

FINAL REPORT:

CULTURAL HERITAGE IMPACT ASSESSMENT

9773 Keele Street,
Maple, Vaughan, Ontario



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1 STATEMENT OF PROJECT

Letourneau Heritage Consulting Inc. (LHC) was retained by 9773 Keele Development Inc. to prepare an updated Cultural Heritage Impact Assessment (CHIA) and Heritage Conservation District (HCD) Conformity Report for 9773 Keele Street (the subject property), in the City of Vaughan, Ontario. This CHIA also satisfies the requirements of an HCD Conformity Report.

The property is a residential property and is located within the Village of Maple Heritage Conservation District (Maple HCD). The property is a designated heritage property under Part V of the *Ontario Heritage Act* (OHA); the Maple HCD Plan was adopted by Council in 2007 under By-Law 167-2007. The property is also listed in the City of Vaughan's *Listing of Buildings of Architectural and Historical Value* which was approved by Council on June 27, 2005 as the City of Vaughan's *Register of Property of Cultural Heritage Value* under Part IV, Section 27 of the OHA.

This CHIA has been prepared as part of a Site Plan Approval, Official Plan Amendment, and Zoning By-law Amendment processes for the proposed redevelopment of the subject property. The development proposal seeks to retain the existing heritage resource, the George Keffer House, by relocating and restoring it on an alternative location on the same site.

A CHIA was previously completed in December 2016 by MW Hall Corporation. The present CHIA addresses additional information and analysis requested by the City of Vaughan based on their review of the original 2016 submission.

This CHIA has been prepared according the *City of Vaughan Guidelines for the Preparation of a Cultural Heritage Impact Assessment*, which was updated in July 2018. The CHIA also takes into consideration heritage conservation principles and best practices as identified by federal, provincial, regional and local guidelines. This includes: *Standards and Guidelines for the Conservation of Historic Places in Canada*; the *Ontario Heritage Tool Kit*; the MTCS's *Eight Guiding Principles in the Conservation of Built Heritage Properties*; and, applicable HCD Design Guidelines. This CHIA also includes a Heritage Conservation District Conformity Report (CDCR), which is required for any proposed new development within an HCD in Vaughan (Appendix A).

1.1 Report Limitations

The qualifications of the heritage consultants who authored this report are provided in Section 19 of this document. All comments regarding the condition of any buildings on the property relate only to observed deterioration of materials and structural components that are documented in photographs and other studies. The findings of this report consider structural or conditions provided by external sources which are associated with any buildings on the property and any potential heritage attributes.

With respect to historical research, the purpose of this report is to evaluate the property and identify potential project impacts. The authors are also fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct a defensible evaluation using Ontario Regulation 9/06 (O. Reg. 9/06) criteria and to identify potential impacts.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

2 STUDY APPROACH

2.1 Definitions and Abbreviations

Definitions used in the preparation of this CHIA are those provided within the City of Vaughan Official Plan (OP) (2010 / 2019 Office Consolidation). Where applicable, *Provincial Policy Statement* (2014) and *Ontario Heritage Act* (1990) have been applied.

Adjacent when applied to cultural or built heritage means, those lands contiguous to a protected heritage property. (City of Vaughan OP, 2017)

Alter means to change in any manner and includes to restore, renovate, repair, or disturb. "Alteration" has a corresponding meaning (OHA, O. Reg. 170/04).

Areas of archaeological potential means areas with the likelihood of containing archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork (PPS, 2014)

Archaeological Potential Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria developed based on the known archaeological record within the City and developed by a licensed archaeologist. Such criteria include proximity to water (current and ancient shorelines), rolling topography, unusual landforms, and any locally known significant heritage areas such as portage routes or other places of past human settlement. (City of Vaughan OP, 2017)

Archaeological Resources Includes artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (City of Vaughan OP, 2017)

Built heritage means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (PPS, 2014).

Conserve (Also: Conserved, Conserves, Conserving, Conservation) When applied to cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. (City of Vaughan OP, 2017)

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensure their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS, 2014)

Cultural Heritage Character Area means a defined geographical area modified by human activity consisting of landscapes and/or groupings of buildings or structures of heritage value that may not merit designation under the Ontario Heritage Act but that merit special conservation efforts. Such areas can include mill sites, Hamlets, neighbourhoods and Natural Areas. (City of Vaughan OP, 2017)

Cultural Heritage Impact Assessment A document prepared by a qualified professional with appropriate expertise comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures. The document shall include:

- a. a description of the cultural heritage values of the property;
- b. contextual information, including any adjacent heritage properties;
- c. the current condition and use of all constituent features;
- d. relevant planning and land use considerations;
- e. a description of the proposed development and potential impacts, both adverse and beneficial, on the cultural heritage values;
- f. alternative strategies to mitigate adverse impacts; and
- g. recommendations to conserve the cultural heritage values. (City of Vaughan OP, 2017)

CDCR means Conservation District Conformity Report

Development means the creation of a new lot, a change in land use, or the construction of a building and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a) (PPS, 2014).

Designated Heritage Property Real property designated under Parts IV, V or VI of the Ontario Heritage Act or real property that is subject to a heritage conservation easement under Parts II or IV of the Act. (City of Vaughan OP, 2017)

Good Heritage Conservation Practice Is the approach to conserving a cultural heritage resource generally accepted by professionals engaged in the work and is set out in the following documents:

- a) UNESCO and International Council on Monuments and Sites (ICOMOS) Conventions and Charters – Venice, Appleton, Washington and Burra;
- b) Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;
- c) The Ontario Ministry of Culture's eight guiding principles in the conservation of built heritage properties; and
- d) The respective Heritage Conservation District Plan or guidelines in which the property is located, if the property is designated under Part V of the Ontario Heritage Act. (City of Vaughan OP, 2017)

Heritage attributes means, in relation to real property, and to the buildings and structures on the real property the attributes of the property, building, and structures that contribute to their cultural heritage value or interest (OHA, Section 1).

MTCS refers to the Ministry of Tourism, Culture and Sport.

OHA refers to the Ontario Heritage Act.

2.2 Cultural Heritage Impact Assessment Components

Per the City of Vaughan Guidelines for the Preparation of a Cultural Heritage Impact Assessment, this report includes the following components:

1. The CHIA must be prepared by a **qualified heritage specialist**. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).

Section 18 of this document outlines the qualifications of the personnel involved in preparing this CHIA.

2. Applicant and owner contact information.

This information is provided on page iii of this document

3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.

A basic overview of the property at 9773 Keele Street (the property) is provided in Section 3, including: a site plan of the existing conditions; area/size; general topography and physical description; and, a description of the cultural heritage resources on the property. The property is clearly and precisely defined using the municipal address and legal description. The physical context of the property, including its immediate neighbourhood, adjacent properties, and physical features is described.

Although not specifically required by the City guidelines, a review of the applicable legislative and policy framework for the property is provided in Section 4 of this report. In addition to the municipal policies/bylaws, the analysis also considered regional legislation/policy. This review does not address all policies/legislation but is instead focused on the applicable policies/legislation as they apply to heritage conservation and heritage conservation districts. This was done to make certain that the heritage planning and policy requirements are made clear, to determine if any of these documents specifically identifies any cultural heritage resources related to the property, and to ensure that the project will not violate any heritage planning requirements.

4. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.

A review of the historical background of the property and on-site building was undertaken using available archival materials. This included: historical atlases, historical maps, census records, land registry documents, historical photographs, and textual materials. A history of the area, the property, the building and the owners was generated. The findings from the historical research can be found in Section 5.

5. A **development history and architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.

A development history of the property is provided in Section 5.4 of this CHIA. The Physical and Design aspects of the property are discussed in Section 6.

6. A **condition assessment** of the cultural heritage resources found on the property.

The property is described (written and visual) in Section 6 of this CHIA. Existing conditions are further discussed in Section 7.

The **documentation** of all cultural heritage resources on the property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.

Documentation is provided in Section 6. The property is discussed in its context within the HCD in Section 3 and considered in the context of the HCD Guidelines in Section 12 and Appendix A.

7. A statement of cultural heritage value if one does not already exist

This is provided in Section 8.

8. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6-6.2.2.9 of the Vaughan Official Plan 2010. A site plan drawing and tree inventory/arborist report is required for this section.

A description of the proposed changes to the property are outlined in Section 9.

As defined by MTCS info Sheet #5: *Heritage Impact Assessments and Conservation Plans*, impacts of the proposed redevelopment of the property are described in Section 10. The development is considered in the context of Official Plan policies in Section 10.3.1 of this CHIA.

9. An assessment of **alternative options, mitigation measures, and conservation methods** that may be considered to avoid or limit the negative impact on the cultural heritage resource(s).

The CHIA provides a detailed discussion and description of alternative options which were considered for the property in Section 11. The preferred alternative is also described. The report provides mitigative measures, conservation strategies, and recommended next steps in Section 13 and 14.

3 PROPERTY CONTEXT

3.1 Property Location

The property is located in the village of Maple within the City of Vaughan and the Regional Municipality of York (Figure 1). The subject property is legally described as Part of Lot 19, Concession 3 in the historic Township of Vaughan, County of York. The property comprises approximately 0.33 hectares (0.82 acres) of land on the east side of Keele Street, south of Barhill Road and opposite Merino Road (Figure 2 and Figure 3). The property is located within the Village of Maple Heritage Conservation District (Figure 4). Observed land use in the vicinity of subject property is residential (Figure 5).

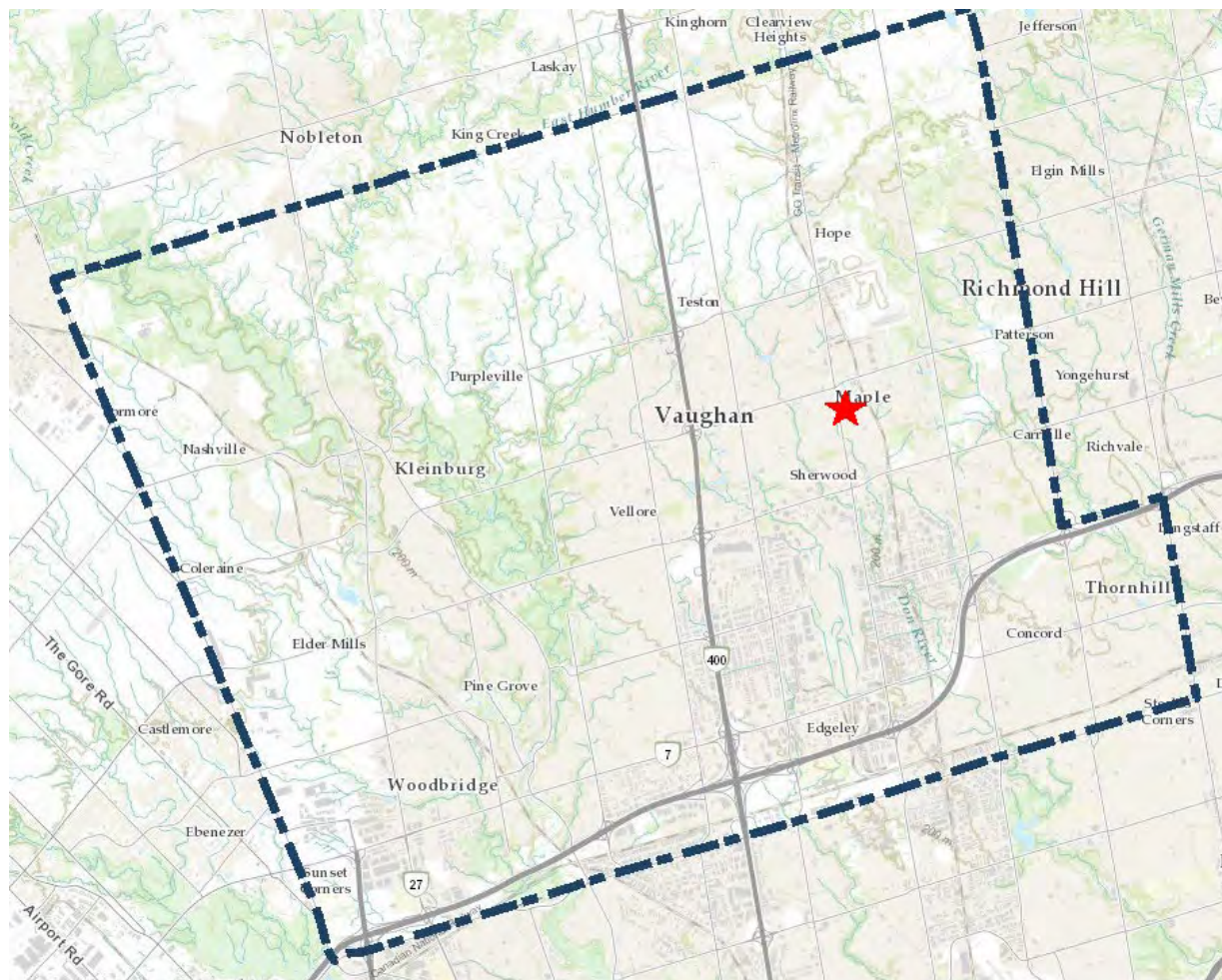


Figure 1: Location of 9773 Keele Street (Base map source: City of Vaughan Interactive Map, 2019).

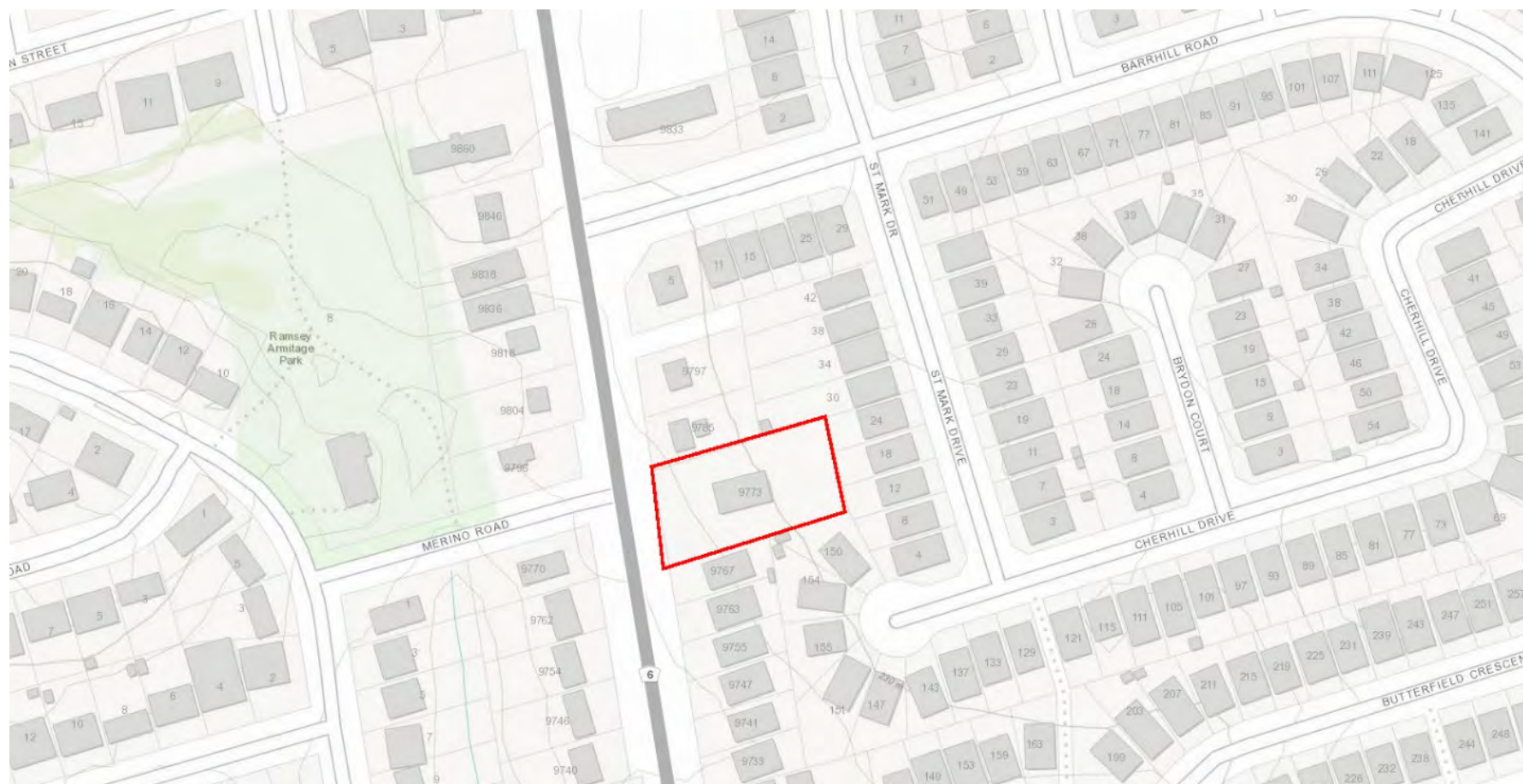


Figure 2: Location of 9773 Keele Street (Base map source: City of Vaughan Interactive Maps, 2019).

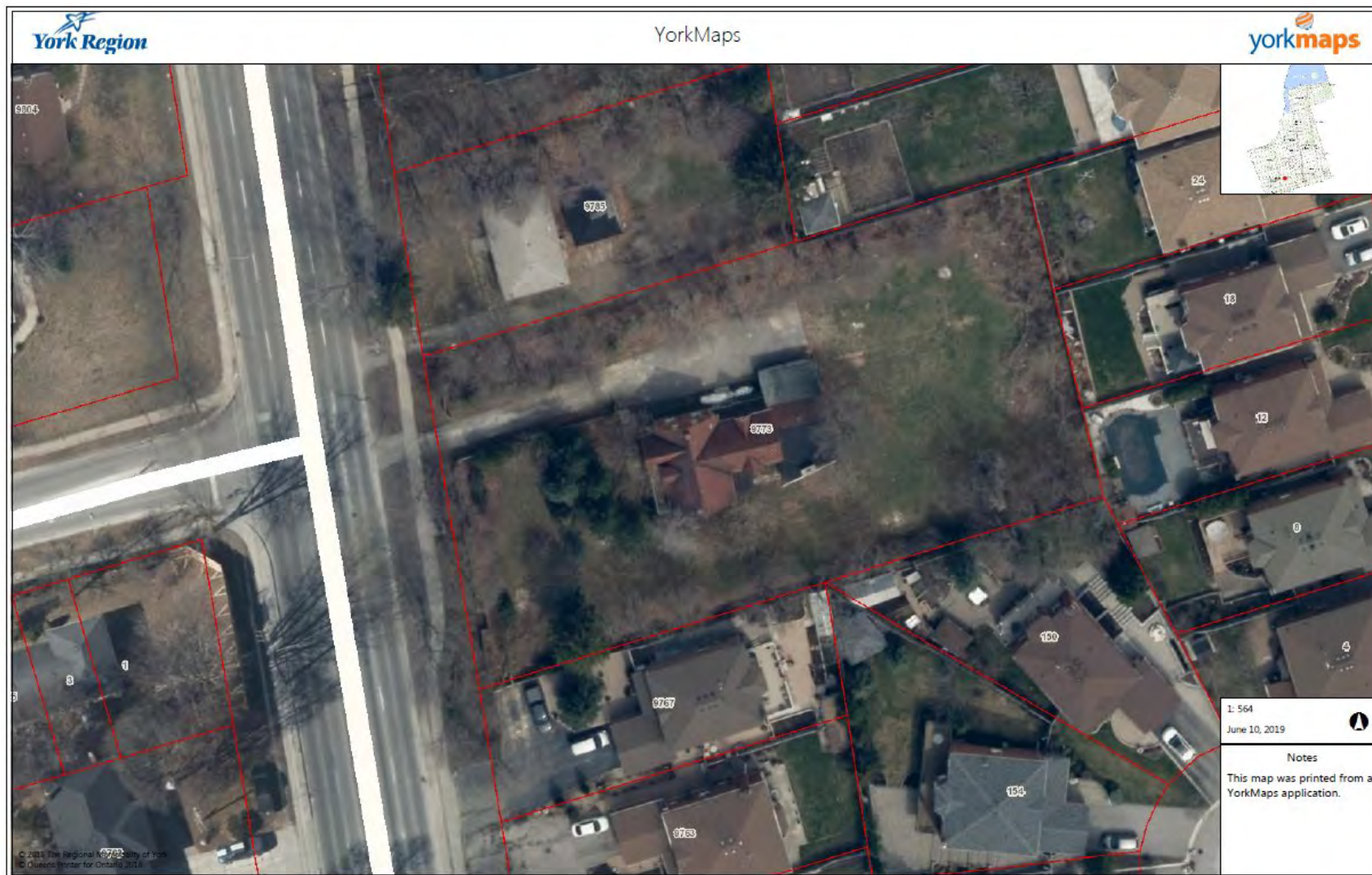


Figure 3: 9773 Keele Street, Current Conditions (Base map source: York Region YorkMaps, 2019).

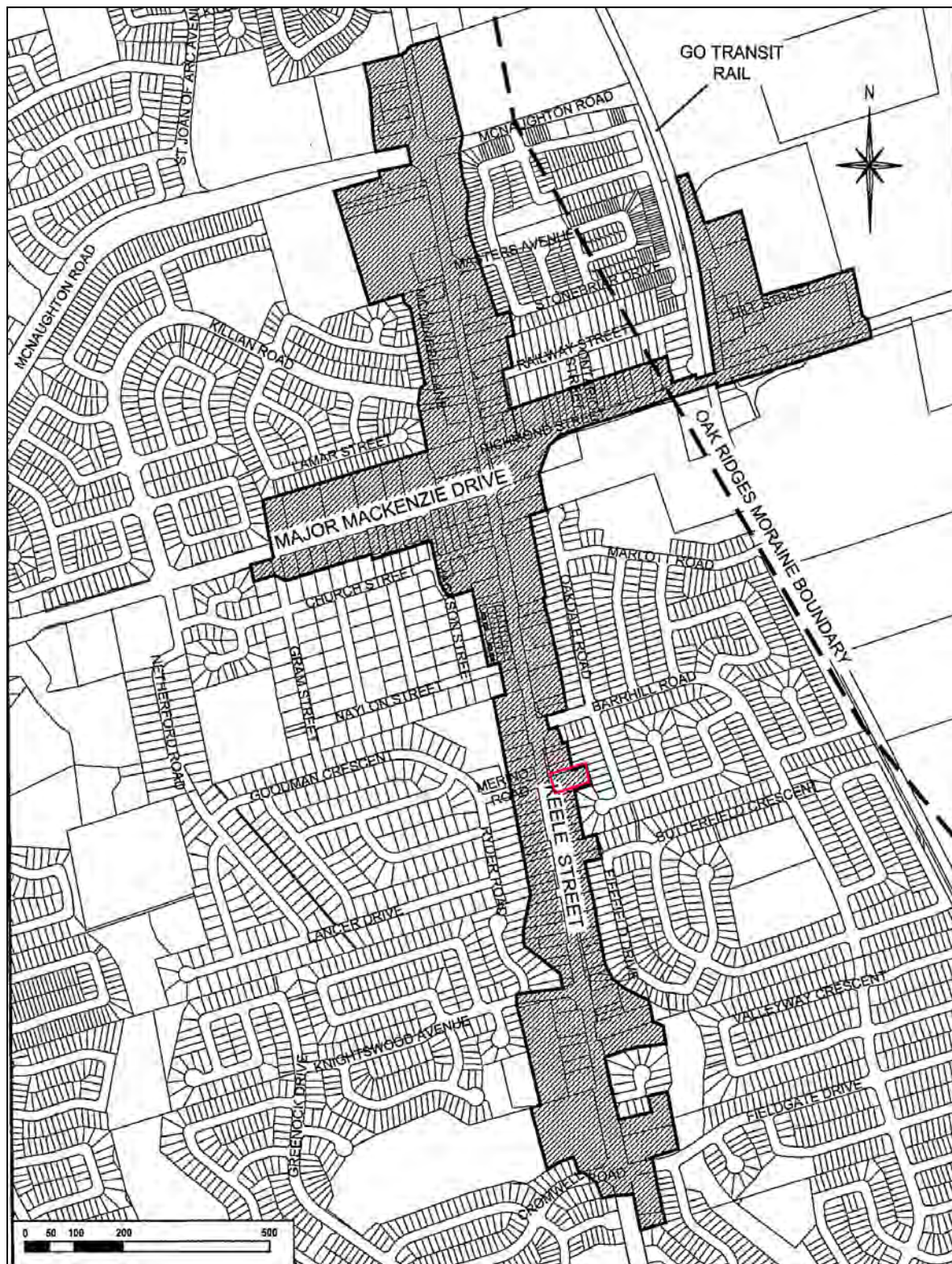


Figure 4: Location of 9773 Keele Street in relation to Village of Maple Heritage Conservation District (Base map source: City of Vaughan, By-Law 167-2007, Schedule A).

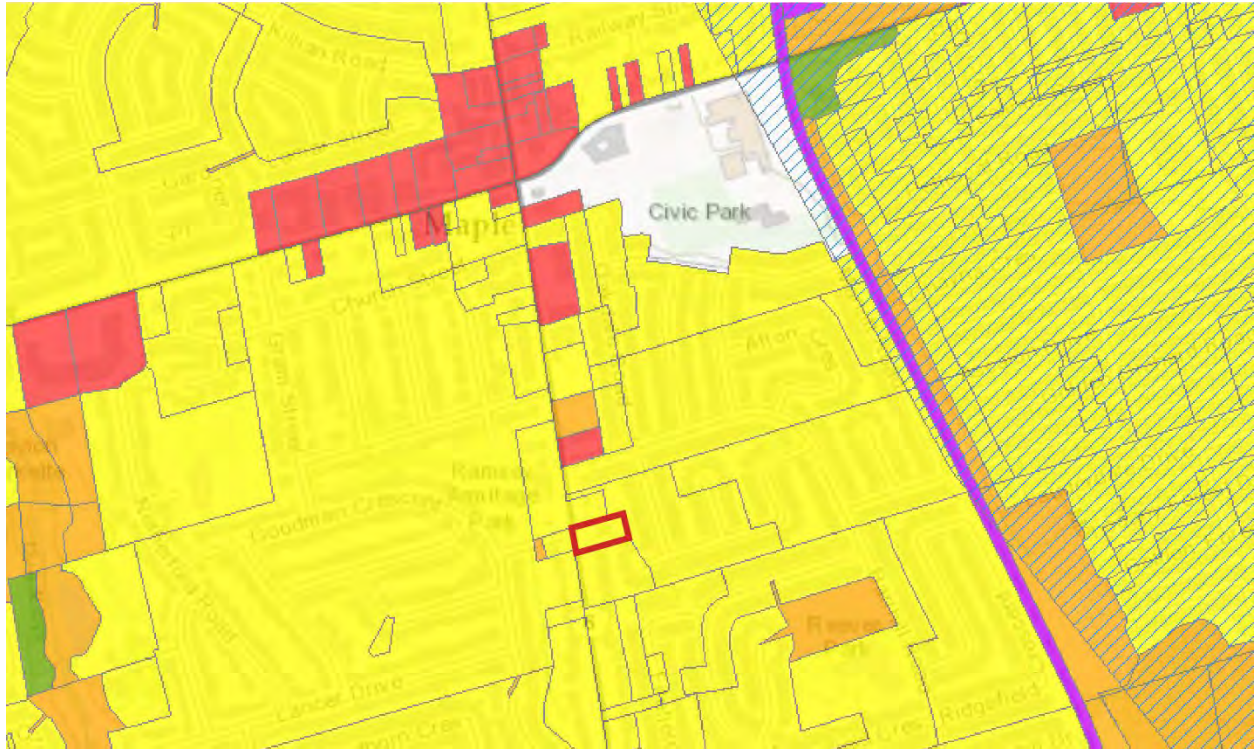


Figure 5: City of Vaughan Zoning Map. Residential Areas coloured yellow, commercial areas coloured red, open space coloured orange. (Base map source: City of Vaughan, 2019, subject property outlined in red by LHC.

3.2 Property Description

The property generally follows a rectangular plan and is approximately 0.33ha (0.82 ac) in size (Figure 6). The property fronts onto Keele Street. The primary structure has an approximately 30m front yard setback from Keele Street. The primary structure is not visible from the street due to vegetation. The legal description of the property is Part of Lot 19, Concession 3, Geographic Township of Vaughan.

There is one structure associated with the property, a 1 ½ storey single-detached brick dwelling with a two-storey bay on the west facade and L-shaped plan (Figure 7). A rear, kitchen wing is clad in stucco on the first storey. A wood framed garage is attached to this rear wing. The property is accessed via a private driveway fronting on Keele Street (Figure 6).

The property, and adjacent properties, are zoned R1 and is surrounded by R1, R2 and R3 zoning (Figure 5).¹

The property is currently owned by 9773 Keele Development Inc..

¹ City of Vaughan, Zoning Vaughan Map.

<http://vaughan.maps.arcgis.com/apps/PublicInformation/index.html?appid=49e2d8da815840c59058b412e6b30815> (accessed 15 August 2019).





Figure 7: Front view of 9773 Keele Street (CU 2019).

3.3 Heritage Designation

The property is located within the Village of Maple Heritage Conservation District (Maple HCD) (Figure 4). The property is a designated heritage property under Part V of the Ontario Heritage Act (OHA); the Maple HCD Plan was adopted by Council in 2007 under By-Law 167-2007.

The property is also listed in the City of Vaughan's Listing of Buildings of Architectural and Historical Value which was approved by Council on June 27, 2005 as the City of Vaughan's Register of Property of Cultural Heritage Value under Part IV, Section 27 of the OHA. The subject property is listed as the "George Keefer House" built in 1890.²

STATEMENT OF CULTURAL HERITAGE VALUE

Section 2.2 of the Maple HCD Plan provides the Statement of Heritage Value for the District. It states:

The Village of Maple is one of four 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. (Two of these, Thornhill and Kleinburg-Nashville, have been made Heritage Conservation Districts.) The Ontario Huron and Simcoe Railway, the first railway in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th and early 20th century buildings, and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Village of Maple Heritage

² City of Vaughan's Listing of Buildings of Architectural and Historical Value, 2005.



Conservation District is proposed. The proposed District consists of the historic block of Church and Jackson Streets, and properties along the two main roads, roughly to the extent of the old Police Village.

The Village of Maple Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer buildings that respect the scale and site plan characteristics of a historic village. The heritage character, shown in Sections 4.1 through 4.8 of this Study, is worthy of preservation.³

3.4 Adjacent Heritage Properties

Immediately to the north of the property is 9785 Keele Street and immediately to the south is 9767 Keele Street; both of these properties are designated within the Maple Heritage Conservation District under Part V of the OHA. These properties are not, however, identified on the Vaughan Heritage Inventory as “contributing” properties.

Table 1: Adjacent Buildings

Direction	Address	Photograph
North	<p>9785 Keele Street. Designated Part V of the <i>OHA</i> as part of the Maple Heritage Conservation District.</p> <p>Not contributing.</p>	
South	<p>9767 Keele Street. Designated Part V of the <i>OHA</i> as part of the Maple Heritage Conservation District.</p> <p>Not contributing.</p>	

³ Carter & Oberst, 51.

3.5 Previous Reports

A Cultural Heritage Impact Assessment for 9773 Keele Street was completed on 1 December 2016 by MW Hall Corporation. In November 2018, City of Vaughan Staff noted that they provided comments in 2017 regarding the proposed development which were not addressed in the re-submitted CHIA. The Staff report noted the following required revisions before re-submission:

- The incorporation of the additional history into property history and a reassessment of the existing extensions to determine whether they date to the pre-1888 date.
- Expand Section 1 and 2 of the CHIA that describes the contributing heritage elements and analysis of construction and previous alterations. For example, in discussing the newer cast concrete columns, please provide a specific picture showing the columns.
- Provide elevation photos that show the entire elevation side and at a higher resolution. Some of the current photos cut off sections of the house and it is better to have more detail here than less.
- Provide floor plans of the existing structure, including extensions
- Provide interior photos, including extensions.
- Please discuss potential impacts of moving and reorienting the house and what mitigation efforts would be required to minimize.
- Review the proposed new development against all of the Maple HCD and applicable OP policies that Cultural Heritage staff has identified in these comments and previous comments.
- Provide a study and analysis of the heights and width of the existing structures of the Keele streetscape on the subject block to identify the typology, scale and massing that currently exists along Keele Street. Illustration of these structures shall be included in the study.
- Please identify and label all appended documents and illustrations with a right-side header

This CHIA seeks to address the required content for re-submission.

3.6 Site Visit

A site visit was carried out on 12 July 2019 by C. Uchiyama and A. Plunkett-Latimer. At this time photographic documentation of the exterior and interior of the building was collected, and the general context was documented and photographed. A second site visit from public right of way was carried out by A. Plunkett-Latimer on 8 August 2019.

4 POLICY AND LEGISLATION CONTEXT

The policy review included relevant provincial and municipal documents. Analysis focused upon the application to heritage planning and was not a comprehensive planning review. A comprehensive Conservation District Conformity Report Analysis has been attached as Appendix A which considers the proposed properties against the application District Policies.

4.1 Provincial Acts, Regulations, Plans, and Guidelines

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations and guidelines. For example, while the *OHA* directly addresses cultural heritage, including the management of provincial properties, the *Planning Act* through the *Provincial Policy Statement* (PPS) 2014 also addresses cultural heritage as an area of provincial interest. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and policies indicate broad support for the protection of cultural heritage by the Province. They also provide a framework that must be considered for any proposed property alteration or development.

4.1.1 *Planning Act*

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d)

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Under section 3 of the *Planning Act* the *PPS* is issued, and all decisions affecting land use planning matters 'shall be consistent with' the *PPS*.

4.1.2 *Provincial Policy Statement*

The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land-use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The document asserts that cultural heritage and archaeological resources provide important environmental, economic and social benefits, and directly addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for 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* articulates provincial policy regarding cultural heritage and archaeology with relevant policies including:

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.

The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

In accordance with Section 3 of the *Planning Act*, a decision of the Council of a municipality, a local board, a planning board, a Minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this *PPS*.

Section 4.7 of the *PPS* states that official plans are the most important vehicle for implementation of the *PPS*, and that comprehensive, integrated, and long-term planning is best achieved through official plans. Additionally, it states that official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of heritage features and other resources, evaluation may be required.

Significant, in regard to cultural heritage and archaeology, means resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Within this *PPS* it states that criteria for determining significance for cultural heritage resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

4.1.3 *Ontario Heritage Act*

The *OHA* is directly concerned with heritage conservation within Ontario and serves to give municipalities and the provincial government powers to conserve Ontario's heritage. The Act has provisions for conservation of heritage at the individual property level, as well as a heritage district, and/or through easements. Regarding provincial matters, the Act is administered by the Ministry of Tourism, Culture, and Sport (MTCS); the Act also empowers municipalities to regulate locally designated properties under Section 29, Part IV, and Part V of the *OHA*.

The City of Vaughan *Guidelines for the Preparation of a Cultural Heritage Impact Assessment* notes that ‘An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1) and Section 42 (2.2)’. Section 27 (3, 5), Section 33 (1, 2) Section 34 (1.1); these sections address the demolition or removal of a heritage property as they pertain to a Section 29 or a Part IV designation. The property is designated under Part V of the *OHA* and therefore sections 39.1 to section 46 (and subsequent policies identified within these sections) apply to the property.

Regarding erection and or demolition within an HCD, Section 42 (1) states

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 or 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. 2005, c. 6, s. 32 (1).

4.1.3.1 Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 (O. Reg. 9/06) spells out criteria for determining cultural heritage value or interest under Section 29 of the *OHA*. These criteria are used in determining if an individual property is a cultural heritage resource. The regulation has three criteria, each with three sub-criteria:

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.

Assessment of a property involves research, site assessment and evaluation. Historical research into the history of the property can include dates of construction of any structures; research into people, events, technologies or philosophies that may be associated with the property, or any other pertinent details about a property.⁴ The MTCS recommends that property analysis involve at least two site visits to examine the property in its context and find physical evidence related to the property's history. Results from site visits and research are evaluated against the criteria of O. Reg. 9/06. Only one of the criteria of O. Reg. 9/06 must be met for a property to have cultural heritage value or interest. In many cases, multiple criteria are met.

4.1.4 Growth Plan for the Greater Golden Horseshoe (2019)

The *Growth Plan for the Greater Golden Horseshoe* (henceforth Growth Plan) came into effect on May 2, 2019. It is a long-term Plan intended to manage growth, build complete communities, curb sprawl and protect the natural environment. The intent of the *Growth Plan* is to:

- Support the achievement of complete communities that offer more options for living, working, learning, shopping and playing.
- Reduce traffic gridlock by improving access to a greater range of transportation options.
- Provide housing options to meet the needs of people at any age.
- Revitalize downtowns to become more vibrant and to provide convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing.
- Curb sprawl and protect farmland and green spaces.
- Promote long-term economic growth.

⁴ MTCS, 2006. Ontario Heritage Toolkit. Heritage Property Evaluation.

In Section 1.2.1 (Guiding Principles), the *Growth Plan* states that the policies of the Plan are based on key principles. This includes the following:

- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Within Section 4.1 Context, the Plan notes that the area covered by the *Growth Plan* “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.” It notes that this also contains important cultural heritage resources. As this Section states:

The *Growth Plan* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

In the context of the Growth Plan, cultural heritage resources are defined as follows:

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan).

4.1.5 Summary

Section 3.3 of the report demonstrates that the property is a significant built heritage resource/cultural heritage resource based upon its existing status as a Part V OHA property located within the Village of Maple HCD, and its identification as a “heritage building.” In considering the policies outlined in the PPS, OHA, and the Growth Plan, generally, the removal of the building as part of the proposed development is not considered consistent with provincial frameworks. However, *Conserved*, as a definition, encompasses a variety of approaches from preservation to salvage and commemoration. In the pursuit of exploring options to conserve the building and protect the cultural heritage values of both the property and the HCD, the property underwent numerous studies which informed the conclusions and analysis outline below.

4.2 Regional Framework

4.2.1 York Region Official Plan (Office Consolidation April 2019)

The *York Region Official Plan* (YROP) 2016, works to provide a snapshot of the on-going visions and directions for the region, and offers a series of key elements that the region must pursue in order to become a series of well-designed sustainable communities. Some of these elements include city building that is focused within Regional

Centres and Corridors and developing new community areas with a higher standard for sustainable buildings, water and energy management, public spaces, mixed- use, compact development, and urban design.

Chapter 3 of the *YROP*, Healthy Communities, discusses the importance of cultural heritage resources. Section 3.4 of the plan notes that the cultural heritage resources in the region enhance the quality of life for residents, and that policies are designed to promote cultural heritage activities and to conserve cultural heritage resources.

Policies in Section 3.4 regarding the conservation of cultural heritage resources include:

- 3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.
- 3.4.2 To ensure that cultural heritage resources under the Region's ownership are conserved.
- 3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.
- 3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.
- 3.4.5 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.
- 3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.
- 3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.
- 3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.
- 3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.
- 3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.
- 3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

All of the policies outlined above demonstrate Region's approach to the overall protection and commitment for the conservation of cultural heritage resources and provides guidance for local municipalities to employ and ensure that local heritage resources are conserved and maintained for the well-being of communities. The policies are not sufficiently prescriptive to apply to the particular property being considered.

4.3 Municipal Framework

The City of Vaughan has a number of documents that provide policies and guidance for cultural heritage resources, including the City of Vaughan *Official Plan* (2010), Vaughan Vision 2020 (2013), Green Directions – the City's Sustainability Master Plan (2009), Guidelines for Cultural Heritage Impact Assessments (2016), and the Village of Maple Heritage Conservation District Plan (2007).

4.3.1 *City of Vaughan Official Plan 2010 (Consolidated June 2019)*

The *City of Vaughan's Official Plan 2010 Volume 1* (Vaughan OP), provides a long-term set of visions, goals, and direction for the municipality to help appropriately address changes resulting from anticipated growth.

Chapter 6 *Cultural Heritage* of the *OP* states that the City has celebrated a long history of preserving cultural heritage resources, and that the City will support the protection of many cultural heritage resources, and the use and educational potential of these resources. Relevant policies include:

- 6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.
- 6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.

In regard to Council's duty for the City's Register of Cultural Heritage Resources, the following policy apply:

- 6.1.2.3. To require that identified heritage resources not yet listed in the Heritage register are evaluated and conserved, as appropriate, through any legislated planning or assessment processes, including the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act and the Cemeteries Act.
- 6.1.2.4. That the identification of cultural heritage resources is an on-going process of inventorying, surveying and evaluation. There may be cultural heritage resources that have not yet been identified and listed in the Heritage register. Such properties may be identified through the development approvals process and evaluated through the submission of a Cultural heritage survey to be undertaken by proponents for development approvals. The Cultural heritage survey shall be reviewed by the City for that property's potential inclusion in the Heritage register.
- 6.1.2.5. To use *Cultural heritage surveys* as one means to identify potential cultural heritage resources, whether they are individual properties or *Cultural heritage landscapes*. All Secondary Plans, Block Plans and *development* applications will be reviewed by the City to determine whether a *Cultural heritage survey* is required. The Archaeological Master Plan, Heritage register, inventory of Cultural heritage landscapes, local information and other appropriate documentation shall be consulted to determine if a Cultural heritage survey is required. When a Cultural heritage survey is required, it is the responsibility of the proponent to prepare such a survey to the satisfaction of the City.
- 6.1.2.6. That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

In regard to Council's duty to promote Vaughan's cultural heritage the following policies apply:

- 6.1.3.2. To promote recognition and use of heritage resources by:
 - a. recognizing and promoting heritage resources;

- d. recognizing and commemorating lost heritage resources, including areas where major events occurred, important buildings, settlements and significant landscape features that no longer exist;

Section 6.2 *Heritage Protection and Designation* outlines several policies which help guide the conservation and maintenance of heritage resources. This section notes that,

Cultural heritage protection does not require that heritage resources remain static. Built heritage resources will be in continual use through rehabilitation, renovation, conservation and reuse. Through a creative application of heritage protection tools, Vaughan can maintain a legacy of heritage resources that reflect the City's rich past.

In regard to Council's duty to promote Heritage Protection and Designation the following relevant policies apply:

- 6.2.1.1. To make full use of the provisions of Provincial legislation, such as the Ontario Heritage Act, Planning Act, Municipal Act and Environmental Assessment Act, to protect and conserve cultural heritage resources in Vaughan.
- 6.2.1.2. That cultural heritage resources in the Heritage register are subject to demolition control as specified under the Ontario Heritage Act. The City may use such controls to support the goals of heritage conservation, and may seek additional legislative authority to further protect cultural heritage resources from demolition.
- 6.2.2.4. Designated heritage properties shall be conserved in accordance with Good heritage conservation practice. The City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with Good heritage conservation practice. Any proposed alteration, addition, demolition or removal affecting a designated heritage property shall require a heritage permit application to be submitted for the approval of the City.
- 6.2.2.5. To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural heritage impact assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:
 - a. the proposed alteration or addition requires
 - i. an Official Plan amendment;
 - ii. a Zoning By-law amendment;
 - iii. a Block Plan approval;
 - iv. a Plan of Subdivision;
 - v. a minor variance;
 - vi. a Site Plan application; or
 - b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.
- 6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:
 - a. Good heritage conservation practices;

- b. protecting heritage buildings, Cultural heritage landscapes and archaeological sites including their environments from any adverse impacts of the proposed alterations, additions, works or development;
 - d. new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principal façade so as to make the addition unobtrusive from the pedestrian realm; and
 - e. new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:
 - i. being similar in height, width, mass, bulk and disposition;
 - ii. providing similar setbacks;
 - iii. using like materials and colours; and
 - iv. using similarly proportioned windows, doors and roof shape.
- 6.2.2.7. To explore all options for on-site retention of heritage buildings and landscape features on designated heritage properties before resorting to relocation. The following alternatives be given due consideration in order of priority:
- a. on-site retention in the original use and integration with the surrounding or new development;
 - b. on-site retention in an adaptive re-use;
 - c. relocation to another site within the same development; and
 - d. relocation to a sympathetic site within the City.
- 6.2.2.8. To allow, where appropriate, the adaptive re-use of a built heritage resource on a designated heritage property in a manner that does not adversely impact the heritage attributes of the resource.
- 6.2.2.9. That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:
- a. respecting the massing, profile and character of adjacent heritage buildings;
 - b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
 - c. maintaining the established setback pattern on the street;
 - d. being physically oriented to the street in a similar fashion to existing heritage buildings;
 - e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - f. having minimal impact on the heritage qualities of the street as a public place;

- g. minimizing the loss of landscaped open space;
- h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and
- i. requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

Section 6.2.4 of the *OP* states that “Cultural Heritage Impact Assessments provide the City with information about the potential impacts development may have on a cultural heritage resource and provide a basis for establishing how those impacts may be avoided or mitigated. Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.”

- 6.2.4.1. That Cultural heritage impact assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:
 - a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;
 - b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and
 - c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.
- 6.2.4.2. That Cultural heritage impact assessments are subject to City review. In review of Cultural heritage impact assessments, the City:
 - a. will be guided by Good heritage conservation practices and heritage conservation principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and
 - b. may impose conditions of approval to secure the long-term conservation of the resource
- 6.2.4.4. That, in the event a cultural heritage resource is to be demolished and this has been demonstrated to the City's satisfaction, the Cultural heritage impact assessment must recommend, to the City's satisfaction, mitigation measures (such as the reuse of materials or building elements in the development or in other developments) and archival documentation, as may be defined in the Vaughan Heritage Conservation Guidelines.

Section 6.3.2 of the *OP* discusses Heritage Conservation Districts and goes on to state that Vaughan has a rich legacy of cultural heritage landscapes, and that some of these are already recognized as Heritage Conservation Districts, which are clusters of related buildings and features that reflect an aspect of local history. Vaughan has four identified Heritage Conservation Districts, which include the historic villages of Kleinburg/Nashville, Maple, Woodbridge and Thornhill.

As stated within the *OP*, a Heritage Conservation District is an important means of protecting a cultural heritage landscape to control new development and site alteration within the district. Vaughan will continue to protect these villages and may identify new Heritage Conservation Districts for protection.

- 6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.
- 6.3.2.4. 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.
- 6.3.2.5. That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan.

In this case, as the proposed project is recommending the removal of part of a built heritage resource (i.e., the removal of the garage and kitchen addition), and as such, this document has been written to address the OP requirements for such a project. Indeed, the OP recognizes that there may be circumstances when demolition may occur, although this should not be the assumed course of action or the first choice. To this end, the proposed development has undergone additional studies and analysis to determine the conservation alternatives.

In addition to its Heritage Protection and Designation policies, the OP includes several relevant policies related to heritage properties within Community Areas. Per 9.1.2.1, "in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.4."

This includes consideration of the following elements, per 9.1.2.2:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks; and
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

The Maple HCD, in particular, is identified in policy 9.1.2.3, which states:

Within the Community Areas there are a number of older, established residential neighbourhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape

development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas;
- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

Further, with respect to townhouse developments in Community Areas, the following development criteria related to compatibility with the surrounding context apply, per 9.2.3.2:

- 9.2.3.2. a. A Townhouse is a Low-Rise Residential building, up to three storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages.
- c. In areas of new development, the scale, massing, setback and orientation of Townhouses will be determined through the process of developing and approving Secondary Plans, Block Plans, Plans of Subdivision, Zoning By-laws, and/or urban design guidelines.
- d. Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street.

- e. The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 metres in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

4.3.2 *Strategy for the Maintenance & Preservation of Significant Heritage Buildings (2007)*

This document outlines guiding principles and objectives to ensure that the various typologies of built heritage resources are identified, recognized and preserved. The document identified nine strategies each with its own subset of guiding policies. Relevant strategies include:

Strategy 1 - Include Provisions for Preservation in Official Plans & Official Plan Amendments

- 1.4 Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHIA reports will also include preservation and mitigation measures for the heritage property.

Strategy 2 - Include Provisions for Preservation in Zoning Amendments

- 2.2 New development related to significant heritage buildings shall be sympathetic in height, massing, setback, character and location.
- 2.3 The zoning of lands neighbouring significant heritage buildings or located within Heritage Conservation Districts shall have a zoning designation that ensures sympathetic infill and development of the heritage resource that is affected.

The proposed activities have been assessed against these strategies. This CHIA has been prepared to satisfy Strategy 1.4 and Strategies 2.2 and 2.3 have been considered in the assessment of impacts and overlap with the policies reviewed in the Conservation District Conformity Report (Appendix A).

4.3.3 *Guidelines for Preparation of a Cultural Heritage Impact Assessments (July 2017)*

The purpose of the guidelines is to provide staff with accurate information, so they can make an informed decision about any proposed changes to a recognized cultural heritage resource. This means a CHIA should identify and evaluate the heritage resources and identify any impacts on the cultural heritage attributes that may result from a proposed development or alteration on the property. The document states:

A CHIA shall:

1. Assess and describe the significance of a heritage resource and its heritage attributes by a qualified heritage specialist.
2. Assess and identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommend 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. This will be further developed through a Conservation Plan for Heritage Resources.

The document identifies the minimum required components of a CHIA includes the following items:

1. The CHIA must be prepared by a qualified heritage specialist.
2. Applicant and owner contact information.

3. A description of the property, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.
4. A chronological description of the history of the property to date and past owners, supported by archival and historical material.
5. A development history and architectural evaluation of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.
6. A condition assessment of the cultural heritage resources found on the property.
7. The documentation of all cultural heritage resources on the property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.
8. A statement of cultural heritage value if one does not already exist.
 - a. Part IV individually designated properties will have statements provided in the existing City by-law. For older designation statements, a new statement may be requested.
 - b. Part V properties will have an inventory entry that identifies features of interest on the property. Also identify the property's contributing status in the applicable HCD Plan. An updated statement of cultural heritage value that reflects any new information about the property may be requested.
 - c. For non-designated built heritage resources, this statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.
 - d. For, Cultural Heritage Landscapes and Character Areas, this evaluation should analyze the findings of the possible heritage resource against the policy criteria outlined above in the "Provincial and Municipal Heritage Policies" section.
9. An outline of the development proposal for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6 - 6.2.2.9 of the Vaughan Official Plan 2010. A site plan drawing and tree inventory/arborist report is required for this section.
10. An assessment of alternative options, mitigation measures, and conservation methods that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:
 - Alternative development approaches;
 - Isolating development and site alteration from significant built and natural features and vistas;
 - Design guidelines that harmonize mass, setback, setting, and materials;
 - Limiting height and density;
 - Allowing only compatible infill and additions, and

- Reversible alterations.

The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:

- A mitigation strategy including the proposed methods;
- A conservation scope of work including the proposed methods; and
- An implementation and monitoring plan.

Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.

As outlined within Section 2 of this report, the CHIA has been developed in accordance with these requirements.

4.3.4 *Village of Maple Heritage Conservation District Plan (2007)*

The overall objective in designating the district was to ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character.

The plan sets out broad objectives for heritage buildings and new builds within the heritage conservation district.

Section 2.4.1 outlines the plan's overall objective:

- To ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character.

Section 2.4.2 Objectives for Heritage Buildings include:

- To retain and conserve the heritage buildings identified in the District Plan,
- To conserve heritage attributes, distinguishing qualities or character of heritage buildings and avoid the removal or alteration of any historic or distinctive architectural feature,
- To correct unsympathetic alterations to heritage buildings
- To undertake the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.

Section 2.4.5 Objectives for New Development include:

- To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability.
- To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

Analysis of conformity with these objectives and the plan's more detailed guidelines is further elaborated in section Appendix A.

5 PROPERTY HISTORY AND CONTEXT

The City of Vaughan website includes the following Aboriginal Territorial Acknowledgment:

We respectfully acknowledge that we are situated on Traditional Territories and Treaty Lands, in particular those of the Mississaugas of the New Credit First Nation, as well as the Anishinaabeg of the Williams Treaty First Nations, the Huron-Wendat, and the Métis Nation. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.⁵

The following section provides a brief overview of Late Woodland land use history of the general area, followed by a general overview of early Euro-Canadian settlement. A brief history of the property is provided in Sections 5.2 and 5.3, respectively.

5.1 Pre-Contact Context

The City of Vaughan, like of the rest of southern Ontario, has a long and rich Indigenous history. By the Late Woodland Period (about CE 1000-1615), archaeological evidence of full-time Indigenous farming and permanent villages appear in the region.⁶ By 1500, there were two significant Iroquoian villages near the central Humber River and on Black Creek, both of which served as commercial hubs with networks stretching to the St. Lawrence and Mississippi.⁷

These Wendat groups abandoned the land between Lakes Ontario and Simcoe by the mid-1600s, moving northwesterly to the region of Georgian Bay; the move north was due to trade and political pressures from increasing European settlement in the area.⁸ The Wendat, French allies of the time, also experienced great dispersion during the period owing to the Iroquois Wars and armed Haudenosaunee expansion⁹; while Vaughan was not necessarily a site of the conflict, these groups were likely aware of the Haudenosaunee threat (having received firearms from the British) and likely elected to move in part because of imminent threat.

Following this abandonment, south-central Ontario was inhabited sparsely for about a century by French-allied Iroquois settlers occupying trading nodes along Lake Ontario's long shores. Although the Iroquois occupation lasted for a few decades of the seventeenth century, the Iroquois Confederacy set up two semi-permanent villages: Ganatsekwyagon near the mouth of the Rouge, and Teiaiaagon on the lower part of the Humber to control the Toronto Passage (Figure 8).¹⁰ Eventually, nomadic Algonkian, Ojibwa, and Mississauga hunters and trappers migrated from the north into southern Ontario; the Mississaugas eventually occupied the land following the dispersion of smaller nomadic groups.¹¹ The Mississaugas of the New Credit surrendered lands, including what is now the City of Vaughan, to the British Crown in 1787 under Crown Treaty No. 13, the Toronto Purchase (Figure 9).¹² The land transfer was controversial, with significant misunderstandings between Indigenous Groups and Crown authorities leading to 200 years of dispute.¹³

⁵ City of Vaughan. (2017) *Archaeological History*.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ The Canadian Encyclopedia. *Iroquois Wars*.

¹⁰ City of Toronto. (2017). *Natives and Newcomers, 1600-1793*.

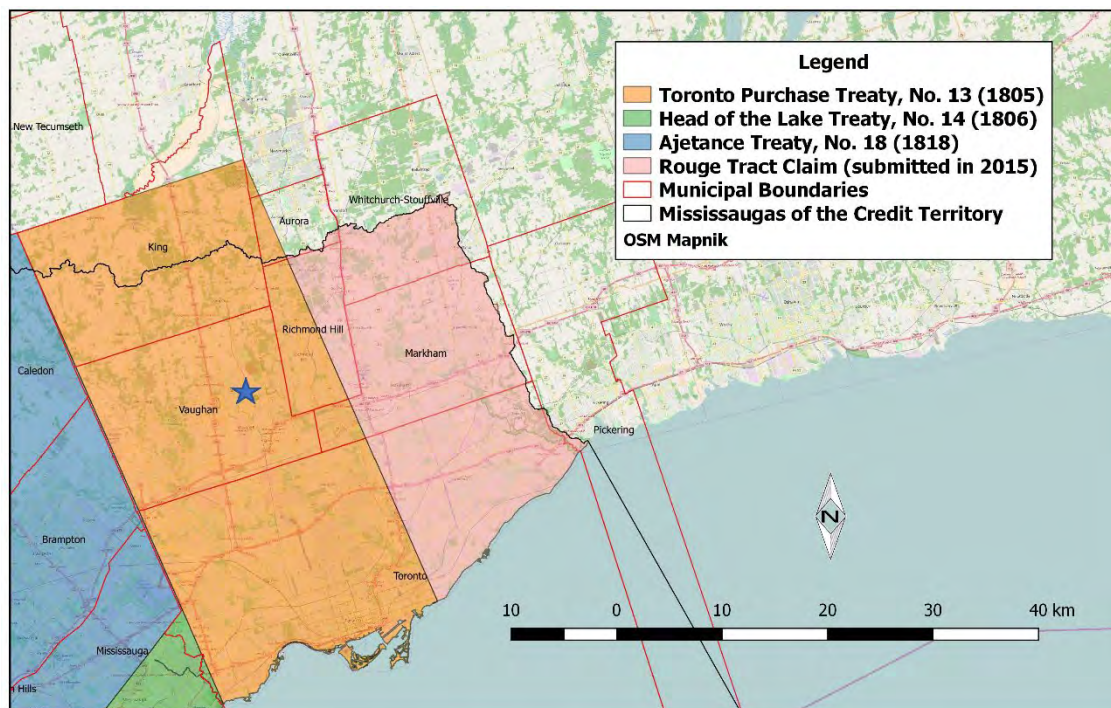
¹¹ City of Vaughan. (2017). *Archaeological History*.

¹² Ng, Nathan. *1787-1805 Plan of the Toronto Purchase*.

¹³ Mississaugas of the New Credit First Nation. 2017. *Toronto Purchase*.



Figure 8: A map Lake Ontario depicting Teiaiaagon and the land occupied by the Mississauga and Algonquin (City of Toronto Archives, Fond 1231, Item 173)



Municipal Boundaries Related to the Toronto Purchase Treaty, No.13 (1805)

Figure 9: Treaty map showing the Toronto Purchase (MNCFN, 2017)

5.2 Early Euro-Canadian Activity in Vaughan

Prior to the nineteenth century, the area that is now Vaughan saw only very sparse European or Euro-Canadian activity. It is commonly believed that Étienne Brûlé, protégé of Samuel de Champlain, was the first European to explore the area and the Toronto Carrying Place (the portage route between Lakes Ontario and Simcoe) in 1615; however, this assertion has come under criticism in more recent times. In any case, Europeans certainly arrived in the region in the seventeenth century.¹⁴ However, there was little in the way of permanent European presence in the region until after the British Empire's defeat during the American Revolution.

In the wake of the creation of the United States, United British Empire Loyalists flooded into a previously sparsely populated Upper Canada while Governor John Graves Simcoe was planning grand expansions of infrastructure for the newly created province. Simcoe elected to create 19 counties, as well as a massive road network that divided them into smaller townships.

Prior to 1849 there was no governing body for townships. In 1849 the *Baldwin Act* was enacted which laid out basic municipal governance policies for Townships to follow.¹⁵ The *Baldwin Act* stated that a community of 1,000 or more would become a village, a community of 3,000 or more would become a town, and a community of 10,000 or more would become a city.¹⁶ While initial growth in the Vaughan Township was slow after its creation, the population grew immensely between 1800 (population of 54) and 1840 (population of 4,300), and by 1840 all farmable land had been claimed. The population would remain stable for the next almost the next century; in 1935 the population was 4,873 residents.¹⁷

The early and extended growth of Vaughan Township has several origins, but they were influenced greatly by the Township's topography. Vaughan Township was a direct route from York (present-day Toronto) to the north via Yonge Street. Euro-Canadians built roads that complemented the area's several significant river systems and their natural passage northward, including the Humber River Watershed and the Don River system. Those river systems, aside from transportation routes, were themselves essential infrastructure prerequisites for the most important feature of rapid settlement: water mills.¹⁸ Vaughan's communities relied heavily on mills for growth for well over a hundred years, and they attracted skilled workers and investment such as general stores, coopers, tanners, shoemakers, and blacksmiths.¹⁹ Vaughan's population boom only truly began after it acquired its first proper mill in 1801 near Yonge Street along the Don River, starting a community which, several decades later would be known as Thornhill.²⁰

5.3 History of Maple

Joseph Noble, along with the Rupert family, are considered to be the founding families of present-day Maple. In c. 1844 Joseph Noble purchased fifteen acres of land (located in and around present day Major Mackenzie Drive and Keele Street) from the Oliver family, and in 1852 he was postmaster for the small village which was named Nobel's Corners.²¹ The town was known for a short time as Rupertsville; named after the highly respected resident, Dr. Rupert.²² Local folklore suggest that it was eventually named Maple due to the large Maple trees found along Keele Street.²³

¹⁴ City of Toronto. (2017). *Natives and Newcomers, 1600-1793*.

¹⁵ City of Vaughan. (2017). *Vaughan's Municipal Government*.

¹⁶ Ibid.

¹⁷ City of Vaughan. (2017). *Settlement in Vaughan*.

¹⁸ City of Vaughan. (2017). *Importance of Mills*.

¹⁹ Ibid.

²⁰ Ibid.

²¹ City of Vaughan. *History of Maple*.

²² City of Vaughan. *History of Maple*.

²³ Ibid.

The City of Vaughan history of Maple notes that,

Maple was dominated for most of the 19th century by the villages of Sherwood and Teston. Keele Street, which was once a swamp area, forced most travellers to take alternate routes through the community. Once a railway line was built through Maple in the early 1900s, the village began to see larger growth.

By the late 19th century, local businesses in Maple included a sawmill, rope factory, funeral parlour, hotel, hardware store, pump factory and harness shop. By 1904, there were approximately 100 homes in Maple mostly occupied by retired farmers who owned businesses in the community. In 1907 the Sterling Bank was established, catering to the needs of the community. In 1928, Maple became a self-regulating body with a population of 2,000.²⁴

In the 1960, development in Maple and Vaughan grew and in 1971, with the creation of York Region, the police village status dissolved, and Maple became part of the City of Vaughan.²⁵ A massive residential development boom began in the 1980s and the village of Maple grew to accommodate the growing population.

5.4 Property History

The crown patent for the 200 acre-lot comprising Lot 19, Concession 3 was granted to Sergeant John Ross. In 1814 Ross sold the 200 acres-lot to John MacDonald²⁶ for £125.²⁷ In 1833 the 200 acres parcel began to be divided into smaller land parcels most of which was sold off by Archibald MacDonald (executor of J. MacDonald's estate) over the next few decades. The 1860 Tremaine *Map for the County of York* shows the extent of John McDonald's land holdings (Figure 10).

On 26 June 1869, Isaac Peterbaugh sold 33 acres of land to John McDonald for \$1000.00.²⁸ The exact relationship of John McDonald is related to the MacDonald family who were early owners of the property is uncertain.

The 1871 census indicates that John McDonald (b. 1838) is working as a carpenter and living with his wife Margaret (b. 1838), and Henrietta (b. 1855) and Margaret Smeleser (b. 1869).²⁹ The relationship between the McDonalds and the Smeleser children is unclear. It should be noted that the order in which the McDonalds were enumerated in the 1871 census strongly indicates that their home was not yet constructed, and that they were living north of the property close to present-day Keele Street and Major Mackenzie Drive West.

The 1887 *York County Atlas* shows that the railway now splits the land holding between James McDonald (west of the railway) and John McDonald (east of the railway) (Figure 11). No structures are depicted on the southwest portion of the lot, although this does not necessarily indicate no structure was present.

By 1881, the couple – along with Henrietta and Margaret³⁰ - were living at the subject property, and the 1881 lists John's occupation as a farmer.³¹ Based on the above, the residence was likely constructed in the 1870s, although possibly not until after 1878.

John McDonald passed away c.1888 and his wife Margaret remained living on 33 acres of land, east of the railway. A newspaper article from 26 January 1889 notes that after John's passing his property was put up for sale at auction. The article reads:

²⁴ Ibid.

²⁵ Ibid.

²⁶ Sometimes McDonald or Macdonald

²⁷ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.1. Instrument No. 2259

²⁸ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.1. Instrument No. 304

²⁹ Year: 1871; Census Place: Vaughan, York West, Ontario; Roll: C-9967; Page: 8; Family No: 24

³⁰ Sometimes 'Mary'.

³¹ Ibid.

There will be offered for sale a lot near the village of Maple, containing one acres [sic] and a half, upon which there is situated a brick clad dwelling house, about 24 x 36, with kitchen, and driving-house and stable attached. Possessions of this property can be given the first day of August next. Also, at the same time and place there will be offered for sale the farming implements and household furniture lately the property of John Macdonald, deceased.³²

The newspaper article indicates that a residential structure with outbuildings had been built on the property by the McDonalds during their ownership. Margaret McDonald granted the 33 acres property (S½, West of railroad) to David Marwood on 8 April 1889 for \$6400. The substantial increase in sale price supported the idea that there was a building or buildings erected at this time. At the same time, a \$7354 mortgage agreement was entered into between Marwood and Margaret.³³

The 1891 census lists David Marwood (b. 1863) as a farmer, married to Rebecca Marwood (b. 1868).³⁴ The young couple were living in a two-storey, brick house with eight rooms. A labourer, named William Dance, was living with them at this time.³⁵ Margaret appears to have remained in the McDonald home as a result of the agreement between herself and her next-door neighbour Marwood. She is listed in the 1891 Census living with four tenants – Hattie Smeleser, Margaret McDonald, Charles Campbell, and Presbyterian Minister Pasie (?) Crooks – in a two-storey, nine-room, brick house next door to the Marwoods. On 30 March 1895, David and Rebecca Marwood grant the property to George J. Keffer for \$3000.00.³⁶

George Keffer (b. 13 Dec 1847, d. 10 July 1925) was married to Mary (née Murray) and together they had at least six children: David (b. 1877), Wilbur (b. 1881), Ernest (b. 1883), Anna (b. 1887), Elmo (b. 1890), Emma (b. 1892).³⁷ It appears that George spent his life working as a farmer until his death in 1925; he is buried in Zion Evangelical Lutheran Cemetery, Vaughan, York Regional Municipality (Figure 12).³⁸

After George Keffer's passing, his son, Wilbur L. Keffer, executor and administrator of his father's estate, sold the property to siblings Annie (Figure 13), Janet, and Robert Walkington on 6 February 1926 for \$10,800.00.³⁹

Robert Walkington (b. 1872) is listed as a farmer in the 1921 census and it is possible that when he purchased the Keefer farm in 1926 with his sisters, he continued to use the property for agricultural pursuits.⁴⁰ By 1935, Robert is no longer associated with the subject property and the 1935 and the 1945 Canadian Voters list only Annie and Janet (ladies/spinsters). It appears that after Annie death, Janet Walkington continued to own the property until she sold it for \$2 to Mary Walkington on 15 June 1953⁴¹; the property is described as Part of S ½ lying west of railway, 33 acres. It is likely that Mary Walkington is an extended family member, as none of the Walkington siblings married or had children.

A 1954 aerial image shows the property is surrounded by open space, which appears to be used for agricultural purposes, and a building directly north at this time (Figure 14). The image shows what appears to be two outbuildings associated with the property (Figure 14), which are no longer present by the 1970 aerial image (Figure 15).

³² City of Vaughan Archives. *Auction of valuable farm and other property*. Provided by City of Vaughan Archives.

³³ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.2. Instrument No. 5005

³⁴ Year: 1891; Census Place: Vaughan, York West, Ontario; Roll: T-6380; Family No: 126

³⁵ Ibid.

³⁶ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.2. Instrument No. 6099

³⁷ Year: 1901; Census Place: Vaughan, York (west/ouest), Ontario; Page: 4; Family No: 31 and Private Member Personal Ancestry family tree.

³⁸ Find a Grave. Memorial ID 31641461

³⁹ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.4. Instrument No. 14291

⁴⁰ Reference Number: RG 31; Folder Number: 102; Census Place: Vaughan (Township), York west, Ontario; Page Number: 3

⁴¹ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.8. Instrument No. 29977

Mary Walkington granted the subject property to Robert Cringan on 5 November 1958.⁴² Almost a decade later, Robert Cringan granted the property to John Re kai on 28 April 1969.⁴³ Robert Cringan's estate was granted to his wife, Catherine Re kai, on 10 September 1982.⁴⁴

Catherine sold the property to her daughter Julie C. R. Rickerd on 13 October 1982.⁴⁵ After owning it for only a few years on 16 September 1988, Julie Catherine Re kai Rickerd sold the property to 713484 Ontario Ltd.⁴⁶

713484 Ontario Ltd. transferred the property to Vincenza Ezechia on 28 March 2003 who then transferred it to Frank Quattrociocchi on 3 February 2005.⁴⁷ On 28 March 2006 Frank Quattrociocchi transferred the property to 9773 Keele Development Inc.⁴⁸ 9773 Keele Development Inc. currently owns the property.

⁴² Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.10. Instrument No. 40927

⁴³ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.15. Instrument No. 64677

⁴⁴ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.23. Instrument No. 299584

⁴⁵ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.23. Instrument No. 301408

⁴⁶ Land Registry Office (LRO) 65. *Lot 19, Concession 3 title abstract*, p.27. Instrument No. 482545

⁴⁷ Pin 03339-1086. Instrument No. YR283758 & YR596318.

⁴⁸ Pin 03339-1086. Instrument No. YR795934



Figure 10: County of York, Canada West 1860 Map, showing Maple. (Tremaine, George, 1860).

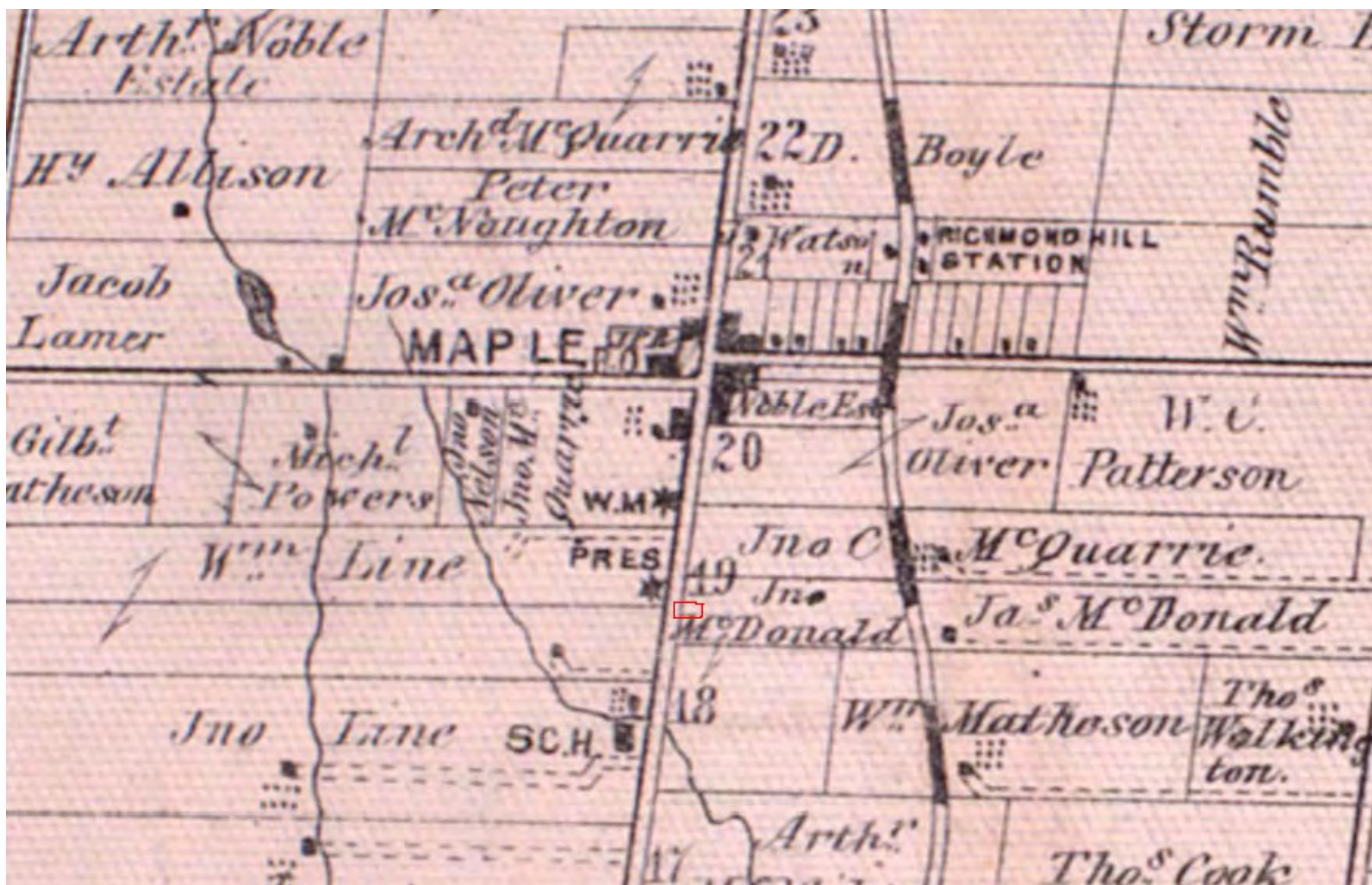


Figure 11: Maple Village from the York County Atlas (Miles & Co., 1878).



Figure 12: George J. Keefer grave site (Find a Grave, Memorial ID 31641461, Photo Courtesy of Allan Dettweiler)



Figure 13: Annie Walkington. St. Andrew's Church History pg. 13.



Figure 14: 1954 aerial image showing subject property and surrounds (Base image source: York Maps, 2019)



Figure 15: 1970 aerial image showing subject property and surrounds (Base image source: York Maps, 2019)

5.5 Development History

Background research suggests that the residence at 9773 Keele Street developed in stages over time, beginning in the 1870s with a simple 7.5 by 11 metre, rectangular structure, evolving over time to include five distinct components: a main house; projecting bay; kitchen wing; garage; and, shed/storage space (Figure 16).

The Vaughan Heritage Inventory provides a date of construction for the main house of ca. 1890, and the kitchen wing ca. 1930.⁴⁹ However, census data strongly suggests that the first portion of the residence was constructed in the 1870s and the dichromatic brick cladding is consistent with this date. Dichromatic brickwork, most commonly red brick with buff brick decoration⁵⁰, was popular in Ontario in the 1870s and 1880s⁵¹ following the resurgence of polychromatic brickwork in English architecture in the mid-19th century. Characteristic dichromatic brick decoration in Ontario includes: quoins along building corners; horizontal decorative bands and patterns across; arches and borders around windows and doors; and, crosses or diamonds below gables.

A newspaper advertisement from 1889 confirms that a structure with the same dimensions as the extant “main house” was present at the time. The same advertisement mentions a kitchen and shed “attached” but does not specify the nature of these additions. It is possible that the extant kitchen tail was the one described in the 1889 auction notice; however, the kitchen (as described in Section 6) is not contemporaneous with the main residence.

Early photographs of the Keffer family at their home confirm that the projecting bay had been constructed by ca. 1905 (Figure 17). A photograph from ca. 1922 reveals a porch roof projecting from the rear of the property, but the angle does not afford a view of the rear of the property to confirm the construction of the kitchen addition (Figure 18).

The earliest photo that clearly shows the rear of the property post dates 1922. A photograph – possibly of Anna and Emma Keffer or perhaps Annie and Janet Walkington - dates to approximately 1930 based on the observed age of the subjects (Figure 19). A utility pole placed at the front of the structure that was not present in 1922 confirms that the photograph dates to no earlier than the mid-1920s. In this photograph the kitchen tail is clearly visible. The 1935 Village of Maple Fire Insurance Map likewise shows a rear kitchen wing, but does not include the frame additions to the rear (Figure 20).

Aerial photographs from 1954 reaffirm the L-shaped plan with main house and attached kitchen. The rear frame additions are not visible (Figure 14). By 1970 the wood frame garage and shed appear to have been constructed (Figure 15). Architectural features such as large-scale glazing, wood panelling, and masonry fireplace support a date of construction during the 1960s.

5.5.1 Development History Summary

The George Keffer house is believed to have been constructed in stages beginning in the 1870s with the construction of the 7.5 x 11 m dichromatic brick residence by John McDonald. A kitchen, of some sort, is known to have been constructed sometime before 1889; but it is unclear if the kitchen mentioned in the 1889 newspaper add is the extant kitchen. What is clear - based on a review of the interior of the structure (as described in Section 6) - is that the extant kitchen tail was not constructed at the same time as the main residence and – as will be discussed in Section 6 – lacks a number of the design elements found throughout the main house that form the heritage attributes of the property. The projecting bay is visible on photos from ca. 1905.

Aerial photos indicate that the frame garage and shed were constructed sometime between 1954 and 1970.

⁴⁹ Vaughan Inventory Sheet.

⁵⁰ Except in regions where local clay fired to a buff or yellow. In those areas, the more common clay colour was used with red as the decorative element.

⁵¹ T. Richie, “Notes on Dichromatic Brickwork in Ontario,” *Bulletin of the Association for Preservation Technology*. Vol. 11, No.2 (1979), p 60.

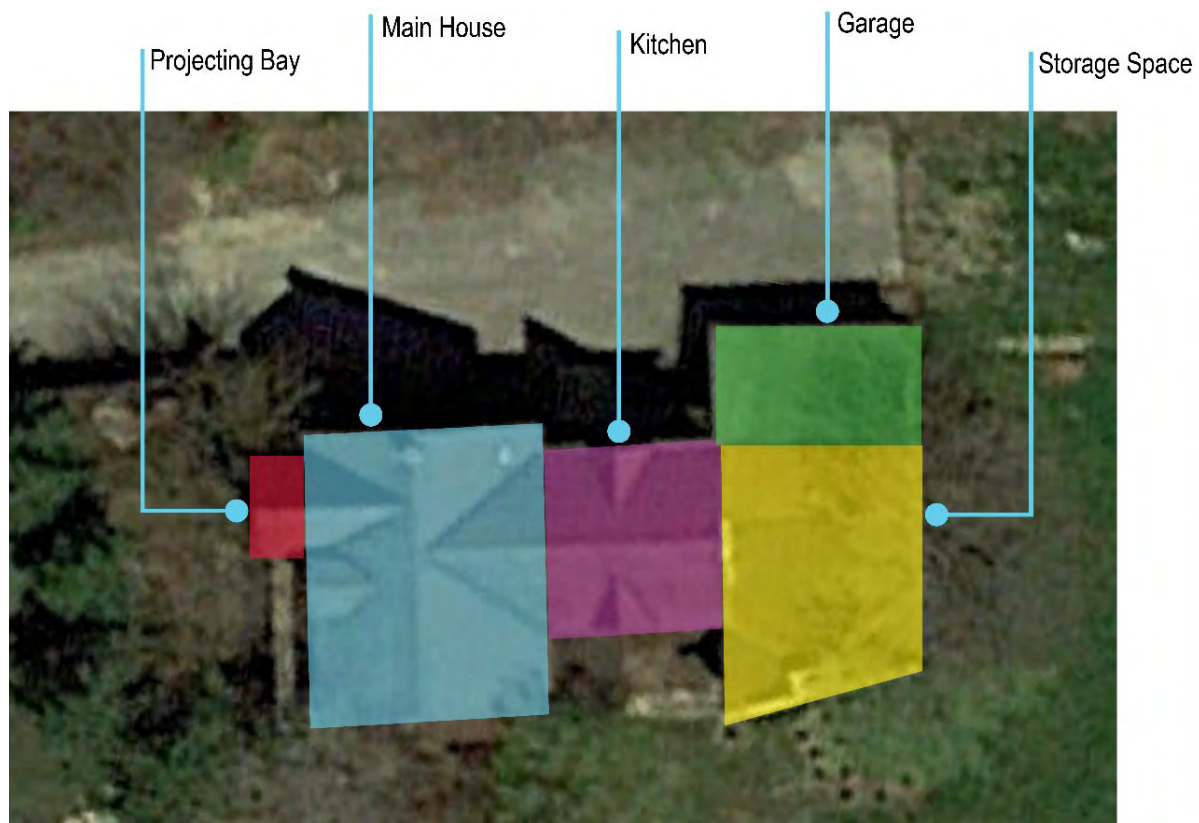


Figure 16: Image showing the five component parts of the residence (Google Earth, 2019. Image annotated by LHC).



Figure 17: Photo of 9773 Keele Street c. 1905 the subjects are Mary Keffer (confirmed left), and possibly her children Anna, Elmo, and Emma (Photo provided by City of Vaughan Archives).



Figure 18: Photo of 9773 Keele Street. c. 1922. The photograph identifies the subjects as Mary Keffer with her son Elmo and his spouse, Janet Strong. Elmo and Janet Strong were married (Photo provided by City of Vaughan Archives).



Figure 19: 9773 Keele Street. c. 1930. The women in the photograph appear to be the same as in Figure 16. They may be Mary Snider (Keffer) and Emma Osler (Keffer) or relatives. The utility pole at the front of the house confirms that this image post-dates Figure 20 (Photo provided by City of Vaughan Archives).

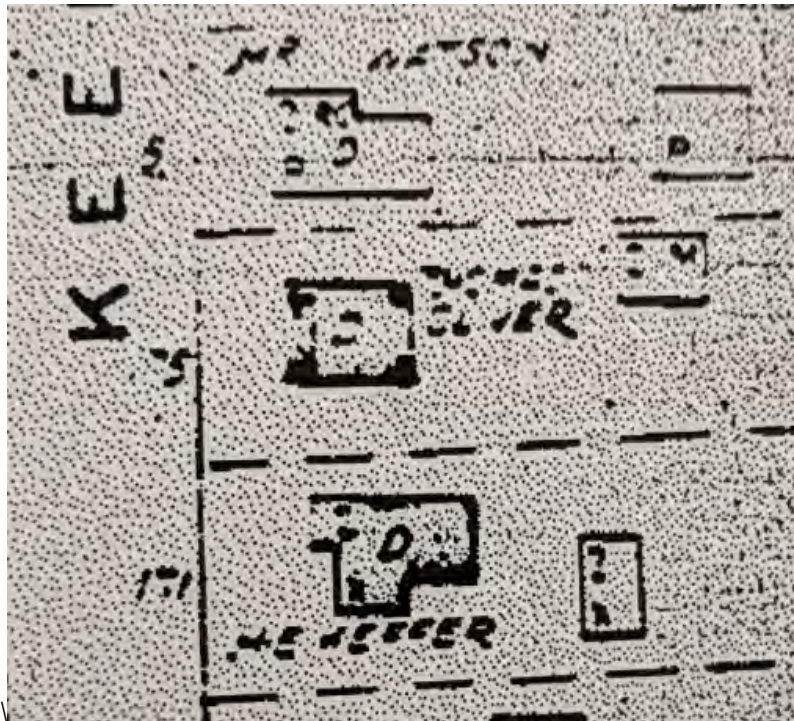


Figure 20: Village of Maple Fire Insurance Map 1935 (City of Vaughan Archives).

6 PHYSICAL AND DESIGN

6.1 Exterior

The property is a rectangular lot. The primary feature is a one-and-a-half-storey residence. The building is currently occupied as a rental property. There are no additional structures on the property. The building fronts onto Keele Street and is accessed by a private driveway. Mature trees are found throughout the property.

The current structure comprises five distinct parts (see Section 5.5.1 and Figure 16). These include:

- the main house;
- projecting bay;
- kitchen tail;
- a garage; and,
- storage room.

The main residential building follows a broadly L-shaped plan with projecting front bay and rear kitchen tail. The façade faces onto Keele Street with a large setback of approximately 30 metres. This front setback is much deeper than the adjacent non-heritage properties which are set back 12 and 20 metres from the street. It is also not characteristic of other heritage properties within the Maple Heritage Conservation District, such as nearby heritage structures at 9891 and 9901 Keele Street, which are set back 4 and 5 metres from the street, respectively.

The dichromatic brick building comprises red brick construction with buff brick decorative elements, including: quoins, a central bandcourse with a row of central crosses; and, headers above doors and windows on the front façade (Figure 24). The west main façade has a single doorway with a transom and sidelites (Figure 21). The projecting bay features elliptical windows on both the first and second storey headed with buff brick voussoirs. A sliding window to the south of the main entrance, and a second storey gable window are present on the west façade (Figure 21). Windows on the west façade have been replaced with unsympathetic modern windows. The main façade includes a two-storey concrete and metal porch with cement columns that replaces an original wooden porch (Figure 21).

The building has a medium pitched, asphalt-shingled, side gable roof with overhanging eaves and ornamental bargeboard (Figure 29).

The north elevation features the same buff brick bandcourse with row of central crosses and buff brick quoins on the main portion of the structure. These decorative elements are not continued on the rear kitchen portion of the structure. There are four vinyl sliding windows on the south portion of the main structure divided into three lites. Windows are topped by red brick voussoirs and appear to have replacement sills (Figure 22).

The north façade of the kitchen tail includes a central entrance with a vinyl gable window. The kitchen wing is clad in stucco on the first storey with red brick above (Figure 23). The characteristic dichromatic decorative elements are not carried through to the kitchen tail. Furthermore, although the brickwork appears to mimic that of the front portion of the residence in terms of materials and bond, closer inspection suggests less attention to detail and craftsmanship as inconsistencies in the application of stretcher and header rows are noted throughout the upper storey of the kitchen tail. The application of stucco is also very likely a result of damage to the brick along the first storey. In addition to this, the thickness of exterior walls indicates that, while the brick construction of the main residence comprises multiple wythes, the brick on the kitchen tail is more likely a single wythe cladding (i.e., not structural).

The south façade, like the north façade, also includes four vinyl windows on the main structure with decorative brick bandcourse. The kitchen wing is stuccoed on the first storey and includes a second storey gable window with

decorative bargeboard. The south façade features a basement entrance, additional main level entrance, and porch roof (Figure 25 and Figure 26).

The east side of the structure features a frame addition, which appears to have been used both as a garage and as living space. The addition includes two garage doors on the south façade and an external chimney and large fixed window on the north façade (Figure 28).



Figure 21: West Façade Projecting Bay (APL 2019).



Figure 22: West Façade, main entrance, porch, first storey window, and concrete column (APL 2019).



Figure 23: North Façade (APL 2019).



Figure 24: "Kitchen wing" North Facade (APL 2019).



Figure 25: Decorative bandcourse, North Facade (APL 2019).



Figure 26: South Facade (APL 2019).



Figure 27: South facade "kitchen wing" (APL 2019).



Figure 28: Garage/storage space viewed from the east (APL 2019).



Figure 29: Garage/storage space viewed from the south (A. Plunkett-Latimer, June 2019).



Figure 30: Decorative bargeboard detail, north elevation (APL 2019).

6.2 Interior

Figure 31 through Figure 39 provide an overview of interior elements.

The dwelling follows a centre hall plan with staircase and central hallway opening from the main entrance and rooms to the left and right (Figure 30 and Figure 32). The kitchen wing is accessed through a door on the east side of the main structure (Figure 33 and Figure 39). There are four rooms on the second -floor and a bathroom; with one large bedroom over top of the kitchen wing accessed by a second staircase connecting to the kitchen (Figure 34 and Figure 38).

Notable interior features include deep window wells, painted wood plank flooring, and unusual elliptical window in the projecting bay in room at the north-west corner of the dwelling. Interior details are largely unornamented and of various dates. Stucco treatment has been applied to ceilings throughout the dwelling.

Review of the interior provides evidence that the kitchen tail is not contemporaneous with the ca. 1870s portion of the structure. First, the thickness of the east wall between the two indicates that it is designed as an exterior wall (Figure 39). The transition between the two wings of the structure also requires a step down (on both the first and second floor) as the kitchen tail was constructed along a lower grade.



Figure 31: Front door looking west. (CU 2019).



Figure 32: living room looking south (APL 2019).



Figure 33: Transition from main house and rear kitchen looking west (APL 2019).

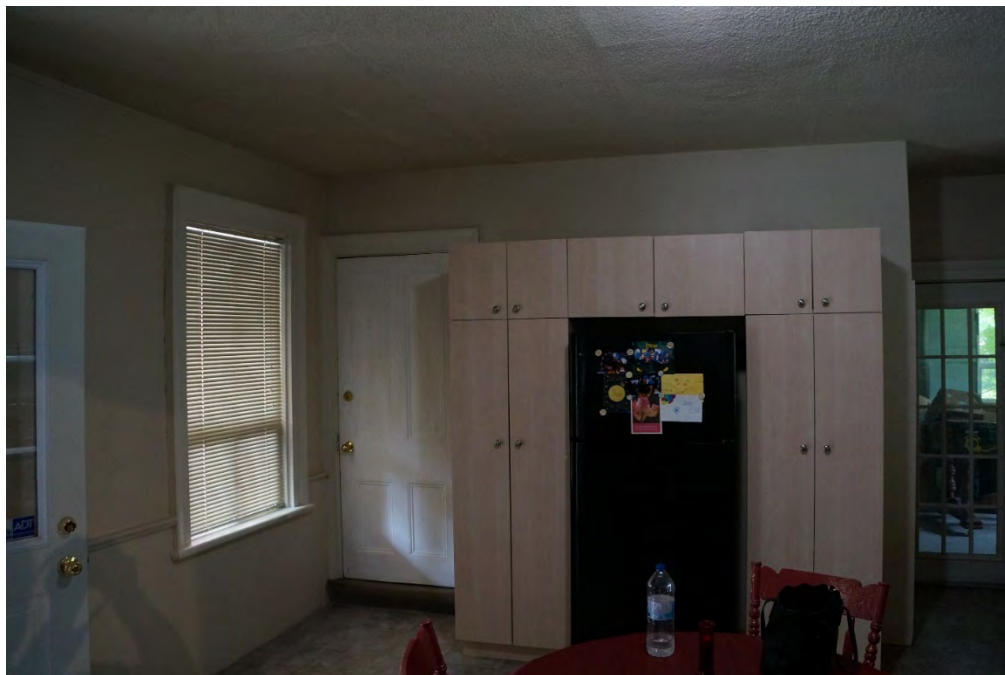


Figure 34: Kitchen looking east toward storage room (APL 2019).



Figure 35: Storage room fireplace looking south (APL 2019).



Figure 36: Storage room looking east (APL 2019).



Figure 37: North-west second-storey bedroom (APL 2019).



Figure 38: Bedroom above kitchen (APL 2019).



Figure 39: Transition between kitchen and living room (A. Plunkett-Latimer June 2019).

6.3 Landscaping

The property surrounding the residence comprises a lawn and many mature trees which are concentrated around the periphery of the property and adjacent to the main structure. The Tree Specialists Inc. identified 56 regulated trees. These trees have grown in a largely uncontrolled state, crowding the heritage structure and rendering it invisible from the street (Figure 40 to Figure 42).



Figure 40: Trees crowd the heritage structure. South elevation (A. Plunkett-Latimer, June 2019).



Figure 41: Lawn and peripheral plantings, south yard looking east (A. Plunkett-Latimer, June 2019).



Figure 42: The subject property viewed from the street (A. Plunkett-Latimer, June 2019).

6.4 Analysis

The subject property is a good representative example of a Victorian vernacular farmhouse. In Ontario, Victorian Vernacular farmhouses are those constructed between 1840 and 1900 that blend together influences from a number of contemporary architectural styles, such as Classical, Gothic, or Queen Anne. The design of the house located at 9773 Keele Street may have been influenced by those published in pattern books or magazines such as *The Canada Farmer*, but adapted to local materials, tastes, builders, and budgets resulting in a largely pragmatic vernacular design.

A house similar in layout and massing was presented in the 1864 edition of *The Canada Farmer* and was described as a “simple suburban or farm house of a moderate size” which “for cheapness could be erected of red or white brick” but with a design that “partakes of the early English character.”⁵² (See Figure 43)

The subject property exhibits a number of defining details characteristic of dichromatic brick design popular in Ontario in the 1870s and 1880s including the buff brick quoins, central bandcourse with a row of central crosses, and headers. Other characteristic elements exhibited include, decorative bargeboard, and double elliptical windows on the first and second storey on the front gable with radiating buff brick voussoirs. The kitchen tail does not exhibit any of these characteristic stylistic details.

The house has undergone several alterations that have affected its design integrity, including the replacement of windows and doors with unsympathetic design and the loss of the original verandah and south facing chimney.

⁵² The Canada Farmer, 1864, Vol 1., No. 9, 132-133.



. FRONT ELEVATION.

Figure 43: "Simple suburban or farm house of moderate size". (The Canada Farmer: Vol 1. No. 9 May 16, 1964)

7 EXISTING CONDITIONS

A site visit was carried out on 12 July 2019 by C. Uchiyama and A. Plunkett-Latimer to observe and document the general existing conditions of the heritage resource, property and its setting. A second site visit from public right of way was carried out by A. Plunkett-Latimer on 8 August 2019.

The residence was observed to be in generally fair to good condition. The following observations were made about specific features:

Porch

The front porch, in its current state, is unsympathetic to the original structure. It is a two-level porch made of concrete with concrete pillars and aluminum railings (Figure 44). The second storey of the porch interrupts the header above the door and front window (Figure 45). An earlier iteration of the porch, which featured narrow pillars, an arched entrance, and decorative moulding, is shown in Figure 17 to Figure 19.

Windows and doors

Historical photographs reveal that the original windows were 1 over 1 and 2 over 2 sash windows with wooden shutters. The projecting bay on the front façade included highly ornate windows with decorating moulding on the first and second storeys. These have all been replaced with modern vinyl windows. One exception is the small elliptical window on the front bay, which may be original (Figure 46).

Stucco finish

The stucco finish applied to the rear kitchen wing was likely applied as a result of the deterioration of the brick cladding (Figure 47).

Wood frame addition

The wood frame shed/garage to the rear of the structure is unsympathetic in design and materials (Figure 48).



Figure 44: Front facade showing porch (CU 2019)



Figure 45: Detail of front entrance with header interrupted by porch (APL 2019).



Figure 46: Projecting bay (APL 2019).



Figure 47: Rear kitchen tail showing stucco below porch (APL 2019)



Figure 48: Kitchen tail and attached garage/storage (APL 2019)

7.1 Structural Condition Assessment (2018)

In addition to the site visit undertaken for the current study, at the request of the City, a structural assessment was undertaken by a qualified heritage engineer.

On 13 June 2018, Tacoma Engineering Inc. carried out a Structural Conditions Assessment of the structure associated with 9773 Keele Street. One of the primary goals of the assessment was to determine the feasibility of moving the building onto a new location. Tacoma Engineering Inc. undertook a site visit in June at which time the building was occupied by tenants. The report was based on visual inspection only and did not include any destructive testing. There were several destructive openings made prior to the assessment which were reviewed. The full report is included as Appendix B.

The report found that the building was in good condition. Areas which have minor structural deflection or deterioration include interior water damage and deteriorated bricks at the base of exterior walls and on the west façade where an improperly installed porch has resulted in water damage. The report concludes that “provided the necessary stabilization measures are undertaken on the exterior masonry, the building is structurally sound and well-suited to be relocated within the site.”⁵³

The assessment concluded that the condition of the structure allows for its relocation. Recommending the following remedial actions for the exterior, prior to relocating the home onto new foundations:

1. Repair the damaged brick at the base of the perimeter walls, replacing damaged units, and repointing mortar as required.
2. Complete damaged brick repairs to the west elevation.
3. Disassemble south basement entry enclosure.

The assessment provided the following recommendations for the existing structure:

Items requiring short-term remedial action:

1. Review roof and ensure that it is water tight. Repair as required.
2. Remove concrete porch to prevent further damage to the brick on the west elevation.
3. Repair significant damage over west openings or provide temporary support to prevent structural damage.

Items requiring remedial action prior to moving the building:

1. Investigate areas where water damage is visible on the interior and ensure no damage has occurred to the wood framing in this area.
2. Where considerable damage has occurred, the masonry should be repaired under the supervision of an experienced professional with heritage expertise, to ensure the repairs are done in accordance with best practices. Repairs may include:
 - Repointing of loose, damaged or cracked masonry mortar joints
 - Resetting loose or missing bricks at window arches
 - Resetting / replacement of bricks at base of exterior wall where damaged has occurred
3. The south basement entry cover should be disassembled and rebuilt as required at the new location.

⁵³ Tacoma, 8.

8 EVALUATION

8.1 Statement of Significance

The Statement of Heritage Value that applies to the whole district reads:

The Village of Maple is one of four 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. (Two of these, Thornhill and Kleinburg-Nashville, have been made Heritage Conservation Districts.) The Ontario Huron and Simcoe Railway, the first railway in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th and early 20th century buildings, and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Village of Maple Heritage Conservation District is proposed. The proposed District consists of the historic block of Church and Jackson Streets, and properties along the two main roads, roughly to the extent of the old Police Village.

The Village of Maple Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer buildings that respect the scale and site plan characteristics of a historic village. The heritage character...is worthy of preservation.

8.2 Heritage Attributes

Section 2.3 of the Maple HCD Plan identifies both overall heritage attributes and individual buildings, stating that:

The overall heritage attributes are described in the examination in Section 4 of the Study. The heritage attributes of individual buildings are described in the Record of the District's Built Form. The Study and the Record are part of this Plan but are published in separate volumes.

Section 4.2 Keele Street-9718 to 9797 describes the overall heritage attributes regarding 9773 Keele Street, stating:

On the west, the sizable lots continue. Postmodern 2-storey houses have been built at 9720 and 9730, but the remaining lots all have 1- or 1½ -storey mid-20th century houses. The large mature trees are a prominent feature of the streetscape. On the east, most of the buildings are postmodern 2-storey houses with projecting double garages. It appears that these were developed by splitting older 30 metre lots in half. The prominent garages have a suburban, rather than a village character. Mature trees provide some masking, but the large paved areas in front of the garages, and side yards which are too narrow for trees, make for a sparse urban forest in comparison with the older developments. 9773 is a handsome Victorian house on a large well-treed lot. The high board fence and replacement windows are not appropriate to the heritage building.

Regarding individual attributes, The Maple Vaughan HCD 2007 Inventory sheet for 9773 Keele Street, describes the house and history as:

- Two-storey, c. 1870 Victorian, dichromatic brick house with c. 1890 front wing and gables.
- **Description** – Two story red-brick Victorian house is built off fieldstone foundation.
- Original house has buff-brick trim at projecting quoins and elaborate central bandcourse with row of central crosses. Original entry, with side lights and transom window, remain, while door is

inappropriate replacement for original (all behind recent aluminium storms). Elsewhere replacement windows retain heavy wooden sills (now aluminum-flashed) and have tall voussoirs in rubbed, red brick. Soffits have v-jointed boards with modest wooden moulding at wall-head and aluminum flashed shingle moulding at rake edge. South chimney is gone, and north chimney is rebuilt to smaller size. Later, period additions, also built in load-bearing red brick. Soffits have v-jointed boards with modest wooden moulding at wall-head and aluminium-flashed shingle-moulding at rake edge. Later, period additions, also built in load-bearing red brick, consist of projecting LH wing (forming L-plan house) and small central gable. At LH wing, two elliptical-headed windows have buff brick voussoirs and flush hood-mouldings, while central gable has buff-brick flat-arch and flush hood-mouldings under rather ungainly red-brick gable. Sloping fascias at both gables retain original wooden mouldings, including regularly spaced wooden disks and ogee shingle mouldings. Roof is clad in patterned asphalt-shingles, perhaps reminiscent of a c. 1890 slate roof; but perhaps not.

- **History** – House remodelled by George Keffer c. 1890" (B.P. p 28); 1904 "Keffer Farm – had 4 children, including Annie (Later Mrs. Charles Snider" George Garrow, p.4)
- **Comments** – an Attractive and most interesting Victorian house, particularly for 1890 alterations, including unusual aspect of elliptical window at upper floor- an indication of the do it yourself nature of Mr. George Keffer. House is set well back from the street and on a slight rise in the ground. Loss of front verandah and replacement windows are unfortunate, while existing of original wooden trim at roof level is surprising and appreciated. House is now largely hidden by high wooden fence; which shows suburban attitude and hides recent plantings of scotch pines and cedar hedge. Missing is a silver maple or two, which might be beneficially planted towards front of large garden. At south, pitched-roof shed (giving access to basement) is not conspicuous, nor is large modern addition to rear.

In order to provide a meaningful impact assessment for the property, the following list of heritage attributes has been generated by the consultants. These attributes are based on information provided in the HCD and the inventory sheet associated with 9773 Keele Street. Generating this list will allow for an impact assessment against the proposed development.

The heritage attributes associated with 9773 Keele Street include:

- Its two-storey height, scale and massing;
- Its side gable roof;
- Its projecting wing and small central gable on the façade;
- Its rubblestone foundation walls;
- Its dichromatic brick masonry with red brick walls and buff brick decorative elements, including:
 - Buff brick voussoirs;
 - Buff brick quoins;
 - Buff brick bandcourse with cross pattern;
- Its elliptical windows;
- Its wooden disk and ogee shingle mouldings;
- The central door case with transom window and sidelites; and,
- The mature trees around the periphery of the property.

As outlined in section 6.4, it is the opinion of LHC that the kitchen tail is not a heritage attribute.

9 DESCRIPTION OF DEVELOPMENT PROPOSAL

KLM Planning Partners Inc., on behalf of 9773 Keele Developments Inc., have submitted applications for an Official Plan Amendment, Zoning By-law amendment, draft plan of subdivision, and site plan to facilitate the development of 12 residential units on the subject lands including 11 townhouses with unit widths ranging from 5.75 to 6.0 metres. The proposal seeks to retain the exiting heritage resource by relocating on the same lot.

9.1 Description of Alteration to Heritage Resource

The proposed development seeks to relocate the existing heritage structure from its current location at the approximate centre of the property with a front yard setback of approximately 26 metres to a location nearer to the street with a front yard setback of approximately 1 metre. The building would be placed upon a new cement foundation. The proposal seeks to retain the 7.3 x 11 metre "main" house and demolish the rear kitchen wing and frame garage/storage room (Figure 49). The proposed development will seek to remediate damage to the George Keffer house by removing unsympathetic elements such as the rear, frame addition and cement porch, and will repair existing damage to exterior and interior finishes outlined in Section 6. This process is designed to retain core heritage attributes identified by the Maple Heritage Conservation Plan, creating a greater visual presence from the public realm and greater prominence on the site.



Figure 49: Proposed site plan with location of existing structure and portions to be removed annotated in red by LHC.



Figure 50: Portions of building to be demolished. Annotation by LHC.



Figure 51: Site rendering. George Keffer house, oriented toward the street.

9.2 Description of Proposed New Construction

Proposed new construction on the subject property comprises 11 new two-and-a-half-storey townhouses, to the rear of the existing George Keffer House; divided into two blocks, Block "B" and Block "C".

The orientation of the new construction is designed to minimize impact on the heritage resource and the village character of the street. Block "B" is proposed to include five townhouses with an approximately 13.8-metre setback from the front lot line.

Block "B" will be positioned 2.8 metres behind the George Keffer House in order to retain visual prominence of the heritage resource. Block "B" units will be approximately 5.75 metres wide and 12 metres deep. Block "C" is proposed to include six townhouses with a 54.55 metre setback from the front lot line. Block "B" is oriented perpendicularly to the George Keffer house and is approximately 12 metres, similar to the 11-metre width of the George Keffer house.

Block "C" units are proposed to be approximately 6 metres wide and 10 metres deep and will be situated at the rear of the lot, oriented towards Keele Street.

The townhouse blocks measure 28.75 metres by 12 metres and 36 metres by 12 metres deep and, as such, are larger than the current adjacent buildings. The massing of these larger buildings is broken up by design elements, such as gable peaks and porches. Elevations for Blocks "B" and "C" are presented, below, as Figure 53 and Figure 54, respectively.

The design of the townhouses is modern, but makes reference to Victorian vernacular design elements including:

- High peaked front gables;
- Brick cladding;
- Transom windows and sidelites at main entrances;
- Shingled roofs; and,
- Buff brick crosses and bandcourses.



Figure 53: 9773 Keele Proposed Elevations, Block "B" (Baldassarra Architects Inc., 2019).



Figure 54: 9779 Keele Proposed Elevations, Block "C" (Baldassarra Architects Inc., 2019).

10 IMPACTS

The following section provides an impact assessment of the proposed development on the cultural heritage resources located at 9773 Keele Street. Several documents were consulted as part of this analysis and a summary provided at the end.

10.1 MTCS-Ontario Heritage Tool Kit

The MTCS *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include:

- **Destruction** of any part of any significant heritage attribute or features;
- **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

Table 2: Assessment of MTCS list of potential negative impacts on 9773 Keele Street against the proposed development.

The heritage attributes associated with the cultural heritage value and interest of 9773 Keele Street	Potential Negative Impact (Y/N)							Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Relationship and setback from Keele Street	N	N	N	N	N	N	N	<p>The front yard setback of the heritage resource would be altered by the proposed development; however, the reduction in setback will result in one that is more consistent with the “village” setbacks typical of other heritage buildings in the Maple HCD and will result in the structure being more visible from the public realm.</p> <p>This is anticipated to be a positive impact.</p>

The heritage attributes associated with the cultural heritage value and interest of 9773 Keele Street	Potential Negative Impact (Y/N)							Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Two- storey height, scale and massing	N	N	N	N	N	N	N	The main residence's height, scale and massing would be retained.
Side gable roof	N	Y	N	N	N	N	N	The removal of the kitchen tail will result in an alteration to the rear of the roof. This will, however, not be visible from the public realm and, as such, will not affect how the roof presents as a side gable roof.
Projecting wing and small central gable on the façade	N	N	N	N	N	N	N	The bay and gable would be retained.
Dichromatic brick masonry with red brick walls and buff brick decorative elements, including:								
Buff brick quoins	N	N	N	N	N	N	N	Buff brick voussoirs would be retained.
Buff brick quoins	N	N	N	N	N	N	N	Buff brick quoins would be retained.
Buff brick bandcourse with cross pattern	N	N	N	N	N	N	N	Buff brick bandcourse with cross pattern would be retained.
Elliptical windows	N	N	N	N	N	N	N	Elliptical windows would be retained.
Wooden disk and ogee shingle mouldings	N	Y	N	N	N	N	N	<p>Mouldings present on the rear portion of the house would be removed.</p> <p>The most visible mouldings on the front portion would be retained.</p> <p>This will result in a negative impact; which will require mitigation.</p>

The heritage attributes associated with the cultural heritage value and interest of 9773 Keele Street	Potential Negative Impact (Y/N)							Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Central doorcase with transom window and sidelites	N	N	N	N	N	N	N	Transom window and sidelites would be retained.
Mature trees around the periphery of the property	N	N	N	N	N	N	N	A number mature trees are proposed to be removed across the overall property; however, the existing trees along Keele Street (not within the property) are proposed to remain (Figure 57) and the removal of trees to the rear of the residence are not anticipated to result in a negative impact on the CHVI of the property.

10.2 Additional Considerations

The kitchen tail has not been identified as a heritage attribute, and the majority of heritage attributes are not carried through to this portion of the structure (e.g., quoins, bandcourse). Although, as discussed in Section 5.5, the exact date of the kitchen tail is not certain, it is not contemporary with the main residence. The demolition of this portion of the structure is not anticipated to result in a direct adverse impact, although there is the potential for indirect or inadvertent impacts which will need to be mitigated through a Conservation Plan or Temporary Protection Plan. The careful removal of this portion of the structure may also provide an opportunity for the salvage of materials for repairs of the main residence and possible commemoration opportunities.

No negative impacts were identified with respect to the height of the proposed townhouses, particularly as they will be perceived from the street. Within this block, the residence at 9730 Keele Street is approximately 13 m in height and the steeple of the church at 9860 Keele is more than 20 m tall.

The overall visual impact of the new townhouses to the rear of the George Keefer House was considered. In general, the materials, scale, and aesthetic of the proposed townhouses are sympathetic to the extant resource; however, City staff has noted some concern that the Block B townhouses may be legible from the street as a rear extension of the extant resource. As such, they may appear out of scale with the George Keefer House or may affect the legibility of the house's roofline. A comparative example of this effect can be seen at the north end of the Thornhill HCD (Figure 55 and Figure 56). In order to mitigate this illusion, a mansard or hipped roof (or similar) is recommended for the unit nearest the George Keefer House, rather than a side gable. This way roof shingles, not a brick wall, form the backdrop visible above the heritage resource. As depicted in Figure 53, the design of the side elevations of Blocks "B" and "C" have been revised to address staff concerns.



Figure 55: 8038 Yonge Street. Example of the effect of a side gable on an adjacent roof line/structure of the same cladding (CU 2019)



Figure 56: 8038 Yonge Street. Example of the effect of a side gable on an adjacent roof line/structure of the same cladding (CU 2019)

10.2.1 *Vaughan Official Plan Impact Considerations*

Section 6 of the Official Plan outlines policies which address development applications and demolition with respect to designated heritage resources. Three policies in particular have been considered below. Although the latter of these is not strictly applicable (as the property is within the HCD, not adjacent to it), these policies outline the best practices for new development within an HCD and are explored in greater detail in Table 3 to Table 5, below.

Table 3: Policy 6.2.2.6 (e)

Policy	Discussion
(e) new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of	Not applicable. The proposed development is not on a vacant lot or a lot currently occupied by a non-heritage

Policy	Discussion
the <i>Ontario Heritage Act</i> be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:	structure. Regardless, this policy and sub sections have been considered. The proposed development has been designed to fit in harmoniously with the surrounding streetscape and is consistent with the overall character of the area.
i. being similar in height, width, mass, bulk and disposition;	The proposed new construction is larger in width and mass than the Keefer House; however, this has been addressed through the design of the units.
ii. providing similar setbacks;	The proposed setbacks are similar to nearby heritage resources along Keele Street. The Keefer House will be relocated to a more prominent position approximately 1 metre from the lot line. This is in keeping with nearby heritage buildings, such as 9891 and 9901 Keele Street, which are set back approximately 0 and 1.75 metres from their front lot lines, respectively.
iii. using like materials and colours; and	The proposed development uses red and buff brick. This is consistent with the HCD.
iv. using similarly proportioned windows, doors and roof shape.	The proposed development uses similarly proportioned windows and doors, and roof shape.

Table 4: Section 6.2.2.7 of Official Plan

Policy	Discussion
To explore all options for on-site retention of heritage buildings and landscape features on designated heritage properties before resorting to relocation. The following alternatives be given due consideration in order of priority: a. on-site retention in the original use and integration with the surrounding or new development;	The proposed development will result in the on-site retention of the heritage building, in its original use – this is the preferred option for relocation. The structure will be integrated into the new development and will be moved to a more prominent location on the property.

Table 5: Section 6.2.2.9 of Official Plan

Policy	Discussion
6.2.2.9. That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:	

Policy	Discussion
a. respecting the massing, profile and character of adjacent heritage buildings;	The proposed new construction is placed at the rear of the existing heritage building in order to respect its massing, profile, and character.
b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;	Block "B" is 1 metre deeper than the existing width of the George Keffer house. Block "C" is located at the rear of the property to minimize impact on the street front.
c. maintaining the established setback pattern on the street;	The current George Keffer house does not maintain the established setback pattern on the street. Relocating the building forward would make it more compatible with its neighbours.
d. being physically oriented to the street in a similar fashion to existing heritage buildings;	The George Keffer house would be physically oriented to the street in a similar fashion to existing heritage buildings. New construction would be set back from the street in order to maintain the visual prominence of the existing heritage building.
e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;	There are not currently adjacent heritage properties. The proposed development places Block "B" to the east of the George Keffer house which would cause morning shadowing on its rear. The George Keffer house would maintain sunlight from the west and south.
f. having minimal impact on the heritage qualities of the street as a public place;	The proposed development is set back from the street meaning that it would have minimal impact on the heritage qualities of the street.
g. minimizing the loss of landscaped open space;	The proposal would result in a loss of landscaped open space. However, although the current open space on the subject property is not maintained the proposed site plan includes a proportional front yard.
h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings	<p>Parking is proposed to be located to the rear of the heritage building so as not to obscure any views of the heritage attributes (although the laneway will be widened, its location north of the heritage residence will not change).</p> <p>As a result of its scale, and through the use of compatible materials, the garage addition to the Keefer House is subordinate to the heritage house.</p>

10.2.2 Tree Inventory and Preservation Plan

A Tree Inventory and Preservation Plan has been prepared by The Tree Specialists Inc. The arborist identified a total of 56 regulated trees with the potential to be affected by the project. Nine of these trees were identified as City-owned – three of which will be “heavily encroached upon” by the proposed development and will be removed pending authorization. The report identified an additional 39 regulated trees to be removed, which are either “100% dead”⁵⁴ or in conflict with the development⁵⁵.

It should also be observed that the vast majority of the trees present on the subject property are non-native species. The property, in particular, is dominated by *acer platanoides* (Norway Maple) making up 46% (25/56) of the regulated trees on the property. Only 20% (11/56) of regulated trees on the property are native species. Nine of the eleven native trees are recommended for removal and all have significant deadwood or are in decline. Two native trees are recommended for preservation.⁵⁶

Although the Maple HDC Plan requires that mature trees be preserved it also includes guidelines on appropriate planting. The plan notes in section 9.7.1 that property owners should “maintain health of mature indigenous trees by pruning and fertilizing. Over time, remove unhealthy, invasive, and non-indigenous species.” Among these invasive species, the plan includes *acer platanoides* (Norway Maple). This attitude toward invasive species is repeated in the *York Region Forest Management Plan*. The plan observes that Norway Maples should be considered a threat to native trees stating “Other biological threats include the Asian long-horned beetle, gypsy moth and Dutch elm disease. Invasive plant and tree species include dog-strangling vine and the fast-growing Norway maple, both which can threaten the young understory of trees in a woodland.”⁵⁷ Given that local and regional policies support the removal of non-native invasive trees it may be appropriate to replant native species following the conclusion of construction.

As depicted in the landscaping plan (Figure 57), the proposed development will result in the retention of 14 trees: six on City-owned property; four on adjacent private properties; and, four on the subject property. These trees are primarily located along Keele Street and their retention will help maintain the streetscape character. The Tree Inventory and Preservation Plan has provided recommendations for the protection of these trees.

⁵⁴ This includes trees 114, 116, 137, 142, 145 which were subsequently reviewed by Forestry staff with similar results, as indicated in their March 2, 2020 comments.

⁵⁵ This includes trees 139 and 115 which cannot be retained due to required stormwater infiltration infrastructure, retaining wall and grading conflicts.

⁵⁶ Forestry report.

⁵⁷ York Region Forest Plan, 14.

11 ALTERNATIVE OPTIONS AND PREFERRED OPTIONS

The following range of alternatives were explored. All four options have been considered in relation to the applicable planning framework outlined in Section 4. The options have also taken into consideration the existing conditions. The preferred choice is identified.

11.1 Option 1: Retention *in Situ*

This option would leave the property as is and the existing building would remain *in situ*. The retention *in situ* alternative would likely result in the property remaining tenanted. The property would likely continue to deteriorate in condition and appearance.

The 'do nothing' option would have no direct impact on the streetscape, as there would be no changes to the property. This alternative would likely result in the continued deterioration of the building.

This option would keep the property and permitted use as is. The property would continue to be identified as a heritage building within the Maple HCD.

11.2 Option 2: Relocation of the Heritage Building on Lot

This option would seek to relocate the building to another part of the property. The property could remain a listed as a heritage building within the Maple HCD while allowing for increased density on the lot consistent with increased need for compact development in the Maple District. This option may have a positive impact on the streetscape by making the heritage resource visible from the public realm.

11.3 Option 3: Relocation to Alternate Site

This option would seek to relocate the existing heritage building to another site in the district; however, a suitable location was available on the property and it was not necessary to consider this location in detail.

11.4 Option 3: Demolish Existing Structure and Build New Dwelling

This option would seek to demolish the existing heritage building and build a replacement structure. This option would result in the total loss of heritage attributes.

11.5 Preferred Option

Various options for on-site retention and reuse of the building in its original location were explored in depth. This exploration satisfies the Official Plan requirement outlined in Section 6.2.2.7 which requires the exploration of all options for on-site retention of heritage buildings and landscape features on designated heritage properties.

The City of Vaughan Official Plan proposes a hierarchy of desired outcomes for heritage properties placing on-site retention in the original use and integration with the surrounding or new development as the most desirable option (6.2.2.7).

Given the sound structural condition of the existing cultural heritage building allowing for relocation, on-site retention is the preferred option with new development adopting a compatible architectural design.

The preferred option has been considered against the Maple HCD Plan and a Conservation District Conformity Report (CDCR) has been included in Section 12. The findings of the CDCR support this option.

12 CONSERVATION DISTRICT CONFORMITY REPORT

According to the *Guidelines for the Preparation of a Cultural Heritage Impact Assessment* a Conservation District Conformity Report (CDCR) “is prepared for new development proposed in a Heritage Conservation District to demonstrate that the proposal conforms with the respective Heritage Conservation District Plan guidelines and policies with the Official Plan”. This includes Sections 6.3.2.3. and 6.3.2.4. of the Official Plan.

6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail; and,

6.3.2.4. 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.

The Village of Maple HCD Plan was reviewed in detail. Appendix A outlines and discusses the relevant policies and guidelines associated with:

- Section 4: District Policies - Buildings and Sites
- Section 9: Guidelines for Buildings and Surroundings

The discussion within Appendix A focuses on the degree to which the proposed new development is in keeping with the district plan and where applicable how the proposed design is in keeping with the character of the district.

The proposed development conforms to the overall objectives of the Village of Maple HCD Plan. Section 2.4 outlines these objectives.

Table 6: Village of Maple HCD Plan Objectives.

Objective	Discussion
Section 2.4.1 Overall Objective To ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character.	The proposed development retains and conserves the district's cultural heritage resource in the form of the restoration of the George Keffer house and retention of its identified heritage attributes. Proposed new development on the property is not considered to detract from the District's architectural, historical, and contextual character.
2.4.2 Objectives for Heritage Buildings To retain and conserve the heritage buildings identified in the District Plan on Map 4, found on page 8. To conserve heritage attributes, distinguishing qualities or character of heritage buildings and avoid the removal or alteration of any historic or distinctive architectural feature. To correct unsympathetic alterations to heritage buildings.	The proposed development conserves heritage attributes, distinguishing qualities and character of the heritage building on site. Portions of the building to be removed are not identified as historic or distinctive architectural features by the Village of Maple Heritage Inventory nor are the considered to be historic or distinctive by the authors of this report. Unsympathetic additions to the property, such as new, vinyl windows and concrete porch will be removed based upon a thorough examination of archival, pictorial, and physical evidence.

Objective	Discussion
To undertake the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.	
2.4.4 Objectives for Landscape/Streetscape To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm. To preserve trees and mature vegetation and encourage the planting of species characteristic of the District, where possible. Native urban-tolerant trees are preferred; however, non-indigenous species with compatible forms and characteristics should be allowed in recognition of the harsher urban conditions that now exist. To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.	Although the majority of mature trees are proposed to be removed (see Appendix C) in order to facilitate new development on the subject property, these trees are largely overgrown and in very poor condition and overrepresented by non-indigenous and invasive species. In their current state they detract from the heritage character of the streetscape by completely obscuring the heritage building. Mature plantings within the widening easement will be conserved, and the streetscape character will be maintained.
2.4.5 Objectives for New Development To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.	<p>The proposed development does not seek to replicate nineteenth-century architecture or patterns of land use. Rather, it seeks to "provide for contemporary needs" and "promote density sufficient to secure the District's future economic viability" by increasing density and adopting a compact built form reflective of current environmental and social needs.</p> <p>It provides compatibility with existing development by maintaining a human scale of development at two-and-a-half storeys in height and by integrating Victorian vernacular materials and design elements into a contemporary design. This interpretation of historic design is supported by the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>. In current conservation practices new design should be clearly of its own time so as to not distract from the adjacent historic buildings.⁵⁸</p>

Section 4 *District Policies-Buildings and Sites* outlines the policies associated with buildings and sites within the District. There are multiple policies to which the proposed development does not conform. These policies centre around the lack of conservation and protection of the heritage resource.

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Section 4.2.3 supports the relocation of heritage buildings provided that the option for retention *in situ* has been explored. This was explored in section 11.1.

Sections 4.4 describes policies relating to new residential buildings within the HCD. It states:

- a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.
- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.
- e) Historically appropriate façade heights for residential buildings has been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.

The proposed development conforms to subsection (a) by being designed as a modern structure which reflects design elements of the vernacular Victorian style.

The proposed development conforms to subsection (b) in terms of materials, colours, proportions of windows, doors and roof shapes. Although the height and width of Blocks "B" and "C" and the orientation of Block "B" differ from adjacent buildings, they are considered by the authors to be complementary to their immediate context and the overall streetscape. The use of design elements to break up the blocks and the placement of the two block to the rear of the Keefer House mitigates the differences in height, width, scale and orientation when viewed from Keele Street (Figure 50).

Although the proposed development will result in the loss of 42 trees due to poor conditions and conflict with the development, 14 mature trees will be retained – primarily along Keele Street, thus maintaining the streetscape character.

The development proposal conforms to subsection (d) by breaking up housing blocks into discrete 5.75 and 6-metre wide facades, thereby creating varied massing.

The subject lands are located in the "residential" character area identified by the Village of Maple HCD. They are, however, located on a major avenue and adjacent to a transitional zone between the predominantly one- to two-storey suburban properties to the south and the denser three-storey development to the north within the "commercial" character area identified in the HCD Plan. Taller, more compact development has been approved to the north of the subject lands at 9891, 9901, and 9980 Keele Street. 9891 sits merely 180m north of the subject lands on the same side of the street. The proposed density, setbacks, and massing are consistent with more recent development patterns within the district.

Further design guidelines were evaluated in detail. The full evaluation can be found in Appendix A.

12.1 CDCR Summary of Findings

The Village of Maple HCD Plan supports the relocation of heritage buildings on the same lot provided that *in situ* retention has been explored. The proposed development supports the broad objectives of the Plan as it pertains to Section 2.4.

The proposed development is mostly in compliance with the HCD plan's policies. Questions of conflict with the HCD Plan policies surround the issue of compatibility between the new development proposed on the subject lands, the cultural heritage building, and the surrounding residential area. Although the proposed development does not strictly comply with policies regarding scale and massing, this has been mitigated through thoughtful design and the impact assessment presented in Section 11 indicates that this will not result in significant adverse impacts.

There is also a question of whether the proposed new development is stylistically compatible with the HCD Plan's policies which require new development to adhere to one of the historic local styles outlined in Section 9 of the Plan. We have noted, however, that the plan does not require exact reproductions of nineteenth-century architecture. Rather, section 4.4.1(a) notes that "new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the district." It is the opinion of the authors that the proposed construction should be considered "products of their time" and that they meet the requirement to reflect a historic building style by introducing subtle design elements into an otherwise contemporary design. Compatibility with surrounding development is attained through use of similar construction materials, window and door shape and size, and vertically-oriented bay and gable design. Despite the buildings' massing, we believe that they will have no negative impact on the streetscape due to their design, orientation and generous setback from the street. As such, we consider the proposed development to be in conformity with the Village of Maple HCD Plan.

13 MITIGATIVE MEASURES AND CONSERVATION STRATEGY

Mitigation of impacts upon the identified cultural heritage resources relates to the conservation of the existing heritage building and impact of new development. The heritage building has undergone a structural engineering assessment to determine its suitability for relocation.

Regarding the impacts of new development upon the cultural heritage building, City staff has expressed some concern that the massing of the townhouse blocks may be incompatible with the existing cultural heritage building. This disparity has been mitigated by the use of orientation and setbacks and through revisions to the design. The proposed development has used setbacks to reduce the visual effect of the new construction from the street. Block "B" will be located approximately 2.8 metres to the rear of the George Keffer House and will be angled perpendicularly. The result is that Block "B," with a depth of 12 metres, will be perceived to be 1m wider than the George Keffer house. The 2.8 metre setback between the two buildings will, moreover, have a step back effect. From the street Block "B" will be visible, but will be perceived as a similar height as the George Keefer House.

Placing Blocks "B" and "C" behind the George Keffer House and well back from the front lot line will mitigate their perceived impact on the heritage character on the street. To mitigate City staff concern that the Block B townhouses may be legible from the street as a rear addition of the extant resource, a mansard or hipped roof (or similar) is recommended for the unit nearest the George Keefer House, rather than a side gable. This way roof shingles, not a brick wall, form the backdrop visible above the heritage resource. In addition, the use of a different and subordinate roof colour would provide some contrast between the George Keefer House and new townhouses.

13.1 Conservation Plan

A Conservation Plan for Heritage Resources (CPHR) will be developed in order to ensure that existing resource and its attributes are conserved prior to and following the relocation and to provide guidance to maximize the reversibility of any direct interventions. The CPHR will be prepared in accordance with the City of Vaughan's *Terms of Reference for Conservation Plans for Heritage Resources* and will incorporate the recommendations from the Condition Assessment (Tacoma 2018) and provide additional guidance for activities that are required: to stabilize the structure in the immediate term; to stabilize and conserve the structure during relocation; and, activities required to restore the structure following relocation.

In addition, a Documentation Package will be prepared as part of the CPHR process to document the kitchen addition prior to demolition. The documentation will include additional photographs of the interior construction and will be provided to City staff.

Due to the ongoing COVID-19 situation, at the time of writing, and because the George Keefer House is currently occupied, it is recommended that the Conservation Plan be completed as a condition of site plan approval, rather than in advance of the application review to ensure that site visits can be undertaken safely. To that end, this CHIA includes, to the extent possible, the information required of a CPHR, as follows:

1. The CPHR must be prepared by a qualified heritage specialist. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).

Qualifications of the persons who prepared this document and will participate in the completion of the CPHR are outlined in Section 18. A Qualified Engineer with heritage expertise from Tacoma Engineers will be involved in updates to the Structural Assessment (Tacoma 2018) and completion of the CPHR.

2. The statement of significance and identification of character defining elements sections will be based on the CHIA report submitted for the subject property prior to the Cultural Heritage Conservation Plan. The statement of significance and identification of character is necessary to be included as it will guide the intervention solutions.

Please see Section 8 for the SCHVI.

3. The building condition assessment information will include, but is not limited to, a detailed photographic survey, description and diagnosis of the existing conditions. The character defining element condition assessments are to be included and described.

Please see Appendix B.

4. The intervention solutions will include a description of the conservation principles applied, detailed architectural drawings, material specifications, list of material samples and mock-ups to be submitted for review and approval and include a schedule of work. Please also refer to Heritage Resources in the Land Use Planning Process Infosheet, prepared by the Government of Ontario, Ministry of Tourism, Culture, and Sport.

As discussed in Section 10.1, this CHIA was prepared in accordance with *Infosheet 5: Heritage Impact Assessment and Conservation Plans*. In addition to the mitigation measures outlined in this CHIA, which will be incorporated into the CPHR, the following additional information will be addressed the CPHR:

- The foundation design and material will need to be described visually and textually;
- Materials to be used to repair the rear elevation of the George Keefer House following the removal of the kitchen addition. In this case, it is recommended that bricks be salvaged from the addition to be used in repairs;
- A relocation plan;
- A conservation cost estimate; and,
- A schedule of work, including a list of recommended phases for work completion.

14 SUMMARY, RECOMMENDATIONS AND NEXT STEPS

The proposed development has largely minimal negative impacts on the existing heritage building and the character of the District. Positive impacts include the restoration of the George Keffer House, removal of incompatible modern design elements, and re-orientation of the building to relate better to the street.

LHC considers the proposed development to be good heritage planning. It appropriately incorporates the existing heritage resources into new development. The existing heritage building will be restored and maintain use as a residential dwelling and be re-oriented to the street. The new development incorporates generous setbacks and places new building blocks at the rear of the heritage building to minimize impact on the heritage character of the street and the heritage attributes. No significant direct impacts are anticipated. The house will be conserved and any intervention is anticipated be minimal and will be controlled through a conservation plan.

The development will permit intensification in accordance with provincial and municipal policies while conserving cultural heritage resources.

Regarding design it is recommended that the proposed plans adopt windows, doors, and materials that are appropriate to the Victorian vernacular style as outlined by the Maple HCD. The use of a complimentary and contrasting roof colour on the new townhouses is recommended to further address concerns regarding the roofline.

Regarding landscaping it is recommended that in the replacement of trees removed for construction, indigenous trees be given priority.

If the above are taken into consideration, it is our opinion that the project appropriately conserves the existing heritage character of the site and HCD while conforming with provincial and municipal policies.

15 RIGHT OF USE

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In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review:
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

16 SIGNATURE



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18 PERSONNEL INVOLVED IN PREPARING REPORT

Abraham Plunkett-Latimer, M.A., M.PI

Abraham Plunkett-Latimer is a heritage planner with Letourneau Heritage Consulting Inc. (LHC). He holds a Master of Arts degree in History from Carleton University and a Master of Planning from Ryerson University and has pursued doctoral work in History at the University of Toronto (ABD). He has worked in heritage planning for both the public and private sectors and has contributed to publications on local and international history. His past projects include spearheading the creation of a list of non-designated heritage properties for the Municipality of Port Hope, producing a heritage survey for the Old Ottawa South Community Association, and contributing to a study of retail main streets to support the planning of Toronto's Quayside neighbourhood. He has experience in policy analysis, quantitative and qualitative research methods, and urban design principles.

Christienne Uchiyama, M.A. CAHP – Senior Review

Christienne Uchiyama MA CAHP is Principal and Manager – Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member in good standing of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Marcus R. Létourneau, PhD, Dipl (PACS), MCIP, RPP, CAHP- Senior Review

Marcus Létourneau is the Managing Principal and Senior Heritage Planner for Letourneau Heritage Consulting Inc. He is also a Senior Associate with Bray Heritage; an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and a Contributing Associate for the Heritage Resources Centre at the University of Waterloo. Marcus currently serves as Past President of the Ontario Association of Heritage Professionals, on the Board of Directors of the Friends of the Rideau, on the Board of Directors for the Heritage Resources Centre at the University of Waterloo, and on the Municipal Heritage Committee for the Township of Leeds and the Thousand Islands. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner (RPP) and a full Canadian Association of Heritage Professionals (CAHP) member.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract instructor teaching heritage planning at the University of Waterloo from Summer 2016 to Summer 2018; serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007).

He previously served on the Board of Directors for Community Heritage Ontario and on the Board for the Friends of the Rideau. Marcus has a PhD in Cultural/Historical Geography; a MA in Cultural Geopolitics; BA (Hons) in

Geography with a History Minor; a Diploma in Peace and Conflict Studies; a Professional Certificate in Heritage Conservation Planning; a Certificate in Museum Studies; and training in Marine/ Foreshore Archaeology. In 2018, he completed UNESCO/ICCROM/WHITRAP training on impact assessments for heritage.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 200 projects either as the project manager or as the senior heritage planner. He has been qualified as an expert heritage witness at the former OMB, CRB, and for a judicial inquiry for the *Public Lands Act*.

Amy Barnes, M.A. CAHP

Amy Barnes, M.A. CAHP undertook historical research for this CHIA.

She holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario and is a full member with the Canadian Association of Heritage Professionals. Ms. Barnes has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation and the IAP2 Planning and Techniques for Effective Public Participation courses. Ms. Barnes has worked in the Heritage Planning Departments at the City of Kingston and the Municipality of North Grenville where her duties involved public consultation, records management and work on a variety of heritage-related planning issues. Ms. Barnes has worked on numerous Heritage Impact Assessments and dozens of Cultural Heritage Evaluation Reports throughout Ontario and has completed large scale heritage inventories for built heritage and cultural heritage landscapes. Ms. Barnes has been an active member of the Cambridge Municipal Heritage Advisory Committee since 2009. Ms. Barnes has presented at numerous conference and speaking engagements on heritage related topics. Ms. Barnes has a great deal of experience researching and presenting historical information to a variety of audiences including both professionals and engaged citizens. Ms. Barnes has worked both independently and as part of a large multidisciplinary team. Ms. Barnes has worked in both the private and public sector on heritage projects that vary in size and scale.

APPENDIX A: CONSERVATION DISTRICT CONFORMITY REPORT ANALYSIS

MAPLE HCD SECTION 4: DISTRICT POLICIES-BUILDINGS AND SITES

Table 7 outlines the policies found in Section 4.0 of the District Plan, *District Policies - Building and Sites*. The purpose of the Plan, and by extension of these policies, is to ensure that “activities are complementary to both the individual heritage buildings and the overall heritage environment in the District”. With this in mind, each point will be discussed in terms of how it relates to the subject property and to the character of the District as a whole.

Table 7: Section 4: *District Policies - Buildings and Sites*

Policy	Discussion
4.2.1 Conservation of Heritage Buildings	
a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.	The proposed development maintains most of the core heritage attributes associated with the George Keffer house. Re-orientation on the lot enhances the building's relationship to the street.
b) Conserve changes to a heritage resource which, over time, have become heritage attributes in their own right.	The proposed development conserves all heritage attributes outlined by the Village of Maple Heritage Conservation District. The rear portions of the building have not previously been recognized to be heritage attributes in their own right.
c) Conserve heritage value by adopting an approach involving minimal intervention.	The proposed development intervenes by relocating and demolishing the rear additions to the heritage structure. All identified heritage attributes will, however, be retained.
d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.	The existing condition of property has been evaluated by structural engineers who have recommended appropriate interventions. See Appendix B.
e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.	Heritage attributes are receiving basic maintenance.
f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.	Heritage attributes will be repaired where possible.
g) Replace, using like material, any extensively deteriorated or missing parts of heritage attributes.	Heritage attributes will be replaced using like materials.
h) Correct inappropriate interventions to heritage attributes.	The proposed development seeks to correct inappropriate interventions by replacing existing modern windows, removing stucco-clad rear extension,

Policy	Discussion
	and removing unsympathetic and destructive concrete porch.
i) Undertake any work required to preserve heritage attributes physically and visually compatible with the heritage resource.	All identified heritage attributes will be preserved.
j) Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.	Documentary evidence has been collected. See Section 5.
4.2.2 Alterations and Additions to Heritage Buildings	
a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.	New construction will not have an impact on identified heritage attributes.
b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.	New construction will not have an impact on identified heritage attributes.
c) Alterations and additions to the heritage resource shall conform with the Guidelines found in Section 9.3	See 9.3 below.
4.2.3 Relocation of Heritage Buildings	
a) Relocation or dismantling of a heritage building will be employed only as a last resort.	In situ retention was explored in section 11.1
b) Buildings of cultural heritage value shall be retained in their original locations whenever possible. Before such a building can be approved for relocation to any other site, all options for on-site retention will be investigated. The following alternatives, in order of priority, will be examined prior to any approval of relocation for a heritage building: <ul style="list-style-type: none"> Retention of the building on site in its original use; 	The building of cultural heritage value will be retained on another part of the original site. This is identified as the most desirable outcome after retention in situ.

Policy	Discussion
<ul style="list-style-type: none"> • Retention of the building on site in an adaptive re-use. • Relocation of the building to another part of the original site. • Relocation of the building to another site in the District. • Relocation of the building to a sympathetic site within the City of Vaughan. 	
c) A threatened heritage building relocated to the District from another site should generally be compatible in style and type to the existing development patterns in the District.	The building will not be relocated to another site.
4.2.4 Demolition of Heritage Buildings	
a) The demolition of heritage buildings within the District is not supported.	The heritage building will not be demolished.
b) The City, under the <i>Ontario Heritage Act</i> , may refuse a demolition permit for either an individually designated building or any building located within the District.	The heritage building will not be demolished.
4.2.5 Salvage of Historic Building Materials and Features	
a) In the rare case where a heritage building is permitted to be demolished, the building will be documented and the proponents of the demolition will be required to advertise in the local press, the availability of the building for relocation or salvage of architectural features, as a condition of the demolition permit.	The heritage building will not be demolished.
b) The City may require the demolition of a building to be undertaken in such a manner as to expose the construction techniques used for documentation and educational purposes.	The heritage building will not be demolished.

Section 4.4 New Residential Buildings

Section 4.4 of the HCD Plan outlines policies for New Residential Buildings, stating:

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of 19th-century and early 20th-century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be sympathetic to those found on heritage buildings.

The following table outlines the specific policies associated with New Residential Buildings in conjunction with the preferred design option.

Table 8: Section 4.4.1 Design Approach for New Residential Buildings

Policy	Discussion
4.4.1 Design Approach	
a) The design of new residential buildings will be products of their own time but should reflect one of the historic architectural styles traditionally found in the District.	The proposed architectural design "is a product of its own time," yet incorporates design elements from the vernacular Victorian architectural style including dichromatic brick, vertical orientation, articulated entrance with sidelite, asymmetrical façade with front-gabled bay.
b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.	Adjacent buildings are not considered contributing heritage buildings in the Maple HCD Plan. The proposed development will be visually consistent with new development in the Maple HCD. The proposed development will be of like materials and colours, and use similarly proportioned windows, doors, and roof shapes to the George Keffer house.
c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.	The new residential building construction requires the removal of the majority of existing mature vegetation.
d) Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical village.	The proposed development employs varied massing in order to break up large building blocks into discrete human-scale units.
e) Historically appropriate façade heights for residential buildings has been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.	The adjacent building to the north is 1 storey. The adjacent buildings to the south and east are two storeys. The proposed development is three storeys. The difference façade height is, therefore, not more than 1 storey.

Policy	Discussion
New residential building construction in the District will conform with the guidelines found in Section 9.5.2.	See 9.5.2. below.

Section 4.5 Landscapes

Section 4.5 outlines policies related to Landscapes and landscaping features. The HCD Plan notes:

...landscaping help to define the character of the District and to provide an appropriate setting for its historic buildings. The Ontario Heritage Act extends alteration controls to cover property features, in addition to the exteriors of buildings and structures. Property features can include trees, vegetation, pathways, fences and other landscape elements that are of cultural heritage value or interest.

The following table outlines the policies associated with landscapes and landscaping features.

Table 9: Section 4.5 of the Maple HCD which outlines the District policies related Landscapes

Policy	Discussion
4.5.1 Landscape Treatment	
Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Landscape Guidelines are provided in Section 9.7.	The existing landscape will not be conserved. The majority of mature vegetation will be removed.
4.5.2 Trees and Shrubs	
a) Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by a professional arborist. Lost trees should be replaced.	Mature trees will not be preserved. An arborist concluded that the majority of trees on the property are in poor health. They are, moreover, predominantly non-native species.
b) New trees and shrubs should be hardy, urban tolerant in recognition of harsher environmental conditions, but that express form, canopy, leaf and colour characteristics of native, indigenous trees, where possible. Large, urban-tolerant and long-living character trees are to form the framework of street tree plantings in the area and become a defining characteristic of the area. Where sufficient space does not exist for large trees, smaller ornamentals are preferred to induce a pedestrian scale while providing seasonal interest and colour.	New trees planted will be native, indigenous trees where possible.
c) Planting should not obscure heritage buildings but can frame and accentuate heritage buildings and other important features. Planting should screen less attractive sites and prospects in the District.	Current, overgrown planting obscures the heritage building. The proposed development will render the heritage building more visible from the street.

4.5.3 Fences

a) Fences will be regulated by the municipal fence by-law.	New fencing will conform to the municipal fence by-law.
b) Existing historical fences will be preserved. The erection of fences of historical design, is encouraged. See Section 9.2.11 for guidelines.	An unsympathetic, modern fence surrounds the property. It is not a historical fence and will be removed.

MAPLE HCD SECTION 9: GUIDELINES FOR BUILDINGS AND SURROUNDINGS

Section 9.0 *Guidelines for Buildings and Surroundings* provide detailed guidelines which are intended to preserve and enhance the heritage character of the District. As the introduction to the section notes "The objective of the Guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances, rather than harms it" and that the guidelines "...will serve as a reference for anyone contemplating alterations or new development within the Heritage Conservation District" (p.56).

Specifically, section 9.2 *Heritage Design and Details*, 9.3. *Existing Heritage Buildings*, and section 9.5 *New Development* will provide an overview of guidelines which must be considered when with any proposed new modification or new development proposed within the Districts. As Section 9.5.1 notes "the overall character has more significance than any individual building, even if it is one of the finest".

Section 9.3 Existing Heritage Buildings overview notes six Guidelines (Section 9.3.1) which must be considered. They include:

The overview for new development notes four Guidelines (Section 9.5.1) which must be considered. They include:

- The existing heritage structures are the most significant elements of the heritage character of Maple.
- The map to the left shows the buildings that are considered to be heritage properties for the purposes of this Plan. There are 51 properties in the District that are listed in the Vaughan Register of Property of Cultural Heritage Value. The consultants have identified 4 additional properties: 9690, 9706, and 9964 Keele Street, and 9 Hill Street.
- Proper maintenance of heritage structures prevents deterioration and is the most cost-effective means of preserving heritage character.
- When heritage features are damaged or deteriorated, repair and restoration are preferable to replacement.
- New construction should not damage or conceal heritage features.
- New construction should include restoration of heritage features that have been lost or concealed by previous renovations.

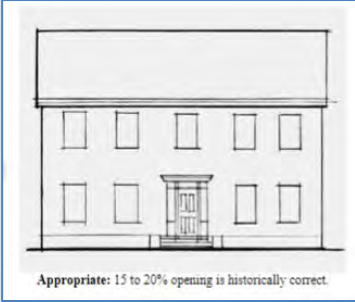
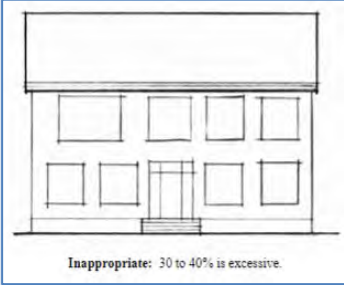
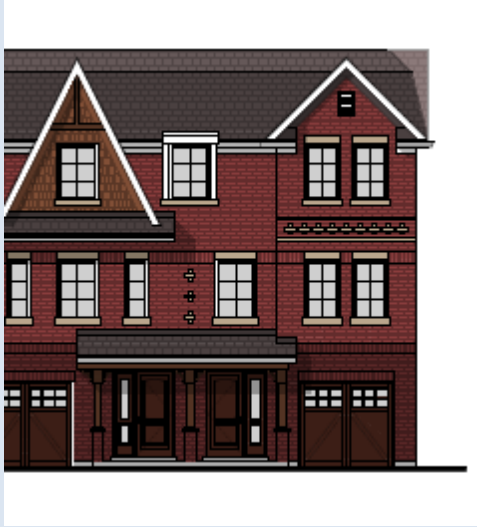
A summary of the analysis is found in Section 14 of the CHIA.

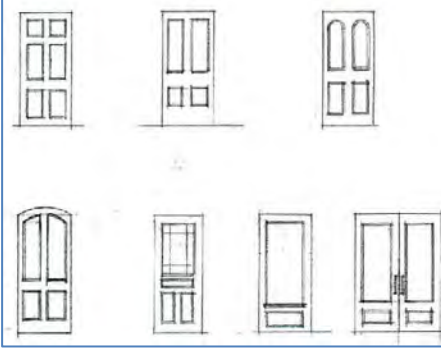
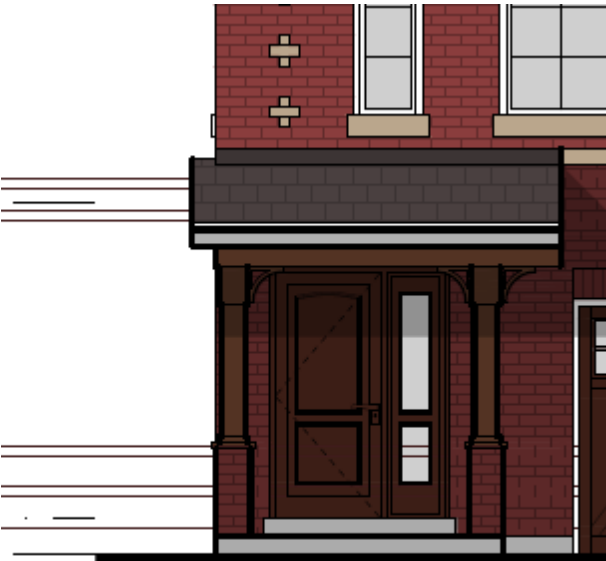
The following tables discuss the most relevant and applicable guidelines found in Section 9.

Section 9.2 Heritage Design and Details

The purpose of Section 9.2 of the HCD Plan is to provide guidance about the design and construction of heritage buildings. This information provides insight into good design which is respectful of the historic nature and character of the area.

Table 10: Review of applicable Policies in 9.2 of the HCD Plan

Guideline	Description	Discussion
9.2.2. Composition	<p>The elevations of heritage buildings, whether designed by an architect or by a builder using a “pattern book”, were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context.</p>   <p>The proportion of windows to wall and the proportions of individual window openings and window panes are important aspect of composition.</p> <p>Traditionally, windows are between 15 and 20 percent of a wall and windows are taller than they are wide, usually with a ratio of 2:1 or more. In most heritage styles, individual window panes are also taller than they are wide.</p>	<p>The proposed development is sensitive to composition and proportions. The façade is asymmetrical in nature and references the strong vertical orientation of the Victorian vernacular style. The window openings are well composed and reflect an appropriate level of openings. The windows are taller than they are wide. They are rhythmically placed and provide a balanced composition.</p> 

Guideline	Description	Discussion
<p>9.2.3. Entrances or Doors</p>	<p>Entrances in heritage buildings are usually provided with some elaboration. In the simplest Georgian cottages this might only consist of fluted casings and a simple cornice, but a plain transom above the door was common.</p> <p>Later styles made use of sidelights as well, which always had solid panels below the glazing.</p> <p>The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building.</p>  <p>Later [19th-century] styles used 4-panel doors, with very tall top panels. These provide a vertical emphasis, in keeping with the Gothic Revival, Victorian Vernacular, and Italianate styles.</p> <p>When large pieces of glass became available, around 1850, doors began to be glazed. In the simplest case, the two upper panels of a 4-panel door would receive glass, but the ability to glaze the full width of a door led to a variety of panel designs.</p>	<p>The proposed development elaborates entrances with transom window and sidelites with solid panels below glazing.</p> 
<p>9.2.4. Windows and Shutters</p>	<p>Most heritage styles used double-hung windows. These are described by the number of panes, or lights, in each sash. If there are 6 panes above and 6 below, it's called a 6 over 6, or 6/6 window.</p> <p>As a general rule, windows had more height than width, and the individual lights shared that vertical proportion.</p>	<p>The proposed development has not outlined the form of windows to be used in detail. It is our professional opinion that 2 over 2 sash windows would be appropriate given that this was the form originally used in the George Keffer House.</p>

Guideline	Description	Discussion
	Glass that is wider than it is high is found only in very wide single light sash.	
9.2.5. Bay Windows	Bay Windows provide visual interest on the exterior and create a well-lighted nook on the interior. They appear on a number of historic styles, but not all. There is a tendency to overuse them in new buildings, when they are not appropriate to the overall architectural style. Care should also be taken to use window shapes and glazing patterns suitable to the overall architectural style.	The proposed development does not use bay windows.
9.2.6 Gable Ends	The Victorian Gothic styles used elaborate bargeboards in a wide variety of forms—what has come to be called “gingerbread”. Sometimes these were sinuous shapes cut out on a scroll saw. In other cases pierced patterns were cut into a simpler board. A common feature was a finial at the peak, as shown in the middle sketch. There are often characteristic local styles in Victorian trim, and although Maple has some fine and elaborate gingerbread, historic photographs suggest that many houses had simple bargeboards, and used trim more freely at porch columns, and under porch eaves.	The proposed development proposes to border front gables with simple bargeboard.
9.2.7 Dormers	Dormers provide useful light in attic spaces, and as described in Section 9.1, the use of an attic avoided the higher taxes on a two-storey house in the early 19th Century. Victorian Gothic dormers rise from the main wall of the house and are not set back from the roof. When the bargeboard meets the main eaves they are usually considered gables rather than dormers.	The proposed development includes dormers but they do not rise from the main wall of the house.
9.2.8 Porch Design	Victorian Gothic Wood columns, often turned. Ornate “gingerbread” brackets. Often with metal roof, often “bell-cast” shape. Balusters on railing usually square.	The proposed development does not include porches.
9.2.9 Brickwork	Historic brick walls were solid masonry, and in order to carry the weight of floors	The proposed development has not outlined the bond to be used in construction. It is our professional opinion

Guideline	Description	Discussion
	<p>and roofs they were two or more bricks thick. It was structurally necessary to tie the inner and outer wythes together, and the simplest and surest way to do this was to put headers across the thickness of the wall at some regular interval. The pattern in which the bricks are laid is called the "bond".</p> <p>Historic bonds, which use headers, provide a subtle but lively texture to a wall. The cost of laying one of the historic bonds by using half-bricks to replicate the headers is extremely small, and it is a simple way to maintain heritage character in new construction.</p> <p>Brick quoins imitate larger stone quoins, which interlock to strengthen the corner of a building.</p>	<p>that a historic bond should be employed. The George Keffer house is characterized by the common bond pattern.</p>
9.2.10 Wood Siding	<p>The most typical historic wood siding types were clapboard and board and batten. Clapboard was commonly installed with about 4 inches to the weather.</p> <p>Board and batten siding was typically about a 10 inch board with a 2 inch batten. Note the wide skirt board at the bottom of the walls, and the corner boards on the clapboard.</p> <p>Stone foundations were common in 19th century buildings. The top sketch shows split-faced fieldstone, and the bottom sketch shows dressed fieldstone</p>	<p>The proposed development will not employ wood siding.</p>
9.2.11	<p>Traditional front-yard fencing is usually fairly low. Historic photographs show a wide variety of fence types in old Maple, including split-rails, horizontal boards and most commonly, wood picket fences.</p> <p>There is, and was, considerably variety in design. Narrow boards and wide boards; square, pointed, and rounded tops; and railing-type fences with the pickets housed in the top and bottom rails are all in evidence.</p>	<p>Fencing has not been elaborated on current drawings.</p>

Guideline	Description	Discussion
	Iron fences appeared on wealthier properties in the late Victorian age, but they don't appear in any of the historic photographs of Maple.	

Section 9.3 Existing Heritage Buildings

The purpose of Section 9.3 of the HCD Plan is to 'assist in the preservation of historic architecture, and the restoration of lost or concealed heritage character through design that follows the original or is at least sympathetic to it, when new work is undertaken'.

Table 11: Review of guidelines found in section 9.3 of the HCD Plan

Guideline	Description	Discussion
9.3.2 Historical and Technical Research	The original state of existing heritage buildings should be researched before work is undertaken. On-site investigation often reveals original details concealed under later work. The Vaughan Archives has an extensive collection of historic photographs.	See Section 5.
9.3.3. Recording Original Construction	It is important to build up the record of historic construction in the District. No reconstruction or removal of historic architectural detail should be undertaken without recording the original with drawings and/or photographs. Copies of these records should be given to Cultural Services at the City of Vaughan. Building such an archive of information is an important community effort.	We recommend that reconstruction and removal be documented by qualified professionals.
9.3.4 Building Maintenance	<p>The principal enemies of existing heritage buildings are fire and water. Proper maintenance is the best way to prevent damage and deterioration from these causes.</p> <p>The loss of heritage detail and even entire buildings, due to simple neglect, is an avoidable tragedy.</p> <p>Standard fire-prevention practices should be followed: check electrical systems, and don't overload circuits; ensure that heating systems are in good condition; store combustibles properly.</p> <p>Roofing, flashing, and rainwater drainage should be maintained in good condition. It is far</p>	The current owners have attempted to stabilize deterioration of the existing heritage building by providing minor repairs.

Guideline	Description	Discussion
	<p>better and cheaper to keep moisture out of the building, than to deal with the damage later.</p> <p>Structural damage that admits moisture, such as settlement cracks, should be promptly repaired.</p> <p>Painted woodwork should be maintained.</p>	
9.3.4.1. Masonry Cleaning	<p>Guidelines:</p> <ul style="list-style-type: none"> • Clean masonry using detergents and a stiff natural bristle brush. If this doesn't produce satisfactory cleaning, use only professional water-borne chemical agents for further cleaning. • Do not use sand-blasting or high pressure-water for masonry cleaning. • Do not paint historic masonry unless deterioration of masonry leaves no other choice. • If masonry must be painted, use an appropriate breathing-type paint. • Do not cover historic masonry with other materials such as stucco. 	Prior to relocation of the heritage buildings, proper conservation methods will be followed.
9.3.4.2 Masonry Repointing	<p>Guidelines:</p> <ul style="list-style-type: none"> • Repair structural damage before repointing. Structural cracks may be letting in the moisture that is eroding the mortar. • Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall. • Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey. • Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts. 	Prior to relocation of the heritage buildings, proper conservation methods will be followed.
9.3.4.3 Painting Woodwork	<p>Guidelines:</p> <ul style="list-style-type: none"> • Inspect existing paint. Blisters or peeling paint usually mean water is getting into the wood, and the source of water should be corrected. 	Prior to relocation of the heritage buildings, proper conservation methods will be followed.

Guideline	Description	Discussion
	<ul style="list-style-type: none"> • Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Just remove loose paint and feather edges. • Don't use chemical strippers or torches to remove paint. These damage the wood and cause future problems. • Use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through overpainted layers. Otherwise, approved heritage palattes are available at Cultural Services. • Both Preservation Briefs and Architectural Conservation Notes have information on painting. See Section 9.3.2. for websites 	
9.3.5 Repair and Restoration	Repair and restoration should be based on proper heritage research and be undertaken using proper heritage materials and methods. Section 10 lists helpful sources of information.	Prior to relocation of the heritage buildings, proper conservation methods will be followed.
9.3.5.1 Brickwork	<p>Guidelines:</p> <ul style="list-style-type: none"> • Repair structural damage before restoration. • Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour. 	Prior to relocation of the heritage buildings, proper conservation methods will be followed.
9.3.5.2 Stonework	Spalled stone can be restored using professional epoxy-based fillers matching the underlying stone. More serious deterioration will require replacement by new material, matching the existing. Use of precast concrete to replace stone is discouraged.	Prior to relocation of the heritage buildings, proper conservation methods will be followed.
9.3.5.3 Roofing	Heritage buildings might have originally had wood shingles, slates, or sheet metal roofing. Very few of the original roofs remain, and the asphalt shingle is the dominant roofing material in Maple today. In re-roofing heritage buildings, care should be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours should be black or a dark grey, like slate or weathered cedar. The use of textured premium grades improves the simulation, and synthetic slates and panelized synthetic cedar shingles can present a very realistic appearance. Note that roofing tiles are not part of the local vernacular, and tile or	Roofing materials have not been outlined in the current proposal

Guideline	Description	Discussion
	simulated tile (of concrete or pressed steel) are not appropriate	
9.3.5.4 Wood Frame construction	The earliest buildings were of log construction but were quickly supplanted by wood frame construction. Over history, original siding materials would have included wood clapboard, board and batten, and more rarely, stucco. Agricultural buildings used vertical boards. The heritage quality of many old buildings has suffered by the application of aluminium or other modern sidings. Renovations to wood frame heritage construction should include restoration of original siding materials when they have been covered by these inappropriate materials.	The existing heritage building is masonry.
9.3.5.5. Decorative Woodwork	Deteriorated woodwork should be repaired, if possible, rather than replaced. Repairs should use the same wood species and design as the original. If replacement is necessary, it should conform to the original design, and wood should normally be used, rather than modern materials. Well-maintained and properly detailed woodwork is quite durable: much of the existing heritage decoration in Maple has lasted more than a century. In certain situations, with extreme exposure to weathering, modern materials may be considered acceptable substitutes.	Decorative bargeboard will be repaired and retained.
9.3.4.6 Window Repair and Restoration	Original window frames and sashes should be repaired if possible, rather than replaced. Repairs should be limited to damaged portions of the window assembly. This is not only good heritage practice: it is usually less costly. Repair material should be of the same species and profile as the originals.	Original windows are no longer present.
9.3.5.6 Windows Replacement Windows	If original windows cannot be repaired or restored, replacement windows are an option. If possible, replace only damaged portions; for example, replace the sash but retain the frame. Window design should match the original in type, glazing pattern, and detail. In many buildings, windows have been replaced, and it may require some research to determine the original design. The descriptions in Section 9.2.3 may be useful, or original windows in	Original windows are no longer present.

Guideline	Description	Discussion
	similar neighbouring buildings might offer a clue.	

Section 9.5 New Development

The following table addresses policies for new development, outlined in Section 9.5 of the HCD Plan.

Table 12: Review of Section 9.5.1 Policies for New Development

Policy	Discussion
9.5.1 Overview	
<ul style="list-style-type: none"> New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament. 	The proposed development is modern in nature but draws upon elements of Victorian vernacular style, such as vertical orientation, front gable, and elaborated entrance.
<ul style="list-style-type: none"> Use Section 9.1 for preliminary guidance on styles. 	
Use Section 9.2 gives further preliminary guidance on details of design and construction.	
<ul style="list-style-type: none"> It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District. 	
9.5.2 Residential Area Overview	
Elements that define the heritage character of the residential village include:	
<ul style="list-style-type: none"> Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development 	The proposed development proposes much more compact design than is typical of historical development patterns.
<ul style="list-style-type: none"> A variety of front-yard setbacks 	The proposed development maintains a variety of front-yard setbacks.
<ul style="list-style-type: none"> The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards 	The current proposal does not outline a landscaping plan. It is our professional opinion that mature trees removed for construction be replaced with indigenous species.
9.5.2.1 Site Planning	
Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.	The proposed development maintains a variety of front setbacks ranging from 3.25 to 6.5 metres.

Policy	Discussion
Site new houses to preserve existing mature trees. See Section 9.7.	The proposal does not preserve existing mature trees.
9.5.2.2 Architectural Styles New buildings in the residential areas should reflect the historic built form of their historic neighbours.	
<ul style="list-style-type: none"> Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1. 	The proposed development references the Victorian vernacular style.
<ul style="list-style-type: none"> Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate. 	The proposed development is modern in design, but incorporates design elements from the Victorian vernacular style.
<ul style="list-style-type: none"> Use authentic detail, consistent with the Architectural Style. See Section 9.2.1. 	<p>The architectural style of the new development takes influence from the Vernacular Victorian style outlined in 9.2.1. Materials were also influenced by the existing structure.</p> <p>The vernacular Victorian influence is present in the dichromatic brick construction, asymmetrical façade with bay and gable, vertical orientation, elaborated entry with sidelite.</p>
<ul style="list-style-type: none"> Research the chosen Architectural Style. See Section 10 for useful research sources. 	This was taken into consideration.
<ul style="list-style-type: none"> Use appropriate materials. See Section 9.8. 	See section below for further detail.
9.5.2.3 Scale and Massing New residential construction in the residential village should respect local heritage precedents in scale and massing.	
<ul style="list-style-type: none"> New buildings should be designed to preserve the scale and pattern of the historic District. 	The proposed development does not preserve the scale and pattern of the historic district. The proposed buildings represent a more compact form of construction reflective of modern land needs. The proposed development is taller than the surrounding buildings and uses a compact urban townhouse form that is atypical for nearby properties.
<ul style="list-style-type: none"> New houses should be no higher than the highest building on the same block, and no 	The proposed structures are projected to be 10 metres in height. "Block" is not defined in the HCD Plan. We have interpreted "block" to refer to the properties on the

Policy	Discussion
lower than the lowest building on the same block.	east side of Keele Street and stretching from Fieldgate Drive to the South to Barrhill Road, as there are no streets intersecting Keele Street on the east side between them. Most residential properties on this block are two-storey suburban-style homes. Two larger buildings are located at 9519 and 9589 Keele Street. The height of the building at 9589 Keele Street has been confirmed at 9.5m. ⁵⁹ The height of the building at 9519 Keele Street is three storeys in height and is visibly taller than the property at 9589 Keele Street. From visual estimation appears to be taller than 10m in height. This requires confirmation from a City of Vaughan Building Official, particularly as it pertains to the complex's Keele Street elevation. ⁶⁰
<ul style="list-style-type: none"> As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-store house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape. 	The proposed design uses a vertical orientation to accommodate modern requirements for larger houses without increasing building frontage. The proposed individual townhouse units are proposed to be 5.5m in width and 12m in depth and are well set back from the street. Block B is oriented perpendicularly to Keele Street resulting in a slim 12m profile being visible behind the existing George Keffer House (11m in width). Block C is oriented parallel to Keele Street but is set back to the rear of the property, minimizing its impact on the scale of the streetscape.

Section 9.7 Landscaping

Section 9.7 of the HCD Plan addresses landscaping with the district and in general notes that although there are no heritage permits required for planting activities, the following guidelines are encouraged. The section notes:

Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

The plan outlines a warning against planting invasive plant species which include:

⁵⁹

⁶⁰

- Purple Loosestrife
- Norway Maple
- European Birch
- Highbush Cranberry
- European Mountain Ash
- Privet
- White Mulberry
- Horse Chestnut
- Scots Pine
- Crown Vetch
- Periwinkle
- Dame's Rocket
- Winter Cress
- Silver Poplar
- Siberian Elm
- Himalayan Balsam
- Russian Olive
- Sweet Woodruff

Table 13: Review of Guidelines outlined in Section 9.7 of the HCD Plan

Guideline	Discussion
<ul style="list-style-type: none"> • Maintain health of mature indigenous tree [sic] by pruning and fertilizing, and by preventing intrusion that may damage the root systems. 	This guideline does not apply to the current development proposal as it is related to on-going, long-term maintenance.
<ul style="list-style-type: none"> • Over time, remove unhealthy, invasive and non-indigenous species. 	The proposed development seeks to remove unhealthy, invasive, and non-indigenous species from the property.
<ul style="list-style-type: none"> • Site buildings and additions to preserve suitable mature trees. 	<p>An arborist report has been carried out for the property and disease and damaged trees have been identified.</p> <p>Additionally, a preservation plan to ensure the least degree of injury or damage to remaining trees has been established.</p> <p>Please see Appendix C for the full report.</p>
<ul style="list-style-type: none"> • Protect and preserve mature trees during construction. 	The proposed development does not preserve mature trees during construction. See Appendix C.

Section 9.8 Building Materials Checklist

Section 9.8 of the HCD Plan identifies what materials are considered to appropriate and inappropriate. The following table provides a review of these guidelines as they apply to the proposed development.

Table 14: Review of Section 9.8 Guidelines

Materials	Discussion
9.8.1 Heritage Buildings: Appropriate Materials	
Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding.	The exterior finish of the front section of the building is red brick with buff brick accents. This is influenced by what is currently represented on the current heritage building.
Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.	The colours of the exterior details are to be determined. Suggestions of colours options preferred by City Staff or heritage committees should be considered.
Shopfronts: Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.	Not applicable
Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.	The proposed development features a hipped roof. It does not provide details about roof materials. It is recommended that appropriate materials be selected based on the Maple HCD Plan's guidelines. Suggestions of colours options preferred by City Staff or heritage committees should be considered.
Doors: Wood doors and frames, panel construction, may be glazed. Transom windows and paired sidelights. Wood french doors for porch entrances. Single-bay wood panelled garage doors.	The proposed development does not provide details about the door materials. It is recommended that a wooden door be selected. Suggestions of colours options preferred by City Staff or heritage committees should be considered.
Windows: Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.	The proposed development does not provide details about window materials. As per these guidelines, wood would be the preferred finish.

Materials	Discussion
	Suggestions of colours options preferred by City Staff or heritage committees should be considered.
Flashings: Visible step flashings should be painted the colour of the wall.	This has been considered and noted in the recommendations.

Policies and Guidelines which do not apply

The following sections have been reviewed but are not applicable.

- 4.6 Commercial Features
- 5.0 Streetscape and Infrastructure
 - 5.1 Overview
 - 5.2 Roads, Curbs, and Municipal Services
 - 5.3 Sidewalks and Boulevards
 - 5.4 Street Furniture and Pedestrian Amenities
 - 5.5 Street Lights and Utilities
 - 5.6 Public Signage
 - 5.7 Vegetation

APPENDIX B: STRUCTURAL ENGINEERING REPORT

George Keffer House Condition Assessment

9773 Keele Street
Vaughan, Ontario



Prepared by:



176 Speedvale Avenue West
Guelph, ON
TE-32158-18

August 20, 2019

1. Introduction

Tacoma Engineers has been retained by Baldassarra Architects Inc. to carry out a condition assessment of the 2-storey home located at 9773 Keele Street in Vaughan.

Following initial discussions in Spring 2018, Tacoma Engineers was retained by Baldassarra Architects Inc on May 18th, 2018. The undersigned attended the site on June 13th, 2018, accompanied by Michael Baldassarra as a representative of Baldassarra Architects Inc.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern; and
- condition of identified heritage character defining elements

For the purposes of this report, Keele Street is assumed to run north-south, and the front of the building is facing west.

2. Background

Baldassarra Architects Inc owns the building in question, and Tacoma Engineers is being retained as a Consultant directly by the Owner.

This assessment is being undertaken by the Owner and is intended to form part of planning requirements subject to proposed redevelopment of the property. This report is not being prepared as a response to an Order by any regulatory body. This report will be submitted to the City of Vaughan and other stakeholders as required, in accordance with established criteria.

The primary purpose of this assessment is to provide a condition assessment of the building as currently occupied. The house is currently occupied by a tenant, who as recently performed some interior renovations. The home is proposed to be relocated on the site, prior to the redevelopment project, and should be made structurally sound prior to moving. This report will outline the necessary steps to repair the building, in anticipation of moving.

This report is based on a visual inspection only and does not include any destructive testing. Where no concerns were noted the structure is assumed to be performing adequately. The structure is assumed to have been constructed in accordance with best building practices common at the time of construction. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner. A visit to site was carried out by Nick Lawler of Tacoma Engineers on June 13th of 2018 to aid in the preparation of this report.

No sub-consultants have been retained to participate in this assessment.

3. Building History

The building is located at 9773 Keele Street in Vaughan, in the unincorporated Village of Maple. The City of Vaughan's Heritage Inventory indicates that the home was likely constructed in 1890.

The building is a brick masonry structure, comprised of 2 stories. The architectural style is Victorian Vernacular and is characterized with several Ontario gothic dormers. The building also contains a band of dichromatic brick crosses and quoins, common for this architectural style. The original portion of the building faces Keele Street. A rear addition appears to have been added very close to the original construction date, as details and construction materials are closely matched. The complex contains a one-storey wood framed garage, which has been proposed to be demolished.

The property is located within the Maple Heritage Conservation District, and as such is protected under the requirements of Part V of the Ontario Heritage Act.

4. Scope and Methods

No documents were provided to the undersigned prior to the preparation of this report.

The assessment of the building is based on a visual assessment from grade.

Note that most the spaces in the building have applied finishes that preclude a direct visual assessment of the structural systems. Limited areas are unfinished, and a review of the primary structure was possible in these areas.

A site visit was carried out by Nick Lawler, P.Eng., on June 13th 2018, accompanied by Michael Baldassarra as a representative of Baldassarra Architects Inc. A visual review of all accessible spaces was completed on this date, and photographs were taken of all noted deficiencies.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States¹:**
 1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present and remedial action is not required.
 2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
 3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
 4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action¹:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

¹ Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute

- **Priority remedial action¹:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
 1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
 2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
 3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.
- **Routine maintenance¹:** these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is of interest from the perspective of heritage. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems¹. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

6. General Structural Conditions

The building is constructed as a 2 storey masonry structure. Exterior walls are constructed with red clay brick masonry above grade, and rubble stone as foundation walls. The roof and floors are constructed with conventional wood framing typical for this era of construction.

Due to the layout of the building, and the extent of finishes throughout, this report has been arranged by floor, with specific attention called to rooms or areas where deficiencies were noted.

6.1. Basement

The basement houses several service spaces, including mechanical rooms and storage spaces. The floor structure above was found to be framed with conventional wood framing. The condition of the wood floor framing was found to be fair, with some areas of minor deterioration noted throughout. The basement area is only located at the west half of the building, under what is assumed to be the original home. The rear additions appear to be on grade, or on crawl spaces which are not accessible.

Interior and exterior load-bearing stone walls are generally in good condition, with some limited areas of efflorescence and surface deterioration on exterior foundation walls.

The floor of the basement was noted to be poured concrete, which was found to be in good condition. Some moisture was noted, but the floor was found to be generally dry with no standing water and free of significant cracks or damage.

¹ "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Edition, 2010, www.historicplaces.ca

The building is proposed to be relocated and placed on new reinforced concrete foundation walls and footings. As such, the conditions of the existing stone foundations do not affect the short-term plans to relocate the building on the site.



Photograph 1: Rubble stone basement walls

6.2. Above Grade Interior

The living spaces above grade consist of multiple levels of living areas, such as a kitchen, dining area, and several bedrooms. There are several hallways and staircases that provide circulation between the living areas. Interior finishes were found to be intact in almost all rooms. Recent renovations have refreshed most of the interior finishes.



Photograph 2: Interior of living areas

In several rooms, long term moisture damage was noted. This was reported to be from failed roofing materials, as well as damage from deteriorated bricks discussed later in this report.

As most of the interior finishes were not showing signs of significant distress, it is not anticipated that the supporting framing is at an advanced state of deterioration. However, with most of the interior finishes still intact, the structural condition of the supporting house framing could not be directly observed.

Recommended Actions

The following **long-term** remedial actions are recommended for the interior:

1. In areas where roofing has failed, damage is significant to the finishes. The roof should be evaluated and repaired to provide long term durability to the building structure, and interior possessions.

Moving Feasibility

The following remedial actions are recommended for the interior, prior to relocating the home onto new foundations:

1. Repairs should be made to the damaged finishes in areas where moisture has entered inside the building. At this time, framing can be reviewed to ensure that no significant damage has occurred.

6.3 Exterior

The exterior of the building is constructed with red clay brick masonry, characterized with dichromatic brick features throughout. These features include a cross pattern band on the second level, arches over feature windows, and corner quoins.

The building is founded on rubble stone foundations of unknown depth. Gables, dormers and bay windows are characterized with bargeboard wood trim, which is mostly intact, but in need of maintenance to address peeling paint and cracks.



Photograph 3 (left): South elevation, quoin and cross pattern



Photograph 4 (right): West elevation, decorative trim and arches

Damage was found on the building exterior in a few isolated locations. Improperly maintained downspouts are often a major area of damage caused by long term exposure to rain water and freeze-thaw cycles. Around the perimeter of the building, the bottom 2' to 3' of brick will need to be repaired to ensure that the wall is structurally sound.



Photograph 5: Brick damage at base of wall

Very significant damage to the brick was observed under the concrete porch on the west elevation. The concrete porch is a modern addition to the home and appears to have been constructed with inadequate slope away from the face of the building. As such, rain and snow melt water is driven into the clay brick masonry, causing damage.

This damage can be observed above both the front door, and window. Damage is severe enough that replacement of most of the original bricks will be required. This work should be carried out by a mason experienced with the construction and restoration of historic masonry structures. Replacement bricks should be chosen to match existing coursing, colour and shape. Further, a compatible mortar should be used, specified by a heritage building professional.

It is recommended that the concrete porch be removed, to both prevent further damage to the brick, and so that the brick can be properly repaired and restored prior to moving. Depending on how the porch was tied into the brick, repairs may be required which are currently hidden by the presence of the porch.



Photograph 6 (left): Brick Damage from above porch



Photograph 7 (right): Brick damage from below porch



Photograph 8: Brick damage over window

The south elevation contains a small structure, providing cover to the stairs into the basement. From the inside it appears this opening in the foundation wall has been enclosed. The small doghouse structure is in very poor condition and will not likely tolerate any type of move. If the structure is to be maintained, it would be best to disassemble and rebuild at the new location. Masonry materials are likely to be salvaged, but the wood framing, and rubble stone foundation are likely in need of replacement.



Photograph 9: South basement entry

Recommended Actions

The following **short-term** remedial actions are recommended for the building exterior:

1. Remove concrete porch to prevent further brick damage
2. Repair significant damage over west opening or provide temporary support to prevent structural damage.

Moving Feasibility

The following remedial actions are recommended for the exterior, prior to relocating the home onto new foundations:

1. Repair the damaged brick at the base of the perimeter walls, replacing damaged units, and repointing mortar as required.
2. Complete damaged brick repairs to the west elevation.
3. Disassemble south basement entry enclosure.

7. Summary of Recommendations

The following provides a summary of the recommendations for the existing structure.

Items requiring short-term remedial action:

1. Review roof and ensure that it is water tight. Repair as required.
2. Remove concrete porch to prevent further damage to the brick on the west elevation.
3. Repair significant damage over west openings or provide temporary support to prevent structural damage.

Items requiring remedial action prior to moving the building:

1. Investigate areas where water damage is visible on the interior and ensure no damage has occurred to the wood framing in this area.
2. Where considerable damage has occurred, the masonry should be repaired under the supervision of an experienced professional with heritage expertise, to ensure the repairs are done in accordance with best practices. Repairs may include:
 - Repointing of loose, damaged or cracked masonry mortar joints
 - Resetting loose or missing bricks at window arches
 - Resetting / replacement of bricks at base of exterior wall where damaged has occurred
3. The south basement entry cover should be disassembled and rebuilt as required at the new location.

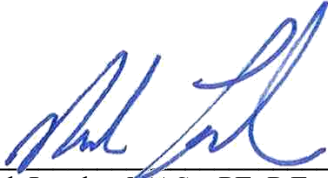
8. Conclusions

In general, the building structure is in good condition. The exterior masonry requires some maintenance, and the short-term repairs should be undertaken within the next 12 months.

Provided the necessary stabilization measures are undertaken on the exterior masonry, the building is structurally sound and well suited to be relocated within the site. This move should be done by a contractor experienced with relocation of historic buildings, and all repairs should be done by restoration contractors familiar with the construction and materials used in historic buildings.

Please contact the undersigned with any further questions or comments.

Per:



Nick Lawler, MASc, PE, P.Eng, CAHP
Structural Engineer, Senior Associate
Tacoma Engineers Inc.



Appendix A: Material Condition Definitions

Condition States¹:

1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present and remedial action is not required.
2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.

Steel Corrosion¹:

1. Light – Loose rust formation and pitting in the paint surface. No noticeable section loss.
2. Medium – Loose rust formation with scales or flakes forming. Up to 10% section loss.
3. Severe – Stratified rust with pitting of metal surface. Between 10% and 20% section loss.
4. Very Severe – Extensive rusting with local perforation or rusting through, in excess of 20% section loss.

Timber Checks, Splits and Shakes¹:

1. Light – Extend less than 5% into the member.
2. Medium – Extend between 5% and 10% into the member.
3. Severe – Extend between 10% and 20% into the member.
4. Very Severe – Extend more than 20% into the member.

Timber Cracking, Splintering and Crushing¹:

1. Light – Damage is superficial with less than 5% section loss.
2. Medium – Considerable damage with 5% to 10% Section loss.
3. Severe – Significant damage with 10% to 20% Section loss.
4. Very Severe – Extensive damage with section loss in excess of 20%.

Timber Rot/Decay¹:

1. Light – Slight change in colour. The wood sounds solid and cannot be penetrated by a sharp object. Damage is superficial with less than 5% section loss.
2. Medium – Surface is discoloured with black and brown streaks. The wood sounds solid and offers moderate resistance to penetration by sharp object. Considerable damage with 5% to 10% Section loss.
3. Severe – Surface is fibrous, checked or crumbly and fungal fruiting bodies are growing on it. The wood sounds hollow when tapped and offers little resistance to penetration by sharp object. Significant damage with 10% to 20% Section loss.
4. Very Severe – The surface can be crumbled and disintegrated with ease. Extensive damage with section loss in excess of 20%.

¹ Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

Masonry Cracking¹:

1. Hairline Cracks – Less than 0.1 mm wide.
2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
3. Medium Cracks – Between 0.3 and 1.0 mm wide.
4. Wide Cracks – Greater than 1.0 mm wide.

Masonry Splitting, Spalling and Disintegration¹:

1. Light – Hairline cracking and minor loss of stone surface with loss of section up to 50 mm.
2. Medium – Considerable damage with 5% to 10% Section loss.
3. Severe – Significant damage with 10% to 20% Section loss.
4. Very Severe – Extensive damage with section loss in excess of 20%.

Concrete Scaling¹:

1. Light - Loss of surface mortar to a depth of up to 5 mm without exposure of coarse aggregate.
2. Medium - Loss of surface mortar to a depth of 6 to 10 mm with exposure of some coarse aggregates.
3. Severe - Loss of surface mortar to a depth of 11 mm to 20 mm with aggregate particles standing out from the concrete and a few completely lost.
4. Very severe - Loss of surface mortar and aggregate particles to a depth greater than 20 mm.

Concrete Spalling¹:

1. Light - Spalled area measuring less than 150 mm in any direction or less than 25 mm in depth.
2. Medium - Spalled area measuring between 150 mm to 300 mm in any direction or between 25 mm and 50 mm in depth.
3. Severe - Spalled area measuring between 300 mm to 600 mm in any direction or between 50 mm and 100 mm in depth.
4. Very Severe - Spalled area measuring more than 600 mm in any direction or greater than 100 mm in depth.

Concrete Delamination¹:

1. Light - Delaminated area measuring less than 150 mm in any direction.
2. Medium - Delaminated area measuring 150 mm to 300 mm in any direction.
3. Severe - Delaminated area measuring 300 mm to 600 mm in any direction.
4. Very Severe - Delaminated area measuring more than 600 mm in any direction.

Concrete Cracking¹:

1. Hairline Cracks – Less than 0.1 mm wide.
2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
3. Medium Cracks – Between 0.3 and 1.0 mm wide.
4. Wide Cracks – Greater than 1.0 mm wide.

Corrosion of Reinforcement¹:

1. Light - Light rust stain on the concrete surface
2. Medium - Exposed reinforcement with uniform light rust. Loss of reinforcing steel section less than 10%
3. Severe - Exposed reinforcement with heavy rusting and localized pitting. Loss of reinforcing steel section between 10% and 20%

¹ Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

4. Very severe - Exposed reinforcement with very heavy rusting and pitting. Loss of reinforcing steel section over 20%.

Immediate remedial action¹: these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

Priority remedial action¹: these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:

1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (before the onset of the next winter season).
2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

Routine maintenance¹: these are items that can be performed as part of a regularly scheduled maintenance program.

¹ Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute

APPENDIX C: ARBORISTS' REPORT



Arborist Report
&
Tree Preservation Plan

9773 Keele Street
Vaughan, ON

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November 16, 2016
REVISED: July 25, 2019

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INTRODUCTION:

I have been retained by Mr. Matthew Baldassarra of A. *Baldassarra Architect Inc.*, to complete an arborist report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development. The revisions for this report were completed by Davide Carnevale ASCA Registered #370 on July 24, 2019 whereas all field work was completed by Cletus Gavin ISA Certified Arborist ON 1576-A on July 13, 2016.

HISTORY AND ASSIGNMENT:

I have been advised by Mr. Baldassarra that the above subject site is scheduled for development, which includes the relocation of the existing dwelling and the construction of a townhouse development as per the Tree Preservation Plan – TPP-1 in Appendix I. As the consulting arborist retained for this project, *The Tree Specialists Inc.*, can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and any necessary remedial actions as required by the municipality.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

ASSUMPTION AND LIMITING CONDITIONS:

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties

TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 9773 Keele Street - Vaughan

Tree #	Species	D ¹ B H (cm)	Drip line (m)	Condition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
103	<i>Acer platanoides</i>	28	3	F	1	- deadwood - clear of proposed construction - shall retain its existing root structure	M	Ps	1.9
104	<i>Acer platanoides</i>	39	4	F	4	- deadwood, cavity at base - clear of proposed construction - shall retain its existing root structure	M	Ps	2.4
105	<i>Aesculus hippocastanum</i>	41	4	P	4	- 40% dead, poor union cavity in trunk - clear of proposed construction - shall retain its existing root structure	P	Ps	3.0
106	<i>Acer platanoides</i>	50	4	F	4	- deadwood, unbalanced, storm break - clear of proposed construction - shall retain its existing root structure	M	Ps	3.0
107	<i>Acer platanoides</i>	58	4	F	4	- deadwood, unbalanced - clear of proposed construction - shall retain its existing root structure	M	Ps	3.6
108	<i>Acer platanoides</i>	65	5	F	4	- deadwood, in decline - heavily encroached upon by proposed walkway	M	Rv	

¹ **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

² **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9th Edition, 2000”.

³ **Category #:**

0. Tree NOT regulated under City of Vaughan Tree by-laws.
1. Trees with diameters of 20 cm or more, situated on private property on the subject site.
2. Trees with diameters of 20 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the City road allowance adjacent to the subject site.

⁴ **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

⁵ **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

⁶ **MTPZ:** Minimum tree protection zone distance as mandated by City of Toronto as per the “*Tree Protection Policy And Specification For Construction Near Trees*” document - http://www1.toronto.ca/staticfiles/city_of_toronto/parks_forestry_recreation/urban_forestry/file/s/pdf/TreeProtSpecs.pdf

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
109	<i>Acer platanoides</i>	34	4	F	4	- lean, vines - clear of proposed construction - shall maintain prescribed TPZ	M	Ps	2.4
110	<i>Acer platanoides</i>	33	4	F	4	- lean, vines - clear of proposed construction - shall maintain prescribed TPZ	M	Ps	2.4
111	<i>Gleditsia triacanthos</i>	28	3	F	4	- lead, deadwood, in decline - in conflict with proposed construction	M	Rv	
112	<i>Gleditsia triacanthos</i>	11	2	F	4	- poor form, in decline - in conflict with proposed construction	M	Rv	
113	<i>Acer platanoides</i>	26	3	F	1	- deadwood - in conflict with proposed construction	M	Rv	
114	<i>Acer platanoides</i>	40	4	F	1	- deadwood, poor form and union - clear of proposed construction - shall maintain prescribed TPZ	M	Ps	3.0
115	<i>Acer platanoides</i>	33	4	F	1	- deadwood - clear of proposed construction - shall maintain prescribed TPZ	M	Ps	3.0
116	<i>Ulmus parvifolia</i>	21	3	F	1	- deadwood, poor form and union - in conflict with proposed construction	M	Rv	
117	<i>Ulmus parvifolia</i>	21	3	F	1	- deadwood, poor form and union - in conflict with proposed construction	M	Rv	
118	<i>Ulmus parvifolia</i>	28	2	F	1	- deadwood, poor form and union, multiple large storm breaks - in conflict with proposed construction	M	Rv	
119	<i>Acer platanoides</i>	26	3	F	1	- deadwood, poor form and union, in decline - in conflict with proposed construction	M	Rv	
120	<i>Acer platanoides</i>	22	3	F	1	- deadwood, poor form and union - in conflict with proposed construction	M	Rv	
121	<i>Acer platanoides</i>	33	3	F	1	- deadwood, poor form and union, in decline - in conflict with proposed construction	M	Rv	
122	<i>Acer platanoides</i>	45	4	F	1	- poor union, cavity ion trunk, girdled roots - in conflict with proposed construction	M	Rv	
123	<i>Dead</i>	33		D	1	- 100% dead - not a suitable candidate for preservation	P	Rv	
124	<i>Picea glauca</i>	30	2	P	1	- 15% live crown ratio, vines, lean - in conflict with proposed construction	P	Rv	
125	<i>Juglans nigra</i>	23	4	F	1	- deadwood, lean - in conflict with proposed construction	M	Rv	
126	<i>Acer platanoides</i>	21	3	F	1	- deadwood, lean - in conflict with proposed construction	M	Rv	
127	<i>Acer platanoides</i>	24	3	F	1	- deadwood - in conflict with proposed construction	M	Rv	
128	<i>Acer platanoides</i>	36	4	F	1	- deadwood, poor union with included bark - in conflict with proposed construction	M	Rv	
129	<i>Acer platanoides</i>	31	4	F	1	- deadwood, poor union - in conflict with proposed construction	M	Rv	
130	<i>Acer platanoides</i>	30	3	F	1	- deadwood, lean - in conflict with proposed construction	M	Rv	
131	<i>Acer platanoides</i>	21	3	F	1	- deadwood, poor union - in conflict with proposed construction	M	Rv	
132	<i>Acer platanoides</i>	21	3	F	1	- deadwood, poor union and form - in conflict with proposed construction	M	Rv	
133	<i>Acer platanoides</i>	28	3	F	1	- deadwood - in conflict with proposed construction	M	Rv	

Tree #	Species	D B H (cm)	Drip line (m)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
134	<i>Acer platanoides</i>	29	3	F	1	- deadwood - in conflict with proposed construction	M	Rv	
135	<i>Acer platanoides</i>	41	4	F	1	- deadwood, lean - in conflict with proposed construction	M	Rv	
136	<i>Acer negundo</i>	25	4	F	1	- deadwood, poor form and union - in conflict with proposed construction	M	Rv	
137	<i>Acer platanoides</i>	37	4	F	1	- deadwood - in conflict with proposed construction	M	Rv	
138	<i>Dead</i>	30		D	1	- 100% dead - not a suitable candidate for preservation	P	Rv	
139	<i>Acer platanoides</i>	39	4	F	1	- deadwood, poor form, vines - in conflict with proposed construction	M	Rv	
140	<i>Acer negundo</i>	28	3	F	1	- poor form, lean - in conflict with proposed construction	M	Rv	
141	<i>Ulmus parvifolia</i>	23	3	F	1	- deadwood, vines - in conflict with proposed construction	M	Rv	
142	<i>Acer platanoides</i>	40	4	F	1	- deadwood, poor union, lean - clear of proposed construction - shall maintain prescribed TPZ	M	Ps	3.0
143	<i>Acer platanoides</i>	36	4	F	1	- deadwood, cavity in trunk - in conflict with proposed construction	M	Rv	
144	<i>Acer platanoides</i>	32	4	F	1	- deadwood - in conflict with proposed construction	M	Rv	
145	<i>Picea abies</i>	49	4	F	1	- deadwood, in decline, cavity in trunk - in conflict with proposed construction	M	Rv	
146	<i>Acer negundo</i>	49	3	P	1	- canopy removed - not a suitable candidate for preservation	P	Rv	
147	<i>Picea pungens</i>	21	3	F	1	- deadwood - in conflict with proposed construction	M	Rv	
148	<i>Picea pungens</i>	23	3	F	1	- deadwood - in conflict with proposed construction	M	Rv	
149	<i>Pinus nigra</i>	25	2	F	1	- deadwood, vines, in decline - in conflict with proposed construction	M	Rv	
150	<i>Pinus nigra</i>	22	2	P	1	- deadwood, vines, in decline - in conflict with proposed construction	P	Rv	
151	<i>Pinus nigra</i>	27	2	F	1	- deadwood, codominate stem - in conflict with proposed construction	M	Rv	
152	<i>Pinus nigra</i>	22	2	F	1	- deadwood, codominate stem - in conflict with proposed construction	M	Rv	
153	<i>Morus alba</i>	22	3	F	1	- deadwood, poor form and union - in conflict with proposed construction	M	Rv	
154	<i>Morus alba</i>	24	3	F	1	- deadwood, poor form and union - in conflict with proposed construction	M	Rv	
N1	<i>Picea pungens</i>	22	3	F	2	- deadwood - clear of proposed construction - shall retain its existing root structure	M	Ps	1.8
N2	<i>Acer platanoides</i>	22	3	F	2	- deadwood - clear of proposed construction - shall retain its existing root structure	M	Ps	1.8
N3	<i>Juglans nigra</i>	30	4	F	2	- deadwood - clear of proposed construction - shall retain its existing root structure	M	Ps	2.4
N4	<i>Picea pungens</i>	23	3	G	2	- clear of proposed construction - shall retain its existing root structure	G	Ps	1.8

SITE NOTES AND COMMENTS:

City Owned Trees:

1. As listed above, there are fifty-six regulated trees involved with this project, nine of which are City owned, being trees no. 104-112. Trees no. 109-110 are scheduled for preservation, will maintain 100% of their TPZs as per the Tree Preservation Plans.
2. Trees no. 104-107 are situated adjacent to existing structures, being the concrete sidewalk and road. With the above in mind, proposed construction will not infringe on the existing root structure of these trees as the existing hard surface structures protect the roots from disturbance and if protected by hoarding, as outlined in the Tree Protection Plan, will not adversely affect the trees current condition.
3. Trees no. 111 and 112 are in conflict with proposed construction and as such, are to be removed. Authorization from the City is required prior to the removal of these trees.
4. Tree no. 108 is heavily encroached upon by proposed walkways. Such an encroachment is sure to sever critical roots predisposing these trees to irreversible decline and an increased risk of wind throw damage. With the above in mind this tree is recommended for removal. Authorization from the City is required prior to the removal of this tree.

Privately Owned Trees located within 6.0m of the Subject Site:

1. There are four regulated trees located on the adjacent private property, being trees no. N1-N4. All four trees are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction. Tree protection hoarding is not required for these trees as no part of their prescribed TPZs encroach upon the subject site.

Privately Owned Trees located on the Subject Site:

1. There are forty-three regulated trees situated on the subject site, being trees no. 103 and 113-154. Tree no. 103, 114-115 and 142 are clear of proposed development, shall retain their prescribed TPZs and as such, will not be disturbed during construction.
2. The remaining thirty-nine regulated trees are in conflict with proposed construction or are 100% dead and as such, are to be removed. Pursuant to the City's Private Tree By-law, the client will submit a permit application to remove thirty-nine trees.
3. The remaining non-regulated trees (<20cm) is comprised mainly of multi-stemmed Norway maple with buckthorn and Manitoba maple scattered throughout.
4. Removal of these thirty-nine regulated trees and remaining non-regulated trees will result in the loss of 93% of the canopy cover for this property.
5. All remaining trees located on or within 6.0m of the subject site have a DBH less than 20cm, are non-regulated trees and therefore, were not included in this report.

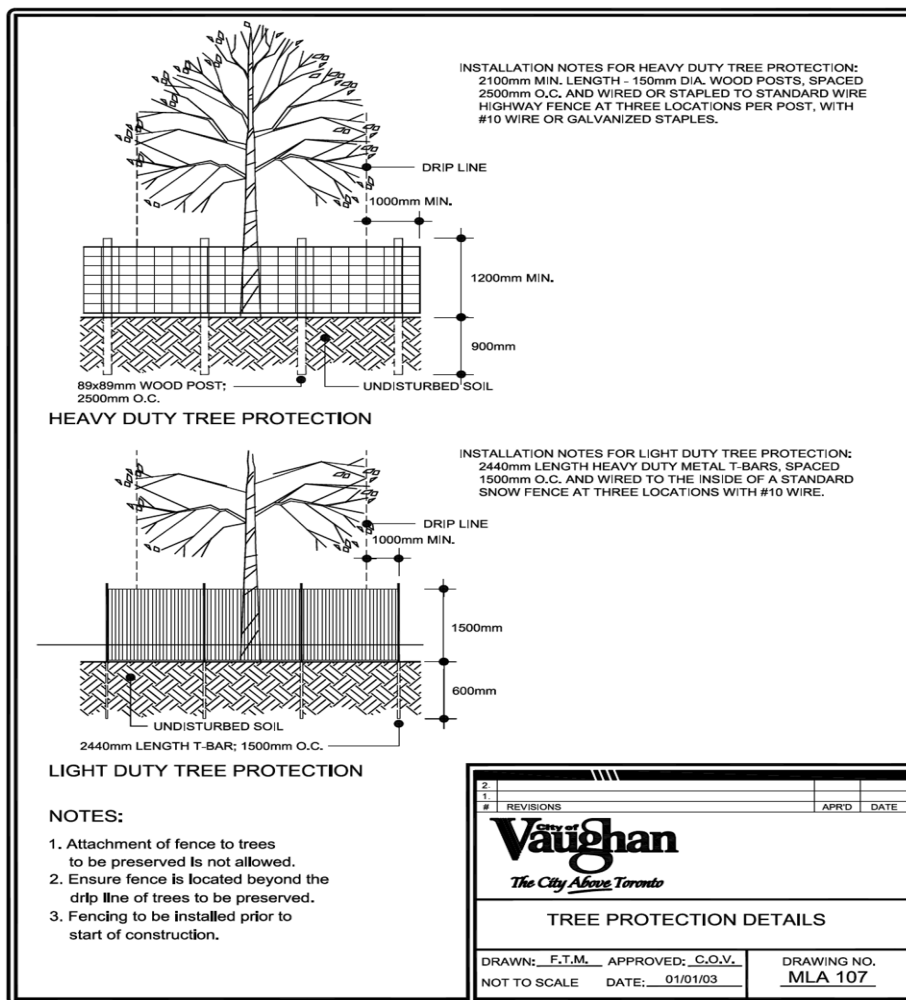
6. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

1.0 ESTABLISH TREE PROTECTION ZONE

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

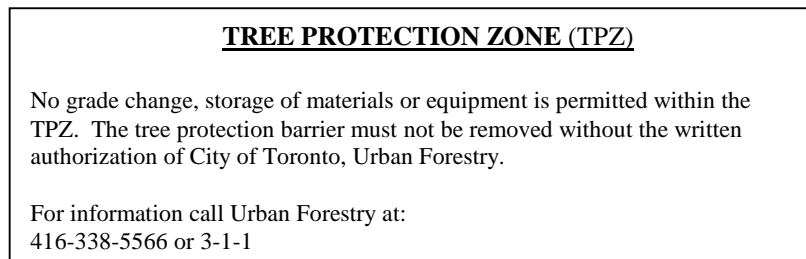
- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.

- 1.2 Hoarding shall consist of the following:



- 1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.

- 1.4 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.5 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.6 No objects may be attached to tree(s) within the TPZ.
- 1.7 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.8 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.9 All Hoarding shall not be removed until all construction activity is complete.
- 1.10 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.



2.0 ROOT PRUNING

When working within the tree protection zone, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.4 All roots requiring pruning shall be cut using any of the following tools:

- Large or small loppers
- Hand pruners
- Small hand saws
- Wound scribes

2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

Pre-Construction:

3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

During- Construction:

3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

Post-Construction:

3.4 Inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

4.1 **No grade changes** are permitted which include adding and/or removing soil.

4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

SUMMARY TABLE:

Tree Category	Total	Scheduled for Preservation		Remove
		Preserve	Preserve with Injury	
4 (City owned trees)	9	6	0	3
2 (Regulated tree located on adjacent private property)	4	4	0	0
1 (Regulated tree located on the Subject Site)	43	4	0	39
Total	56	14	0	42

CONCLUSIONS:

As listed in the Summary Table above, there are fifty-six regulated trees involved in this project, nine of which are City owned. Three City owned trees are in conflict with or are heavily encroached upon by proposed construction and are to be removed. Authorization from the City is required prior to the removal of these trees. Thirty-nine regulated trees located on the subject site are in conflict with proposed construction or are 100% dead and are to be removed. Pursuant to the Private Tree By-law, the client will submit a permit application to remove thirty-nine trees. Finally, with the above in mind, it is the consultant's opinion that if the above tree preservation recommendations are implemented, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

Trusting this report meets your needs. For further information, you may contact me directly at (905)-469-1717 or at dcarnevale@thetreespecialists.com.

THE TREE SPECIALISTS, INC.



Davide Carnevale
President/Consulting Arborist
ASCA Registered #370
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Appendix I: Tree Preservation Plan – TPP-1



Appendix II:

DIGITAL IMAGES

Photo #1: Trees no. 103-108 looking southeast.



Photo #2: Trees no. 113-118 and non-regulated trees looking west.



Photo #3: Trees no. 123-126 and non-regulated trees looking northeast.



Photo #4: Trees no. 135-136 looking west.

