46 CENTRE STREET, VAUGHAN
CONSERVATION PLAN

PREPARED FOR
DAVID GRANT-RUBASH
PHAEDRUS STUDIO

REV. I - FINAL

AUGUST 13, 2020

ATTACHMENT 10

COMMON BOND COLLECTIVE

Michael Scott Architect Inc
Heritage Restoration
Modern Design

46 CENTRE STREET, VAUGHAN CONSERVATION PLAN

REV. I - FINAL

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1.0 INTRODUCTION

1.1 PROJECT SUMMARY

This Conservation Plan (CP) has been prepared as part of the Site Plan Approval package for alterations proposed to the property located at 46 Centre Street, Vaughan. The property is listed on Vaughan's heritage inventory, and included as a 'heritage property' within the Vaughan Thornhill Heritage Conservation District. This CP describes the overall approach to conserving heritage resources and provides details pertaining to the conservation scope. It has been prepared in accordance with the City of Vaughan's "GUIDELINES FOR PREPARING A CONSERVATION PLAN FOR HERITAGE RESOURCES (CPHR)", dated June 2019.

This report has been prepared by Common Bond Collective (CBCollective) in collaboration with Michael Scott Architect Inc. CBCollective was engaged by Phaedrus Studio to complete the CP in November 2019, following earlier work on the Cultural Heritage Impact Assessment (CHIA) for the same property. The project team consists of Michael Scott (OAA, CAHP), Ellen Kowalchuk (MA, CAHP) and David Deo (BA, Dipl. Heritage Conservation, CAHP). Additional consultant qualifications are found in Appendix D - Project Team Resumes.

This report is informed by and builds upon two other heritage reports prepared for this property: the Cultural Heritage Evaluation Report (prepared by D.R. Chalykoff, April 2018) and the CHIA (prepared by CBCollective, revised August 2020). Michael Scott and David Deo conducted a site visit on November 20, 2019, with access to the building's interior.

1.2 APPLICANT & OWNER CONTACT INFORMATION

APPLICANT: OWNER'S AGENT

David Grant-Rubash, Phaedrus Studio
Unit 1310, 20 Minowan Lane
Toronto, ON
M6J 0E5
647-456-2776
david@phaedrus.studio

APPLICANT: OWNER

Soudabeh Sheini-Alinaghi, 1840657 Ontario Inc.
46 Centre Street
Thornhill (Vaughan), ON
L4J 1E9
416-418-1337
ssheini@hotmail.com

2.0 PROPERTY DESCRIPTION & HERITAGE VALUE

The property is located at 46 Centre Street in Thornhill (Vaughan) (Part Lot 31, Concession I, York County) (Figure 1). The 1049m^2 property has a 25.6 metre frontage along Centre Street and contains a historic building (comprised of original dwelling with successive additions) and a large area to the north and east side currently used as surface parking (Figure 2). The property is located on the north side of Centre Street west of Yonge Street in an area of low-scale residential buildings dating from the first half of the 19th century to the end of the 20th century (Figure 3). Located at the northern end of Elizabeth Street, the property at 46 Centre Street terminates the view on that historic north-south road.

The original settlement house (referred to as Main House in this report) is a 1½ storey wood structure likely constructed prior to 1845 (Figure 4). It has several 19th century additions immediately north, and a larger late 20th century gable-roofed addition (Figure 5). Originally constructed as a residence, the building was converted to support commercial uses and is currently vacant.

The Main House is a timber-frame structure, resting directly on the soil (Figure 6). It is clad with wooden siding and enlivened by corner boards, several configurations of frieze board, and profiled fascia boards (Figure 7). The Main House has six historic windows, each six-over-six of traditional sash construction (Figure 8). Existing shutters outside the window surrounds do not appear to be historic. The front door has a modified panel door, set within an elegant classically-derived surround (Figure 9).

46 Centre Street is listed on Vaughan's heritage inventory (Part IV, Section 27). It is also located in the Vaughan Thornhill Heritage Conservation District (HCD) and identified as a 'heritage property' (Part V).

2.1 CHARACTER-DEFINING ELEMENTS

The following character-defining elements are based on a list created in 2018 as a component of the CHER. For the purposes of the CHIA and CP, heritage values have been added and the heritage attributes ordered according to the values they represent.

2.1.1 DESIGN/PHYSICAL VALUE

46 Centre Street has design and physical value because it is a representative example of a building type: the settlement era house in its form, proportions, ground floor plan, primary building section and construction method. Its design attributes are:

- its residential form and scale of building as a long-standing part of streetscape and neighbourhood including the ground-floor plan and two primary building sections of the street-facing mass.
- the typical arrangement of gabled primary mass with 'tail' or perpendicularly oriented additions(s).
- historical site zoning with house at southwest corner, utilities east and north of house.
- the small scale and wood-framing and finishing [which] identify the house as of a different era.
- the design and detailing of front and side elevations of street-facing mass.
- the relationship of finished ground floor level to grade.
- the heavy timber foundations of southern-most mass.
- the gable-end brick fireplace at west wall of original mass.
- the two stair systems: one from tail foundation, one from ground floor to upper floor.
- the location and relationship between fireplace and winding stairway.

2.1.2 HISTORIC VALUE

46 Centre Street has historical and associative value because it:

- has direct associations with the settlement era of Thornhill through the occupancy of the Soules, Martin and Deager families.
- yields and has the potential to yield information that contributes to an understanding of the community and culture of Thornhill.
- demonstrates and reflects the work of John Martin one of the first skilled builders to live and work in Thornhill.
- historical/associative ties to Soules, Martin and Seager families, all of whom are part of the fabric of old Thornhill.

2.1.3 CONTEXTUAL VALUE

46 Centre Street has contextual heritage value because it is important in defining, maintaining, and supporting the character of the Thornhill neighbourhood and is physically, functionally, visually and historically linked to its surroundings. Its contextual attributes are:

- its village-like relationship and setbacks of mass and front (south) elevation to Centre Street.
- historical and current relationships to Centre and Yonge Streets.
- open rear yard relationship to adjoining parkland.
- historical axial termination of view northward along Elizabeth Street.
- views from (and to) Centre Street of (and from) west, south and east windows of street facing mass.

3.0 EXISTING CONDITIONS

Michael Scott (OAA, CAHP) of Michael Scott Architect Inc. (Heritage Architect) and David Deo (BA, Dipl. Heritage Conservation) of Common Bond Collective (Heritage Specialist) visited the site on November 20, 2019 to carry out a conditions assessment. The project team had access to the interior and exterior during the visit, subject to the following notes and limitations:

- Interior finishes had been largely removed throughout the ground floor, including partial removal of the Main House subfloor allowing partial review of the framing and foundations.
- Finishes on the second floor were largely intact, with limited openings permitting some review of concealed framing etc.
- Exterior review was carried out from grade only.
- The roof review was limited to a visual survey from grade and is considered incomplete.

Photographic documentation of conditions can be found in Appendix C.

3.1 FOUNDATIONS

The main house walls are framed into a heavy timber sole plate set directly on soil a few inches below grade. There is no separate foundation, except on a portion of the north wall, where the brick wall of the partial basement under one of the additions underlies the timber sole plate.

The timber sole plate and other framing shows evidence of decay to a greater or lesser extent in all locations where it is exposed for review. A substantial portion of the timber at the north-east corner is heavily decayed, resulting in complete loss of structural integrity and dropping of the building framing above by several inches (Figure 10). The decay and resulting settlement has evidently been a longstanding problem, as interior evidence shows that the floor had previously been leveled by the addition of a tapered finish. Significant water penetration under the wall is visible in the area (exacerbated at the time of review by a disconnected downspout) and this has presumably resulted in accelerated decay of the timber.

The fireplace and mortar hearth sit on a shallow rubble stone foundation. This appears to be set completely inside the timber frame structure, allowing the timber sole plate of the west wall to run continuously outboard of the chimney. No signs of significant settlement were noted in the masonry and the foundation is considered to be in good condition.

3.2 STRUCTURAL SYSTEM

The Main House is timber framed, with timber posts set on the timber sole plate running continuously the entire height of the walls. The second floor joists are let into the sides of each post. First floor joists are mortised directly into the sole plates (Figure 11).

Details of the timber framing (mortise-and-tenon joints, half-blind mortises, etc.) are of considerable interest.

Condition of the framing appears to be good, with the following exceptions:

- There have been several alterations to the posts on the north wall to accommodate openings in the wall; these were carried out without regard to the structural integrity of the timber frame. There are some partial repairs in modern lumber, but the framing in this area requires further review for structural integrity (Figure 12).
- The bases of a number of wall posts in the north-east corner are heavily decayed, and in some cases are no longer attached to the sole plate.
- As a result of the decay in the north-east corner that portion of the house has dropped several inches

Subfloor on the ground floor consists of heavy tongue and groove lumber; it has been partially removed but is in good condition where it remains. The second floor subfloor consists of very wide planks without tongue and groove edges, in good condition.

3.3 WALL CLADDING

Wall cladding consists of painted clapboard siding affixed with machine cut wrought iron nails. The lowest three courses have been replaced with an aluminum siding of similar dimensions and finish to the wood. Exterior corners are finished with corner boards featuring a bead at the corner itself. Replacement material appears to have been used at the exposed portion of the main house's north elevation (metal or vinyl) and at the gable end of the tail addition. The siding is in worn but fair condition overall. Paint failure is found throughout, in some cases revealing older finishes below (Figure 13). The wood is weathered but sound where exposed with relatively little cracking or rot observed. A section of unrepaired nail holes with associated paint failure is found above the front door of the main house, likely related to previous signage. There is extensive splitting and cracking of board ends related to nails, typically near the outside corners and adjacent to windows (Figure 14). Numerous services penetrate or are mounted on the siding; in some cases penetrations are unsealed, likely resulting in water penetration.

Trim at the top of the walls beneath the flat eaves consists of an ogee and beaded frieze board. On the gable ends the trim is a simple beaded board painted to match the siding. The trim is in fair condition overall. Light to moderate paint failure observed throughout, while wood generally appears sound (Figure 15). Open joints and minor misalignments throughout are commensurate with the age of the building.

3.4 ROOF

The roof consists of asphalt shingles in fair condition overall, with no missing shingles obvious. Some warping/curling was observed, along with bulging that may be related to flashings or localized displacement of the roof deck. In general the roof appears to be flat and sound.

Modern aluminum eavestrough and downspouts are in fair condition where present. The front eavestrough is not properly secured, and both downspouts serving the Main House are improperly terminated and discharging water onto the siding (Figure 16).

Wood fascia is used throughout both the Main House and tail addition. The fascia is a mix of unadorned dimensioned lumber and (presumably historic) fascia boards embellished with a bead profile. Fascia boards are in fair to poor condition. Paint failure was observed throughout, with decay and warped wood apparent in many cases as well (Figure 17). Boards displaying historic detailing are generally in poorer condition.

The soffit is finished in dimensioned lumber, in fair condition, displaying a moderate amount of paint failure throughout. Wood beneath is weathered, but not compromised to the degree of the fascia boards (Figure 18).

Metal flashing is used to on top of the fascia returns on the gable ends, appearing to be in good condition though poor detailing somewhat obscures the visual integrity of heritage fabric. Flashings at eaves are in fair condition, but may be compromised by the ongoing failure of fascia boards.

3.5 MASONRY

Masonry on the building is limited to the chimney and fireplace. The chimney runs completely inside the wood frame building and is not exposed on the side of the building except above the roof line (Figure 19). Where exposed on the interior the masonry appears to be original and in sound condition. The portion above the roof has been reconstructed in modern brick and appears to be in good condition. The metal chimney cap is oversized and visually unappealing (Figure 20).

3.6 FENESTRATION

Historic window sashes are in fair condition overall. Paint failure is common throughout, with cracking exposing bare wood in isolated areas (Figure 21). Integrity of rails and stiles is generally sound. Muntin bars are in fair shape, with some damage to interior profiles, and the odd tenon missing or damaged (Figure 22). Putty failure common throughout. There are several instances of cracked glass at second storey windows.

Sills are in fair to poor condition, though not beyond repair. Paint failure on sills is common revealing previous finishes and bare wood. Light paint failure found throughout surrounds, which worsens at butt connection with sill (Figure 23). Shutters are not historic; they range in condition from good to poor on an individual basis.

3.7 FRONT DOOR

The modified panel door is in good condition, displaying minor paint failure/cracking at horizontal surfaces and joints. Door surround is in fair to good condition. Integrity of the assembly is very high, with only a small band missing material atop the west pilaster. Minor paint failure throughout, with the bases where the pilasters contact the sill displaying more paint failure and a small degree of rot (Figure 24). An inappropriate light fixture penetrates the centre of the frieze, and the flashing over the cornice does not respond to the undulations of the profile, harming the overall effect (Figure 25). The door sill is in poor condition, being highly worn from total finish failure and environmental exposure.

3.8 INTERIOR FINISHES

Interior finishes have largely been removed throughout the Main House ground floor. Substantial portions of split wood lath remain in place, as do the historic window casings (Figure 26).

The second floor has been previously stripped back to the lath and refinished with gypsum wall board (largely intact). Window casings are intact except on the north-east window.

4.0 CONSERVATION APPROACH

4.1 PROJECT DESCRIPTION

The overall conservation approach is informed by provincial, national and international standards and best practices. In addition to material conservation work, it integrates and builds upon several mitigation measures put forth in the CHIA relating to documentation and salvage. The project scope includes:

- Demolition of several existing additions to the original settlement-era house.
- Documentation of the existing fabric and salvage of relevant material during demolition.
- Structural rehabilitation of the original house, including installation of a new foundation and repairs to the timber frame.
- Removal of the second floor of the original house and structural work to enable that removal, including installation of an interior steel frame.
- Upgrading the existing building envelope to meet current standards of performance.
- Conservation work to the original settlement-era house.
- Replacement of the demolished additions with a single contemporary addition.
- A new standalone contemporary structure to the east.

The overall purpose of the project is to significantly increase functional floor space to support the ongoing use of the heritage building by a commercial business.

In adherence to the *Standards and Guidelines for the Conservation of Historic Places in Canada*, this scope corresponds to a primary conservation treatment of **Rehabilitation**. Rehabilitation is defined as:

> *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*[1]

1 Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada, 16.*

The primary objective of the conservation scope is to rehabilitate the functional and visual integrity of the Main House's heritage fabric. This supports the heritage value of the original settlement-era dwelling, as well as the Centre Street streetscape as a part of the Thornhill HCD. The conservation scope involves considered repair and where necessary replacement of siding, roof elements, fenestration and doors. In addition, the rehabilitation includes reinstatement of the original roof form at the northwest corner and two northern wall corners. General descriptions of the conservation scope are given below. Details of the conservation scope are found on the Proposed Conservation Elevations (see *Appendix B*) and accompanying notes.

The CHIA for 46 Centre Street recommends documentation and salvage to mitigate the removal of rear additions. The objective of documentation is to record the materials and structural composition of the main house and additions, sufficient to understand each as they pertain to the evolution of the historic property. The purpose of salvage is twofold: first to retain heritage fabric that can be used in the conservation of the main house and reinstatement of original forms. The second is to prevent rare and high-quality building material (particularly wood) from becoming construction waste. Specific details pertaining to the salvage scope are found on the Proposed Conservation Elevations (see *Appendix B*) and are outlined below.

The purpose of the new rear addition is to increase the functional commercial space of the building. From a design perspective, the purpose of the addition is to complement and support the heritage resource, while expressing itself honestly as a contemporary structure. These objectives relate to Standard 11 from the *Standards and Guidelines*, which calls for new additions to be physically/visually compatible with, subordinate to and distinguishable from the historic place. The addition has been designed with these principles in mind, and are discussed in greater detail in the CHIA and Urban Design and Sustainability Brief (August 2020).

4.2 CONSERVATION SCOPE

4.2.1 DOCUMENTATION

Thorough documentation of the structure will be carried out prior to and during demolition. In addition to typical architectural as-built drawings, the following details will be documented with drawings and photographs:

- Locations and dimensions of original or period cladding which is found on various wall surfaces within the 'tail' addition and is relevant to the construction history of the building.
- Framing details, including dimensions and locations of timber-frame elements as well as joint details.
- Details of existing alterations and damage to the timber frame.

4.2.2 DEMOLITION & SALVAGE

Demolition of the rear additions, the partial basement, and the second floor structure within the Main House will require a shoring design by a professional engineer. Depending on the shoring design some or all of the demolition may take place after structural rehabilitation of the Main House.

During demolition, the following materials (at a minimum) will be salvaged for re-use either in restoration work on site, or elsewhere:

- Wood siding matching the dimensions of the extent siding on the Main House.
- Wide-plank subflooring from the second floor of both the additions and the Main House.
- Roof decking from the 19th century additions, to the extent it matches the decking on the Main House.

Salvaged material re-used in the restoration of the Main House should be indelibly marked to indicate that it has been salvaged and re-used.

4.2.3 REMEDIAL STRUCTURAL WORK

Significant structural work is required to restore the Main House and adapt it to the proposed design, as follows:

- The existing foundation consists of a heavy timber sole plate resting directly on soil a few inches below grade. While the timber sill has performed well for approximately 180 years, it is now severely deteriorated and has failed structurally in some locations. It is not considered practical to replace the existing timber with new material resting directly on grade. Instead, a poured concrete foundation wall extending below the frost line will be installed.
- The existing timber sole plates will be removed and replaced with a new dimension lumber sole plate supported on the new concrete foundation. It is anticipated that the bottom ends of the existing timber posts will be slightly trimmed to ensure that all remaining material is in good condition and the new sole plate installed a few inches above the level of the existing timber.
- Some timber posts are in poor condition at their lower ends and will require repair by splicing on or sistering of new or salvaged material.
- An entirely new ground floor assembly (new joists and subfloor) will be installed.
- Framing on the north side of the house will be adapted to accommodate a large opening
- The roof will be reconstructed (using salvaged material to the extent possible) where required due to removal of the existing hip roof of the addition
- In order to allow for removal of the second floor and much of the north wall, a new system of lateral support for the building is required. This will consist of a steel frame, independently supported on the concrete foundation and installed inboard of the original timber frame.
- Prior to installation of the steel frame, some levelling of the existing structure will be carried out. The structure will be monitored during levelling and the process stopped if signs of displacement of the cladding or distortion of window/door openings are noted. It is anticipated that the levelling process will NOT result in a completely level building—it is intended only to reverse relatively recent settlement due to collapse of the existing

timber sole plates.

4.2.4 CONSERVATION OF SIDING, OPENINGS AND FINISHES

The majority of woodwork on the building is in satisfactory condition and can be restored in accordance with typical heritage practice. The general scope will include:

- Removal of all loose or damaged paint by non-destructive methods down to sound paint or bare wood.
- Replacement of missing or severely damaged elements with salvaged material (to the extent possible) or new material profiled to match the existing.
- Repair of lesser damage using new wood fitted to existing, or epoxy repairs.
- Existing doors and windows are to be stripped and restored including resetting of glass and installation of new weather stripping.
- The following notes apply to individual openings:
    - The existing large window on the east elevation, ground floor, is considered not to be original. It will be removed during construction and siding reinstated over the opening.
    - New interior casings will be fabricated for the north window on the east elevation, second floor.

Performance Upgrades: consideration may be given to further upgrades to the thermal performance of the windows in consultation with the City of Vaughan heritage authorities prior to the Stage Two Conservation Plan. Proposed upgrades, if any, would consist of interior or exterior storm sashes and be fully reversible.

Shutters: the existing shutters are not original, in poor condition, and are not functional. The presence of hinge mortises on the casings of the south-facing windows suggests that functional shutters were previously fitted to these windows. Existing shutters will be removed and replaced with new functional shutters fabricated to match historic examples.

4.2.5 BUILDING ENVELOPE UPGRADES

In order to retrofit the building envelope to achieve modern levels of performance while maintaining the original fabric in place, a new primary weather barrier, air barrier, and insulation will be installed in-board of the existing walls and roof, in plane with the new steel support structure. This will consist of:

- New sheathing with a breathable weather barrier on the exterior face, installed up against the existing framing and outboard of the steel frame.
- New light wood framing in plane with the steel frame, complete with insulation.
- New air/vapour barrier on the interior face of the framing.

- New interior finish (GWB or similar).
- The existing wall assembly will be altered to incorporate concealed venting at the top and bottom of the walls, at the soffit, and at the roof peak.

The proposed assembly will create a continuous vented cavity behind the original siding and roof deck to ensure that the original material is able to dry as necessary. The proposed interventions will be almost entirely reversible, in line with good heritage practice.

The roof will be replaced with either new cedar shingles, or asphalt shingles chosen to resemble weathered cedar.

5.0 CONSERVATION STANDARDS & QUALITY CONTROL

Quality control of conservation and restoration work described in this conservation plan will be implemented as follows:

5.1 CONSERVATION PRINCIPLES

This CP reflects the principles and standards set forth in established national and international conservation documents and charters. These include The Venice Charter for the Conservation and Restoration of Monuments and Sites (1964), the Appleton Charter for the Protection and Enhancement of the Built Environment (1983), the Nara Document on Authenticity (1994) and the Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

5.2 DOCUMENT REVIEW AND RESPONSIBILITY

Documents governing the conservation work, including the Phase Two Conservation Plan, permit drawings, and construction drawings, will be reviewed by both the project architect and a heritage consultant qualified as a member of the Canadian Association of Heritage Professionals (CAHP) specializing in Buildings prior to submission.

5.3 QUALIFIED PERSONNEL

All work on the heritage building will be carried out under the direction of a qualified firm specializing in heritage contracting, with five years' documented experience and, at minimum,one senior employee who is a professional member of the Canadian Association of Heritage Professionals (CAHP) specializing in Buildings.

The heritage work will be carried out under one of two arrangements:

Either

1. A general contractor specializing in heritage work will be hired by the owners to carry out work on the heritage building, separately from any construction contract for the new construction work on site;

Or

2. The general contractor for the overall project will be required to hire a qualified heritage contractor as a sub-trade with responsibility for all work on the heritage structure.

Key sub-contractors working on the heritage structure are to be properly qualified and experienced in work on heritage structures. For restoration trades, 'properly qualified' is generally considered to be a trade specializing in work on historic structures, with a minimum of five years' documented experience. This requirement will apply to, at the minimum:

- Carpenters, including carpenters working on the timber frame
- Window and door restoration trades
- Painters
- Masons (if required)

Sub-contractors who are not directly engaged in restoration work will not be required to have heritage experience, but must work under the direction of the supervising heritage contractor. This requirement will apply to the following trades:

- Demolition/shoring
- Excavation
- Structural Steel
- Roofing

5.4 CONSERVATION WORK REVIEW PROCESS

The project architects will take primary responsibility for reviewing work on site to ensure that it is in accordance with the approved CP and construction drawings.

Their review will be supplemented with review by the qualified heritage consultant at key points in the construction process. These will include:

- Project startup
- On site review of restoration mock-ups
- Site instructions or changes which potentially affect restoration scope
- Final review of restoration work

6.0 COSTING & SCHEDULING

6.1 COST ESTIMATE

A preliminary estimate of the probable costs of restoration work has been summarized in a separate letter provided to the City of Vaughan.

6.2 SCHEDULE OF WORK

The project schedule is currently unknown. It is anticipated that work on the restoration and alteration of the historic structure may take place prior to construction of the proposed new addition.

6.3 ADDITIONAL INFORMATION AT BUILDING PERMIT STAGE

A Stage 2 Conservation Plan will be provided for review by City of Vaughan Cultural Heritage staff prior to submission for a building permit. This information will include, at the minimum:

- Complete permit drawings, with details showing
  - Proposed structural interventions
  - Details of proposed building envelope, including integration of historic doors and windows into the envelope
  - Details at intersections between the restored historic building envelope and the proposed new construction
- Specifications for restoration methods and materials, including
  - Wood restoration
  - Window and door restoration
  - Cedar shingle roof
- A list of material samples and mock ups required during construction
- A list of any items requiring City of Vaughan heritage approval during construction, including samples, colours, etc.

7.0 FIGURES

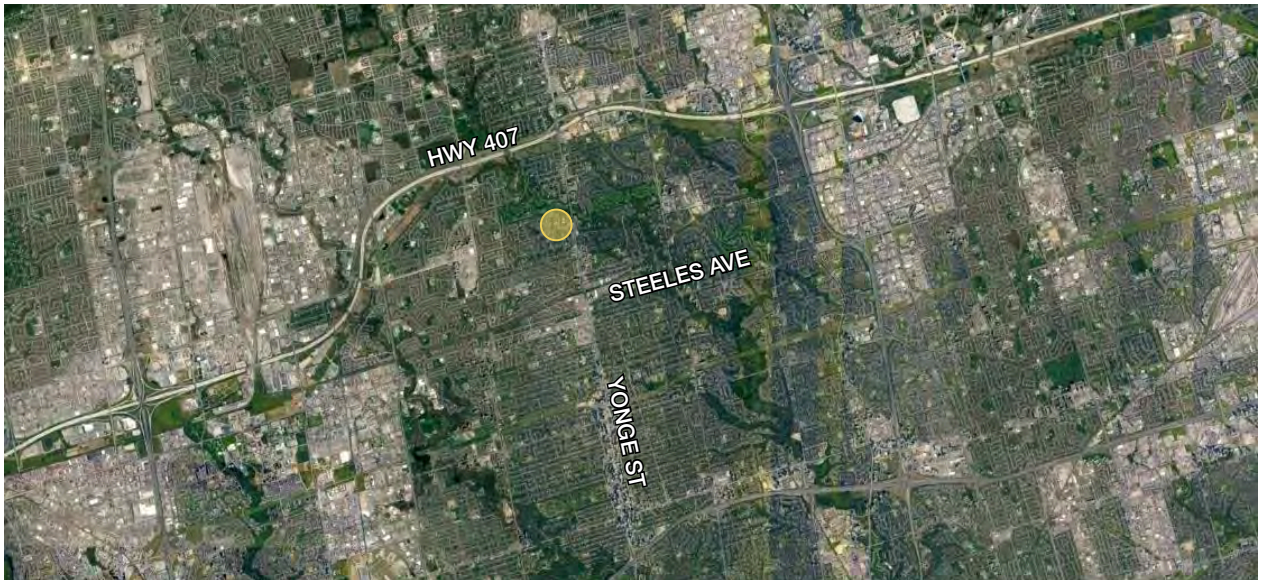


Figure 1: Satellite image with yellow circle indicating the approximate location of 46 Centre Street, just west of Yonge Street (*Google & CBCollective, 2020*).

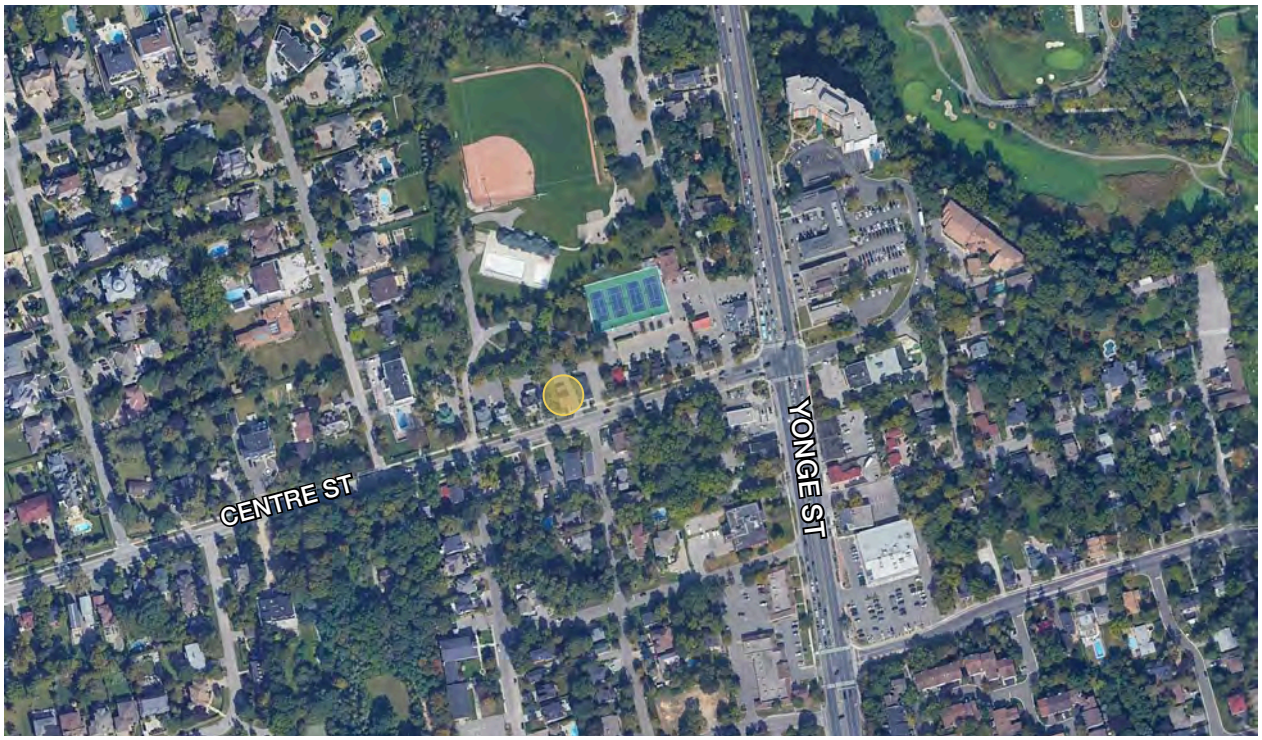


Figure 2: Satellite image with yellow circle indicating the approximate location of 46 Centre Street (*Google & CBCollective, 2020*).

Figure 3: Looking northeast at houses on the north side of Centre Street. The subject property is seen at the right side of the phorograph (*CBCollective, 2020*).

Figure 4: Looking northwest, the original Main House construction is comprised of the gabled mass fronting Centre Street (*CBCollective, 2020*).

Figure 5: There are at least three different additions to the north of the Main House, two of which are seen in this photograph (*CBCollective, 2020*).

Figure 6: South end of the Main House's east wall, showing sill plates set directly on the soil (*CBCollective, 2020*).

Figure 7: Detail of typical cladding, with nails, paint failure, and previous paint visible (*CBCollective, 2020*).

Figure 8: East window on the Main House's north elevation, showing typical configuration, casings, sill and shutters. Hinge mortises from earlier functional shutters can be seen on the inside of the left casing (*Michael Scott Architect, 2020*).

Figure 9: Main House front door showing modified panel door and screen door set within classical surround (*Michael Scott Architect, 2020*).

Figure 10: Detail of heavily decayed sill plate at north-east corner of Main House. Deterioration has caused sill plates to separate from each other as well as vertical posts, and drop several inches (*Michael Scott Architect, 2020*).

Figure 11: Detail of Main House's north wall, showing floor joists and posts mortised directly into the sill plates (*Michael Scott Architect, 2020*).

Figure 12: Photograph of Main House's north wall showing numerous and significant modifications to the original framing system. Yellow arrows indicate original posts that have been modified or severed (*Michael Scott Architect, 2020*).

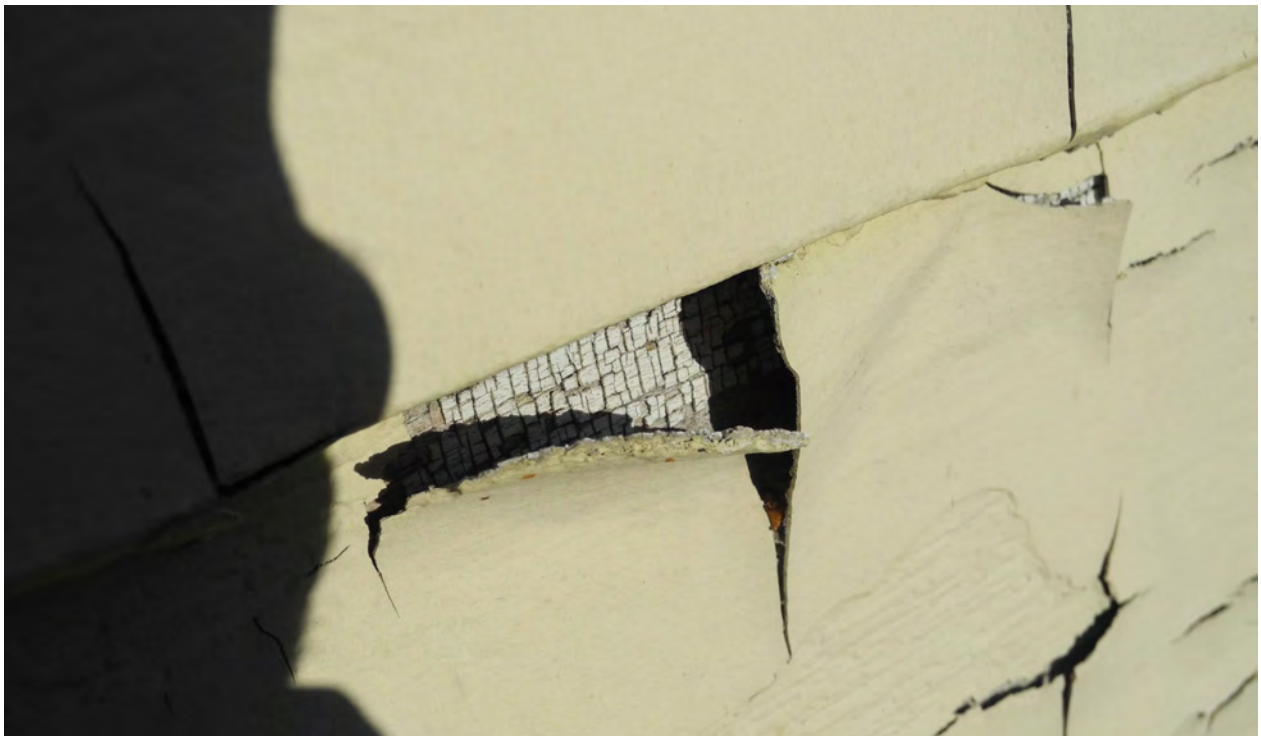


Figure 13: Detail of cladding, showing advanced plaint failure revealing revealing earlier finishes beneath (*CBCollective, 2020*).

Figure 14: Detail of Main House's south-east corner, showing cracked cladding related to nail locations (*CBCollective, 2020*).

Figure 15: Detail of freize board and mouldings above front door, showing good overall condition with paint failure (*CBCollective, 2020*).

Figure 16: Eaves and disconnected downspout at south-west corner of Main House, showing water discharging directly onto the cladding (*CBCollective, 2020*).

Figure 17: Detail of fascia and soffit at north-east gable return. The historic fascia board is deteriorated, and that of the return is poorly detailed. Note the oversized fascia board on the north elevation (*CBCollective, 2020*).

Figure 18: Detail of fascia and soffit at south-east gable return. Soffit boards are in good shape overall and display paint failure. Oversized fascia boards are apparent on the south elevation (*CBCollective, 2020*).

Figure 19: Mosonry chimney structure, built entirely within the timber structure of the Main House (*CBCollective, 2020*).

Figure 20: Detail of exterior chimney showing masonry, galvanized cap, and flashings all in good condition (*Michael Scott Architect, 2020*).

Figure 21: Detail of south-east window, showing paint failure where the muntin bar is mortised into the rail. The wood is in good condition at this location, and older crazed finishes are visible (*CBCollective, 2020*).

Figure 22: Detail of the bottom rail on the west elevation's south window. The muntin bar's wedge-tenon has broken off and is missing. Sash is still structurally sound but should be repaired (*CBCollective, 2020*).

Figure 23: Detail of severe paint failure on sills, and at the bottom of the casings. Note mortises for earlier functional shutters on the far casing (*CBCOllective, 2020*).

Figure 24: Door surrounds are in good shape overall, with paint failure most pronounced at the pilaster bases (*CBCollective, 2020*).

Figure 25: Flashing over the door surround is in fair condition, but it obscures the plan of the surround, effectively diminishing the detail's legibility (*CBCollective, 2020*).

Figure 26: Historic casings remain at the Main House's interior windows, despite being obscured by storm widnows. Profiles differ slightly on the ground floor windows (*CBCollective, 2020*).

APPENDIX A:
EXISTING CONDITION ELEVATIONS

46 CENTRE STREET

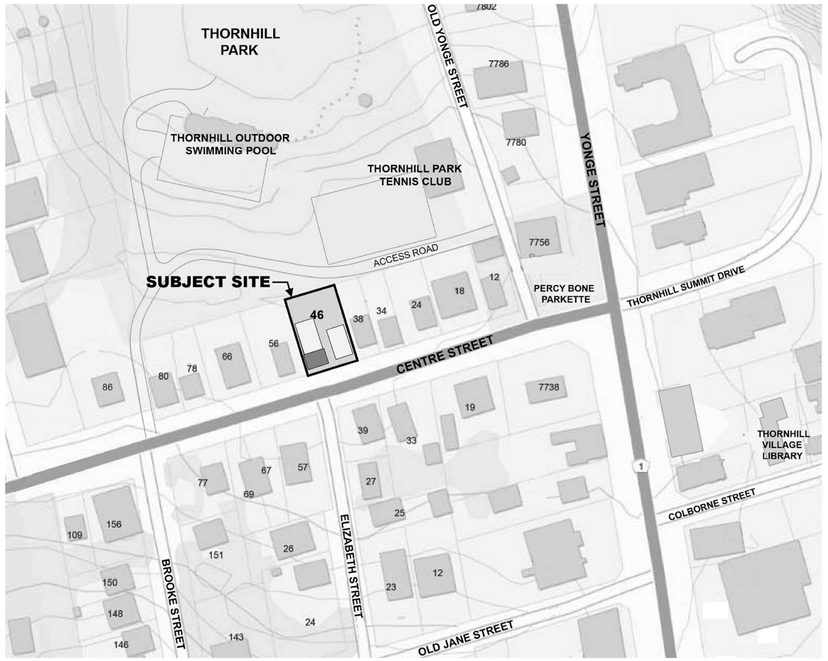
THORNHILL (VAUGHAN), ONTARIO

BLDG A 'MAIN HOUSE' RENOVATION (PHASE 1)

RE-ISSUED FOR SITE DEVELOPMENT APPLICATION RESUBMISSION - CONSERVATION PLAN

JULY 10, 2020

DRAWING LIST:



1 AH CONTEXT PLAN
1 : 1500

VIEW FROM CENTRE STREET OF SOUTH EAST CORNER OF BLDG A EXISTING 'MAIN HOUSE'

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

REVISED

DRAWINGS NOT FOR CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID GRANT-RUBASH
LICENCE
8945

GENERAL NOTES:

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

COVER & DRAWING LIST

Dwg. Title :

DATE :	18-11-06
SCALE :	1 : 1500
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :

AH000

GENERAL NOTES:

GENERAL - HERITAGE RESTORATION:

1.0 Work On Existing Historic Building
Work of this project takes place on a recogized historic building. Contractor is to ensure that all workers on site are aware of the historic nature of the building and are provided with orientation during which:
- workers are shown which parts of the building fabric are considered original or historic
- workers are made aware of the requirement to protect original material at all times and restrictions on damaging heritage material.

Take all necessary precautions to protect historic material from damage during construction including damage from water, from dust and dirt, and mechanical damage from impact or abrasion. Provide necessary protective coverings.

Do not cut or otherwise alter or damage any historic material unless specifically indicated in the contract documents, unless directed to do so in writing by the owner or the owner's representative.

DEMOLITION NOTES:

1.0 Recording of Existing Building Fabric During Demolition
Fully record existing building fabric during demolition (CONFIRM). Details to be recorded include:
- Location and dimensions of framing members
- Details of timber-framing joinery
- Locations and dimensions of siding, interior sheathing, etc.
- Locations and dimensions of existing or former openings, windows, doors, etc.
- Details of interior and exterior trim

Recording to consist of measured drawings and photographs. Submit to architect for review and proceed with demolition of recorded elements only on receipt of written confirmation that recording has been accepted.

2.0 Salvage
Salvage demolished material for re-use elsewhere in the building, as indicated on drawings or as directed by architect. Material to be salvaged for re-use includes, but is not limited to:
- Exterior siding
- Fascia, soffit, and band-board trim
- Plank wall sheathing (interior or exterior) and wide-plank subfloor.

At conclusion of construction, remaining salvaged material to be turned over to owner or disposed of by contractor as directed by architect.

3.0 Shoring During Demolition
Contractor to provide shoring drawings stamped by a professional engineer licensed to practise in the Province of Ontario, indicating temporary supports, demolition sequencing, etc. Shoring design to be coordinated with installation of new foundations and structural reinforcement for the existing building.

Shoring drawings to be submitted to architect for review. Undertake demolition work only on receipt of written authorization to proceed from the architect.

4.0 Temporary Protection
Provide temporary protection to openings during demolition and construction. Temporary protection to be watertight, animal resistant, and resistant to forced intrusion. General standard of protection to be 12mm plywood on framing 400 c/c, with Blueskin weather barrier.

WOOD RESTORATION NOTES:

1.0 General
1.1 Methods and materials:
Strictly follow all methods outlined in specifications, in notes, and on drawings. Use only materials specified, and obtain written approval for substitutions prior to using them in the work.
Damage caused to the building through the use of unapproved methods or materials will be repaired at the contractor's cost, at the sole discretion of the owner.

1.1 Safety and designated substances:
Existing paint material, sealants, and window putty have not been tested for lead, asbestos, or other designated substances. Contractor to assume all responsibility for testing and control of designated substances.
Assume all paint is lead-containing and take necessary precautions.

2.0 Paint Removal
Remove paint using only methods that do not damage the wood. Sanding or scraping which results in any noticeable removal of material including rounding of corners, blurring of profiles, etc. is not acceptable.
Remove all paint to bare wood.

3.0 Wood Restoration
Repair all wood by
- removing and resetting loose or displaced material
- replacing badly damaged or missing elements
- repairing rotten, open, or checked wood using epoxy consolidants and fillers
- filling minor gaps with flexible sealant

3.1 Fasteners
- New fasteners to be hot-dip galvanized or stainless steel nails, smooth shank for window casings and interior trim, ring shank for siding, soffit, or fascia

5.2 Wood Replacement
Where new wood is required to replace damaged or missing material:
- Use matching wood salvaged from elsewhere on the building, if possible, including siding and sheathing.
- New wood, where required, to be clear white pine
- Mill replacement wood to match dimensions of flat stock exactly
- Where profiled replacement is required, match profile of existing material as closely as possible. Use router bits and hand shaping for small elements. For larger pieces, allow for custom moulding runs using custom knives.

5.3 Epoxy Consolidant and Filler
- Repair minor rot and open or checked wood surfaces use epoxy consolidants and filler. Use products specifically designed for restoration of heritage woodwork and follow all manufacturer's directions.
- Avoid using epoxy repairs on simple elements with rectangular cross sections, unless the element is difficult to replace or the damage to be repaired is minor.
- Avoid bonding separate pieces with an epoxy repair. Repair in such a way that normal movement between the two pieces will continue.

5.4 Flexible Sealant
Where minor gaps (< 10mm) have opened between wood elements and no displacement of the elements is noticeable, fill the gaps with paintable flexible sealant. Avoid use of epoxy or hard wood fillers between separate elements.

6.0 Painting
- Apply at least two coats of knot-blocking sealant to bare wood.
- Prime & paint in accordance with specifications.

DOOR RESTORATION NOTES:

1.0 Restore front door in accordance with wood restoration notes, and as follows:
- Strip all existing paint
- Remove all existing sealant
- Remove existing glazing putty
- Fill & repair damaged wood
- Re-glaze with existing glass. Replace broken panes with new to match.
- Caulk between door casing and siding with paintable sealant
- Salvage and restore all existing hardware
- Carefully examine condition of door sill. Repair minor damage with epoxy, or replace sill with new to match using Douglas fir, if directed by architect.

2.0 Restore or replaced front screen door

3.0 Supply and install new spring bronze weatherstripping.

4.0 Supply additional hardware as directed under hardware allowance. (See window restoration notes). Allow for installation of new &/or salvaged hardware in contract price, including filling existing holes and mortises with wood patches to allow for new hinges, deadbolts, and locksets of different dimensions from existing.

WINDOW RESTORATION NOTES:

1.0 Window Restoration Notes:

All existing historic windows and all frames to be restored as follows:
- Strip all existing paint
- Remove all existing sealant
- Remove existing glazing putty
- Fill & repair damaged wood
- Fabricate new trim to replace damaged or missing items, matching profile of existing exactly
- Re-glaze with existing glass. Replace broken panes with new to match.

See Wood Restoration Notes for restoration techniques and requirements.

Where interior casings are damaged or missing, fabricate new trim to matching existing.

2.0 Hardware

Salvage and restore all existing hardware. Do not reinstall until directed by architect.

Supply additional hardware as directed under a cash allowance. Carry a $1,000 cash allowance for this purpose. Allow for installation of new &/or salvaged hardware in contract price.

3.0 Weatherstripping:

All existing and replacement sashes to be weatherstripped. Weatherstripping to consist of v-bronze seals against parting stops, straight bronze seal on meeting rail, and silicone bulb seal for bottom of sash.

4.0 Mock Up:

Carry out mock up on one existing window showing complete restoration process, including restoration of frame and sash and weatherstripping. Do not proceed with restoration of remaining windows until mock up approved by owner's representative in writing.

5.0 Sull Sashes (Interior Storm Windows):

Fabricate new double-glazed sull sashes for historic windows as detailed.

6.0 Shutters:

Fabricate new shutters for all windows. Shutters to be fully functional, mounted on existing hinge cut-outs on exterior window casings. Base shutter detailing on existing models at 39 Centre street; adjust shutter sizes to allow closed shutters to properly fit window openings. Provide shop drawings for review prior to fabrication.

Provide new shutter hardware consisting of Clark's Tip Shutter Hinges or approved equivalent.

SIDING RESTORATION NOTES:

1.0 General
Restore wood siding in accordance with wood restoration notes, and as follows:.
- Strip all paint
- Survey all siding and resecure loose siding with new stainless steel nails
- Cut back split siding to sound wood and replace with salvaged or new wood

2.0 Siding replacement

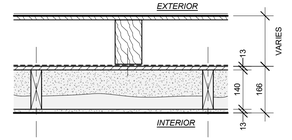
2.1 Small Areas (single plank replacement)
For small areas of siding replacement (patching), proceed as follows:
- Where piece to be replaced is short (less than 3/900mm), replace entire piece, if sound salvaged material is available for the replacement.
- For longer pieces, join repair with a 45 degree scarf joint and secure with a nail through the outer piece of the scarf joint, 25mm from the joint.
- Seal and prime all cut ends of new and existing siding
- Provide concealed aluminum flashing behind all joints in repaired work.

2.2 Larger Areas (multiple adjacent planks)
For larger areas, proceed as noted above for small areas of replacement but ensure that joints are staggered a minimum of 2' / 600mm to conceal the repair. Where possible, replace longer boards or entire lengths where salvaged material is available for this work.

3.0 Replacement Material
All replacement material (salvaged or new) is to match the profile of existing siding being repaired exactly. Allow for milling salvaged material, if necessary, to the correct profile.

WALL, CEILING AND FLOOR WALL TYPES:

W1



WALL TYPE 1
AT EXISTING 'MAIN HOUSE' EXTERIOR WALLS

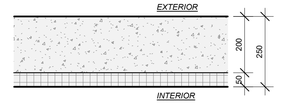
EXTERIOR

EXISTING WOOD CLAPBOARD TO REMAIN
EXISTING TIMBER FRAMING TO REMAIN

AIR BARRIER
13mm PLYWOOD SHEATHING
SPRAY FOAM INSULATION (R-13) BTWN.
38mm x 140mm FRAMING (2x6) AT 610mm O.C.
13m GWB

INTERIOR

W2



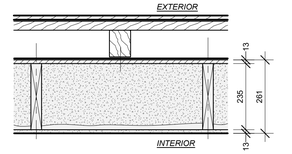
WALL TYPE 2
AT FOUNDATION WALLS

EXTERIOR

WATERPROOFING (BELOW GRADE)
200mm REINFORCED CONCRETE
50mm RIGID INSULATION (R-10)

INTERIOR

C1



CEILING TYPE 2
AT EXISTING 'MAIN HOUSE' ROOF TO REMAIN

EXTERIOR

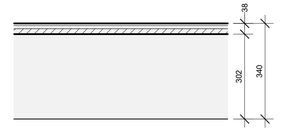
SHINGLE ROOFING (WD)
ROOFING UNDERLAYMENT

EXISTING WOOD DECK TO REMAIN
EXISTING TIMBER RAFTERS TO REMAIN (75mm x 95mm TYP.)

ROOFING MEMBRANE
13mm SHEATHING
SPRAY FOAM INSULATION (R-60) BTWN.
38mm x 235mm FRAMING (2x10) AT 610 O.C.
13m GWB

INTERIOR

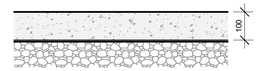
F1



FLOOR TYPE 1:
AT LEVEL 1 (REPLACEMENT FLOOR)

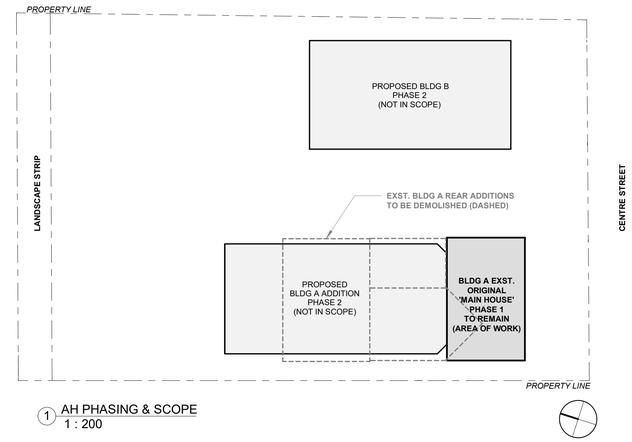
19mm FLOORING
19mm SUBFLOOR
FLOOR JOIST AT 406mm O.C.

F2



FLOOR TYPE 2
SLAB-ON-GRADE AT LEVEL -.5
(MECH. CRAWL SPACE)

100mm REINFORCED CONCRETE
6 mil POLY VAPOUR BARRIER
100mm WASHED STONE



1 AH PHASING & SCOPE
1 : 200

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

DRAWINGS NOT FOR CONSTRUCTION

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DAVID GRANT-RUBASH
LICENCE
8945

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

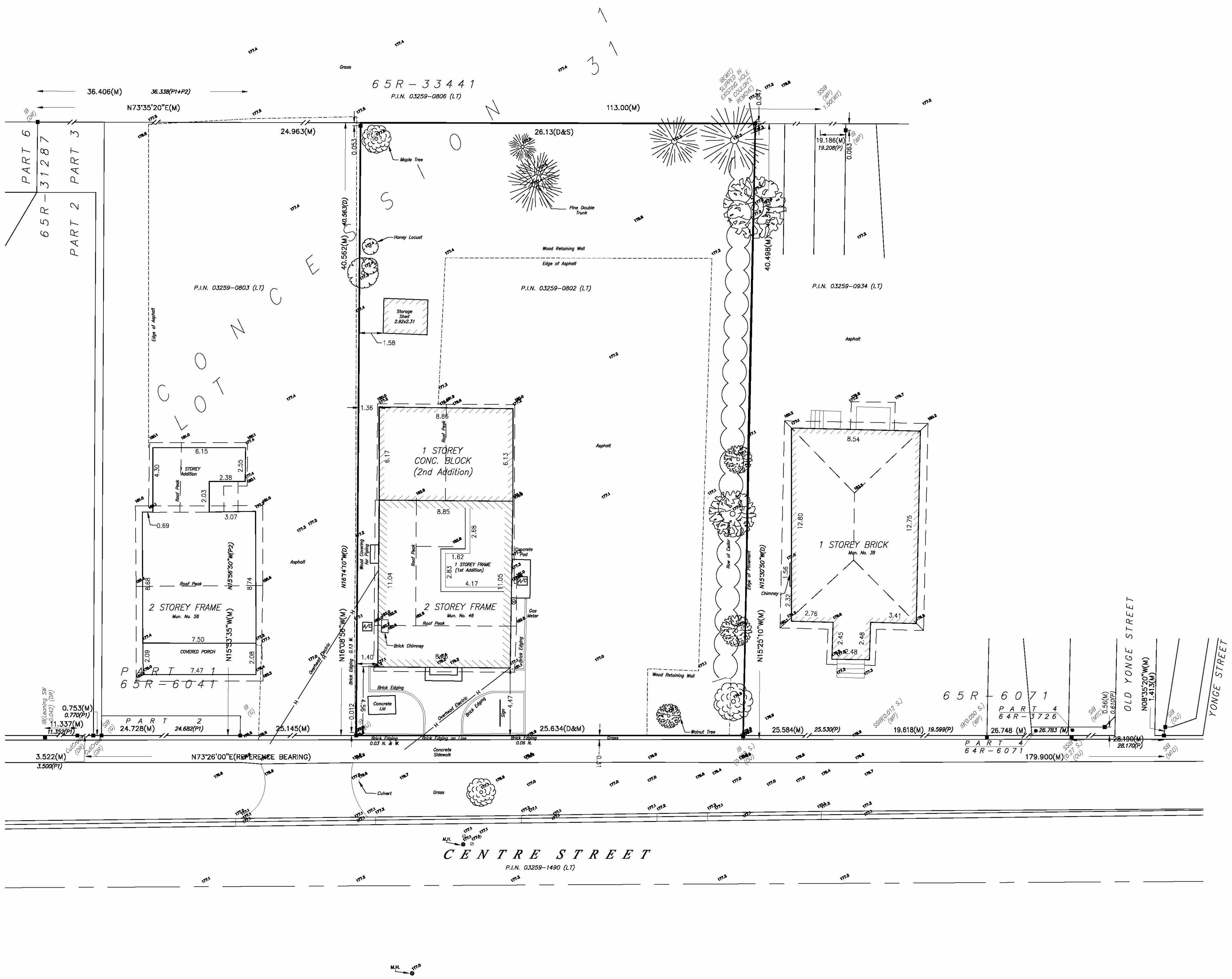
SCHEDULES & NOTES

Dwg. Title :

DATE : 18-11-06
SCALE : As indicated
DRAWN :
CHECKED : DGR
PROJECT NO. : 1702

Dwg. No. :
AH001

SURVEYOR'S REAL PROPERTY REPORT PART 1



PLAN OF SURVEY
OF
PART OF LOT 31, CONCESSION 1
(IN THE GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK) IN THE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH THE REPORTING LETTER DATED JANUARY 20, 2017.

"THIS PLAN WAS PREPARED FOR SAM KASEMEINIK"

SCALE = 1:150
0.00 1.50 3.00 6.00 9.00 15.00
METRES

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF CENTRE STREET AND HAVING A BEARING OF N73°26'00"E AS SHOWN ON PLAN 65R–3726.

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

SIB	DENOTES 25 mm X 25 mm X 1.22 m STANDARD IRON BAR
SSIB	DENOTES 25 mm X 25 mm X 0.61 m SHORT STANDARD IRON BAR
IB	DENOTES 16 mm X 16 mm X 0.61 m IRON BAR
IBø	DENOTES 19 mm Diameter X 0.61 m ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET AND MARKED 1858
WIT.	DENOTES WITNESS
(S)	DENOTES SET
(PROP)	DENOTES SET PROPORTIONALLY
(N.T.S.)	DENOTES NOT TO SCALE
(OU)	DENOTES ORIGIN UNKNOWN
(D)	DENOTES DEED Inst. No. 361902
(P)	DENOTES PLAN 65R–6071
(P2)	DENOTES PLAN 65R–6041
(MTO)	DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
(SVN)	DENOTES SPEIGHT AND VAN NOSTRAND LTD., O.L.S.
(DR)	DENOTES DONALD E. ROBERTS, O.L.S.
(WP)	DENOTES WILLIAM J. PLAXTON, O.L.S.
(G)	DENOTES W.S. GIBBON AND SONS LTD., O.L.S.
⊥	DENOTES PERPENDICULAR
(M)	DENOTES MEASURED
(C)	DENOTES CALCULATED
-//-	DENOTES NOT TO SCALE
(LT)	DENOTES LAND TITLES
-⁜-	DENOTES SET BY INTERSECTION
(P1)	DENOTES PLAN 65R–31287

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 20 th DAY OF JANUARY, 2017

DATE: JULY 19, 2017

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR
for TOTAL TECH SURVEYING INC.

Total Tech Surveying Inc.
341 Talbot St. N.
Units 2 & 3
Essex, ON N8M 2W3
(519) 776–9887

Drawn by:	N.E.B.	Checked by:	B.J.S.	Job No:	2017–013	Plan File No:	D–227

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
8945

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Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

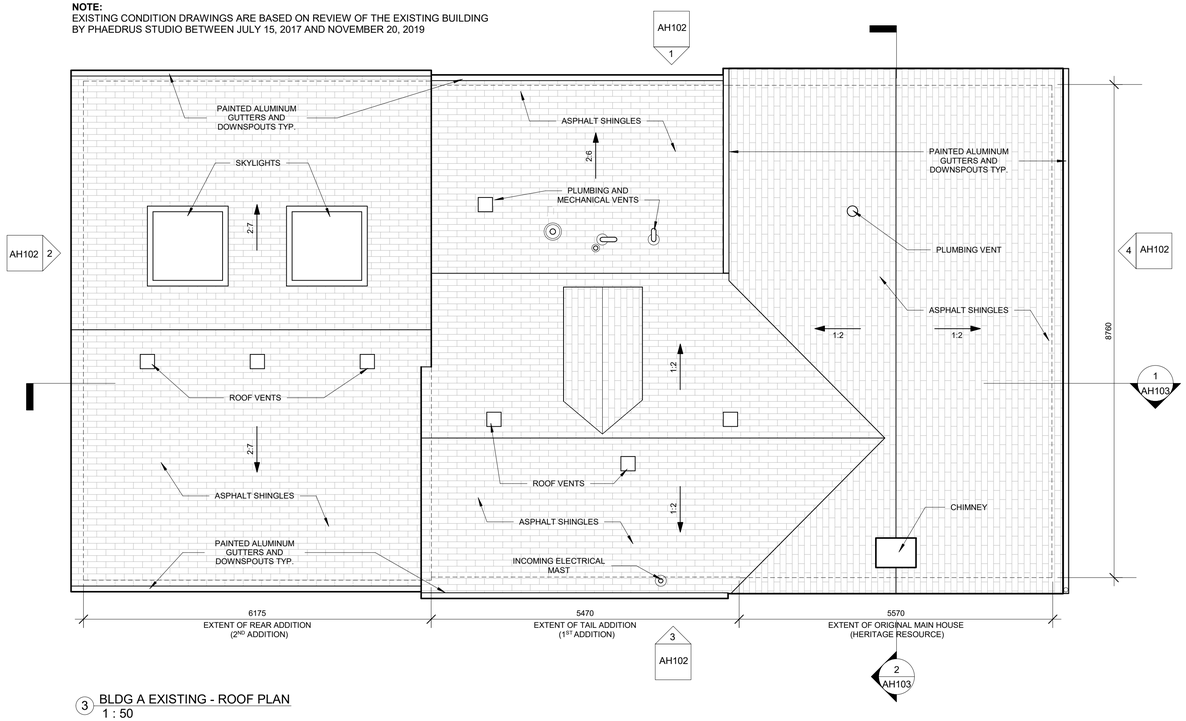
Architect:
PHAEDRUS Studio

SURVEY
Dwg. Title :

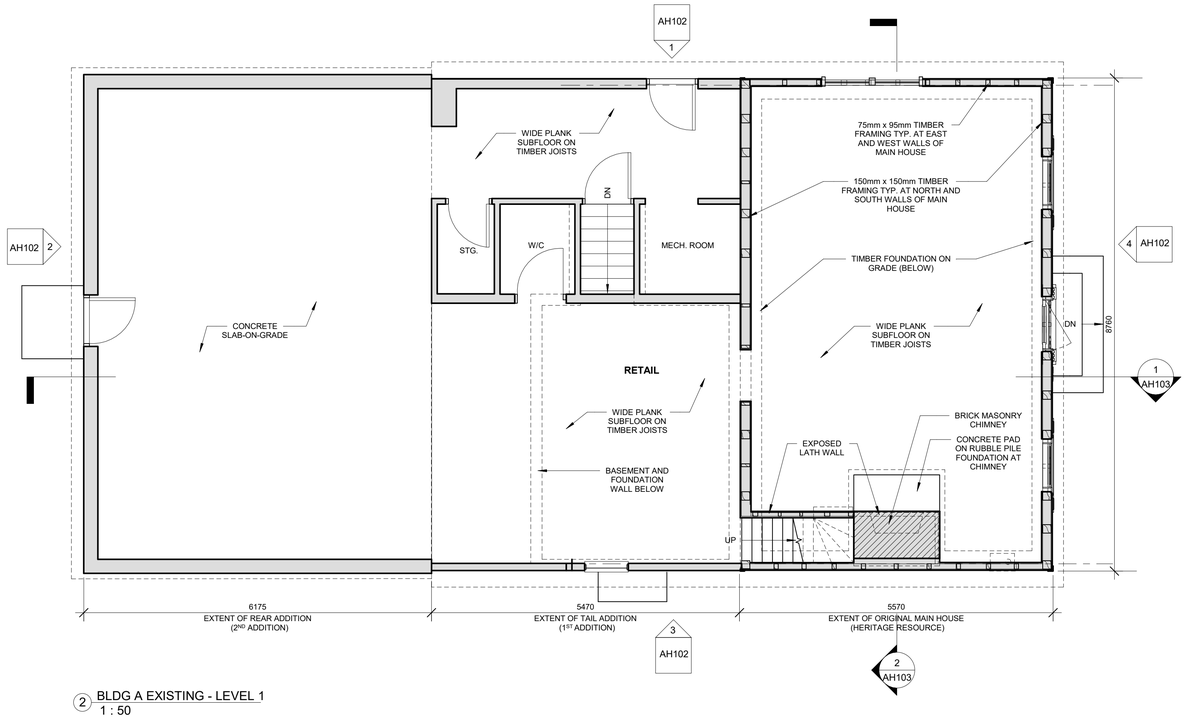
DATE :	18-11-06
SCALE :	1 : 175
DRAWN :	Author
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. : **AH100**

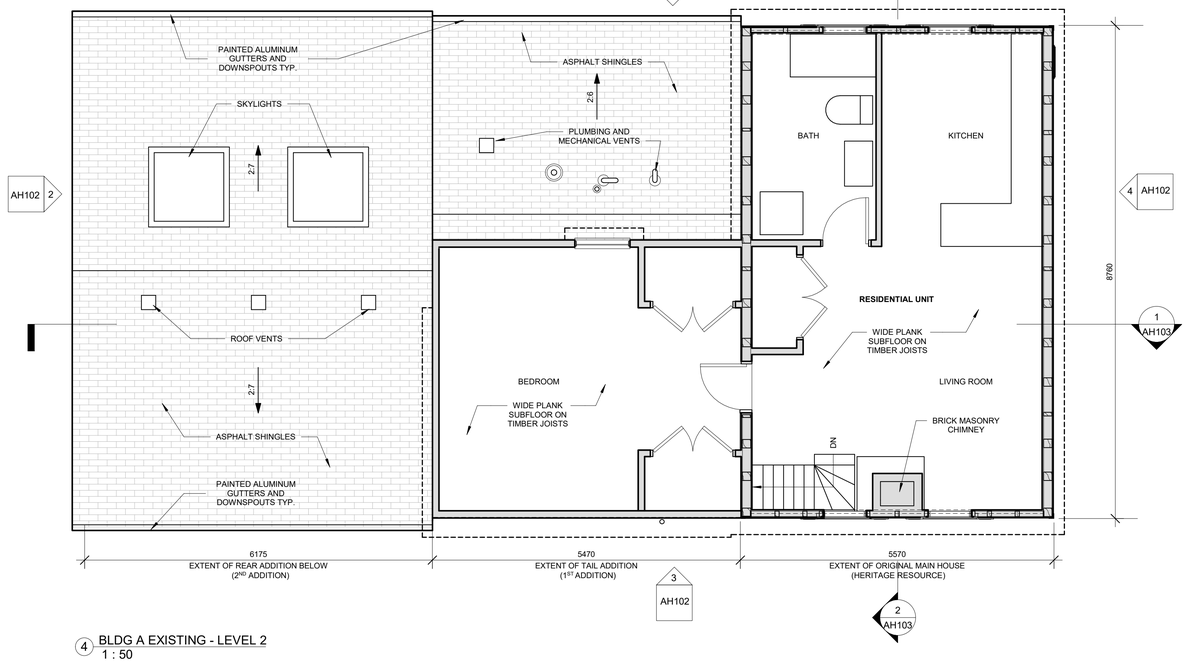
NOTE:
EXISTING CONDITION DRAWINGS ARE BASED ON REVIEW OF THE EXISTING BUILDING BY PHAEDRUS STUDIO BETWEEN JULY 15, 2017 AND NOVEMBER 20, 2019



3 BLDG A EXISTING - ROOF PLAN
1 : 50



2 BLDG A EXISTING - LEVEL 1
1 : 50



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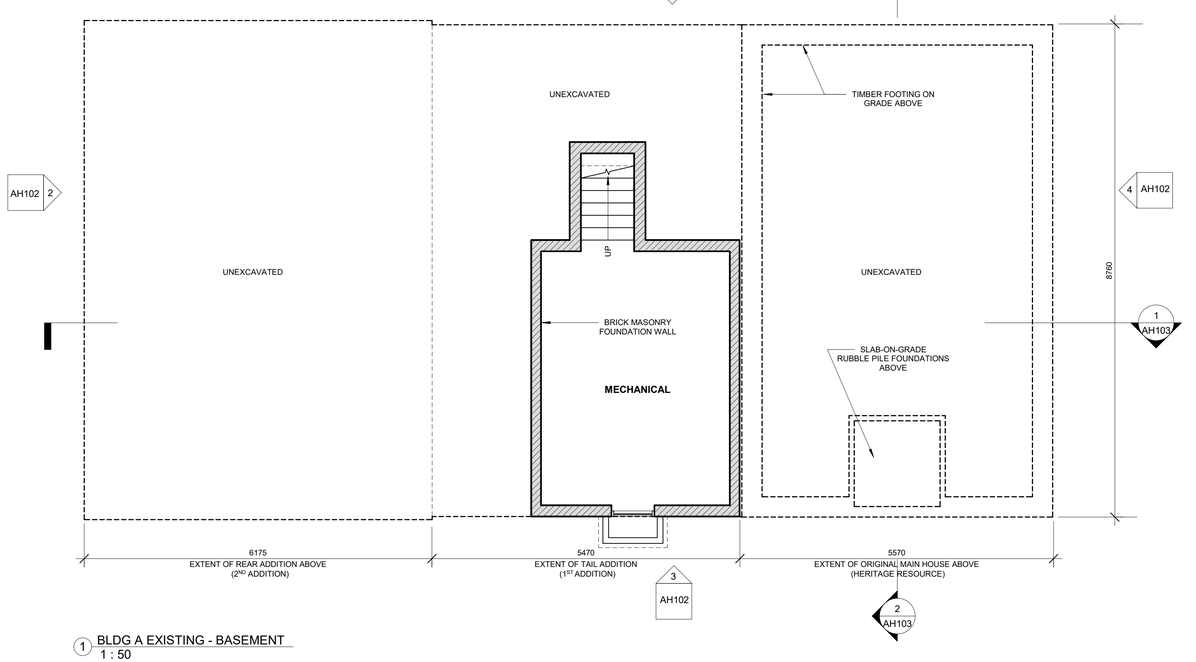

1 BLDG A EXISTING - BASEMENT
1 : 50

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

EXISTING FLOOR PLANS

Dwg. Title :

DATE :	18-11-06
SCALE :	1 : 50
DRAWN :	-
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :
AH101

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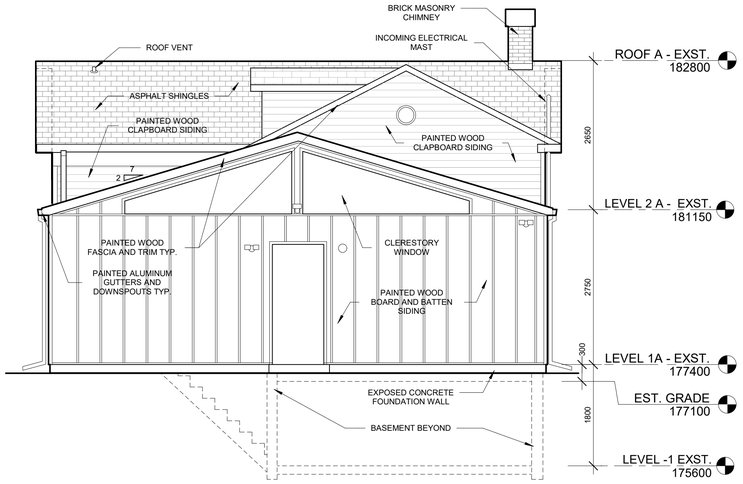
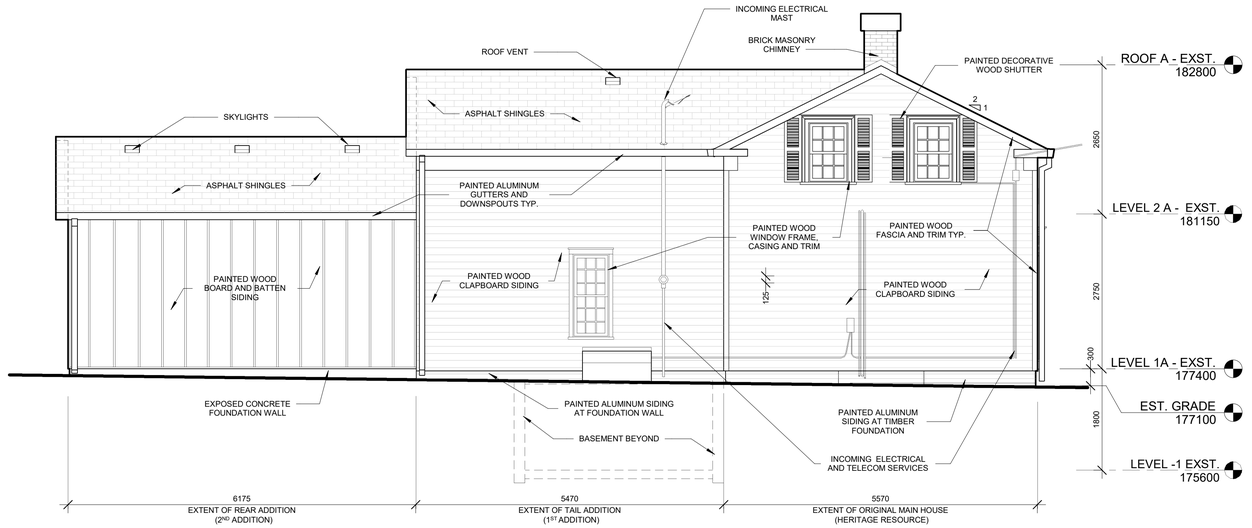
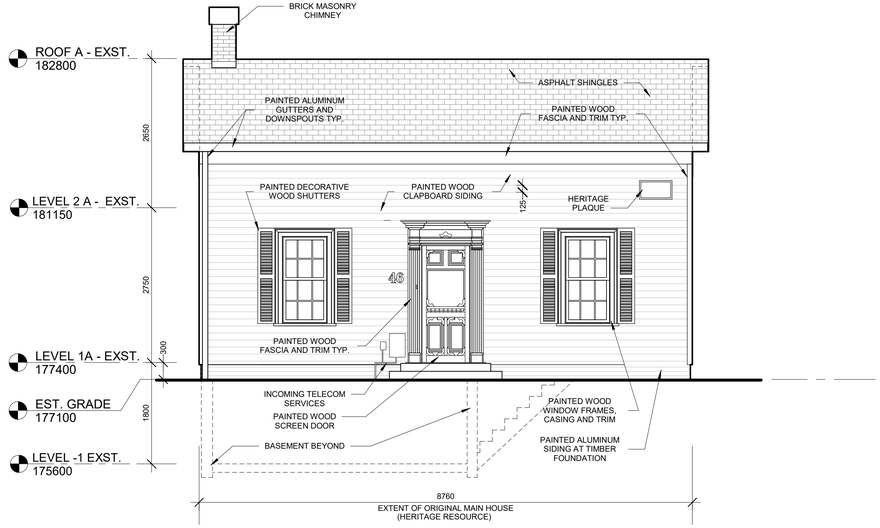
BY PHAEDRUS STUDIO BETWEEN JULY 15, 2017 AND NOVEMBER 20, 2019



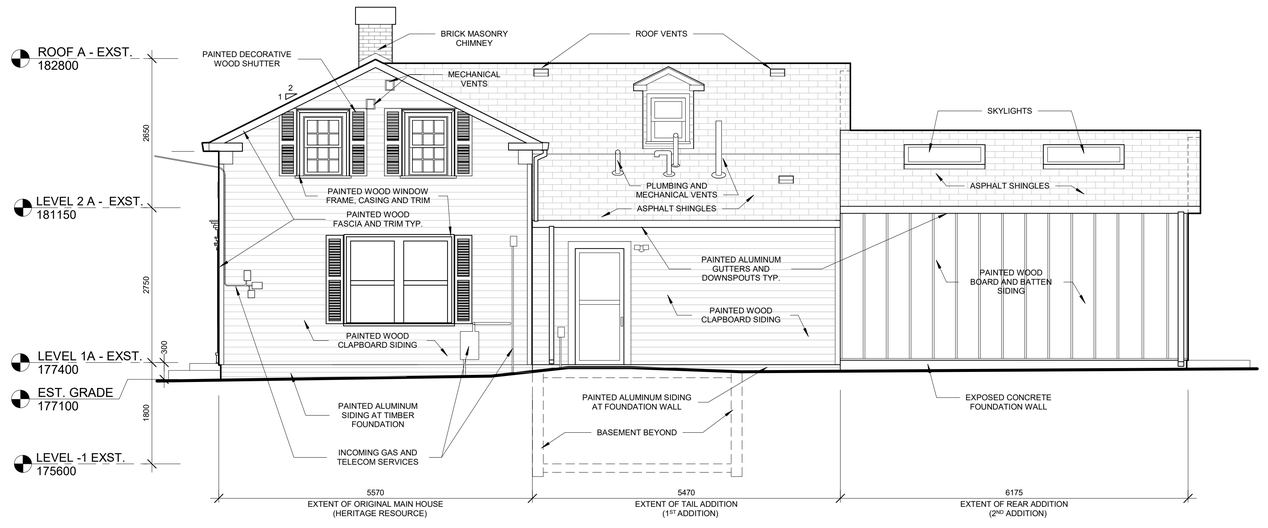
2 EXISTING BLDG A - NORTH ELEVATION
1 : 50



3 EXISTING BLDG A - WEST ELEVATION
1 : 50



4 EXISTING BLDG A - SOUTH ELEVATION
1 : 50



1 EXISTING BLDG A - EAST ELEVATION
1 : 50

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

DRAWINGS NOT FOR CONSTRUCTION

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1846057 Ontario Inc / BLKSheep

Architect:
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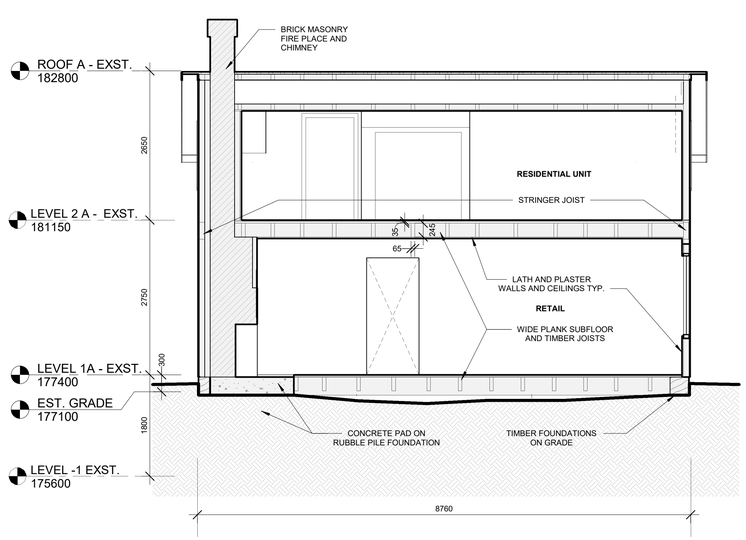
EXISTING ELEVATIONS

Dwg. Title :

DATE :	18-11-06
SCALE :	1 : 50
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :
AH102

NOTE:
EXISTING CONDITION DRAWINGS ARE BASED ON REVIEW OF THE EXISTING BUILDING
BY PHAEDRUS STUDIO BETWEEN JULY 15, 2017 AND NOVEMBER 20, 2019



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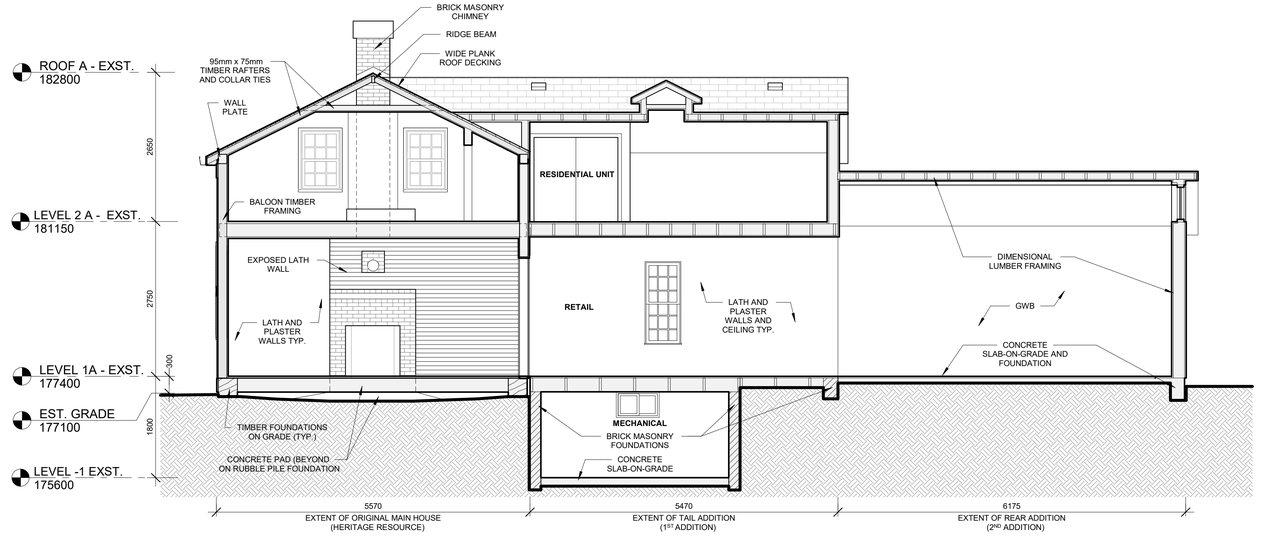
1 : 50



1 EXISTING BLDG A N-S SECTION
1 : 50

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

DRAWINGS NOT FOR CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID GRANT-RUBASH
LICENCE
8945

GENERAL NOTES:

1. ALL DIMENSIONS IN MILLIMETRES (MM)
2. DO NOT SCALE DRAWINGS
3. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS
4. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

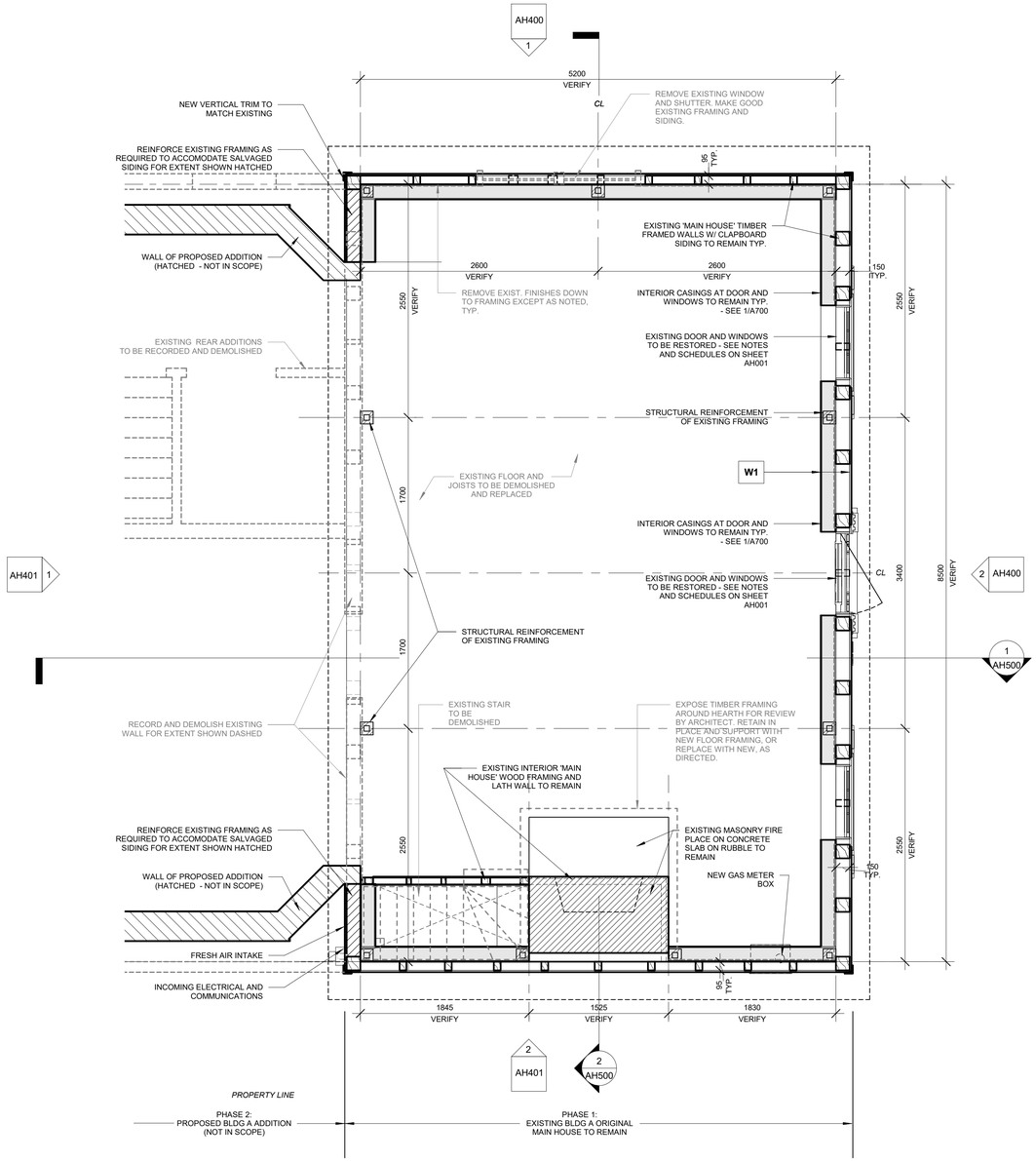
EXISTING BUILDING SECTIONS

Dwg. Title :

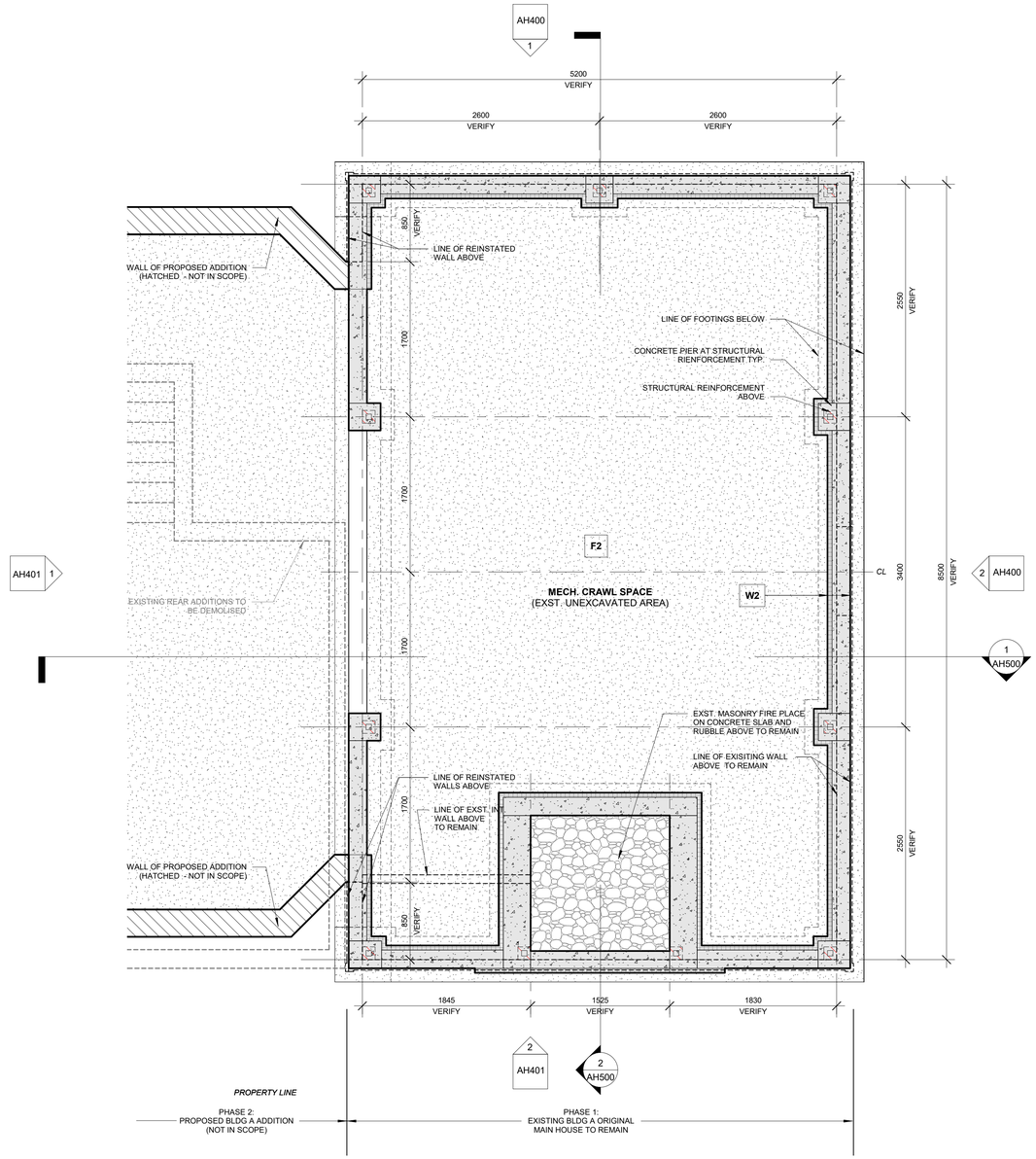
DATE :	18-11-06
SCALE :	1 : 50
DRAWN :	Author
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :
AH103

APPENDIX B: PROPOSED CONSERVATION ELEVATIONS



8 BLDG A MAIN HOUSE - LEVEL 1
1 : 30



1 BLDG A MAIN HOUSE - LEVEL -.5
1 : 30

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

DRAWINGS NOT FOR CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID GRANT-RUBASH
LICENCE
6945

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

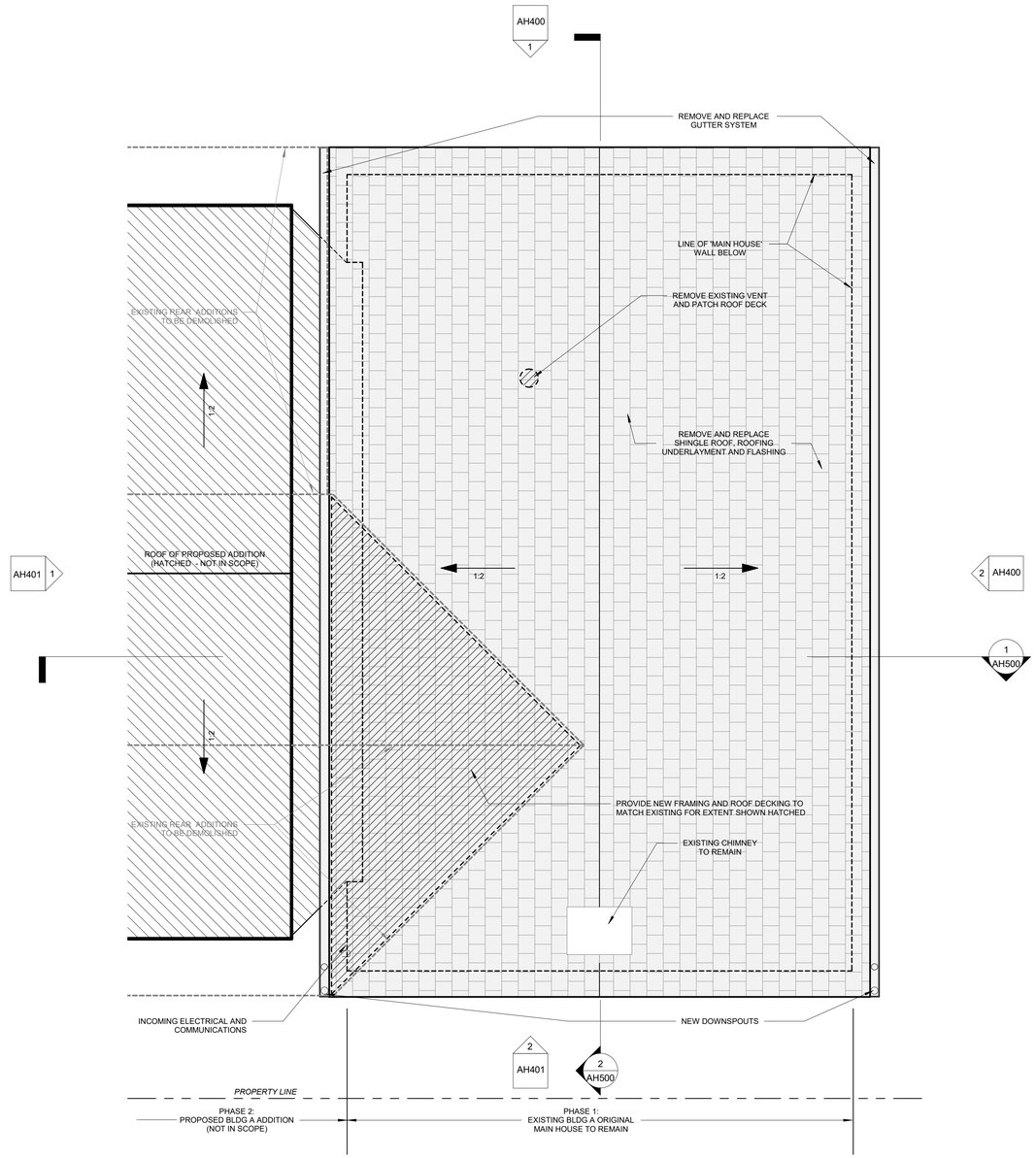
PROPOSED FLOOR PLANS

Dwg. Title :

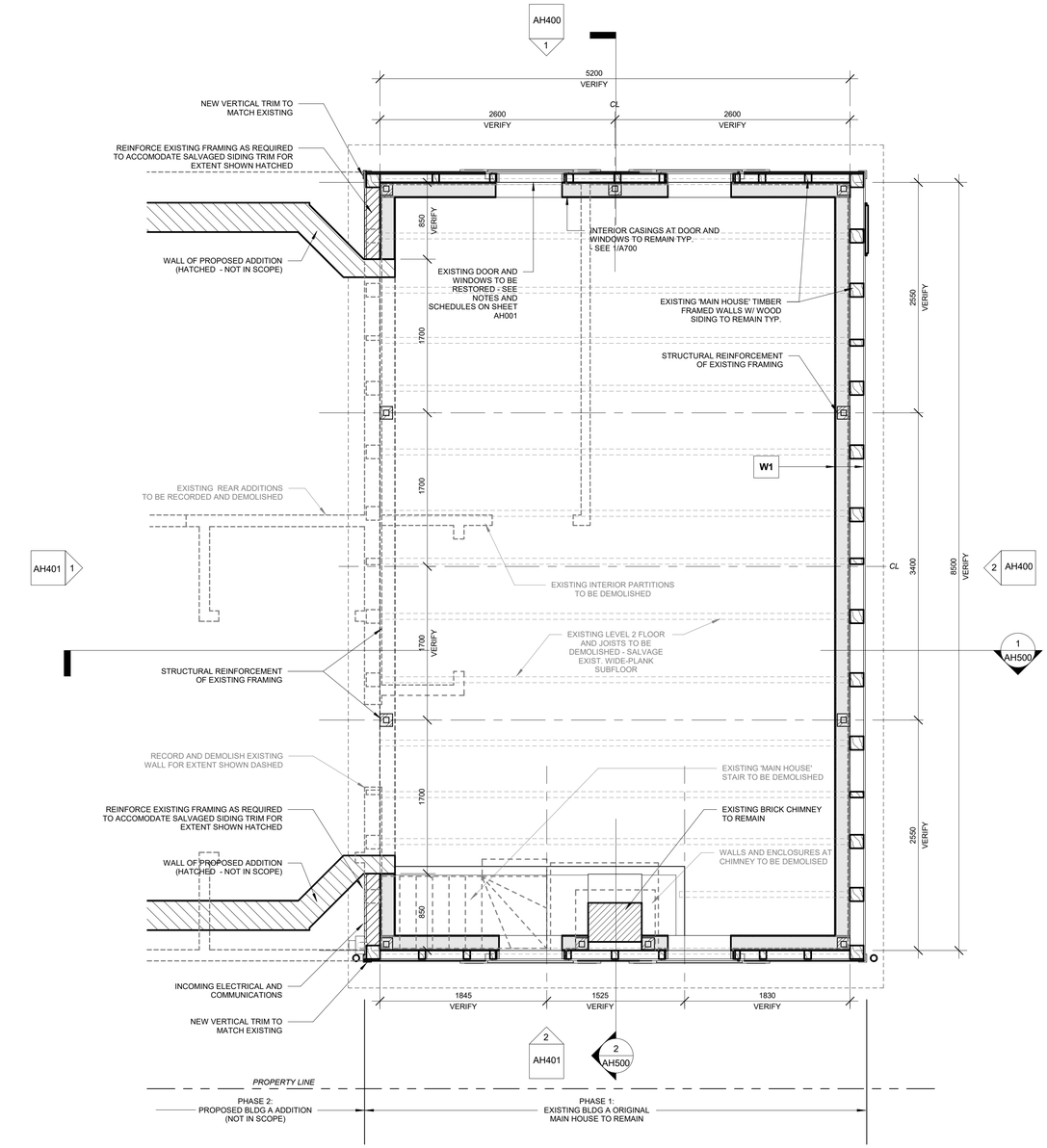
DATE :	18-11-06
SCALE :	1 : 30
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :

AH200



1 BLDG A MAIN HOUSE- ROOF PLAN
1 : 30



2 BLDG A MAIN HOUSE - LEVEL 1.5
1 : 30

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

REVISED

DRAWINGS NOT FOR CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID GRANT-RUBASH
LICENCE
8945

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

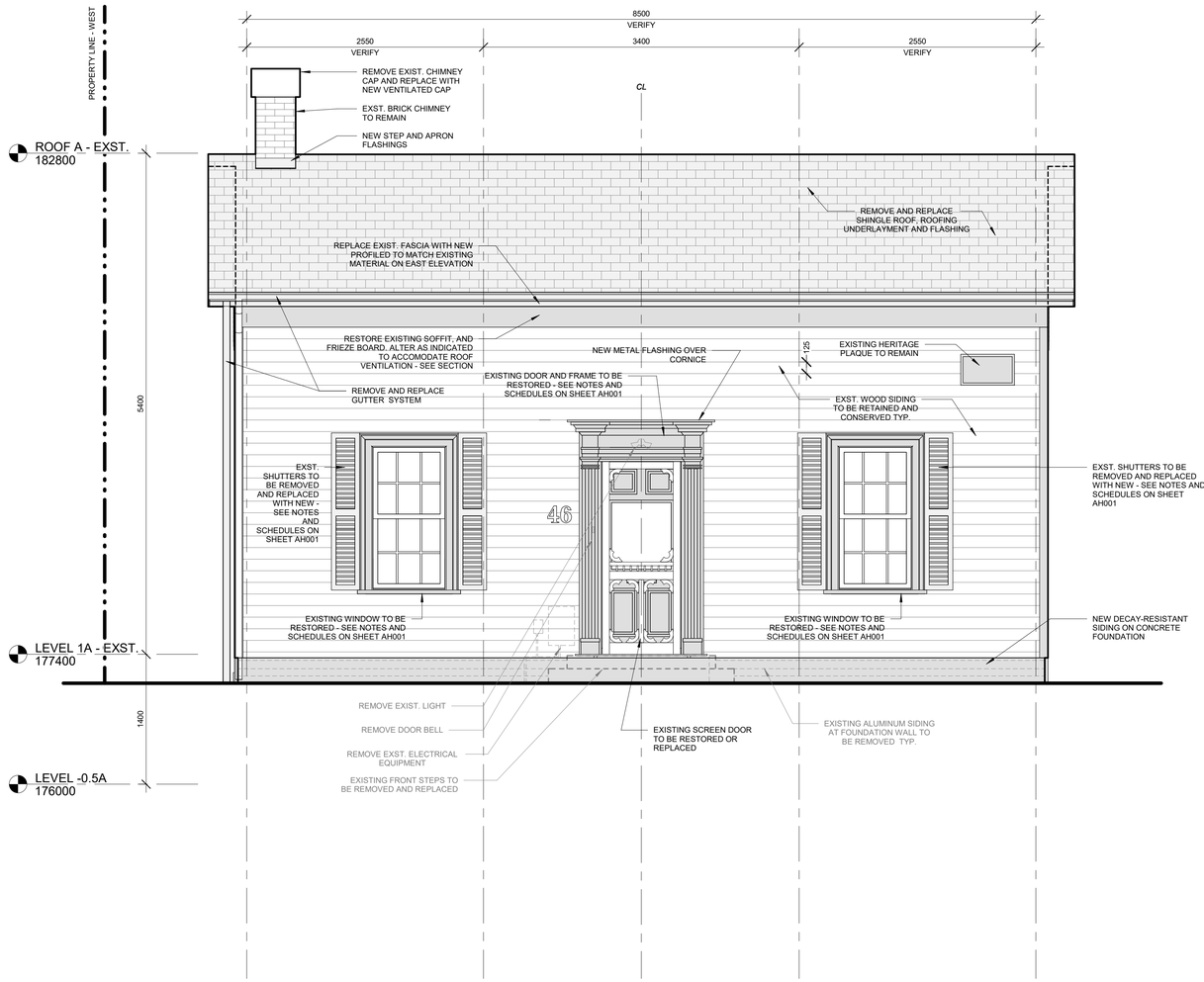
Architect:
PHAEDRUS Studio

PROPOSED FLOOR PLANS

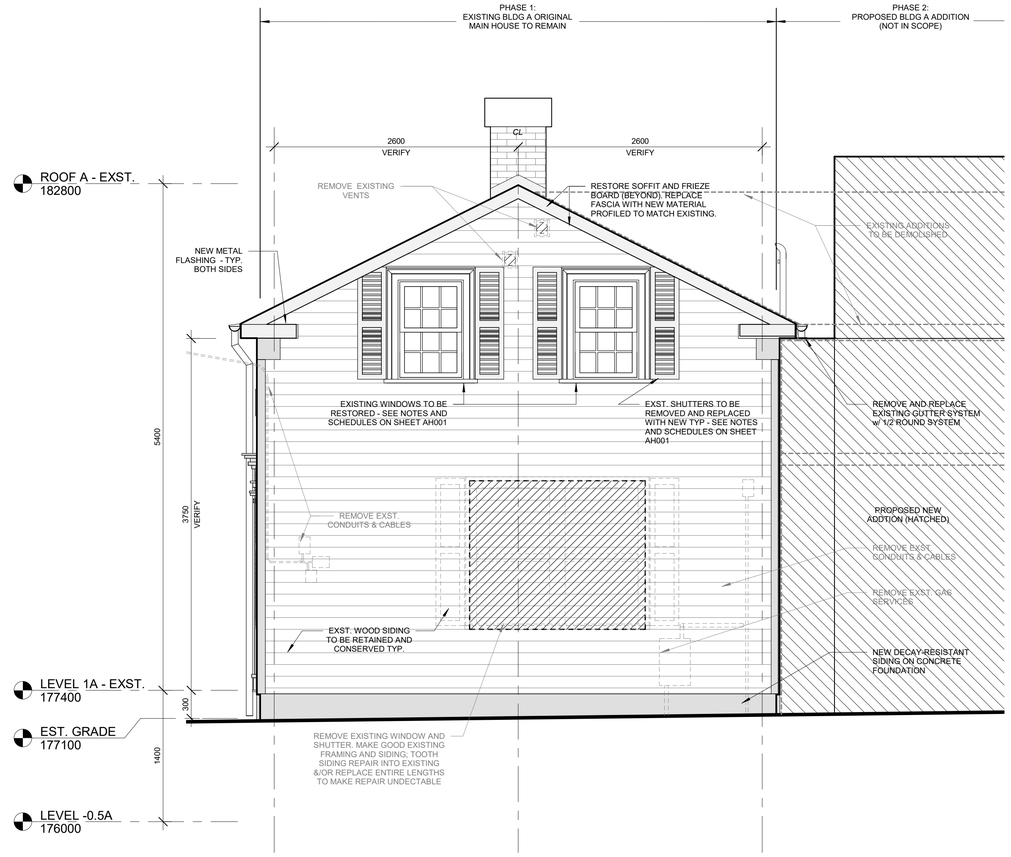
Dwg. Title :

DATE : 18-11-06
SCALE : 1 : 30
DRAWN :
CHECKED : DGR
PROJECT NO. : 1702

Dwg. No. :
AH201



2 BLDG A MAIN HOUSE - SOUTH
1 : 30



1 BLDG A MAIN HOUSE - EAST
1 : 30

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID GRANT-RUBASH
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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

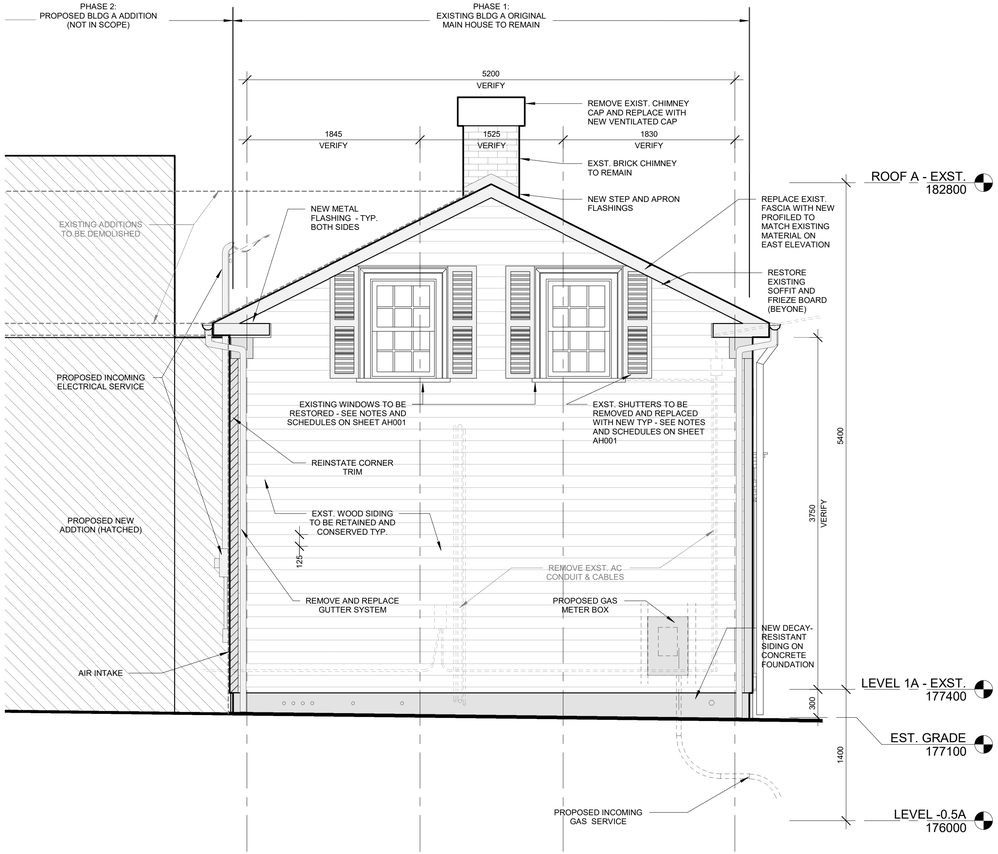
PROPOSED ELEVATIONS

Dwg. Title :

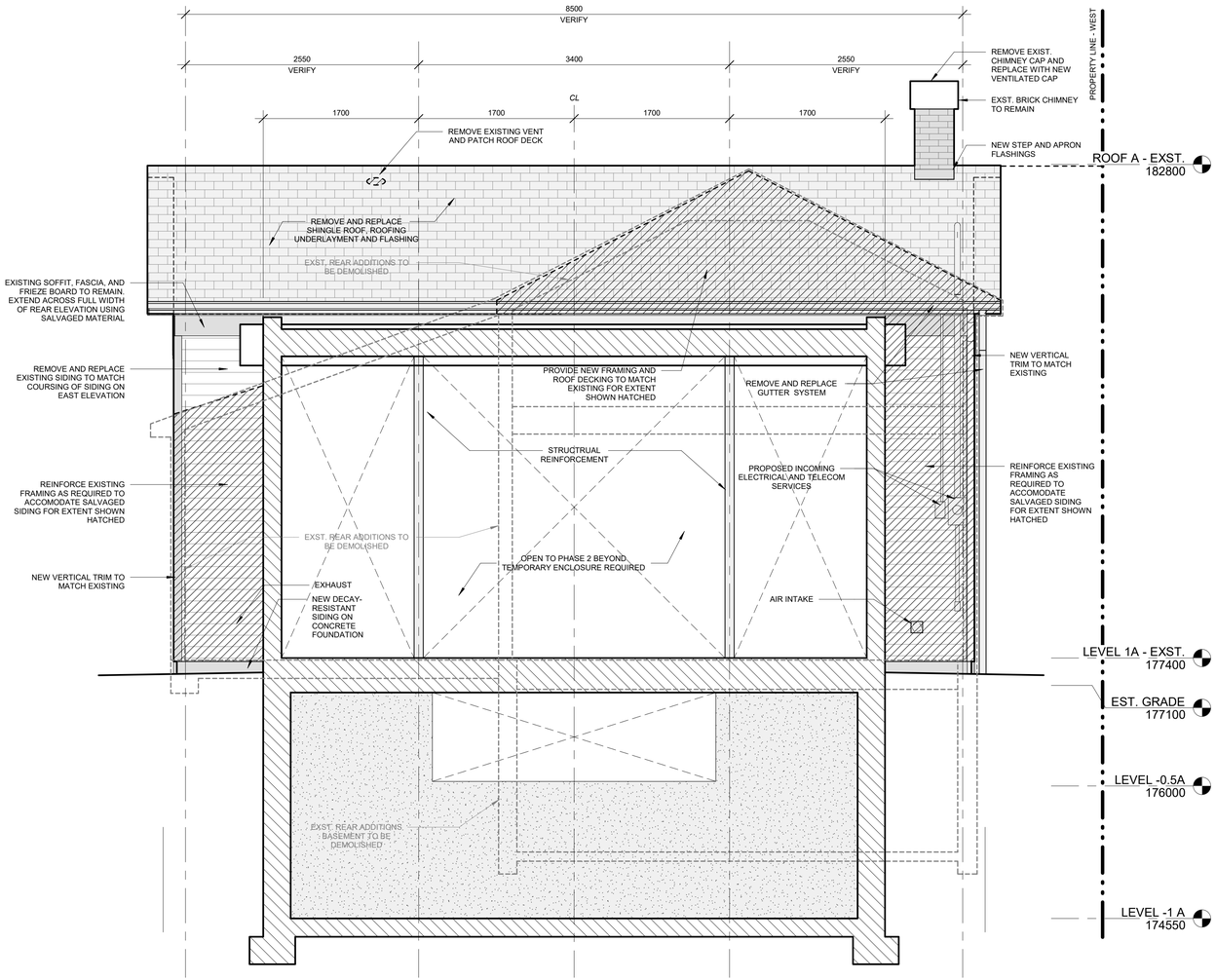
DATE :	18-11-06
SCALE :	1 : 30
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :

AH400



2 BLDG A MAIN HOUSE - WEST
1 : 30



1 BLDG A MAIN HOUSE - NORTH
1 : 30

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

REVISED

DRAWINGS NOT FOR CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID GRANT-RUBASH
LICENCE
6945

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

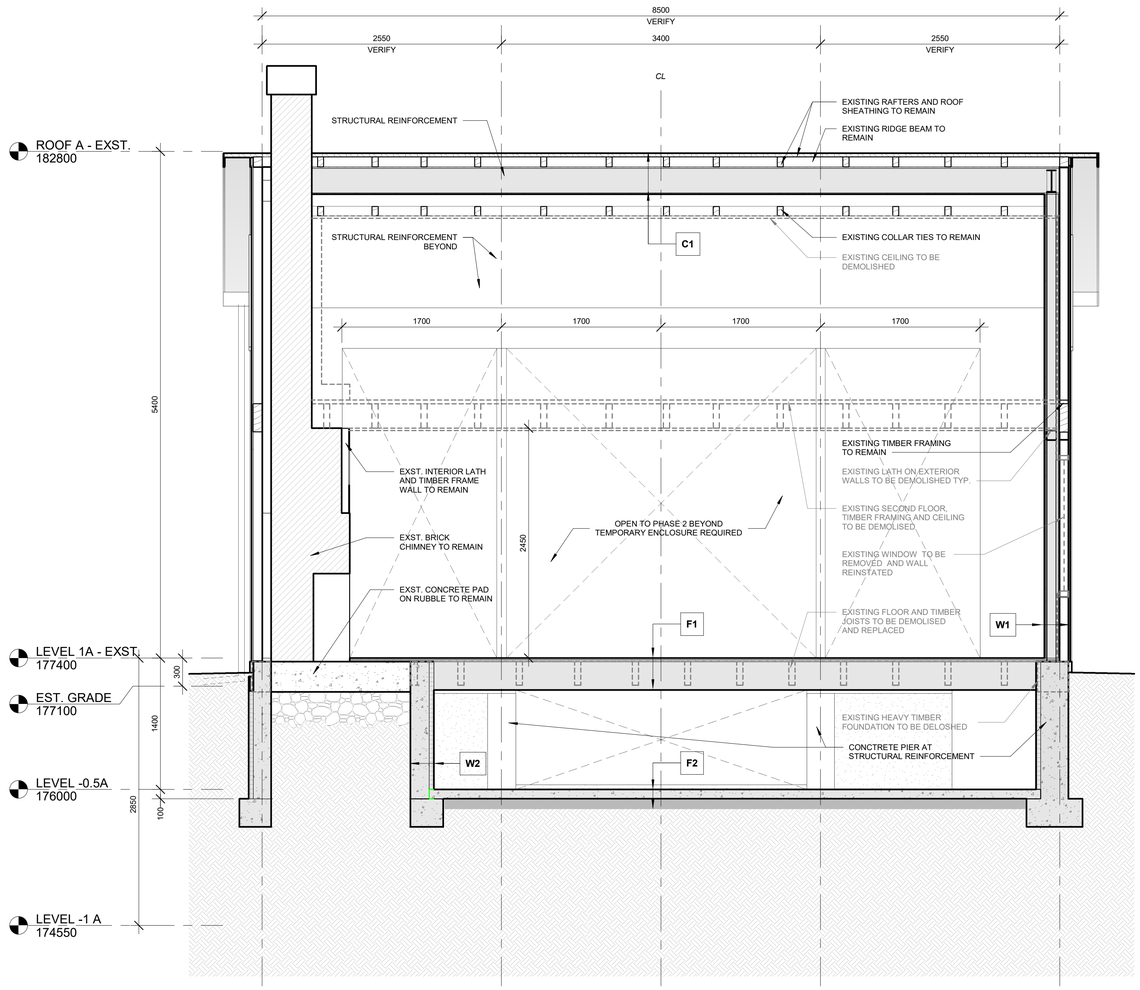
PROPOSED ELEVATIONS

Dwg. Title :

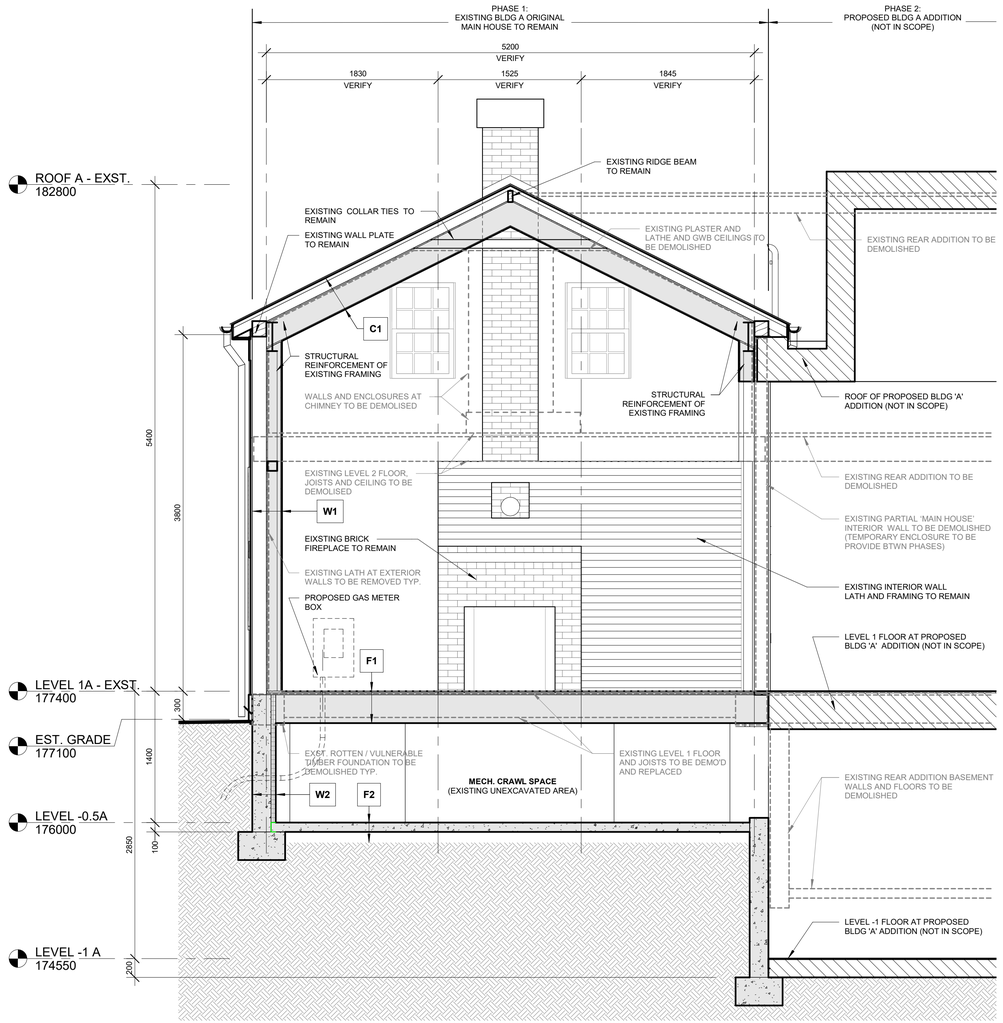
DATE :	18-11-06
SCALE :	1 : 30
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :

AH401



2 BLDG A MAIN HOUSE - E-W SECTION
1 : 30



1 BLDG A MAIN HOUSE N-S SECTION
1 : 30

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

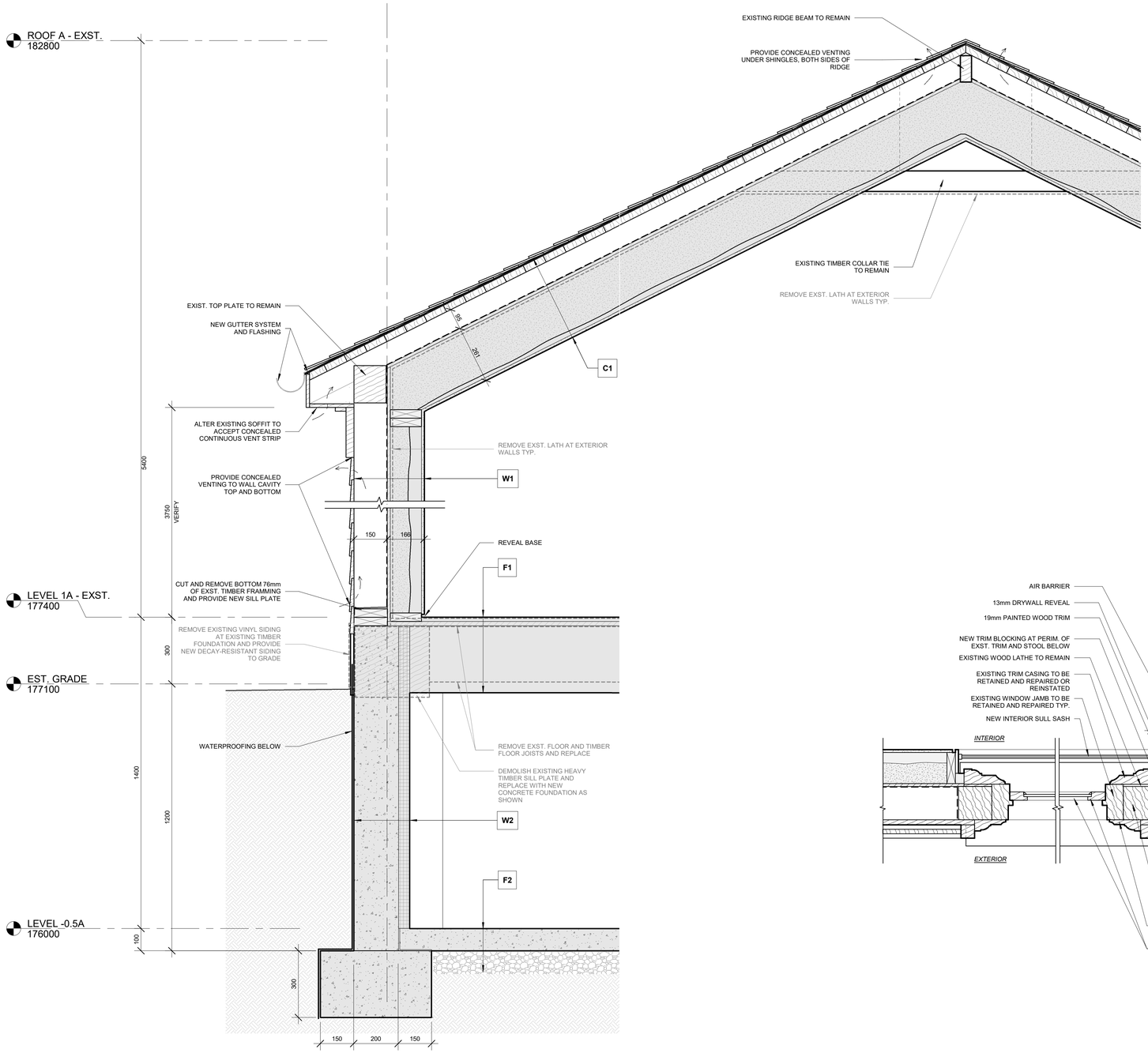
PROPOSED BUILDING SECTIONS

Dwg. Title :

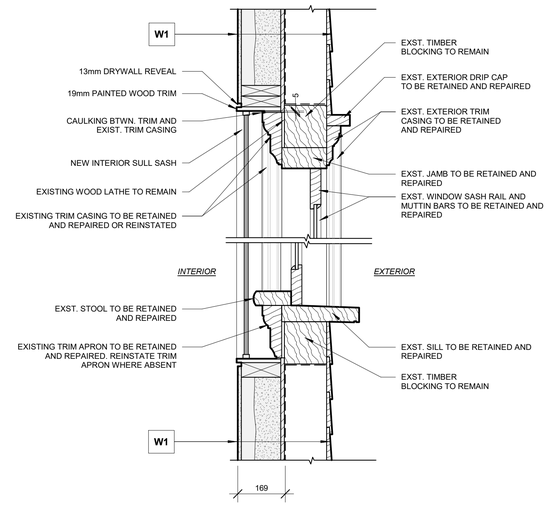
DATE :	18-11-06
SCALE :	1 : 30
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :

AH500



2 BLDG A MAIN HOUSE SECTION DETAIL
1 : 10



1 BLDG A MAIN HOUSE WINDOW DETAILS
1 : 10

ISSUED

ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22

REVISED

DRAWINGS NOT FOR CONSTRUCTION

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46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:
PHAEDRUS Studio

PROPOSED DETAILS

Dwg. Title :

DATE :	18-11-06
SCALE :	1 : 10
DRAWN :	
CHECKED :	DGR
PROJECT NO. :	1702

Dwg. No. :
AH700

APPENDIX C: ADDITIONAL PHOTOS

View of Main House east elevation (*Michael Scott Architect, 2020*).

Oblique view north-west of Main House (*Michael Scott Architect, 2020*).

View of Main House south elevation (*Michael Scott Architect, 2020*).

View of Main House west elevation (*Michael Scott Architect, 2020*).

APPENDIX D: PROJECT TEAM RESUMES

Michael Scott

BA, MA, MArch, OAA, MRAIC, CAHP

Principal, Michael Scott Architect Inc
Project Role: Heritage Architect

Michael has specialized in heritage architecture since 2006, focusing on rehabilitation of historic building envelopes to the highest standards of conservation and performance as well as interior renovation and conservation in a historic context.

Michael's work spans a range of project scales, from directing projects on major institutional buildings such as Ontario Legislature and the Knox College at the University of Toronto, to the restoration of heritage homes.

Michael is currently serving on both the Membership Committee and the Awards Committee of the Canadian Association of Heritage Professionals (CAHP)

Education

MArch, University of Toronto (2006)
MA, University of Toronto (1996)
BA, University of Toronto (1994)

Professional Accreditions

Ontario Association of Architects
Royal Architectural Institute of Canada
Canadian Association of Heritage Professionals

Awards

Heritage Trust of NS Built Trust Award, Scotiabank Main Branch, Halifax (2013)
CAHP Award of Merit, Lebovic Centre for Arts and Entertainment (2011)

Project List (selected)

William Bailey House, 9891 Keele Street (2018-)
Project Architect & Principal in Charge

George Peach House, 10975 Woodbine (2018-)
Project Architect & Principal in Charge

Embrace Entertainment, Office Design & Renovation (2020)
Project Architect & Principal in Charge

3135 Churchill Street Redevelopment, Missauga, HIA (2019)
Project Architect & Principal in Charge

Knox College, University of Toronto, Conditions Assessment (2018)
Project Architect & Principal in Charge

Legislative Chamber Barrier-Free Feasibility Study, Ontario Legislature (2017-2018)
Project Architect & Principal in Charge, for the Legislative Assembly of Ontario

Danforth Music Hall, Interior Improvements (2018-19)
Project Architect & Principal in Charge

St. Andrew's Church, King Street, HIA for Exterior Alterations (2017)
Heritage Consultant

Chamber Broadcast Lighting Feasibility Study, Ontario Legislature (2016-2017)
Project Architect & Principal in Charge, for the Legislative Assembly of Ontario

Standard Theatre Concert Hall, 285 Spadina (2016-2017)
Project Architect & Principal in Charge, for Embrace Entertainment

Exterior Conditions Assessment, 302 Bay Street (2016)
Heritage Consultant, for Mada Holdings on behalf of the Bank of Montreal

Michael Scott Architect Inc
mscott@michaelscott.ws • 416-577-4973
150 Delaware Ave Toronto ON M6H 2T3

ELLEN KOWALCHUK

M.A., CAHP (Historian)

Partner, Common Bond Collective

EDUCATION

- Master of Arts (Canadian History, Carleton University.
- Bachelor of Arts (Hon. History), Queen's University.

WORK EXPERIENCE

- Common Bond Collective, Partner (2017 - present)
- Taylor Hazell Architects, Associate & Manager of Heritage Planning (2012 - 2017)
- Infrastructure Ontario, Cultural Heritage Specialist (2007 - 2012)
- Contentworks Inc., Historian and Policy Specialist (2001 - 2007)
- Consulting Heritage Specialist (1994 - 2000)

PROFESSIONAL DEVELOPMENT

- Canadian Association of Heritage Professionals - Ontario Chapter Secretary (2015-present)
- Project Management Certification I & II (March-May 2013) University of Waterloo.

LECTURES & PANELS

- "From Space to Place: The Role of the Intangible in Identifying Significance," Architectural Conservancy of Ontario Symposium, April 2019.
- Technical Experts Panel, Toronto Citywide Heritage Survey, Heritage Preservation Services, 2018.

Ellen draws on 25 years of experience in the public and private sectors, providing expert advice to clients in the cultural heritage field. She is a founding partner of Common Bond Collective, a Toronto-based heritage planning firm. Ellen specializes in project management, stakeholder consultation, public speaking, heritage policy, evaluation, research and writing. She routinely collaborates with architects, planners, landscape architects, urban designers and engineers to identify and conserve cultural heritage landscapes of local, provincial and national significance. Ellen is a faculty associate at the Willowbank School for Restoration Arts and a lecturer at the Turner Fleischer Academy.

PROFESSIONAL EXPERIENCE

COMMON BOND COLLECTIVE, PARTNER

Project management and heritage planning, including:

- *West Toronto Junction Historic Context Statement* for Toronto Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Interpretative Panels*, *SoHo Square* (London) for SHIFT, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* for Perkins+Will/City of Toronto, 2019.
- *2365 Bayview Avenue, Toronto (Crescent School) Heritage Impact Assessment* for Perkins+Will, 2019.
- *Bowmanville Urban Centre Secondary Plan Update* for SvN/ Municipality of Clarington, Phase 1, 2019.
- *Midtown in Focus Phase II Heritage Recommendations* for Heritage Preservation Services, 2018.
- 61-69 Niagara Street, *Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *37-39 Mutual Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *901 Lawrence Ave. W., Toronto (Columbus Centre) Cultural Heritage Evaluation* for Heritage Preservation Services*, 2017.*

TAYLOR HAZELL ARCHITECTS, ASSOCIATE AND MANAGER OF HERITAGE PLANNING

Project management, stakeholder consultation, public presentations, research and report writing.

- *Bloor Street West Avenue Study*, 2017.
- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Midtown in Focus Cultural Heritage Screening*, 2017.
- *Downsview Park Cultural Heritage Master Plan*, 2017.
- *Distillery District National Historic Site HCD Study*, 2016.
- *King-Spadina Districts HCD Study & Plan*, 2016.
- *Bathurst Street Avenue Study*, 2015.

DAVID DEO

B.A., Dipl. H.C., CAHP

Partner, Common Bond Collective

EDUCATION

- 2015 Diploma Heritage Conservation, Willowbank School for Restoration Arts
- 2012 Bachelor of Arts, (History), Concordia University

WORK EXPERIENCE

- Common Bond Collective, Partner (October 2017 - present)
- Taylor Hazell Architects, Heritage Specialist (October 2015 - August 2017)
- Freelance Heritage Consultant, Niagara Falls (March 2015 - August 2015)
- McMichael Canadian Art Collection, Project Assistant to the CEO (October 2014 - March 2015)
- Vitreous Glassworks, Stained Glass Conservator, Assistant (February 2014 - June 2014)

PROFESSIONAL DEVELOPMENT

- Lectured at Willowbank School on approaches to cultural landscapes (2017, 2018)
- Student Participant in the Canada Research Chair, Built Heritage's annual round-table on heritage issues, Montreal. (2012)

As a graduate of Willowbank, Cultural Landscape theory was the foundation of his education and remains central to his thinking as a professional. With five years of experience as a heritage specialist, his work involves all aspects of the heritage planning process. He is well-versed in diverse traditional architecture and building materials and has extensive experience documenting, assessing and evaluation sites. He has worked with rural and urban sites of local and international significance, in addition to numerous National Historic Sites. David has returned to Willowbank as a lecturer, teaching about approaches to cultural landscapes.

PROFESSIONAL EXPERIENCE

COMMON BOND COLLECTIVE, PARTNER

Historical research, writing, heritage evaluations and impact assessments. Projects include:

- *West Toronto Junction Historic Context Statement* (Toronto) for Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* (Toronto) for Perkins+Will/City of Toronto, 2019.
- *Midtown in Focus Phase II Cultural Heritage Evaluations* (Toronto) for Heritage Preservation Services, 2018.
- *Knox College Conditions Assessment* (University of Toronto) for Michael Scott Architect, 2018.
- *37-43 Mutual Street Cultural Heritage Evaluation* (Toronto) for Private Client/HPS, 2018.
- *Cultural Heritage Landscape Impact Assessment for Residential Infill* (Mississauga) for Private Client, 2018.
- *Heritage Impact Assessment for Residential Infill* (Mississauga) Private Client, 2018.
- *Western Fair District Cultural Heritage Evaluation and Heritage Impact Assessment* (London) for Timmins Martelle, 2018.
- *UTM Cultural Heritage Landscape Impact Assessment* (Mississauga) for Robyn Huether Architect, 2018.

TAYLOR HAZELL ARCHITECTS, HERITAGE SPECIALIST

Heritage planning, research and evaluation projects:

- Kensington Market National Historic Site Heritage Conservation District (HCD) Study, 2017.
- Distillery District National Historic Site Heritage Conservation District (HCD) Study, 2017.
- Guild Park and Gardens HIA, 2017
- Bloor West Village Avenue Study for DTAH, 2016.
- Union Station Rail Corridor & Bathurst Street Bridge Cultural Heritage Evaluation Reports, 2016
- Dominion Public Building, 1 Front Street Heritage Advisory Services, 2016.

COMMON BOND COLLECTIVE