

**Cultural Heritage Resource
Impact Assessment and
Heritage Conservation District
Conformity Report**

**248 - 260 Woodbridge Avenue
Woodbridge Heritage Conservation District (HCD)
City of Vaughan**



prepared by

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amended July 20, 2020

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all photographs by Owen R. Scott of CHC Limited, November 15, 2016 unless otherwise noted.
cover photo: 248 - 260 Woodbridge Avenue

1.0 BACKGROUND

This amended Cultural Heritage Resource Impact Assessment (CHRIA) and Heritage District Conformity Report follows the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments, updated February 2016* and the requirements for a conformity report (see References).

The property at 248 - 260 Woodbridge Avenue is within the Woodbridge Heritage Conservation District (HCD). The Woodbridge Heritage Conservation District is shown on Figure 1; 248 - 260 Woodbridge Avenue is shown in green. The current building on the site is considered a "non-contributing property". The property is adjacent to 268 Woodbridge Avenue, Donald Grant House, and 69 William Street, both of which are "contributing heritage properties" (Figure 2).

The changes to the project that prompt this amendment are related to a revised building design, site and landscape plan, and more specifically:

- building height reduced by 3.2 m (1 storey);
- 5 storey podium reduced to 1 storey;
- servicing/loading area re-located within the building;
- south side setback increased by 2.6 m;
- GFA decreased by 1,351 m²;
- FSI reduced by 0.49;
- outdoor amenity increased by 1,281 m².

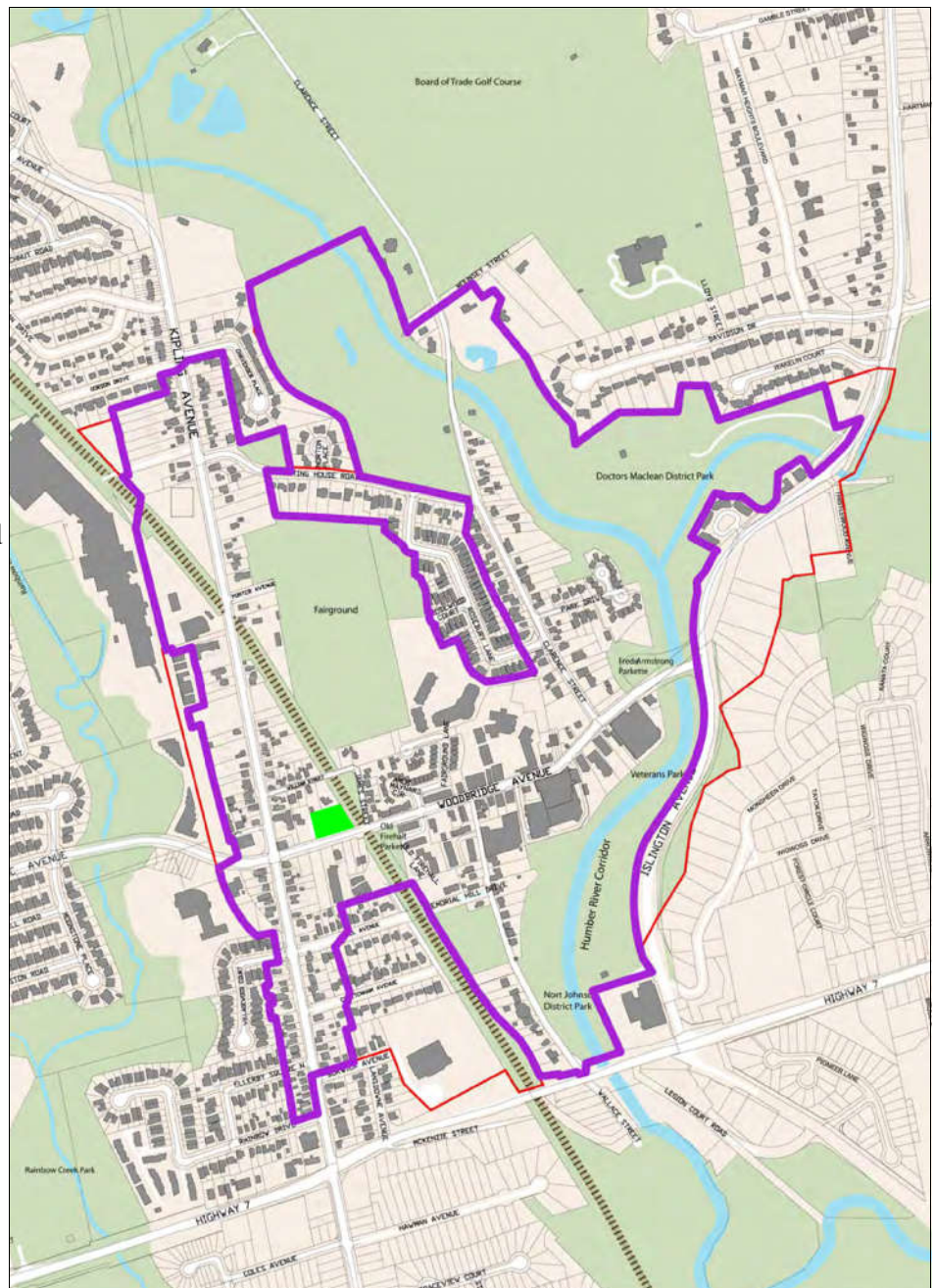


Figure 1 Woodbridge HCD boundaries - Schedule 10 from *Woodbridge Heritage Conservation District Study and Plan* subject property in green



Figure 2 subject property (green) and contributing properties (yellow) - Google Maps

Figure 3 shows the proposed development property, comprised of Lots 11 and 12 and Part of Lots 9 & 10, Registered Plan 385, City of Vaughan (Woodbridge).

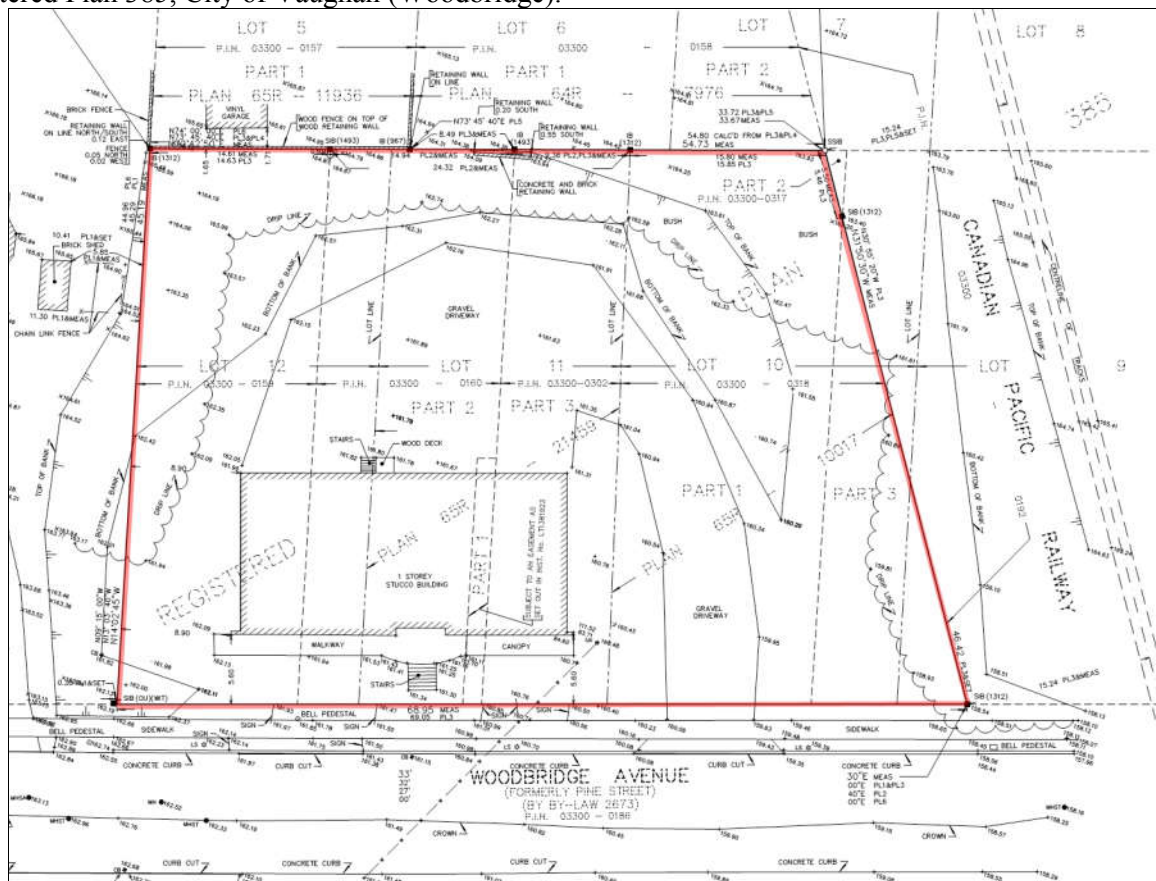


Figure 3 Survey - Lots 11 & 12 and Part of Lots 9 & 10, Registered Plan 385 - Rady-Pentek & Edward Surveying Limited, 8 October 2015

2.0 THE ASSESSMENT

2.1 History of the properties and evolution to date

The history of the Village of Woodbridge is described in the *Woodbridge Heritage Conservation District Study and Plan*.¹ A map of the village is found in the 1878 historical atlas of York County. Overlaid on that map is the subject property and the current CP railway for context (Figure 4).



Figure 4

from: *Illustrated historical atlas of the county of York 1878*
CP railway line added for context

Woodbridge Avenue was named Pine Street and nearby Kipling Avenue (Eighth Avenue) was the road allowance between Concessions 7 and 8. James Hamilton McClure owned most of the lands that are bounded by Woodbridge Avenue, Kipling Avenue, William Street and James Street. McClure (1844 - 1898) was born and died in Woodbridge. He was the son of Andrew McClure and Mary Ann Hamilton. A few years later, he

¹ *Woodbridge Heritage Conservation District Study and Plan, Final Document* April 2009, Office for Urbanism. In association with Goldsmith Borgal and Company Architects (GBCA), pp. 29-33

sold the subject property lots - Lots 9 to his brother, Andrew in 1875; Lots 10 and 11 to James S. Robinson in 1876; and Lot 12 to Alexander Locke, also in 1876 (Figure 5). The subject property is shown in green; Lots 9-12 are outlined in red. See appendix 1 for the detailed Chains of Title.



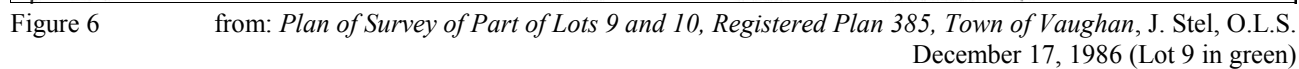
Figure 5

Plan of Subdivision, James H. McClure, "Pine Grove" May 5, 1875

Over time, the original Lots 9 through 12 were reconfigured, with new north-south lot lines being created in the early 20th century (Figures 6 & 7).

In 1894, the east part of Lot 9, which later found itself on the town side of the relocated railway, was sold to Mary Hugill. The west part of Lot 9 was transferred to John McClure the same year. The Toronto Grey and Bruce Railway (Figure 4) had been acquired by Canadian Pacific in 1883, and the former narrow gauge TG&B line was relocated across Pine Street (Woodbridge Avenue) through Lot 9 of the subject property in 1907 (Figure 10). The remaining westerly portion of Lot 9 housed a frame and metal garage, now demolished (Figure 6).

Lot 10 (248 Woodbridge Avenue) was sold by James Robinson to Sarah Wiggins in 1894 and then to John Hallet in 1896. A small triangle in the northeast corner was sold to the Canadian Pacific Railway in 1907. A two storey frame house occupied Lot 10 for many years (Figure 6). The current owner, City Park (Woodbridge Gates North) Inc. purchased the property in 2016.



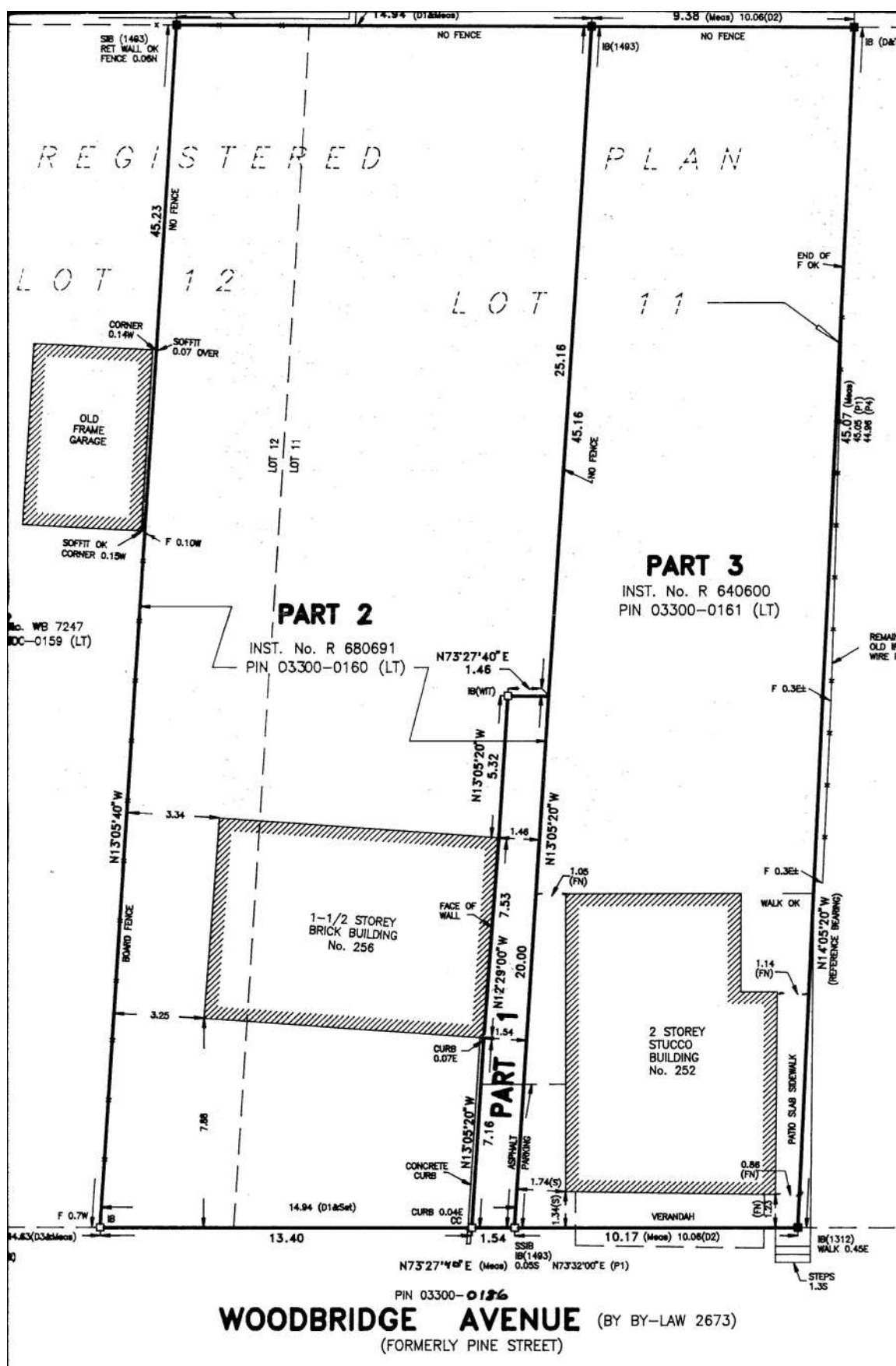


Figure 7 from: *Plan of Survey of Part of Lots 11 and 12, Registered Plan 385, Town of Vaughan*
J. Stel, O.L.S. June 28, 1999

Lot 11 (252 and 256 Woodbridge Avenue) was sold by its second owner, James Robinson, to Alice Robinson in 1876. Alice had dealings with Joseph Rowan including mortgages, ultimately resulting in possession of the Lot by Rowan c. 1890. Lot lines were altered in 1915 and by 2005, Lots 9 through 12 were in the same ownership. The 1999 Plan of Survey (Figure 7) shows a 2-storey stucco dwelling on the property, since demolished. The property changed hands many times between 1900 and the present, culminating with the current owner's (City Park [Woodbridge Gates North] Inc.) purchase in 2016.

The second owner (Alexander Locke) of Lot 12 (256 and 260 Woodbridge Avenue) sold the property to Frederick Wise in 1900. It appears that there was a house on the property at that time (since demolished). After many subsequent owners (see Chain of Title), the property was purchased by the current owner, City Park (Woodbridge Gates North) Inc. in 2016.

Figures 8 and 9 are an aerial oblique photograph from 1954, showing the results of Hurricane Hazel in that year. The Figure 9 excerpt from Figure 8 shows the buildings referred to above at 248 through 260 Woodbridge Avenue at that time. Note the rural character of the south side of Woodbridge Avenue in Figure 9.



Figure 8 aftermath of Hurricane Hazel 1954, *City of Vaughan Archives* - Figure 9 outline in red



Figure 9

excerpt from Figure 8 - subject buildings circled in red

A temporary sales office building has occupied the subject property for the past few years (Figure 2).

Figure 10 is a sketch from the August 1907 *Indenture in Pursuance of the Act Respecting Short Form of Conveyance* between John A. McClure, Tailor and the Toronto Grey and Bruce Railway Company (Canadian Pacific Railway), acquiring the right-of-way for the new CP rail line.

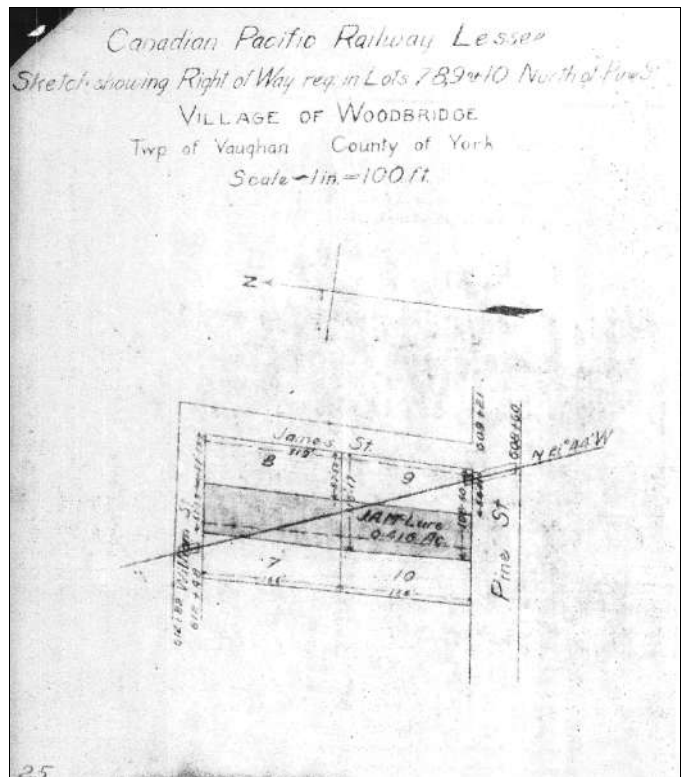


Figure 10

from conveyance of lands to CPR, August 1907

2.2 Context and setting of the subject property

The subject property lies within Character Area 2 “Woodbridge Avenue” and is bounded on the north and east sides by Character Area 3 “William and James Streets” (Figure 11) of the HCD Plan.²

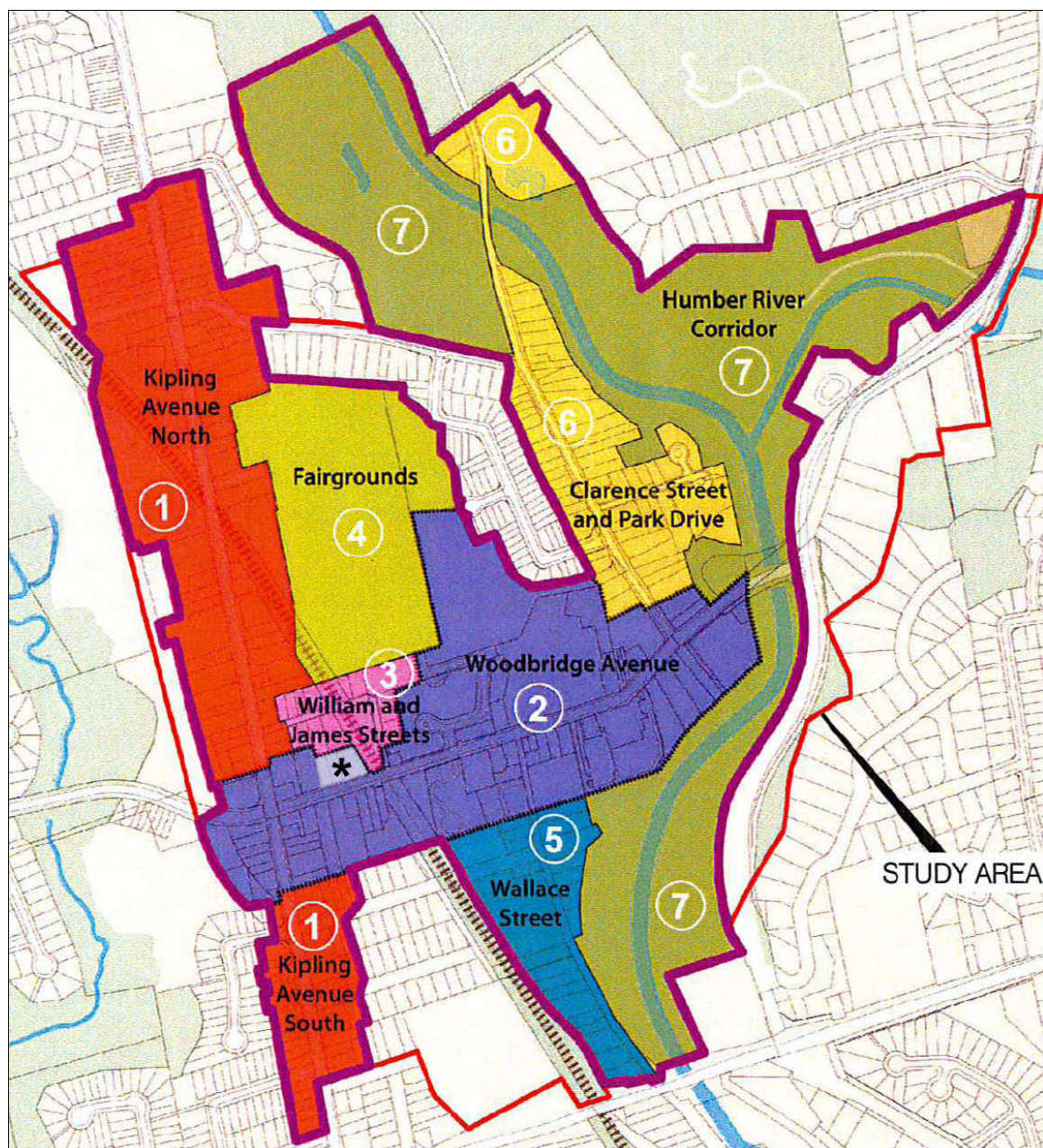


Figure 11 heritage character areas from: *Woodbridge HCD Plan*, p. 59 - asterisk marks subject property

The heritage attributes of Area 2 are:

1. *Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential.*
2. *A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.*

² *Ibid*, p. 59

3. Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps.
4. Buildings are often built with zero (or minimum) setback.³

Within and surrounding the subject property, clusters of contributing and non-contributing buildings to the heritage character were inventoried in the Plan⁴ (Figure 12).

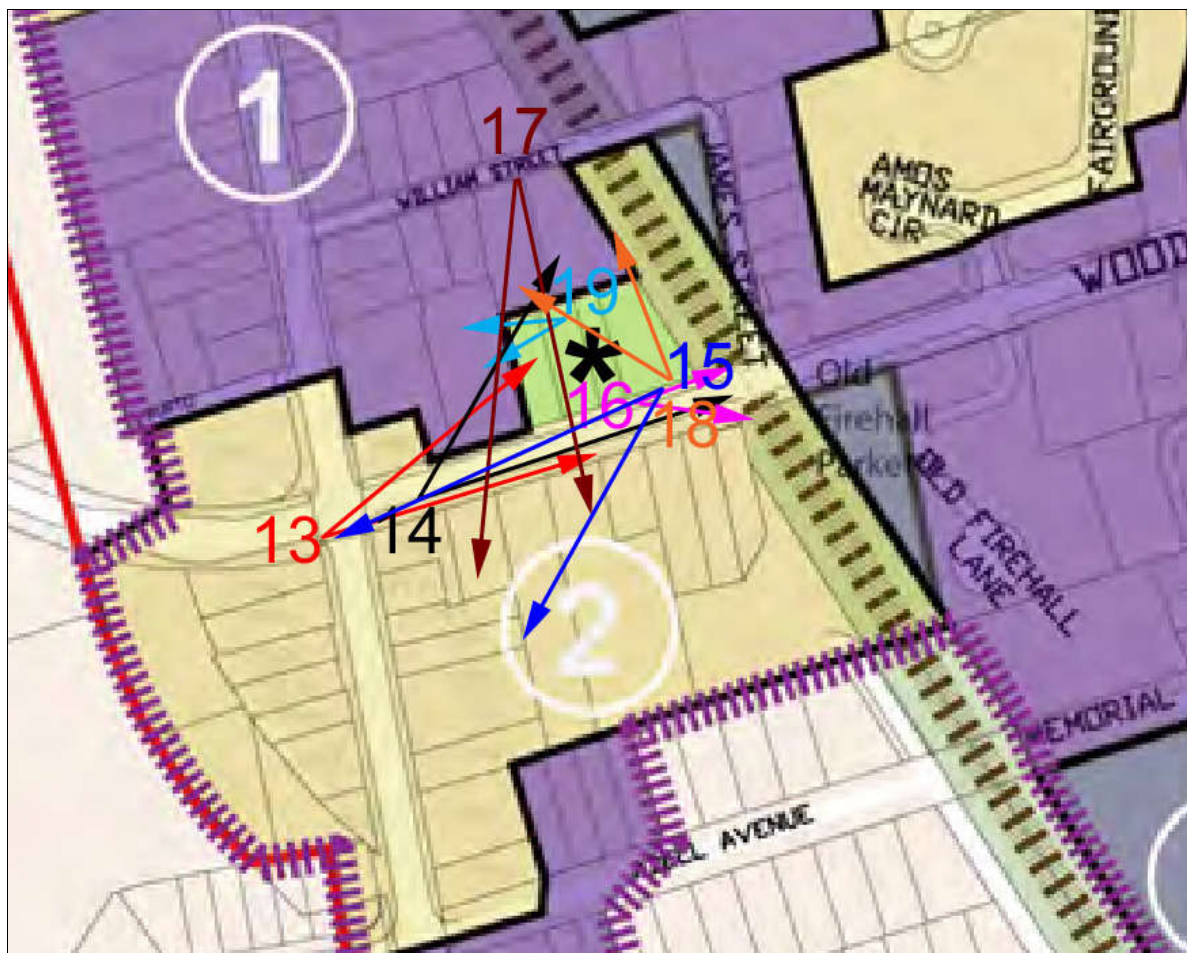


Figure 12 photo key & contributing (1) and non-contributing (2) buildings - asterisk marks subject property from: *Woodbridge HCD Plan*, p. 58

The subject property is within a large cluster of non-contributing buildings, with a contributing building adjacent on the west boundary and contributing buildings adjacent on the north boundary. The railway bridge over Woodbridge Avenue (Figure 16) is a contributing structure and a visual gateway to the village downtown.

Figures 13 through 19, as keyed on Figure 12, illustrate the context within which the subject property is situated. Figure 13 shows the property in the left distance from the intersection of Kipling and Woodbridge. The 6 - 8-storey building on the right and the 2-storey building on the left are non-contributing buildings.

³ *Ibid*, p. 71

⁴ *Ibid*, p. 58

Figure 14, from the sidewalk in front of 281 Woodbridge Avenue, shows the neighbouring contributing building at 268 Woodbridge Avenue, Donald Grant House with the subject property in the background.

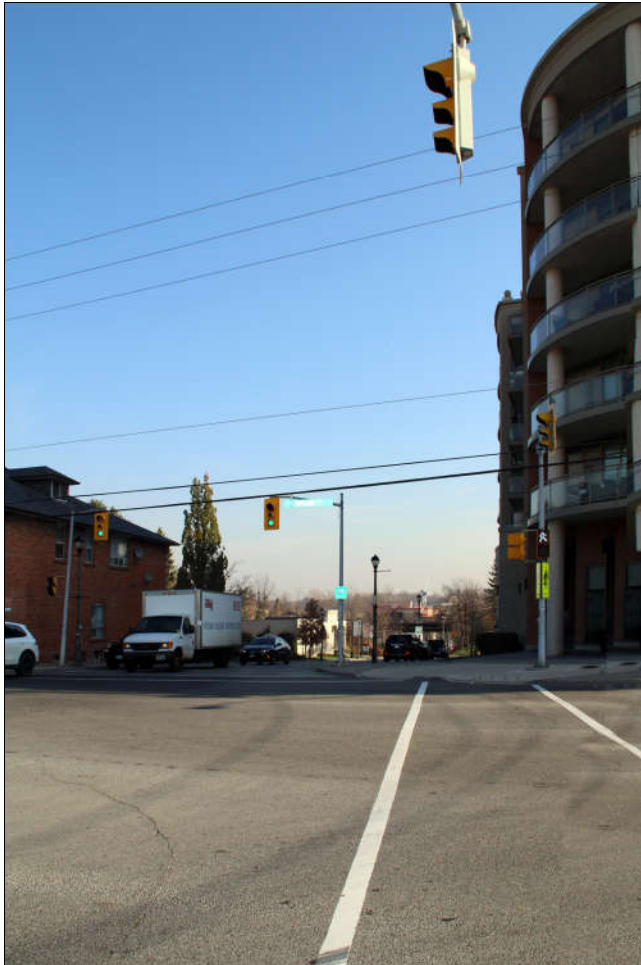


Figure 13 Kipling & Woodbridge, looking east to property



Figure 14 from 281 Woodbridge Ave looking northeast



Figure 15 from 248 Woodbridge Ave looking southwest

Figure 15 shows the non-contributing properties on the south side of Woodbridge Avenue as seen from the subject property at 248 Woodbridge Avenue near the railway bridge (Figure 16).

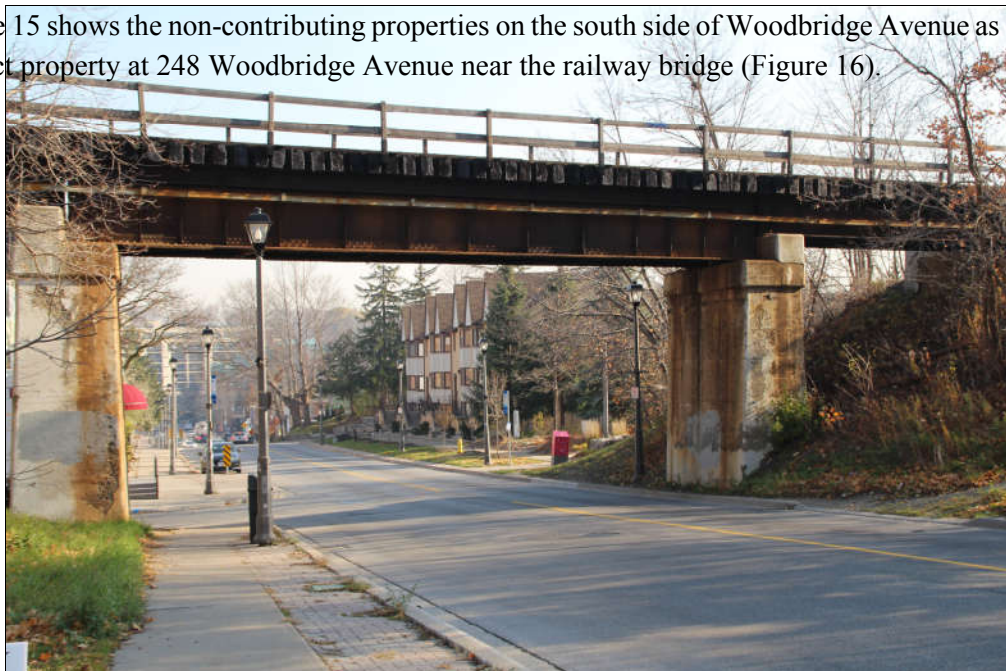


Figure 16

CPR bridge over Woodbridge Avenue looking east

Figure 17 shows the view from 69 William Street, a contributing building, to Woodbridge Avenue.



Figure 17 from 69 William Street to Woodbridge Avenue looking south



Figure 18 from Woodbridge Avenue to rear of subject property - William Street properties behind trees

Figure 18 shows the properties on William Street as seen from the subject property.



Figure 19

268 Woodbridge Avenue from subject property looking west

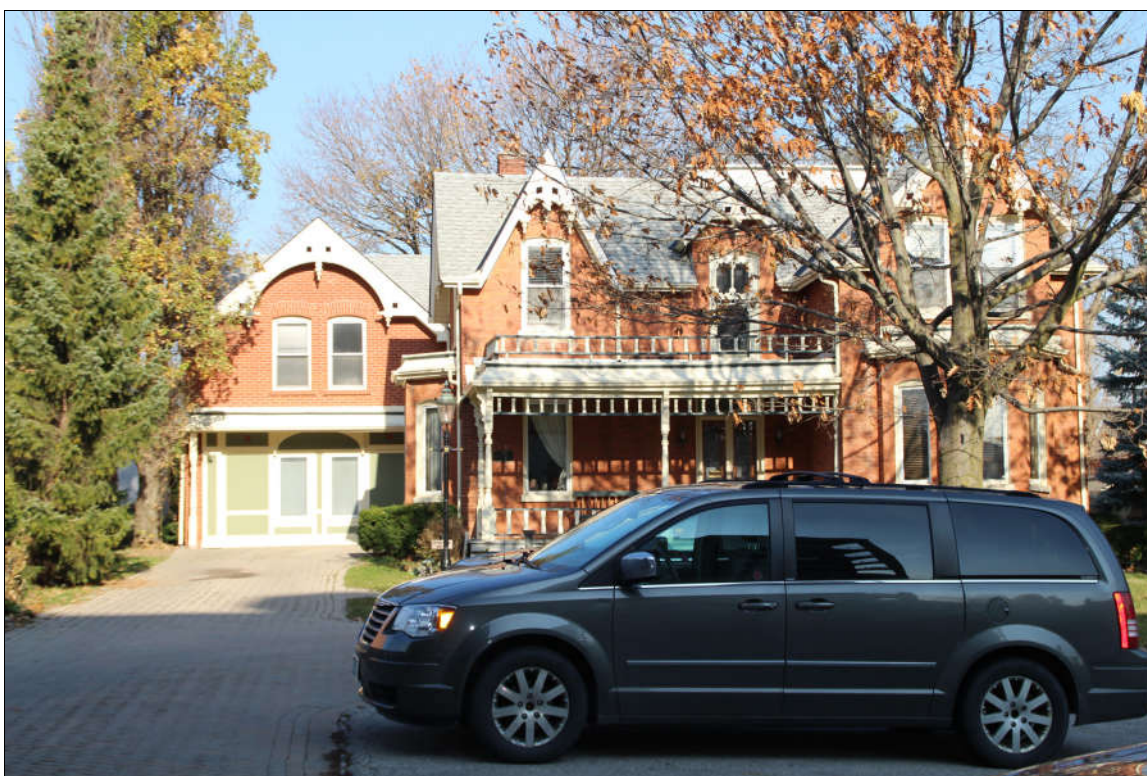


Figure 20

adjacent heritage resource - 268 Woodbridge Avenue

The HCD Plan contains an inventory of buildings in the District at 2009. Figure 21 (2008 photo) is an excerpt from the inventory sheet for the area on Woodbridge between Kipling and the CPR. Note is made of the previously existing buildings on Lots 252, 256 and 260.

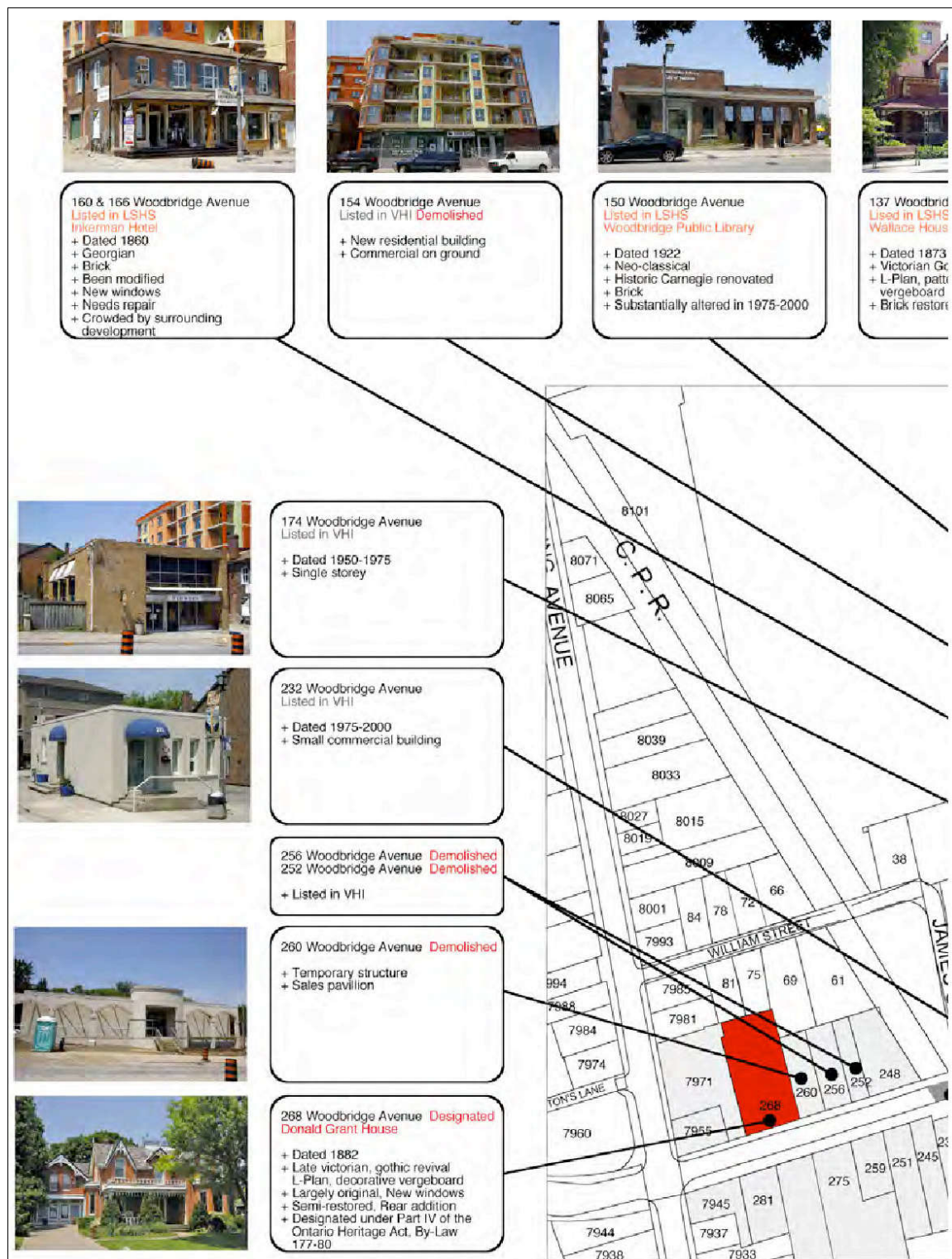


Figure 21

excerpt from *Woodbridge HCD Plan - inventory sheet 5a*, p. 154

Figure 22 is the inventory sheet for the William Street area.



Figure 22

excerpt from *Woodbridge HCD Plan - inventory sheet 3*, pp. 150 & 151

The area in which the subject property is located is bounded by topography in the form of the railway embankment to the east, the higher elevation of William Street to the north, and also of the south side of Woodbridge Avenue. The land also rises to the west towards Kipling. With the added height of buildings on the south side of Woodbridge, the subject property is visually contained to a large extent. The character of the immediate environs is varied, ranging from a 6 - 8-storey building on Woodbridge to a single-storey residence on William Street. Woodbridge Avenue buildings between Kipling and the CPR bridge range from 2 to 8-storeys, with the tallest structure at the highest elevation of land.

The property itself is occupied by a temporary sales office building (Figure 24). The site is relatively flat. It is 3 to 4 metres lower than the lots on William Street and screened by a dense hedgerow (Figure 18). It is also 2 to 3 metres lower than the adjacent 268 Woodbridge Avenue property at the rear where the house is located. The Donald Grant House is heavily screened by mature coniferous and deciduous vegetation (Figure 19). The adjacent CP Railway tracks are 4 to 5 metres above the grade of the property (Figure 23).



Figure 23

C.P.R. railway and Woodbridge Avenue railway bridge from project site



Figure 24

268 Woodbridge Avenue from the east

268 Woodbridge Avenue is set well back of the street and is only visible from the east at or near the westerly property line (Figure 24).

2.3 Architectural evaluation of the subject property

The only structure on the 248 - 260 Woodbridge Avenue property is a 21st century temporary sales office (Figure 24). There is no heritage resource on the property.



Figure 25

temporary sales office at 248 - 260 Woodbridge Avenue

2.4 Development proposal for the subject lands

The architecture of the proposed building draws inspiration from the heritage buildings found in the neighbourhood. It is articulated in traditional architecture with classical proportions, details and materials that are integrated with the existing community. It is a 7-storey building on the south (Woodbridge) elevation and 6 storeys at the rear as a result of the topography. The first storey constitutes a street related podium element with step back occurring at the 2nd floor. The podium creates a scaled interface with the existing sidewalks and street frontages and is composed of mainly masonry with punch windows. The upper floors provide a contemporary expression of the traditional elements of the podium level. The grid arrangement of the masonry pilasters and the glass spandrels echo the proportion of the post and lintel components of the base. The architectural style and materiality of the entire building is such that both traditional and contemporary languages are blended. The aesthetic balance between the traditional cornice and pilaster details and the contemporary glass entrance and balconies achieves a harmonious overall look.

The proposed building is set back 20 m on the east due to the railway, which provides a buffer to mitigate noise. This creates the service and landscape spaces. The majority of the building faces south and west with adequate exposure to sunlight and open views. The building steps back to the north creating a play of terraced levels. Figure 26 is a proposed Site Plan for the development of the property.

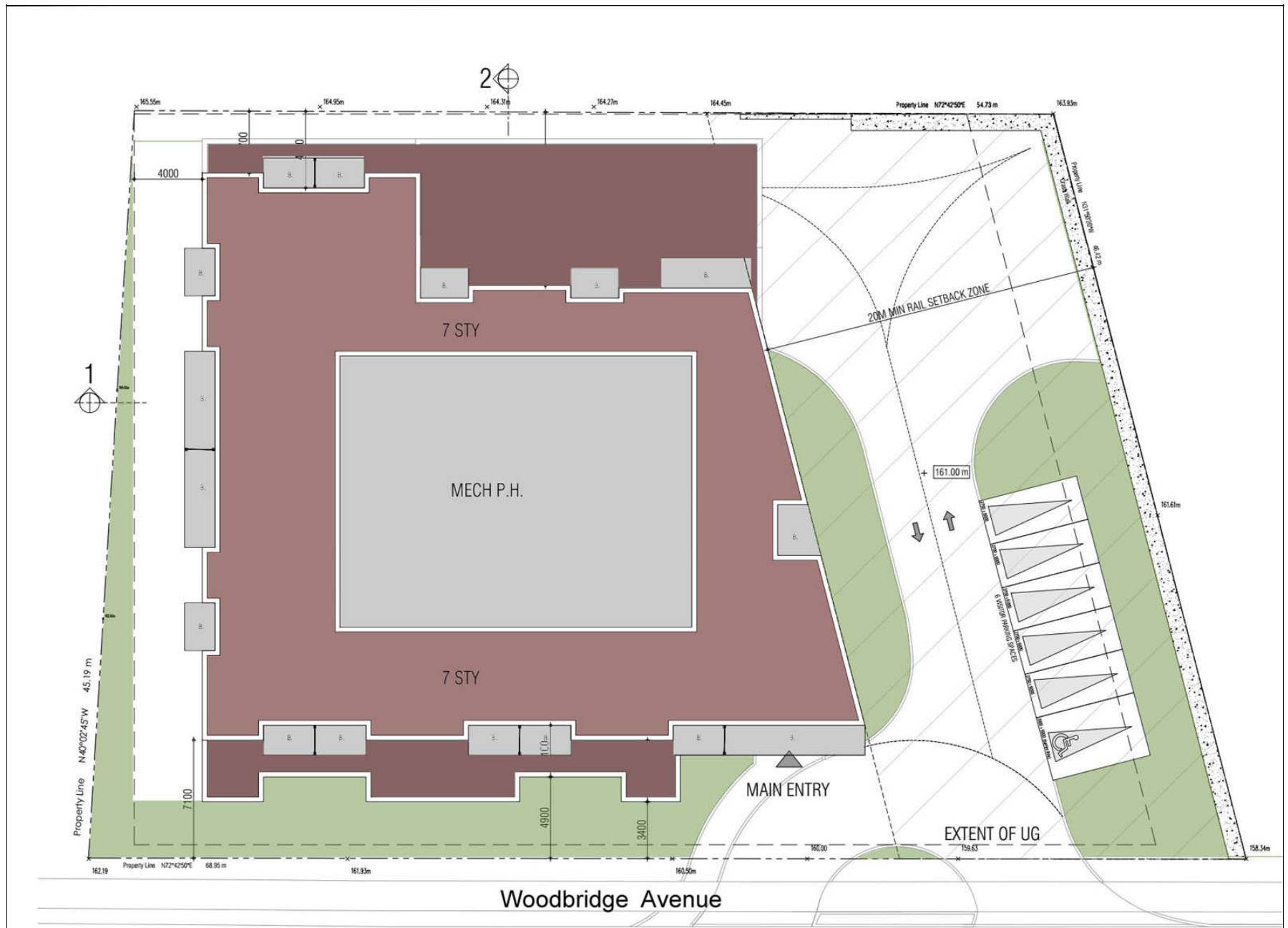


Figure 26

Site Plan - after Graziani + Corraza Architects Inc., May 28, 2020

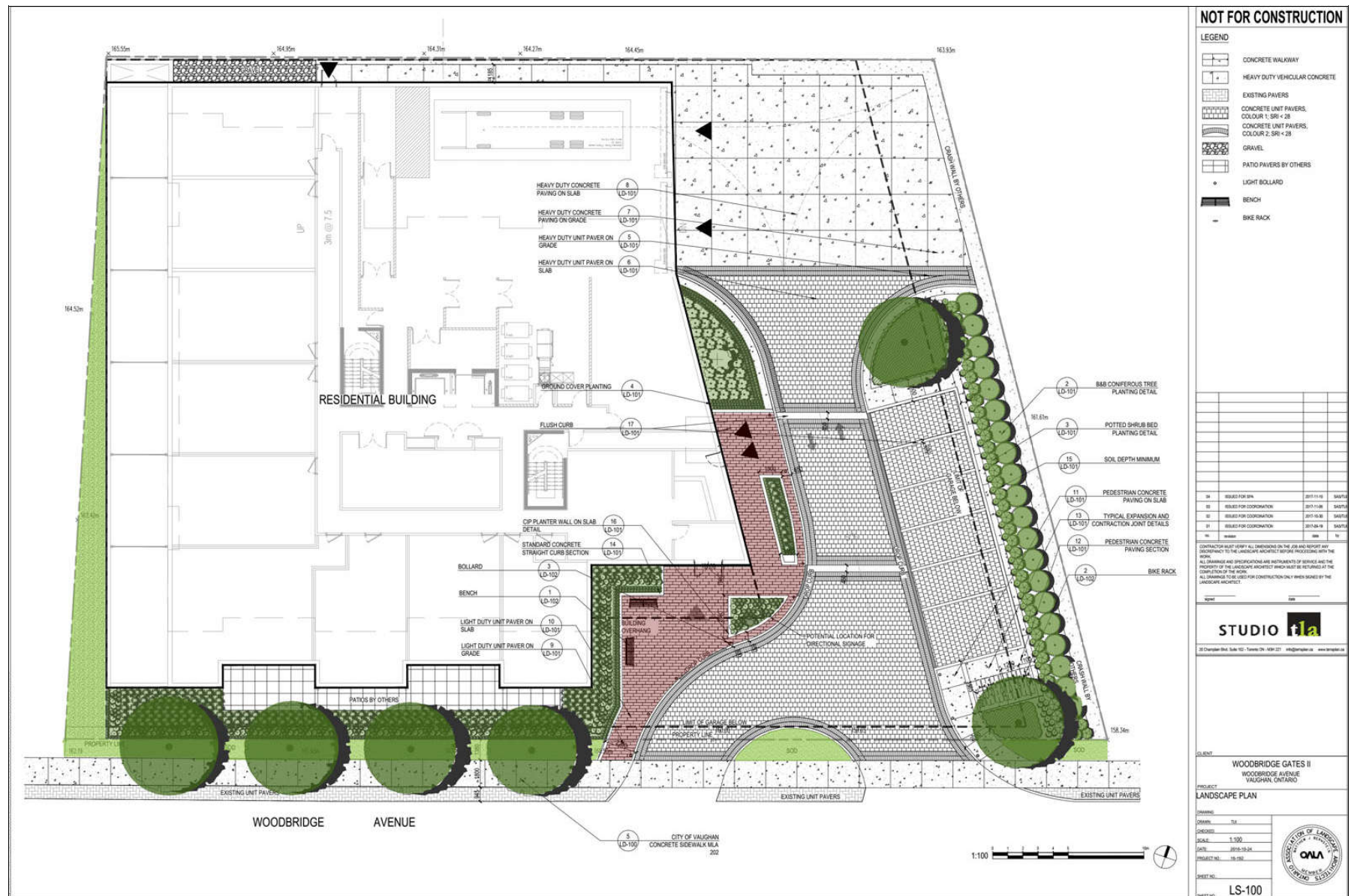


Figure 27

Landscape Plan - Terraplan Landscape Architects, 15 July 2020



Figure 28

south elevation (Woodbridge Avenue) - *Graziani + Corraza Architects Inc.*, June 2020

Figure 28 is a view of the 7 storey building from the southeast, showing the railway crash wall to the east, a single storey podium of 4.5 metres, and the main entrance facing the street.



Figure 29

south (Woodbridge Avenue) elevation - *Graziani + Corraza Architects Inc.*, June 2020

Figure 29 is a view from the southwest along Woodbridge Avenue. The railway bridge is in the background.

2.5 Potential Impacts on Identified Cultural Heritage Resources and the HCD

Potential impacts per InfoSheet #5, Heritage Impact Assessments and Conservation Plans⁵

<i>Potential Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • destruction of any, or part of any, significant heritage attributes or features 	no destruction of any part of any significant heritage attribute or feature
<ul style="list-style-type: none"> • isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	not applicable
<ul style="list-style-type: none"> • a change in land use where the change in use negates the property's cultural heritage value 	not applicable
<ul style="list-style-type: none"> • alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance 	not applicable
<ul style="list-style-type: none"> • shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden 	there is no shadow cast on the listed building at 69 William Street - the shadow cast on the listed building at 268 Woodbridge Ave. is coincident with the shadow cast by the mature coniferous trees on the east side of that property (see Appendix 2)
<ul style="list-style-type: none"> • direct or indirect obstruction of significant views or vistas within, from, or of built and natural features 	the proposal blocks no significant views of adjacent contributing resources
<ul style="list-style-type: none"> • land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource 	not applicable

2.6 Evaluation of Proposed Development

Following is an evaluation of the project according to Section 6. (Heritage Attributes and District Guidelines) of the Woodbridge HCD Plan ⁶

<i>Guideline 6.1</i>	<i>Evaluation</i>
<ul style="list-style-type: none"> • Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential with ground level of buildings along Woodbridge Avenue flush with the sidewalk, with direct access from the street. 	The building is exclusively residential. It satisfies the Guidelines, no negative impact

⁵ Provincial Policy Statement (PPS, 2005) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, p. 3

⁶ Heritage Attributes and Guidelines from: *Woodbridge Heritage Conservation District Plan*, Part 2, pp. 71, 80-83

<ul style="list-style-type: none"> Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building, measured at the building's edge. New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required, with the additional two floors stepping back on a 45° angular plane. 	<p>The proposed building is 7 storeys on Woodbridge Ave., stepping back from a first floor podium. The building main roof is at a geodetic height of 184.86, based on 7 storeys exposed on the Woodbridge Ave frontage (p1 + 6 floors), and 6 storeys on the north, west and east sides. The mechanical penthouse roof is at a geodetic height of 190.86. The 7 storey building across the street is at a geodetic height of 192.10.</p>
<ul style="list-style-type: none"> Storefronts must be oriented towards the street and should be experienced as a collection of small scaled retail, with operable doors 	<p>Not applicable - there are no storefronts.</p>
<ul style="list-style-type: none"> New buildings should be built directly to the front property or street line to establish a continuous street wall. When located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings. 	<p>The proposed building is located directly at the front property or street line to establish a continuous street wall. It does not transition back to the setback line of the existing contributing building to the west which is set to the rear of the lot. Open views are afforded to that building from the street.</p>
<ul style="list-style-type: none"> Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Avenue to build on the "green" character of the street. 	<p>Not applicable - there are no contributing buildings on the property.</p>

6.3 Architectural Guidelines for New Buildings, Additions and Alterations

Guideline 6.3.2. Contemporary Design

- Contemporary work should be 'of its time'. It should avoid blurring the line between real historic 'artifacts' and contemporary elements. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided. Architectural Guidelines for design include: material palette, proportions of parts, solidity verses transparency and detailing.

Evaluation

The proposed development is clearly of its own time and place with a contemporary style that does not reproduce historic detailing. Brick in red tones is used as a reference to the materiality and colour palette found along Woodbridge Avenue

6.4 Built Form Framework

- Materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco, wood siding and trim, glass windows and storefronts and various metals.
- New buildings in the district must consider the proportions of immediate neighbouring buildings, but must also consider portions of historical precedents (e.g. window height, base-body-cap, etc.)
- The level of transparency in the new work should be set at a level that provides a good fit on the street frontages. In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.
- For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed. In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.
- When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.
- All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.
- Where heritage contributing buildings are located on either side of a new development site, and are set further back from the zero setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.

Evaluation

The development is clad primarily in red brick tones. Windows are of clear glass..

The development has appropriately proportioned windows based on the volume of the building as well as appropriate pilaster separations to add rhythm to the facade.

The solid-to-transparency ratio is appropriate in this development and fits well with this part of the streetscape along Woodbridge Avenue.

The detailing in the development is appropriate as the pilasters on the facades add rhythm to the building, referencing historical proportions with a contemporary style.

The adjacent contributing building to the west is set at the rear of the property and is currently only visible from the east on Woodbridge Ave. at or near the property line (see Figure 24). The proposed building does not block views of the adjacent building.

No blank walls face Woodbridge Avenue.

*Does not comply.

6.4 Built Form Framework

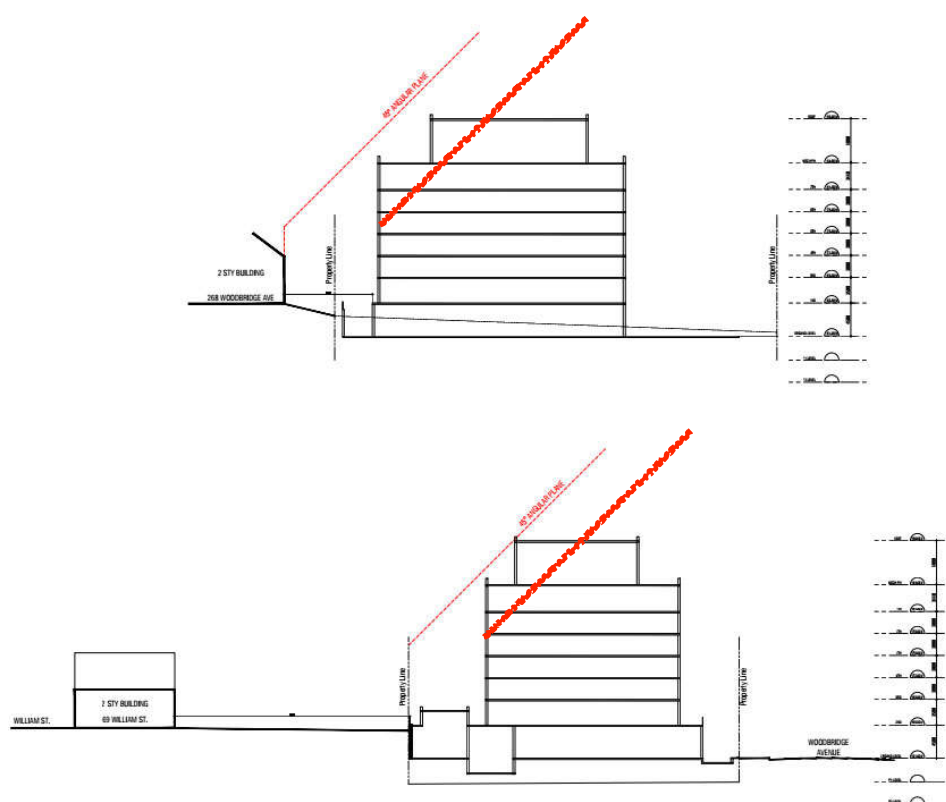
- Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.
- New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.
- The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane.

Evaluation

*Does not comply.

Separation from the railway is a safety requirement, resulting in a 20 m side yard on the east.

The proposed development is adjacent to the back yard of a contributing residence to the north. It is stepped back from it and the 45 degree angular plane is respected. The proposed development is also adjacent to a contributing, former residential to the west. It is stepped back from it and the 45 degree angular plane is respected.



- New buildings must have a building podium, lining the street, of 2 floors minimum and 4 floors maximum.

Podium height is 1 floor; however at 4.5 m it is equivalent to 1½ storeys.

6.6 Open Space Framework

- The accommodation of pedestrians will have priority over the accommodation of vehicles.
- Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.

Evaluation

The parking garage door is at the rear of the east wall, well back from the property line minimizing its view from Woodbridge Ave.

The streetscape is currently devoid of trees. Street trees are proposed in the landscape plan (Figure 27.)

6.6 Open Space Framework

- Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.

A number of trees with diameters of 20cm or more are proposed to be removed. Refer to the Arborist Report for further information.

6.7 Urban Design

- Woodbridge Avenue should continue to function as a mixed use commercial street and promenade with commercial animation at grade.
- The street section should reflect a more formal landscape treatment and tree planting design that responds to at-grade retail amenities.
- The sidewalks should be primarily hard surfaced to accommodate pedestrian traffic and there should be continuous sidewalk on both sides of the street.
- Woodbridge Avenue should have a continuous enhanced paving treatment and palette of furnishings such as special lighting standards and benches that demarcate it as a “special street” and enhances the identity of the Woodbridge Core.
- Woodbridge Avenue should accommodate on street parking where possible.
- On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.

Does not comply. The building is residential.

Not applicable - see above.

Sidewalks are hard surfaced accommodating pedestrian traffic.

See Landscape Plan.

A drop-off area is included at the main entrance. There is currently no on-street parking.

Short-term parking is provided at the railway side of the property. Structured parking is not visible from the street.

* To comply with these guidelines would be in conflict with the guideline to establish a continuous street wall and would relegate development of the property primarily to the rear and east (railway line) side of the property. The contributing building to the west is set at the extreme rear of the lot and is screened from the

subject property in a manner that does not afford views of it travelling from the east on Woodbridge until at or near its easterly property line. The HCD Guidelines provide that consideration may be given to the setback requirements of new buildings only when new construction is set back from the street frontage of the contributing building to maintain open views and vantage points from the street, and where the parts of the contributing building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes and the three dimensional form of contributing buildings can be maintained. No parts of the contributing building are hidden from view and the new development is of appropriate architectural quality, contributing to the district's heritage character. It would appear that consideration is warranted.

3.0 CONCLUSION

Section 2 of the *Planning Act* indicates that City of Vaughan Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). 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.*⁷

*“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.*⁸

Located within the Woodbridge Heritage Conservation District, the property contains no potential built heritage resources; two contributing heritage properties are adjacent. The proposal meets, with two exceptions, (front yard setback and height), the Guidelines of the Woodbridge Heritage Conservation District Plan. The exceptions, in the opinion of this author, should not prevent a positive recommendation regarding the proposed development.

This Cultural Heritage Resource Impact Assessment and Heritage District Conformity Report is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

⁷ *Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

⁸ *Ibid, p.40*

REFERENCES

City of Vaughan *Guidelines for Cultural Heritage Impact Assessments, Updated February 2016*

Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont. Toronto : Miles & Co., 1878.

Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

Plan of Survey Showing Topographical Detail of Lots 11 & 12 and Part of Lots 9 & 10, Registered Plan 385 City of Vaughan Regional Municipality of York - Rady-Pentek & Edward Surveying Limited, 8 October 2015

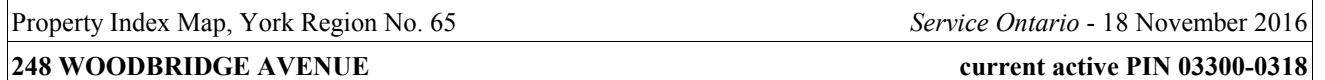
Vaughan Official Plan Volume 2 Chapter 12, Area Specific Policies

Woodbridge Heritage Conservation District Study and Plan, Final Document April 2009, Office for Urbanism. In association with Goldsmith Borgal and Company Architects (GBCA)

A Heritage Conservation District Conformity Report: *a report prepared for development on any lands located within a designated Heritage Conservation District in the City's Official Plan to ensure that any development on these lands are in conformance with the Heritage Conservation District Guidelines referred to in the City's Official Plan. This report must be prepared by a Certified Heritage Consultant. The professional preparing the material must have the expertise relating to the conservation of the type of the subject heritage resource, such as being registered in the "building specialist" category, under the Canadian Association of Heritage Professionals.* "Pre-application Consultation Understanding" PAC Meeting April 6, 2016 (PAC.16.019), City of Vaughan

Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

Indenture in Pursuance of the Act Respecting Short Form of Conveyance between John A. McClure, Tailor and the Toronto Grey and Bruce Railway Company (Canadian Pacific Railway), August 1907



Part of Lot 9, Plan 385, City of Vaughan				
01 Nov 1875	Grant	James W. McClure to Andrew McClure	\$600	1863
13 Feb 1894	Grant	Estate of Andrew McClure to John A. McClure (W pt Lot 9)		384
30 Aug 1907	Grant	John A. McClure to Toronto Grey & Bruce Ry Company	\$800	688
25 Aug 1995	Quit Claim	Toronto Grey & Bruce Ry Company & Ontario and Quebec Railway Company & Canadian Pacific Limited to Armando Mastropaolo		663978
01 Nov 1875	Grant	James W. McClure to Andrew McClure	\$600	1863
13 Feb 1894	Grant	Estate of Andrew McClure to Sarah G. Wiggins	\$240	377
13 Feb 1894	Grant	Estate of Andrew McClure to John A. McClure (E pt Lot 10)		684
28 Mar 1896	Grant	Sarah G. Wiggins to John G. Hallett		432
22 July 1907	Grant	Estate of Andrew McClure to John A. McClure (E pt Lot 10)		690
30 Aug 1907	Grant	John A. McClure to Toronto Grey & Bruce Ry Co (pt Lot 10)	\$600	688
17 Jan 1912	Grant	John G. Hallett to Jane Gordon	\$550	836
01 June 1920	Grant	Jane Burkitt (Gordon) to Thomas S. Wise	\$1,000	1040
12 Oct 1949	Grant	Estate of Thomas Wise to Winnifred E. Wise		2437
30 Jan 1987	Grant	Winnifred Ellen Wise to Patrick Luciani		422993
07 Aug 1987	Grant	Patrick Luciani to Frank Mazzone		442551
18 May 1988	Quit Claim	Toronto Grey & Bruce Ry Co to Patrick Luciani		468428
19 May 1988	Grant	Frank Mazzone to Italo & Rinaldo Zeppieri and Peter Moncada		468525

248 WOODBRIDGE AVENUE			current active PIN 03300-0318	
date	instrument	from - to	amount	instrument no.
19 May 1988	Mortgage	Royal Bank of Canada to Italo & Rinaldo Zeppieri and Peter Moncada	\$135,000	468526
14 June 1988	Quit Claim	Frank Mazzone to Italo & Rinaldo Zeppieri and Peter Moncada		471339
10 Jan 1994	Transfer	Royal Bank of Canada to Armando Mastropaolo	\$125,000	632492
25 Aug 1995	Quit Claim	Toronto Grey & Bruce Ry Company & Ontario and Quebec Railway Company & Canadian Pacific Limited to Armando Mastropaolo		663978
27 Oct 2005	Transfer	Armando Mastropaolo to Armando Mastropaolo		R750387
16 Nov 2005	Transfer	Armando Mastropaolo to 2071228 Ontario Limited	\$3,200,000	YR732800
2005 - Lots 9, 10, 11 & 12 assembled by 2071228 Ontario Limited				

252 WOODBRIDGE AVENUE			current active PIN 03300-0302	
date	instrument	from - to	amount	instrument no.
Part of Lot 10, Plan 385, City of Vaughan				
04 Feb 1875	Grant	James McClure to James S. Robinson	\$275	1942
18 Nov 1876	Grant	James S. Robinson to Alice Robinson	\$300	2141
Aug 1888	Mortgages	Joseph Rowan to Alice Robinson	\$1,209	174 & 255
29 Dec 1902	Grant (POS)	Joseph Rowan to Joseph W. Rowan	\$400	710
24 Dec 1907	Grant	Joseph W. Rowan to David Stewart	\$475	711
03 Jan 1908	Quit Claim	Joseph W. Rowan to David Stewart		725
02 June 1915	Grant	Estate of David Stewart to Henry C. Stewart		923
10 Mar 1932	Grant	Henry Carruthers Stewart to Annie Margaret Stewart		1491
22 Oct 1935	Grant	Estate of Annie Stewart to William J. Mitchell		??
10 Jan 1952	Grant	Estate of William J. Mitchell to Martha E. Hetherington		2671
03 June 1965	Grant	Martha Hetherington to Sylvester & Dorothy Elizabeth Caster		5866
14 Apr 1989	Transfer	Dorothy Elizabeth Caster to Frank Fragate	\$240,000	504386
13 Oct 1989	Transfer	Frank Fragate to Zeppieri Construction Limited		523653
03 Feb 1994	Transfer (POS)	CIBC Mortgage Corporation to Mary & Domenic Leone	\$109,000	633828
30 May 1994	Transfer	Mary & Domenic Leone to Mary Leone		640600
23 July 1999	Transfer	Mary Leone to Victor DaSilva	\$170,000	LT1381925
17 July 2001	Transfer	Victor DaSilva to Carlo & Maria Pellegrino	\$253,000	YR22982
02 May 2005	Transfer	Carlo & Maria Pellegrino to 2071228 Ontario Limited	\$450,000	YR633113
2005 - Lots 9, 10, 11 & 12 assembled by 2071228 Ontario Limited				

Appendix 1

Chains of Title (to November 18, 2016)

248 - 260 Woodbridge Avenue, Woodbridge, ON

256 WOODBRIDGE AVENUE			current active PIN 03300-0160	
date	instrument	from - to	amount	instrument no.
Lot 11, Plan 358, City of Vaughan				
04 Feb 1875	Grant	James McClure to James S. Robinson	\$275	1942
18 Nov 1876	Grant	James S. Robinson to Alice Robinson	\$300	2141
Aug 1888	Mortgages	Joseph Rowan to Alice Robinson	\$1,209	174 & 255
29 Dec 1902	Grant (POS)	Joseph Rowan to Joseph W. Rowan	\$400	710
24 Dec 1907	Grant	Joseph W. Rowan to David Stewart	\$475	711
03 Jan 1908	Quit Claim	Joseph W. Rowan to David Stewart		725
16 Apr 1915	Grant	Estate of David Stewart to Lizzie Hook (W 33')	\$150	915
05 Oct 1920	Grant	Lizzie Hook to T. Alex Smithers (W 33')		1058
?? Oct 1949	Grant	Estate of Thomas A. Smithers to George A. Bagg (W 33')	\$300	2393
29 July 1982	Grant	Estate of George A. Bagg to Keshodat & Kathleen Kumar (W 33')		297120
15 Oct 1985	Grant	Keshodat & Kathleen Kumar to Andrew Chlebus (W 33')		381011
05 July 1996	Transfer	Andrew Chlebus to Guiseppe Giglio and Jim Rocovitis	\$218,500	680691
16 July 1999	Transfer	Guiseppe Giglio and Jim Rocovitis to Osorio Santiago	\$500,000	LT1379794
26 Aug 2005	Transfer	Osorio Santiago to 2071228 Ontario Limited		YR691009
2005 - Lots 9, 10, 11 & 12 assembled by 2071228 Ontario Limited				

260 WOODBRIDGE AVENUE			current active PIN 03300-0159	
date	instrument	from - to	amount	instrument no.
Lot 12, Plan 358, City of Vaughan				
04 Feb 1876	Grant	James H. McClure to Alexander Locke	\$250	1941
11 May 1888	Vesting Order	High Court of Justice to Simon Skunk (does not appear to have effected Lot 12)		244
05 Apr 1900	Grant	Alexander & Sarah Jane Locke to Frederick Wise	\$900	502
31 May 1907	Grant	Frederick W. Wise to Mary E. Locke	\$1,000	685
07 June 1913	Grant	Mary E. Locke to Frank Postlethwaite	\$850	865
07 June 1913	Grant	Frank Postlethwaite to James Gilchrist		868
18 Mar 1914	Grant	James Gilchrist to Lizzie Hook	\$1,000	892
07 Apr 1919	Lease	Lizzie Hook to William H. Frayer (for 3 years)	\$180	1007
06 Oct 1920	Grant	Lizzie Hook to T. Alex Smithers		1058
06 Oct 1920	Quit Claim	William H. Frayer to Lizzie Hook		1065
28 June 1943	Grant	Estate of Thomas A. Smithers to Lorne Carr	\$4,500	1853
20 Oct 1970	Grant	Lorne Carr to Lorne & Ellen B. Carr		7247
02 May 2005	Survivorship Application	to Ellen Blanche Linnerth		YR633006
03 May 2005	Transfer	Ellen Blanche Linnerth to 2071228 Ontario Limited		YR633306

Appendix 1

Chains of Title (to November 18, 2016)

248 - 260 Woodbridge Avenue, Woodbridge, ON

260 WOODBRIDGE AVENUE			current active PIN 03300-0159	
date	instrument	from - to	amount	instrument no.
2005 - Lots 9, 10, 11 & 12 assembled by 2071228 Ontario Limited				

11 Feb 2016 - Lots assembled by 2071228 Ontario Limited in 2005 purchased by City Park (Woodbridge Gates North) Inc.				
11 Feb 2016	Transfer	2071228 Ontario Limited to City Park (Woodbridge Gates North) Inc.	\$3,200,000	YR2429873

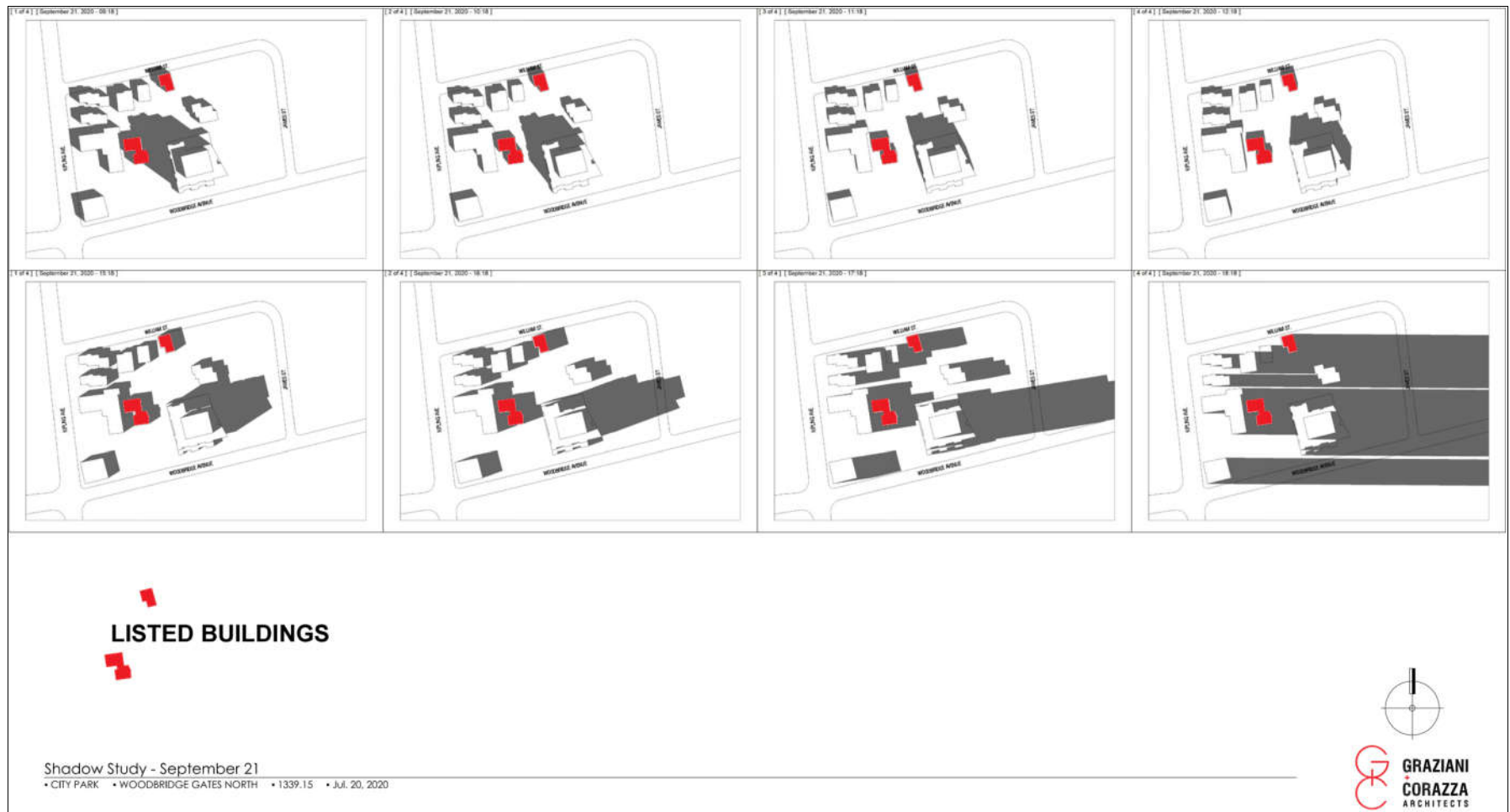
Appendix 2 Shadow Study



The listed building at 69 William Street is not affected by the proposed building on Woodbridge Avenue.

The listed building at 268 William Street is in partial to full shadow from 4:00 PM to evening from the church building on Kipling Avenue. It is not affected by the proposed building on Woodbridge Avenue.

Appendix 2 Shadow Study



The listed building at 69 William Street is in partial shadow from the building to the west from 5:00 PM on. It is not affected by the proposed building on Woodbridge Avenue.

The listed building at 268 Woodbridge Avenue is in partial to full shadow from 4:00 PM to evening from the church building on Kipling Avenue. It is in full to partial shadow from the proposed building on Woodbridge Avenue from 9:00AM to 10:20AM. However, what is not taken into account is the shadows created by the mature coniferous trees on the lot on its easterly property boundary and that created by the building on the south side of Woodbridge Avenue as shown in the photographs on the following page.

Appendix 2 Shadow Study



Tall coniferous trees create year-round shadow on the Woodbridge Avenue listed building.



R E S U M E

OWEN R. SCOTT, *OALA, FCSLA, CAHP*

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - 2018 President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award 2016 Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes

National Award 2016 Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes

Mike Wagner Award 2013 Heritage Award - Breithaupt Block, Kitchener, ON

People's Choice Award 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

Award of Excellence 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2007 Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON

Award 2001 Ontario Heritage Foundation Certificate of Achievement

Award 1998 Province of Ontario, Volunteer Award (10 year award)

Award 1994 Province of Ontario, Volunteer Award (5 year award)

Regional Merit 1990 CSLA Awards, Britannia School Farm Master Plan

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

National Citation 1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

National Merit 1984 CSLA Awards, St. James Park Victorian Garden, Toronto, ON

Award 1982 Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Appendix 3

Qualifications of the Author

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario “Grid”, *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of “Conserving Ontario’s Landscapes” conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter, American Society of Landscape Architects - Ontario Chapter*, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON

Appendix 3

Qualifications of the Author

- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report, Casey Township, ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Bridge #9-WG Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringe), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report, Wilmot Township, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON

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Qualifications of the Author

- Uno Park Road Bridge, Cultural Heritage Evaluation Report, Harley Township, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- Adams Bridge (Structure S20) Heritage Impact Assessment, Southgate Township, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road , Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- Bridge #20 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- Holland Mills Road Bridge Heritage Impact Assessment, Wilmot Township, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON

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Qualifications of the Author

- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Uno Park Road Bridge, Heritage Impact Assessment, Harley Township, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Appendix 3

Qualifications of the Author

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Scoping Study, Township of Centre Wellington, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019