

CULTURAL HERITAGE IMPACT ASSESSMENT

**45 Napier Street
Kleinburg-Nashville District,
Vaughan, Ontario, Canada**

26 September 2019

prepared by



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

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1.0 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 45 Napier Street is located east of and outside the historic centre of Kleinburg. The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. The property at 45 Napier Street is east of Islington Avenue, on the east side of Napier Street. Napier Street has predominantly two storey newer residences, with some 1 ½ storey heritage houses (see photos in Appendix). 45 Napier Street is a 20th century residence that is to be demolished, and a new residence constructed on the existing site. Design for the planned improvements has been reviewed vis-à-vis Guidelines for the heritage district reflecting issues noted in the Guidelines.

The owner of the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Cultural Heritage Impact Assessment (CHIA) of the property to review the planned redevelopment relative to requirements of the Heritage District Plan.

The subject property is owned by:
Willowgate Holdings LTD.
3100 Rutherford Road, Suite 402
Concord, ON L4K 0G6

Contact information is as follows:
Steven Guglietti
Willowgate Holdings LTD
3100 Rutherford Road, Suite 402
Concord, ON L4K 0G6
Tel: 416 294 5928

2.1 History of the property and evolution to date

According to the Kleinburg-Nashville Conservation District Study {Ref.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 remained small with surrounding lands occupied by farms. Early lots, including 45 Napier, were surveyed and established as lots for residential use but remained undeveloped until the present 21th century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

The Chain of Property Ownership shows that this property, lot 15, part of Lot A, was transferred from the Crown, as part of a 200 ac lot, to Andrew Mitchell in 1847. A survey of this lot in 1848 shows Lot 15 as one of a series of subdivided lots at the northern end of a 'Street' heading north from the Road labelled "to Stegman's Mill", over looking the East Humber River leading to the Mill Pond for Stegman's Saw Mill Pond further north. The subdivision of the lands is noted on the survey as 'Plan of the Village Plot Mount Vernon, Vaughan'. In 1856 Andrew Mitchell died and the property transferred to William Sharpe, and in 1860 to James Barbor. The lot changed ownership a few times for nominal amounts for the next 1 ½ centuries until in 2015 the lot was sold for over \$1million to Dan Marc Investments, who resold the property. A survey of the property dated 31 March 2015 shows a 1 storey brick dwelling on the property in 2015. In 2017 the lot was resold to Willowgate Holdings Limited for redevelopment. From this information we assume that this lot remained vacant until the development of the house presently on the lot in 2015

The property was purchased by the present owner, Willogate Holdings, for purposes of redevelopment. Application for Site Plan approval is currently under review at City of Vaughan to redevelop the property. The existing house and garage are relatively contemporary buildings and are not Listed or Designated except as being within a heritage district and under Part V of the Ontario Heritage Act.

2.2 Context and setting of the subject property

There are few individual heritage buildings in the vicinity of 45 Napier Street, but the majority of the houses on Napier are not individually Designated or Listed structures. The lot at 45 Napier Street slopes downward to the valley eastward, toward Stegman's Mill Road. There is existing tall, mature vegetation on both sides of Stegmans's Mill Road in this area that effectively blocks any views of residences located uphill, along Napier Street. The core area of the Kleinberg-Nashvill Heritage District, essentially a commercial centre is located along Islington Avenue locate one block east of Napier Street which is all residential.. Within the vicinity of 45 Napier Street there are three 1 ½ storey Victorian era residences with more recent additions at 51, 31 and 9 Napier Street, plus a Georgian styled house at 36 Stegman's Mill Road at the corner of Napier Street. All other residences on the street are a mixture of more contemporary eras and styles. There are only residential structures on Napier Street.

There are existing mature evergreen trees on the property located at the side property lines which are planned to be removed as part of the redevelopment. Parks and Forestry Operations department will review the planned redevelopment of the property and be requested to issue a permit for the planned changes. The existing mature trees/vegetation between Stegman's Mill Road at the base of the slope in this area effectively block view of the residential properties along Napier when viewed from Stegman's Mill Road.

Section 9.2.1 of The Kleinberg-Nashville Heritage Conservation District Study And Plan identifies various architectural styles that would be in keeping with the Conservation Study. Existing residences on the street are a mixture of 19th and 20th century styles.

2.3 Architectural evaluation of the subject property

The existing later 20th century ranch style house on the property is a single storey structure with low pitch asphalt shingle roof, with a two-car garage facing the entrance drive, with red facebrick exterior. The building would be categorized in the Kleinburg-Nashville Heritage District Study as 'Existing Non-Heritage Styles' Ranch House, 1950-1975. The building is presently boarded up and not occupied. It appears to be in relatively sound structural condition.

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

Planned redevelopment of 45 Napier Street property is to provide a new, two-storey residence with below grade parking for five vehicles and one grade level garage entered from the driveway facing Napier Street, an interior stair from second to first floor, plus a pool and pool/cabana at the rear of the house. To address the issue of fit within the architectural guidelines for the district, the planned house has a mansard roof, with two symmetrical gable elements with special detailing, double-hung windows, a symmetrically placed main/front entry, some neoclassical detailing and pitched roofs at the front of the house. The rear of the house, which is not visible from Napier Street or from Stegman's Mill Road has more contemporary architectural character, with a private patio and a large amount of glazing overlooking the rear, more private areas of the property. Side facades of the house are generally consistent with the existing residential building on the lot, and have little or no distinguishing architectural character, but are not visible from Napier Street.

There is a fireplace planned with chimney as part of the architectural composition. The prominently placed garage doors on the front façade of the house are designed with smaller panels, as is the main entry door. Upon entering the garage doors, there is a ramp leading to below grade parking for multiple car storage/parking.

The proposed punched windows in the brick exterior, windows and roof forms at the front of the house facing Napier appear to be generally consistent with the scale and classical design guidelines of the Napier Street and the Conservation District guidelines. Elevations of the rear of the house are clearly contemporary and in contrast to the more heritage character of the front of the house. Finish of this portion of the building facades are in dark grey/black with larger expanses of glazing and flat roof, a more contemporary architectural treatment.

2.5 Examination of preservation/mitigation options for cultural heritage resources

It is our opinion that planned replacement of the existing non-historic styled residential building is generally compatible with the architectural character of the District and generally in accord with heritage buildings presently within the District. Planned architectural character does not mimic any particular design period, but does generally conform with the architectural character of the heritage district, and is an improvement over the design of the existing residential building on the lot.

2.6 Avoidance Mitigation

There are no significant cultural heritage resources to be avoided or affected by the planned improvements/changes to 45 Napier Street. The subject property is within the Designated Heritage District, and therefore is required to respect existing character of the HCD. The proposed replacement dwelling reflects, in general, architectural guidelines for the District.

2.7 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 to 45 Napier Street have salvage value.

2.8 Historical commemoration

Historical commemoration is not considered applicable in this case and is not considered.

2.9 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"><i>destruction of any, or part of any, significant attributes or features</i>	<i>no destruction of any existing <u>heritage</u> attribute or feature</i>
<ul style="list-style-type: none"><i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none"><i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>

- | | |
|---|---|
| <ul style="list-style-type: none">• <i>siting, massing, and scale</i> | <i>planned improvements are consistent with the heritage district.</i> |
| <ul style="list-style-type: none">• <i>design that is sympathetic with adjacent</i> | <i>proposed front façade and scale of the house meet requirements of design guide for new structures in the Heritage District. Rear and side facades are designed in a contemporary style in contrast to the heritage styles of the District. We understand that finishes of the rear façade will be dark tones and by this means will be appropriate for the heritage district</i> |

3.0 RECOMMENDATIONS

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 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.*”

“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 property contains one potential built heritage resource that does not have cultural value or interest under the Ontario Heritage Act, other than being an existing property within the Heritage Conservation District. It is our opinion that the planned replacement building for 45 Napier Street is consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and makes a positive contribution to maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



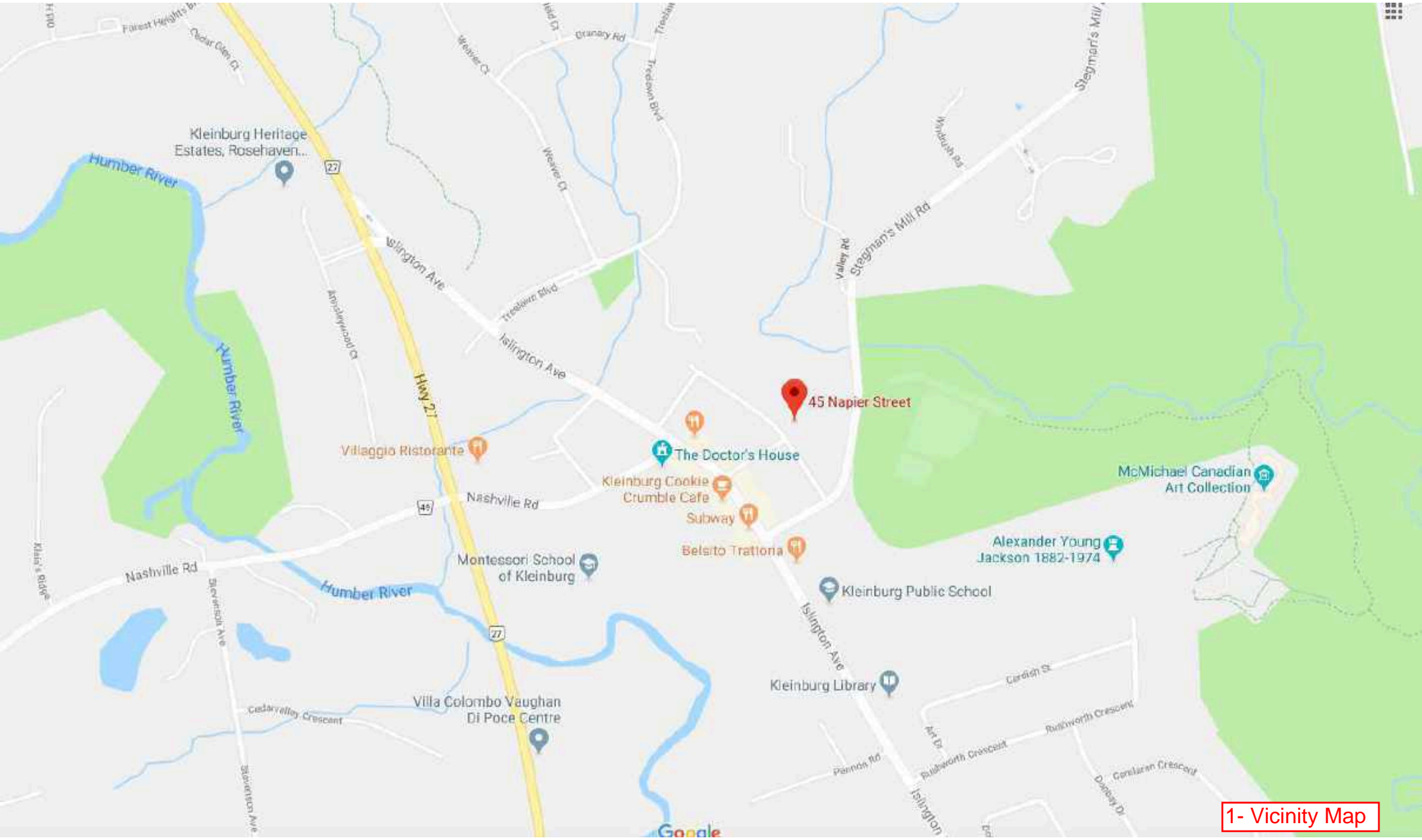
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

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 Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) City of Vaughan Guidelines for Heritage Impact Assessments, 2017

APPENDICES

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3a - View from North



3b - View from East



3c - View from North



3d - View from North



3e - View from North



3f - View from South



3g - View from South



3h - View from South









4d - 34 Napier Street





4f - 54 Napier Street



4q - 57 Napier Street

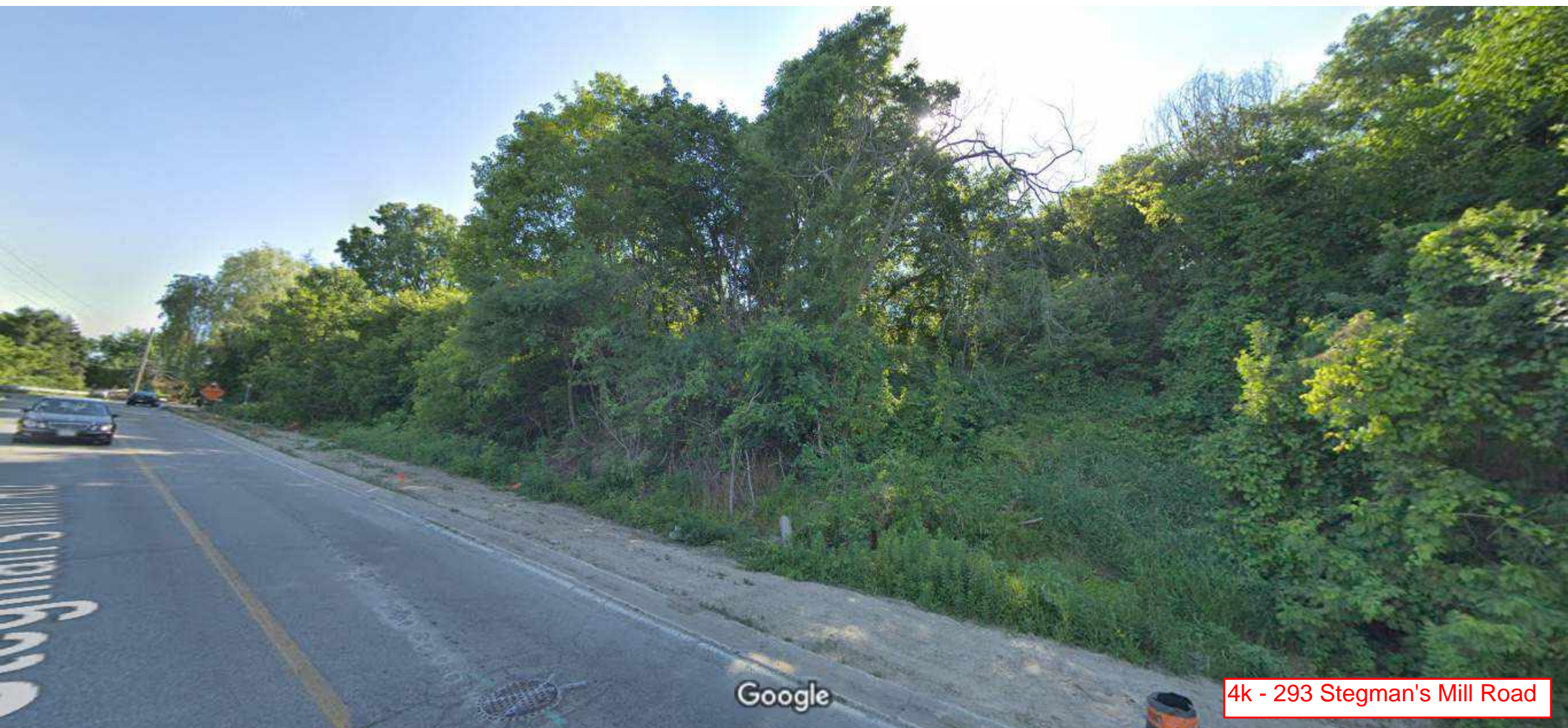


4h - 60 Napier Street



4i - 67 Napier Street



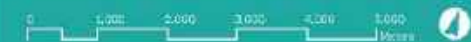


SCHEDULE 1.3

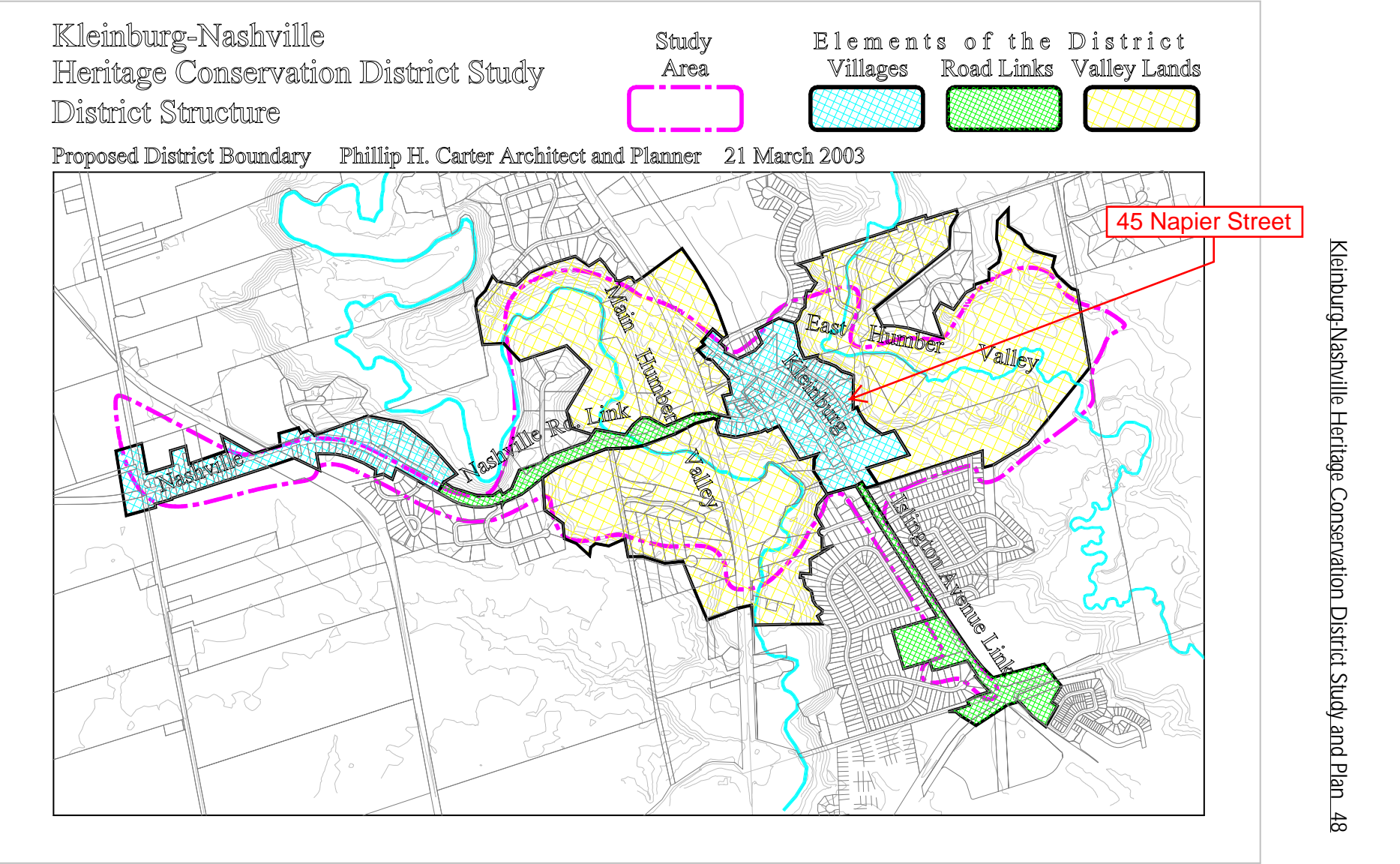
Land Use

- Natural Areas
- Parks
- Private Open Space
- 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
- Row Community Areas
- Theme Park and Entertainment
- Parkway East West Lands
- Infrastructure and Utilities
- Lands Subject to Approved Area Specific Secondary Plans (see www.vawater.com)
- Roads
- Railway
- 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 140 City of Vaughan Land Use Designation Code (LUDC) for more information



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.



45 Napier Street, Vaughan (Kleinberg)

Owner:

Willowgate Holdings Limited

CHAIN OF TITLE

Part Lot 15, Registered Plan 11, part 1, 65R-35574

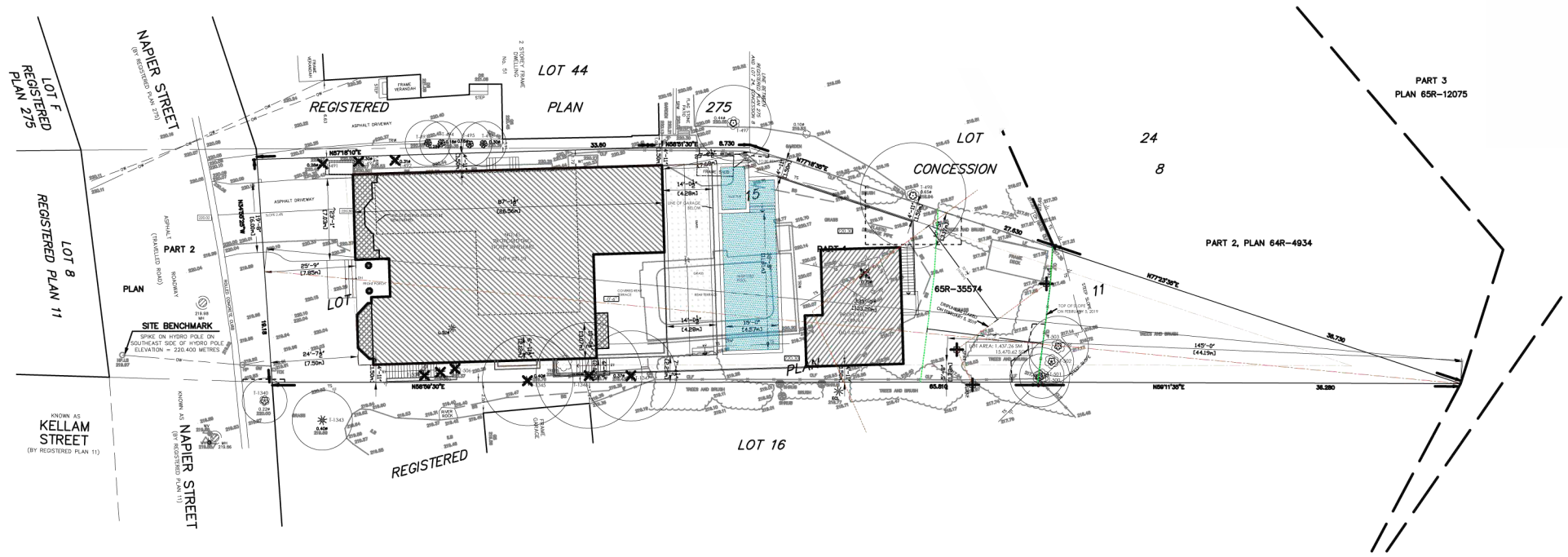
Vaughan

PIN 03347-0878

	Patent		6 July. 1847	Crown	Andrew Mitchell	All 200 ac. Lot 24, concession 8 Vaughan.
11	Plan		27 Feb. 1849	Andrew Mitchell	J.S. Dennis (surveyor)	Mount Vernon
138	Will	5 Sept. 1852	14 Dec. 1868	Alexander Mitchell (Andrew ?)		
63856	B & S Lbs. 50	11 Sept. 1856	13 Sept. 1856	Andrew Mitchell	William Sharpe	All Lot 15, Plan 11
79609	B & S Lbs. 75	13 Jan. 1860	3 Apr. 1860	William Sharpe	Jarvis Barber	All lot 15, Plan 11
1559	Grant \$100	13 Apr. 1874	13 Apr. 1874	James Barbour (Barbor ?)	James McDonough	All lot 15, Plan 11
7244	Grant \$1,300	1 March 1902	10 March 1902	James McDonagh (McDonaugh ?)	George Jones	All lot 15, Plan 11

39870	By-law	20 Jan. 1958	13 May 1958	Township of Vaughan	Re subdivision control	(see after #13330)
13330	Grant	1 May 1923	8 Apr. 1923	George Jones	Lewis Egan	All lot 15, Plan 11
49661	Grant	19 June 1962	1 Oct. 1962	Lewis Egan	John James Egan and Sadia Egan (his wife)	All (see planning act concent)
61325	Grant \$2.00 exchange of lands	27 Oct. 1966	12 Dec. 1967	Clara D. McNenly	John J. Egan and Sadie Egan	Pt. commencing 110.35 ft. E. from N.W. angle (planning act concent)
61326	Grant \$2.00 exchange of lands (registered out of order)	27 Oct. 1966	12 Dec. 1967	John James Egan and Sadie Egan	Clara Dorothy McNenly	Now lot 44.
446290	Grant		15/09/87	Estate of Sarah Elizabeth Egan (Sadie ?)(John James Egan ?)	Jean Ellis	Document is not available or missing
R755581	Transfer	2013/11/04	2013/11/12	Jean Ellis	Jennifer Ann Ellis	PIN 03347-0211 (from 03371-0876) Lot 15, Plan 11

YR2279071	Transfer \$1,025,000		2015/05/16	Jennifer Ann Ellis	Dan Marc Investments Limited	PIN 03347-0876 (from 03347-0211 Pt. lot 15, Plan 11, Part 1, 65R- 35574
YR2579199	Transfer \$1,300,000		2016/11/16	Dan Marc Investments Limited	Daniel Vincent Andriano and Lauren Nicole Andriano	PIN 03347-0878 Pt. lot 15, Plan 11, Part 1, 65R-35574
YR2691148	Transfer \$2,000,000		2017/06/26	Daniel Vincent Andriano and Lauren Nicole Andriano	Willowgate Holdings Limited	PIN 03347-0878 Pt. lot 15, Plan 11, Part 1, 65R-35574



- 8FT. HIGH PLYWOOD TREE PROTECTION
- 4FT. HIGH SNOW FENCE ON WOOD FRAME, TREE PROTECTION
- LOCATION OF TREE PROTECTION WARNING SIGN

- LEGEND**
- ✕ TREE REMOVED WITHIN THE LAST CALENDAR YEAR NOT REQUIRING PERMIT
 - ⊗ PROTECTED TREE REMOVED WITHIN THE LAST CALENDAR YEAR
 - ✕ TREE REMOVAL NOT REQUIRING PERMIT
 - ⊗ TREE REMOVAL DUE TO HEALTH OR SOUNDNESS REQUIRING PERMIT
 - ⊗ TREE REMOVAL REQUIRING PERMIT
 - ⊗ TREE REQUIRING PERMIT TO INJURE
 - ⊗ TREES TO BE PROTECTED
 - PROPOSED TREES
 - ▨ LIGHT OR HAND HELD EQUIPMENT IN THIS AREA DURING DEMOLITION AS PER ARBORIST REPORT
 - ▨ 0.4m ROAD WIDENING ALLOWANCE ALONG BAYVIEW AVENUE FRONTAGE

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

PROJECT TITLE:

SHEET TITLE:

SITE PLAN



RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7575

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NT

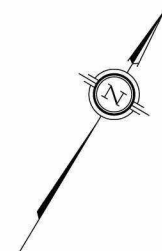
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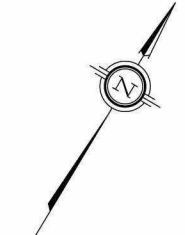
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PROJECT NO:
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DWG. NO:
A1.1



8- Preliminary Drawings

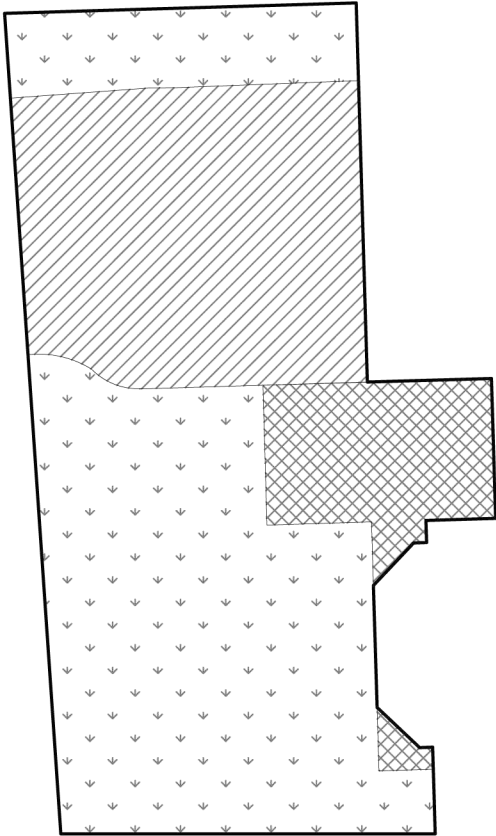


45 NAPIER STREET, KLEINBURG, ONTARIO

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
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DWG. NO:

A1.2



FRONT YARD AREA = 164.50 SM

HARD PAVED SURFACES
(DRIVEWAY, RAISED PORCH)



54.54 SM (33.16%) OF
FRONT YARD

LANDSCAPE AREA CALCULATION

LANDSCAPE OPEN SPACE
PROVIDED:
109.96 SM (66.84%) OF
FRONT YARD

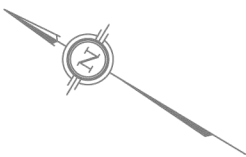
SOFT LANDSCAPE AREA CALCULATION



HARD LANDSCAPED
AREA: 19.66 SM (17.88 %)



SOFT LANDSCAPED
AREA:90.3 SM (82.12%)





**RICHARD WENGLE
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PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

**FRONT YARD LANDSCAPE
CALCULATION**

SCALE:
3/32" = 1'-0"

DATE:
MAY 2 2019

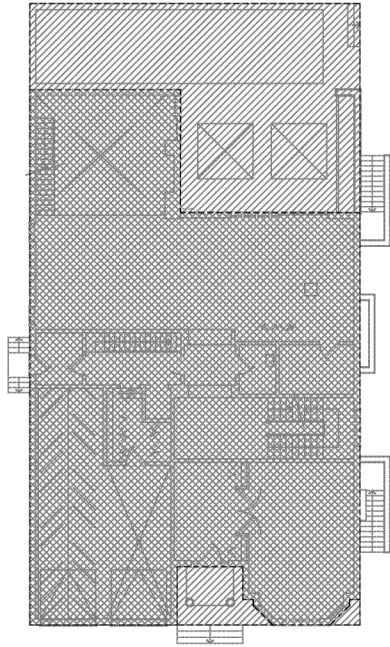
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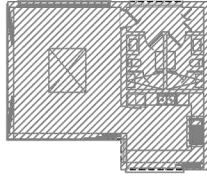
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DWG. NO:

A1.3

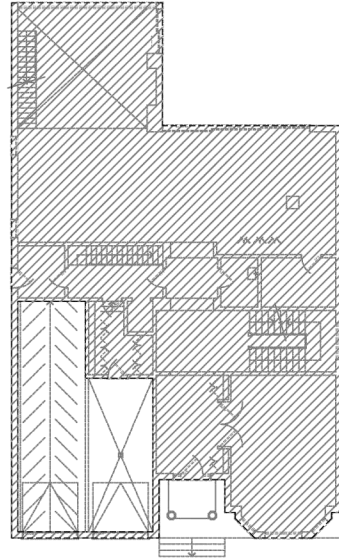


TOTAL COVERAGE = 6244.2 S.F. (580.11 S.M.)
LOT AREA = 15470.62 S.F. (1437.26 S.M.)
= 40.35%

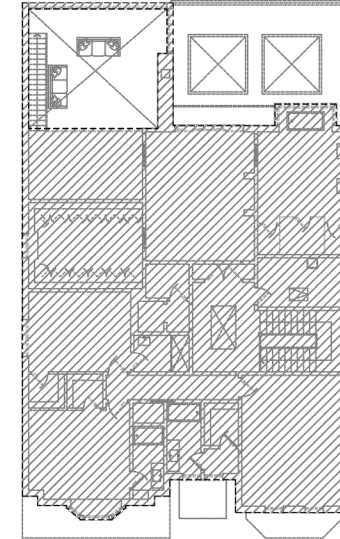


LOT AREA = 15470.62 S.F. (1437.26 S.M.)
CABANA COVERAGE = 804.46 S.F. (74.73 S.M.)
= 5.2% COVERAGE

LOT AREA = 15470.62 S.F. (1437.26 S.M.)
COVERAGE:
HOUSE = 3974.24 S.F. (369.22 S.M.) = 25.69%
TERRACES = 1465.5 S.F. (136.15 S.M.) = 9.47%
TOTAL DWELLING COVERAGE = 5439.74 S.F. (505.37 S.M.)
= 35.16% COVERAGE

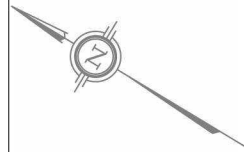


GROUND FLOOR AREA= 3974.24 S.F. (369.22 S.M.)
GARAGE AND RAMP EXCLUDED: 687.96 S.F. (63.91 S.M.)
TOTAL: 3286.28 S.F (305.31 S.M.)



SECOND FLOOR AREA= 3416.91 S.F. (317.44 S.M.)

TOTAL AREA = 6703.19 S.F. (622.75 S.M.)
LOT AREA = 15470.62 S.F. (1437.26 S.M.)
= 43.33%



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PROJECT TITLE:

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45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

AREA CALCULATION

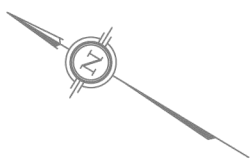
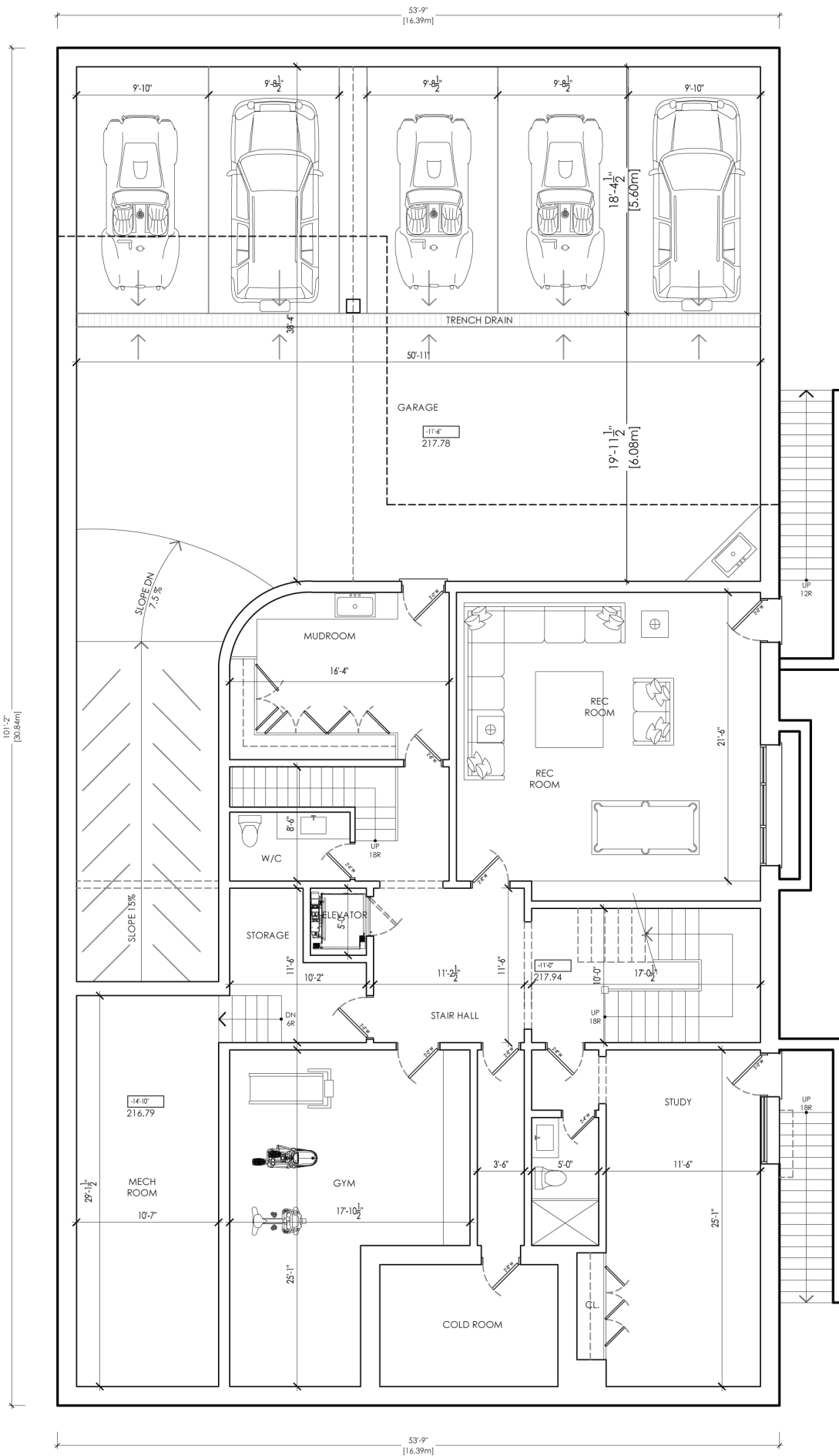
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RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

BASEMENT PLAN

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

DATE:
MAY 2 2019

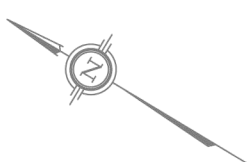
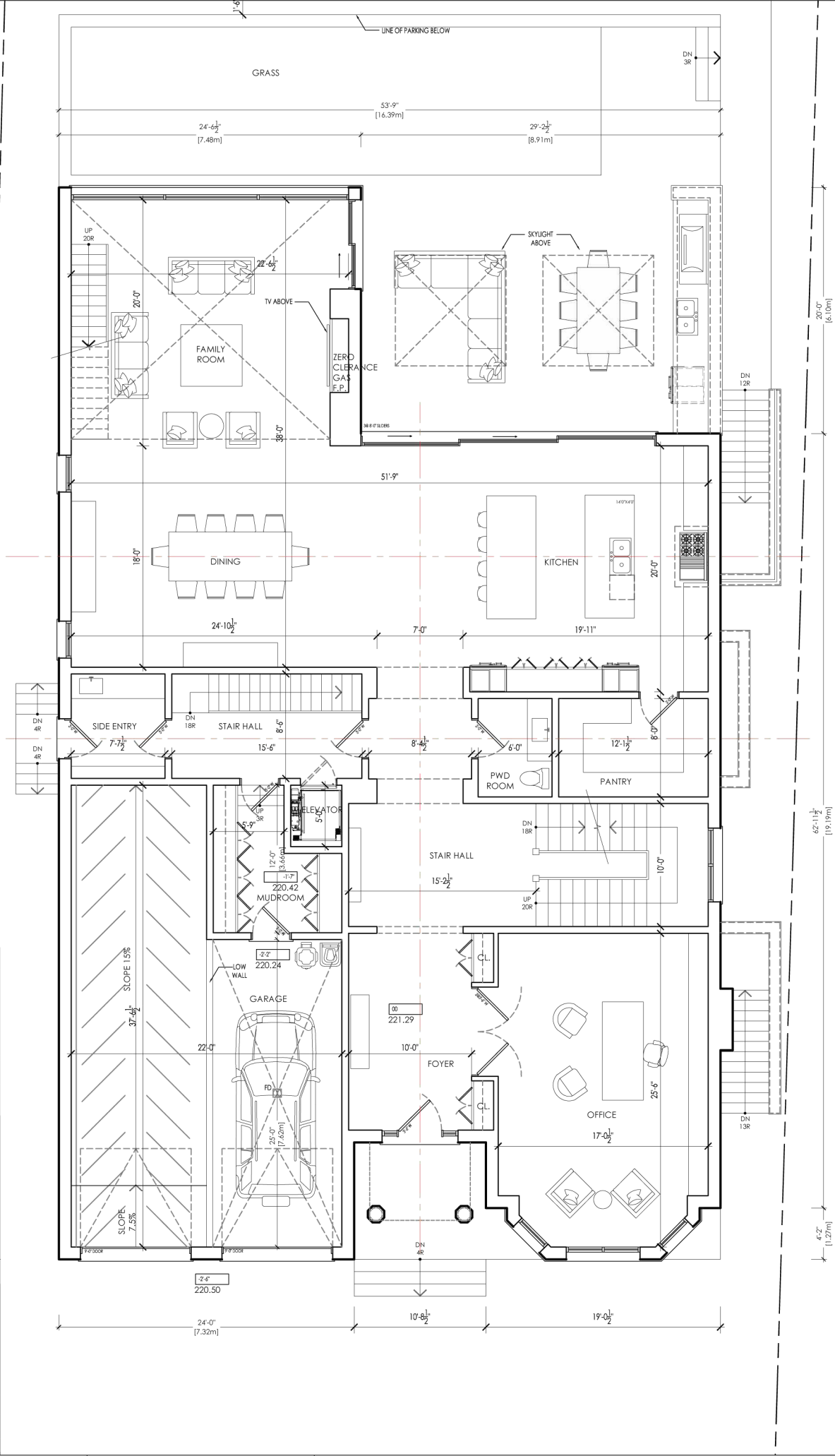
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45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

GROUND FLOOR PLAN

SCALE:

1/8" = 1'-0"

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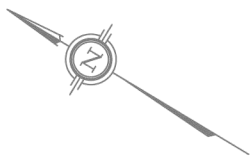
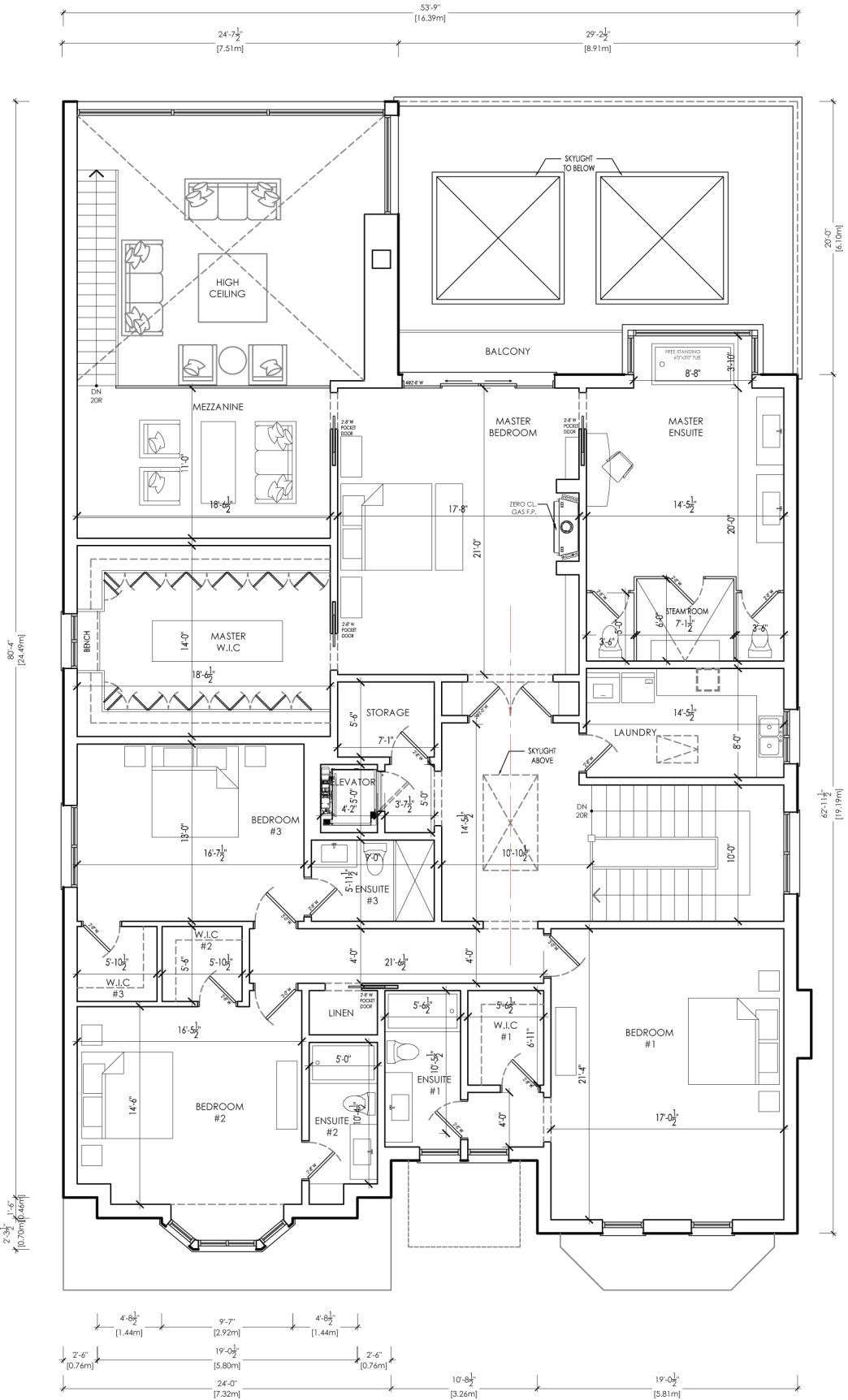
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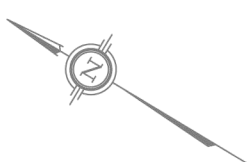
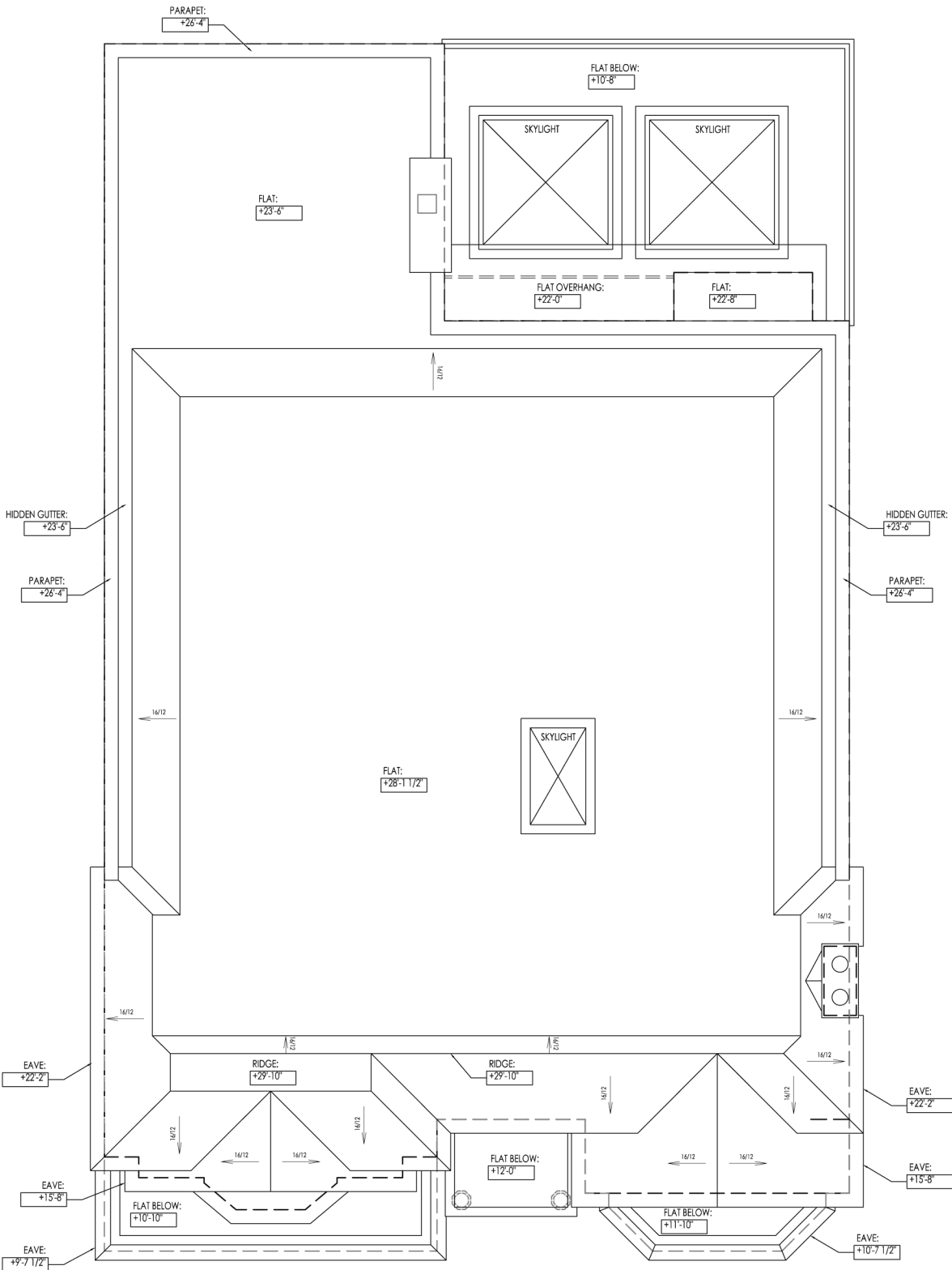
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PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

ROOF PLAN

SCALE:

1/8" = 1'-0"

DATE:

MAY 2 2019

DRAWN BY:

NT

CHECKED BY:

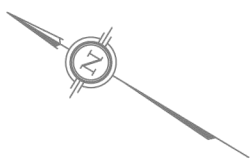
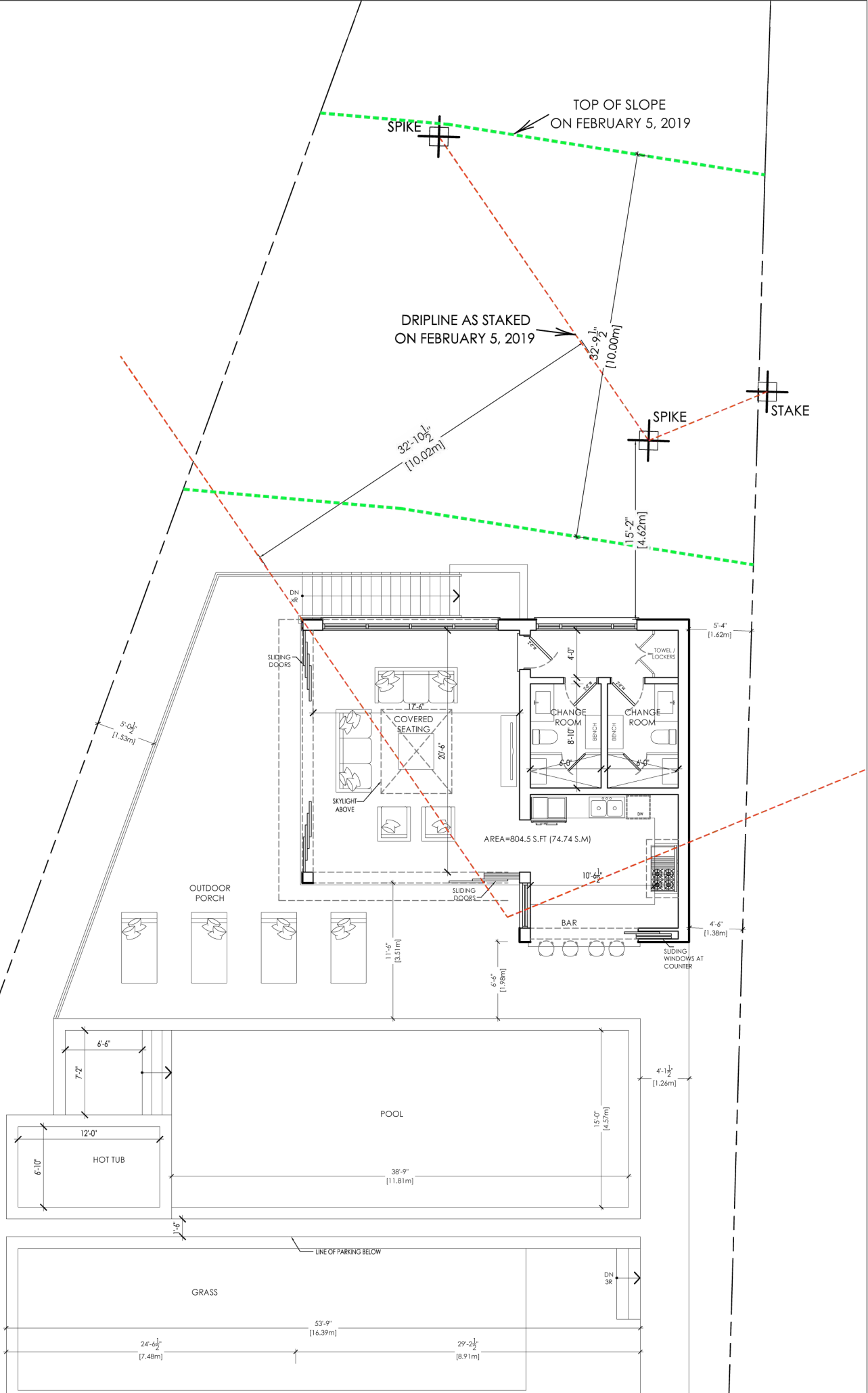
RW

PROJECT NO:

1752

DWG. NO:

A2.4



RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

GROUND FLOOR PLAN
(CABANA)

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

DATE:
MAY 2 2019

DRAWN BY:
NT

CHECKED BY:
RW

PROJECT NO:
1752

DWG. NO:

A2.5



PROJECT TITLE:

PRIVATE RESIDENCE

45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

RICHARD WENGLE
ARCHITECT INC

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7575

DRAWN BY:

PROJECT NO:
1752

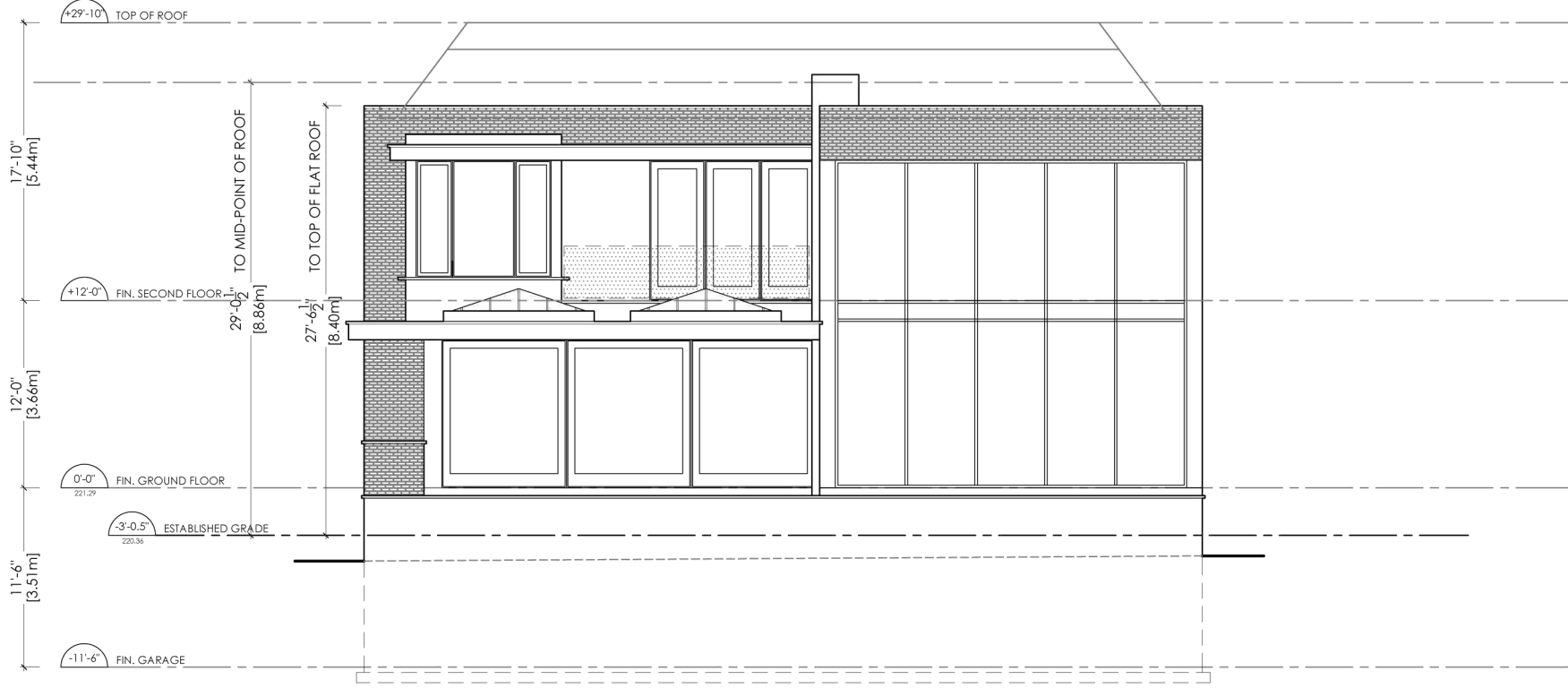
CHECKED BY:

DATE: _____

FRONT (WEST) ELEVATION

DWG. NO.:

A3.1



RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7373

PROJECT TITLE:

PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

SHEET TITLE:

REAR (EAST) ELEVATION

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

DRAWN BY:
NT

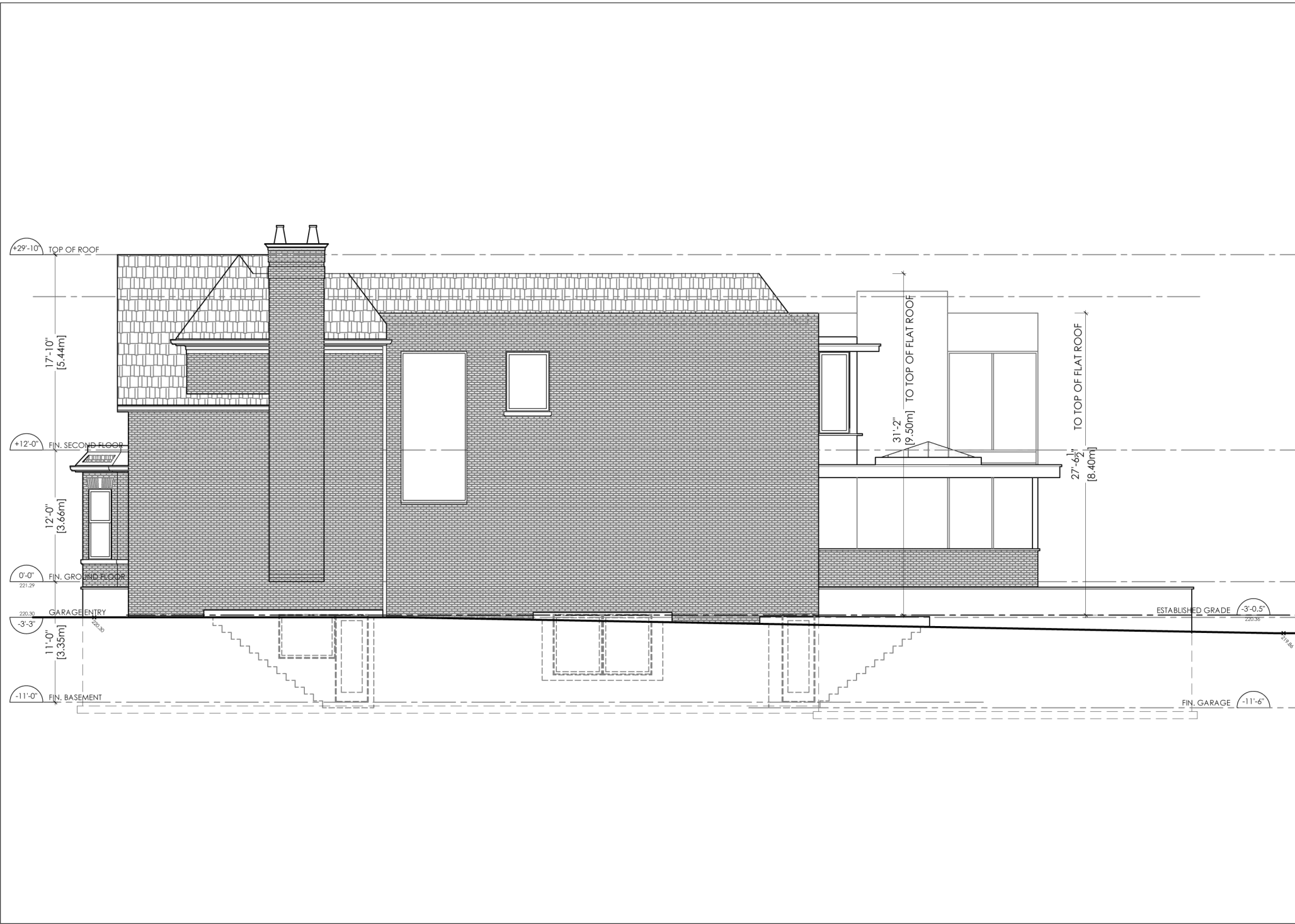
PROJECT NO:
1752


DATE:
MAY 2 2019

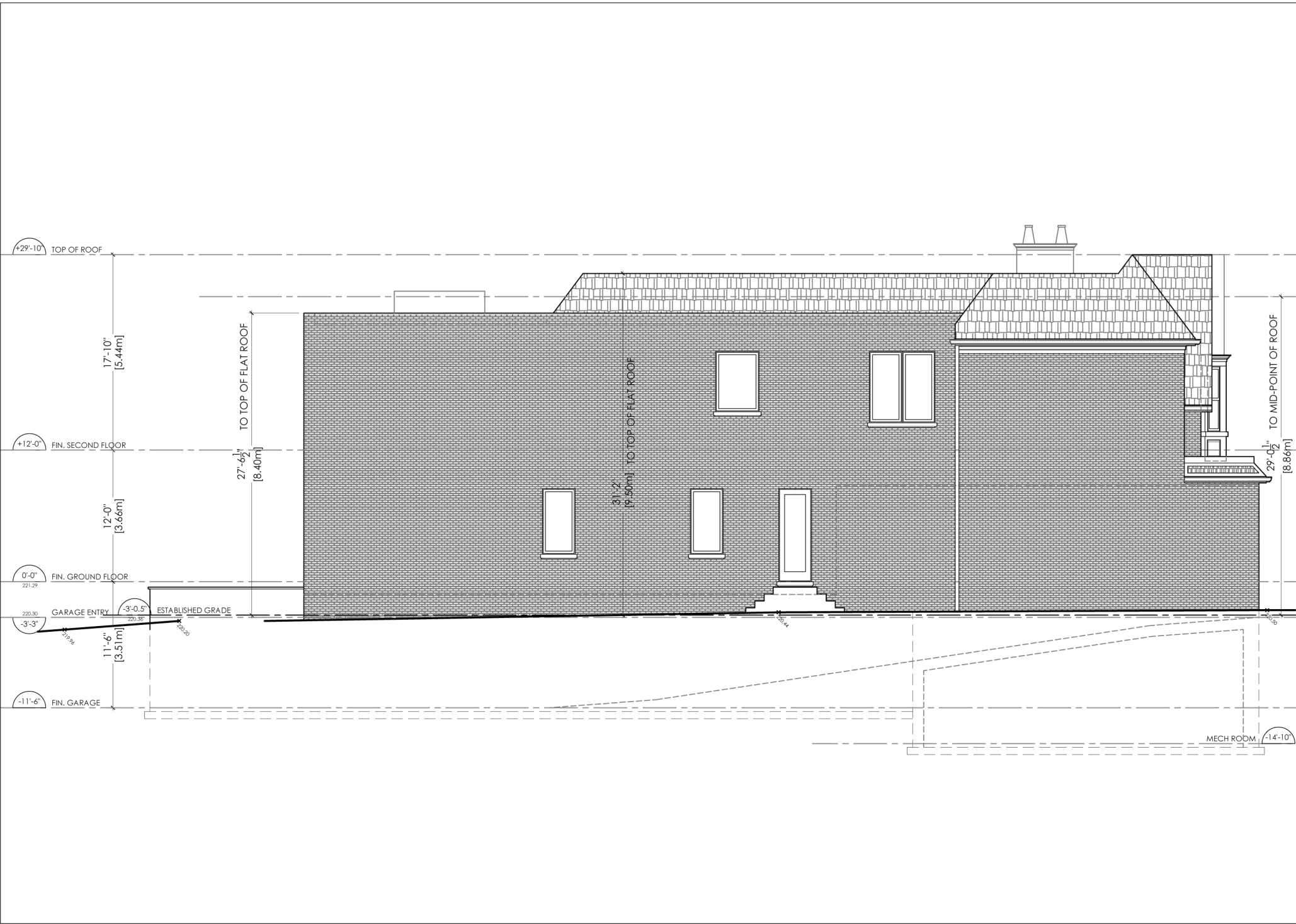
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RW

DWG. NO:

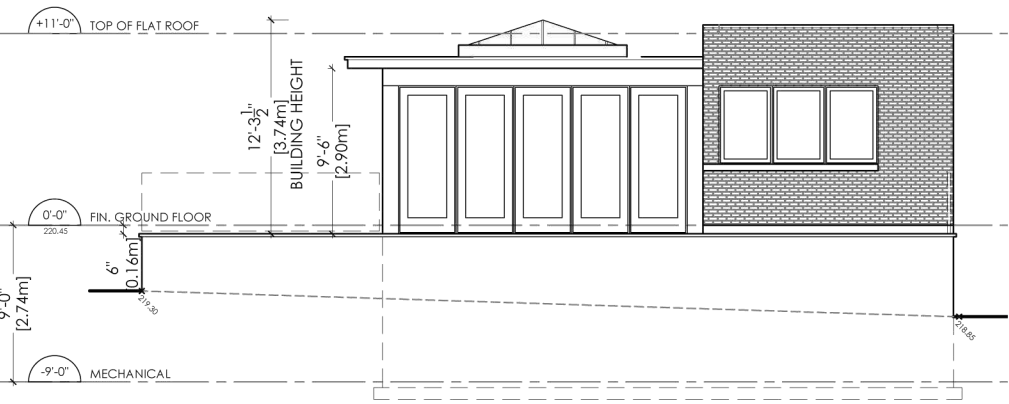
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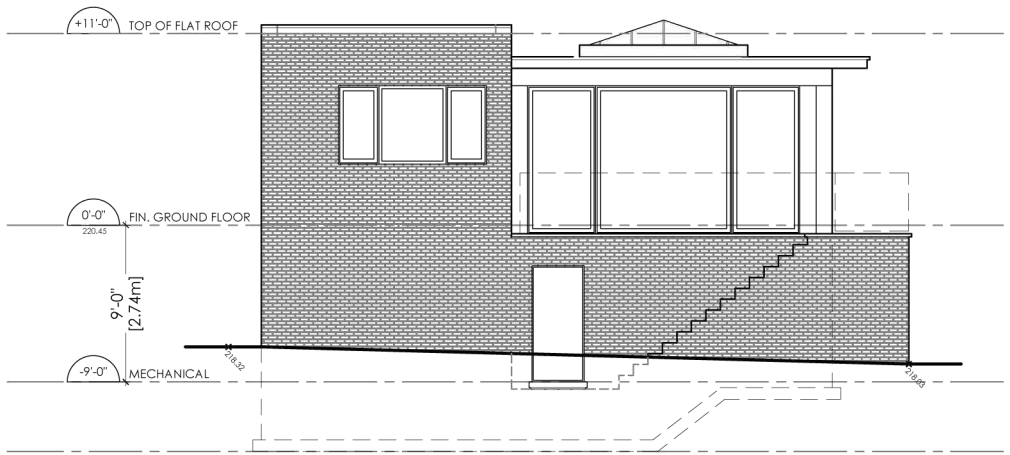
 RICHARD WENGLE ARCHITECT INC 102 AVENUE ROAD TORONTO, ONTARIO M8R 2H3 (416) 787-7575	PROJECT TITLE: PRIVATE RESIDENCE 45 NAPIER STREET, KLEINBURG, ONTARIO			DRAWN BY: NT	PROJECT NO: 1752
	SHEET TITLE: SIDE (SOUTH) ELEVATION			CHECKED BY: RW	DWG. NO: A3.3



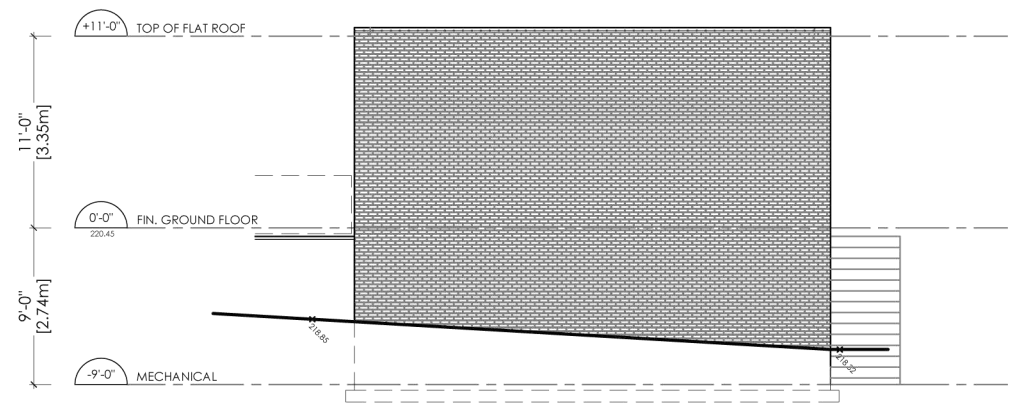
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	SHEET TITLE: SIDE (NORTH) ELEVATION		SCALE: 1/8" = 1'-0"	CHECKED BY: RW
			DATE: MAY 2 2019	DWG. NO.: A3.4



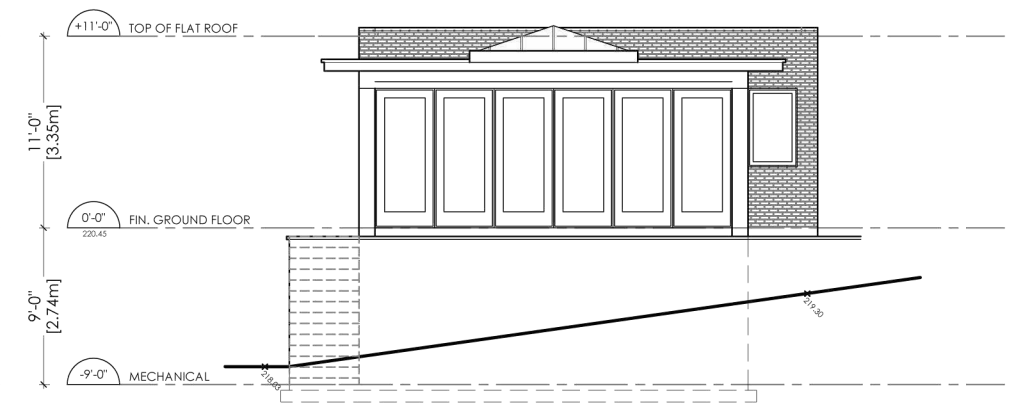
CABANA WEST ELEVATION



CABANA EAST ELEVATION



CABANA SOUTH ELEVATION



CABANA NORTH ELEVATION

PROJECT TITLE:
PRIVATE RESIDENCE
45 NAPIER STREET, KLEINBURG, ONTARIO

PROJECT NO: 1752	DRAWN BY: NT	SCALE: 1/8" = 1'-0"	CHECKED BY: RW
DWG. NO: A3.5		DATE: MAY 2 2019	

SHEET TITLE:
CABANA ELEVATIONS



RICHARD WENGLE
ARCHITECT INC
102 AVENUE ROAD
TORONTO, ONTARIO M8R 2H3
(416) 787-7575



PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752



AERIAL VIEW
SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752



CABANA VIEW

SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752



REAR VIEW
SCALE : NT5.



RICHARD WENGLE
ARCHITECT INC.

PRIVATE RESIDENCE

45 NAPIER STREET
KLEINBURG, ONTARIO
JUNE 20, 2018
1752

FRONT VIEW
SCALE : NTS.

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.