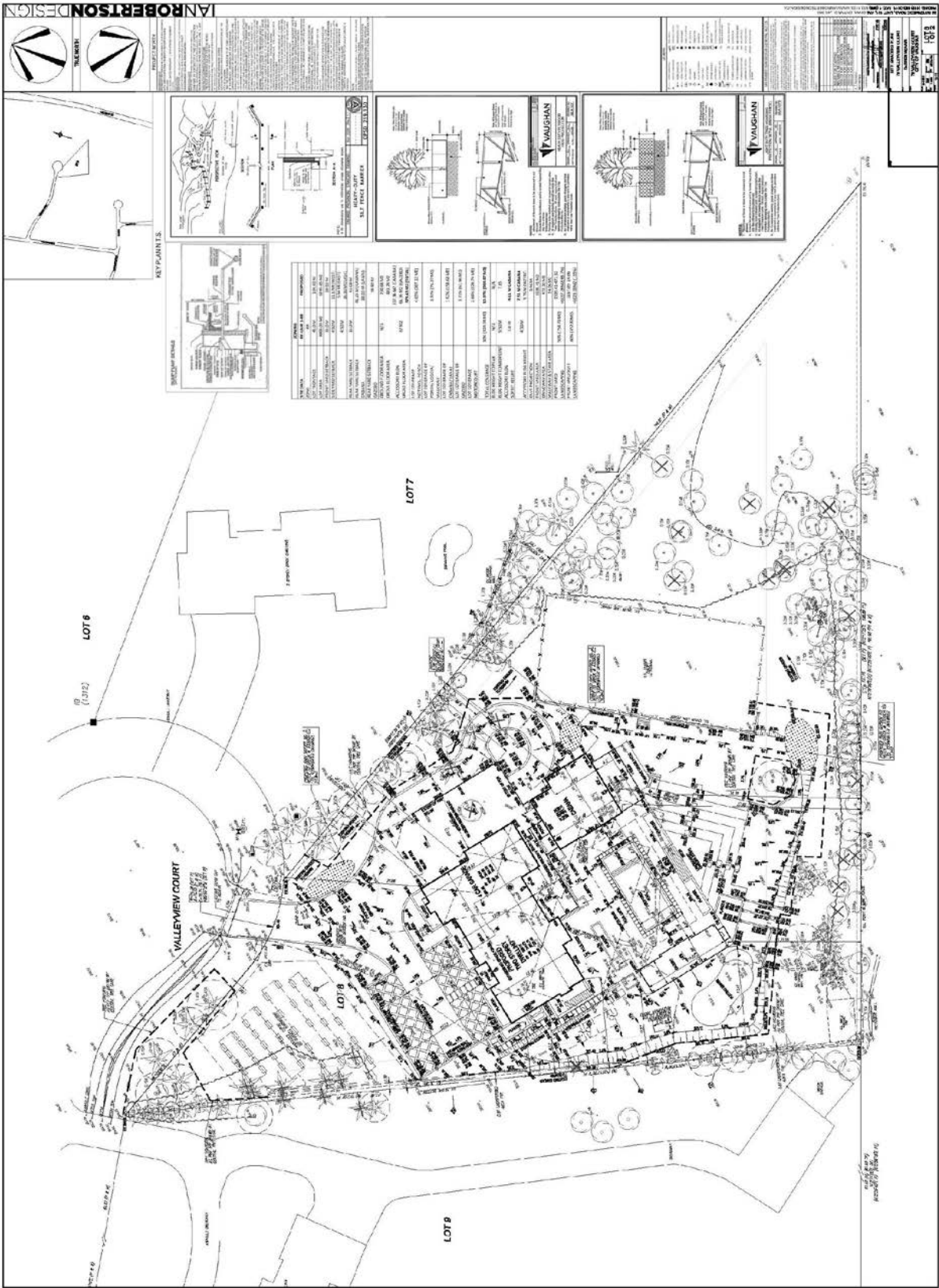
Swimming Pool

Tennis Court

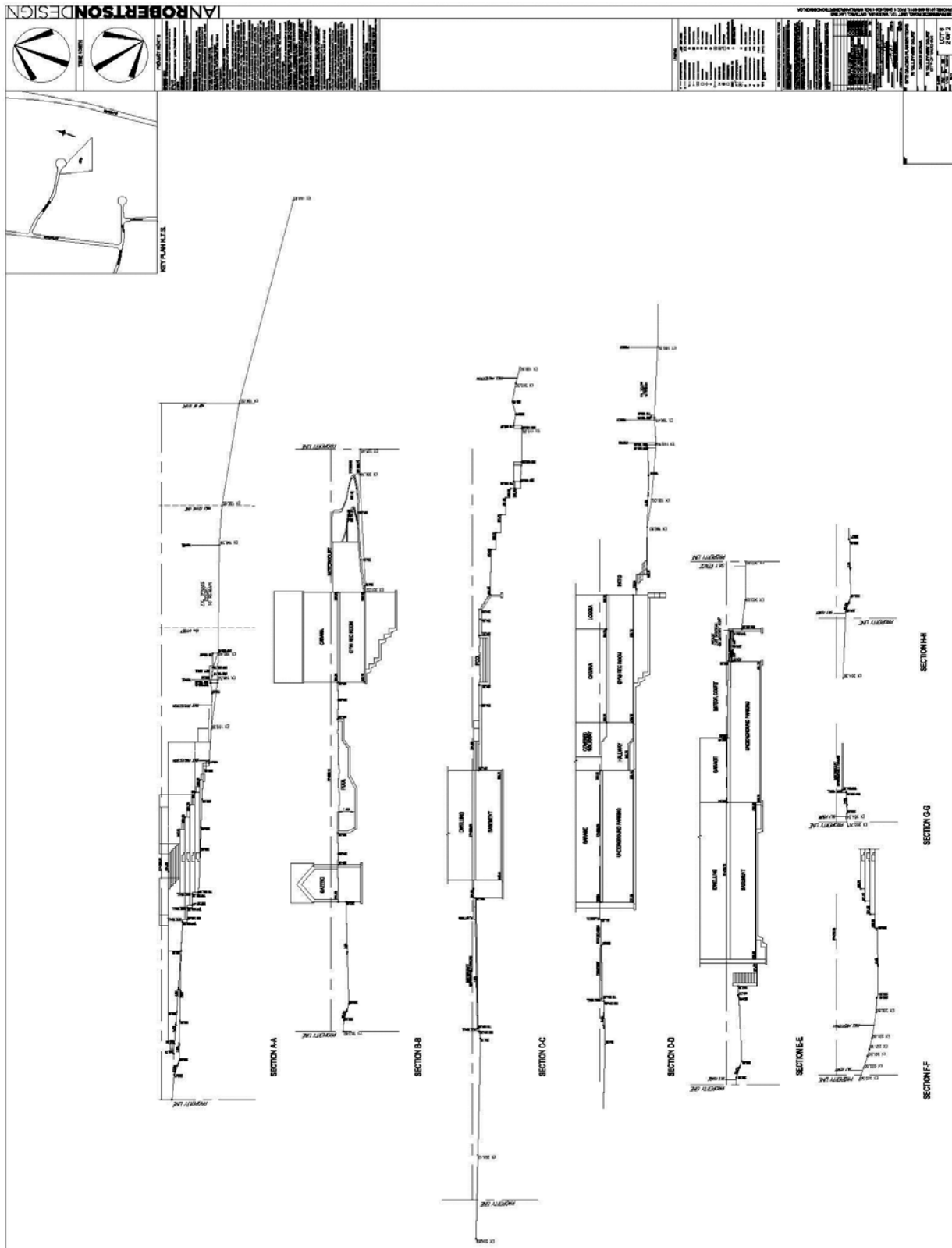
North Arrow

Site Plan

4B – Grading Site Plan - Proposed

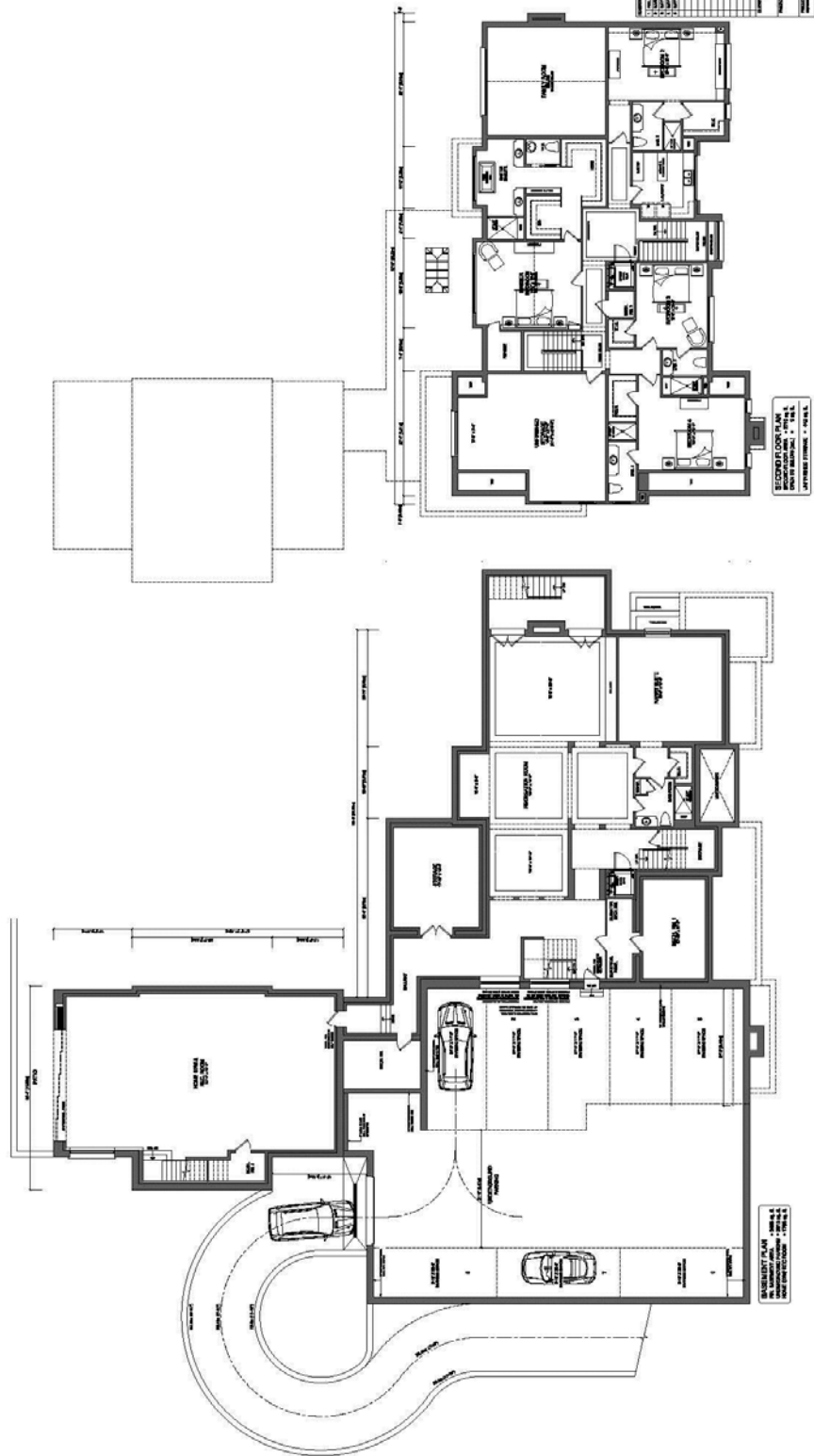


4C – Site Sections - Proposed



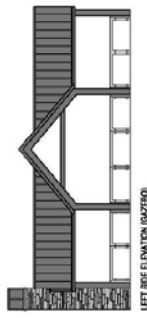
AREA SCHEDULE

NO.	DESCRIPTION	AREA (SQ. FT.)
1	REAR PORCH	100.00
2	REAR PORCH	100.00
3	REAR PORCH	100.00
4	REAR PORCH	100.00
5	REAR PORCH	100.00
6	REAR PORCH	100.00
7	REAR PORCH	100.00
8	REAR PORCH	100.00
9	REAR PORCH	100.00
10	REAR PORCH	100.00
11	REAR PORCH	100.00
12	REAR PORCH	100.00
13	REAR PORCH	100.00
14	REAR PORCH	100.00
15	REAR PORCH	100.00
16	REAR PORCH	100.00
17	REAR PORCH	100.00
18	REAR PORCH	100.00
19	REAR PORCH	100.00
20	REAR PORCH	100.00
21	REAR PORCH	100.00
22	REAR PORCH	100.00
23	REAR PORCH	100.00
24	REAR PORCH	100.00
25	REAR PORCH	100.00
26	REAR PORCH	100.00
27	REAR PORCH	100.00
28	REAR PORCH	100.00
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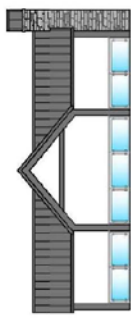


PROJECT NO.	1000000000
DATE	10/1/2020
DESIGNER	JAN ROBERTSON DESIGN
CLIENT	JOHN & JANE DOE
PROJECT NAME	1000000000
PROJECT ADDRESS	1000000000
PROJECT CITY	1000000000
PROJECT STATE	1000000000
PROJECT ZIP	1000000000
PROJECT PHONE	1000000000
PROJECT FAX	1000000000
PROJECT EMAIL	1000000000
PROJECT WEBSITE	1000000000
PROJECT SOCIAL MEDIA	1000000000
PROJECT NOTES	1000000000
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PROJECT PHASE	1000000000
PROJECT BUDGET	1000000000
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PROJECT PROFIT	1000000000
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PROJECT NET	1000000000
PROJECT TOTAL	1000000000

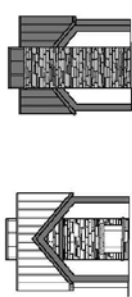
JAN ROBERTSON DESIGN



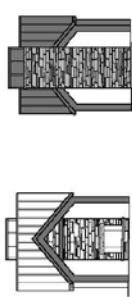
LEFT SIDE ELEVATION (GAZED)



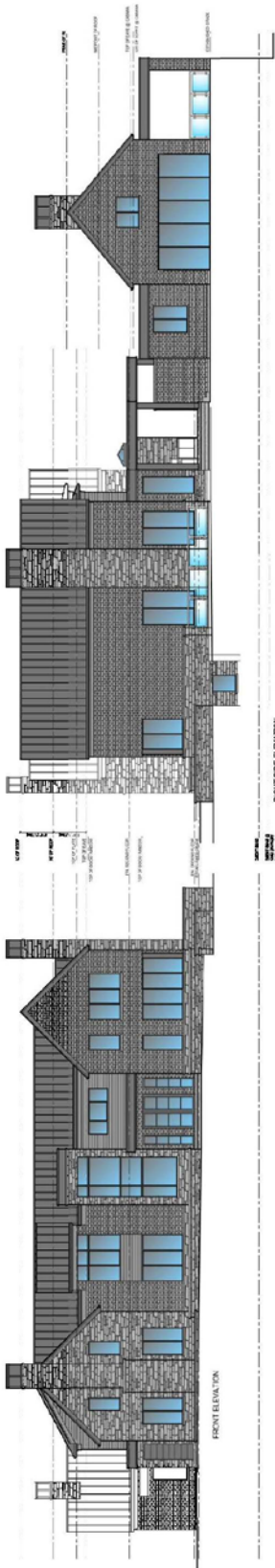
RIGHT SIDE ELEVATION (GAZED)



FRONT ELEVATION (GAZED)

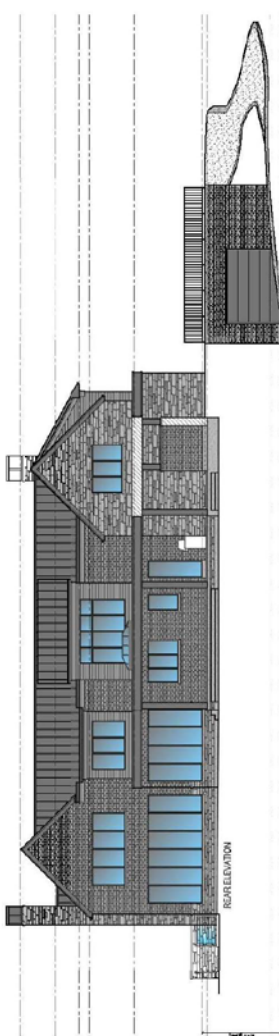


REAR ELEVATION (GAZED)

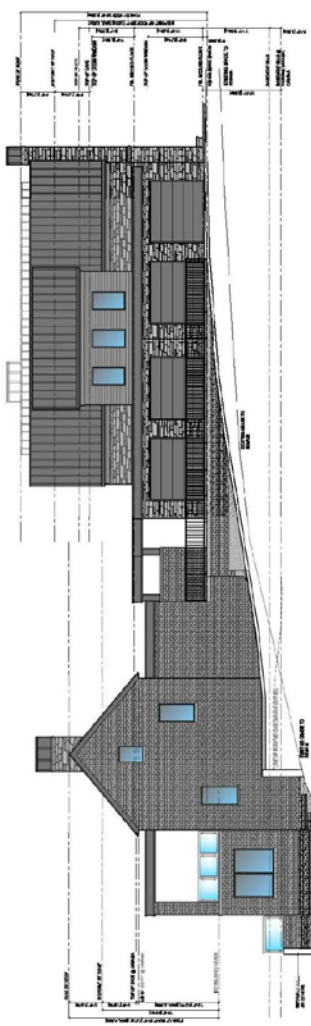


FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

[illegible]

MATERIAL FINISH SCHEDULE - 79 VALLEYVIEW COURT		
EXTERIOR FEATURES	COLOR / FINISH	DESCRIPTION
SIDING (ACCENT <10%)	FUNDY BAY BROWN 061	MAIBEC GENUINE WOOD SIDING
STONE	NATURAL BUFF	INDIANA LIMESTONE - FULL BLEND
BRICK	PALAUtec - WHITE MEDITERRANEAN	
SOFFITS	FUNDY BAY BROWN 061	MAIBEC GENUINE WOOD SIDING W/ LINEAR SOFFIT VENTS POWDER COATED TO MATCH
WINDOWS	BLACK	ALUMINUM CLAD
WINDOW SILLS	NATURAL BUFF	INDIANA LIMESTONE
ENTRY DOORS	BLACK AND GLASS	ALUMINUM CLAD TO MATCH WINDOWS
GLASS SLIDING DOORS	BLACK AND GLASS	ALUMINUM CLAD TO MATCH WINDOWS
FRENCH DOORS	BLACK AND GLASS	ALUMINUM CLAD TO MATCH WINDOWS
GARAGE DOORS	BLACK	STEEL INSULATED DOORS
ROOFING	BLACK METAL	HEAVY GAUGE STANDING SEAM METAL ROOF
FASCIA, RWL, EAVESTROUGH	BLACK	ALUMINUM
RAILINGS	GLASS AND BLACK METAL	MOTORCOURT - METAL REAR YARD - GLASS
PORCH/ PATIO/ POOL/ DECK/ DRIVEWAY/ WALK	LIGHT GREY WITH BLACK ACCENT	NATURAL STONE - TBD

7 – Rendering



8A– Photos of Subject Property – Exterior



View toward Southwest



Breezeway Entrance



Abandoned Tennis Court



East Elevation

8A– Photos of Subject Property – Exterior



View toward West



View toward Northwest



Front (North) Elevation at Breezeway



Front (North) Elevation

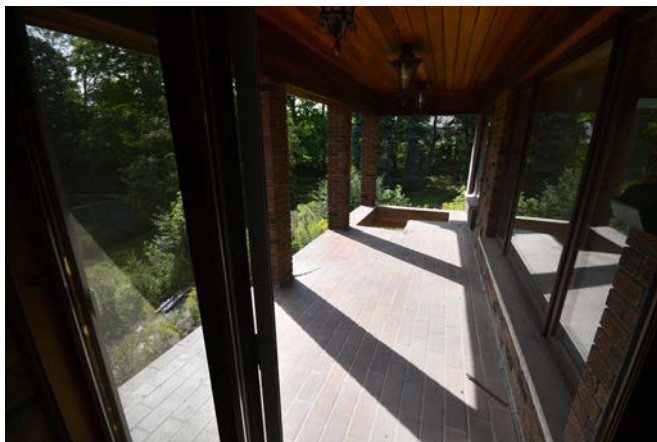
8B– Photos of Subject Property – Interior



Garage



First Floor Family Room



First Floor Outdoor Patio Deck



Second Floor Bedroom

8B– Photos of Subject Property – Interior



Second Floor Bathroom



Basement Stair



Basement Storage Room



Basement Games Room

9 – Photos of Surrounding Properties



90 Valleyview Court



85 Valleyview Court



70 Valleyview Court



55 Valleyview Court

9 – Photos of Surrounding Properties



54 Valleyview Court



38 Valleyview Court



23 Valleyview Court



22 Valleyview Court