



Cultural Heritage Impact Assessment, 8227 Kipling Avenue, Part of Lot 9 Concession 7, Township of Vaughan, now City of Vaughan, Regional Municipality of York, Ontario

Project number: PHC-2020-61

Report Type: Original

Report Date: 25 October 2020

City of Vaughan

Proponents: Lilly Troia and Tony Destro

Address: 8227 Kipling Ave. Woodbridge ON, L4L 2A5

Content

1. Executive Summary	1
2. Personnel	2
3. Introduction	3
3.1 Site Description and Context	3
4. Legislative and Policy Framework	8
4.1 Provincial Legislation and Policy	8
4.1.1 Ontario Heritage Act	8
4.1.2 Planning Act	9
4.1.3 Provincial Policy Statement (2020)	9
4.2 Municipal Policy Framework	10
4.2.1 City of Vaughan Official Plan (Consolidated 2019)	10
4.2.2 City of Vaughan Guidelines for Cultural Heritage Impact Assessments	10
4.2.3 Woodbridge Heritage Conservation District Plan and Guidelines	10
5. Historical Research and Analysis	12
5.1 Regional Overview	12
5.1.1 Town of Woodbridge	12
5.1.2 Subject Property	12
6. Assessment of Existing Conditions	15
6.1 Architecture and Design	15
6.1.1 Residential Structure	15
6.2 Current Condition of 8227 Kipling Avenue	31
6.2.1 Residence	31
6.2.2 Surrounding Landscape	31
7. Evaluation of Cultural Heritage Value and Interest	38
7.1 Description of the Property	38
7.2 Heritage Attributes	38
7.3 Criteria for Determining Cultural Heritage Value or Interest	38
7.3.1 Physical or Design Value	40
7.3.2 Associative or Historic Value	40
7.3.3 Contextual Value	40
7.4 Statement of Significance	40
8. Cultural Landscape Evaluation	41
8.1 Criteria for determining Cultural Landscapes	41
8.2 Statement of Cultural Landscape Significance	42
9. Cultural Heritage Impact Assessment	43
9.1 Description of Proposed Development	43
9.2 Proposed Mitigation	44
10. Recommendations	46

11. Bibliography and Reference Documents..... 47

List of Tables and Images and Figures

Figure 1: Location of the Property on a Topographic Map.....	6
Figure 2: Location of the Property on an Aerial Image	7
Table 1: Key Land Transactions for 8227 Kipling Avenue, Woodbridge, Ontario.....	13
Table 2 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)	39
Table 3 Cultural Landscape Evaluation of 1326 Bronte Road.....	41
Image 1: Application by Messrs. Robinson Cotton Mills Ltd to construct subdivision.....	4
Image 2: Garage addition on 8221 Kipling Avenue, Subject Property is visible to the left.....	5
Image 3: Front façade of 8227 Kipling Avenue, facing east-southeast.....	16
Image 4: Front façade of 8227 Kipling Avenue, note set back home facilitating large front lawn, facing east.....	16
Image 5: North face of Subject Property, note difference in brick finish of northern addition, facing south-southeast	17
Image 6: Rear of residence, facing west	17
Image 7: Close up of seam occurring between north addition and original structure, note brick dentate at eve.	18
Image 8: Rusticated cement block used for foundation of original structure.....	18
Image 9: Example of typical vinyl window, note segmental arch at head of window and brick lug sill.....	19
Image 10: Modern aluminum storm door at main entrance, note embellishment of segmental arch.....	20
Image 11: Cement block foundation of north addition with decorative ashlar cement block used on front facade ...	21
Image 12: Overview of rear of property, facing west	21
Image 13: Interior of residence showing original staircase, facing northeast.....	22
Image 14: First floor interior, note bulkhead indicating original location of internal wall, facing northwest	23
Image 15: Kitchen, facing west.....	23
Image 16: Interior of north addition, fireplace is contemporaneous to the addition, facing east.....	24
Image 17: Interior of north addition, facing west	24
Image 18: Interior of addition, interior of brick walls have been parged, facing west	25
Image 19: Second storey landing, bathroom is located at top of stairs, facing west.....	26
Image 20: North side bedroom, note original flooring and modern hollow core door, facing west	27
Image 21: North side bedroom, facing east	27
Image 22: West bedroom, note use of non original salvaged door and hardware, facing northeast	28
Image 23: Basement, note original cement block support pillars, facing northwest.....	28
Image 24: Typical floor joists and subfloor construction, joists are 2" x 6" set 16" on center.....	29
Image 25: Crawl space under north addition, facing west	29
Image 26: Typical cement block foundation with poured concrete floor, facing east.....	30
Image 27: Looking south down Kipling avenue from in front of Subject Property	32
Image 28: Looking North up Kipling avenue from in front of Subject Property	32

Image 29: View towards Subject Property from City Park Circle, red arrow indicates Subject Property facing southwest	33
Image 30:View towards Subject Property from Meeting House Road, facing northeast.	33
Image 31: Composite image taken from front door of Subject Property, note mature blue spruce and Birch tree, facing west.....	34
Image 32: Composite image taken from Kipling Avenue in front of Subject Property, note mature blue spruce, facing east.....	34
Image 33: Composite image taken from 8228 Kipling Avenue, facing east, Subject Property is in center	35
Image 34: View towards Subject Property from Chavender Place, red arrow indicates location of Subject Property behind 70 Chavender Place	36
Image 35: View towards Subject Property from 140 Meeting House Road, facing north, red arrow indicates location of Subject Property	36
Image 36: View towards Subject Property from 120 Meeting House Road, facing north, red arrow indicates location of Subject Property	37
Image 37: View of Subject Property taken from intersection of Chavender Pl and Kipling Ave, facing south	37

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Lily Troia and Tony Destro (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 8227 Kipling Avenue, Woodbridge, a suburb of the City of Vaughan, Regional Municipality of York, Ontario. The Proponent is applying for a building permit to the City of Vaughan in order to undertake alterations to the property located on part of Lot 9, Concession 7, Geographic Township of Vaughan, now City of Vaughan. The extant structure located at 8227 Kipling Avenue has been identified as a contributing structure to the North Kipling Avenue portion of the larger Woodbridge Heritage Conservation District.

This CHIA has been prepared at the request of the City of Vaughan Planning Department and is designed to meet the scope of work stipulated in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (City of Vaughan, 2017).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options. To evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on October 12, 2020 to document the property, structure, and surrounding landscape. After review of the proposed development plan, it is determined that the proposed re-development would be in keeping with the objectives of the Woodbridge Heritage Conservation District by-law and would be in keeping with the objectives outlined in *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010).

The storey-and-a-half residence located at 8227 Kipling Avenue, Woodbridge, Ontario is characteristic of the rapid urban development that occurred concurrently and following the Second World War. The residence is constructed in the architectural style known as Victory Housing (Blumenson, 1989). The structure at 8227 Kipling Avenue represents a fine example of the Victory Housing style.

When 8227 Kipling Avenue is evaluated against the criteria presented in Ontario Regulation 09/06 (Section 7.3), the property is found to meet the criteria set forth to identify Cultural Heritage Value or Interest; and in doing so agrees with the previous findings of the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009)

This CHIA finds that Avoidance is the mitigation method of choice for this project. The proposed alterations to 8227 Kipling Avenue require only the augmentation of the existing structure. Given the cultural value of 8227 Kipling Avenue, preventative measures must be taken to ensure the extant structure does not become structurally unstable or compromised in anyway.

2. Personnel

Carla Parslow, Ph.D., CAHP

Senior Cultural Resource Specialist

Christopher Lemon, B.Sc., Dip. Heritage

Cultural Heritage Specialist

Acknowledgements

Lilly Troia

Property Owner

Tony Destro

Property Owner Representative

Carrie Logtenberg

Archival Record Analysis, City of Vaughan

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by Lily Troia and Tony Destro (the Proponent) to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 8227 Kipling Avenue, Woodbridge, a suburb of the City of Vaughan, Regional Municipality of York, Ontario. The Proponent is applying for a building permit to the City of Vaughan in order to undertake alterations to the property located on part of Lot 9, Concession 7, Geographic Township of Vaughan, now City of Vaughan. The extant structure located at 8227 Kipling Avenue has been identified as a contributing structure to the North Kipling Avenue portion of the larger Woodbridge Heritage Conservation District.

This CHIA has been prepared at the request of the City of Vaughan Planning Department and is designed to meet the scope of work stipulated in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (City of Vaughan, 2017).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options. To evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on October 12, 2020 to document the property, structure, and surrounding landscape.

3.1 Site Description and Context

The Subject Property is situated on Part of Lot 9, Concession 7 in the former Township of Vaughan, now city of Vaughan, Regional Municipality of York. The property is situated on the east side of Kipling Avenue and is identified as 8227 Kipling Avenue, Vaughan, Ontario. The Subject Property was part of the historic Village of Woodbridge that existed until 1971 (Village of Woodbridge Fonds, n.d). The property is currently located within the Woodbridge Heritage Conservation District (HCD) in the Kipling Avenue North subregion (City of Vaughan, 2009). The Subject Property is approximately 0.25 acres (ac.) in size and contains a single 1.5 storey residential structure constructed in the architectural style known as Victory Housing (Blumenson, 1989; City of Vaughan, 2009). Victory Housing was a dominant architectural form in Canada during and following the end of the Second World War. Blumenson (1989) attributes the style from 1940 to 1950; it was designed to address housing shortfalls associated with the intense industrial production required during the war years and the subsequent housing shortage that occurred following the end of hostilities in Europe, resulting in the return of military personal and increased immigration to Canada.

Historic records indicate the lot referred to as 8227 Kipling Avenue was severed in 1942 when four unique lots were subdivided from a one-acre plot owned by Gordon Robinson (Table 1). The lots remained associated with the Robinson family until 1956 when Albert Hollingshead purchased 8227 Kipling Avenue from Robertson Cotton Mills Ltd. The Robertson Family operated the Robertson Cotton Mills Factory (now the Woodbridge Foam Corporation) located west of the current Subject Property. An article (Image 1) from the local newspaper "The Liberal" dated March

18,1948 depicts that council approved an application on behalf of Messrs. Robinson Cotton Mills Ltd. to undertake construction of a subdivision (The Liberal, 18 Mar 1948). While the article indicates the application was approved by Council, when a request for the plan was made to the City of Vaughan the plan was not able to be located (Personal Communication, Carrie Logtenberg, City of Vaughan). It is presumed the Subject Property and surrounding three homes are the result of the application reference in the below article.

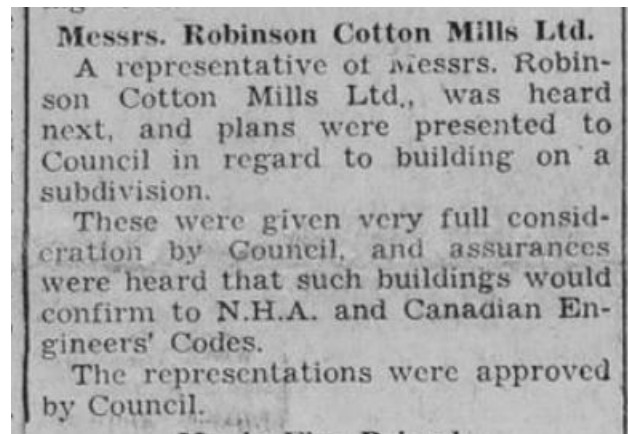


Image 1: Application by Messrs. Robinson Cotton Mills Ltd to construct subdivision

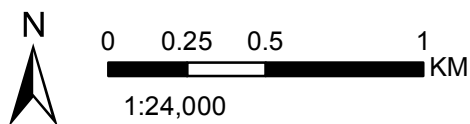
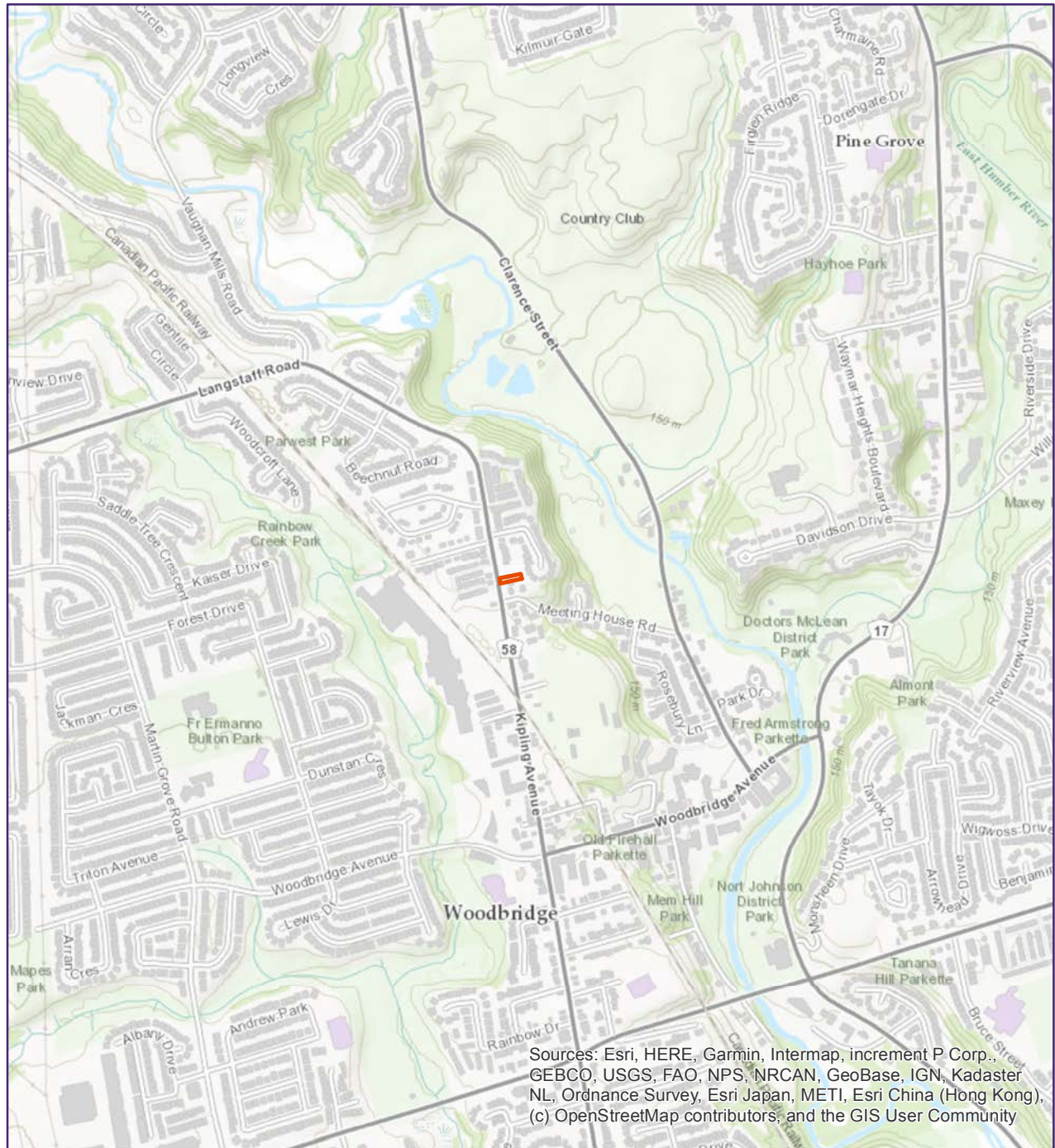
At the time of property inspection 8227 Kipling Avenue presented much as it was built. The only notable changes to the plan of the structure was an addition to the north side of the structure. This addition is currently living space, but it is assumed to have been constructed as a garage, an assumption that is supported by the findings of the *Woodbridge Heritage Conservation District study and plan* (City of Vaughan, 2009:51). The assertion that the addition was constructed as a garage is based on comparison to the residence located at 8221 Kipling Avenue that sports a similar addition that is still a garage (Image 2). Such additions were common such homes as owners personalized their otherwise uniformed Victory Housing.



Image 2: Garage addition on 8221 Kipling Avenue, Subject Property is visible to the left.

The Subject Property continues to be part of a small enclave of residential structures constructed in the Victory Housing style by Robinson Cotton Mills Ltd. The small, war time subdivision is comprised of four virtually identical one-and-a-half storey brick residential structures, each being of three bay design with steeply pitched gable roof containing a single center dormer. The main variation is found in the style of roof that accompanies the central gable; two having gable dormers and two having shed dormers.

Figure 1 - Topographic Map of 8227 Kipling Ave.



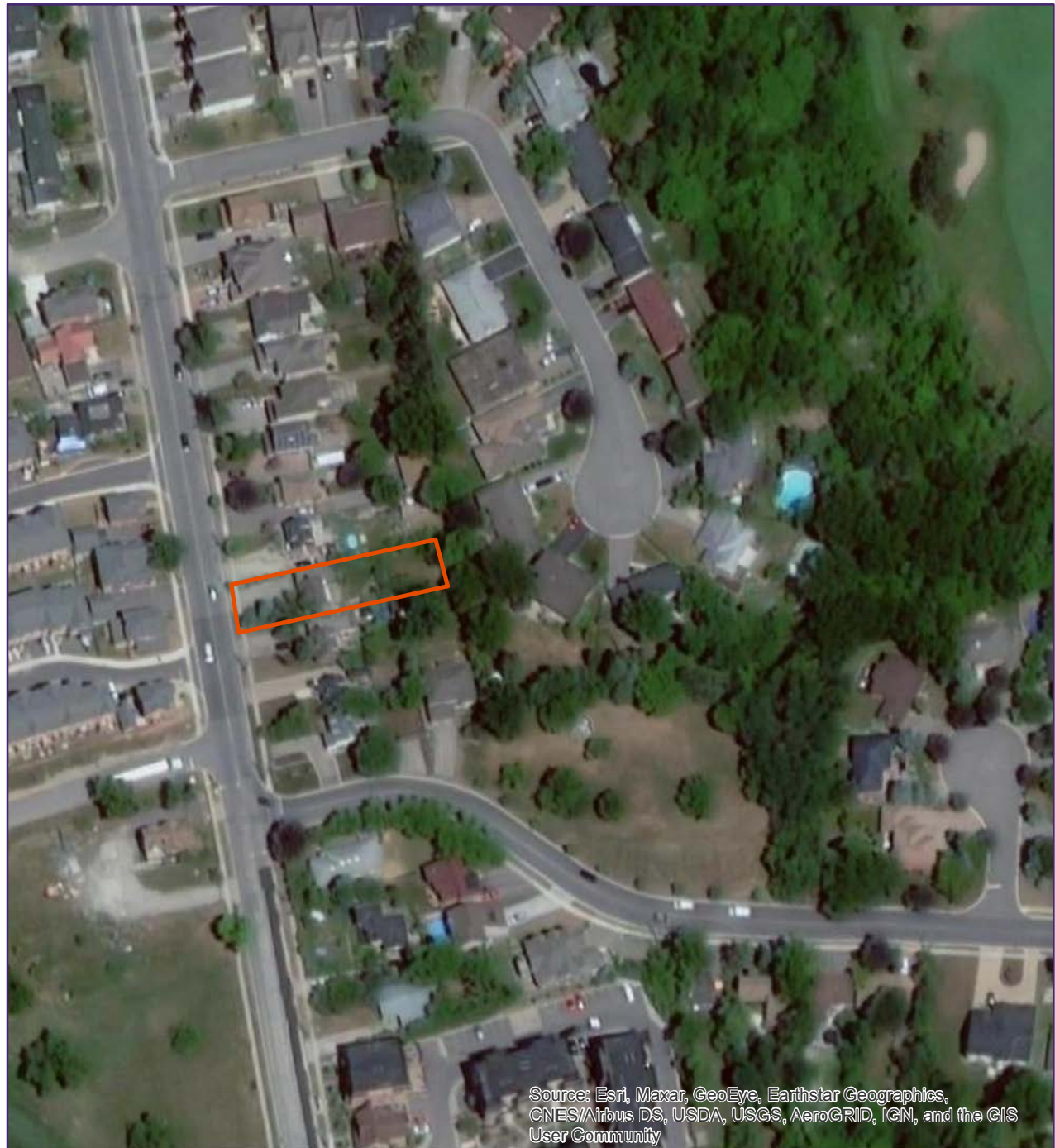
Legend

 Property

Cultural Heritage Impact Assessment
8227 Kipling Ave., Vaughan, ON.



Figure 2 - Aerial Image of 8227 Kipling Ave.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 25 50 100 M
1:2,500

**Cultural Heritage Impact Assessment
8227 Kipling Ave., Vaughan, ON.**

Legend

 Property



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Vaughan. This HIA has been prepared to meet the terms of reference set forth by the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, the Ontario Heritage Act, the Planning Act and the Provincial Policy Statement.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark.

Furthermore, Part V of the Ontario Heritage Act provides for the creation of Heritage Conservation Districts (HCD's). Properties located within HCD's are defined as "significant built heritage resources" and subject to Section 42 of the Ontario Heritage Act, which states:

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

building or structure on the property or permit the erection, demolition or removal of such a building or structure

4.1.2 Planning Act

The *Planning Act (1990)* provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been

evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

4.2.1 City of Vaughan Official Plan (Consolidated 2019)

The Official Plan for the City of Vaughan provides the framework for heritage conservation in the City. The following Official Plan policies are pertinent to this assessment:

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

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

4.2.2 City of Vaughan Guidelines for Cultural Heritage Impact Assessments

The City of Vaughan has developed a set of guidelines to be followed when undertaking a Cultural Heritage Impact Assessment (City of Vaughan, 2017). This document outlines that a CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development.

4.2.3 Woodbridge Heritage Conservation District Plan and Guidelines

The objective of the Woodbridge HCD is to conserve the heritage resources within the boundaries of the district and to prevent demolition or relocation of identified cultural resources. The document also provides guidance to property owners and the municipality as to how to facilitate change while preserving the heritage attributes of the area.

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

1. Kipling Avenue should regain and retain its heritage character
2. New and renovated buildings and landscapes must:
 - a. Conserve and enhance the tree canopy;
 - b. Front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;
 - c. Contribute to the quality and connectivity of the pedestrian environment;
 - d. Serve to enhance the overall system of trails, pathways and pedestrian walkways;
 - e. Maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;
 - f. Be no taller than 3 floors(11m);
 - g. Conserve and enhance views to the valleys east and west; and,
 - h. Provide a design that is sympathetic with the character of adjacent properties.
3. New buildings must have a residential character and should be conducive to a mix of uses, including small scaled commercial uses.
4. All interventions with Kipling Avenue should contribute through structures and/or landscape to the design of significant points of entry and gateways;
5. Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.

5. Historical Research and Analysis

5.1 Regional Overview

5.1.1 Town of Woodbridge

The below information is adapted from the District History section of the Woodbridge Heritage Conservation District Study and Plan (City of Vaughan, 2009). Woodbridge is one of four historic villages within the City of Vaughan and was initially known as Burwick in recognition of Rowland Burr, one of the first Europeans to settle in the area. Burwick was settled by Europeans in 1837 and when the first post office was opened it was necessary to rename the village Woodbridge to avoid confusion with an existing settlement of the same name. The early settlement depended on the ample waterpower provided by the Humber river. The energy provided by the river encouraged the establishment of industry along its banks. In 1882 Woodbridge was incorporated as a Village and in 1883 the Canadian Pacific Railway constructs a station in the village. The early 20th century was a time of growth in Woodbridge. In 1907 the railway was realigned to an area of town more topographically conducive to travel. During World War II the area saw an increase in development, with the arrival of the Robinson Cotton Mills Factory, and residences in the form of subdivisions. In 1954 Woodbridge was devastated by Hurricane Hazel, and subsequently underwent substantial alterations including the realignment of the Humber River. In 1971 Woodbridge was amalgamated with the Town of Vaughan to form the City of Vaughan. Following amalgamation many historic structures in Woodbridge were destroyed to make way for new development. The City of Vaughan and the community of Woodbridge continue to see increased growth as a suburb of the Greater Toronto Area.

5.1.2 Subject Property

The property that would become 8227 Kipling Avenue enters the historic record in 1801 when the Crown Patent for Lot 9, Concession 7 is granted to David Thompson. Following the Crown Patent the property undergoes several transactions and is subject to several land severances. In 1942, 8227 Kipling Avenue is formed when Gordon R. Robinson severs a one-acre lot into four residential lots and sells them to W. Robinson and Sons Converters; W. Robinson and Sons Converters was the precursor to Robinson Cotton Mills Ltd. In 1948 Robinson Cotton Mills Ltd. presents plans to the Town of Woodbridge and obtains permission to construct a subdivision on lands held by the company. While no plan of subdivision is on file with the City of Vaughan (Personal communication, Carrie Logtenberg, City of Vaughan) it is surmised that 8227 Kipling Avenue is one of the homes constructed as part of the 1946 application. Between 1946 and 1956 the Subject Property remains in the control of Robinson Cotton Mills Ltd. On September 27, 1956 land records show 8227 Kipling Avenue being sold to Albert Hollingshead (Onland, 2020). Voter records indicate Mr. Hollingshead to be a merchant and his wife Joyce to be a home maker (Ancestry, 2020). The Hollingsheads reside at 8227 Kipling Avenue for 13 years, selling the property in December of 1969 (Onland, 2020). Table1 lists the pertinent land transactions associated with the Subject Property.

Table 1: Key Land Transactions for 8227 Kipling Avenue, Woodbridge, Ontario

Registration Number	Instrument	Date	Grantor	Grantee	Consideration	Comments
	Patent	May 20 1801	Crown	David Thompson		All 200 ac.
R4982	Barter and Sale	Oct 4 1824	David Thompson	John Smith	£90.12.6	200 ac.
R10650	Barter and Sale	Mar 1 1834	John Smith Senr.	Samuel Smith		W 1/2
R40238	Barter and Sale	May 12 1848	Samuel Smith et ux	Turbit Ellis	£150	S.W 1/2 10ac.
R40289	Barter and Sale	Feb 13 1851	Turbit Ellis et ux	John Abell	£125	S.W 1/2 10ac.
R44238	Barter and Sale	Jan 10 1852	John Abell	Samuel Smith	£125	S.W 1/2 10ac.
R2349	Grant	Oct 11 1877	Samuel Smith et ux	Annie Snider	\$1	W. 1/2 Ex.Pts. In al
R861	Grant	Mar 25 1913	Annie Snider	Charles L. Wallace	\$18,500	W 1/2 in all ex 1 acre
R1503	Grant	Feb 1 1932	Charles H Wallace Exor. Chas L Wallace	Annie O. Wallace	\$10.&c.	W 1/2 Ex 1 ac. & road
R1773	Grant	Oct 1 1941	Annie O. Wallace	Gordon R. Robinson	\$16,000	Ft.Comg.in W limit 46' N from Church St then N. 190' x 208'4" deep.
R2045	Grant	April 8 1942	Gordon R Robinson and Ore his wife	W. Robinson and Son Converters Ltd	\$2 ect	4 lots *(3) Pt comg in W limit 141' N from Church St then N 47'6" x 208'4" deep
R3854	Grant	Sept 27 1956	Robinson Cotton Mills Ltd.	Albert Hollingshead	\$2 etc	Pt comg in W limit 141' N from Church St then N 47'6" x 208'4" deep see constraint ro Planning Act
R7031	Grant	Dec 2 1969	Albert Hollingshead	Hogens Kristensen &	\$2 etc	Pt comg in W limits 141'N from Church

			and Joyce his wife	Herdis Kristensen		St then N47'6" x 208'4" deep
R440942	Grant	July 23 1987	Hogens Kristensen & Herdis Kristensen	Gilly Kendrick & David Wells Kendrick	\$144,000	Pt Lot ConE limited Rd Allow bet Cons 7 & 8 N from N limit Church Street then N 47'6"x208'4"E
R528327	Transfer	Nov 30 1989	Gilly Kendrick & David Wells Kendrick	Chang Hoon Koh & Un Young Koh	\$296,000	Pt Lot as in R440942
R713492	Transfer	Dec 15 1997	Chang Hoon Koh & Un Young Koh	Danielle Brenna Magder	\$199,00	
YR1349468	ByLaw	July 28 2009	City of Vaughan HCD By-Law 102-2009			To designate an area of the City of Vaughan as a Heritage Conservation District
YR3147454	Transfer	Sept 20 2020	Danielle Brenna Magder	Tony Calogero Destro	780,000	

6. Assessment of Existing Conditions

6.1 Architecture and Design

6.1.1 Residential Structure

Exterior

8227 Kipling Avenue is a fine example of the architectural style known as Victory Housing. Victory Housing was prevalent in Canada between 1940 and 1950 (Blumenson, 1989). The style is simplistic and derived from the Cape Cod cottage, consisting of a simple square layout with a steeply pitched gable roof. It is common for such homes to not employ second floor dormers, but this example, along with its three counterparts all exhibit center dormers on the front façade and a pair of dormers on the rear. The home is constructed of yellow brick and exhibits a later addition on the north face (Images 3-6). The structure has a single brick chimney on the north face. The residence sports extremely truncated eaves typical of this style of architecture. Structural openings are segmentally headed and are constructed of brick (Image 9). Windows sills are also of brick and are of the lug style. All of the home's dormers are clad in vinyl siding; there are three dormers in total, one center gable dormer on the main façade and two shed dormers on the rear (Image 6). All original windows and doors have been replaced in the main portion of the structure (Image 9, Image 10). The northern addition still utilized older wooden windows on its north wall. The northern addition is clearly not original to the structure, a clear separation and difference in brick work is evident (Image 7). It is likely this northern addition was originally constructed as a garage but later converted into additional living space. Such additions are common on Victory style homes and depict the adaptation of these simple structures to meet the needs of growing post-war families. The residence located to the south of the Subject Property displays a similar addition that continues to be used as a garage.



Image 3: Front façade of 8227 Kipling Avenue, facing east-southeast



Image 4: Front façade of 8227 Kipling Avenue, note set back home facilitating large front lawn, facing east



Image 5: North face of Subject Property, note difference in brick finish of northern addition, facing south-southeast



Image 6: Rear of residence, facing west



Image 7: Close up of seam occurring between north addition and original structure, note brick dentate at eve.



Image 8: Rusticated cement block used for foundation of original structure



Image 9: Example of typical vinyl window, note segmental arch at head of window and brick lug sill.



Image 10: Modern aluminum storm door at main entrance, note embellishment of segmental arch



Image 11: Cement block foundation of north addition with decorative ashlar cement block used on front facade



Image 12: Overview of rear of property, facing west

Interior

The interior of 8227 Kipling Avenue has been altered significantly since its original construction. The first floor has seen significant modification resulting in the removal of walls (Image 14) and the incorporation of the northern addition into additional living space (Image 16). The second floor appears to maintain its original configuration but no longer displays its original doors or trim (Images 18-21).

Where walls have been removed it is possible to see that the home still utilizes its original knob and tube wiring. The floors display evidence of previous construction to facilitate the installation of in floor heating vents, and there is also evidence of past electrical upgrades which utilize tie ins to the knob and tube system, resulting in a potentially dangerous mix of knob and tube and Romex cable.

Overall the interior of the home has been extensively altered and is no longer representative of the as-built configuration.



Image 13: Interior of residence showing original staircase, facing northeast



Image 14: First floor interior, note bulkhead indicating original location of internal wall, facing northwest



Image 15: Kitchen, facing west



Image 16: Interior of north addition, fireplace is contemporaneous to the addition, facing east



Image 17: Interior of north addition, facing west



Image 18: Interior of addition, interior of brick walls have been parged, facing west



Image 19: Second storey landing, bathroom is located at top of stairs, facing west



Image 20: North side bedroom, note original flooring and modern hollow core door, facing west



Image 21: North side bedroom, facing east



Image 22: West bedroom, note use of non original salvaged door and hardware, facing northeast



Image 23: Basement, note original cement block support pillars, facing northwest



Image 24: Typical floor joists and subfloor construction, joists are 2" x 6" set 16" on center



Image 25: Crawl space under north addition, facing west



Image 26: Typical cement block foundation with poured concrete floor, facing east

6.2 Current Condition of 8227 Kipling Avenue

6.2.1 Residence

The exterior of 8227 Kipling Avenue is a fine example of the Victory Housing architectural style. The home is comprised of a small square plan capped with a steeply sloped gable roof. The most unique feature of the home is the center gable dormer, a feature not commonly seen on homes of this style. The home has been augmented by a later rectangular addition to the north. The addition has a flat roof and was likely constructed as a garage and later converted to living space. In general, the exterior of the original residence presents largely as it was built. The main deviation from the original construction is the replacement of all windows with modern vinyl and replacement of original doors with steel replacements. Another notable alteration to the original design is the use of vinyl siding on the center dormer. The exterior of the north addition also presents largely as built. The addition is simplistic in design and reflects a common augmentation to Victory Housing. It is likely this addition was constructed as a garage and later converted to additional living space, a position supported by the findings of the Woodbridge HCD report (City of Vaughan, 2009:51). Overall, the Subject Property is a typical example of residential construction designed to meet the needs of a rapidly changing society in the mid-20th century.

The interior of the home is in stark contrast to the largely original exterior. The interior of the home has been subject to multiple rounds of renovation that have resulted in the loss of the original floorplan and nearly all original finishes. Overall, the interior of the home presents with no cultural heritage value or interest.

6.2.2 Surrounding Landscape

8227 Kipling Avenue is situated in a residential area comprised of a mix of house styles. From the front porch one is able to see residences dating from the late 19th century up to the 21st century (Image 28). The surrounding neighborhood supports an expansive collection of mature trees resulting in a dense tree canopy. As previously stated, the Subject Property is one of four homes constructed in the architectural style known as Victory Housing. In keeping with the style, the Subject Property and its neighbors present small square façades to Kipling Avenue and are all set well back from the street, providing for large areas of landscaping. In all cases this landscaping is comprised of mature trees, manicured lawns, and paved driveways.

When viewing the Subject Property from the surrounding landscape, it is immediately apparent that the topography of the area coupled with the mature tree canopy obscure the Subject Property from view from most vantage points. The exceptions being from the intersection of Chavender Place, and Kipling Avenue (Image 36) and where the property interacts directly with Kipling Avenue.



Image 27: Looking south down Kipling Avenue from in front of Subject Property



Image 28: Looking North up Kipling Avenue from in front of Subject Property



Image 29: View towards Subject Property from City Park Circle, red arrow indicates Subject Property facing southwest.



Image 30: View towards Subject Property from Meeting House Road, facing northeast.



Image 31: Composite image taken from front door of Subject Property, note mature blue spruce and Birch tree, facing west



Image 32: Composite image taken from Kipling Avenue in front of Subject Property, note mature blue spruce, facing east



Image 33: Composite image taken from 8228 Kipling Avenue, facing east, Subject Property is in center



Image 34: View towards Subject Property from Chavender Place, red arrow indicates location of Subject Property behind 70 Chavender Place



Image 35: View towards Subject Property from 140 Meeting House Road, facing north, red arrow indicates location of Subject Property



Image 36: View towards Subject Property from 120 Meeting House Road, facing north, red arrow indicates location of Subject Property



Image 37: View of Subject Property taken from intersection of Chavender Pl and Kipling Ave, facing south

7. Evaluation of Cultural Heritage Value and Interest

7.1 Description of the Property

The Subject Property is situated on Part of Lot 9, Concession 7 in the former Township of Vaughan, now city of Vaughan, Regional Municipality of York. The property is situated on the east side of Kipling Avenue and is identified as 8227 Kipling Avenue, Vaughan, Ontario. The Subject Property is approximately 0.25 acres (ac.) in size and contains a single 1.5 storey residential structure constructed of yellow brick in the architectural style known as Victory Housing (Blumenson, 1989; City of Vaughan, 2009). The residence is set well back from Kipling Avenue, providing for a large manicured lawn in front. The yard in front of the house is currently comprised of mature trees; a large blue spruce and a mature birch tree, the canopy of which overhangs the roof line of the Subject Property and the residence located to the south. The front yard also contains manicured lawn and a paved driveway. The backyard is large and, like the front, contains manicured lawn and numerous mature trees (Image 12).

7.2 Heritage Attributes

Heritage attributes observed during the site visit include:

Exterior

- ▶ Massing of residential structure, including north addition
- ▶ Steeply pitched gable roof
- ▶ Center gable
- ▶ Placement of structural openings of front door and front windows
- ▶ Truncated eaves
- ▶ Large front yard

Interior

- ▶ None

Property as a Whole

- ▶ Massing of structure on streetscape
- ▶ One of a line of four essentially identical structures

7.3 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 8227 Kipling Avenue; these criteria categories are expanded on below.

Table 2 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The residence is a representative example of the Victory Style architecture associated with the years surround World War II. The home is unique in that it sports an original central gable dormer.
II. displays a high degree of craftsmanship or artistic merit, or	N	The structure is highly typical of the era when the emphasis was on ease and efficiency of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	The residence does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The style of the home is directly linked to World War II.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structure do not have the potential to yield information that could contribute to our understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Y	The property reflects the work and ideas of the Victory Housing Corporation of Canada that developed a series of simplistic housing designs to meet the residential needs of communities associated with World War II. The presence of such architecture is significant to the community as it ties the community to the Canadian war effort.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	The residence and property are important in defining, maintaining, or supporting the character of the area. The home is one of four identical structures constructed at the same time and is important in defining the style and character of war time housing.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Yes, the property is historically linked to its surroundings, as it embodies the communal effort of the County in supporting Allied victory in World War II.
III. is a landmark.	N	The residence does not serve as a local landmark.

7.3.1 Physical or Design Value

8227 Kipling Avenue is a fine example of the simplistic and functional homes constructed concurrent with and following World War II. The home exhibits the characteristic square plan with steeply pitched gable roof typical of Victory Housing architecture. The home is unique in the fact that it displays an original center gable. The presence of gables is unusual in Victory Housing as the installation of dormers requires additional materials and skill on the part of the builder. Its location within a group of identical structures adds to the physical value of the property as it places the Subject Property in context. Victory Housing is ubiquitous in every major center across Canada; the style of construction and inclusion with multiple examples of the style is indicative of housing boom associated with World War II.

7.3.2 Associative or Historic Value

The Subject Property has great historic and associative value to the community as it serves as a touchstone to the turbulent times of the mid-20th century. The distinctive style of Victory Housing is instantly recognizable and ties the property to the larger community associated with the efforts of Allied forces in during WWII. The property reflects the work and ideas of the Victory Housing Corporation of Canada that developed a series of simplistic housing designs to meet the residential needs of communities associated with World War II. These structures were designed to be rapidly constructed and focused on function over form. In many cases Victory Homes were prefabricated and therefore represent one of the earliest examples of mass home production. The presence of such architecture is significant to the community as it ties the community to the Canadian war effort. The Subject Property further contributes to the community as it is linked to the Robertson Cotton Mills Ltd.; a firm that contributed heavily to the community of Woodbridge.

7.3.3 Contextual Value

The residence and property are important in defining, maintaining, and supporting the character of the area. The home is one of four identical structures constructed at the same time and is important in defining the style and character of war time housing. The property is historically linked to its surroundings, as it embodies the communal effort of the County in supporting Allied victory in World War II.

7.4 Statement of Significance

Based on the criteria set forth by Ontario Regulation 9/06 8227 Kipling Avenue meets the criteria for cultural heritage value or interest based on its physical design, historic and associative value and its contextual value (Table 2). These findings concur with the previous findings of the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009) which identified 8227 Kipling Avenue as having cultural heritage value or interest and identifying it as a contributing structure to the overall HCD. The Subject Property is identified in the *Woodbridge Heritage Conservation District Study and Plan* for the following reasons: 1.5 storey massing, Victory Housing architectural style, buff (yellow) brick finish, single central dormer and later garage addition (City of Vaughan, 2009: 51).

This Cultural Heritage Impact Assessment concurs with the previous findings of the *Woodbridge Heritage Conservation District Study and Plan* (City of Vaughan, 2009).

8. Cultural Landscape Evaluation

8.1 Criteria for determining Cultural Landscapes

According to the Ontario Heritage Trust (OHT), which has derived its interpretations from the United Nations Educational, Scientific and Cultural Organization (UNESCO), a cultural heritage landscape is defined as “a property or defined geographical area of cultural heritage significance that has been modified by human activities and is valued by a community”. The OHT and UNESCO prescribe that a cultural heritage landscape can take on one of three major types” (OHT, 2012):

1. *Designed Landscape: One that is clearly defined and created by man;*
2. *Organically Evolved landscape: One that results from social, economic, administrative, and or religious imperative and has developed in its present form in response to its natural environment. These can include:*
 - a. *Relict Landscapes;*
 - b. *Continuing Landscapes; and,*
3. *Associative Cultural Landscape: One that results by virtue of natural elements and may lack physical cultural evidence.*

The Subject Property at 8227 Kipling Avenue was evaluated based on the above criteria (Table 3).

Table 3 Cultural Landscape Evaluation of 1326 Bronte Road

Type	Y/N	Rationale
Designed Landscape	Y	The residence is a fine example war time housing present in nearly every major center across Canada. The composition of the residence and associated property is distinctive to residential development associated with World War II and the post war period.
Organically Evolved Landscape		
a. Relict Landscape	Y	The property embodies the design of the affordable housing associated with the Second World War and the efforts of the Federal Government to meet the needs of a rapidly changing population demographic.
b. Continuing Landscape	Y	The property maintains an active role in defining a subsection of Woodbridge. Reflects the impacts and influences of World War II on the area.
Associative Cultural Landscape	N	The property is not one that resulted by virtue of natural elements. Its very existence is a reflection of embracing planned urban intensification.

8.2 Statement of Cultural Landscape Significance

8227 Kipling Avenue is a contributing factor to maintaining the war time design of the area comprised of 8233, 8227, 8221, and 8215 Kipling Avenue. The cluster of these four homes exemplify the style of construction typical of Victory Housing. The cultural landscape is comprised of both the overall composition of the physical structures and the physical placement of the residences upon their respective lots. The four houses typifying Victory Housing construction are set well back from the street, providing for large front lawns that accommodate landscaping and the retention of mature trees, all of which contribute to the overall streetscape of the area.

The significance of the cultural landscape has been previously addressed in the *Woodbridge Heritage Conservation District Study and Plan* (The City of Vaughan, 2009: 69-73). The report identifies the role that 8227 Kipling Avenue and its contemporaries make to the Kipling Avenue North subsection of the HCD and identifies them as contributing structures (The City of Vaughan, 2009: 52).

8227 Kipling plays an important role in maintaining the character of this enclave of war time houses and as such the front facade and associated front lawn should not be altered in a way that interferes with the initial design of the property. It is acknowledged that the property exhibits a later addition on the north side of the original structure. This addition is currently configured as living space but may have been originally constructed as a garage. This later addition should also be maintained as it is in keeping with and reflects a typical expansion of a war time home to meet the growing needs of the post-war family.

9. Cultural Heritage Impact Assessment

The proposed alterations to 8227 Kipling Avenue, Woodbridge, Ontario will result in modifications to the rear of the structure and the restoration of the north addition from living space to garage space. The proposed alterations will also include the resurfacing of the existing driveway, the installation of an inground pool behind the current structure and the eventual replacement of the current windows and doors. The intent is to replace the current vinyl windows and doors with modern reproductions that will return the front façade to an as-built configuration. The Subject Property is located within the boundaries of the Woodbridge Heritage Conservation District and has been identified as a contributing structure (City of Vaughan 2009). Its placement within the Woodbridge HCD will necessitate that the guidelines set forth by the HCD, to facilitate change while preserving the heritage attributes of the area, be followed.

9.1 Description of Proposed Development

The Subject Property is approximately 0.25 ac. in size and currently contains a single storey-and-a-half residential structure constructed in the architectural style known as Victory Housing. The residence currently displays a later addition on the north side of the structure. The proposed alterations to the extant residence includes an addition to the rear of the current structure and to reconfigure the existing north addition into a garage. The new addition will include a new stairway, family room and kitchen on the first floor, and a master bedroom with ensuite on the second floor. In addition to the alterations to the footprint of the existing structure, the proposed alterations include resurfacing the current driveway, replacement of the existing vinyl windows and steel doors, and installing an inground pool in the backyard. The proposed changes as well as built drawings are provided in Appendix A.

The proposed alterations will not impact the current configuration of the property as viewed from Kipling Avenue.

In keeping with the guidelines of the Woodbridge HCD, designed to facilitate change while maintaining the historic character of the area, the proposed alterations to 8227 Kipling Avenue will:

- ▶ Conserve the existing tree canopy;
- ▶ Maintain the current setback of the residence;
- ▶ Maintain a landscaped front yard fronting Kipling Avenue;
- ▶ Have no impact on the quality of the current pedestrian environment;
- ▶ Maintain the intimate scale of the street as the front façade will not be altered;
- ▶ Have no impact on the view of the valleys to the east or west; and,
- ▶ Will be sympathetic to the design of the current structure and adjacent properties.

The proposed alteration (Appendix A) depict an addition that adheres to both The Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010) and the Woodbridge HCD guidelines (City of Vaughan 2009) by maintaining the current massing of the structure and ensuring the addition is sympathetic to, but distinguishable from, the existing structure.

The MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* was reviewed to further assess seven potential negative impacts on the property's Cultural Heritage Value or Interest (CHVI) arising from the proposed site re-development (MHSTCI 2006b):

Destruction of any, or part of any, significant heritage attributes or features.

- The proposed alterations do not require the destruction of any significant heritage attributes or features.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- The proposed alterations are compatible with and distinguishable from the historic fabric of the extant structure.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- No shadow studies were undertaken as a part of this CHIA.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- Proposed alterations would not isolate heritage attributes from their surrounding environment

Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.

- Proposed redevelopment will not impact the existing views or vistas as seen from 8227 Kipling Avenue nor will they impact views or vistas when viewing the Subject Property from the surrounding landscape.

A change in land use where the change in use may impact the property's cultural heritage value or interest.

- Any alterations that results in subsurface disturbance could result in impacts to yet unidentified subsurface features of cultural heritage value or interest.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- Any land disturbances have the potential to adversely affect subsurface resources.

9.2 Proposed Mitigation

As per the City of Vaughan *Guidelines for Cultural Heritage Impact Assessments* there are three mitigation strategies that must be addressed; Avoidance, Salvage and Commemoration (City of Vaughan, 2009:5).

Avoidance is the mitigation method of choice for this project. The proposed alterations to 8227 Kipling Avenue require only the augmentation of the existing structure and as such the work will "retain the cultural heritage resource in situ and intact" (City of Vaughan, 2017:5). Given the cultural value of 8227 Kipling Avenue, preventative measures must be taken to ensure the extant structure does not become structurally unstable or compromised in anyway. As such the proposed

work should be undertaken by a qualified contractor and all work should follow Municipal and Provincial building codes; all alterations should be reviewed by a qualified architect and or engineer.

As the alterations will not impact aspects of the property that have been identified as having cultural heritage value or interest, salvage mitigation is unnecessary, nor is historical commemoration as the extant structure will remain in situ.

10. Recommendations

It is recommended that the avoidance mitigation strategy (Section 9.2) be followed and that all work be conducted in accordance with local building codes. Renovation work has the potential to uncover hidden issues and it is recommended that any such issues be addressed by persons qualified to undertake the necessary work while maintaining the cultural heritage value of the property.

Finally it is recommended that should it become necessary in the future to alter the tree canopy associated with the mature trees located on the front lawn (blue spruce and birch) that an arborist be consulted and the Town be advised prior to undertaking any non-emergency alterations.

11. Bibliography and Reference Documents

Air Photos

- 1954 Air Photos of Southern Ontario Archive. Electronic Database available online at:
<https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>. Last accesses October 15 2020.

Ancestry

- 2020 *Canada, Voters Lists, 1935-1980*. Electronic resource available online at:
<https://search.ancestry.ca/cgiin/sse.dll?indiv=1&dbid=2983&h=27987922&tid=&pid=&q=ueyld=dee584baa5b0a1e160bd5af73de86819&usePUB=true&phsrc=FpH188&phstart=successSource> Last accessed October 11 2020.

Blumenson, John

- 1989 *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*. Fitzhenry & Whiteside, Canada.

City of Vaughan

- 2019 *Official Plan*. Electronic resource available online at:
https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf Last accessed 16 October 2020.

- 2017 *Guidelines for the Cultural Heritage Impact Assessments* Electronic resource available online at:
https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Guidelines%20for%20CHIA%202017.pdf Last accessed 16 October 2020.

City of Vaughan

- 2009 *Woodbridge Heritage Conservation District Study and Plan*. Electronic resource available online:
https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Woodbridge%20Heritage%20Conservation%20District%20Plan%20and%20Guidelines.pdf Last accessed 16 October 2020.

MHSTCI (Ministry of Heritage, Sport, Tourism and Culture Industries)

- 2006a *Ontario Heritage Tool Kit, Heritage Property Evaluation*. Electronic resource available online:
http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf. Last accessed 10 October 2020.

MHSTCI (Ministry of Heritage, Sport, Tourism and Culture Industries)

- 2006b *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process*. Electronic resource available online: http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. Last accessed 13 October 2020.

Ontario Heritage Trust (OHT)

2012 *Cultural Heritage Landscapes-An Introduction*. Electronic resource available online:
https://www.heritagetrust.on.ca/user_assets/documents/HIS-020-Cultural-heritage-landscapes-An-introduction-ENG.pdf Last accessed Oct 16 2020.

Onland

2020 *Ontario Land Registry Data York Region (65) Vaughan Book 209* Available online at
<https://www.onland.ca/ui/> Last accessed October 7 2020.

Parks Canada

2010 *Standards & Guidelines for the Conservation of Historic Places in Canada*. Queens Printer, Canada.

Province of Ontario

1990a *Ontario Heritage Act*. Electronic resource available online:
<https://www.ontario.ca/laws/statute/90o18>. Last accessed 21 June 2020.

1990b *Planning Act*. Electronic resource available online:
<https://www.ontario.ca/laws/statute/90p13>. Last accessed 21 June 2020.

2020 *Provincial Policy Statement*. Electronic resource available online:
<https://www.ontario.ca/page/provincial-policy-statement-2020>. Last accessed 4 July 2020.

Regional Municipality of York

2019 *The Regional Municipality of York Official Plan 2019 Office Consolidation* Electronic resource available online at: https://www.york.ca/wps/wcm/connect/yorkpublic/0dc3cfc2-2e0f-49d2-b523-dc7c14b08273/15001_yropConsolidation2016AccessibleMay42016.pdf?MOD=AJPERES
Last accessed 16 October 2020.

The Liberal

1948 *Report of Application for Subdivision to Woodbridge City Council*, March 18 1948.
Electronic resource available at: <http://history.rhpl.richmondhill.on.ca/3215270/data>.
Last accessed 16 October 2020

Village of Woodbridge Fonds

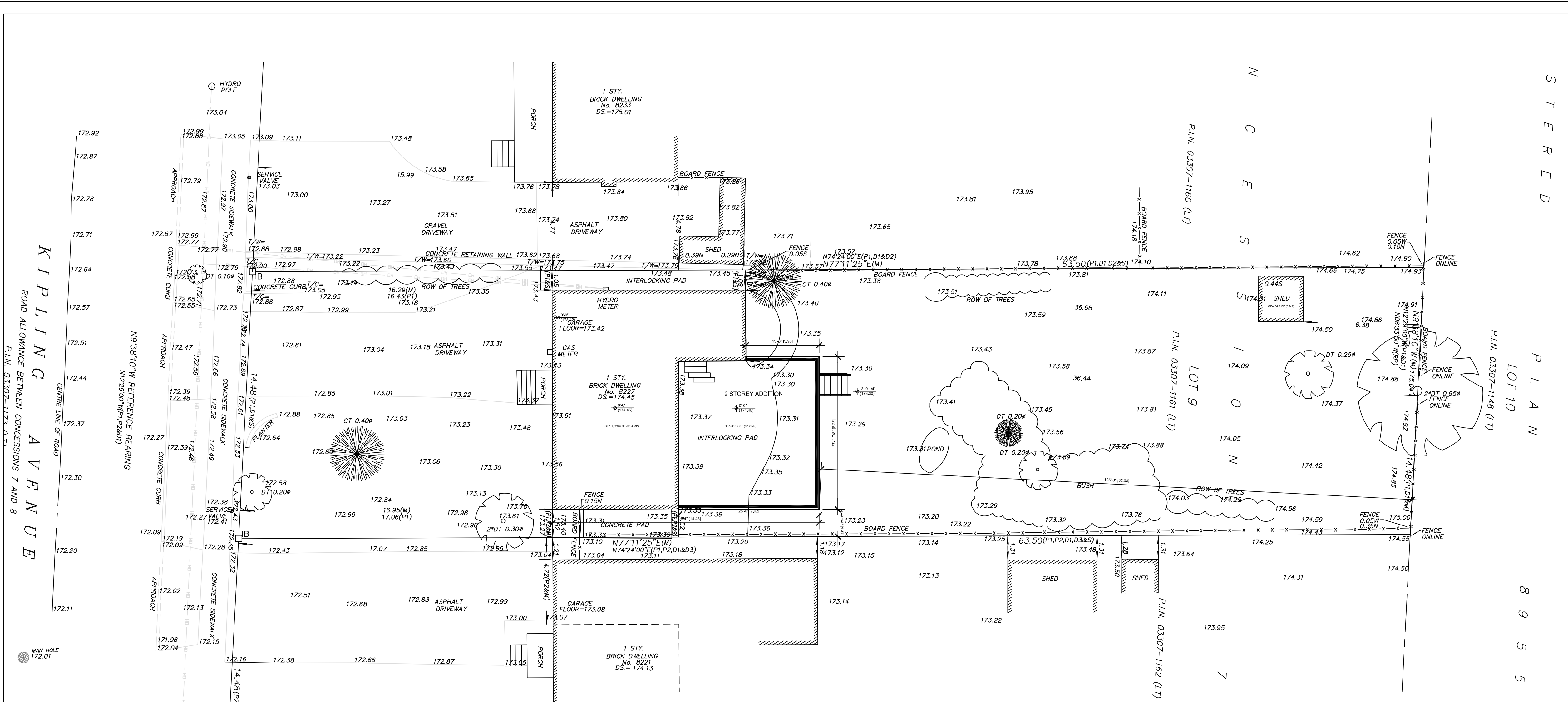
n.d. Electronic resource available online:
https://www.vaughan.ca/services/vaughan_archives/findingaids/VaughanDocuments/Village%20of%20Woodbridge%20Fonds.pdf Last accessed 13 October 2020.

Appendix A



Development Plan

DATE	REVISION	BY
2020-09-11	ISSUED FOR PRE-CONSULTAION	FP



SITE STATISTICS

ZONING R3	LOT NO: LOT 9		CONCESSION 7	LOT AREA 918.17 m²/ 9,883 SF	LOT FRONTAGE 14.48 M/ 47.5'		LOT DEPTH 63.5 M/ 208.3'		
	EXISTING	ADDITION			TOTAL	ALLOWED		MIN. SETBACKS REQ'D	EXISTING
DESCRIPTION									
BUILT UP AREA IN M2	95.4 + 6 = 101.4	62.2	163.6	367.27	FRONT YARD	4.5 M/ 14.76'	20.87 M/ 68.48'	NO CHANGE	
LOT COVERAGE %	10.4 %	6.8 %	17.2 %	40%	REAR YARD	7.5 M/ 23'	36.68 M/ 120.3'	32 M/ 105.25'	
NO. OF STORIES HEIGHT	2 STOREY	2 STOREY		2 STOREY	INTERIOR SIDE YARD (NORTH)	1.2 M/ 4'	1.05 M/ 3.44'	NO CHANGE	
HEIGHT (TO ROOF MID POINT)	6.15M	7.0M		9.5 M/ 31.2'	INTERIOR SIDE YARD (SOUTH)	1.2 M/ 4'	1.52 M/ 5'	1.47 M/ 4.8'	

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT TO ARCHITECT ON ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
FARAH FAHLAWAN
LICENCE
6979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

DRAWING NAME: SITE PLAN

DATE: JULY 25, 2020 PROJECT NO.:20022

SCALE: 3/32" = 1'-0" DRAWING NO.: A-0

DATE	REVISION	BY
2020-08-27	ISSUED FOR CLIENT APPROVAL	FP
2020-09-03	REVISED PER CLIENT'S REQUEST	FP
2020-09-11	ISSUED FOR PRE-CONSULTAION	FP



CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
FARAH FARUK
LICENCE
C979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

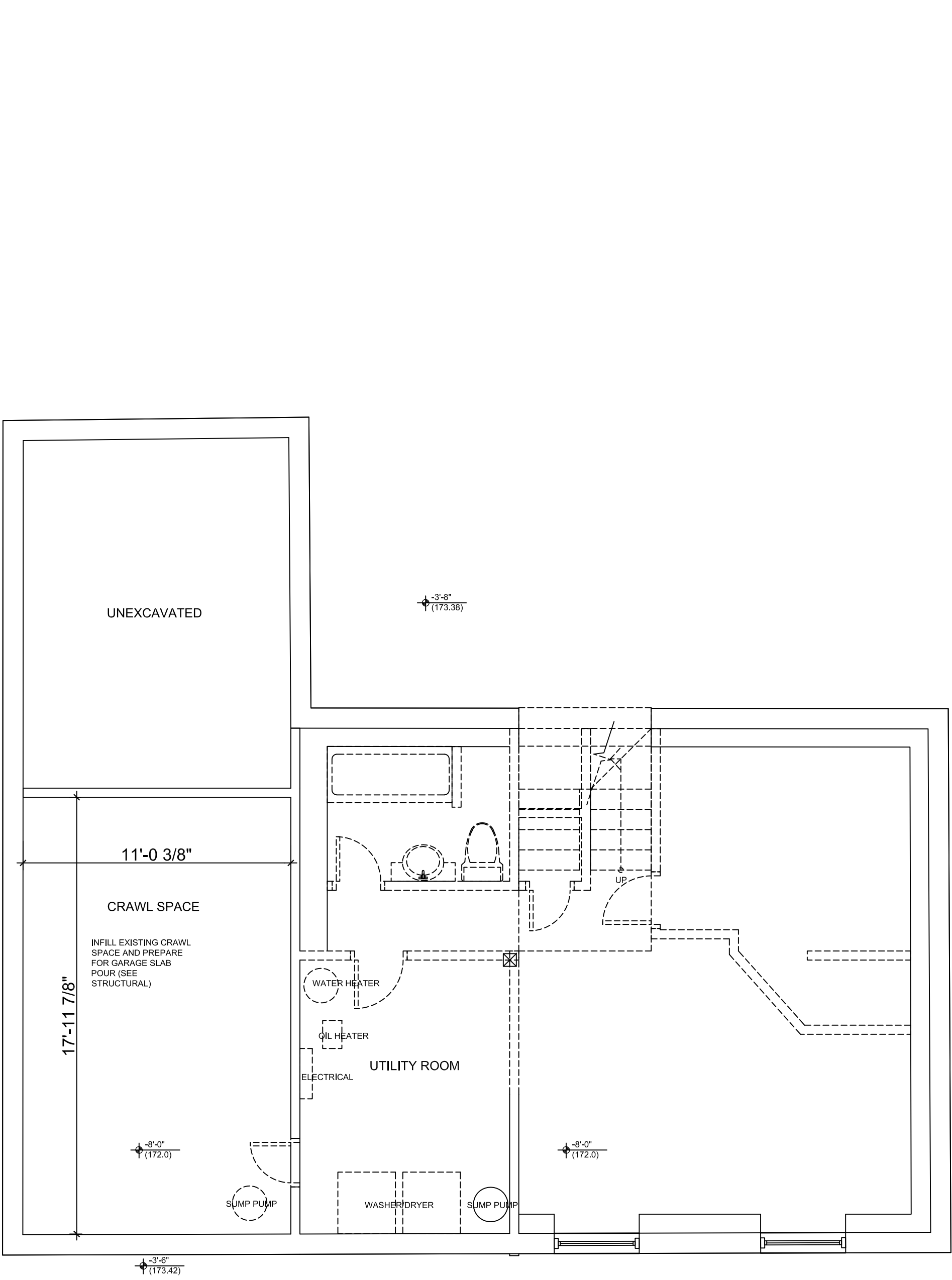
DRAWING NAME: EXISTING & PROPOSED
BASEMENT PLANS

DATE: JULY 25, 2020

PROJECT NO.:20022

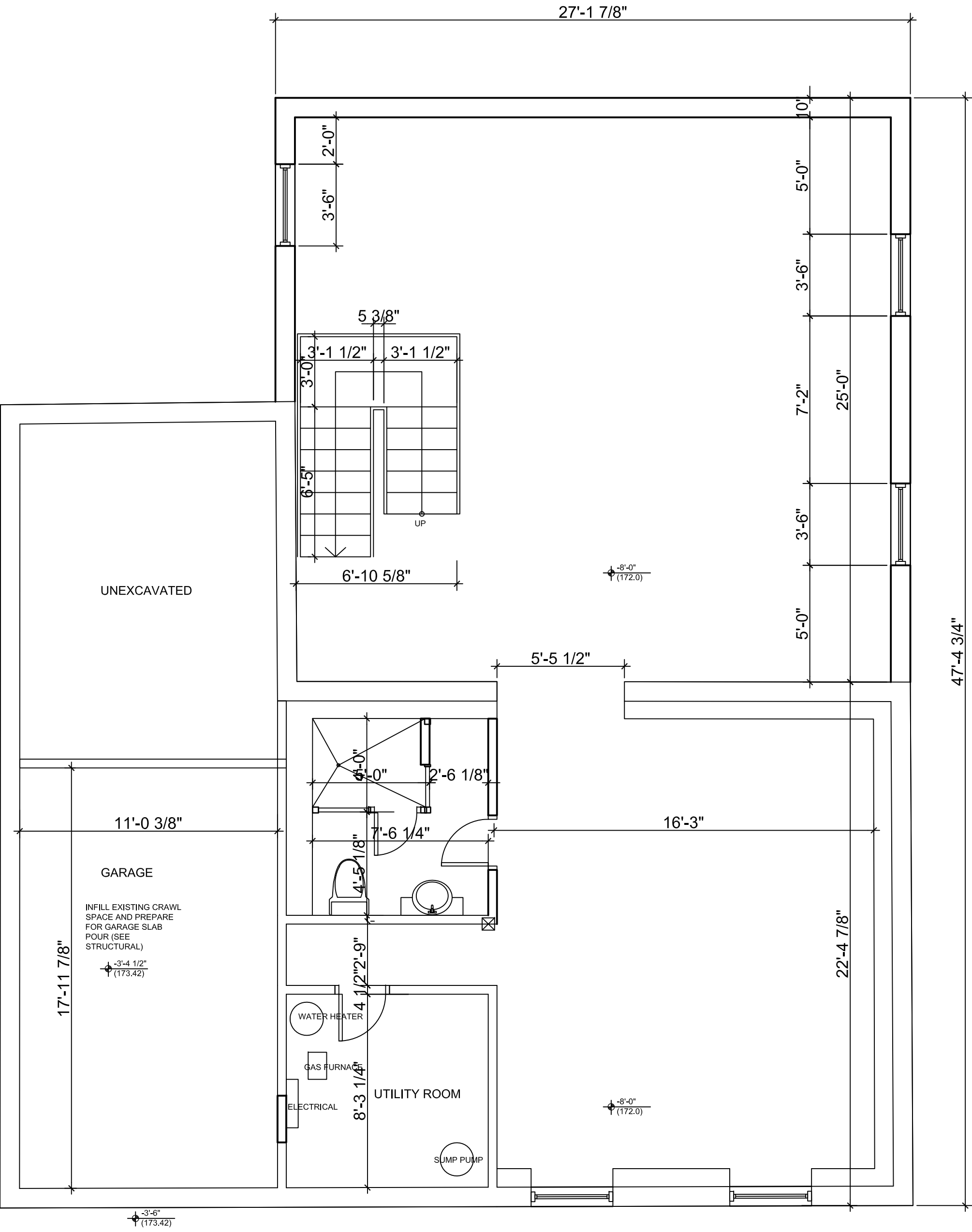
SCALE: 1/4" = 1'-0"

DRAWING NO.: A-3



GFA 600 SF (55.7 M2)

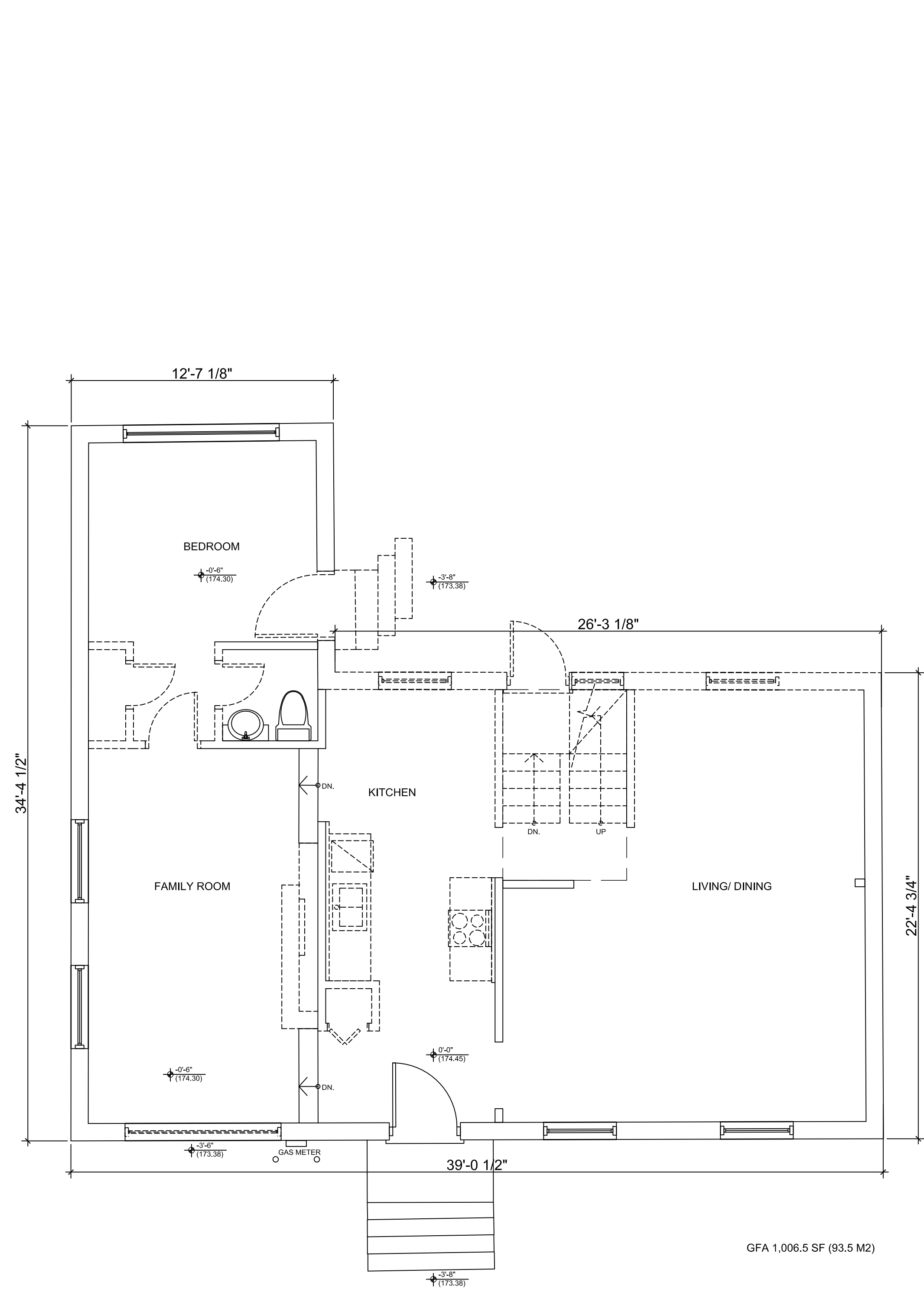
1 BASEMENT EXISTING PLAN
SCALE: 1/4" = 1'-0"



GFA 1,293 SF (120.1 M2)

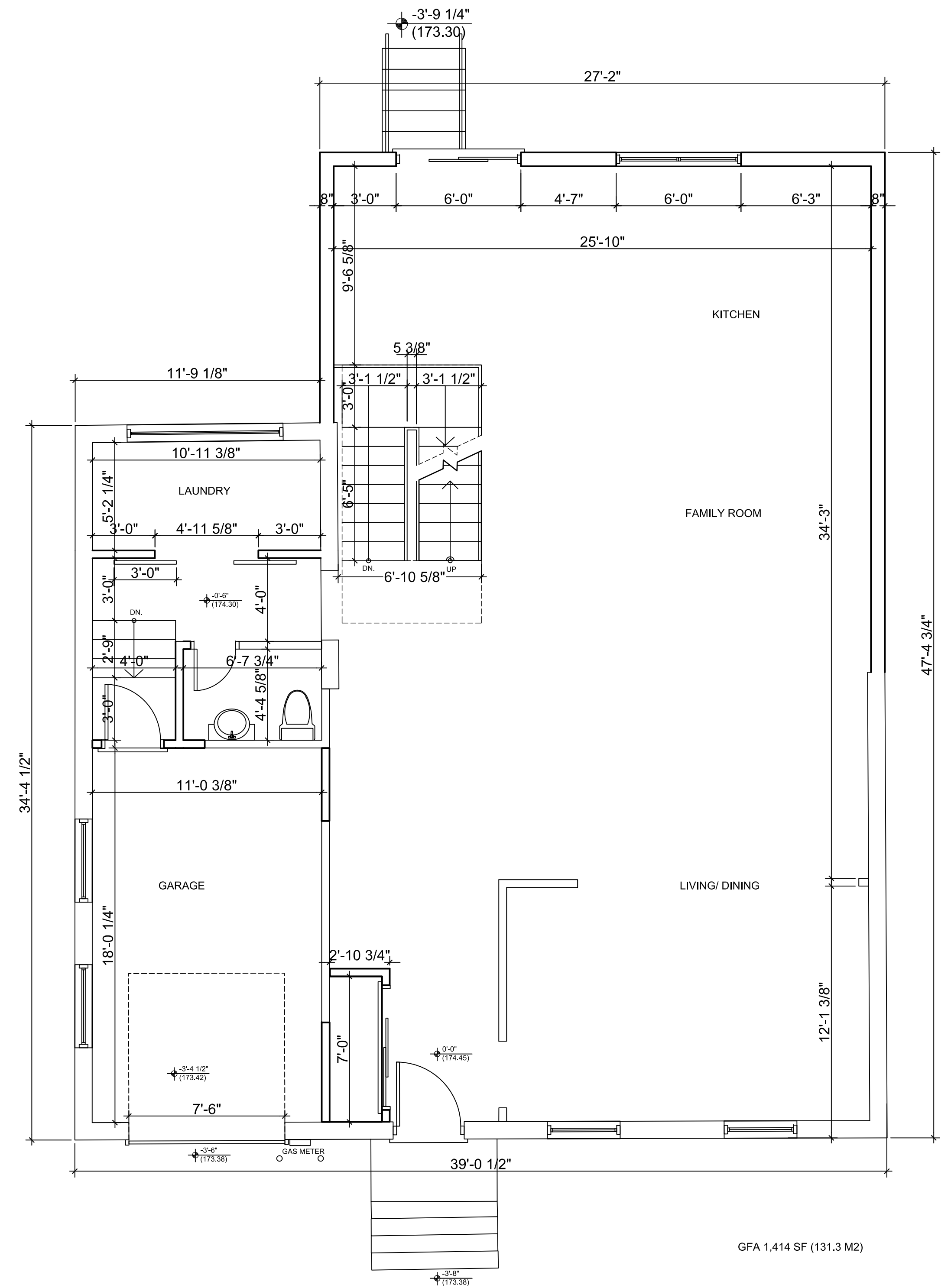
1a BASEMENT PROPOSED PLAN
SCALE: 1/4" = 1'-0"

DATE	REVISION	BY
2020-08-27	ISSUED FOR CLIENT APPROVAL	FP
2020-09-03	REVISED PER CLIENT'S REQUEST	FP
2020-09-11	ISSUED FOR PRE-CONSULTAION	FP



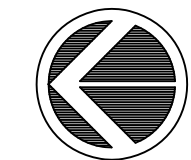
1 GROUND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

GFA 1,006.5 SF (93.5 M2)



1a GROUND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"

GFA 1,414 SF (131.3 M2)



CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
FARAH FARUKI
LICENCE
C979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

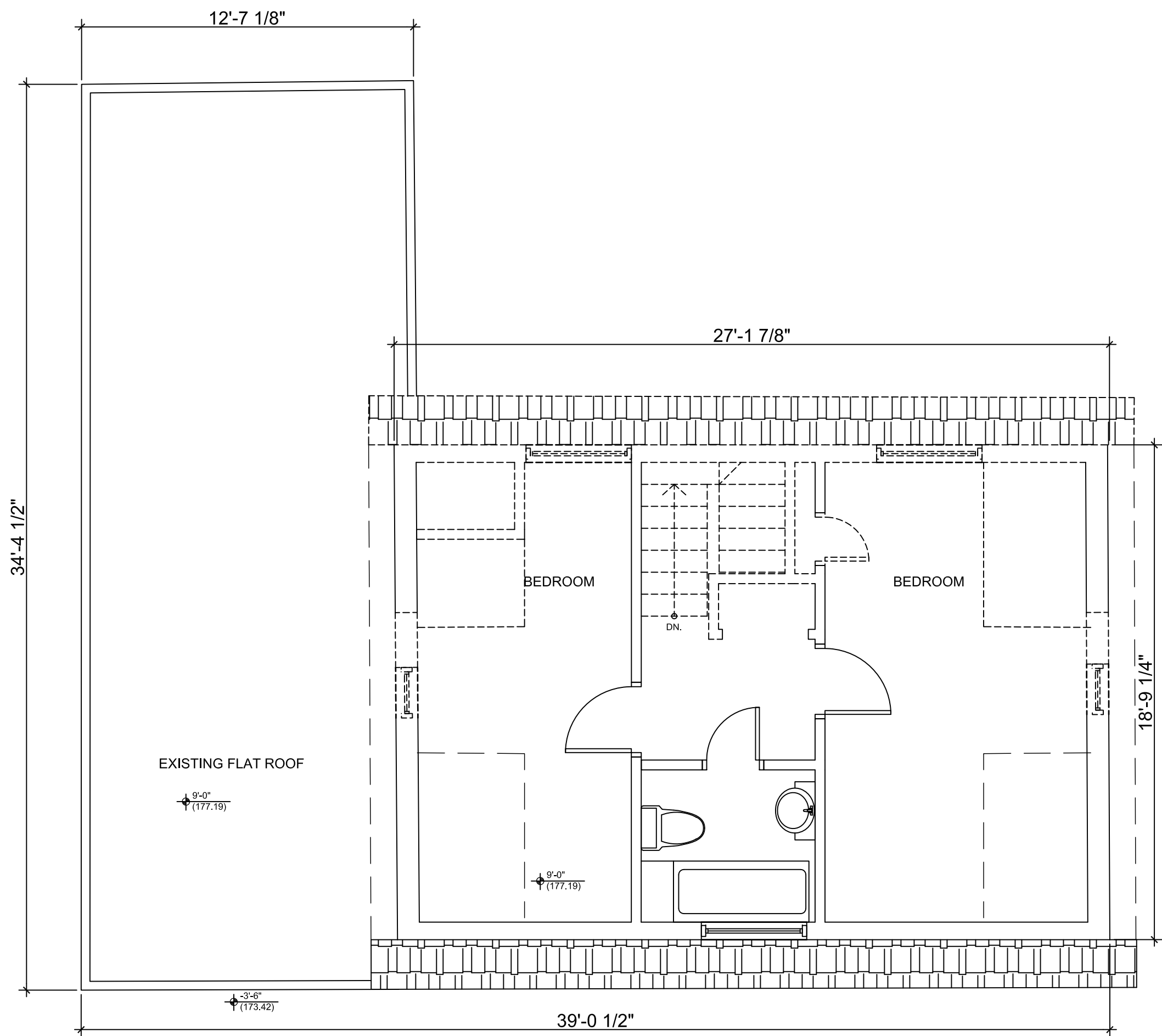
PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

DRAWING NAME: EXISTING & PROPOSED
GROUND FLOOR PLANS

DATE: JULY 25, 2020 PROJECT NO.: 20022

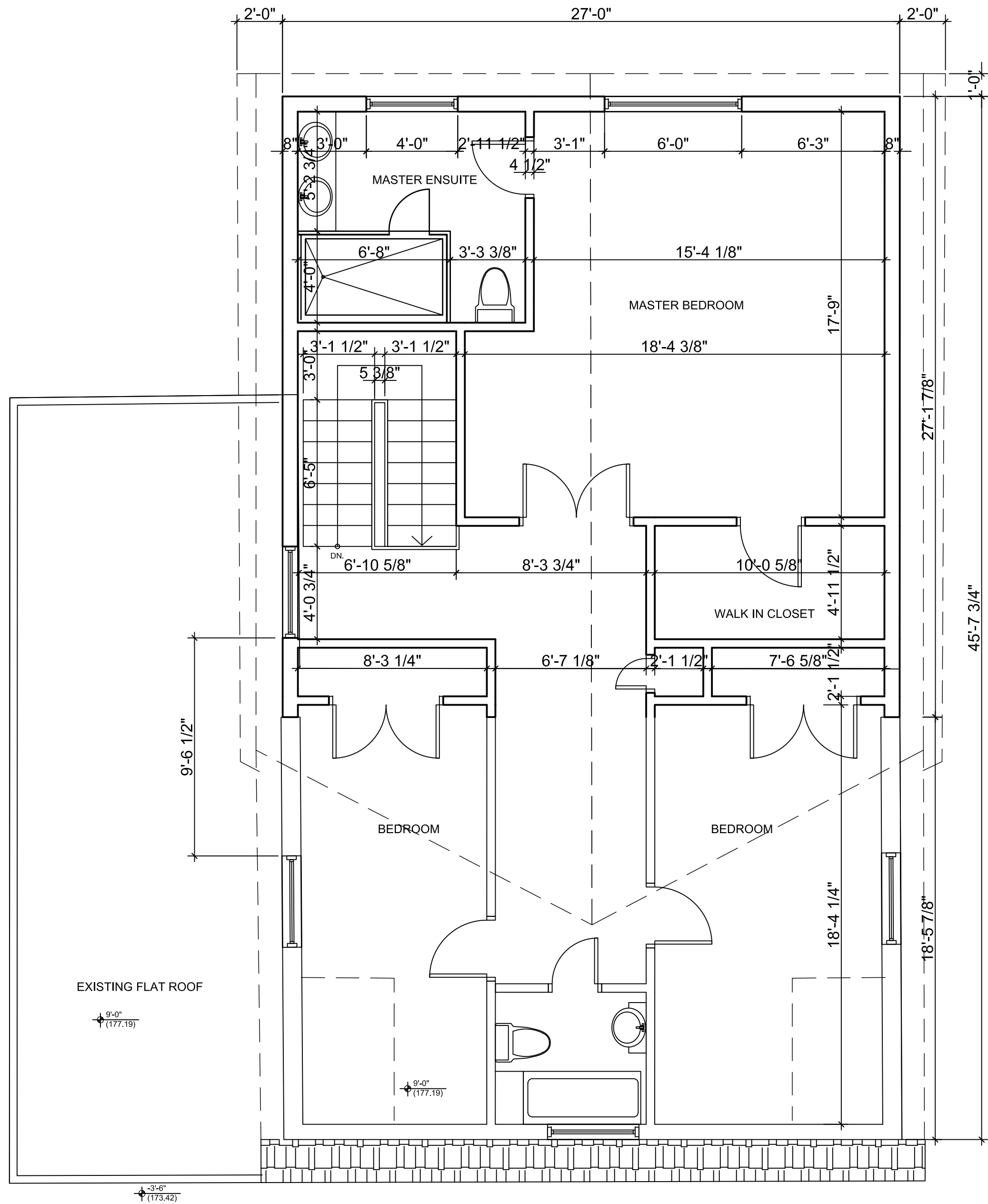
SCALE: 1/4" = 1'-0" DRAWING NO.: A-1

DATE	REVISION	BY
2020-08-27	ISSUED FOR CLIENT APPROVAL	FP
2020-09-03	REVISED PER CLIENT'S REQUEST	FP
2020-09-11	ISSUED FOR PRE-CONSULTAION	FP



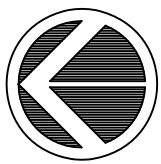
GFA 476 SF (44.2 M2)

1 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



GFA 1,169 SF (111.1 M2)

1a SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
PRADEEP K. SHARMA
LICENCE
C979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

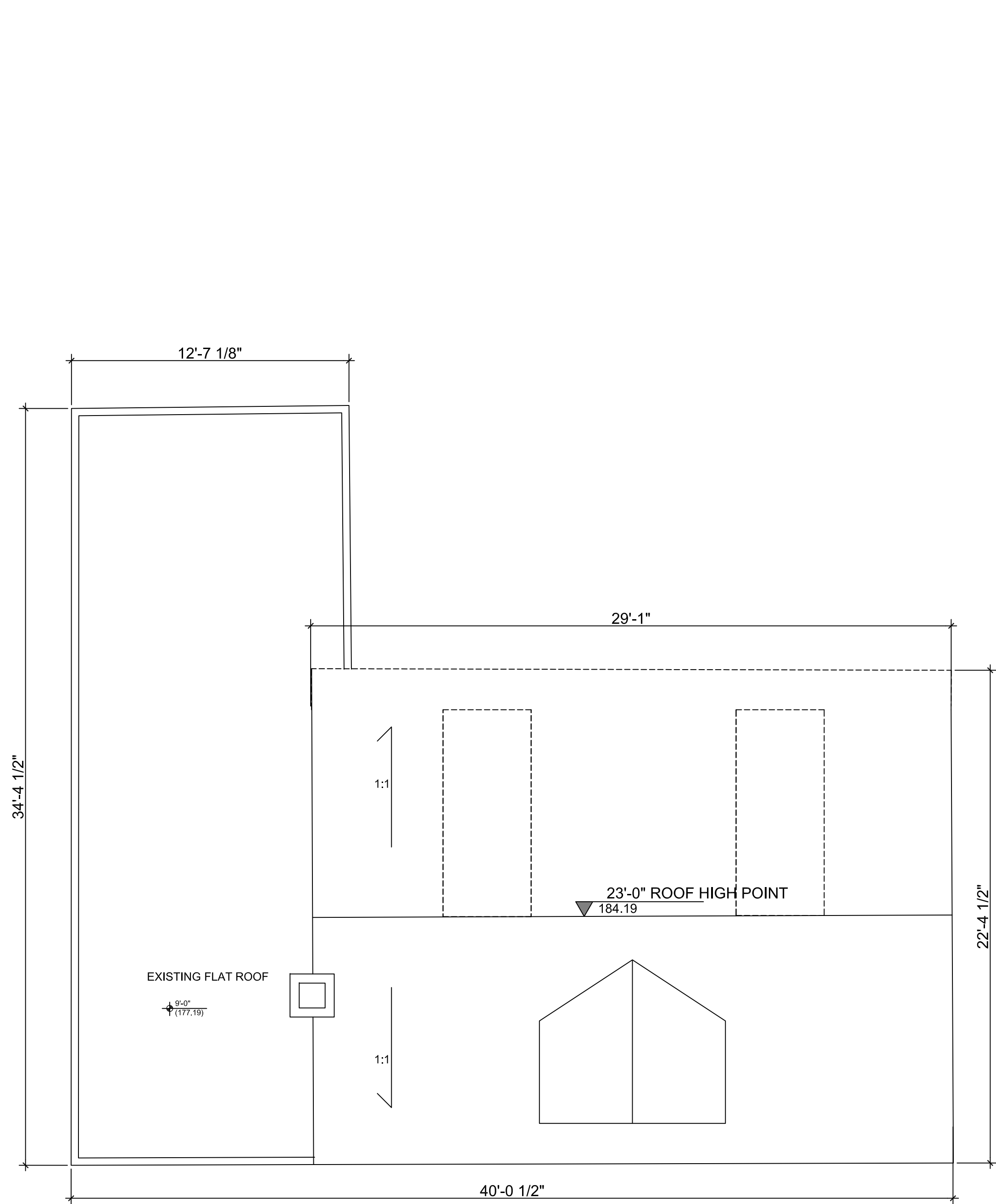
PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

DRAWING NAME: EXISTING & PROPOSED
SECOND FLOOR PLANS

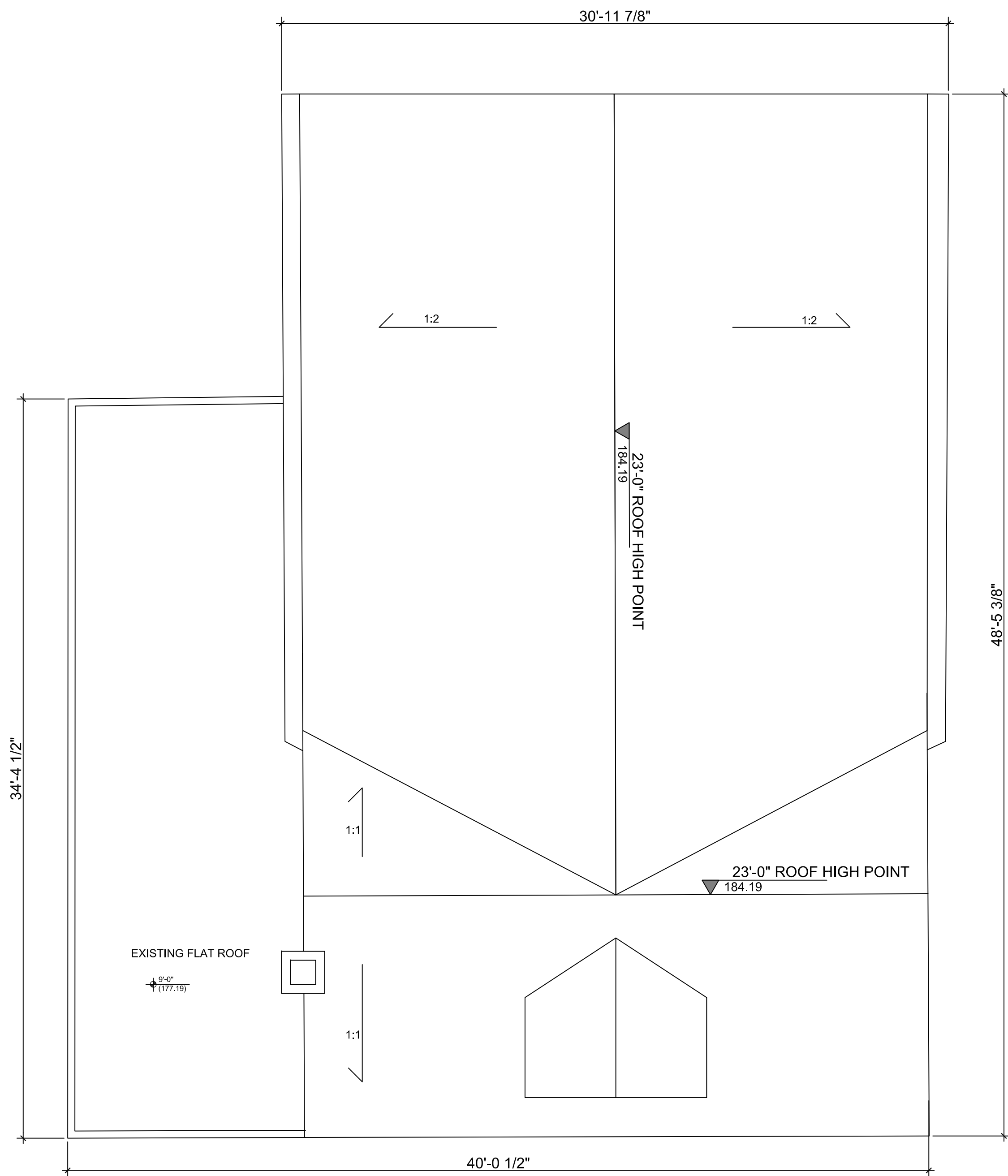
DATE: JULY 25, 2020 PROJECT NO.: 20022

SCALE: 1/4" = 1'-0" DRAWING NO.: A-2

DATE	REVISION	BY
2020-09-03	ISSUED FOR CLIENT APPROVAL	FP
2020-09-11	ISSUED FOR PRE-CONSULTAION	FP



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1a PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES

+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com

ONTARIO ASSOCIATION
of
ARCHITECTS
FARAH FARHAWAN
LICENCE
6979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

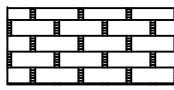
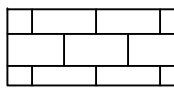

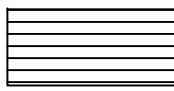
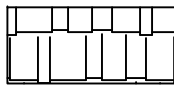
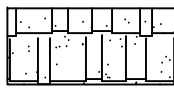
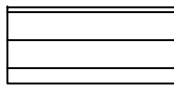
DRAWING NAME: EXISTING & PROPOSED
ROOF PLANS

DATE: JULY 25, 2020 PROJECT NO.: 20022

SCALE: 1/4" = 1'-0" DRAWING NO.: A-4

DATE	REVISION	BY
2020-09-03	ISSUED FOR CLIENT APPROVAL	FP
2020-09-11	ISSUED FOR PRE-CONSULTATION	FP

EXTERIOR FINISHES LEGEND:

	EXISTING MASONRY WALL - ORANGE/YELLOW COLOR
	EXISTING SPLIT FACE CONCRETE BLOCK WALL - GREY COLOR
	NEW SPLIT FACE CONCRETE BLOCK WALL - GREY COLOR
	EXISTING SIDING CLAPBOARD WALL - GREY WHITE
	EXISTING ROOF ASPHALT SHINGLES - CHARCOAL COLOR
	NEW ROOF ASPHALT SHINGLES TO MATCH EXISTING- CHARCOAL COLOR
	COMPOSITE SIDING CLAPBOARD - CHARCOAL COLOR

CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
FARAH FARUK
LICENCE
C979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

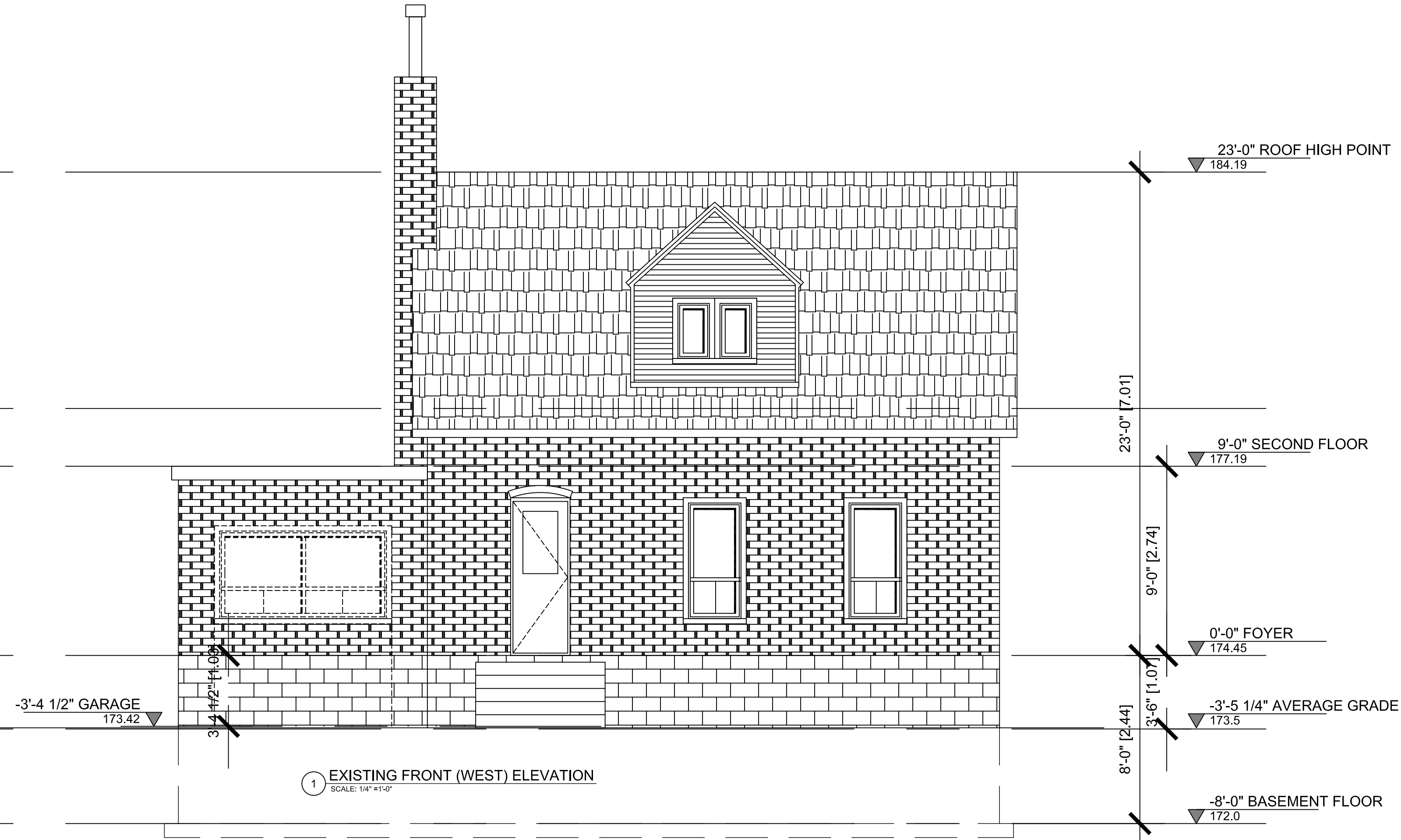
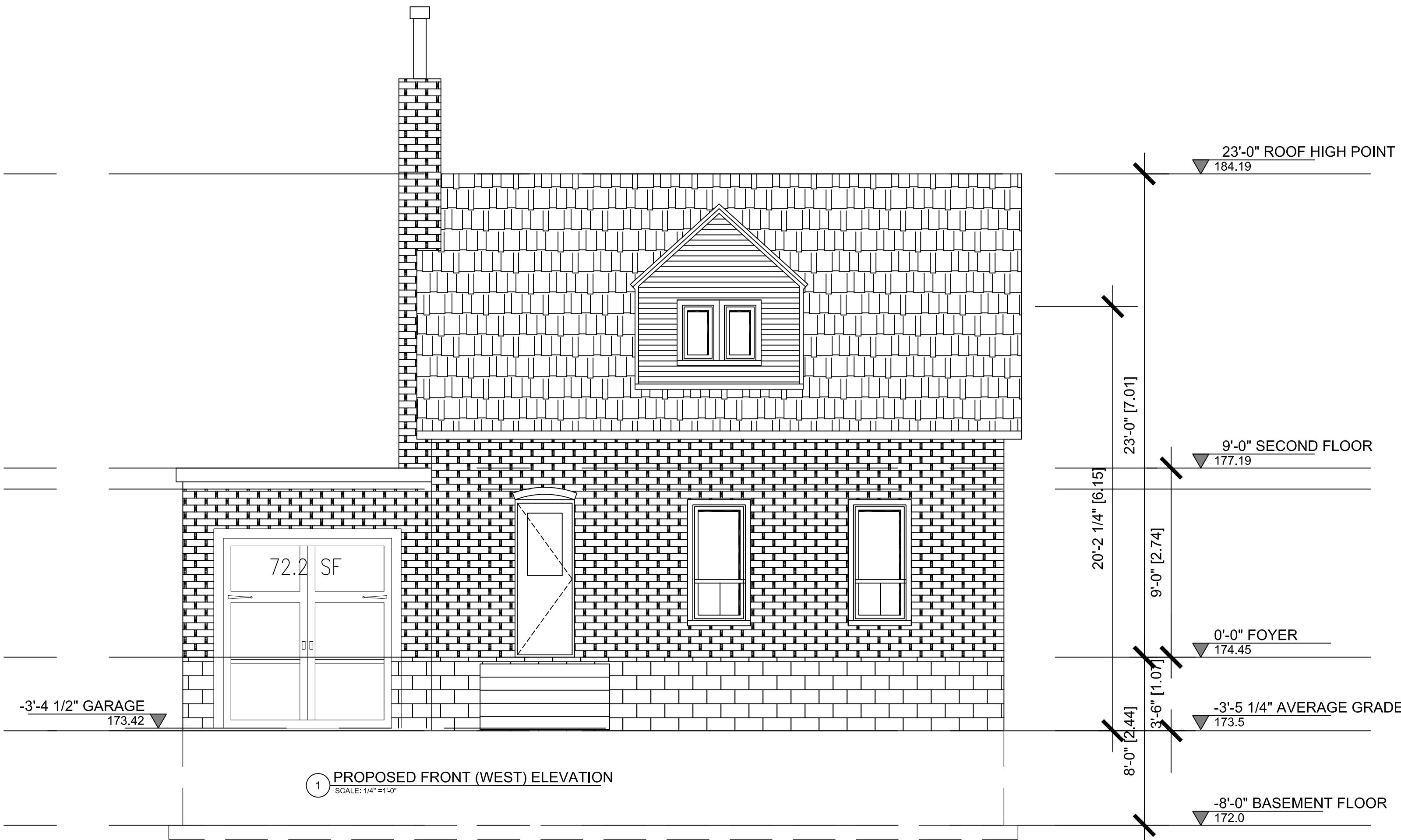
DRAWING NAME: EXISTING (FRONT)
WEST ELEVATION

DATE: JULY 25, 2020

PROJECT NO.:20022

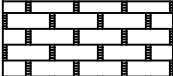
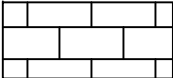

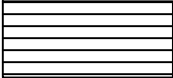
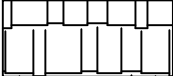
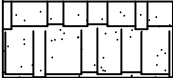
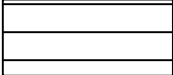
SCALE: 1/4" = 1'-0"

DRAWING NO.: A-5



DATE	REVISION	BY
2020-09-03	ISSUED FOR CLIENT APPROVAL	FP
2020-09-11	ISSUED FOR PRE-CONSULTATION	FP

EXTERIOR FINISHES LEGEND:

	EXISTING MASONRY WALL - ORANGE/YELLOW COLOR
	EXISTING SPLIT FACE CONCRETE BLOCK WALL - GREY COLOR
	NEW SPLIT FACE CONCRETE BLOCK WALL - GREY COLOR
	EXISTING SIDING CLAPBOARD WALL - GREY WHITE
	EXISTING ROOF ASPHALT SHINGLES - CHARCOAL COLOR
	NEW ROOF ASPHALT SHINGLES TO MATCH EXISTING - CHARCOAL COLOR
	COMPOSITE SIDING CLAPBOARD - CHARCOAL COLOR

CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
PRADEPAHLAWAN
LICENCE
C979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

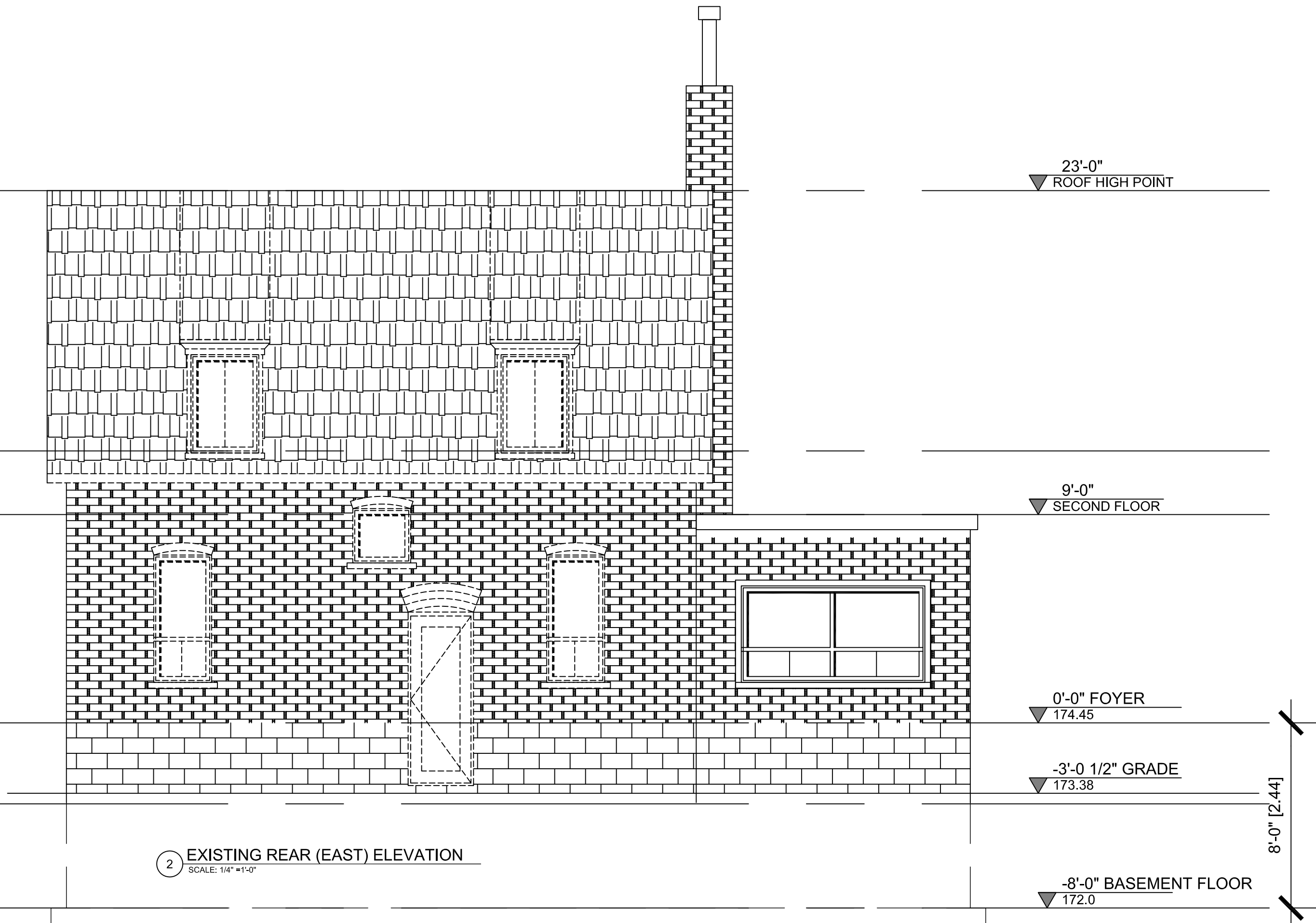
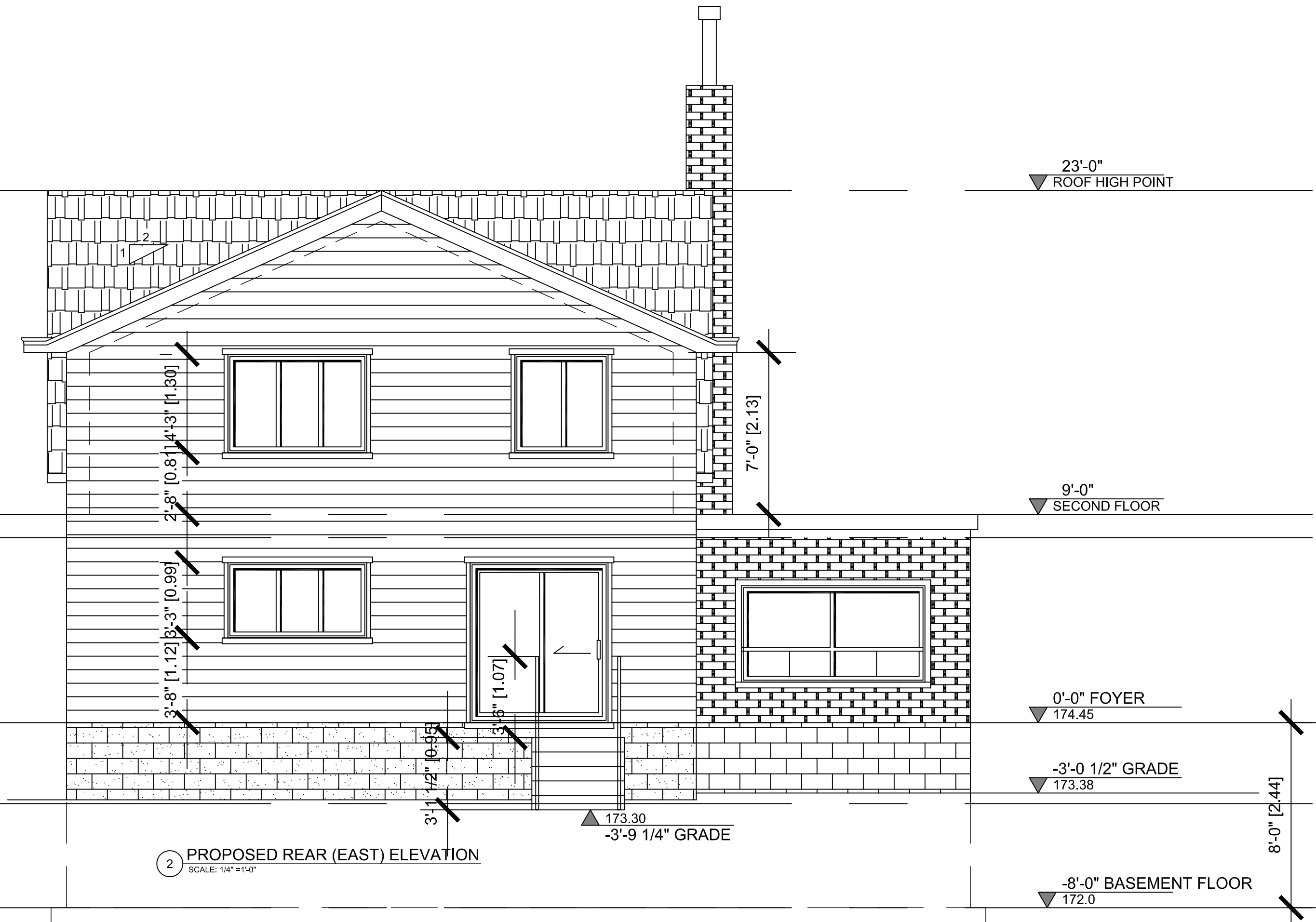
DRAWING NAME: EXISTING & PROPOSED
EAST ELEVATIONS

DATE: JULY 25, 2020

PROJECT NO.:20022

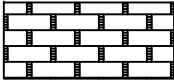
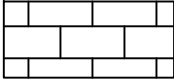

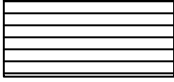
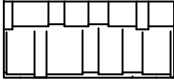

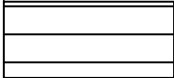
SCALE: 1/4" = 1'-0"

DRAWING NO.: A-6



DATE	REVISION	BY
2020-09-03	ISSUED FOR CLIENT APPROVAL	FP
2020-09-11	ISSUED FOR PRE-CONSULTATION	FP

EXTERIOR FINISHES LEGEND:

	EXISTING MASONRY WALL - ORANGE/YELLOW COLOR
	EXISTING SPLIT FACE CONCRETE BLOCK WALL - GREY COLOR
	NEW SPLIT FACE CONCRETE BLOCK WALL - GREY COLOR
	EXISTING SIDING CLAPBOARD WALL - GREY WHITE
	EXISTING ROOF ASPHALT SHINGLES - CHARCOAL COLOR
	NEW ROOF ASPHALT SHINGLES TO MATCH EXISTING- CHARCOAL COLOR
	COMPOSITE SIDING CLAPBOARD - CHARCOAL COLOR

CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
PRADEPAHLAWAN
LICENCE
C979

PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

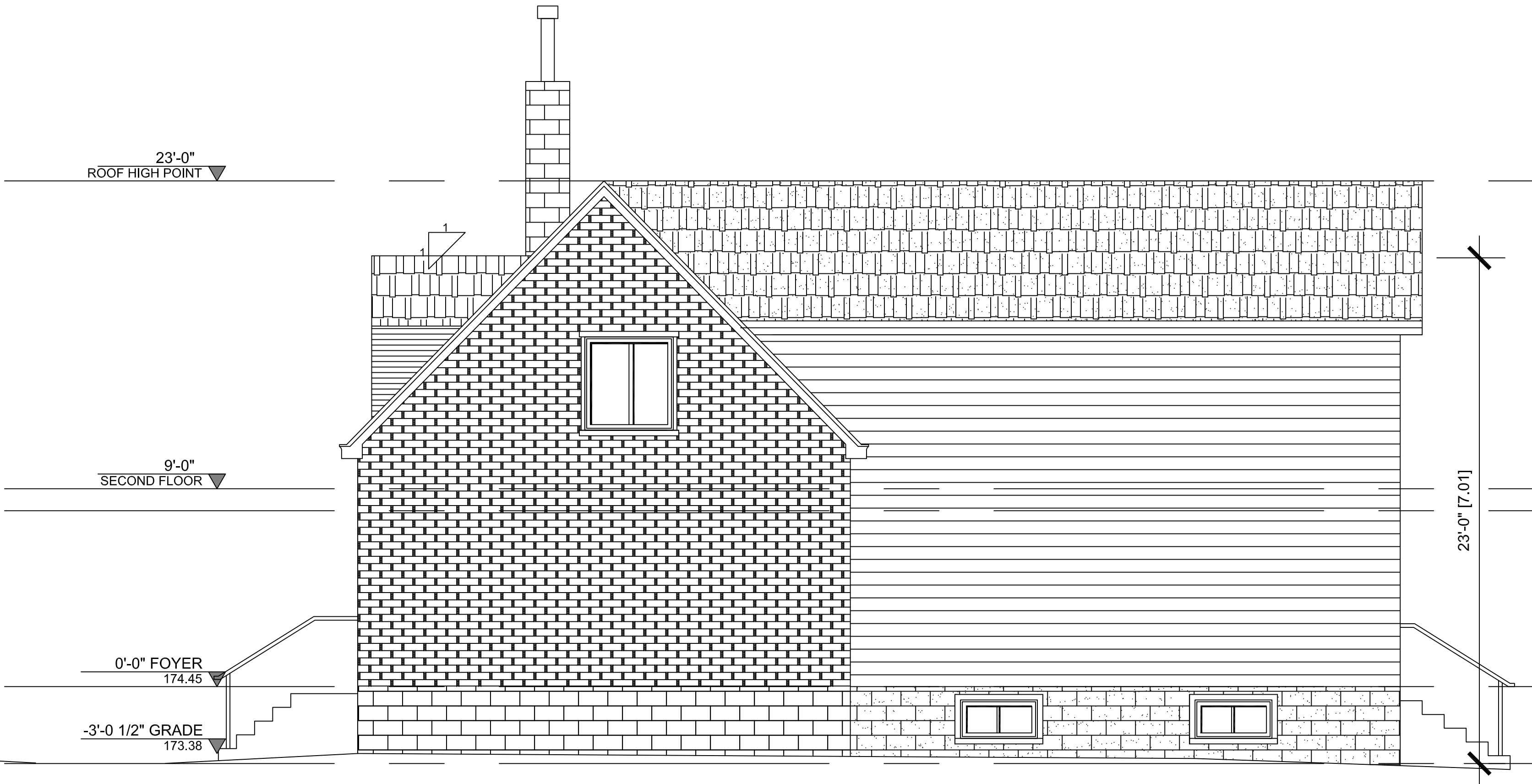
DRAWING NAME: EXISTING & PROPOSED
SOUTH ELEVATIONS

DATE: JULY 25, 2020

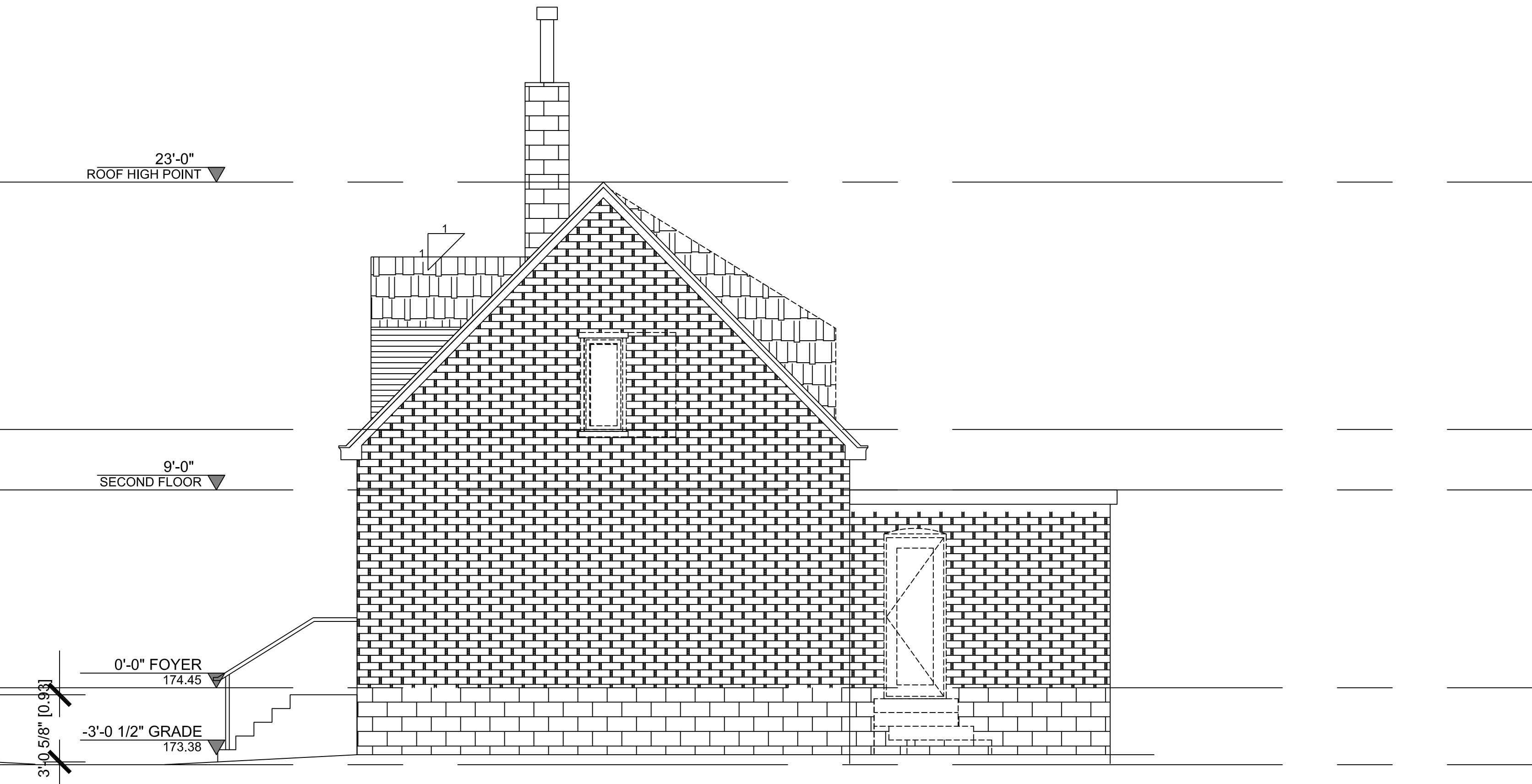
PROJECT NO.:20022

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

DRAWING NO.: A-7



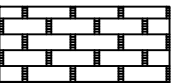
3 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

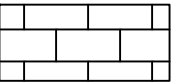



3 EXISTING SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

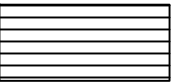
DATE	REVISION	BY
2020-09-03	ISSUED FOR CLIENT APPROVAL	FP
2020-09-11	ISSUED FOR PRE-CONSULTATION	FP

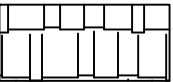
EXTERIOR FINISHES LEGEND:

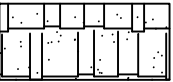
- 

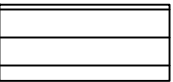
EXISTING MASONRY WALL -
ORANGE/YELLOW COLOR
- 

EXISTING SPLIT FACE
CONCRETE BLOCK WALL -
GREY COLOR
- 

NEW SPLIT FACE CONCRETE
BLOCK WALL -
GREY COLOR
- 

EXISTING SIDING CLAPBOARD
WALL -
GREY WHITE
- 

EXISTING ROOF ASPHALT
SHINGLES -
CHARCOAL COLOR
- 

NEW ROOF ASPHALT SHINGLES
TO MATCH EXISTING -
CHARCOAL COLOR
- 

COMPOSITE SIDING CLAPBOARD -
CHARCOAL COLOR

CONTRACTOR TO VERIFY ALL
DIMENSIONS ON SITE AND
REPORT TO ARCHITECT ON
ANY DISCREPANCIES



+1 647 237 0383
+1 905 832 1258
www.studioarchifad.com



ONTARIO ASSOCIATION
of
ARCHITECTS
FARAH FARUK
LICENCE
6979

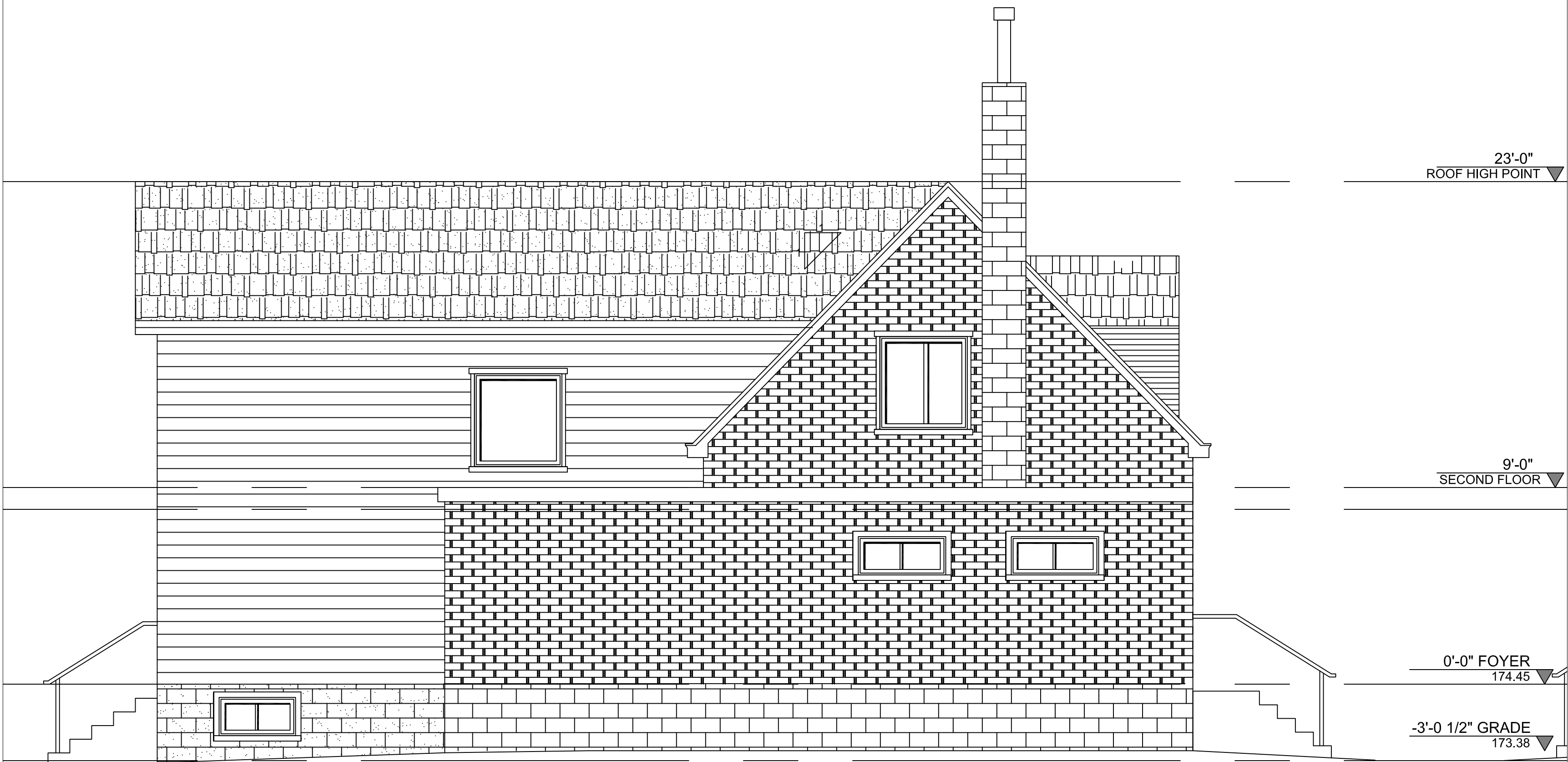
PROJECT NAME:
THE TROIA HOUSE - ADDITION

PROJECT ADDRESS: 8227 KIPLING AVE.,
VAUGHAN, ONTARIO

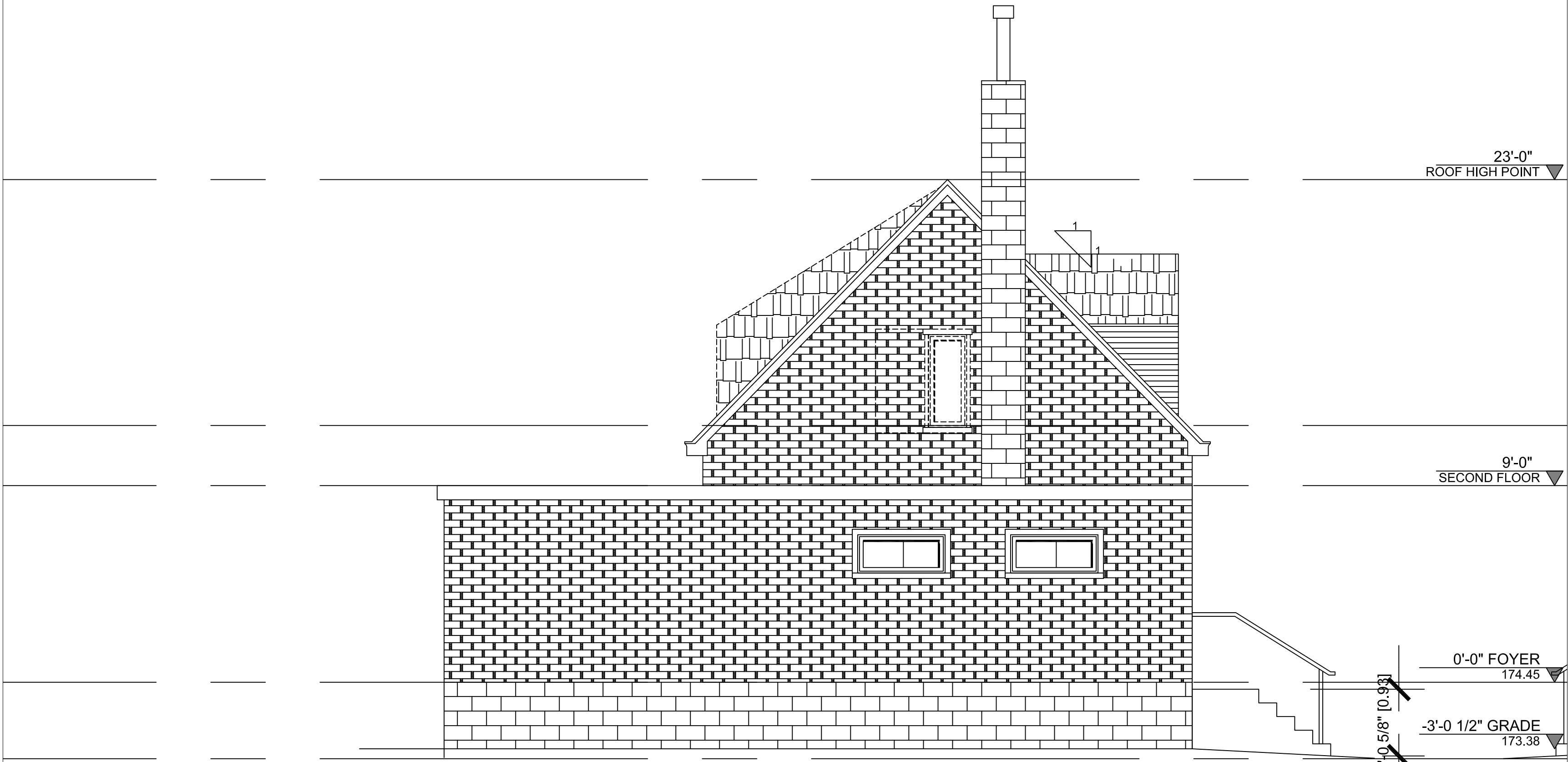
DRAWING NAME: EXISTING & PROPOSED
NORTH ELEVATIONS

DATE: JULY 25, 2020 PROJECT NO.:20022

SCALE: 1/4" = 1'-0" DRAWING NO.: A-8



4 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

© Parslow Heritage Consultancy Inc.

883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

Telephone: 647-348-4887

Email: info@phcgroup.ca

Website: www.phcgroup.ca