

ATTACHMENT 2

CULTURAL HERITAGE IMPACT ASSESSMENT

**10 Richard Lovat Court
Woodbridge,
Vaughan, Ontario, Canada**

20 January 2020

prepared by



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

21 Scollard St., #103
Toronto, ON M5R 1G1
CANADA
416.920.8105
mark@mwhallcorp.com
www.mwhallcorp.com

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REFERENCES

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

APPENDICES

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- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 10 Richard Lovat Court
- 4- Photographs of adjacent buildings to Richard Lovat Court
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Survey of 10 Richard Lovat Court, Kleinburg-Nashville
- 8- Preliminary drawings of planned redevelopment of subject property
- 9- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 EXECUTIVE SUMMARY

10 Richard Lovat Court is an isolated property west of the core area of Kleinburg, Ontario, on what was likely an isolated site along Nashville Road which originally connected the core area of Kleinburg to Nashville. Kleinburg was the main settlement area. Nashville gained significance along the roadway route when the Kleinburg rail station was established in the 19th century. 10 Richard Lovat Court is presently vacant. A 19th century residence constructed in what at that time was an isolated property along Nashville Road overlooking development of a portion of lands acquired for construction of the Grey and Bruce Railway circa 1870 is now in the midst of a series of late 20th century residential development of large lot residences to the north of Nashville Road that have been recently developed. There are no other heritage buildings near 10 Richard Lovat Court.

The property is within the Kleinburg-Nashville Heritage Conservation District within the City of Vaughan. This heritage district is a Province of Ontario Part V designated heritage district with a plan and established criteria for changes to development within the heritage district. Recently the property was purchased and is planned for retention and adaptive reuse of the 19th century residence. Preliminary design of the planned changes for the property have been submitted by Lemcad Consultants on behalf of their client for review and assessment by MW HALL CORPORATION, a registered architect, certified planning and heritage consulting firm working 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 made a few minor revision suggestions to the design of the planned house, 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 10 Richard Lovat Construction are in keeping with the Nashville-Kleinburg Heritage District Plan and Guidelines plus City of Vaughan official plan, and we 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 10 Richard Lovat Court is located along Nashville Road east of the core area of Kleinburg.

The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. It is Listed as No. 965 on the City of Vaughan Heritage Register as being within the heritage district and identified as an 1880 Italianate building within the heritage district. According to present plans the house is to remain insitu at the southern portion of the property, adjacent to Nashville Road with a proposed adaptive reuse addition and garage.

We have reviewed the preliminary design for the planned adaptive reuse and addition of the house.

The owner and their architect/consultant for the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) and to review the planned redevelopment relative to requirements of the Heritage District Plan.

Subject property is owned by:

Sam DiGregorio, in trust
416 891 9001
Email: Sabrina@sabrinafiorellino.com

Contact information is as follows:

Mr. Leo Mastrandrea
Lemcad Consultants
Tel: 416 405 8164

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 itself remained small with surrounding lands occupied by farms. Early lots in the village were surveyed and established as lots for residential use but remained undeveloped until the present 21st century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

Noted in the Kleinburg-Nashville study, the "...Toronto, Grey and Bruce Railway...was opened in 1871...the Kleinburg Station, built in 1907 to replace the 1870 original...the Kleinburg Station was located some way west of the village, and...became the site of the hamlet of

Nashville...” “The hamlet of Nashville appears to have come into being because of the railway station...”

According to land title records, William Jarvis, Sherrif of Toronto was granted 200 acres of land as part of the British settlement of Ontario including the parcel now containing 10 Lovat Crescent, in 1821. 100 acres of this parcel was granted by Jarvis to James Somerville in 1846. James Somerville granted 56/100 of the parcel in 1870 to The Grey and Bruce Railway. In 1881 Robert Somerville and James Somerville granted W ½ 100 ac, except part for the railway to John Train in 1881. In 1889 John Train and Anne Train, his wife, granted the west 1% of the lands to John Card. The Grey and Bruce Railway tracks are located just west of 10 Richard Lovat Crescent, crossing Nashville Road diagonally in a Northwest direction. From this information it is surmised that John Train and Anne Train are likely the first owners of 10 Richard Lovat Crescent. John Card may have been the builder of the house for John and Anne Train.

It should be noted that at the time of construction of the present heritage house, there was only a short stair to the house leading up the knoll past a well for the property, plus an unpaved access drive from Nashville Road. The small hamlet of Nashville may not have existed, but grew from proximity to the railway station nearby. The existing heritage house was a rural country estate/farm property likely related to the Grey and Bruce Railway stop. Richard Lovat Crescent was part of a 20th century land development project created as an access road from Nashville Road by the 20th century developer of the large estate properties located just north of the heritage house. Richard Lovat purchased the property for speculative development in 1985. Richard Lovat is the inventor and developer of large subterranean boring machine equipment utilized for construction of the subway system in Toronto in 2019/2020 and the name Richard Lovat Crescent is given to the recently developed access road to the larger estate residences north of the heritage house.

The property at 10 Richard Lovat Court is located on the north side of Nashville Road, an older roadway that connected Kleinburg to Nashville, and is now included as part of the Heritage District including this section of the Nashville Road.

3.2 Context and setting of the subject property

Richard Lovat Court appears to be a relatively recent roadway and name, apparently named after Richard Lovat who had established a business based upon his invention of large scaled boring equipment in the beginning of the 21st Century. The present subway system under construction in Toronto is utilizing this equipment for the underground portions of the subway. We believe that Mr. Lovat purchased the former farm property at 10 Lovat Court for recent development of a series of large homes north of the heritage house, and there are no other heritage structures in the vicinity of the existing 1880's house on the property.

3.3 Architectural evaluation of the subject property

The existing 19th century Italianate style house at the southern portion of the property is planned to be retained. It is in sound condition but is presently vacant.

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

Planned redevelopment of 10 Richard Lovat Court is to provide a new, two-storey addition with restoration of the present house residence. The existing front door of the house faces east overlooking a naturally landscaped area. At the rear of the house is a remnant of what appears to be a former unpaved driveway that connects the property to Nashville Road. Along the east side of the property, Richard Lovat Court is a new suburban street that also connects with Nashville Road and services the new subdivision of large, suburban houses.

3.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned restoration and adaptive reuse of the historic house at 10 Lovat Court is in accord with the District. This house is an anomaly to many of the original heritage buildings in the District, but as a lone, former mansion of the owner is an important contribution to the history of Nashville Road and the evolution 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 the property. The subject property is within the Designated Heritage District and therefore is required to respect exiting heritage character of the HCD.

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 have salvage value.

3.8 Historical commemoration

Historical commemoration may be appropriate for this property.

3.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
• <i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any part of significant <u>heritage</u> attributes or feature is proposed</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>not applicable</i>
• <i>siting, massing, and scale</i>	<i>planned improvements are consistent with the heritage district.</i>

5.0 RECOMMENDATIONS

We are of the opinion that planned changes to the property at 10 Richard Lovat Court, 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 within the District, especially along Napier Street and the more recent adjacent development. 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 10 Richard Lovat Court as an isolated heritage property and will be restored with an addition appropriate for this property in this location within the heritage district. It is our opinion that the planned restoration and adaptive reuse of this property is consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and makes a positive contribution to the maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



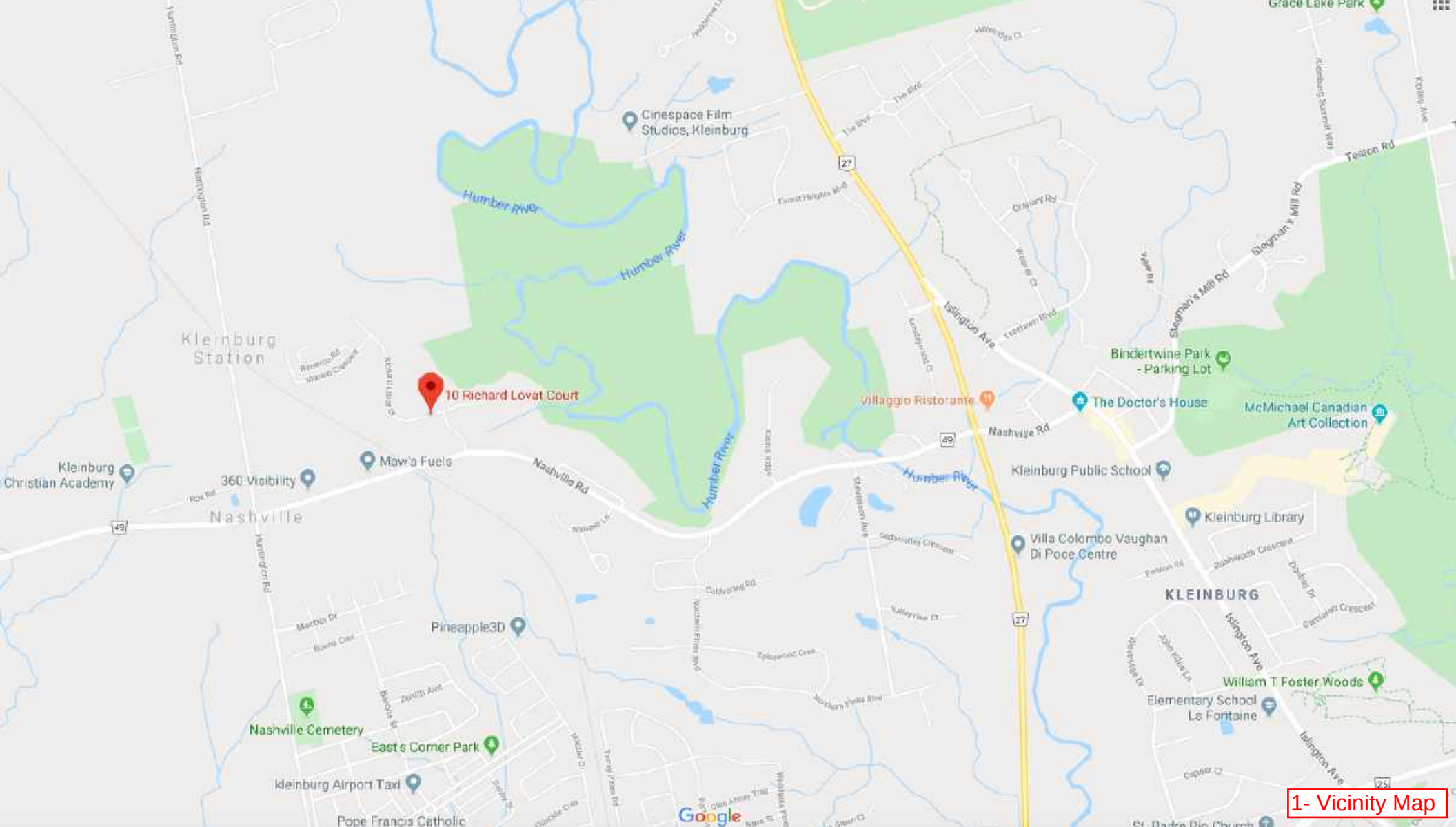
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

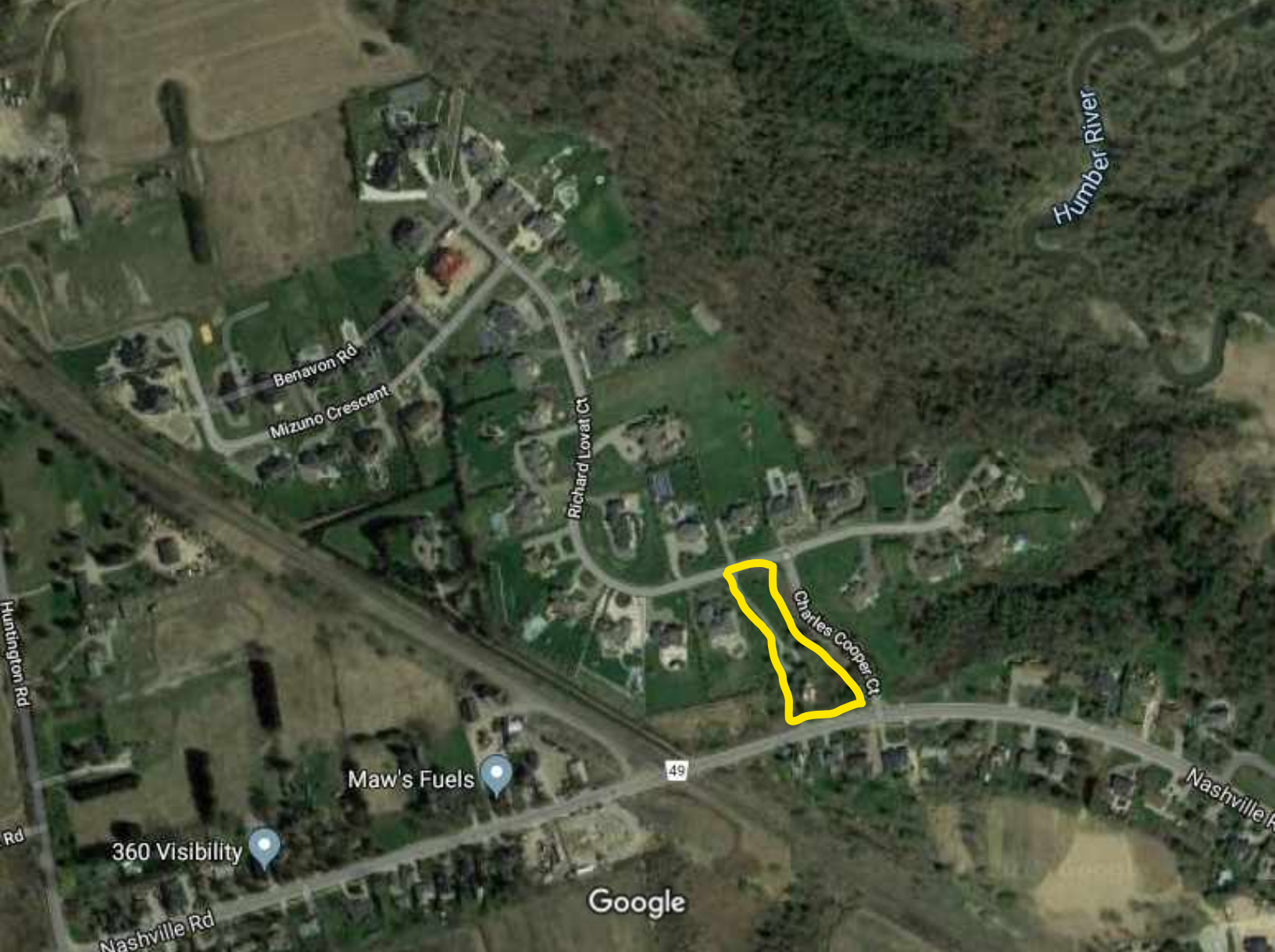
REFERENCES

- 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 Statements of 2014 and 2019.
- 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, 10 Richard Lovat Court, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 10 Richard Lovat Court
- 4- Photographs of nearby buildings
- 5- Chain of Property Ownership
- 6- Vaughan Official Plan map
- 7- Heritage Conservation District Map, Kleinburg-Nashville
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Imagery ©2019 CNES / Airbus, First Base Solutions, Maxar Technologies, Map data ©2019

100 m

2- Aerial Map



3a- 10 Richard Lovat Court, view from east



3b- 10 Richard Lovat Court, view from east



3c- 10 Richard Lovat Court, view from south



3d- 10 Richard Lovat Court, view from west



3e- 10 Richard Lovat Court, view from west



3f- 10 Richard Lovat Court, view from south



3g- 10 Richard Lovat Court, view of former driveway



3h- 10 Richard Lovat Court, view facing north



3i- 10 Richard Lovat Court driveway



4a- 1 Richard Lovat Court, view from south



4b- 20 Richard Lovat Court, view from north



4c- 21 Richard Lovat Court, view from south



4d- 36 Richard Lovat Court, view from north



4e- 50 Charles Cooper Court, view from south



4f- 70 Charles Cooper Court, view from south

10 Richard Lovat Court, Vaughan, Ontario

Owner: Salvatore Di Gregorio

Charge/Mortgage: Samshoo Investments Ltd.

CHAIN OF TITLE

Lot 16, Plan 65M3580

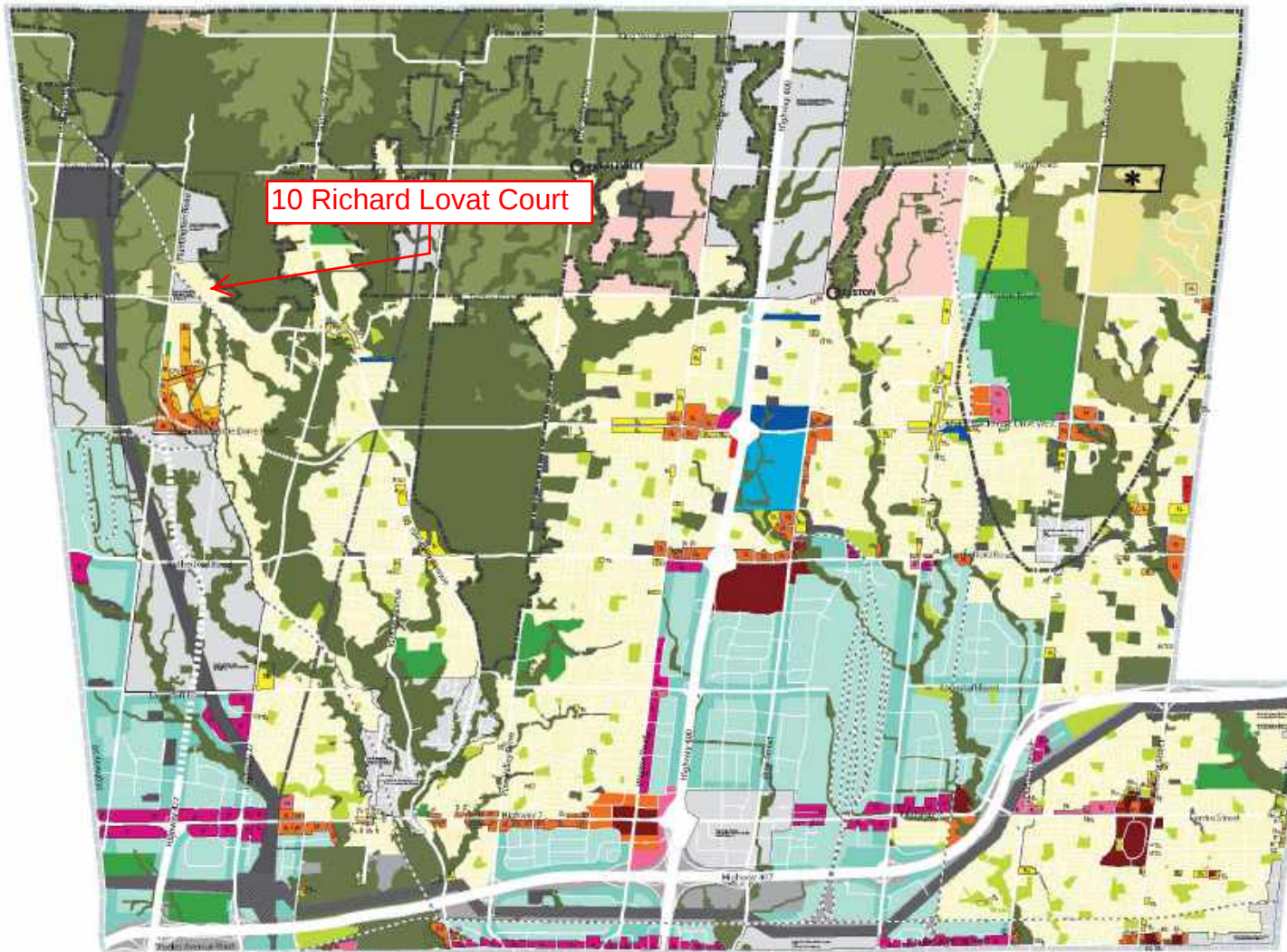
City of Vaughan

<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registration</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
	Patent	Crown	4 April 1821		William Monson Jarvis	All lot 26, con. 9, Vaughan 200 ac.
26117	Deed poll	22 Jan. 1846	7 Feb. 1846	Wm. B. Jarvis, sheriff	James Somerville	110 pounds. 100 ac. W ½
620	Grant	16 June 1870	20 June 1870	James Somerville	The Grey and Bruce Railway	\$100 56/100 ac.
3400	Grant	31 March 1877	21 Nov. 1881	John Somerville	Robert Somerville	\$1,000 W ½ 100 ac. ex. Pt. to railway
3402	Grant	21 Nov. 1881	21 Nov. 1881	Robert Somerville and James Somerville	John Train	\$3,500 W ½ 100 ac. ex. Pt. to railway
4949	Grant	7 Jan. 1889	10 Jan. 1889	John Train and Anne Train, his wife	John Card	\$200 W 1 ¾
4950 Note: could not locate transfer from Card to Train	<i>Mortgage</i>	<i>7 Jan. 1889</i>	<i>10 Jan. 1889</i>	<i>John L. Card</i>	<i>John Train</i>	\$150 Discharge by 5150 9 Jan. 1890.
7467	Release	9 Apr. 1903	14 Apr. 1903	Rachel Train	John W. Train and Robert J. Train	\$500 W ½
7483	Legacy	9 March 1903	24 Apr. 1903	Edwin L. Train	Robert James Train	\$125 W ½
7484	Will	31 Mar. 1903	24 Apr. 1903	James Train	Robert James Train	

<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registration</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
7649	Assn.of Declaration	18 June 1903	22 Mar. 1904	Thomas Henry Train and Robert James Train	George E. Train	\$600 W ½
8372	Grant	18 Oct. 1907	23 Oct. 1907	Robert J. Train and Esther Train his wife	The Toronto Gray and Bruce Railway Company	\$60.00 0.526 ac
8391	Quit claim	26 Oct. 1904	8 Nov. 1904	George E. Train	Robert J. Train	\$1.00
11990	Grant	5 March 1920	11 March 1920	Robert J. Train and Esther Emily Train his wife	James Culham	\$10,000 W ½
13358	Grant	26 May 1923	1 June 1923	James Culham	Wilbur M. Waind and Nora G. Waind, his wife	Exchange of land and \$10 As in 11990
13412	Grant	10 July 1923	11 July 1923	Wilbur M. Waind and Nora G. Waind	Patrick J. Lamphier and Christina E. Lamphier, his wife	W ½ and Exchange of property and \$1.
13471	Grant	30 Aug. 1923	30 Aug. 1923	Patrick J. Lamphier and Christina E. Lamphier	Walter Ginn	W ½ exc. lands sold to William Patterson
14734	Grant	2 May 1927	19 May 1927	William Ginn	Herbert Percival Wardlaw	\$10,000 W ½ exc lands sold to John Dalziel
39418	Grant	13 Aug. 1957	19 Feb. 1958	Herbert P. Wardlaw and Alta E. Wardlaw	Trans- Canada Pipe Line Limited	Easement re pipeline
48220	Grant	4 Oct. 1961	20 Dec. 1961	Herbert Percival Wardlaw and Alta E. Wardlaw	Carl J. Corcoran	\$52,500 106.5 ac. Plan 4084
67944	Grant	21 Jan. 1971	27 Jan. 1971	Carl J. Corcoran and Nancy A. Corcoran, his wife	Corcair Farms Limited	Nil 106.5 ac.
362806	Grant	31 Jan. 1985	15 Feb. 1985	Corcair Farms Limited	Kleinburg Hills Estates Limited	\$750,000 106.5 ac

<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registration</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
427121	Notice of application Land Titles Act		22 Mar. 1981			
444937	Notice of first registration Land Titles Act					
LT 1044059	Notice of Agreement		28 June 1995	The Corporation of the City of Vaughan	Kleinburg Hills Estates Limited	Part of parcel 26- section V-9, part 1 plan 65R-16839
LT 1058331	Notice of amending agreement		6 Sept. 1995	The Corporation of the City of Vaughan	Kleinburg Hills Estates Limited	As in LT 1044059
LT 1058980	Plan document		11 Sept. 1995		Kleinburg Hills Estates Limited	Remainder of Parcel 26-1
LT 1058981	Application		11 Sept. 1995		Kleinburg Hills Estates Limited	Lots 1-7 Plan 65M 3043
LT1349218	Transfer		1999/04 /07	Kleinburg Hills Estates Limited	K.C. Jam Investments Inc.	Pin 03349- 0003
LT1542246	Transfer under power of sale	\$1,500,000	2000/10 /26	Kleinburg Hills Estates Limited	1446258 Ontario Ltd.	Pin 03349- 0003
65M 3580	Plan of subdivision		2002/07 /12			
YR 133371	Application		2002/04 /22	Hydro Vaughan Distribution Inc.	1446258 Ontario Inc.	Pin 03349- 0003
YR 152754	Subdivision agreement		2002/05 /31	The Corporation of the City of Vaughan	1446258 Ontario Inc.	Pin 03349- 0003
YR 2991042 NOTE: could not locate a transfer from 1446258 Ontario Inc. to Lupis Financial Consulting Inc.	Transfer	\$1,550,000	2019/07 /31	Lupis Financial Consulting Inc.	Di Gregorio, Salvatore	03349- 0407 Lot 16, Plan 65M 3580
YR 2991042	Charge	\$750,000	2009/07 /31	Di Gregorio, Salvatore	Samshoo Investments Ltd.	03349- 0407 Lot 16, Plan 65M3580

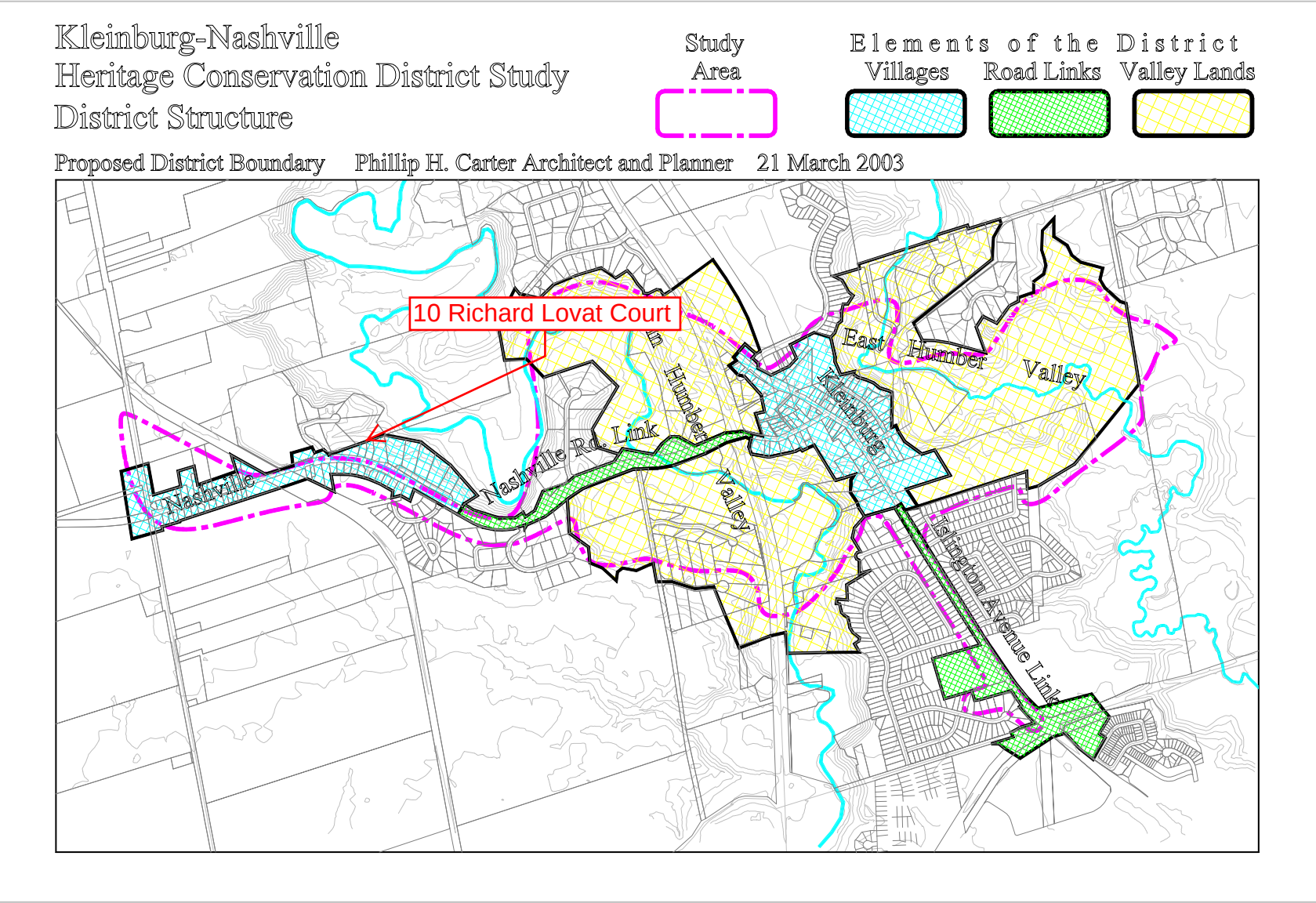
SCHEDULE 13
Land Use



- 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.



RICHARD LOVAT COURT (DEDICATED BY REGISTERED PLAN 65M-3580) PIN 03349-0412(LT)

BLOCK 19 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0410(LT)

REGISTERED PLAN 65M-3580

REGISTERED

PLAN

LOT 15
PIN 03349-0406(LT)

LOT 16
PIN 03349-0407(LT)

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 16
REGISTERED PLAN 65M-3580
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1:300 m
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - REPORT SUMMARY
MUNICIPALLY KNOWN AS NO. 10 RICHARD LOVAT COURT
LOT 16, REGISTERED PLAN 65M-3580
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK
EASEMENTS OR RIGHT OF WAY
NONE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
No investigation with respect to Municipal Zoning requirement has
been made in connection with this Report.
ADDITIONAL REMARKS
-MONUMENTS SHOWN AS "WT" ARE WITNESS MONUMENTS AND ARE NOT
AT THE PROPERTY CORNER.
-THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.
-NOTE THE LOCATION OF THE ROCKS BETWEEN NO. 10 AND NO. 20
RICHARD LOVAT COURT.

THIS REPORT HAS BEEN PREPARED FOR "MR. TONI VIOLA"
AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD.
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
NOTE:
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not
liable for use of this REPORT by any party or parties for
FUTURE TRANSACTIONS or for any unrelated purposes.
This REPORT reflects conditions at time of survey. UPDATING
may be required to issue ADDITIONAL COPIES subsequent to
DATE of the SURVEYOR'S CERTIFICATE.

NOTE:
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
WESTERLY LIMIT OF LOT 16 AS SHOWN ON REGISTERED PLAN 65M-3580,
HAVING A BEARING OF N17°30'40"W.

SYMBOL	DENOTES	SURVEY MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT PLANTED
□	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
M	DENOTES	MEASURED
PL	DENOTES	REGISTERED PLAN 65M-3580
PL2	DENOTES	REGISTERED PLAN 65M-3043
P	DENOTES	S.R.P.R. BY YOUNG & YOUNG SURVEYING INC.
JDB	DENOTES	DATED OCTOBER 27, 2011
YY	DENOTES	J.D. BARNES LTD. O.L.S.
1253	DENOTES	YOUNG AND YOUNG SURVEYING INC. O.L.S.
-OH-	DENOTES	D.J. CULLEN O.L.S.
INT	DENOTES	LINE OF OVERHEAD CABLES
BF	DENOTES	INTERLOCK
WF	DENOTES	BOARD FENCE
PLR	DENOTES	WROUGHT IRON FENCE
N.S.E.W	DENOTES	PEARL
		NORTH, SOUTH, EAST, WEST

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE
2nd DAY OF JULY, 2019
DATE: JULY 03, 2019
VALERIO G. PAPA
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2092511
THIS PLAN IS NOT VALID
UNLESS IT IS AN ENDORSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3)

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T: (289) 553-5961 F: (289) 553-5966 www.jdbarnes.com
DRAWN BY: A.A. CHECKED BY: V.G.P. REFERENCE NO.: 19-18-353-00

8- Survey, 10 Richard Lovat Court



**10 RICHARD LOVAT BOULEVARD
2-STY ADDITION & INTERIOR ALTERATIONS**

LIST OF DRAWINGS

ISSUED FOR REVIEW, OCTOBER 28, 2019

- A1 SITE PLAN AND STATISTICS
- A1A PART SITE PLAN
- A2 PROPOSED BASEMENT PLAN
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED THIRD FLOOR PLAN
- A6 PROPOSED ROOF PLAN

- A6 PROPOSED FRONT (EAST) ELEVATION
- A7 PROPOSED REAR (WEST) ELEVATION
- A8 PROPOSED SIDE (NORTH) ELEVATION
- A9 PROPOSED SIDE (SOUTH) ELEVATION

9- Preliminary drawings of planned adaptive reuse

(DEDICATED BY REGISTERED PLAN 65M-3580)
PIN 03349-0412(LT)

BLOCK 19 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0410(LT)

PLAN

65M-3580

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 16
REGISTERED PLAN 65M-3580
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**

LOT 15
PIN 03349-0406(LT,

LOT 16
PIN 03349-0407(LT)

BLOCK 18 (RESERVE)
REGISTERED PLAN 65M-3580
PIN 03349-0409(LT)

BLOCK 17 (STREET WIDENING)
REGISTERED PLAN 65M-3580
PIN 03349-0408(LT)

BLOCK 12 (0.30 RESERVE) —
REGISTERED PLAN 65M-3043
PIN 03349-0005(LT)

BLOCK 13 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0006(LT)

NASHVILLE ROAD

(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)
PIN 03349-0002(LT)

BLOCK 14 (0.30 RESERVE)
REGISTERED PLAN 65M-3043
PIN 03349-0007(LT)

CHARLES COOPER COURT
(DEDICATED BY REGISTERED PLAN 65M-3043)

BY REGISTERED PLAN 65M-3043)
PIN 03349-0010(1T)

SITE DATA

10 RICHARD LOVAT COURT

• LOT AREA = 68819.38 SQ.FT. (6393.53 SQ.M.)

FLOOR AREAS :	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1191.56 SQ.FT (110.69 SQ.M.)	825.79 SQ.FT (76.71 SQ.M.)	2017.35 SQ.FT (187.41 SQ.M.)
SECOND FLOOR =	1150.56 SQ.FT (106.89 SQ.M.)	1759.39 SQ.FT (163.45 SQ.M.)	2909.95 SQ.FT (270.34 SQ.M.)
THIRD FLOOR =	0.00 SQ.FT (0.00 SQ.M.)	2111.32 SQ.FT (196.14 SQ.M.)	2111.32 SQ.FT (196.14 SQ.M.)
TOTAL G.F.A. =	2342.12 SQ.FT (217.59 SQ.M.)	4696.50 SQ.FT (436.31 SQ.M.)	7038.62 SQ.FT (653.90 SQ.M.) OR 10.23%

COVERAGE :	EXISTING	PROPOSED	TOTAL
GROUND FLOOR =	1191.56 SQ.FT (110.69 SQ.M.)	825.79 SQ.FT (76.71 SQ.M.)	2017.35 SQ.FT (187.41 SQ.M.)
GARAGE =	0.00 SQ.FT (0.00 SQ.M.)	929.33 SQ.FT (86.33 SQ.M.)	929.33 SQ.FT (86.33 SQ.M.)
TOTAL COVERAGE =	1191.56 SQ.FT (110.69 SQ.M.)	1755.12 SQ.FT (163.05 SQ.M.)	2946.68 SQ.FT (273.75 SQ.M.) OR 4.28%

2
A1

PROPOSED
SITE DATA

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: INTERIOR ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

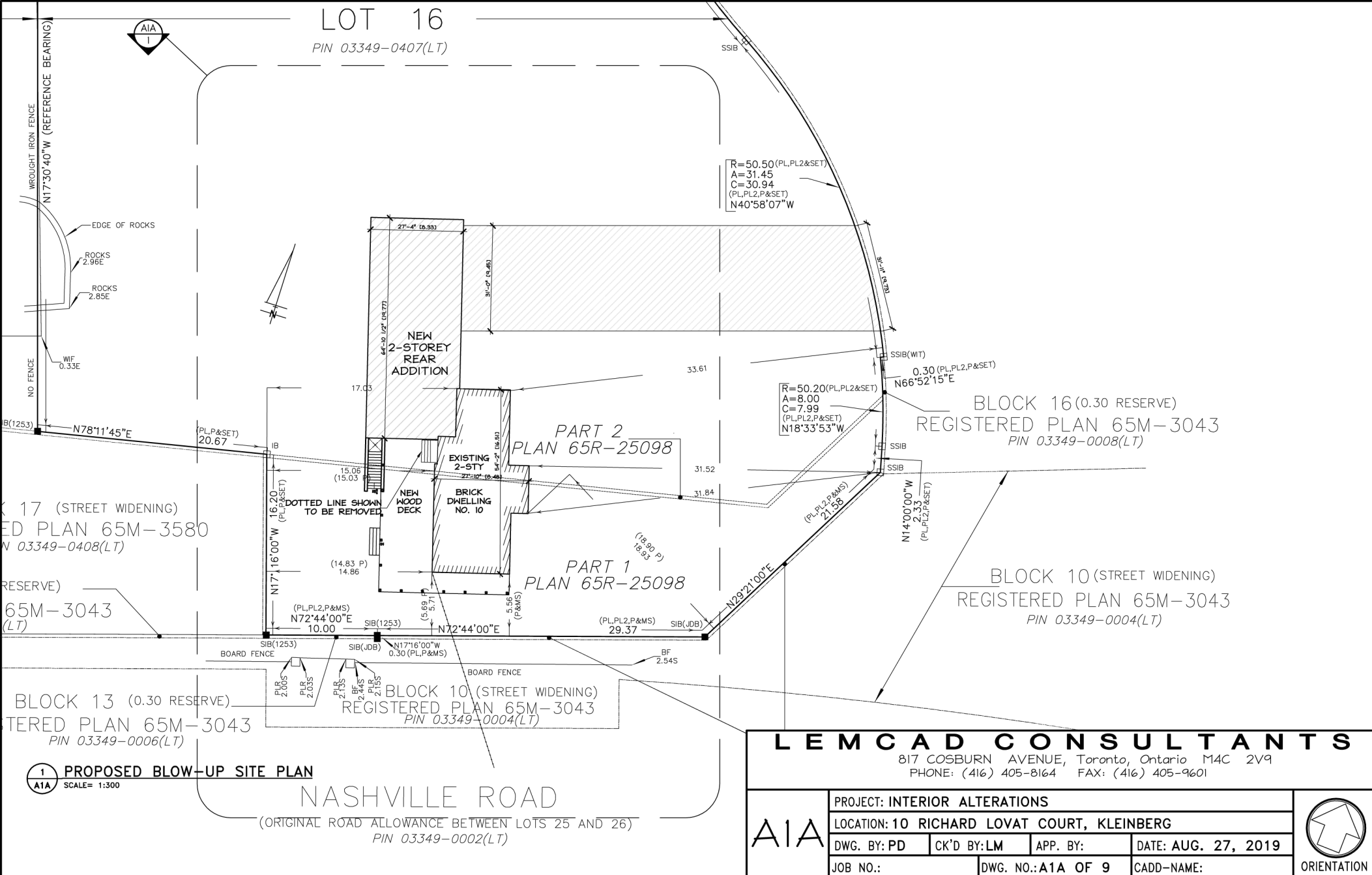
DWG. BY: PD

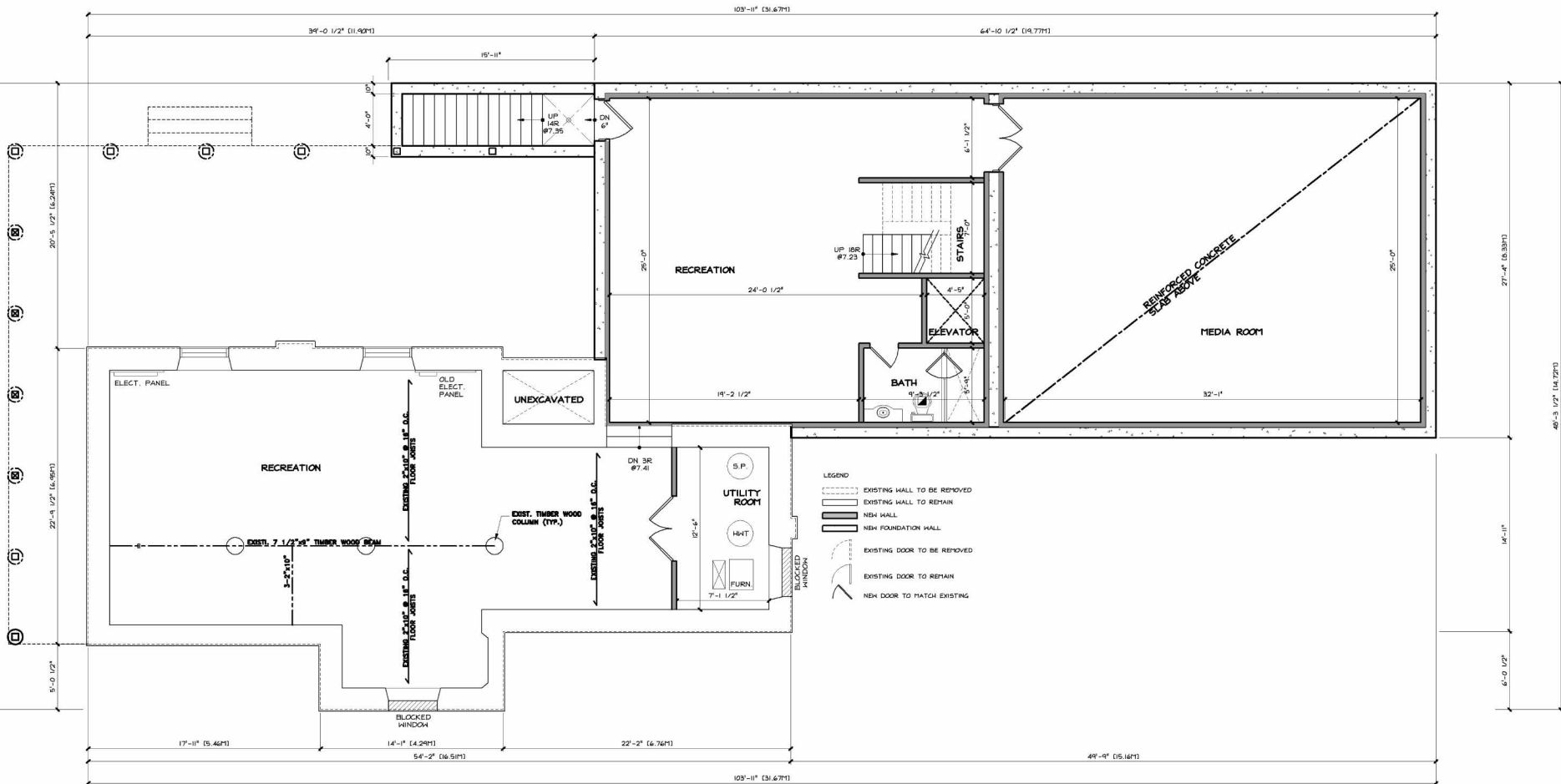
CK'D BY: LM	APP. BY:
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DATE: AUG. 27, 2019

ORIENTATION

1 PROPOSED SITE PLAN
A1 SCALE= 1:700





1
A2 **PROPOSED BASEMENT FLOOR PLAN**
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A2

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

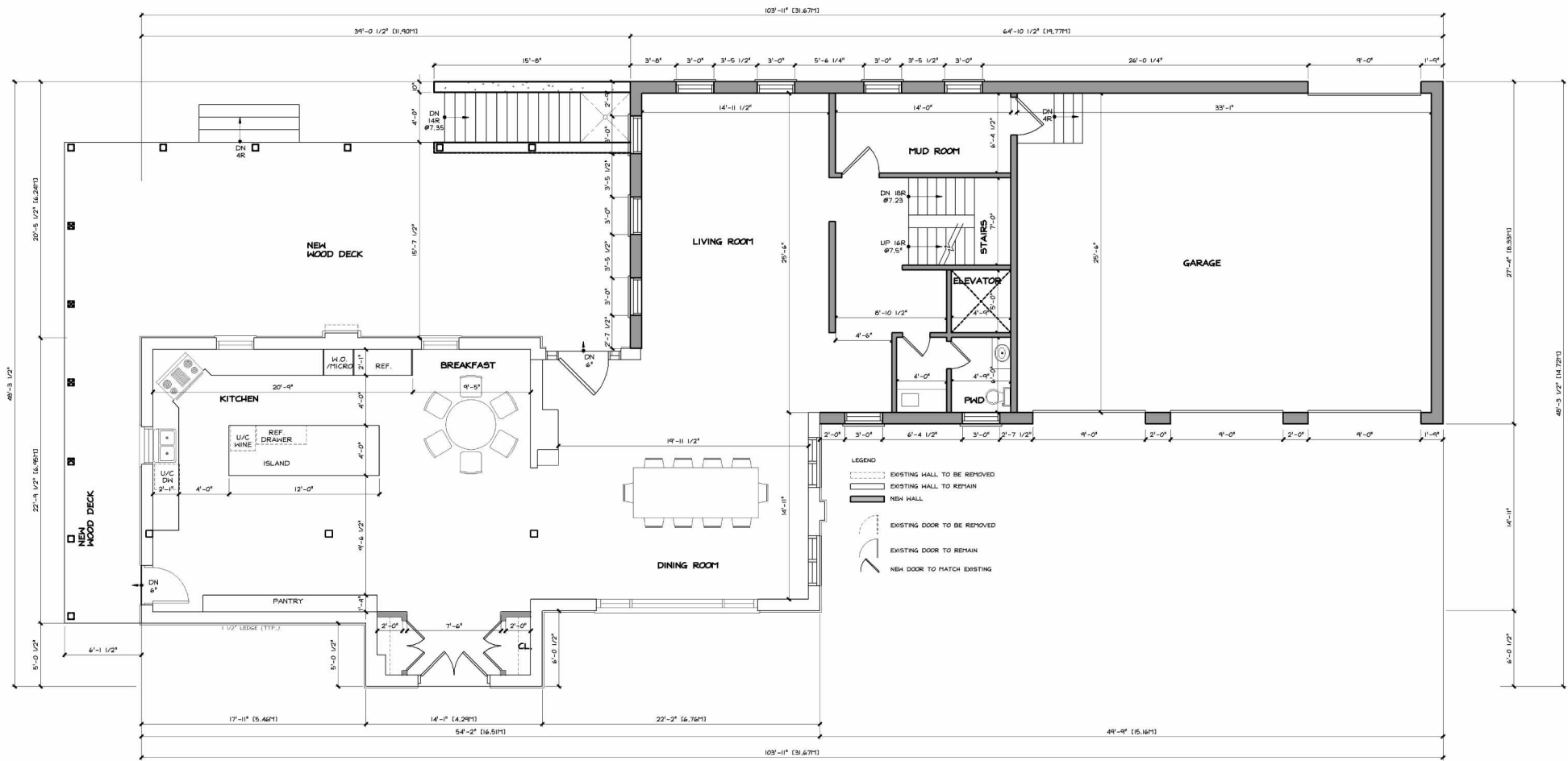
JOB NO.:

DWG. NO.: A2 OF 10

CADD-NAME:



ORIENTATION



1
A3 **PROPOSED**
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A3

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

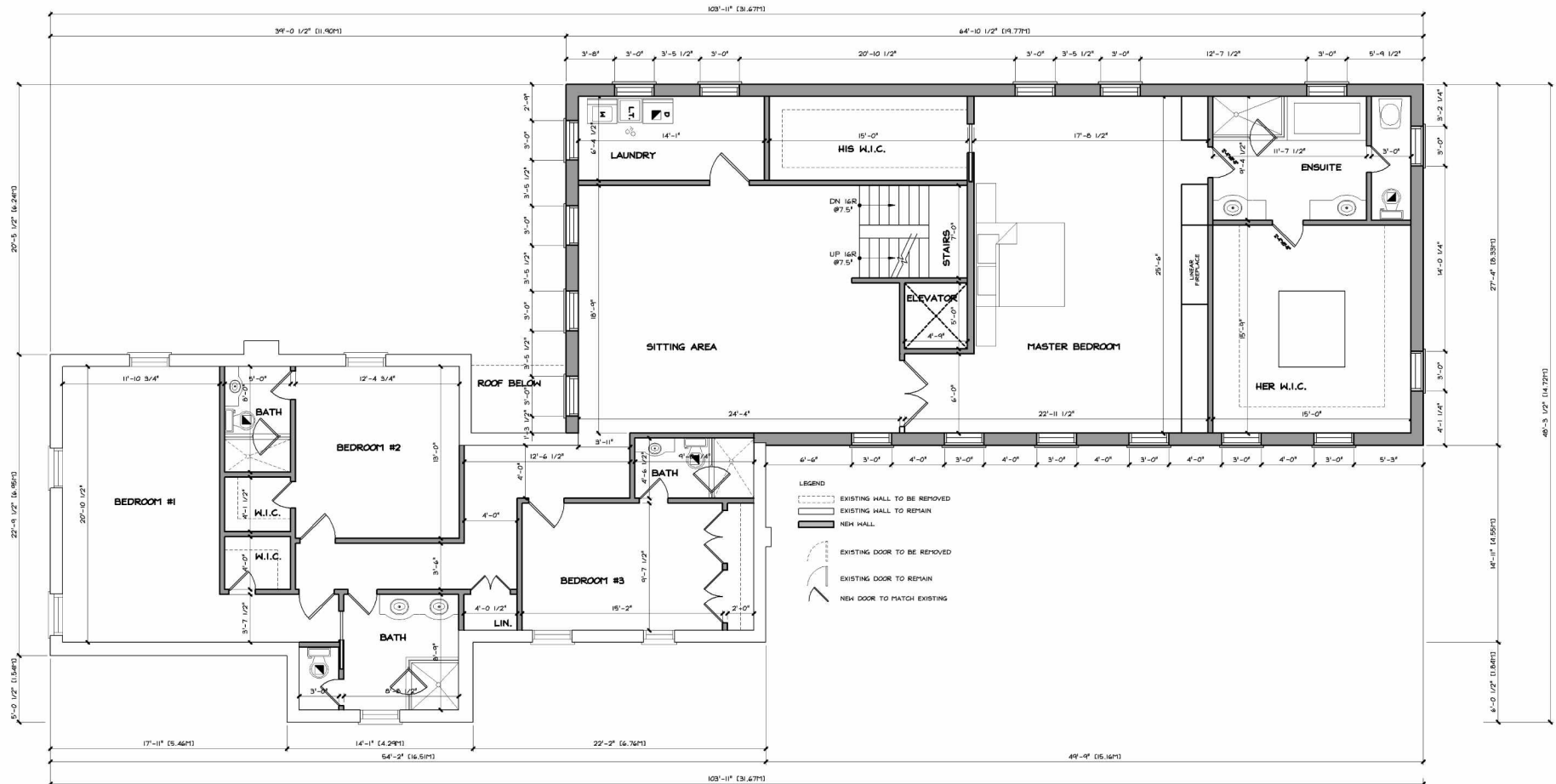
JOB NO.:

DWG. NO.: A3 OF 10

CADD-NAME:



ORIENTATION



1
A4 **PROPOSED**
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

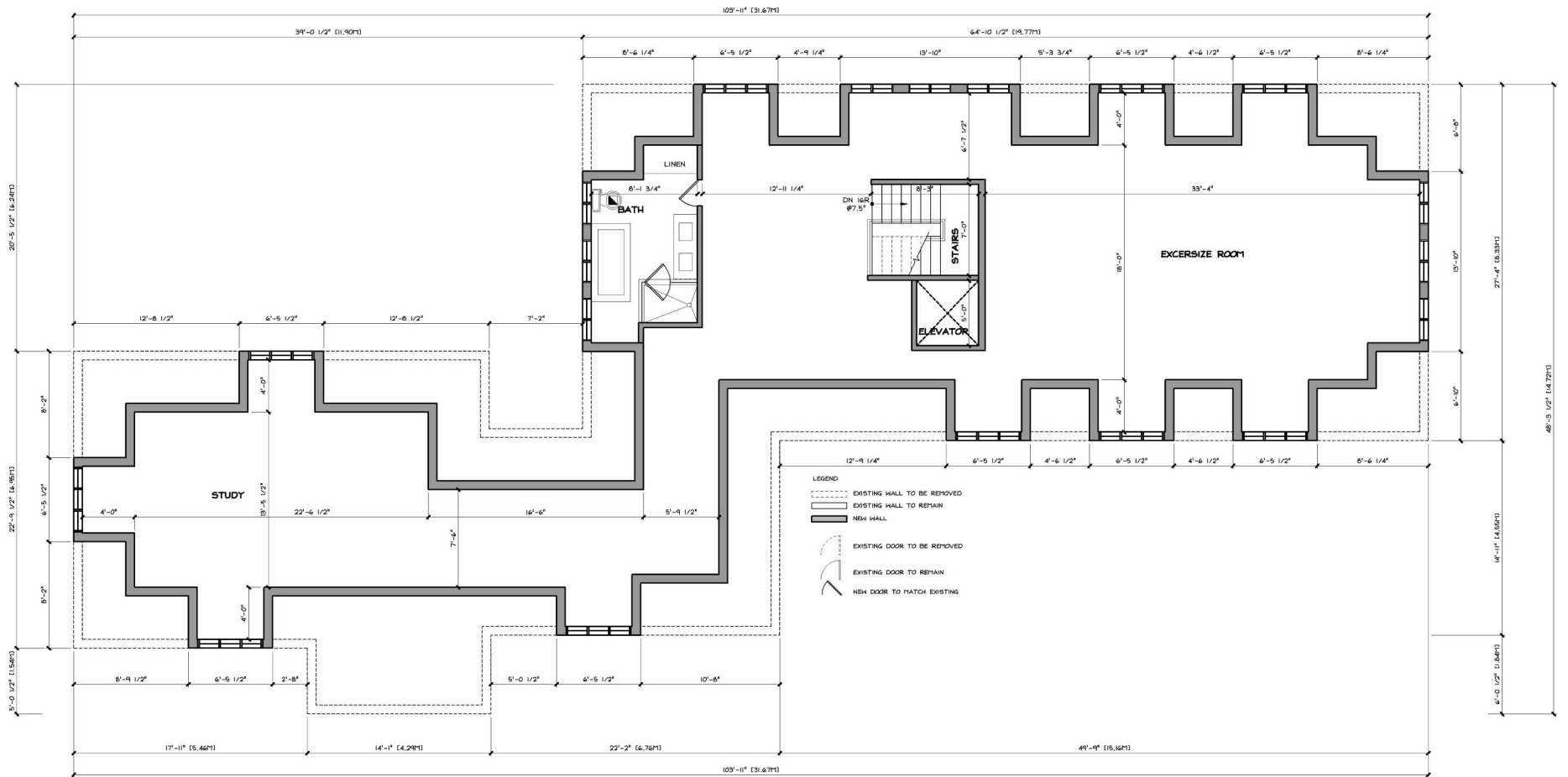
JOB NO.:

DWG. NO.: A4 OF 10

CADD-NAME:



ORIENTATION



1
A5
PROPOSED
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

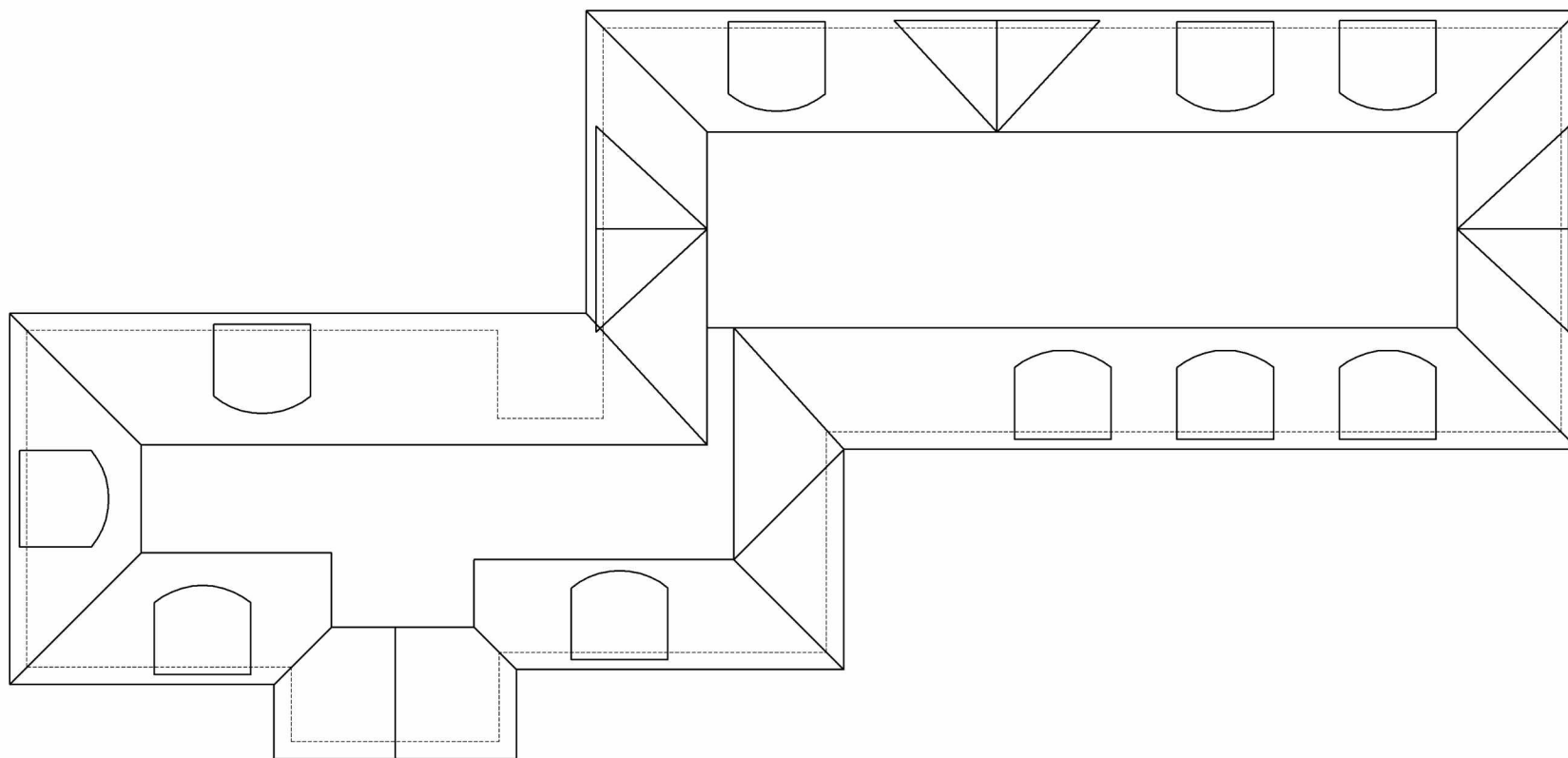
JOB NO.:

DWG. NO.: A5 OF 10

CADD-NAME:



ORIENTATION



1
A6
PROPOSED
ROOF PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A6 OF 10

CADD-NAME:



ORIENTATION



1
A7
PROPOSED
FRONT (EAST) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A7

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A7 OF 10

CADD-NAME:



ORIENTATION



PROPOSED
REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A8 OF 10

CADD-NAME:



ORIENTATION



1
A9

PROPOSED
SIDE (NORTH) ELEVATION

SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A9

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A9 OF 10

CADD-NAME:



ORIENTATION



PROPOSED
1
A10 **SIDE (SOUTH) ELEVATION**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A10

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A10 OF 10

CADD-NAME:



ORIENTATION

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

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President

MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.