

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020**

Item 29, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

**29. TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE  
LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-NASHVILLE  
HERITAGE CONSERVATION DISTRICT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of June 10, 2020 (Item 2, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020, be approved.

**Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposal to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 16, 2020

**WARD(S):** 2

**TITLE: TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE  
LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-  
NASHVILLE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To forward a recommendation from the Heritage Vaughan Committee to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court. The subject property is located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

**Report Highlights**

- The Owner seeks a recommendation for approval to construct a two-storey addition to the existing heritage house
- The existing main dwelling is identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan')
- The addition is consistent with the relevant policies of the KNHCD Plan
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the addition as it conforms with the policies of the KNHCD Plan

## **Recommendations**

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- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020, be approved.

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- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

## **Background**

10 Richard Lovat Court is a corner lot with frontage onto Nashville Road and Charles Cooper Court as shown on Attachment 1. The property is located 2.2km west of the Kleinburg core area. The existing building was constructed circa 1870. The property is now located in the midst of a group of late 20th century large lot residences located on the north side of Nashville Road. There are no other heritage buildings near 10 Richard Lovat Court.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

**All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').**

The following is an analysis of the proposed development according to the KNHCD Plan.

The Owner of the property at 10 Richard Lovat Court is proposing to construct a two-storey addition to the northwest portion of the existing heritage building as shown on Attachments 3 to 6.

The KNHCD Plan includes the following policies:

### **3.2 GUIDING PRINCIPLES**

*The Ministry of Culture's Architectural Conservation (now the Ministry of Heritage, Sport, Tourism and Culture Industries) lists Eight Guiding Principles in the Conservation of Historic Properties. These are quoted in full, below:*

- 1. Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2. Respect for Original Location: Do not move buildings unless there is no other means to save them.*
- 3. Respect for Historic Material: Repair/conservate rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.*
- 4. Respect for Original Fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5. Respect for the Building's History: Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.*
- 6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. (e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.)*
- 7. Legibility: New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8. Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*

The proposed addition to the existing contributing dwelling at 10 Richard Lovat Court respects the KNHCD Plan guidelines. The addition conserves and complements the architectural qualities of the existing building and is visually and architecturally subordinate to the main building. In addition, the overall size of the dwelling (existing



dwelling and addition) would not have a negative impact on the existing large lot property, as required by the KNHCD Plan.

### **9.3.6 RENOVATIONS**

*When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design or is unsympathetic to it. Research should be undertaken, and the design of new work should restore the principal architectural features of the original building.*

#### Guidelines:

- ☐ *Incorporate restoration of original work in exterior renovation projects.*
- ☐ *Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.*
- ☐ *Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.*
- ☐ *Remove items, such as metal fascia and soffits that conceal original architectural detail.*

The proposed addition is architecturally complimentary to the existing heritage house. The renovations to the existing house, consisting of underpinning the foundation to connect the proposed addition on all floors, are consistent and in-keeping with the conservation, restoration, and alteration practices allowed under the *Ontario Heritage Act* ('OHA').

### **9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS**

*New attached additions to heritage buildings should be designed to complement the design of the original building. Additions should be designed so as not to overwhelm the heritage character of the original building.*

#### Guidelines:

- ☐ *Design additions to maintain the original architectural style of the building.*
- ☐ *Use authentic detail.*
- ☐ *Research the architectural style of the original building.*
- ☐ *Don't design additions to a greater height or scale than the original building.*
- ☐ *Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*
- ☐ *Use appropriate materials.*
- ☐ *Avoid destruction of existing mature trees.*

The proposed interior renovation of the existing building and the proposed addition protect and conserve the attributes of the original construction as a Heritage Resource within the KNHCD, as noted by the Cultural Heritage Impact Assessment ('CHIA')

submitted in support of this application. The proposed work is sympathetic to the characteristics of the original building, maintaining its qualities of a contributing property within the KNHCD. The proposed height of the addition is subordinate to the existing building, respecting the height guidelines of the KNHCD Plan. The architectural details of the addition reflect those of the existing building, further preserving the contributing building characteristics.

#### **9.7.4 PRESERVING THE NATURAL EXPERIENCE**

*The Official Plan addresses the wide range of issues concerning the valley lands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are called for to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valley lands.*

##### Guidelines:

- ☐ Screen ridgetop buildings from view by suitable planting consistent with existing valley vegetation.
- ☐ Screen modern installations, such as parking lots and fenced playing fields, by suitable planting consistent with existent valley vegetation.
- ☐ If existing vegetation provides such screening, do not remove it.
- ☐ Do not obstruct existing views and vistas with new development.

A qualified professional arborist completed an inventory and general health assessment for all trees located on and within six (6) metres of the property line of the subject property. An Arborist Report (Attachment 8), including a Tree Protection Plan (Attachment 7) was submitted in support of the application. The report and plan identify 71 existing trees on the property, but only three (3) trees are located within the proposed construction area and require removal as a direct impact of the proposal. Eighteen (18) other trees on the property must be removed regardless of the construction because they are hazardous, invasive, or due to their poor condition: of these, nine (9) trees are city-owned and nine (9) and privately owned.

Staff are satisfied the recommendation of the Arborist Report adhere to the guidelines and the City of Vaughan's Council endorsed By-law 052-2018 and Tree Protection Protocol – and support the proposed tree removal on the basis of the fundamental density of mature trees on the property is being maintained without adverse effects on the appearance of the property, and without adverse effects to the natural landscape of the site. The Owner is required to consult with the Forestry Department and make arrangements for tree compensation for the removed trees as part of the application for the Building Permit.

### **9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:**

#### ***Exterior Finish:***

- ☐ Smooth red clay face brick, with smooth buff clay face brick as accent
- ☐ Wood clapboard, 4" to the weather.
- ☐ Smooth, painted, wood board and batten siding.

***Exterior Detail:*** Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.

***Shopfronts:*** Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.

***Roofs:*** Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.

***Doors:*** Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.

***Flashings:*** Visible step flashings should be painted the colour of the wall.

The proposed construction materials for the dwelling are in keeping with the architectural style and language of the existing building. The proposed building materials are shown on Attachment 9.

### **Financial Impact**

There are no requirements for new funding associated with this report.

### **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

### **Conclusion**

The Development Planning Department is satisfied the proposed addition to the existing building conforms to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the addition to the existing heritage dwelling located at 10 Richard Lovat Court under the *Ontario Heritage Act*.

**For more information,** please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

## **Attachments**

1. Attachment 1 – 10 Richard Lovat – Location Map
2. Attachment 2 – 10 Richard Lovat – CHIA
3. Attachment 3 – 10 Richard Lovat – Site Plan
4. Attachment 4 – 10 Richard Lovat – Floor Plans
5. Attachment 5 – 10 Richard Lovat – Elevations
6. Attachment 6 – 10 Richard Lovat – Rendering
7. Attachment 7 – 10 Richard Lovat – Tree Protection Plan
8. Attachment 8 – 10 Richard Lovat – Arborist report
9. Attachment 9 – 10 Richard Lovat – Materials Palette

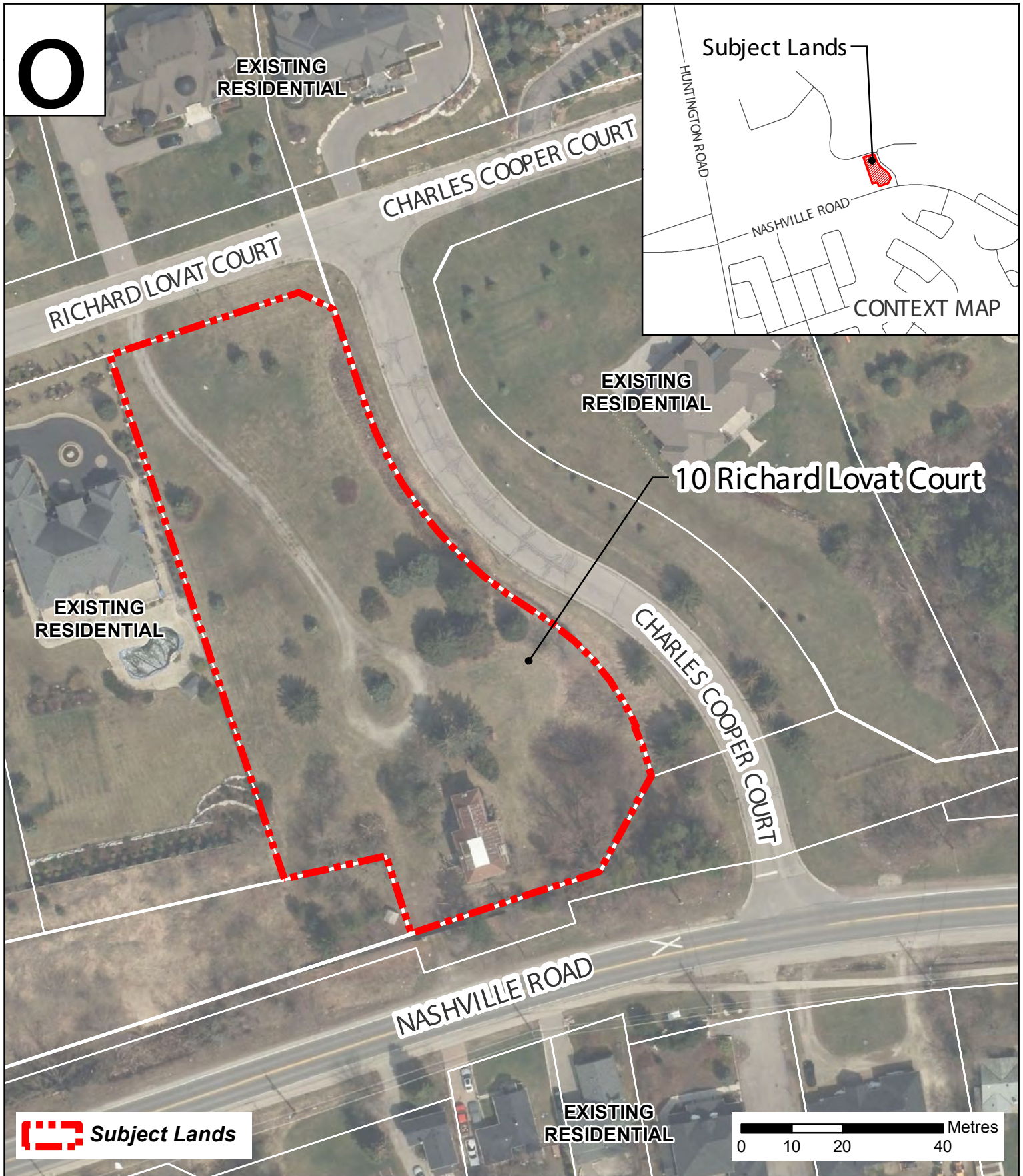
## **Prepared by**

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Heritage, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407





## Location Map

**LOCATION:**  
Part of Lot 25, Concession 9: 10 Richard Lovat Court

**APPLICANT:**  
N/A



## Attachment

**DATE:**  
June 10, 2020

1

# 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**

- 1- Vicinity Map, 10 Richard Lovat Court, Kleinburg-Nashville, City of Vaughan, Ontario
- 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 19<sup>th</sup> century. 10 Richard Lovat Court is presently vacant. A 19<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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 Court 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 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.

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 20<sup>th</sup> century land development project created as an access road from Nashville Road by the 20<sup>th</sup> 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 21<sup>st</sup> 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 19<sup>th</sup> 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>
<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>

## 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



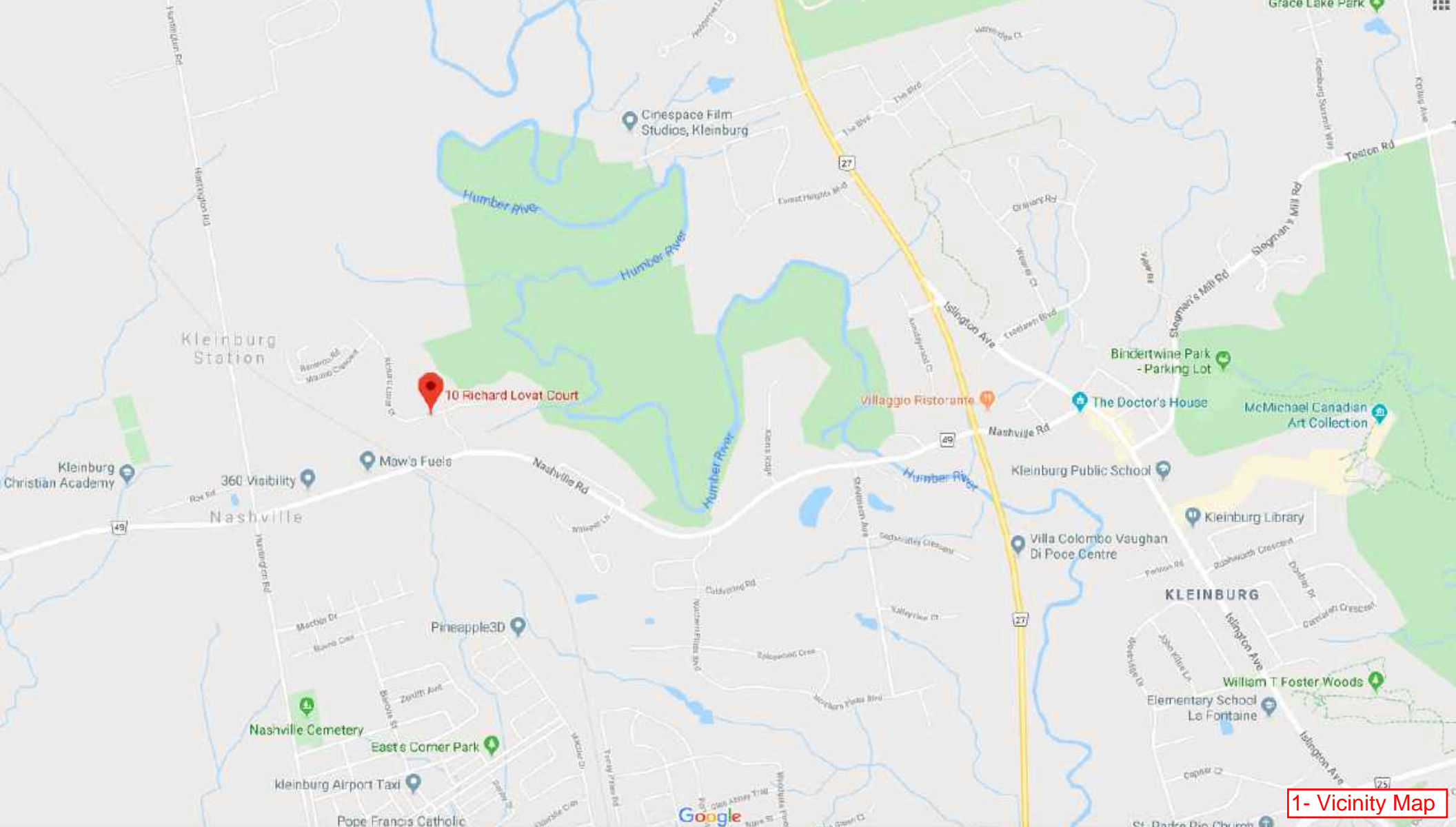
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP  
President

## REFERENCES

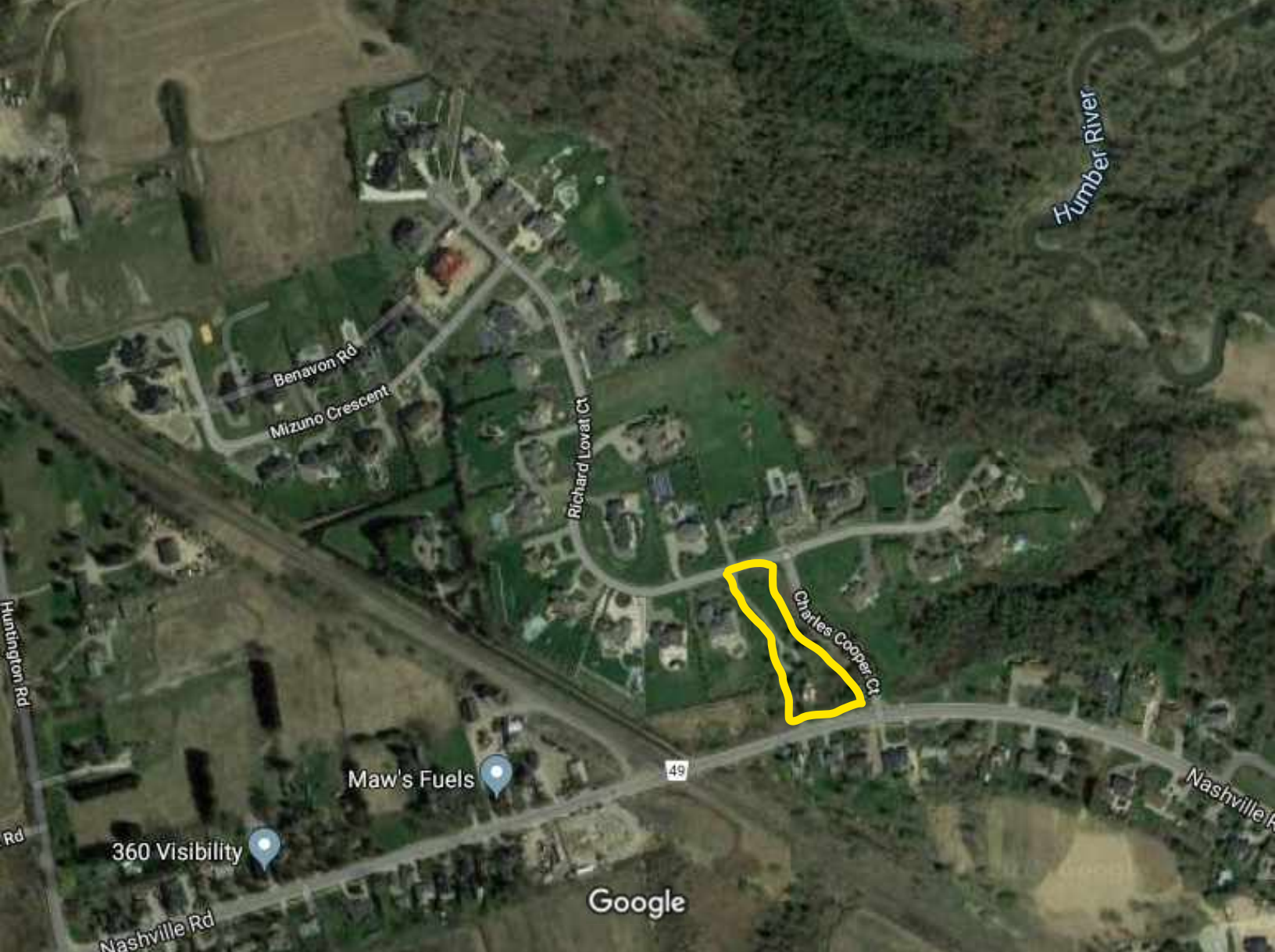
- a) Kleinburg-Nashville Heritage Conservation District Study and Plan, Phillip H. Carter Architect and Planner
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council 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
- 8- Survey of 10 Richard Lovat Court
- 9- Preliminary drawings of planned adaptive reuse of subject property
- 10- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP







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

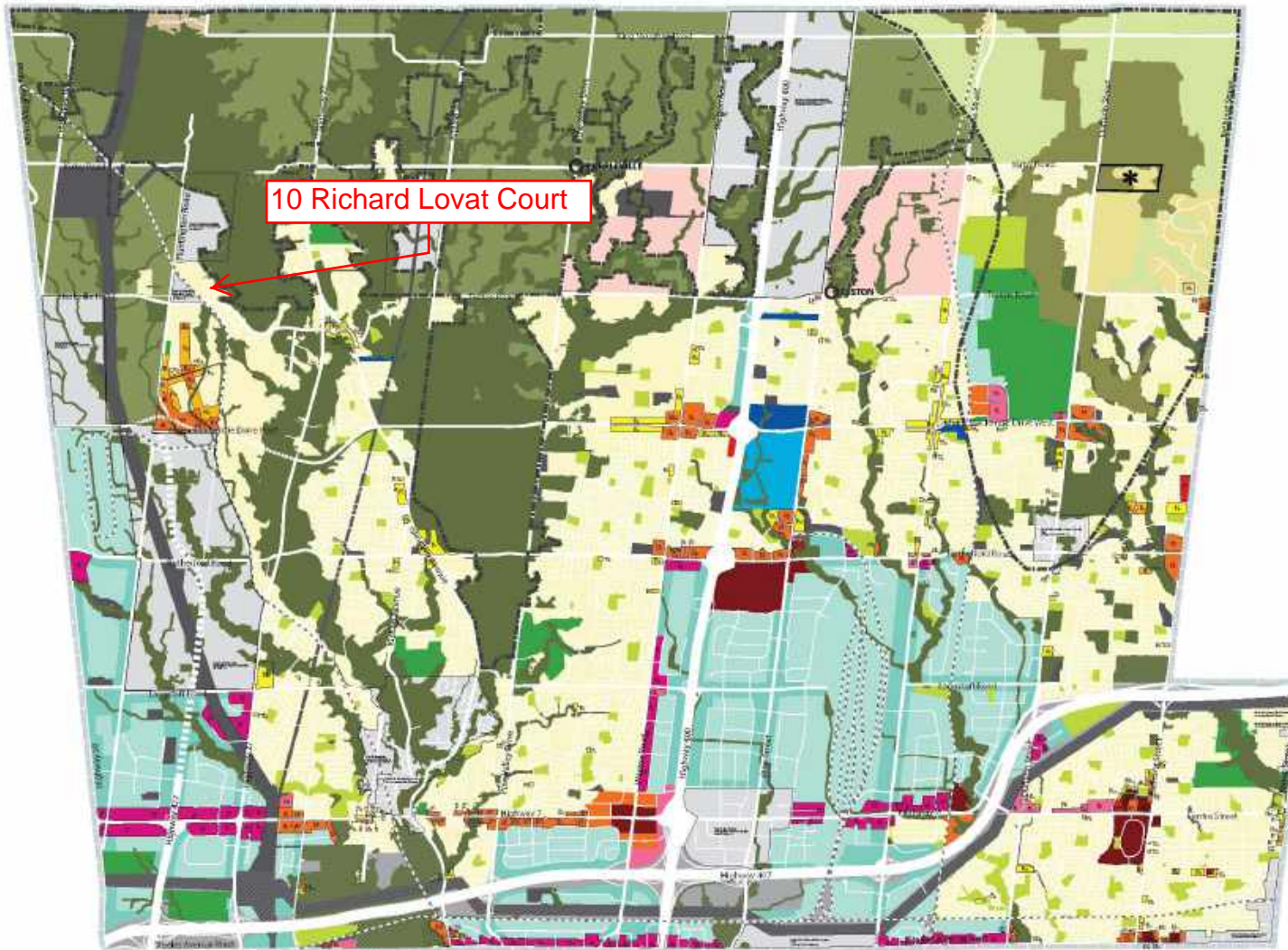
<u>Registration #</u>	<u>Instrument</u>	<u>Date of Instrument</u>	<u>Date of registra- tion</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Land and remarks</u>
	Patent	Crown	4 April 1821		William Monson Jarvis	All lot 26, con. 9, Vaughan 200 ac.
26117	Deed poll	22 Jan. 1846	7 Feb. 1846	Wm. B. Jarvis, sheriff	James 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
<b>4950</b> <b>Note: could not</b> <b>locate transfer</b> <b>from Card to</b> <b>Train</b>	<i>Mortgage</i>	<i>7 Jan. 1889</i>	<i>10 Jan.</i> <i>1889</i>	<i>John L. Card</i>	<i>John Train</i>	<b>\$150</b> <b>Discharge</b> <b>by 5150 9</b> <b>Jan. 1890.</b>
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 <b>NOTE: could not locate a transfer from 1446258 Ontario Inc. to Lupis Financial Consulting Inc.</b>	Transfer	<b>\$1,550,000</b>	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

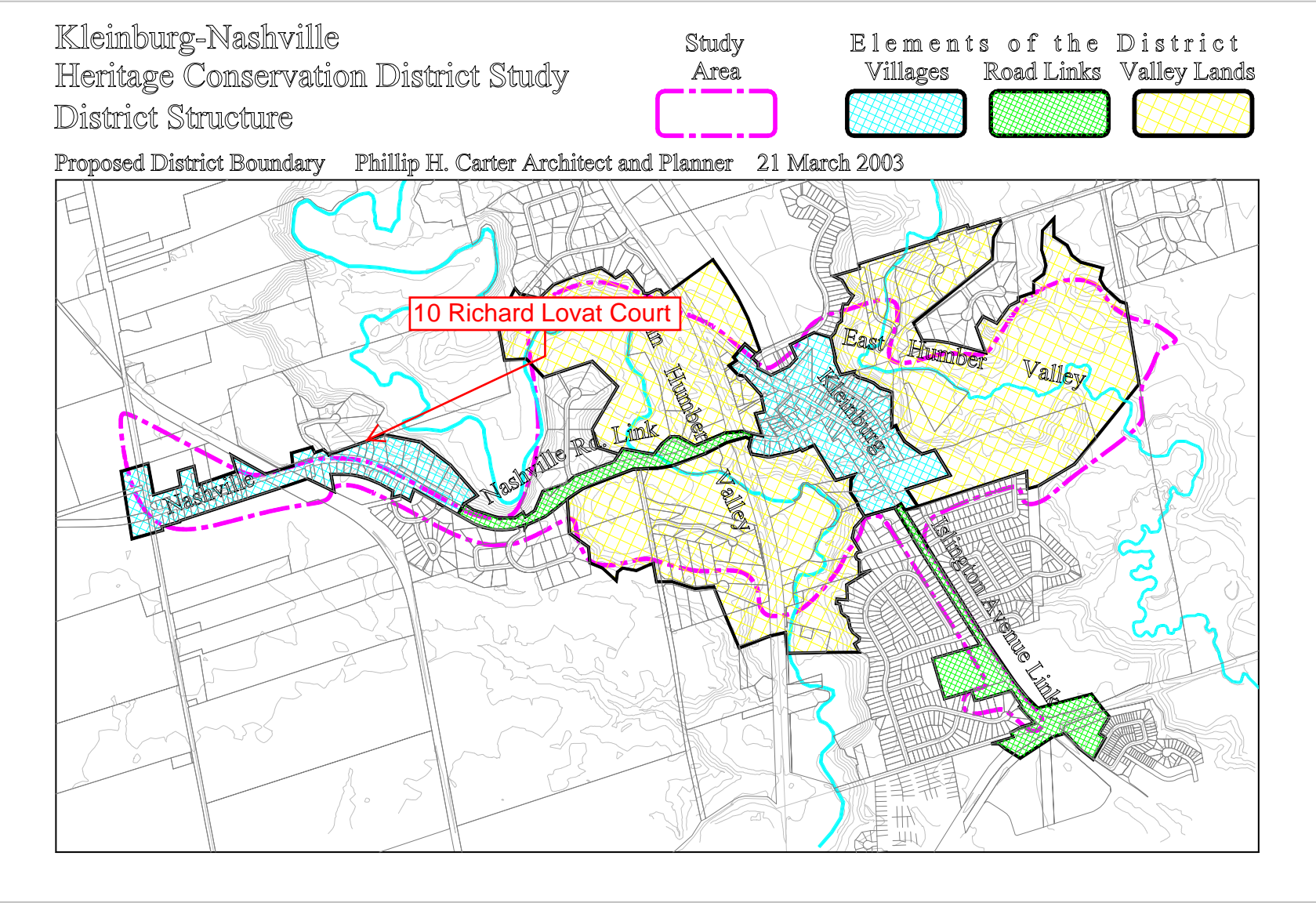
SCHEDULE 13  
Land Use



- 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 Schedule 13)
  - 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 13B/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 "WIT" 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
■	STANDARD IRON BAR	SURVEY MONUMENT PLANTED
SSB	SHORT STANDARD IRON BAR	
IB	IRON BAR	
CC	CUT CROSS	
WIT	WITNESS	
OU	ORIGIN UNKNOWN	
M	MEASURED	
PL	REGISTERED PLAN 65M-3580	
PL2	REGISTERED PLAN 65M-3043	
P	S.R.P.R. BY YOUNG & YOUNG SURVEYING INC.	
JDB	DATED OCTOBER 27, 2011	
YY	J.D. BARNES LTD. O.L.S.	
1253	YOUNG AND YOUNG SURVEYING INC. O.L.S.	
-OH-	D.J. CULLEN O.L.S.	
INT	LINE OF OVERHEAD CABLES	
BF	INTERLOCK	
WF	BOARD FENCE	
PLR	WROUGHT IRON FENCE	
N.S.E.W	FLAR	
		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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**GUIDO PAPA SURVEYING**  
A Division of J.D. Barnes Limited  
SURVEYING  
MAPPING  
GIS  
UNIT 87 - 9135 KEELE ST., VAUGHAN, ON L4K 6H4  
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

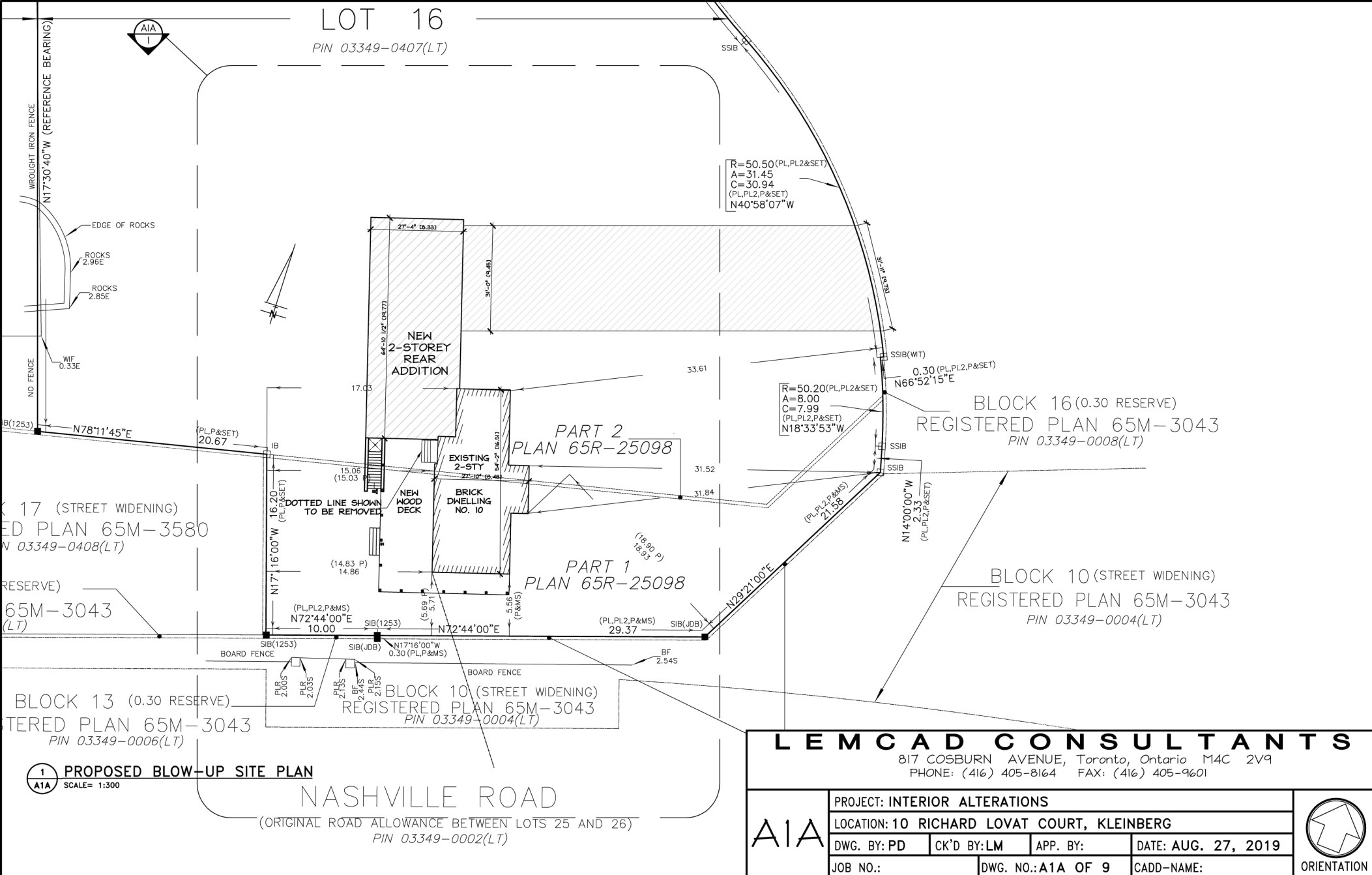
- A1 SITE PLAN AND STATISTICS
- A1A PART SITE PLAN
- A2 PROPOSED BASEMENT PLAN
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED THIRD FLOOR PLAN
- A6 PROPOSED ROOF PLAN

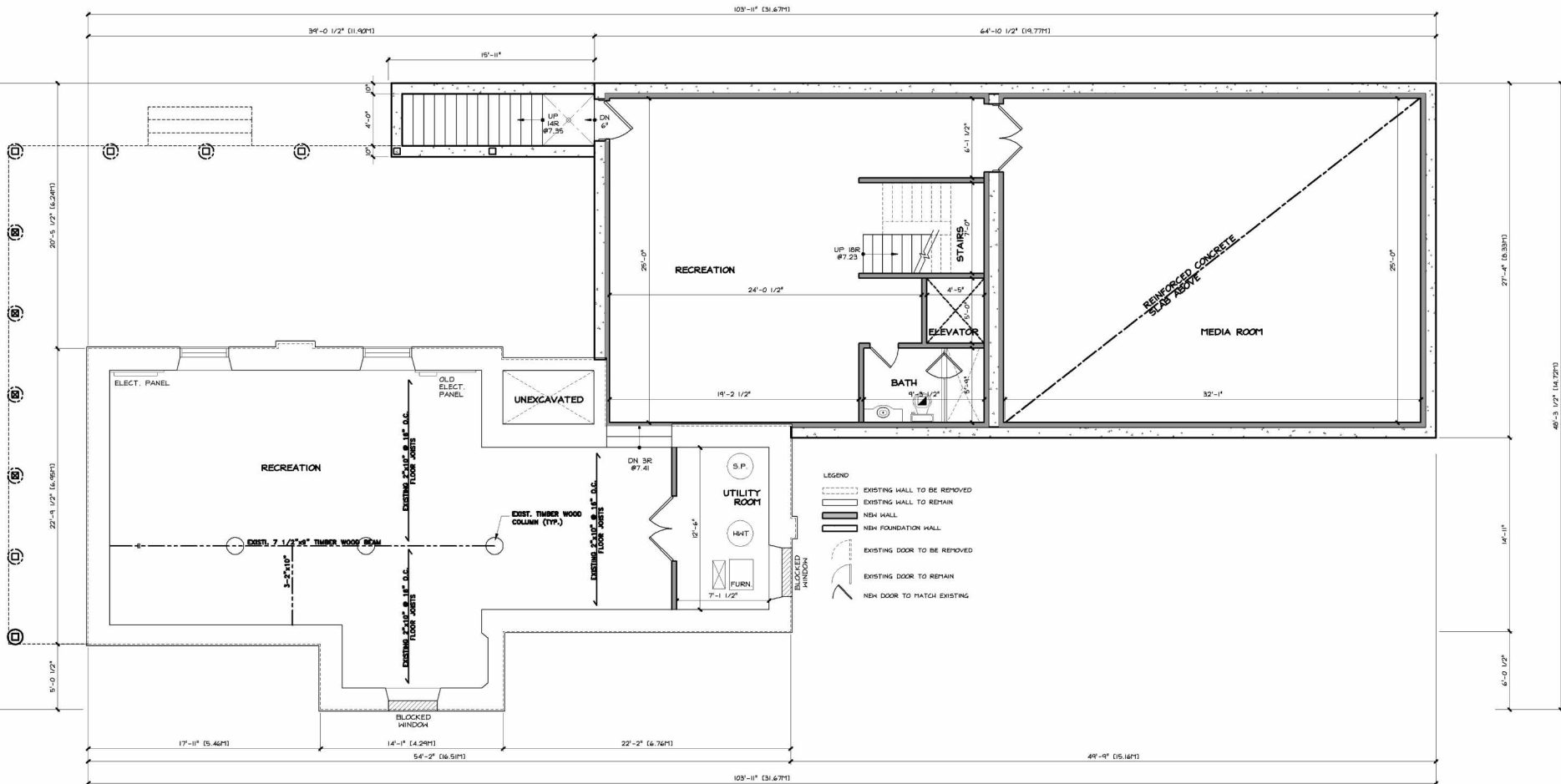
- A6 PROPOSED FRONT (EAST) ELEVATION
- A7 PROPOSED REAR (WEST) ELEVATION
- A8 PROPOSED SIDE (NORTH) ELEVATION
- A9 PROPOSED SIDE (SOUTH) ELEVATION

9- Preliminary drawings of planned adaptive reuse









**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

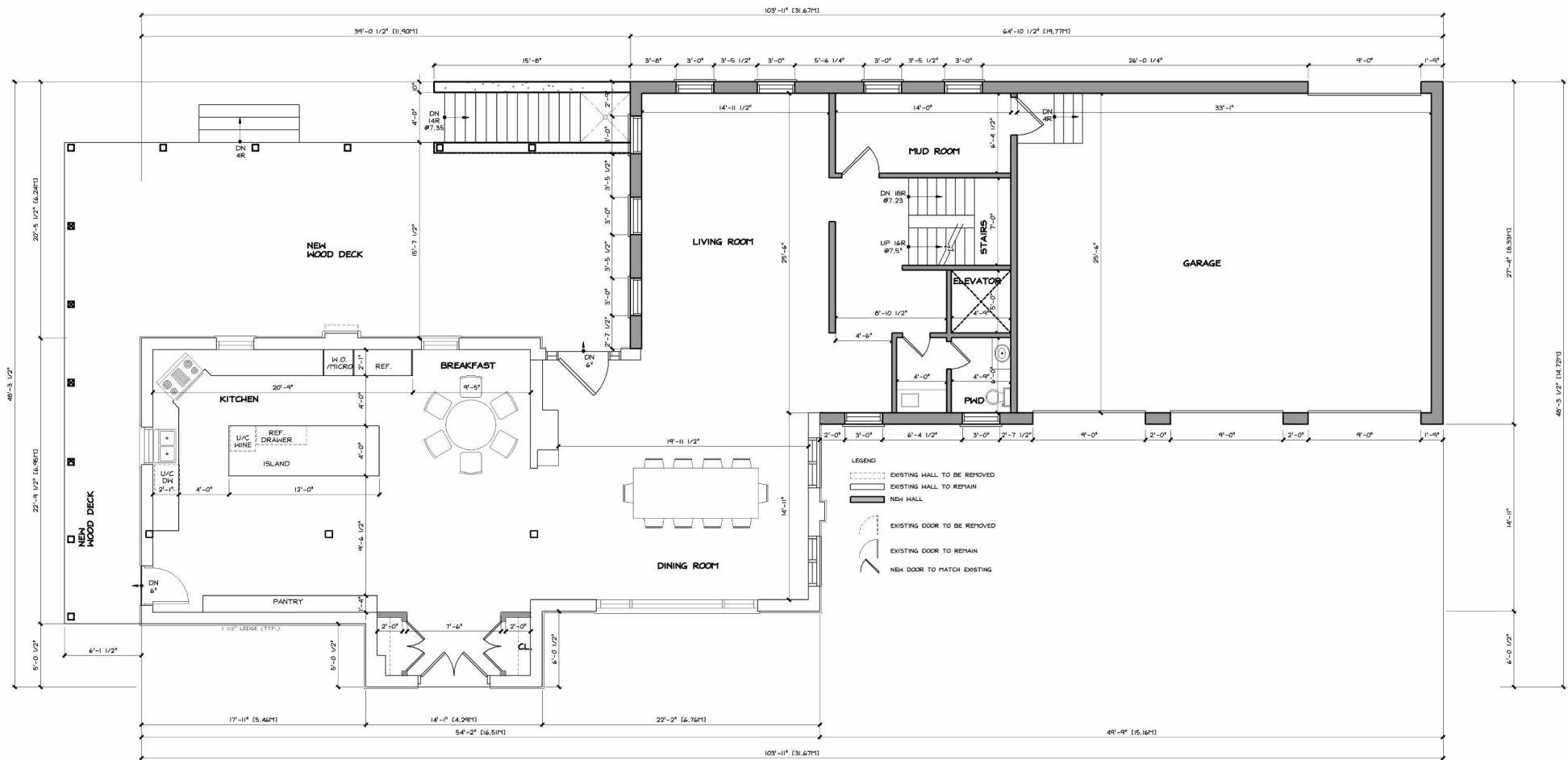
JOB NO.:

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.:

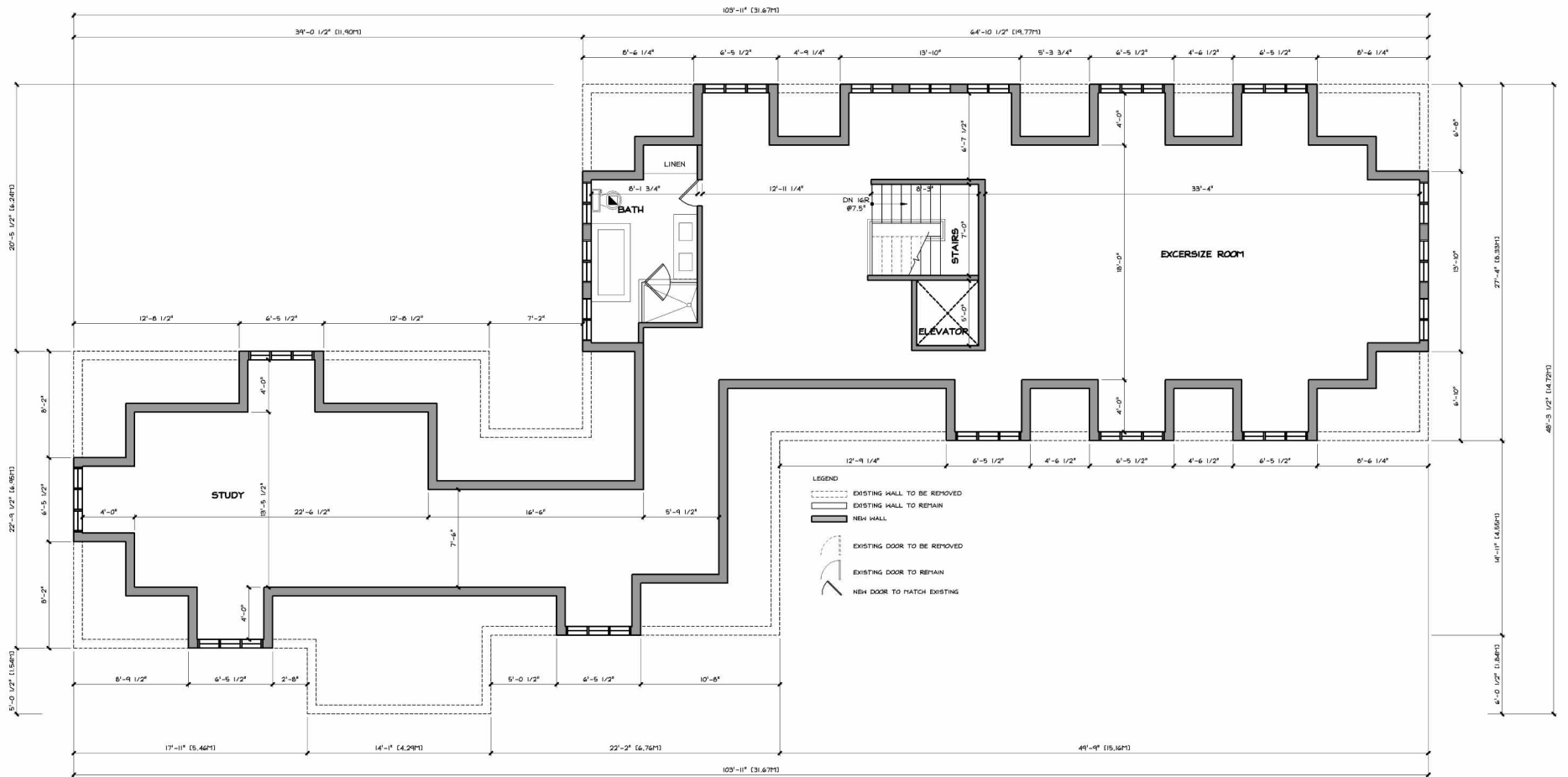
DWG. NO.: A3 OF 10

CADD-NAME:



ORIENTATION





**1**  
**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.:

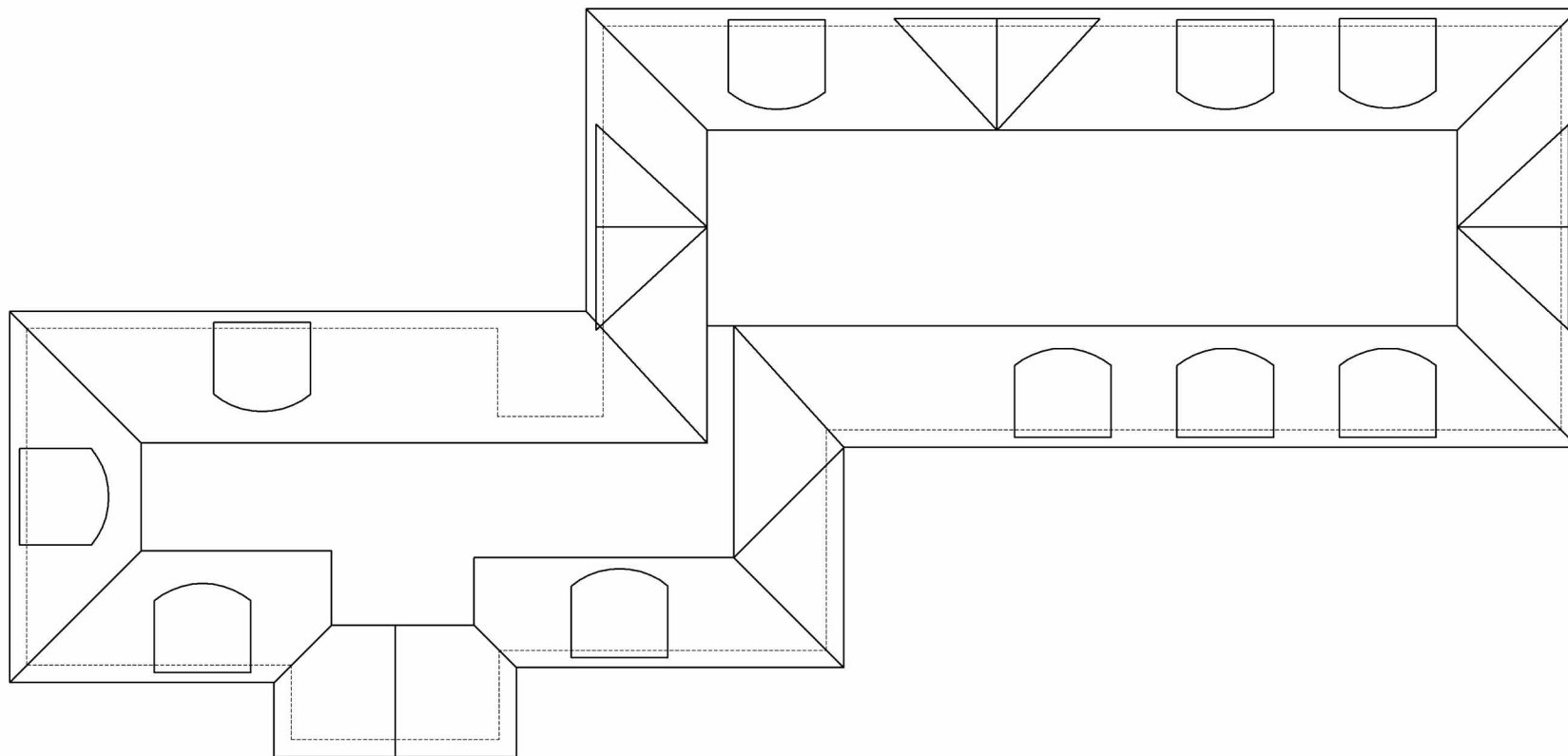
DWG. NO.: A5 OF 10

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

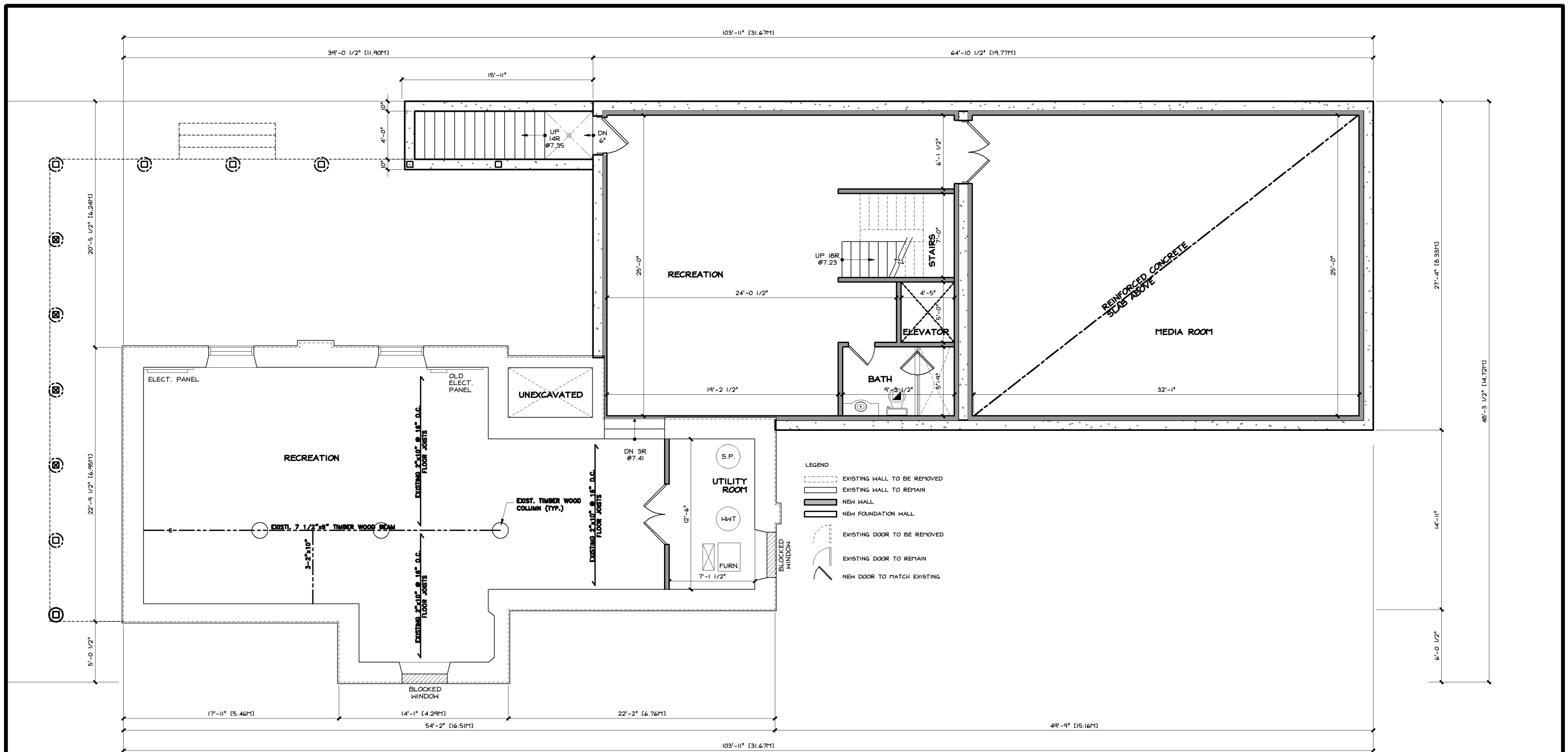
A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, 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.



## ORIENTATION



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

## ATTACHMENT 4

### 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.:

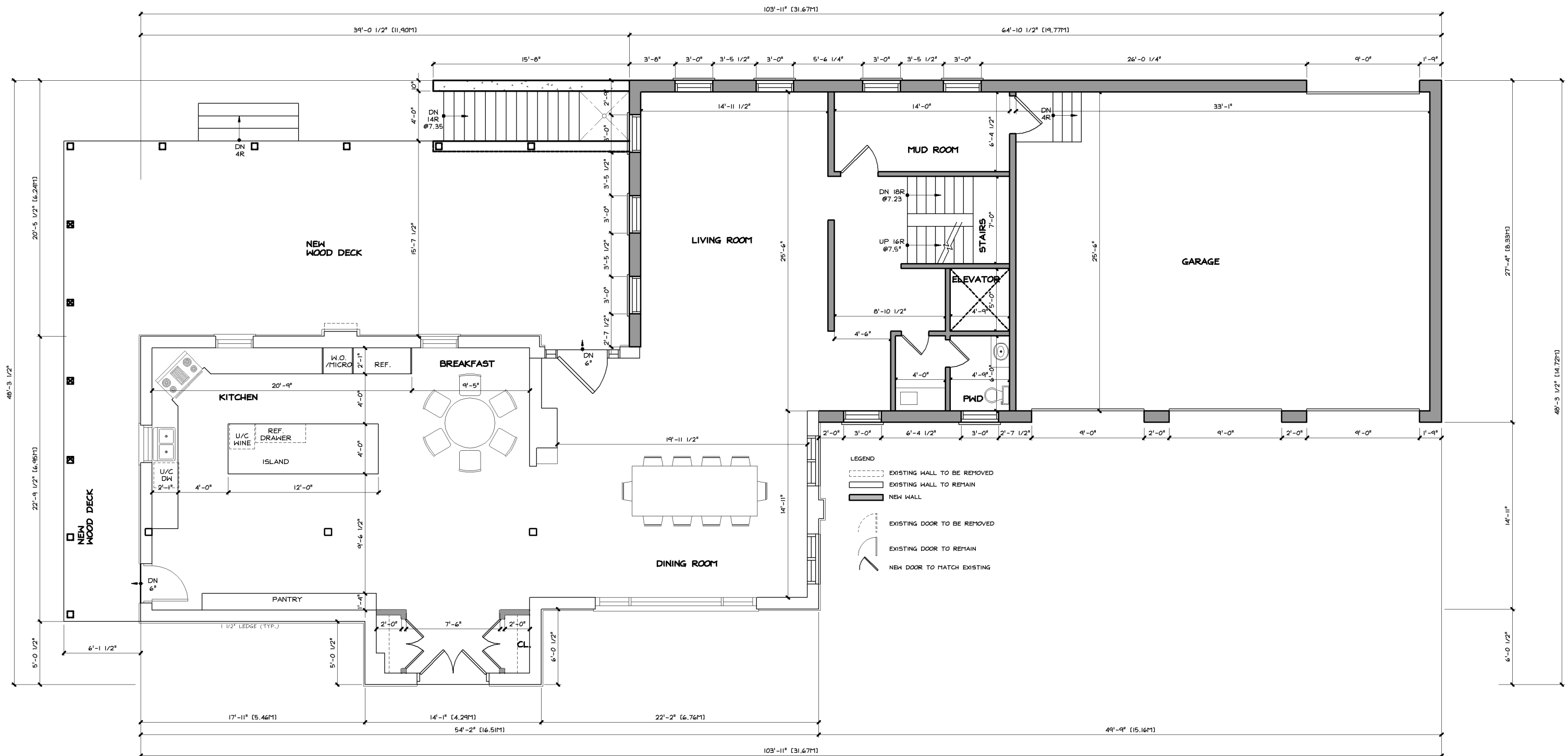
DWG. NO.: A2 OF 10

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

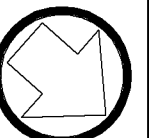
APP. BY:

DATE: OCT. 28, 2019

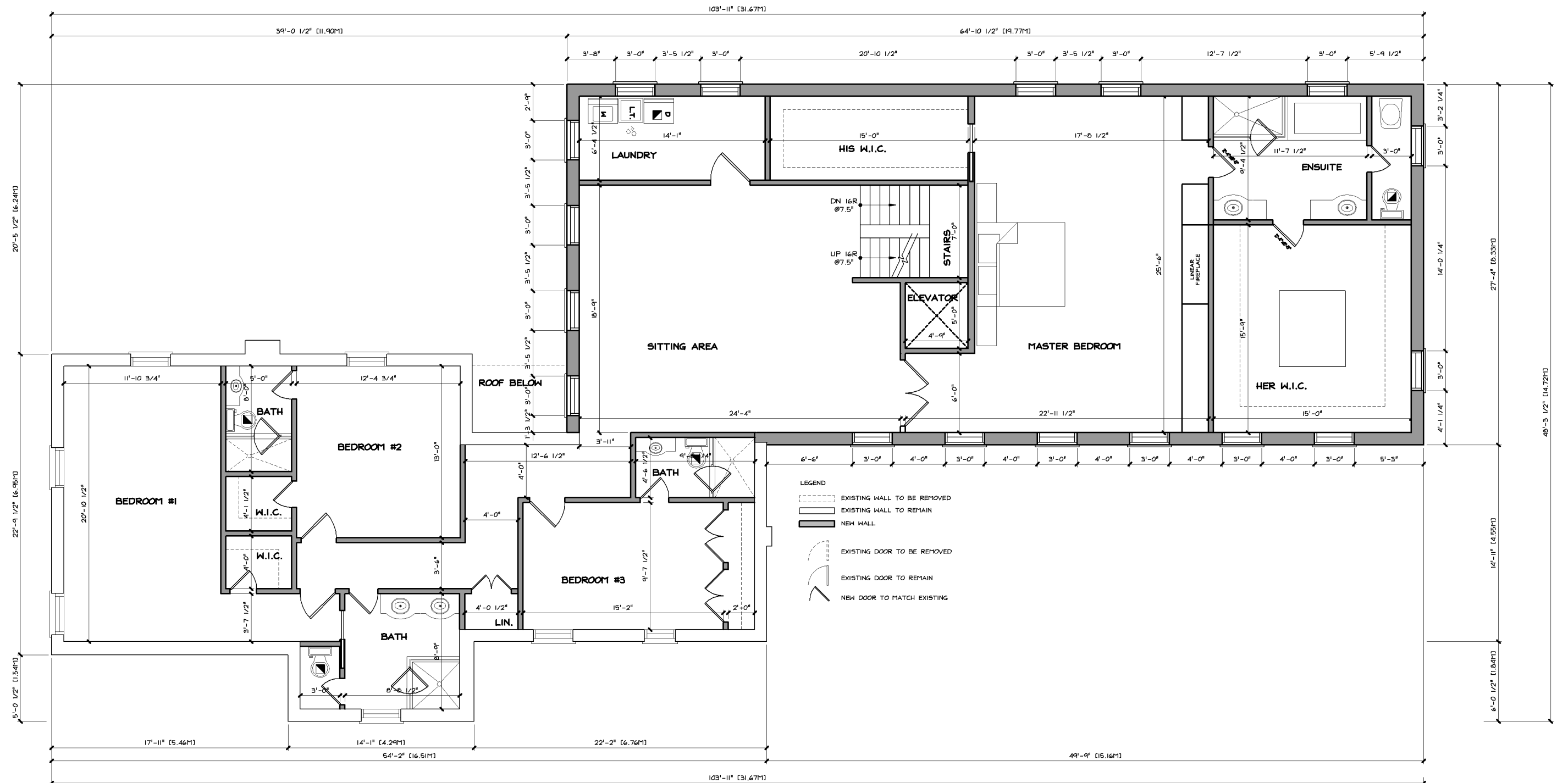
JOB NO.:

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

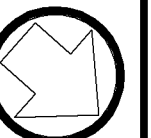
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DATE: OCT. 28, 2019

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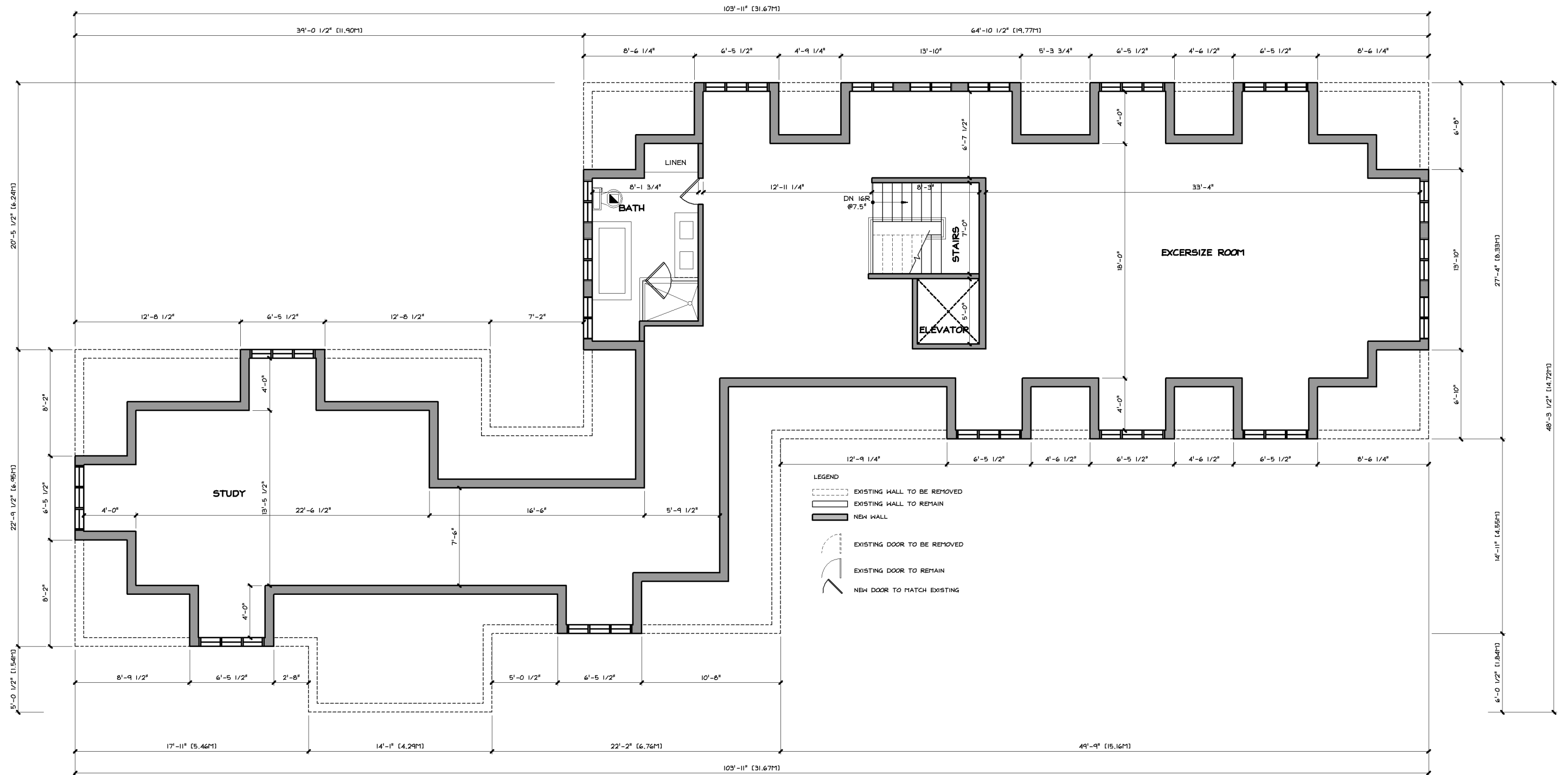
DWG. NO.: A4 OF 10

CADD-NAME:



ORIENTATION





**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

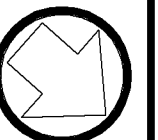
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A5 OF 10

CADD-NAME:



ORIENTATION



## ATTACHMENT 5

PROPOSED  
1 FRONT (EAST) ELEVATION  
A7 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

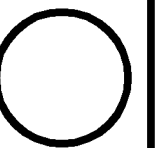
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A7 OF 10

CADD-NAME:



ORIENTATION



PROPOSED  
1 REAR (WEST) ELEVATION  
A8 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

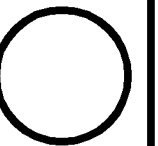
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A8 OF 10

CADD-NAME:



ORIENTATION





PROPOSED  
SIDE (NORTH) ELEVATION  
1  
A9 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

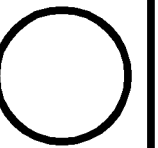
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A9 OF 10

CADD-NAME:



ORIENTATION



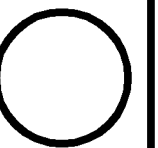
PROPOSED  
 1 SIDE (SOUTH) ELEVATION  
 A10 SCALE: 1/8"=1'-0"

# LEMCAD CONSULTANTS

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

A10

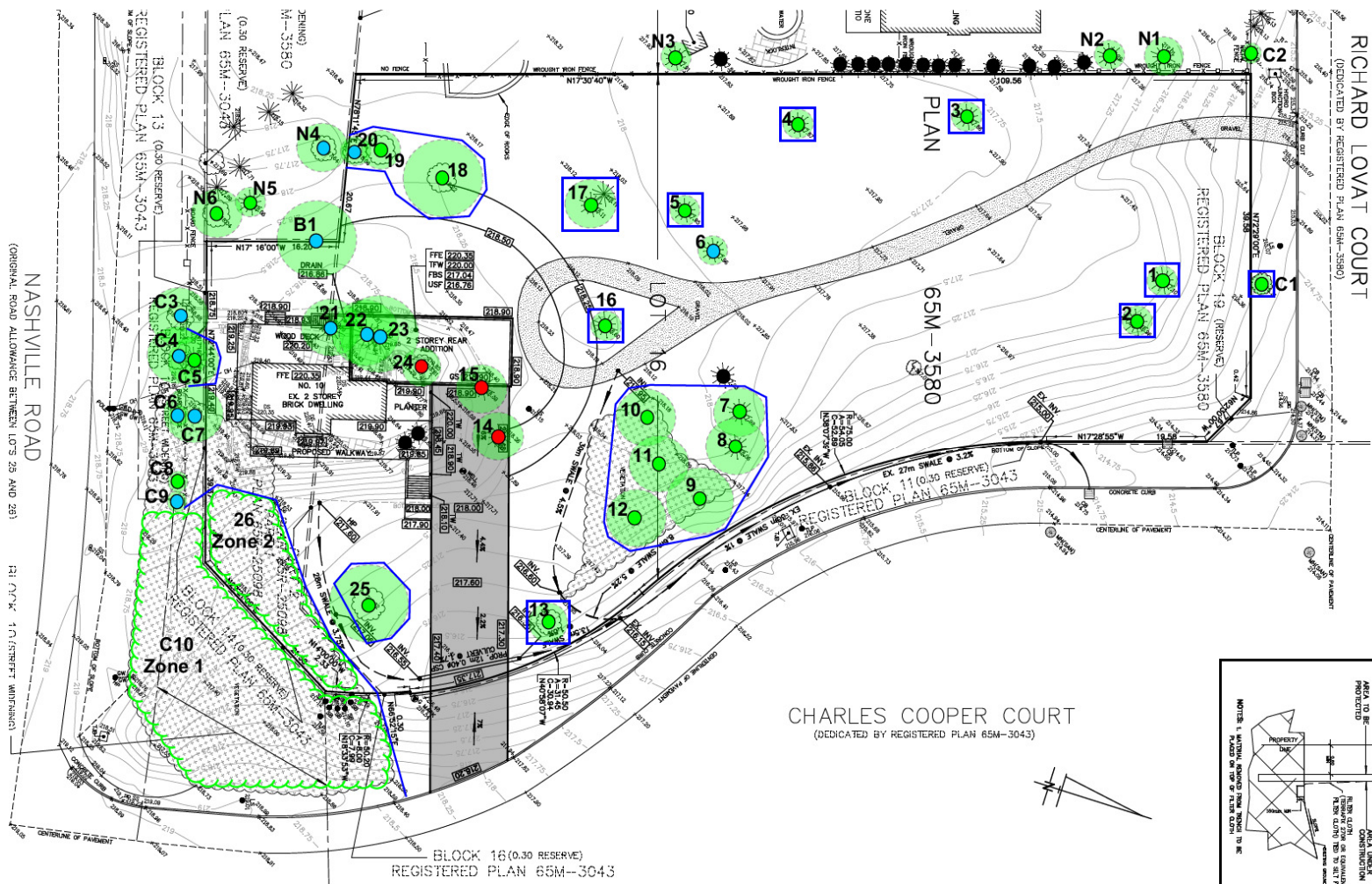
PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS			
LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG			
DWG. BY: PD	CK'D BY: LM	APP. BY:	DATE: OCT. 28, 2019
JOB NO.:	DWG. NO.: A10 OF 10	CADD-NAME:	



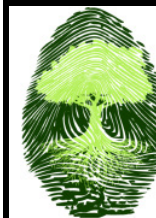
ORIENTATION







## CONSULTANT

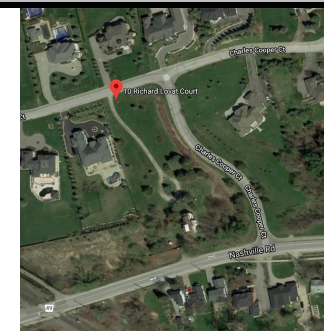


**GreenPrint**  
Consulting Arborists  
a div. The Tree Specialists, Inc.

## LEGEND

- Regulated Tree
- Non-regulated Tree
- Tree recommended for removal
- Tree requiring removal
- TPZ
- Tree Protection Hoarding

## KEY MAP



SCALE	SHEET NUMBER
1:800	TPP-1
PLOT DATE	
02/06/2020	
DRAWING TITLE	
Tree Protection Plan	
PROJECT	
10 Richard Lovat Court Vaughan, ON	



**Arborist Report  
&  
Tree Preservation Plan**

**10 Richard Lovat Court  
Vaughan, ON**

Prepared for:  
**LEMCAD CONSULTANTS**  
817 Cosburn Avenue  
Toronto, Ontario, M4C 2V9  
ATTENTION: Leo Mastrandrea  
[lemcad@rogers.com](mailto:lemcad@rogers.com)

Prepared by:  
**Davide Carnevale**  
ASCA Registered #370  
GreenPrint Consulting Arborists  
[dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)  
111 Walby Drive  
Oakville, On L6L 4C9  
(T) 289-813-9251

**February 7, 2020**

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## **INTRODUCTION:**

I have been retained by Lemcad Consultants to complete an arborist report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development. All field work was completed by the author of this report being Davide Carnevale ASCA Registered #370 on February 5, 2020.

## **HISTORY AND ASSIGNMENT:**

I have been advised by Mr. Leo Mastrandrea that the above subject site is scheduled for development, which includes the construction of a new 2 storey rear addition and driveway with access from Charles Cooper Court as per the Tree Preservation Plan – TPP-1 in Appendix I. As the consulting arborist retained for this project, *GreenPrint Consulting Arborists* can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and any necessary remedial actions as required by the municipality.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

## **ASSUMPTION AND LIMITING CONDITIONS:**

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties

## TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 10 Richard Lovat Court - Vaughan

Tree #	Species	D <sup>1</sup> B H (cm)	Drip line (m)	Condition <sup>2</sup>	Category <sup>3</sup>	Comments	Suitability <sup>4</sup> for Conservation	Recommendation <sup>5</sup>	M <sup>6</sup> T P Z (M)
C1	<i>Acer saccharum</i>	14	4	G	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.2
C2	<i>Thuja occidentalis</i>	10	2	G	4	- clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	1.2
C3	<i>Thuja occidentalis</i>	52	0	D	4	- 100% dead - represents a potential hazard	P	Rv	
C4	<i>Acer negundo</i>	57	8	P	4	- minor deadwood, severe lean with poor form and structure - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
C5	<i>Pinus nigra</i>	46	6	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.0
C6	<i>Rhamnus cathartica</i>	17	4	P	4	- minor deadwood - highly invasive species - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	

<sup>1</sup> **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

<sup>2</sup> **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9<sup>th</sup> Edition, 2000”.

<sup>3</sup> **Category #:**

0. Tree NOT regulated under City of Vaughan Tree by-laws.
1. Trees with diameters of 20 cm or more, situated on private property on the subject site.
2. Trees with diameters of 20 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the City road allowance adjacent to the subject site.

<sup>4</sup> **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

<sup>5</sup> **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

<sup>6</sup> **MTPZ:** Minimum tree protection zone distance as mandated by City of Vaughan per the “*Tree Protection Protocol*” information document.  
[http://www.vaughan.ca/services/business/urban\\_design/General%20Documents/Tree%20Protection%20Protocol.pdf](http://www.vaughan.ca/services/business/urban_design/General%20Documents/Tree%20Protection%20Protocol.pdf)

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
C7	<i>Pinus nigra</i>	52	0	D	4	- 100% dead and hazardous - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
C8	<i>Thuja occidentalis</i> (3)	8	6	F	1	- clump of 3 stems - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.2
C9	<i>Rhamnus cathartica</i>	13	4	P	4	- minor deadwood - highly invasive species - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
C10 (Zone 1)	<i>Pinus strobus</i>	35		P	4	- 100% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Pinus strobus</i>	28	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Pinus strobus</i>	43	8	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.0
	<i>Sorbus aucuparia</i>	17	4	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Picea glauca</i>	34		D	4	- 100% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Picea glauca</i>	27	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Pinus strobus</i>	49	8	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.0
	<i>Pinus strobus</i>	34	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	2.4
	<i>Tilia americana</i>	16	4	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Pinus sylvestris</i>	28	6	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Thuja occidentalis</i>	12	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Thuja occidentalis</i>	12	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Acer negundo</i>	28	6	P	4	- poor form and structure - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Picea abies</i>	12		D	4	- 100% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Picea abies</i>	15	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2



Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
	<i>Amelanchier canadensis</i> (clump of 4)	10	4	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
	<i>Picea abies</i>	38	8	F	4	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	2.4
	<i>Picea abies</i>	25	6	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Picea abies</i>	18	4	F	4	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.2
N1	<i>Picea pungens</i>	36	8	G	2	- clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	2.4
N2	<i>Picea pungens</i>	26	6	F	2	- previous topped - clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	1.8
N3	<i>Picea pungens</i>	24	6	G	2	- clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	1.8
N4	<i>Acer negundo</i>	49	6	P	2	- growing on server lean with poor form and structure, large deadwood with suppressed crown - not suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
N5	<i>Pinus strobus</i>	37	6	F	2	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	M	Ps	2.4
N6	<i>Acer platanoides</i>	42	12	F	2	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site	G	Ps	3.0
B1	<i>Acer negundo</i>	72	18	H	2	- large deadwood, large storm break in canopy with split limb, several cavities with advanced decay - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
1	<i>Picea pungens</i>	29	4	F	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.8
2	<i>Picea pungens</i>	21	4	F	1	- minor deadwood, thinning crown - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.8
3	<i>Picea pungens</i>	27	4	F	1	- medium deadwood, declining vigour - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
4	<i>Picea pungens</i>	22	3	F	1	- medium deadwood, needlecast fungus - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
5	<i>Pinus nigra</i>	24	4	F	1	- minor deadwood, poor form missing top - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
6	<i>Picea pungens</i>	21	3	P	1	- large deadwood, needlecast fungus thin crown - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
7	<i>Picea pungens</i>	41	6	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.0
8	<i>Picea pungens</i>	56	8	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
9	<i>Pseudotsuga menziesii</i>	64	10	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	4.2
10	<i>Picea pungens</i>	56	10	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
11	<i>Picea pungens</i>	51	10	F	1	- medium deadwood, stunted growth - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
12	<i>Abies concolor</i>	54	10	G	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.6
13	<i>Acer saccharum</i>	36	8	F	1	- medium deadwood with poorly attached leaders at main union - clear of proposed construction - shall retain 100% of prescribed TPZ	F	Ps	2.4
14	<i>Picea pungens</i>	41	12	F	1	- medium deadwood - in direct conflict with proposed driveway	M	Rv	
15	<i>Picea pungens</i>	46	12	F	1	- medium deadwood - in direct conflict with proposed driveway	M	Rv	
16	<i>Picea pungens</i>	29	6	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	1.8
17	<i>Picea abies</i>	41	10	G	1	- minor deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	3.0
18	<i>Malus</i>	72	10	F	1	- large deadwood with suckers - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	4.8
19	<i>Acer negundo</i>	55	14	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	3.6
20	<i>Acer negundo</i>	29	6	P	1	- poor form and structure, growing on severe lean, suppressed canopy - several cavities with advanced decay - not a suitable candidate for preservation - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
21	<i>Thuja occidentalis</i>	54	8	P	1	- poor vigour in irreversible decline - live crown ratio 40% - in conflict with proposed construction	P	Rv	
22	<i>Thuja occidentalis</i>	61	8	D	1	- 85% dead, in irreversible decline - in conflict with proposed construction	P	Rv	
23	<i>Thuja occidentalis</i>	74	10	H	1	- two large open splits at main union - live crown ratio 40%, in irreversible Decline - in conflict with proposed construction	P	Rv	
24	<i>Acer negundo</i>	36	10	F	1	- poor form - medium deadwood - in conflict with proposed construction	M	Rv	
25	<i>Tilia americana</i>	79	10	F	1	- mature tree, half of crown suffered previous storm damage with leaders resting on ground but continuing to grow - proposed swale encroaches within the prescribed TPZ by 18%	G	PsI	4.8
26 (Zone 2)	<i>Pinus nigra</i>	51	8	D	1	- 90% dead - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	
	<i>Pinus sylvestris</i>	25	6	F	1	- poor form - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Ps	1.8
	<i>Pinus strobus</i>	23	6	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Tilia americana</i>	22	6	F	1	- poor form and structure - clear of proposed construction - shall retain 100% of prescribed TPZ	M	Ps	1.8
	<i>Acer saccharinum</i>	115	20	F	1	- medium deadwood - clear of proposed construction - shall retain 100% of prescribed TPZ	G	Ps	6.9
	<i>Acer negundo</i>	58	12	P	1	- poor form and structure - severe lean - clear of proposed construction - shall retain 100% of prescribed TPZ	P	Rv	3.6



## **SITE NOTES AND COMMENTS:**

### City Owned Trees:

1. As listed above, there are seventy-one (71) regulated trees involved with this project of which thirty-three (33) are located within the municipal road allowance, being trees no. C1-C10. Tree no. C8 consist of 3 regulated trees growing in a clump and tree no. C10 represents Zone 1 that consists of twenty-two (22) regulated trees growing in a wooded area. There are nine (9) trees that are either dead, hazardous, are in irreversible decline and/or are invasive species such as buckthorn and are recommended for removal regardless of this proposed project, being trees no. C3, C4, C6, C7, C9 and 4 trees inside Zone 1. In the event the City does not wish to remove these trees, all 9 are clear of this development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.
2. All remaining twenty-four (24) trees are clear of the proposed development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

### Privately Owned Trees located within 6.0m of the Subject Site:

1. There are seven (7) regulated trees located on adjacent properties and/or the boundary line, being trees no. N1-N6 and B1. Boundary line trees are those that appear to be located on a mutual property line and have a portion of their trunk growing on the boundary between adjoining properties. The trunk is defined as the area that extends between the root collar to the first branch of the tree. Pursuant to the Ontario *Forestry Act R.S.O. 1990*, trees growing on the boundary are considered common property per *Section 10(2)* and any person who injures or destroys a tree growing on the boundary without the consent of the land owners is guilty of an offence per *Section 10(3)*.

Two (2) trees are either hazardous and/or are in irreversible decline and are recommended for removal regardless of this proposed project, being trees no. N4 and B1. In the event the corresponding property owner(s) chooses not to remove either tree, both are clear of this development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

Recommendations regarding any boundary line or neighbouring tree(s) does not supersede civil or common law property rights. The recommendation does not determine ownership and does not authorize the client to encroach or enter upon any property to remove or prune a tree without the corresponding owner's consent. It is the responsibility of all corresponding owners to manage their property in accordance to municipal standards, individual management objectives and pursuant to all related bylaws. It is the responsibility of the client to resolve any civil property laws and other property disputes regarding neighbouring/boundary line trees listed in this report.

2. All remaining five (5) trees are clear of the proposed development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

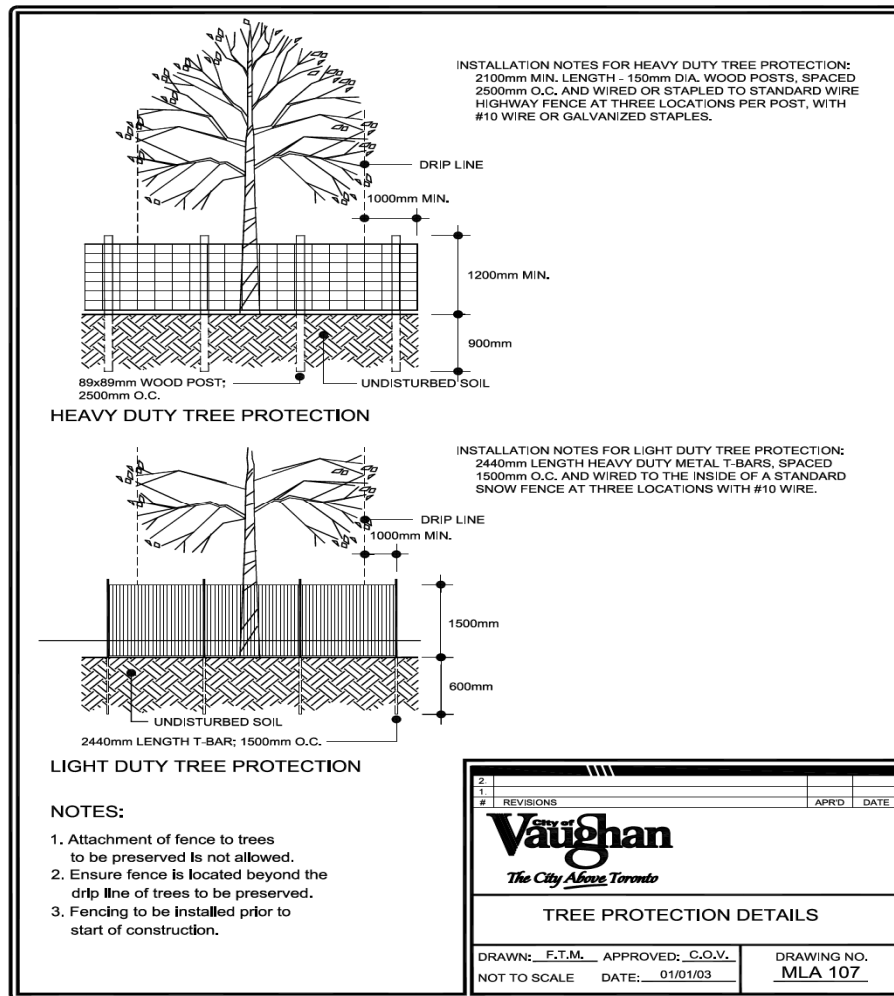
Privately Owned Trees located on the Subject Site:

1. There are thirty-one (31) regulated trees situated on the subject site, being trees no. 1-26 of which tree no. 26 consists of six (6) trees growing within Zone 2 of the wooded area. Seven (7) trees are either hazardous, dead and/or are in irreversible decline and as such are not suitable candidates for preservation and are recommended for removal regardless of this proposed project, being trees no. 6, 20, 21, 22, 23 and two (2) trees located within Zone 2.
2. Three (3) trees are in direct conflict with the proposed development and require removal as a consequence of construction, being trees no. 14, 15 and 24. Pursuant to the City of Vaughan's Private Tree Bylaw, the client will submit a permit application to remove three (3) regulated trees.
3. The proposed installation of a new swale to manage storm water encroaches upon the prescribed TPZ of tree no. 25 by 18%. Such encroachment is located outside of the root zone responsible for structural support along the edge of the tree preservation zone. Tertiary roots disturbed within this area are likely to be no larger than 3-5cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise grade changes, root prune as required and fertilize to promote root regeneration. This tree is both healthy and vigorous and has an excess of stored energy (carbohydrates) to easily recover from this minor disturbance. In this case, as mandated by the City of Vaughan's Private Tree Bylaw, a permit to injure this tree is required as it's not possible to protect 100% of its prescribed TPZ.
4. All remaining trees are clear of the proposed development, are scheduled to retain 100% of their prescribed TPZs and as such will not be disturbed by construction.
5. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

1.0 ESTABLISH TREE PROTECTION ZONE

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

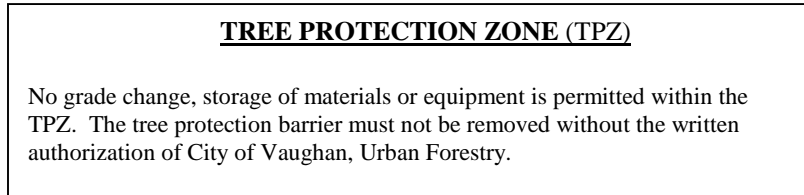
- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



- 1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.
- 1.4 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.5 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.6 No objects may be attached to tree(s) within the TPZ.
- 1.7 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.8 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.9 All Hoarding shall not be removed until all construction activity is complete.



- 1.10 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.



## 2.0 ROOT PRUNING

When working within the tree protection zone, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.4 All roots requiring pruning shall be cut using any of the following tools:
- Large or small loppers
  - Hand pruners
  - Small hand saws
  - Wound scribes
- 2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

### 3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

*Pre-Construction:*

- 3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

*During- Construction:*

- 3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

- 3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

*Post-Construction:*

- 3.4 Inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

### 4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

- 4.1 **No grade changes** are permitted which include adding and/or removing soil.

- 4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

- 4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

- 4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

**SUMMARY TABLE:**

Tree Category	Total	Scheduled for Preservation		Recommended Removal	
		Preserve	Preserve with Injury	Consequence of construction	Regardless of construction
Private (Regulated tree located on the subject site)	31	20	1	3	7
Neighbouring (Regulated tree located on the adjacent private property)	6	5	0	0	1
Boundary (Regulated tree appearing on property line)	1	0	0	0	1
City (Tree located on City property)	33	24	0	0	9
<b>Total</b>	<b>71</b>	<b>49</b>	<b>1</b>	<b>3</b>	<b>18</b>

**CONCLUSIONS:**

As listed in the Summary Table above, there are 71 regulated trees involved with this project. Regardless of ownership, there are 18 trees that are not suitable candidates for preservation and are recommended for removal regardless of this proposed development. As a consequence of construction, three (3) trees require removal and one will be injured. Pursuant to the City of Vaughan's Private Tree Bylaw, the client will submit a permit application to remove 3 trees and injure 1. Finally, with the above in mind, it is the consultant's opinion that if the above tree preservation recommendations are implemented, which included installing tree protection hoarding as mandated by the City of Vaughan, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

Trusting this report meets your needs. For further information, you may contact me directly at (905)-469-1717 or at [dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)

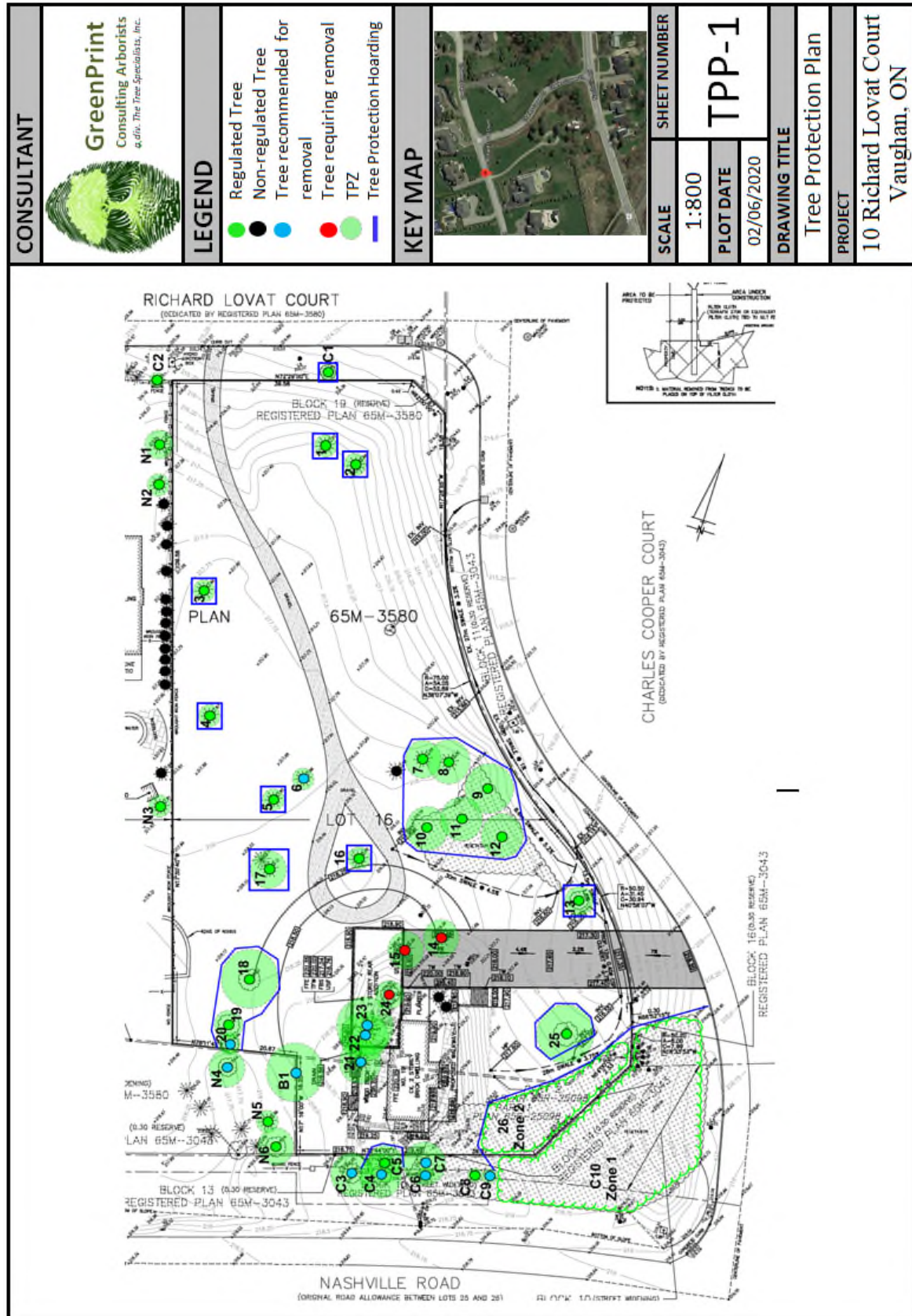
**GreenPrint Consulting Arborists**



Davide Carnevale  
Senior Consulting Arborist  
ASCA Registered #370  
E-mail: [dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)



# Appendix I: Tree Preservation Plan – TPP-1





**Appendix II:**

**DIGITAL IMAGES**

Photo #1: Tree no.C1 looking north.





Photo #2: Tree no. C2 looking south.





Photo #3: Trees no. C3, C4 and C6 looking north





Photo #4: Trees no. C5 and C7 looking east





Photo #5: Trees no. C8 and C9 looking west





Photo #6: Tree no. C10 (Zone 1) looking west





Photo #7: Trees no. 1-4 looking south





Photo #8: Trees no. 5-15 looking south





Photo #9: Trees no. 18-20, N5, N6 and B1 looking south





Photo #10: Trees no. 21-23 looking southeast





Photo #11: Tree no.25 looking south

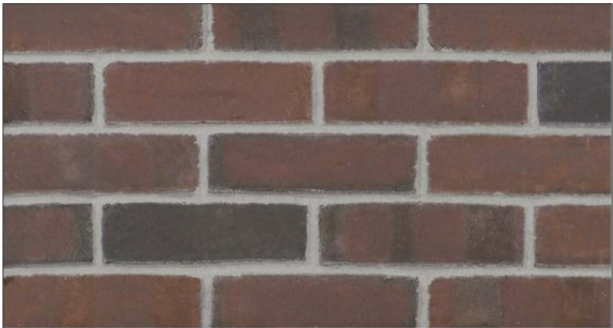




Photo #12: Tree no.26 (Zone 2) looking south



10 RICHARD LOVAT BOULEVARD – PROPOSED MATERIALS



SANDBLAST EXISTING WHITE PAINTED BRICK  
TO EXISTING RED BRICK



MAIN BRICK

PROPOSED NEW RED BRICK



PROPOSED PELLA DOUBLE HUNG WOOD CLAD  
WINDOW



PROPOSED RED ASPHALT SHINGLES