



**32 Abell Avenue, Woodbridge
Vaughan**

(GBCA Project No: 20016)

Cultural Heritage Impact Assessment

March 30, 2020



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1. INTRODUCTION

1.1 Property Description

The property at 32 Abell Avenue is Designated under Part V of the *Ontario Heritage Act*, as part of the Woodbridge Heritage Conservation District (2009). The residential property includes a single-family detached, two-storey house, with a one-storey rear addition and a stand alone one-storey garage structure. According to the HCD Inventory the house dates 1900-1925.

The house is set-back from the street (with landscaping between the house and the sidewalk), and has a paved driveway on the east side of the property, leading to a separate one-storey garage structure in the rear.

1.2 Present Owner and Contact

Mark and Nancy Taylor
32 Abell Avenue
Woodbridge, ON
(647) 201-5026

1.3 Location Map







2. HISTORY AND HERITAGE EVALUATION

As per the direction from the Senior Heritage Planner, this Cultural Heritage Impact Assessment (CHIA) does not include the historical, architectural and contextual background of the property as would usually accompany a CHIA, as per the City of Vaughan's Guidelines. Background information for the property is contained within the Woodbridge Heritage Conservation District report.

The property was previously evaluated through the Building Inventory undertaken at the time of the HCD study. The property at 32 Abell Avenue is referred to as a Contributing Property in the Woodbridge HCD Plan. It is a typical four-square Edwardian residential building dating to the early twentieth century.

As the property is already designated under Part V of the Ontario Heritage Act (as part of the Woodbridge Heritage Conservation District) an evaluation under Ontario Regulation 9/06 is not warranted.



3. ALTERATION PROPOSAL

The proposed alterations are illustrated in the designs attached as Appendix II to this Report. The alterations can be summarized as follows:

- Addition of dormer windows onto the east and west sides of the existing pitched roof structure to extend living space in the attic level;
- Adding a second and third storey to the existing one-storey rear addition, and,
- Constructing a new two-storey garage structure with pitched roof attached to the expanded rear addition. (The existing one-storey separate garage structure will be demolished).

4. HERITAGE IMPACT ASSESSMENT

4.1 POLICY FRAMEWORK

The following Heritage and Planning Policies were used to assess the impact to the heritage resource.

Ontario Planning Act and Provincial Policy Statement (2014)

The City of Vaughan uses the Provincial Policy Statement (PPS) to guide its official plan and to inform decisions on other planning and development matters. It provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. Cultural Heritage is included as matters of provincial interest.

The Planning Act requires that all decisions affecting land use planning matters “shall be consistent with” the PPS.

The PPS, Section 2.6: Cultural Heritage and Archaeology states:

Section 2.6.1: Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Section 2.6.3: 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.

Official Plan

The heritage policies in the City of Vaughan’s Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies are relevant for this assessment.

6.3.2.3: It is the policy of Council to conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of the Plan

6.3.2.4: It is the policy of Council that any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

Ontario Heritage Legislation

The *Ontario Heritage Act* gives municipalities and the provincial government powers to preserve the heritage of Ontario. It provides the framework by defining municipal and provincial roles and by enabling municipal councils to pass by-laws under the Act that designate properties of cultural heritage value or interest. Properties can be designated under Part IV of the Act (for individual properties) or under Part V of the Act (for areas within a boundary defining a Heritage Conservation District). The properties that are designated under the *Ontario Heritage Act* are thereby defined as “significant built heritage resources” and therefore are subject to the above-mentioned planning policies.

The designation of an HCD invokes Section 42 of the Ontario Heritage Act, which states:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: 1) Alter, or permit the alteration of, any part of the property, other than the interior of any structure of building on the property. 2) Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Standards and Guidelines for the Conservation of Historic Places in Canada

The Federal Agency Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* are accepted as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources. The Standards are included as Appendix I to this report.

Woodbridge Heritage Conservation District Plan and Guidelines

The goal of the HCD Plan is to conserve the heritage resources within the district boundaries, preventing demolition or relocation. The information within the Plan provides guidance to both property owners and the municipality on the most appropriate ways of making changes to properties in the HCD boundaries.

The HCD Plan identifies seven Heritage Character Areas. These are Woodbridge Avenue; Kipling Avenue North and South; Wallace Street; William Street and James Street; Clarence Street and Park Drive; The Fairgrounds Area; and, the Humber River Corridor. In the District Plan, a list of attributes are laid out for each Heritage Character Area. And each Area has its own Guidelines. The subject property is located in the “Kipling Avenue South” Heritage Character Area.

It should be noted that the heritage attributes and the guidelines listed in the HCD Plan for this character area (see section 6.1.2 of the district Plan and Guidelines document) focus on properties that are located primarily along Kipling Avenue and are therefore not directly applicable to this residential property.

4.2 HERITAGE IMPACT ASSESSMENT

In accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the project meets the following standards relating to preservation and rehabilitation:

- Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The site alteration maintains in full the existing residential building, and is therefore consistent with the policies under the Ontario Planning Act (PPS) and under the City of Vaughan Official Plan. The alteration respects the character of the district.

The proposed addition is primarily to the rear of the existing four-square Edwardian era building, thereby conserving the front/public facade of the house on the streetscape. The garage portion of the addition is set well back from the face of the house so as to not affect the four-square characteristic. Houses of a similar age and style have previously been altered with garage additions (see photographs on the following page).

The proposed building materials are detailed on the drawings attached as Appendix II to this report. The addition will be clad in Hardie Panel (in a “board-and-batten” pattern) and will therefore be distinctive from the existing masonry, but being compatible with the heritage character of the district.

The proposed addition will not negatively impact the streetscape. The building immediately adjacent (to the east) is not a contributing building in the District and therefore the proposed addition does not impact adjacent properties (see photograph on the following page). The size of this adjacent property, along with the placement of the proposed addition towards the rear of the house, will diminish the visibility of the addition from the public realm.



23 Abell Avenue



27 Abell Avenue



38 Abell Avenue - adjacent to proposed addition

5. CONSERVATION/MITIGATION OPTIONS

According to the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments, a CHIA must include a comprehensive examination of the following conservation / mitigation options:

- a) Avoidance Mitigation
- b) Salvage Mitigation
- c) Historical Commemoration

None of these conservation approaches are applicable in this instance where the heritage resource is being conserved in full and in situ.

6. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

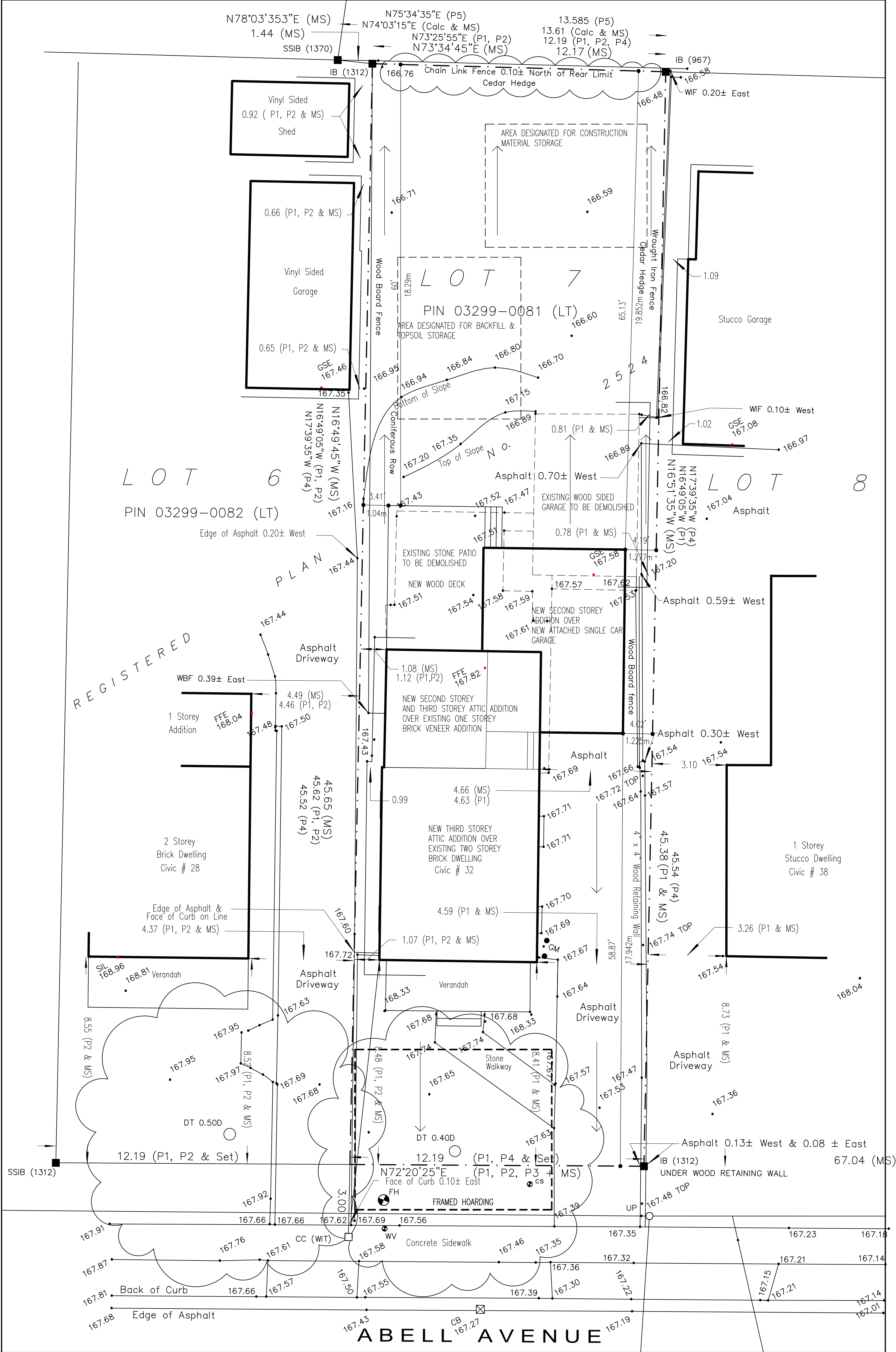
10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

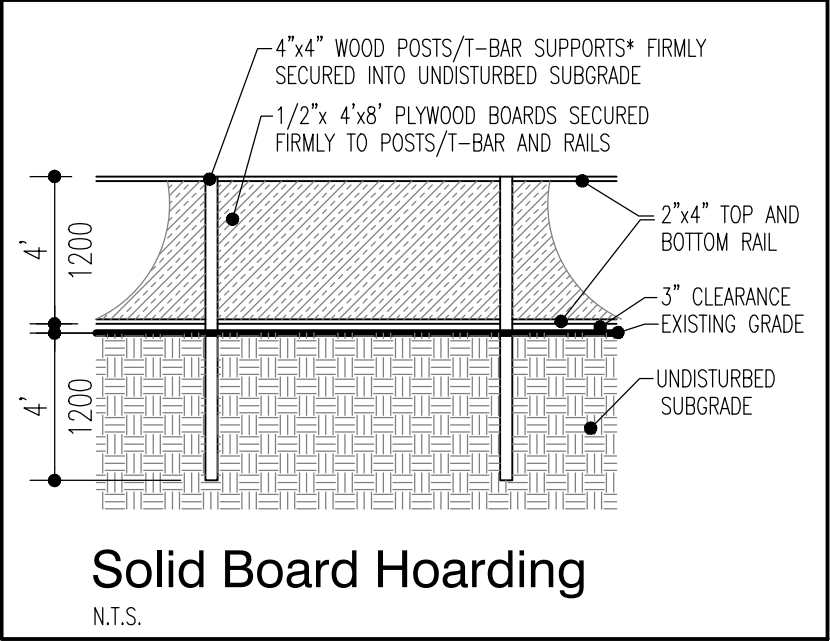
13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II

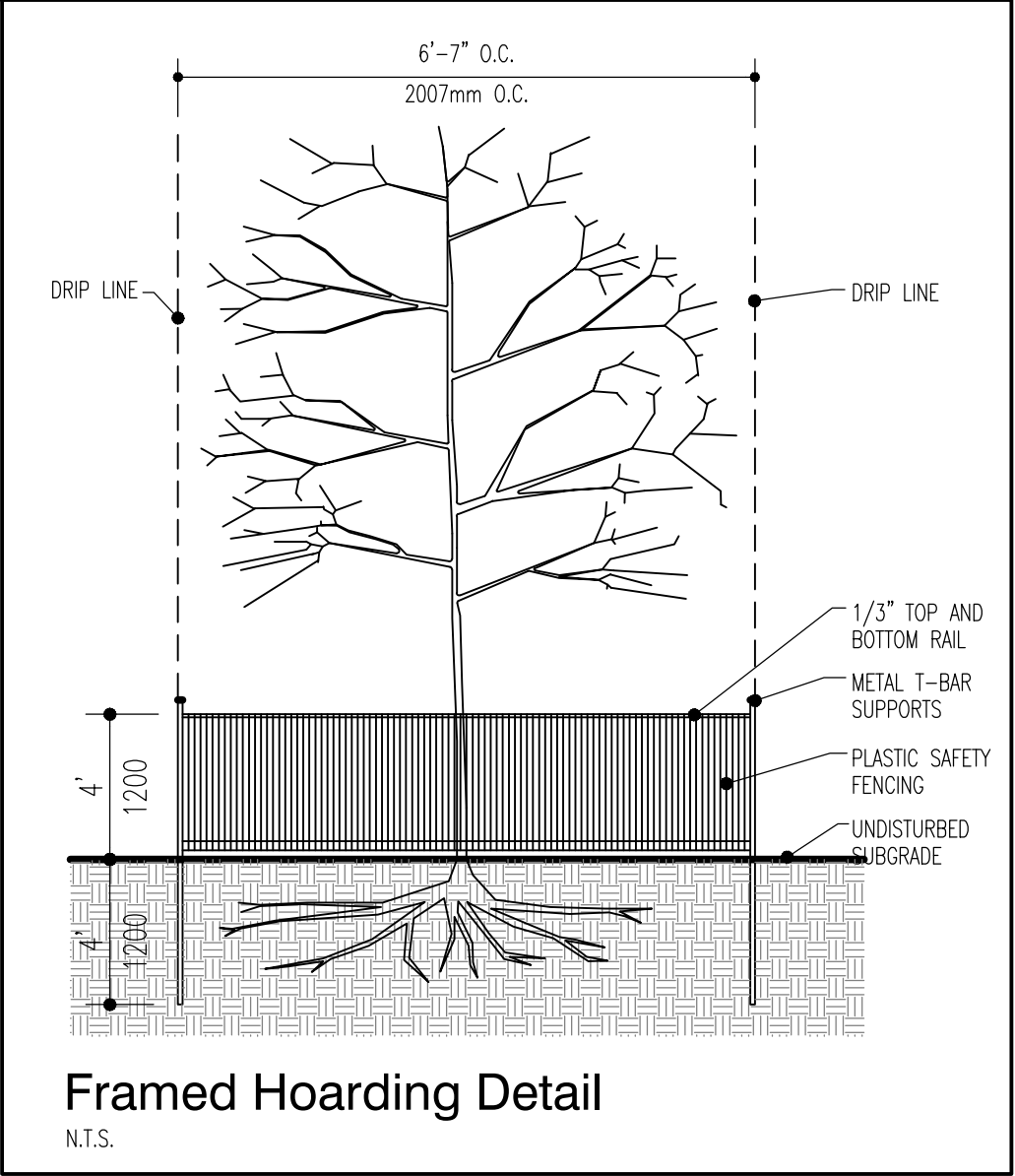
Architectural Drawings



Site Schedule	CITY OF VAUGHAN ZONING BY-LAW 1-88 (R2)	EXISTING	NEW	TOTAL
LOT AREA:	MIN. LOT AREA 4843.76 s.f. (450 s.m.)	5966.5 s.f. (554.31 s.m.)	NOT APPLICABLE	5966.5 s.f. (554.31 s.m.)
MINIMUM LOT FRONTAGE:	49.21' (15.0m)	40.0' (12.19m)	NOT APPLICABLE	40.0' (12.19m)
FIRST FLOOR AREA: EXCLUDING GARAGE		783.5 s.f. (72.79 s.m.)	125.6 s.f. (11.67 s.m.)	909.1 s.f. (84.46 s.m.)
SECOND FLOOR AREA:		562.2 s.f. (52.23 s.m.)	732.8 s.f. (68.08 s.m.)	1295.0 s.f. (120.31 s.m.)
THIRD FLOOR AREA:		NOT APPLICABLE	614.2 s.f. (57.06 s.m.)	614.2 s.f. (57.06 s.m.)
TOTAL FLOOR AREA: EXCLUDING GARAGE		1345.7 s.f. (125.02 s.m.)	1472.6 s.f. (136.81 s.m.)	2818.3 s.f. (261.83 s.m.)
SETBACKS:				
FRONT YARD: MINIMUM	24.61' (7.5m)			
SIDE YARD: MINIMUM	3.94' (1.2m); SIDE YARD SHIFTING 0.3m PERMITTED			
REAR YARD: MINIMUM	24.61' (7.5m)			
BUILDING HEIGHT: MAXIMUM	31.17' (9.5m)	31.62' (9.639m) TO PEAK OF ROOF	31.62' (9.639m) TO PEAK OF ROOF	
BUILDING LENGTH: MAXIMUM	NOT APPLICABLE		50.71' (15.456m)	
BUILDING DEPTH: MAXIMUM	NOT APPLICABLE		50.71' (15.456m)	
LOT COVERAGE: INCLUDES GARAGE, PORCH, PATIO	40%		1684.1 s.f. (156.46 s.m.) 28.2%	
MAXIMUM FINISHED FIRST FLOOR HEIGHT	NOT APPLICABLE		3'-3" (0.991m) FROM ESTABLISHED GRADE	
MAXIMUM NUMBER OF STOREYS	NOT LIMITED			
VAUGHAN SNOW LOAD: 1.1 kPa				
CLIMATIC ZONE: ZONE 1 (< 5000 DEGREE DAYS)				
ASSUMED SOIL BEARING CAPACITY: STIFF CLAY MAXIMUM ALLOWABLE BEARING PRESSURE 150kPa (3130 PSI)				



Established Grade Calculations	
NORTH SIDE GRADE ELEVATION 0.01m PAST SIDE LOT LINE AT FRONT YARD SETBACK OF 7.5m	105.31
SOUTH SIDE GRADE ELEVATION 0.01m PAST SIDE LOT LINE AT FRONT YARD SETBACK OF 7.5m	105.18
∴ (105.31+105.18)/2 = (AVERAGE ELEVATION) 105.25	



FOR HEATING, VENTILATION AND AIR CONDITIONING
REFER TO QUALIFIED H.V.A.C. B.C.I.N. DESIGNER'S
DRAWINGS FOR HEAT LOSS CALCULATIONS, SUPPLY AND RETURN
AIR DUCT LAYOUTS AND FURNACE SIZING

FOR PLUMBING SUPPLY/DRAIN LINES, VENTING LOCATIONS AND SIZES
REFER TO QUALIFIED PLUMBING B.C.I.N. DESIGNER'S
DRAWINGS IF REQUIRED BY THE MUNICIPALITY.
THE ARCHITECTURAL DRAWINGS PROVIDE PLUMBING
FIXTURE LOCATIONS ONLY.

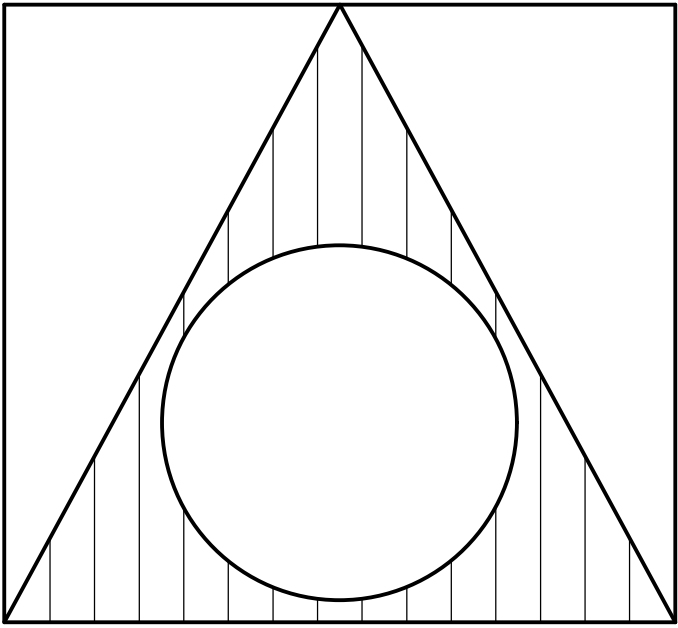
FOR ELECTRICAL SUPPLY PANEL AND SIZE, ELECTRICAL SWITCHES/RECEPTACLES,
CABLE TV OUTLETS, INTERNET, CENTRAL VACUUM AND TELEPHONE
REFER TO QUALIFIED ELECTRICIAN'S ELECTRICAL PLANS AND REFLECTED CEILING DRAWINGS.

FOR ENGINEERED FLOOR JOISTS, BEAMS AND TRUSSES
REFER TO QUALIFIED ENGINEERED STAMPED DRAWINGS
FOR CALCULATIONS AND LAYOUTS.



HOARDING NOTES:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY MUNICIPALITY.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT
THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS
OBTAINED FROM MUNICIPALITY.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL
FROM DEVELOPMENT AND DESIGN.

STANDARD NOTES:
THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE
PAVED BY THE APPLICANT.
AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL
BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE
PROVIDED FOR EACH ENTRANCE.
ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE
IS TO SUIT AS FOLLOWS: FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING
ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE
BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE. ALL EXCESS EXCAVATED
MATERIAL WILL BE REMOVED FROM THE SITE. THE EXISTING DRAINAGE PATTERN WILL
BE MAINTAINED EXCEPT WHERE NOTED. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL
UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF
HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY. THE APPLICANT WILL BE RESPONSIBLE
FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN. PRIOR TO
CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO
OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS
MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.



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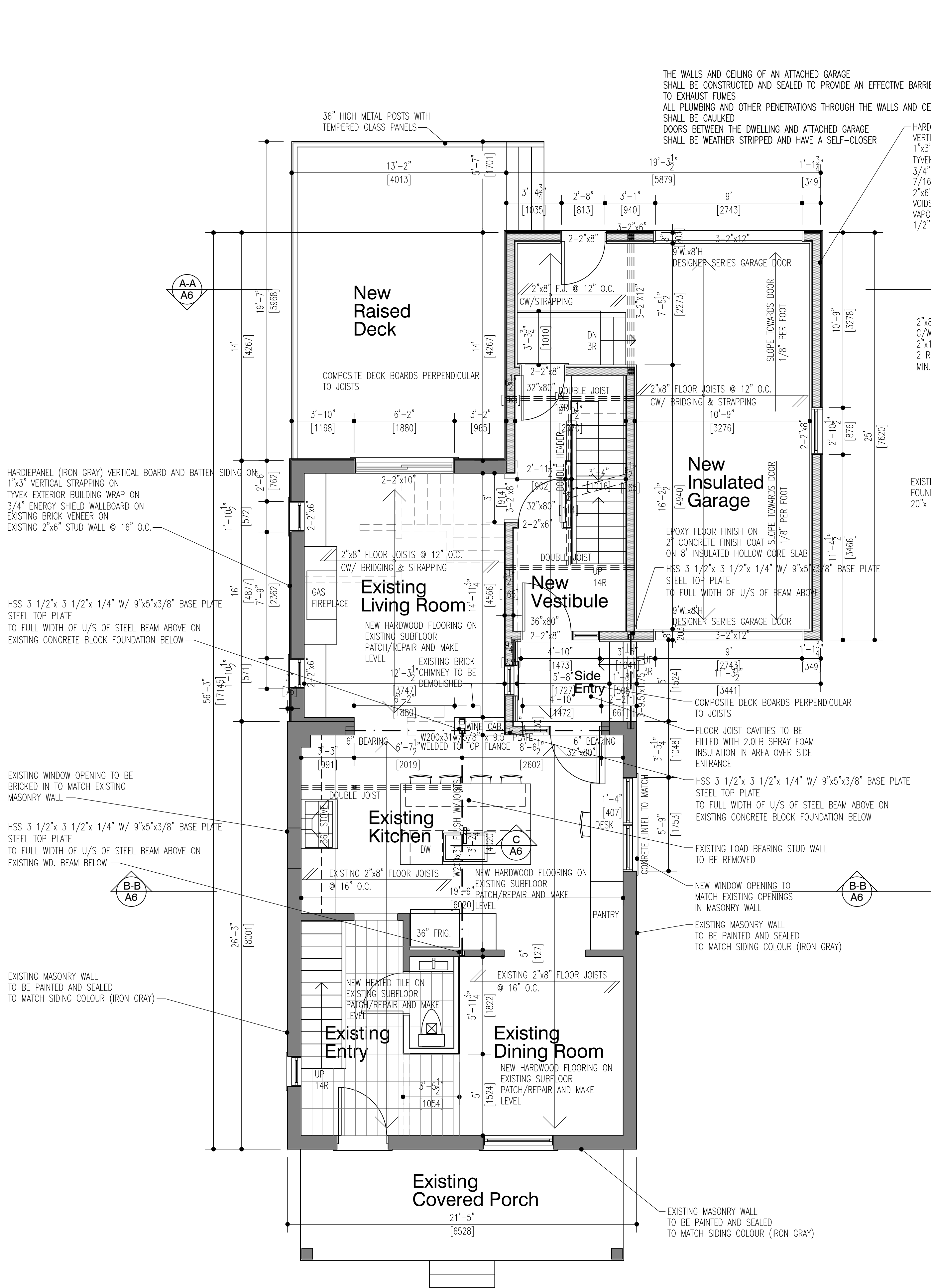
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2.	REVISED FOR HERITAGE REVIEW	31/01/20	T.V.
1.	ISSUED FOR PERMIT REVIEW	26/09/19	T.V.
NO.	REVISION	DATE	APPR.

PROJECT:
NEW TWO STOREY REAR ADDITION WITH ATTACHED GARAGE
TO EXISTING TWO STOREY SINGLE FAMILY DWELLING
32 Abell Avenue
VAUGHAN, ONTARIO

TRUE NORTH	PROJECT NORTH

DRAWING CONTENT: Site Plan Site Schedule		
DRAWN BY: T.V.	PROJ. NO.: 2018-06	DRAWING NO.:
DATE: SEPT. 2018	A1	
SCALE: AS NOTED		

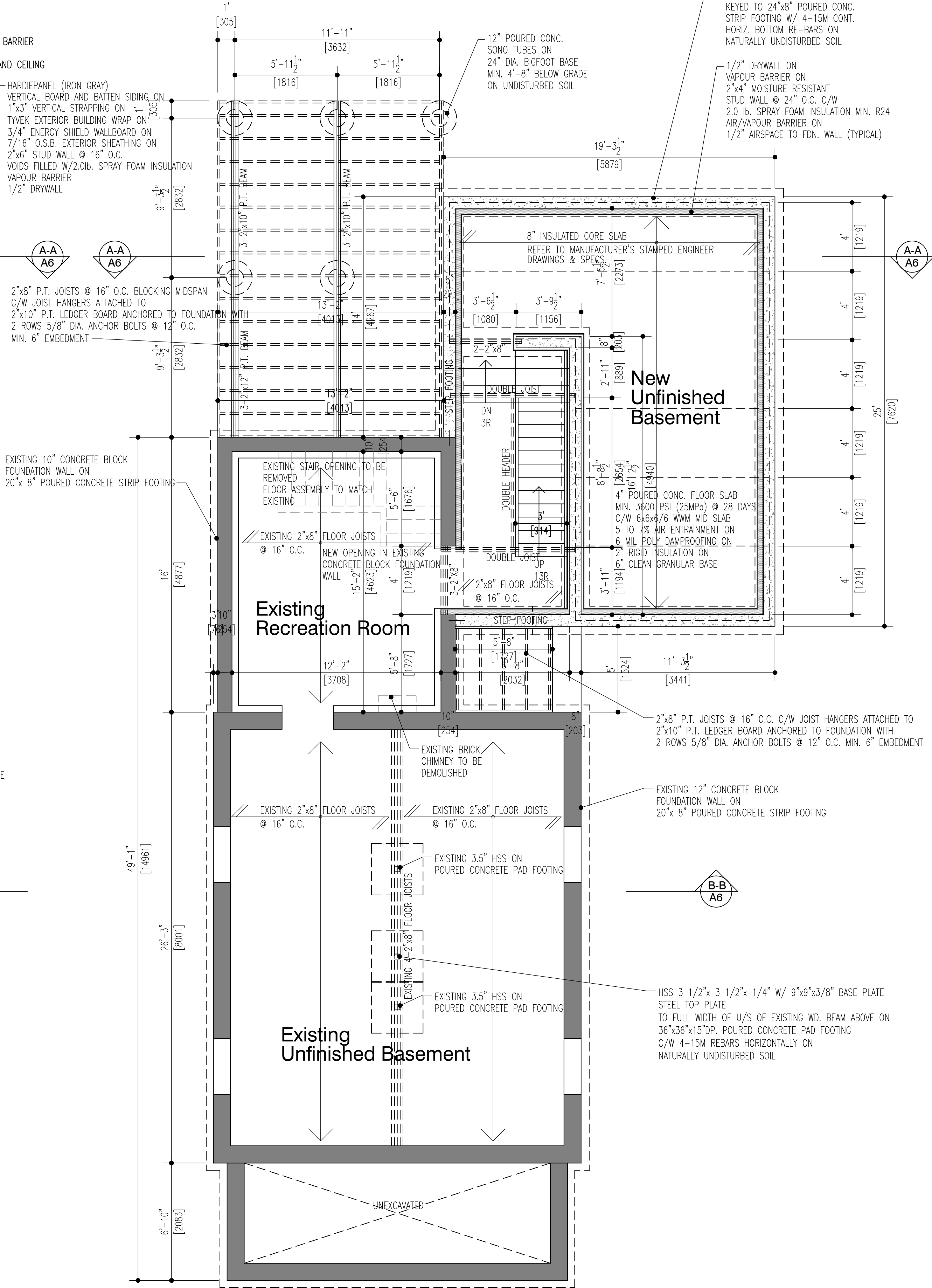


First Floor Plan

SCALE: 1/4"=1'-0" 1:50

EXISTING FLOOR AREA: 783.5 S.F. (72.97 s.m.)
NEW FLOOR AREA: 125.6 S.F. (11.67 s.m.)
TOTAL FLOOR AREA: 911.1 S.F. (84.64 s.m.)

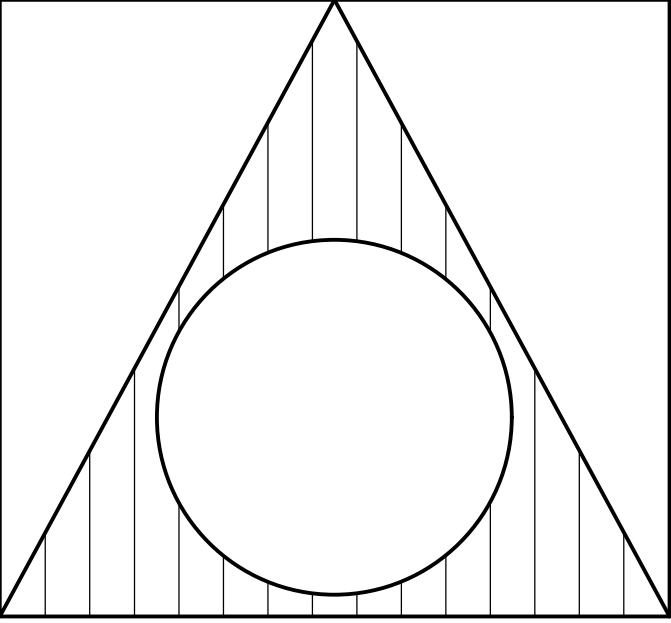
EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE DEMOLISHED



Basement Plan

SCALE: 1/4"=1'-0" 1:50

EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE DEMOLISHED



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NAME SIGNATURE BCIN 31358

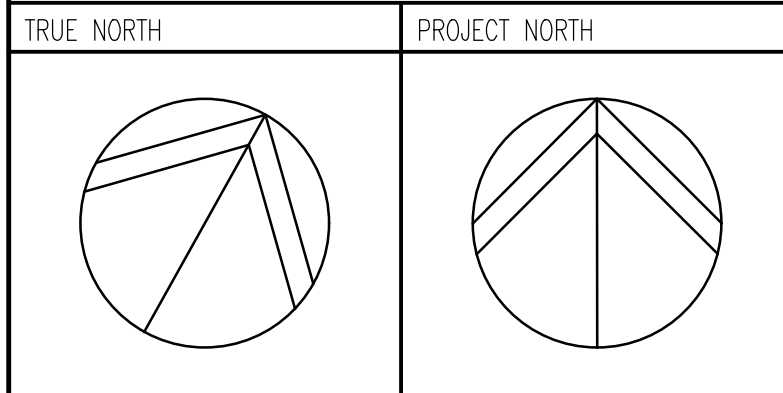
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NO.	REVISION	DATE	APPR.

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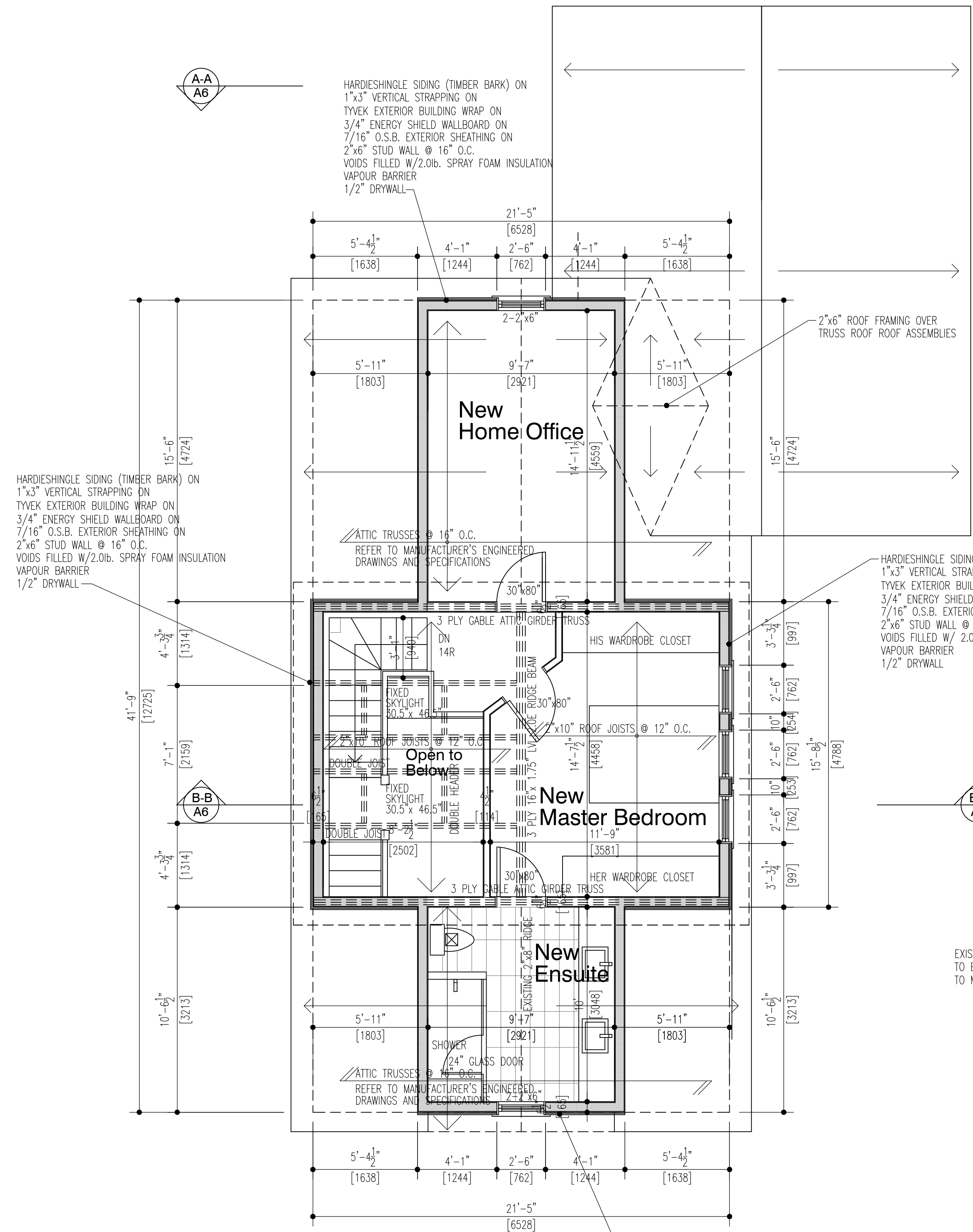
DRAWING CONTENT:

Basement Plan
First Floor Plan

DRAWN BY: T.V.	PROJ. NO.: 2018-06	DRAWING NO.:
DATE: SEPT. 2018		
SCALE: AS NOTED		

A2

HARDIESHINGLE SIDING (TIMBER BARK) ON
1"x3" VERTICAL STRAPPING ON
TYVEK EXTERIOR BUILDING WRAP ON
3/4" ENERGY SHIELD WALLBOARD ON
7/16" O.S.B. EXTERIOR SHEATHING ON
2"x6" STUD WALL @ 16" O.C.
VOIDS FILLED W/2.0lb. SPRAY FOAM INSULATION
VAPOUR BARRIER
1/2" DRYWALL



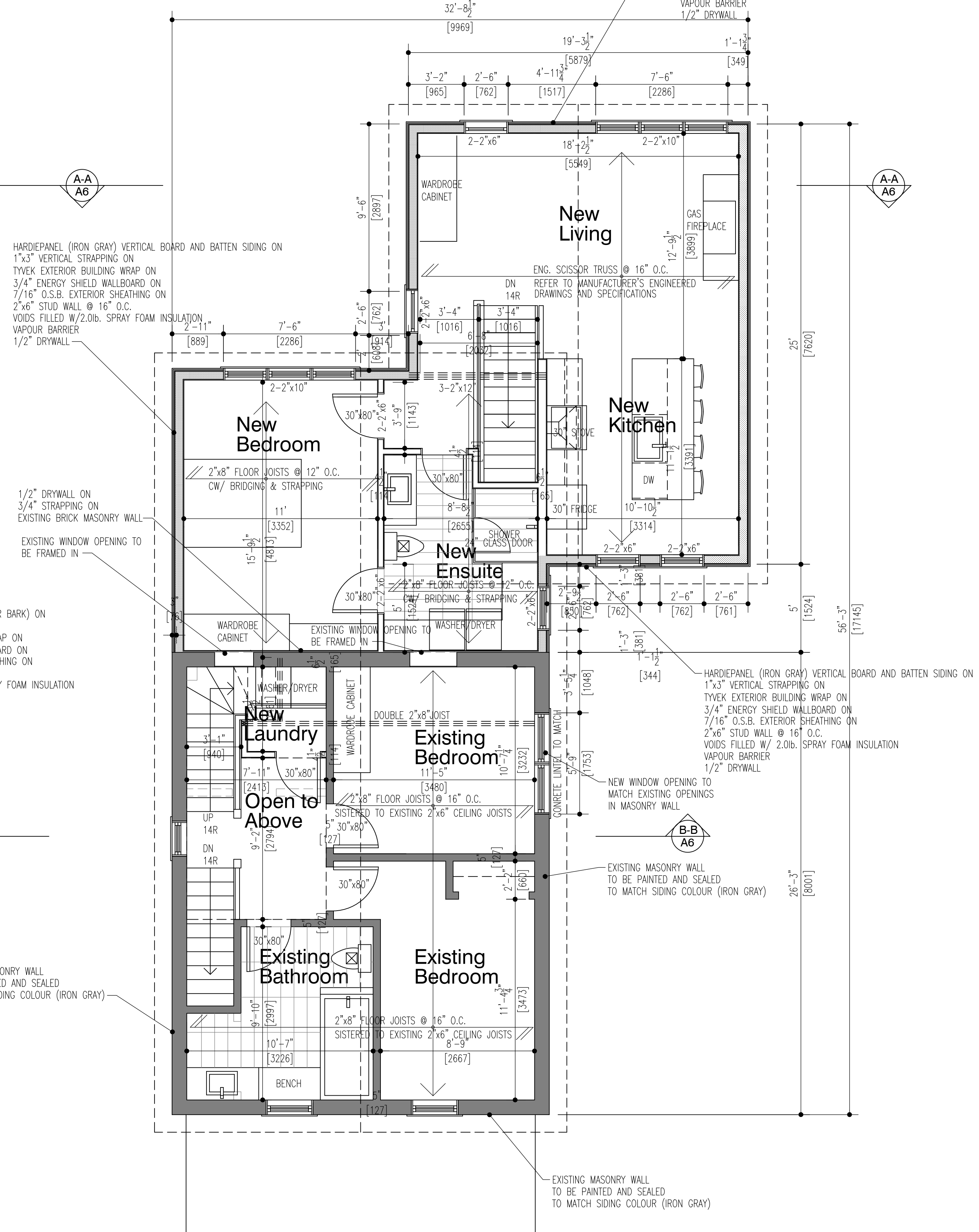
Third Floor Plan

SCALE: 1/4"=1'-0" 1:50

TOTAL FLOOR AREA: 614.2 S.F. (57.06 s.m.)

- EXISTING WALLS TO REMAIN
--- EXISTING WALLS TO BE DEMOLISHED

HARDIEPANEL (IRON GRAY) VERTICAL BOARD AND BATTEN SIDING ON
1"x3" VERTICAL STRAPPING ON
TYVEK EXTERIOR BUILDING WRAP ON
3/4" ENERGY SHIELD WALLBOARD ON
7/16" O.S.B. EXTERIOR SHEATHING ON
2"x6" STUD WALL @ 16" O.C.
VOIDS FILLED W/2.0lb. SPRAY FOAM INSULATION
VAPOUR BARRIER
1/2" DRYWALL

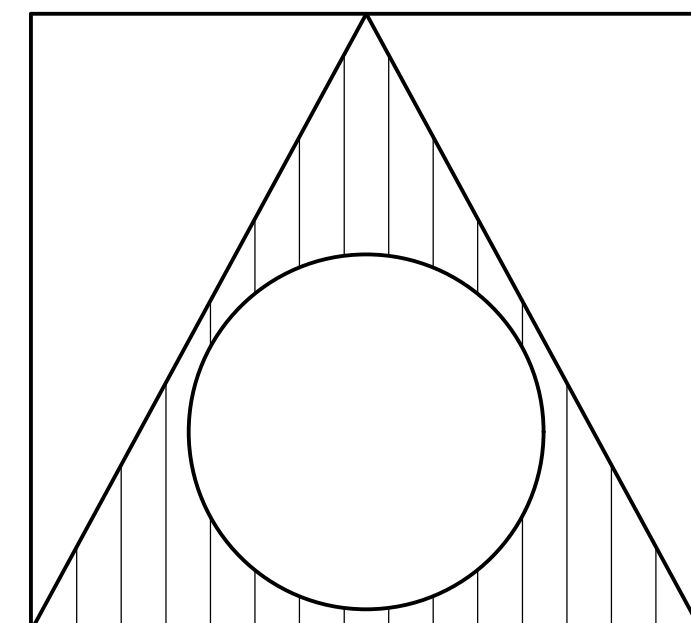


Second Floor Plan

SCALE: 1/4"=1'-0" 1:50

EXISTING FLOOR AREA: 562.2 S.F. (52.23 s.m.)
NEW FLOOR AREA: 732.8 S.F. (68.08 s.m.)
TOTAL FLOOR AREA: 1295.0 S.F. (120.31 s.m.)

- EXISTING WALLS TO REMAIN
--- EXISTING WALLS TO BE DEMOLISHED



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QUALIFICATION INFORMATION
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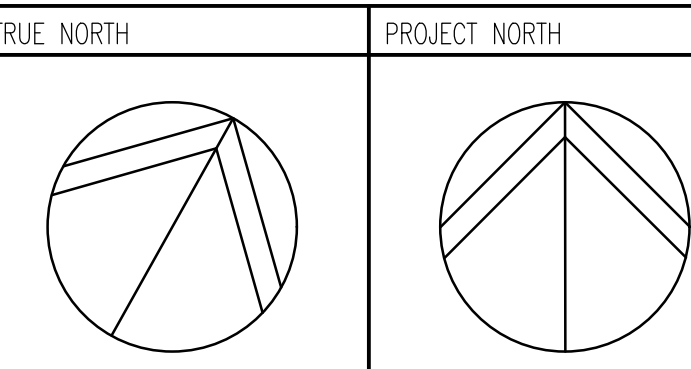
TOIVO VAHI 31358
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE O.B.C.

2434627 ONTARIO INC.
o/a TOIVO VAHI DESIGN 32927
FIRM NAME BCIN

2.	REVISED FOR HERITAGE REVIEW	31/01/20	T.V.
1.	ISSUED FOR PERMIT REVIEW	26/09/19	T.V.
NO.	REVISION	DATE	APPR.

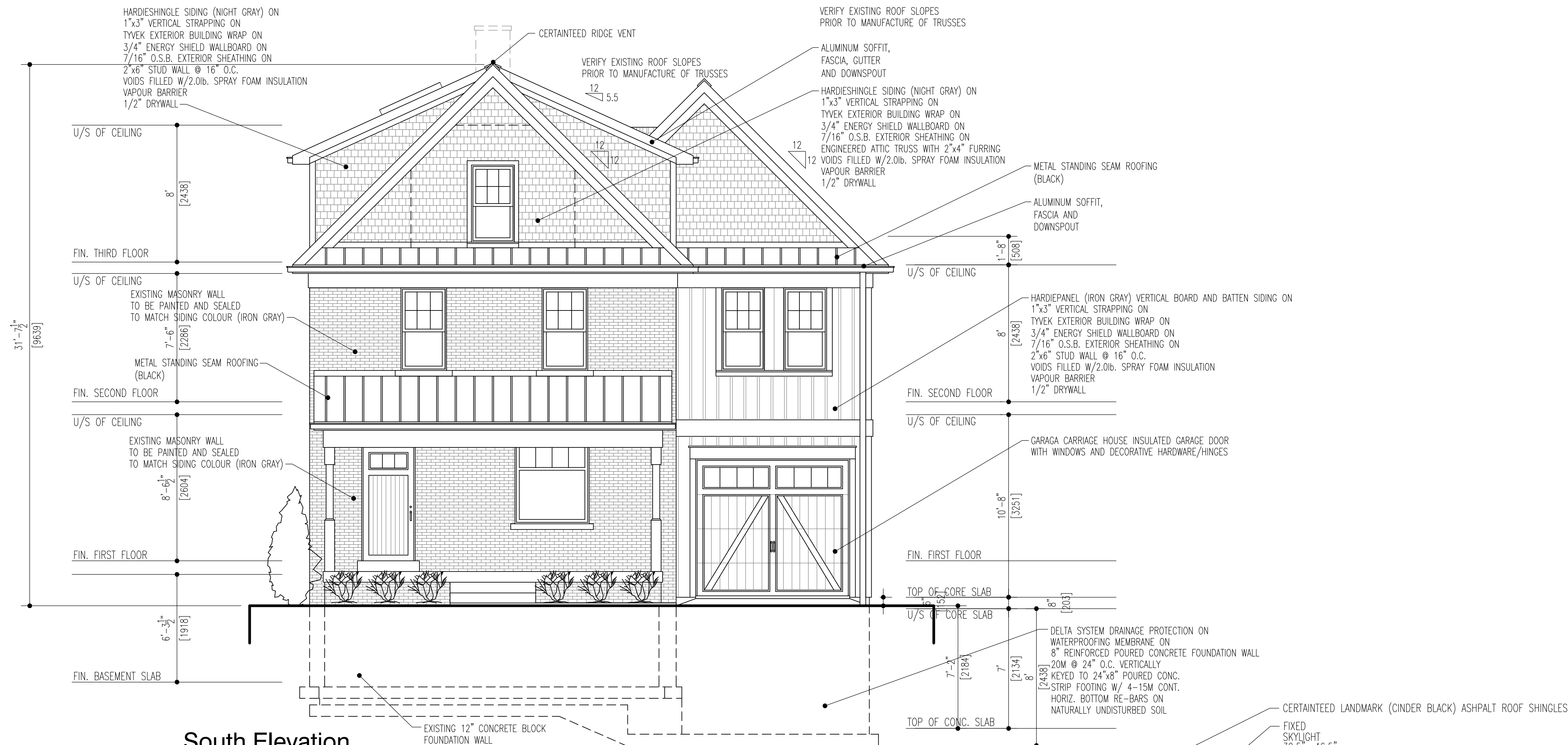
PROJECT:
NEW TWO STOREY REAR ADDITION WITH ATTACHED GARAGE
TO EXISTING TWO STOREY SINGLE FAMILY DWELLING
32 Abell Avenue
VAUGHAN, ONTARIO



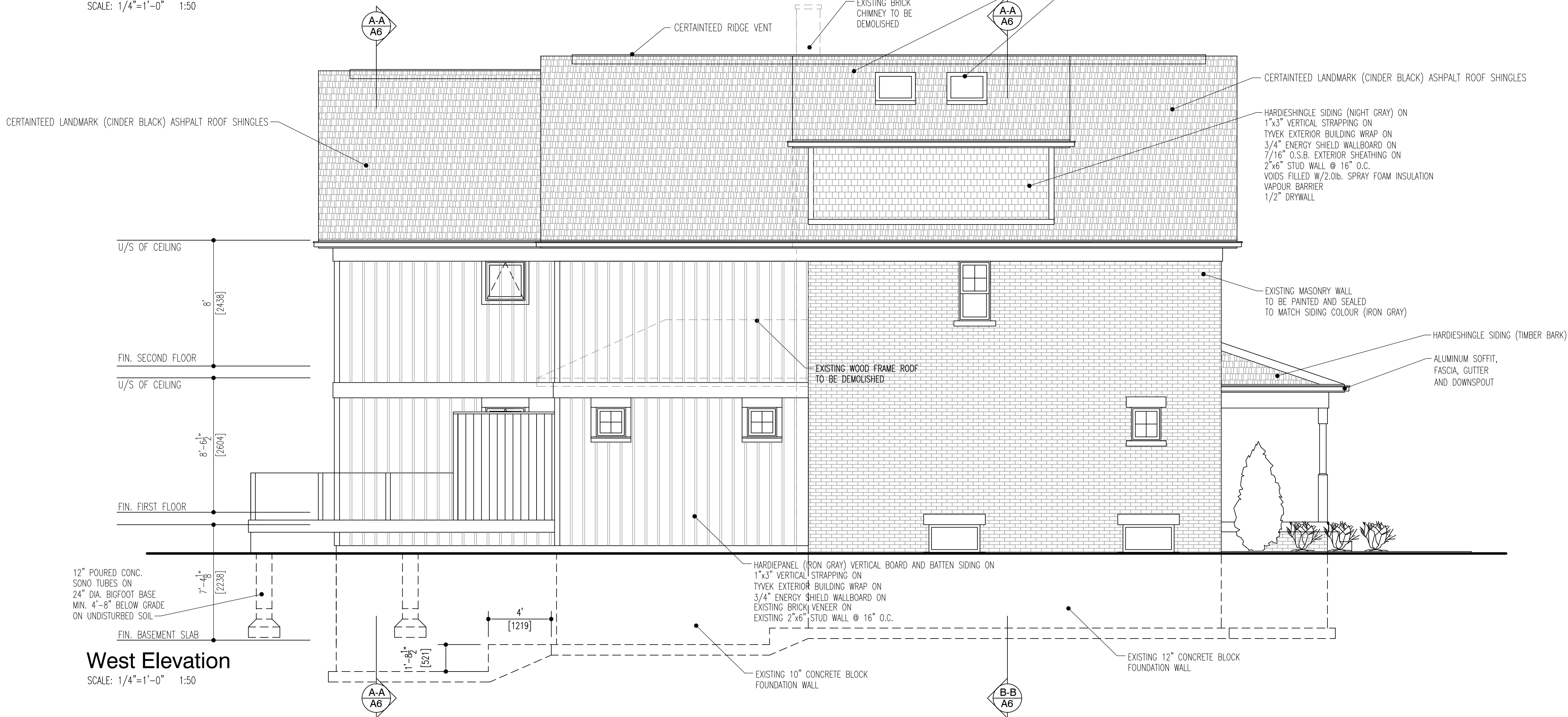
DRAWING CONTENT:

Second Floor Plan
Third Floor Plan

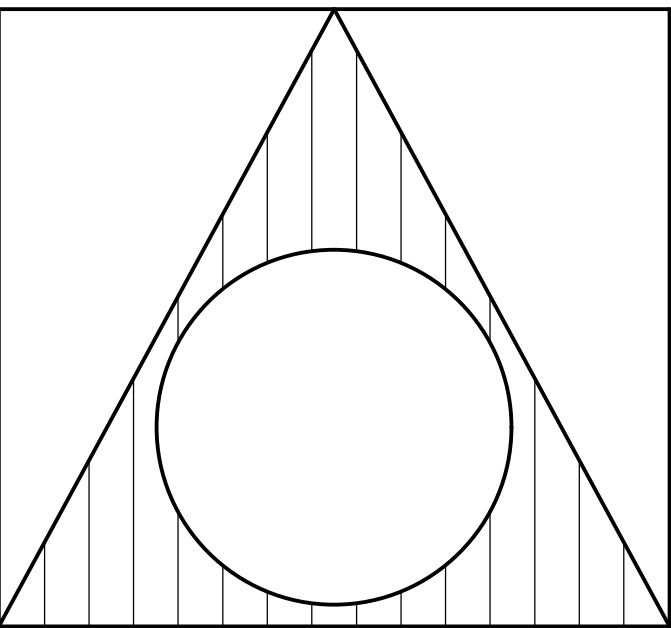
DRAWN BY: T.V.	PROJ. NO.: 2018-06	DRAWING NO.: A3
DATE: SEPT. 2018		
SCALE: AS NOTED		



South Elevation
SCALE: 1/4"=1'-0" 1:50



West Elevation
SCALE: 1/4"=1'-0" 1:50



toivo vahi design
2434627 ONTARIO INC.

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Telephone/Fax: (705) 721-1409
toivovahidesign@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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TOIVO VAHI	31358
NAME	BCIN

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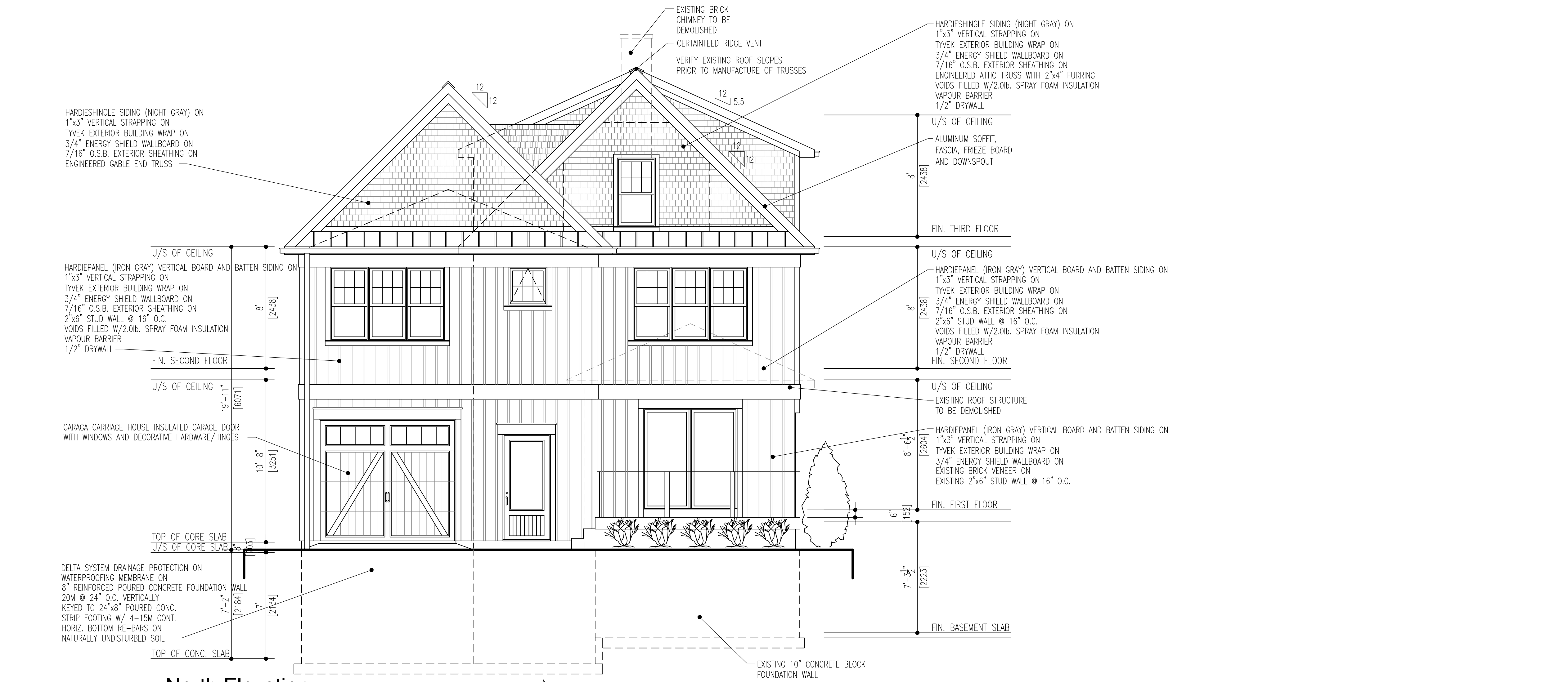
TRUE NORTH	PROJECT NORTH

DRAWING CONTENT:

Elevations

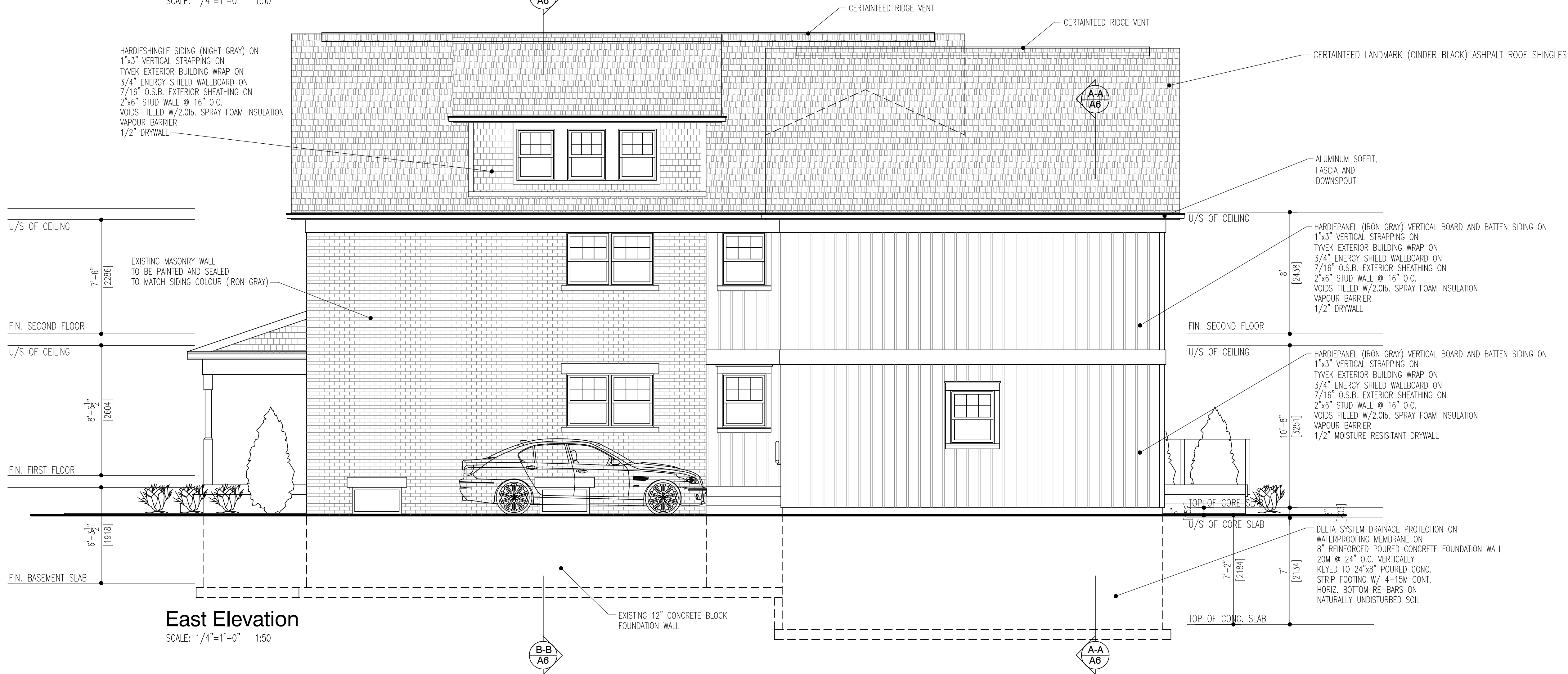
DRAWN BY:	PROJ. NO.:	DRAWING NO.:
T.V.	2018-06	
DATE:	SEPT. 2018	
SCALE:	AS NOTED	

A4



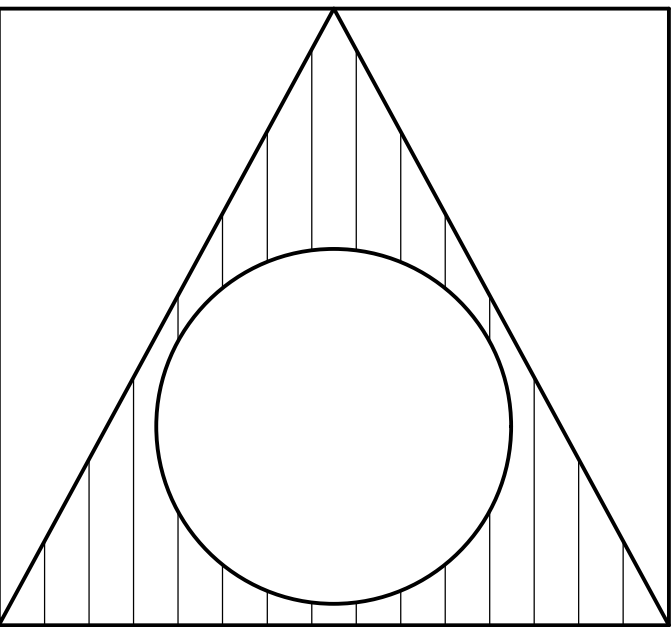
North Elevation

SCALE: 1/4"=1'-0" 1:50



East Elevation

SCALE: 1/4"=1'-0" 1:50



toivo vahi design
2434627 ONTARIO INC.

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FIRM NAME BCIN

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VAUGHAN, ONTARIO

TRUE NORTH	PROJECT NORTH

DRAWING CONTENT:

Elevations

DRAWN BY: T.V.	PROJ. NO.: 2018-06	DRAWING NO.:
DATE: SEPT. 2018		
SCALE: AS NOTED		

A5

