HERITAGE VAUGHAN COMMITTEE AUGUST 16, 2017

RESTORATION OF A DETACHED RESIDENTIAL BUILDING AND NEW DEVELOPMENT 9869 KEELE STREET AND 9891 KEELE STREET (WILLIAM BAILEY HOUSE) - MAPLE HERITAGE CONSERVATION DISTRICT DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT WARD 1 - EAST SIDE OF KEELE STREET AND SOUTH OF MAJOR MACKENZIE DRIVE

Recommendation

The Director of Development Planning and Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan approve the proposed restoration and rehabilitation of the detached dwelling municipally known as 9891 Keele Street.

2. THAT Heritage Vaughan recommend to Council that, subject to final approval of the Development Application under the *Planning Act*, a heritage permit be issued for the the proposed new construction under Section 42 of *Ontario Heritage Act*, subject to following conditions:

    a) The Development Application under the *Planning Act* must receive final approval before the issuance of the heritage permit. It is understood that Heritage Vaughan Committee recommendations to Council regarding the issuance of a heritage permit do not constitute support for any Development Application under the *Planning Act* or permits or requirements currently under review or to be submitted in the future by the Owner as it relates to the subject application;

    b) Any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

    c) That a Letter of Credit to the amount of $150, 000 (calculated at $100 per square foot) shall be provided to the City of Vaughan for the William Bailey House through the Letter of Undertaking; and

    d) Although the properties have undergone Stage 1 and 2 Archaeological Assessment and was declared to be free of archaeological concerns, the following standard clauses shall apply:

        i) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, and the City of Vaughan's Urban Design and Cultural Heritage Division of the Development Planning Department shall be notified immediately.

        ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

> *Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is to seek a recommendation from the Heritage Vaughan Committee regarding the restoration and rehabilitation of the detached house at 9891 Keele Street and the proposed new construction of 15 townhouse units on the same site and the neighbouring vacant property to the immediate south, (9869 Keele Street) located within the Maple Heritage Conservation District (HCD).

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act.* This application was declared complete on June 18, 2017, and must be deliberated upon by Council by September 26, 2017, to meet the 90 day timeline. If this application is not considered by Council by the 90 day deadline, it is considered to be approved as outlined under the *Ontario Heritage Act.*

Background - Analysis and Options

Location, Heritage Status, and Policies

The subject properties, known municipally as 9869 and 9891 Keele Street, are located on the east side of Keele Street, south of Major Mackenzie Drive, as shown in Attachment #1. The properties are located within the Commercial Core Area of the Maple HCD, and are protected under Part V of the *Ontario Heritage Act.* Guidelines for the Commercial Core area, (boundary shown in Attachment #2), are outlined in Section 9.5.3 of the Maple HCD Plan.

A previous development proposal for the two properties (File DA.13.033) was presented to Heritage Vaughan Committee for their consideration and recommendation on May 22, 2013. The development proposal included the retention of the existing heritage building in addition to a new 3-storey condominium building containing 56 units with ground floor commercial uses, five townhouse units and underground parking. A Heritage Permit was issued for this project (HP.2014-026-00). However, a new development application has been initiated by the Owner.

The property known municipally as 9891 Keele Street (also known as the William Bailey House) as shown on Attachment #3 is a recognized contributing heritage property to the Maple HCD and is proposed to be retained within the new development proposal. The William Bailey House is thought to have been built circa 1884 and is a good, intact example of vernacular Ontario architecture, specifically a variation of the Ontario Gothic Revival. It is a one and one and a half storey wood

frame building with an L-shaped plan, under a cross-gable pitched roof. A full review of the property is included as part of the Cultural Heritage Impact Assessment (CHIA) submitted in support of the application as shown on Attachment #4.

Cultural Heritage staff have reviewed the CHIA and are of the opinion that it meets the City of Vaughan CHIA Guidelines. A Conservation Plan has been prepared and is included as Attachment #5. Staff has reviewed the Conservation Plan and are satisfied that it meets the City of Vaughan's Conservation Plan Draft Guidelines. The William Bailey House is proposed to be rehabilitated and converted to a live/work unit, similar to what was previously proposed and approved in the 2013 Heritage Permit application for the subject lands. In keeping with the policies of the Vaughan Official Plan 2010, the Owner shall provide a Letter of Credit to the City of Vaughan for the William Bailey House through the site plan approval process, should the related site development application be approved. The Letter of Credit shall be returned to the Owner once the Conservation Plan and Heritage Plan requirements have been fulfilled, municipal services have been connected, and that there are no further possible potential negative structural impacts from construction activities on the site.

The property municipally known as 9869 Keele Street is currently a vacant lot that was originally part of 9891 Keele and was created circa 1950 through a severance. There was a previously existing dwelling on the lands which was built prior to 1954, and it was demolished between 1999 and 2002. Therefore, there is no entry for this property in the Maple HCD Inventory.

As shown on Attachment #6, directly to the south of 9869 Keele Street is the cemetery for St. Andrews Presbyterian Church, a significant cultural heritage landscape in the Maple HCD. An archaeological assessment was completed to confirm the boundaries of the cemetery and to determine the potential for the disturbance of human remains or the existence of any outlying burials. During the Stage 2 onsite assessment, there was no evidence of any burials outside of the known boundaries of the cemetery, and no further concerns were identified through field testing. Although the properties did not show further archeological potential, Cultural Heritage staff recommends that the standard archaeological clause be applied during construction activities as a condition of the Heritage Permit, should the recommendation in this report be approved.

To the north of the subject property is 9901 Keele Street, as shown on Attachment #7. There is a contributing structure on this property that was retained when the site was developed in 2006.

Proposed New Construction

The Owner has submitted a proposal to construct 15 residential units as shown on Attachment #8, including eight townhouse units in 3 distinct building forms on the easterly portion of the site accessed by a private road and a 5 unit townhouse and a semi-detached unit along Keele Street.

The proposal provides a variety in the massing of the buildings and the proposed designs for the new construction are architectural styles recognized by the Maple HCD Plan. Along Keele Street, the Victorian Vernacular style is proposed, as shown on Attachments #9a-f that feature red and buff brick patterning and decorative brick work, segmented arches over the windows, four paned windows, quoin work along the edges and decorative bargeboard work along the front verandahs. All garages are located at the rear of the Keele Street buildings and will not be visible from the street view.

Behind the William Bailey House and the Keele Street new construction, is a second row of units, as shown on Attachments #9 g-l. These proposed buildings feature the Neo-Classical or Georgian style recognized in the Maple HCD Plan. These buildings use red brick cladding with stone lintels and straight arches over the windows and garage entrances. The windows are configured with six over six panes and the front verandahs feature neo-classical details. Multi-paned transom windows openings are featured over the front door and the rear balcony opening. While the garage doors

are located at the front of these units, they are largely screened from the Keele Street view through the siting of the units and landscape.

The maximum permitted building height in the Commercial Core Area is 11.8 m and 3 storeys (Maple HCD Plan Section 4.6.1 & 9.5.3.6). While the proposed new construction is 3 ½ storeys, the midpoint of the front row of buildings is 10. 97 m and is seen to be only a half storey taller than the William Bailey House when viewed from the street as shown on Attachment #10. The new construction behind the Keele Street structures will be 10.84 m high at the mean of the roof and is set well behind the heritage structure. Accordingly, the proposed building height conforms to the Maple HCD Plan.

Within the existing streetscape, the proposed new construction is located between an existing development with a heritage resource on the north side and the St. Andrew's Cemetery to the south. The property to the north of the subject property is known municipally as 9901 Keele Street. The built heritage resource at 9901 Keele is located along Keele Street and is of similar scale and height to 9891 Keele Street. There will be no changes that disrupt this existing balance. As shown on Attachment #10, the proposed new construction is set back from the William Bailey House at 9891 Keele Street. There will be landscaping around the heritage house and along Keele Street to further buffer the property from the newer built forms.

To the south of the property is the cemetery for St. Andrews Presbyterian Church on the west side of Keele Street. Although the cultural heritage landscape of the cemetery has a lower view line than the proposed new construction, the existing high stone retaining walls along Keele Street and the existing tall evergreen trees planted along the edges of the cemetery mitigate the visual impact of the proposed new structures.

The Heritage Vaughan Committee is advised that the proposed new construction is subject to related Official Plan and Zoning By-law Amendment and Site Development and Draft Plan of Subdivision applications (File OP.15.009, Z.15.037, DA.15.090 and 19T-15V0015). These applications must receive final approval under the Planning Act, prior to the issuance of any Heritage Permit for the new construction.

Cultural Heritage Landscape

The 2005 Maple HCD Inventory entry for 9891 Keele Street identifies a large coniferous tree in front of the house as a significant landscape element on the property ("very tall coniferous tree in front of house appears to be one of former pair, and should definitely be retained".) The submitted Tree Inventory as shown in Attachment #10, identifies the existing trees on the site as White Cedar, Norway Maple, Manitoba Mable, Mountain Ash, Persian Walnut, Black Walnut, Crabapple, Horse Chestnut, Crack Willow, Eastern Red Cedar and Colorado Spruce with recommended actions to preserve or remove the trees.

The Landscape Master Plan as shown on Attachment #11, confirms the retention of the Colorado Spruce in front of the heritage house, and the prominent linear zone of woody vegetation along the southern edge of the site abutting the cemetery, comprised of predominantly White Cedars interspersed with various deciduous trees species. The Landscape Master Plan includes the removal of 23 other existing trees within the property. Most of the trees proposed for removal are Manitoba and Norway Maples and a Siberian elm; three species that are identified as invasive and unsuitable for the Maple HCD. Other trees to be removed include Mountain Ash, Persian Walnut, Black Walnut, Crabapple, Horse Chestnut, Crack Willow, Eastern Red Cedar. The Tree Preservation Plan, shown on Attachment #13, identifies the trees to be preserved and the trees to be removed.

The Landscape Plan also confirms that 32 new deciduous trees and 3 coniferous trees are proposed to be planted within the development. Planting will extend around the heritage structure at 9891 Keele Street to frame it and provide a buffer and transition between the original and new

structures. Tree and shrub plantings are proposed along the Keele Street streetscape including 5 deciduous street trees within the right-of-way.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiatives:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

Cultural Heritage staff have reviewed the Heritage Permit application to retain the existing heritage structure at 9891 Keele Street and to construct five new buildings for a total of 15 units on the two properties known municipally as 9891 and 9869 Keele Street. The Maple HCD Plan outlines that new development should 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. The proposed design is in keeping with goals and guidelines of the Maple HCD Plan. Accordingly, staff recommend that the Heritage Vaughan Committee recommend that Council approve a Heritage Permit for the proposed restoration of the William Bailey House. However, a Heritage Permit shall only be issued for the new construction once related development applications under the *Planning Act*, are approved by Council.

Attachments

1. Location Map
2. Maple HCD Commercial Core Boundary
3. Maple Heritage Conservation District Inventory (Excerpt)
4. Cultural Heritage Impact Assessment
5. Conservation Plan
6. Street Photos - Current Condition South Side
7. Street Photos - Current Condition North Side
8. Site Plan
9. Elevations a - m
10. Tree Inventory Report
11. Landscape Master Plan
12. Tree Preservation Plan

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Respectfully submitted,

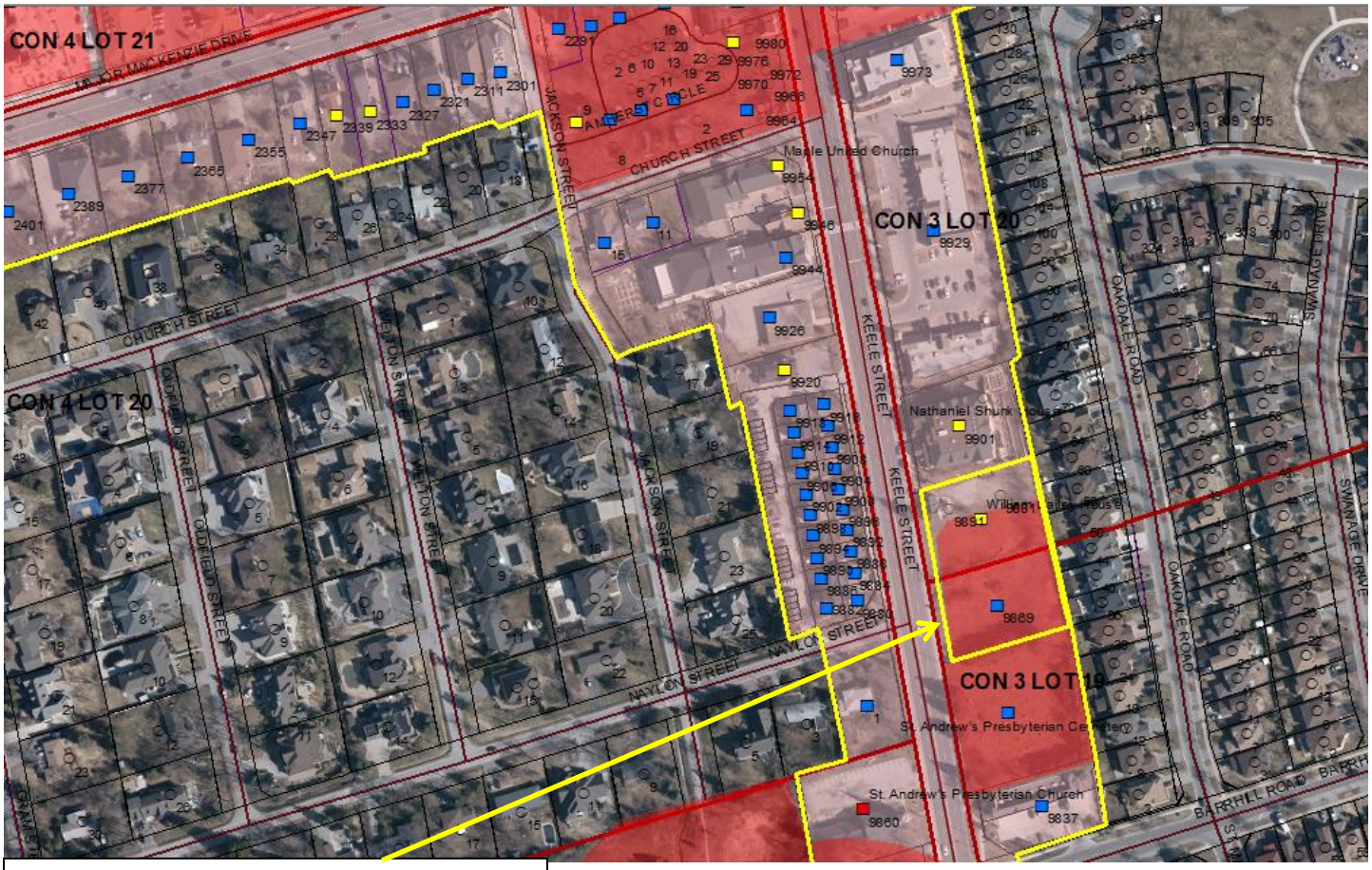
MAURO PEVERINI
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/LG

Attachment #1

Location Map



9869 & 9891 Keele Street

Attachment #2

Maple HCD Commercial Core Boundary

9869 & 9891 Keele Street	Maple HCD Commercial Core

Keele Street (east side)

9891 Keele Street

- 1½ storey, Victorian Gothic frame house with broad clapboard and multiple gables (c. 1860)
- **Description** – Attractive Victorian vernacular house has unusual aspect of main front on Keele Street and also symmetrical façade facing to south. Building is clad in original, wide wooden boards with upper cove moulding, at north, west and east sides. South elevation retains original 2/2 windows either side of narrow 1/1 window, while above is Gothic, 2/2 window set within steep gable. Hydro-wire insulators at gable are an intriguing remnant of earlier wiring installations. West elevation has 2/2 windows at RH, gabled wing and at ground floor (within verandah), and Gothic, 2/2 window within steep gable above. Windows throughout retain original trim, sills and, most remarkably, shutters. Front verandah has sweeping bell-cast roof and retains original turned wooden posts (on concrete deck), with original gingerbread above. Gables throughout have plain soffit boards and robust mouldings, including thick roll moulding at rake edge. At rear is a later addition, also of some antiquity, and worth retention if feasible. Garage at NE corner of lot has wide pitched roof with gable towards Keele. Building retains cove-type siding, and panelled doors at RH bay, including unusual, vertically lined, triple doors, with four upper panes, at LH aperture.
- **History** – 1904: "Michael Duffy, a retired farmer, lived here; now the home of Mrs George Bailey" (George Garrow).
- **Comments** – A venerable frame house, with original siding and windows and trim, and with old verandah, shutters etc., all in remarkably sound original condition, including later addition at rear. Early garage is also of heritage value and should be retained, if possible, even if moved elsewhere on large lot. Very tall coniferous tree in front of house appears to be one of former pair, and should definitely be retained.

GBCA
ARCHITECTS

CULTURAL HERITAGE IMPACT ASSESSMENT

for

Villagio - 9869/9891 Keele Street.

prepared for:

Empire Pace (Maple) Ltd.

125 Villarboit Crescent
Vaughan, ON L4K 4K2

prepared by:

Goldsmith Borgal & Company Ltd. Architects
362 Davenport Road, suite 100
Toronto, Ontario
M5R 1K6
416 929 6556

(GBCA Project No: 17021)

Date of issue: May 15, 2017

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EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by Empire Pace (Maple) Ltd. for the purposes of an Official Plan Amendment and Zoning By-Law Amendment, to assess the impact on heritage resources arising from a proposed development located between Major MacKenzie Dr. and Barhill Road in the City of Vaughan. The property is located in the Maple Heritage Conservation District.

This CHIA follows a previous version issued on April 30, 2013. This updated report will establish a framework for conservation work and specifications that will be included in a conservation plan under a separate cover. Further to this, this revised CHIA evaluates a new development proposal that has taken into consideration comments made by the City of Vaughan in a memorandum dating February 09, 2017.

The property located at 9869 & 9891 Keele Street (herein 'the site') comprises a total of 3745.68 m2 square meters in area. Presently, the subject property at 9869 Keele is a vacant lot adjacent to St. Andrew's Presbyterian Cemetery. Further north from this at 9891 Keele Street contains the contributing heritage structure known as the William Bailey House.

The proposal consists of retaining and restoring this contributing heritage structure. The existing building will be rehabilitated, ensuring a compatible contemporary use through repair, alterations, or additions, while protecting its heritage value. The new buildings, conform to the Heritage Conservation District guidelines and accommodate new growth in this developing area of Vaughan.

As noted in the Heritage Conservation District Plan, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. According to the HCD Plan, these modern buildings have tended to make design reference to heritage styles, "with mixed success" (Maple HCD). The proposal assessed in this report has been developed by considering various alternatives and is ultimately a contemporary design that conforms to the guidelines of the district with regards to scale, form, materials, and planning. In this case, the proposed development represents an interpretation of heritage styles without producing a direct historical facsimile.

Heritage issues arising from this development are primarily concerned with a proposed development's adjacency to a contributing structure. The 2-storey heritage building will be located beside a plan comprising i) 3 Freehold Townhouse blocks with 11 total units ii) 2-Semi-Detached Dwellings with 4 units, and iii) the conversion of extant heritage property to a commercial ground level with residential upper level.

This Cultural Heritage Impact Assessment (CHIA) has been prepared in accordance to the Ministry of Culture Information Sheet #5: Heritage Impact Assessments and Conservation Plans, and evaluates the impact of the proposed development on existing heritage resources.

INTRODUCTION

2.1 Property Description

This Report considers the property at 9869 and 9891 Keele Street, Vaughan. The property at 9869 Keele Street is a vacant parcel of land and the property at 9891 Keele Street contains a one and one-half storey wood frame building dating to the 1880s--the William Bailey House.

Located on the east side of Keele Street, just south of Major Mackenzie Drive, the building has been identified as having cultural heritage value. It is listed on the City of Vaughan's Register of Property of Cultural Heritage Value and is also within the boundaries of the Maple Heritage Conservation District.

The owner of the property is currently proposing to develop the properties for mixed-use with low-rise, multi-unit residential buildings. The proposed design has been prepared by One Riser Designs. The existing heritage building will be rehabilitated and integrated into the development.

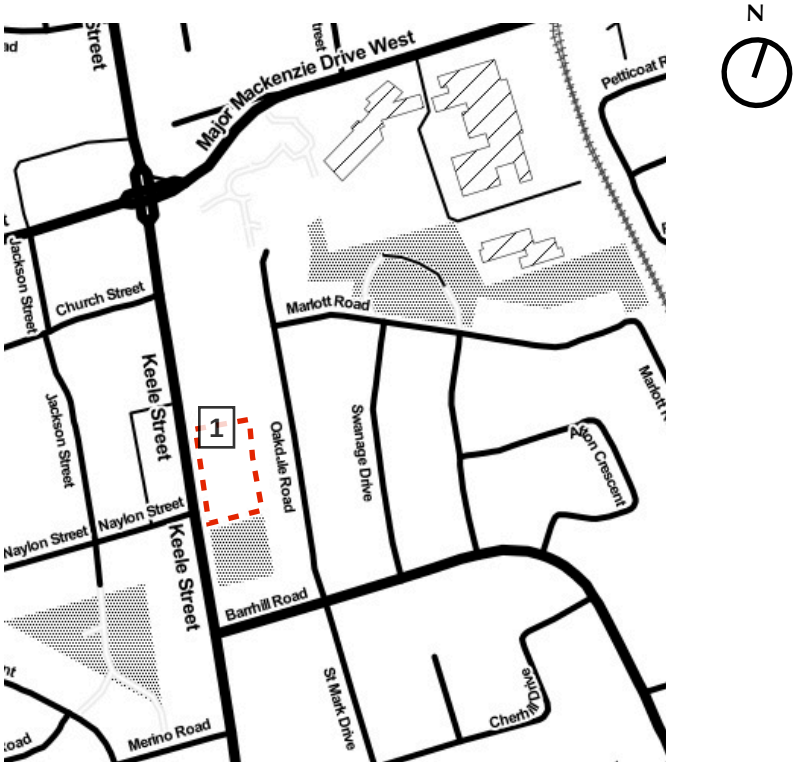
2.2 Present Owner and Contact Information

Owner: Empire Pace (Maple) Ltd.
125 Villarboit Crescent
Vaughan, ON L4K 4K2

Attention: Armstrong Planning & Project Management
Carleigh Oude-Reimerink,
125 Villarboit Cres
Vaughan, ON L4K 4K2
444-3300 x3003
carleigh@armstrongplan.ca

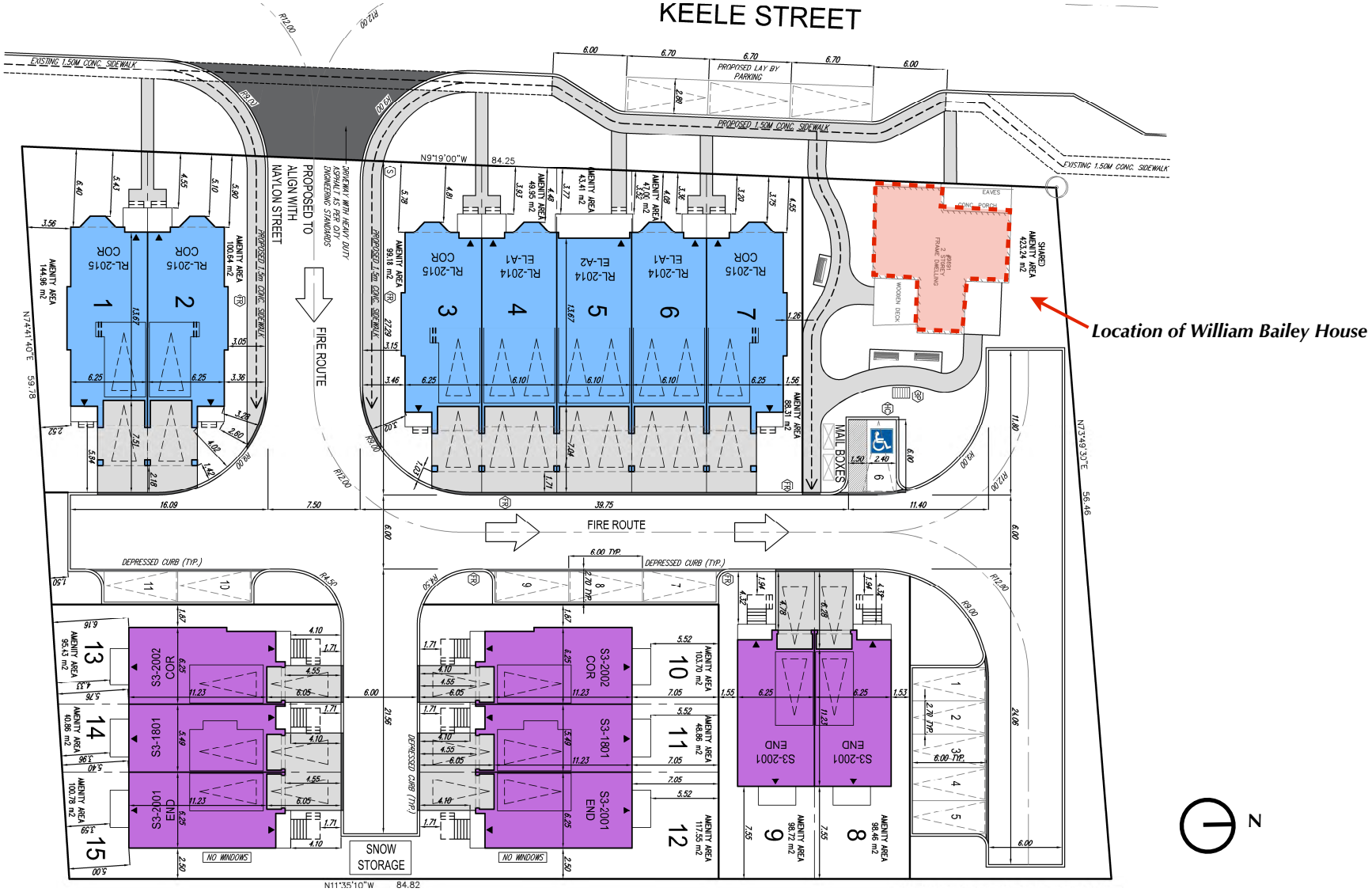
Proposed Development Statistics:

Site Area:	4981 sq. m.
Number of units:	15 plus (Heritage Component)
Gross Floor Area:	3749.33 sq.m.
Use:	Commercial/Residential



1 **9869 Keele Street (William Bailey House)**

1.3 Location Plan



Proposed Villagio Development at 9869/9891 Keele Street.

3. IDENTIFICATION AND DESCRIPTION OF CHARACTER DEFINING ELEMENTS

3.1 Historical

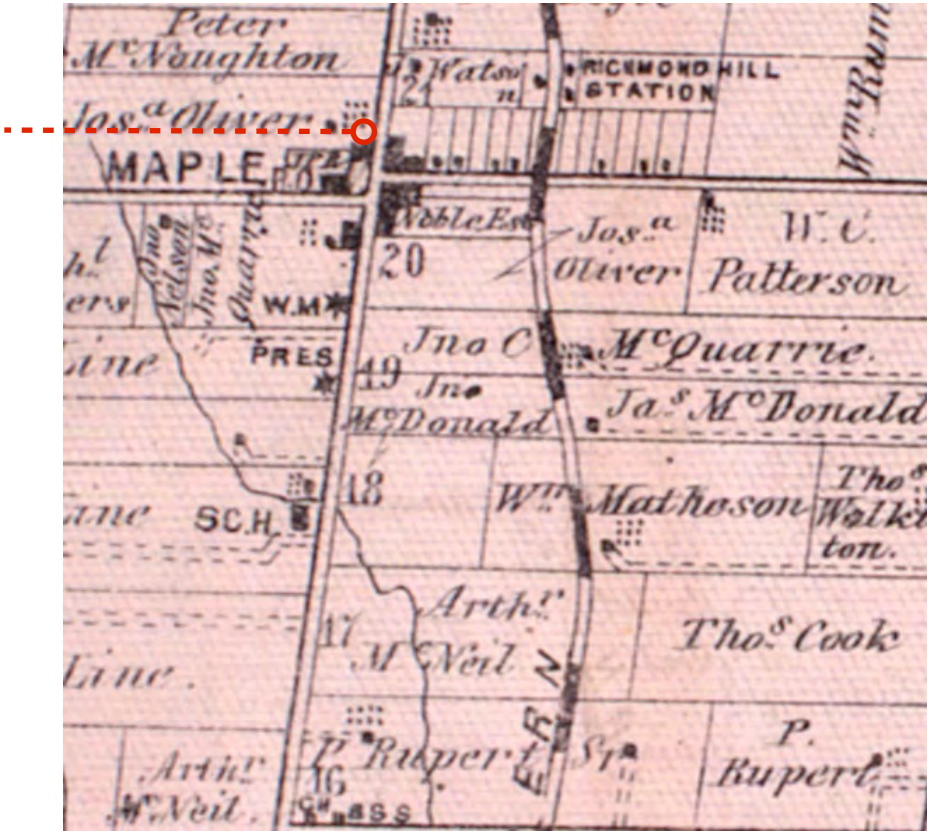
The subject property is located on Concession 3, Lot 20, Township of Vaughan, County of York within close proximity to the intersection of Major Mackenzie Drive (formerly Vaughan Sideroad) and Keele Street. This intersection is the former crossroads that became, in the early nineteenth century, one of several settlements in the Township.

Early settlement of Vaughan in the 1790s and 1900s included a large proportion of Germans from Pennsylvania. These first settled were followed by those from the British Isles, many of whom were craftsman and millers by trade.

By 1852 the relatively small settlement at the crossroads was deemed a town, known first as "Noble's Corner" after Joseph Noble, the first Postmaster and later "Rupertsville," after Doctor Oliver Rupert, and later still, Maple. It was only with the coming of the railway that the village began to grow.

Two railway lines traversed Vaughan Township—one line ran diagonally along the western portion of the Township (the Toronto, Grey and Bruce Railway, 1871 – later Canadian Pacific, 1883). The other, earlier line (1853), operated by the Ontario, Simcoe and Huron Union Railroad, ran north through the Third Concession (between Keele and Dufferin Streets) in close proximity to the crossroads at Maple. This passage from Toronto to Lake Simcoe was a strategic route, opening up the agricultural and natural resources in the north. Despite having a railway station, the village of Maple did not move into the ranks of incorporated settlements as did other towns and cities serviced by the railways.

In 1928, Maple, with a population of 2000, became a Police Village—a self-regulating and financing body. The village remained primarily rural with very little development leading up to the 1950s. Two suburbs, of about a hundred houses each, were built in 1950 and 1960 respectively, altering the village context and leading to a major shift in population and growth, most of which has taken place around the old villages.

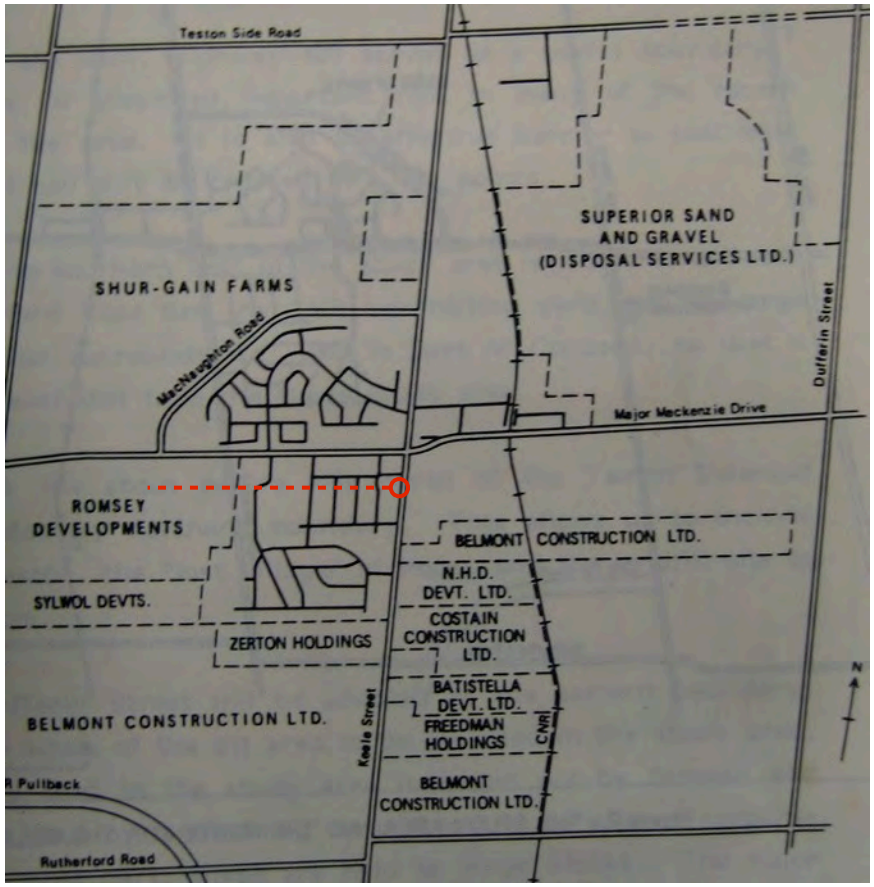


Illustrated Atlas of the County of York, 1878 - showing the development at the crossroads of the village of Maple. The core of the village was always small, with some outlying buildings spaced out along the main roads, such as Keele Street. Approximate location of subject property is denoted by the arrow.

The layout of the Township was created in 1795 when the survey was commenced and settlers began to arrive. The Concessions ran north-south west of Yonge Street--the third Concession spanning between Dufferin and Keele Streets. Each Concession was divided into 200-acre Lots running east-west--some of which were further subdivided into 100 acre lots. The subject property is located on a portion of Concession 3, Lot 20.

In 1878, the western 100 acres of Lot 20 in Concession 3 was primarily owned by Joshua Oliver. In 1884 William Bailey (formerly of King Township) purchased two and one-half acres in the southwest corner of Lot 20. The Bailey family has a long history in the village of Maple and the family owned or occupied the house at 9891 Keele Street well into the 1980s. The residential building sat on a generous property neighboured on the north by a similarly sized brick house and on the south by St. Andrew's Presbyterian Cemetery (established 1827).

The size of the subject property was reduced in the 1950s with the sale of land between the house at 9891 Keele Street and the Presbyterian Cemetery to the south, thereby creating 9869 Keele Street (currently a vacant parcel of land). It was around this time in the mid-twentieth century when the area around the former crossroads of Maple began to be developed beyond its original village form. New modern suburbs along with industrial uses were introduced, changing the patterns of the urban layout in the former village of Maple.



Map of Maple, 1984 - showing the industrial ownership of lands around Major Mackenzie and Keele Street. Approximate location of subject property is denoted by the arrow.

N

3.2 ARCHITECTURAL

The building located at 9891 Keele Street is a one and one-half storey wood frame building with an L-shaped plan, under a cross-gable, pitched roof. A kitchen-tail extends at the rear.

The house is a good, intact example of vernacular Ontario architecture, specifically a variation of the Ontario Gothic Revival. This type of building generally exhibits a picturesque composition through asymmetrical designs, verandahs, bay windows, etc. The most common characteristic of the Ontario Gothic Revival style of building is the simple lancet or pointed window.

This style of building was commonplace throughout the province in the nineteenth century, particularly in rural areas after Confederation. The popular journal, *The Canadian Farmer*, illustrated simple examples of Gothic Revival dwellings, complete with floor plans, making it accessible to many. Ultimately, these models came from architectural pattern books such as Andrew Jackson Downing's *The Architecture of Country Houses*. Of his working-man's Model Cottage, Downing wrote: "Our object, in this design, is to give the greatest amount of accommodation and convenience, at the smallest cost, for the dwelling of a large family who live in a very simple and economical manner. While the exterior is, therefore, very plain, the least possible ornament being used, there is still an expression of symmetrical beauty, and a certain cheerfulness of external effect. It is certainly a cottage which will convey an idea of taste in the occupants, so far as the exterior is concerned."

In keeping with Downing's theories, the dwelling at 9891 Keele Street is very simple in its ornamentation. The pointed gables on the west (front) and south (side) facades may have had (at one time) some vergeboard details, but this detail was not always present. The scrolled brackets of the verandah are also typical of the time period.

The gables became a standard feature of the Ontario Gothic Revival style in the 1860s, serving purely practical purposes—it allowed more light and headroom into the attic space.

Above: Front/South facade showing asymmetrical composition with pointed gable and lancet window over the wooden porch.GBCA 2017

Below: Front facade showing the cross-gable roof and rear tail. GBCA 2017

Above: North facade showing pointed gable and lancet window. GBCA 2017

Below: South facade showing the central location of double hung windows and addition of rear tail on the west facade. GBCA 2017

Above: Front (West) facade showing asymmetrical composition with pointed gable and lancet window over the wooden porch.2013

Below: Rear (East) facade showing the cross-gable roof and rear tail. GBCA 2017

The variations on vernacular style is evident through other buildings in the district. For example, 1 Jackson Street, 10137 Keele Street, 9920 Keele Street, 9986 Keele Street and 9901 Keele Street. These buildings have the same asymmetrical composition with verandah set to the side of the projecting tail of the building. However, these buildings do not incorporate the Gothic Revival feature of the pointed or lancet window, and these examples are also constructed of polychromatic brick.

This house at 9891 Keele Street is currently clad in clapboard. Board and batten was popular as a wooden siding for Gothic Revival houses between about 1850 and 1870—again, an influence of Downing who saw board and batten as an expression of the wood frame that it covered.

The homes of many of the English Settlers arriving in Vaughn were usually built of brick and comfortably furnished. There was a desire to replicate English properties they had left behing by means of landscaping, and related strategies.

From top to bottom:

9920 Keele Street; 9986 Keele Street, and an archival image of a typical one-and-one-half storey brick residential building in Maple in the nineteenth century.

3.3 CONTEXTUAL

The context of the heritage building at 9891 Keele Street has been dramatically altered throughout the twentieth century and most notably in the last two decades.

While originally in a semi-rural village context against a backdrop of trees and open fields, the property is now adjacent to commercial/residential development and is in close proximity to Vaughan's new City Hall.

As described in the historical section of this report, the former residential property was severed in the twentieth century. The south portion has never been developed.

North of the property, a former single-family residential lot has been redeveloped with a large multi-unit building. South of the property is the cemetery.

Development at 9901 Keele Street where a one-and-one-half storey nineteenth century building was integrated into the front of a multi-unit residential building.

Aerial photo from 1954 showing the context of Maple along Major Mackenzie and Keele.

Aerial view showing context of 9891 Keele Street with modern multi-unit residential building on the north, single-family residential on the east, and the Cemetery to the south.

3.4 Statement of Cultural Heritage Value

Current Status: The building is within Village of Maple Heritage Conservation District, (VMHCD) and is therefore included as a contributing building under Part V of the Ontario Heritage Act (OHA). As such, development proposals or alterations must adhere to the District's identified heritage guidelines (outlined in Section 4 and 6) that are set in place to conserve identified heritage resources. The William Bailey House, 9891 Keele Street, is also listed on the City of Vaughan's Register of Property of Cultural Heritage Value. The house was constructed, circa 1860, in the Ontario Gothic and Victorian Vernacular style. 9869 Keele Street is currently an empty lot.

Design or Physical value:

The structure retains its original form and much of its original detailing, which are characteristic of mid-nineteenth century residential buildings in Ontario. The distinctive configuration with its L-shaped plan under a cross-gable roof with rear kitchen tail is representative of this building type. These features, along with the exterior material are specific to the date and location.

Historical or Associative value:

The William Bailey House is among the oldest extant structures in the Maple Heritage Conservation District, and is important for its association with a prominent Maple family (the property remained in the possession of the Bailey family into the 1980s).

Contextual value

The presence of this early residential building is a visual reminder of the history of Vaughan and the former village of Maple. However, the immediate context of the property has been greatly altered . The associated contextual features such as other nineteenth century residential buildings have been lost due to modern developments including large-scale residential (to the north) as well as commercial developments.

Using the historic background material above, the following have been assessed as the key heritage attributes of the subject property:

- *The asymmetrical L-shaped plan oriented with the front door facing west onto Keele Street*
- *The one-and-one-half-storey massing with cross gable roof broken by pointed gables on the south and west elevations*
- *The painted wood siding*
- *The bell-cast verandah with decorative brackets*
- *The proximity of the building to the original crossroads of the former Village of Maple*

"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 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 Maple Village 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 Maple Village Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer building 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."

Statement of Heritage for the Maple Heritage Conservation District.

4. HERITAGE STATUS AND PLANNING POLICIES

The property at 9891 Keele Street is listed on the City of Vaughan Heritage Inventory, and both 9869 and 9891 are within the Maple Heritage Conservation District, which is designated under Part V of the *Ontario Heritage Act*.

Vaughan Vision 2020/Strategic Plan:

The 2020 Vision states a desire through policy to preserve Heritage and Support Diversity, Arts and Culture. And is a welcoming city that supports a vibrant arts community, with diverse heritage and cultural initiatives (Strategic Plan).

Vaughan Official Plan 2010 – Section 6: Cultural Heritage

The Council of the City of Vaughan has adopted policies that recognize and conserve cultural heritage resources. The following policies have been extracted due to their relevance to this proposed project.

6.1.1 Protecting Vaughan's Cultural Heritage

Policy 6.1.1.1 - It is the policy of Council to recognize and conserve cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.2 Ensuring Heritage Protection and Conservation

Policy 6.2.1.1 – It is the policy of Council, 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.

Policy 6.2.2.4 - 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.

Policy 6.2.2.5 - To require that, for an alteration of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment.

Policy 6.2.2.6 - That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

- Good Heritage Conservation Practices
- protecting heritage buildings including their environs from any adverse impacts of the proposed alterations, additions works or development
- retaining and repairing original building fabric and architectural features
- new development on vacant lots 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.

Policy 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.

Policy 6.2.4 Cultural Heritage Impact Assessments
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 It is the policy of council 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 Official 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.

6.2.4.3 That if a development proposal substantially changes in scope and/or design from that described in the Cultural Heritage Impact Assessment, the City may require that the applicant submit additional cultural heritage information, including a revised Cultural Heritage Impact Assessment.

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 environs from any adverse impacts of the proposed alterations, additions, works or development; c. retaining and repairing original building fabric and architectural features; 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.

Maple Village Heritage Conservation District

The City of Vaughan has recognized the former Village of Maple as one of its four historic villages. It has been designated under Part V of the Ontario Heritage Act. As such, they have acknowledged that the preservation and enhancement of this community is important to the City as it has a character that is distinct to the City.

Vaughan Official Plan Policy 6.3.2

Heritage Conservation Districts

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

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.

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.

2.4.2 Objectives for Heritage Buildings

- 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 bases on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.

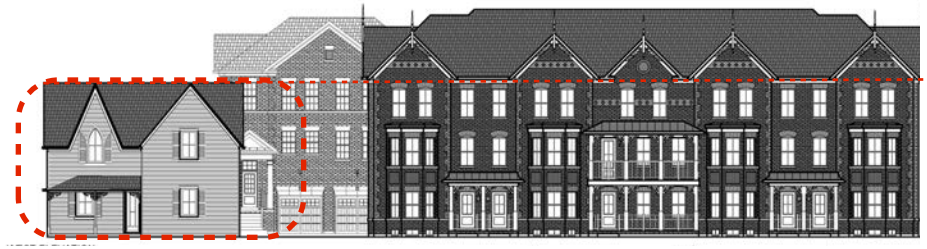
OPA 350 - Maple Community Plan:

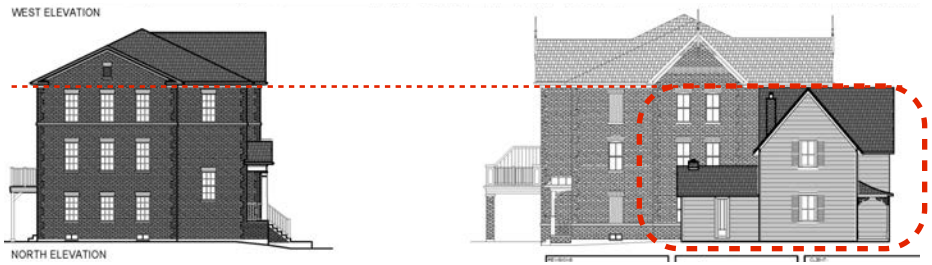
Additional Guidance from the Official Plan the relies on OPA 350, the Maple Community Plan, top rovide its context, and it will reflect and respect policies found therein. It isworth noting in Part II (k), the Goals for Heritage Conservation:

> II GOALS
>
> k) Heritage Conservation
>
> To preserve and protect buildings of heritage and architectural interest by designation of such buildings pursuant to the Ontario Heritage Act. To require the incorporation and maintenance of heritage resources as part of development or redevelopment undertaken pursuant to the policies and designations of this plan. *To preserve and protect heritage resources which include but are not necessarily restricted to archaeological sites, buildings and structural remains of historical, architectural and contextual value and human-made rural, village and urban landscapes of historic and scenic interest.*

5. DESCRIPTION OF PROPOSED DEVELOPMENT/SITE ALTERATION

The Owner has submitted a Zoning By-law Amendment on the subject lands to facilitate the development of the properties including 3 Freehold Townhouse blocks with 11 total units, 2-Semi-Detached Dwellings with 4 units, and the conversion of extant heritage property to a commercial ground level with residential upper level. In total there will be 15 new units plus the refurbishment of the extant heritage property.





The design incorporates variations of nearby vernacular styles located throughout the district. Characteristic of Gothic Revival architecture, the new proposal features:

1 High peaked center gables

2 Vertical finials and ornamental bargeboard on each ridge.

3 Three verandahs are centered and appear to be fitted with a mansard style roof rather than bellcast

4 Polychromatic brickwork is evident in elevations

5 Quoins running along each of the four symmetrical elevations with bay windows.

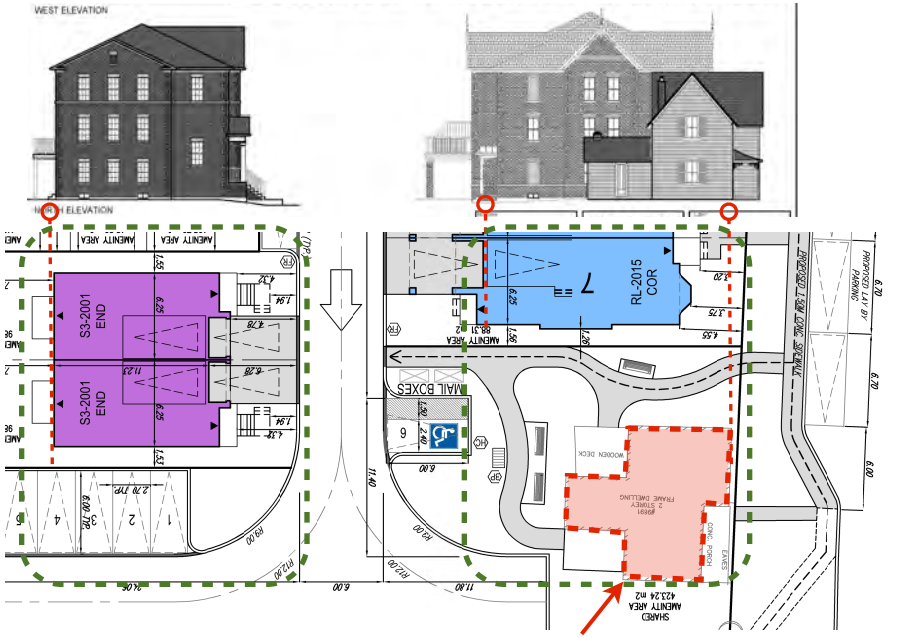
6 Voussoirs are employed, however, the used of patterned coursing on the gables and centre elevation is not present in nearby heritage buildings within the district.

The Bailey house exhibits characteristics of the Ontario Gothic Revival time period, which are likewise expressed by the neighboring buildings. The house is far more practical in its construction, and with very modest ornamentation. Major elements of the Bailey house are its lancet window, shutters, wood board cladding and the economization and utility of its components. There are some decorative brackets details present in the front verandah, but not in gables.

In keeping with the HCD, the proposal does make reference to the areas historical, contextual character, scale, and employs a iteration of the Gothic Revival Vernacular which is an approved heritage style of the Maple Heritage Conservation District.

However, it has been identified that amalgamating characteristics from individual buildings, although a matter of taste, does dilute the overall cohesion of the design intent. Overall, relative proportions are respected between the window, door and height between the new development and the William Bailey house. The Standards and Guidelines for the Conservation of Historic Places in Canada states that " *when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place*." Further comments regarding appropriate treatment of elements to consider are described on page 21 in the overview of the HCD.

KEELE STREET



KEELE STREET

Location of William Bailey House

6. INTERVENTION AND MITIGATIVE STRATEGIES

The preceding information outlining the cultural heritage significance of the subject property has been used to direct our evaluation of the proposed development at 9869 and 9891 Keele Street. Focusing on the building's history and the key character-defining features (listed above), along with the building's context, the following assessment was completed using accepted principles in the conservation of historic properties (see listed in Appendix I).

In summary, the following tables demonstrate that the heritage values and character of the subject property are being retained and/or mitigated by the proposed rehabilitation project, and is therefore in keeping with the City of Vaughan, Official Plan Policy 6.2.4.1 and in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The tables also demonstrate that the proposed development meets the overall objective of the HCD Plan, which is to ensure the retention of the heritage resources and the heritage character.

Critical factors in the evaluation of any change affecting a heritage building or its setting are consideration of "displacement effects" (those adverse actions that result in the damage, loss or removal of valued heritage features) and "disruption effects" (those actions that result in detrimental changes to the setting or character of a heritage feature).

The existing heritage building will be **rehabilitated** - defined as: the action of ensuring a continuing use or a compatible contemporary use through **repair**, **alterations**, or additions, **while protecting its heritage value**. While the displacement effects will therefore be minimized, the introduction of new construction in a Heritage Conservation District could disrupt the heritage character of the area. However, most of the building's original setting (that which would be heritage character-defining) has long since been lost. Careful considerations of alternative design for the new buildings have resulted in the currently proposed design.

Heritage Policies	Proposed Conservation Strategy
OP Policy 6.2.2.6 - protecting heritage buildings including their environs from any adverse impacts of the proposed alterations or development by: retaining and repairing original building fabric and architectural features	The heritage building will be preserved in its entirety. It will be left intact and in place and will be adaptively reused for a commercial ground floor and residential upper level. Immediately to the south of the heritage property are three story townhouses. The building is separated by a seven-meter lot with a meandering sidewalk that leads to a proposed service street. The scale of the proposal respects the existing heritage building by aligning the top of the gable roof with the eaves-line of the new townhouses.
OP Policy 6.2.2.6 - new development on vacant lots 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.	See analysis of Heritage Conservation District guidelines below.
OP Policy 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	The built heritage resource (the William Bailey House) will be adaptively reused to occupy a ground floor commercial level and upper level residential. These uses do not require major interventions to the former residential building.
OP Policy 6.3.2.3 - it is the policy of Council to conserve HCDs by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective HCD plans and policies	See analysis of Heritage Conservation District guidelines below.

HCD Objectives for Heritage Buildings (Section 2.4.2) To retain and conserve heritage buildings To conserve heritage attributes and avoid removal or alteration of any historic or distinctive architectural features To correct unsympathetic alterations to heritage buildings	The proposed development conforms with the HCD objectives by retaining and conserving the William Bailey house. The heritage attributes (as outlined earlier in this report) will be conserved. Window and door openings will be maintained, the wood porch will be restored, and the overall massing will be retained. Window frames and sashes will be replaced with appropriate double-hung units. **Recommendation: The modern window frames should be replaced with new appropriate units to be specified in forthcoming Conservation Plan**
HCD Objectives for New Development (Section 2.4.5) 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	The proposed development is compatible in the following ways: • The new townhomes maintain the area's "village-like" scale of three stories • The elevations of each block are broken up visually by architectural design features that reference the traditional width of buildings in the area.

HCD Policy 4.2.1 - Conservation of Heritage Buildings	The proposed development conforms to the following HCD policies: • Conserve heritage value by adopting an approach involving minimal intervention • Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed • Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials. • Replace using like material any extensively deteriorated or missing parts of heritage attributes • Correct inappropriate interventions to heritage attributes • Undertake any work required to preserve heritage attributes physically and visually compatible with the heritage resource.

HCD Policy 4.2.6 -Uses of a Heritage Building The uses permitted for a heritage building will be governed by the zoning by-law. Uses that require minimal or no changes to heritage attributes are supported.	The heritage building is a residential form and the proposed use of residential/ commercial is therefore compatible and is a use that will require minimal changes to the heritage attributes.
HCD Policy 4.4 New Residential Buildings 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 the 19th and early 20th century building stock that are currently existing or once existed in the village.	The proposed development includes a 11-unit development of townhouses, with two semi-detached dwellings. Overall the proportions and design acknowledge the historic period. Elements are considered further in an overview of section 4.4.1.

4.4.1 - Design Approach (for Residential Buildings) The design will be a product of its own time, but should reflect one of the historical architectural styles traditionally found in the District. New design should not be a hybrid of many styles, nor should it use inauthentic details and proportions. 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 Larger new residential buildings will have varied massing to reflect the varied scale of built	The building type of the proposed residential development (11 townhouses and 4 semi-detached units) does not have a precedent in the HCD. However, the buildings conform with the design approach detailed in the HCD in the following ways: • The design is a product of its own time and does not incorporate inauthentic historic details. *Response: although the proposal represents a contemporary interpretation of an approved heritage style of the HCD, the townhomes do introduce superfluous ornamentation in their elevations. The adjacent heritage resource, the William Bailey house,* is known for the *economy and utility of its components. There are some decorative bracket details present in the front verandah, but not in gables.* • The new townhomes are primarily red brick -a material characteristic of the heritage district. • The window and door openings are tall narrow and rectangular, in keeping with the characteristics of the heritage district • The hipped roof with cross gable is in keeping with the forms of the heritage district • The larger building form of the townhomes are broken down into smaller masses with articulations.

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 one-storey.	The proposed townhouses are limited to 3-stories and is set well back (7 metres) from the 1 1/2 storey heritage house. The height difference is further mitigated by the alignment of the top of the roof with the eavesline of the proposed development.
HCD Design Guidelines for New Development in the Commercial Core (Section 9.5.3.2 Objectives) The use of on-street parking, grassed boulevards, cooperative connected parking arangements and access, and connected pathways and open spaces between and at the rear of buildings are all supported in site planning of new developments Entrances shall face the principal street	The proposed development includes lay by parking on-street parking, integrated landscape (in the form of planters on Keele Street) and plantings in the open space behind the buildings.

CONCLUSION:

Based on our assessment, the proposed development represents good planning by incorporating a new development on a site that contains heritage resources. The existing heritage building on the development site will encounter subsequent phases and will be repaired, stabilized, restored, reused and reconstructed.

The new development will be sympathetic to the setback of the William Bailey House and no significant impacts can be foreseen. The house will be preserved and any intervention should be minimal and will be controlled through a conservation plan submitted under a separate cover.

The general intent of the development will appropriately conserve the heritage attributes of the adjacent buildings and of the site, while permitting intensification in accordance with municipal and provincial policies The proposed development complies with current applicable codes and standards, however, with regard to the design approach for the proposal the following should be noted:

Although the proposed development complies in principle with the HCD guidelines, it has been noted that a less literal interpretation of the Victorian, Gothic Revival style is recommended. As currently designed, the new construction includes several competing architectural features and ornaments taken directly from the various nineteenth century styles found in the District in an attempt to imitate the remaining heritage buildings. To avoid producing a 'pastiche' design, coordination with heritage staff to determine an appropriate reference to the Gothic Revival style is suggested. Our recommendation is based on ensuring conformance with the Standards and Guidelines for the Conservation of Historic Places in Canada. In current conservation practices new design should be clearly of its own time so as to not distract from the adjacent historic buildings.

With the above taken into consideration, the project will strike an appropriate balance between various planning and heritage policies applicable to the project, in a manner that will preserve the existing character adjacent to the site and provide an example of the site's commercial evolution into the 21st century.

7. PRELIMINARY CONDITION ASSESSMENT

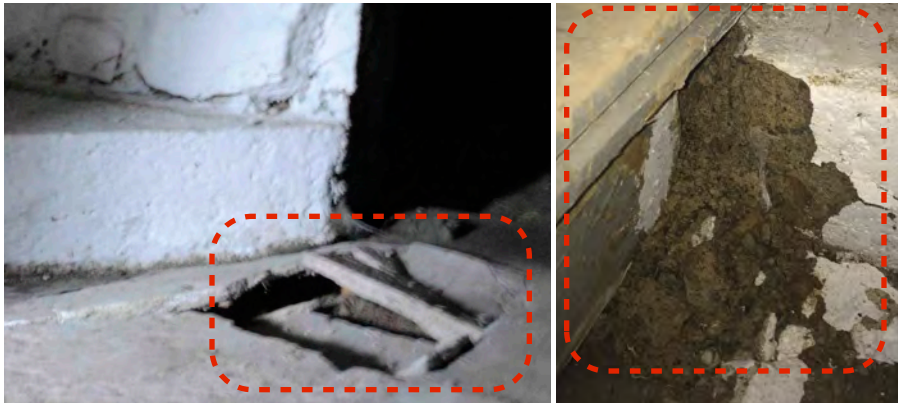
A preliminary visual condition survey was undertaken on April 8, 2017. No destructive testing was undertaken. More in-depth condition assessments and conservation recommendations (in the form of specifications) will be developed in the conservation plan. Appendix II documents the condition of the four elevations in further detail.

Foundation/Basement:

The rubble stone foundation appears to have been recently painted. Underneath this is a poured concrete floor which has encountered some deterioration, especially at the foot of the staircase, and is also evident on the floor and sill plate. This is likely due to standing water at a recent point in time. The presence of moisture retention in the concrete is evident from dampness to the touch, and from visible wicking on cinderblocks that support the furnace.

The exterior walls are constructed of rough-cut stone masonry ("rubble masonry" is a common term used) . The varied coursing pattern, uneven in some areas, indicates a rapid construction. The mortar joints are heavily deteriorated. Most of the foundation walls will likely require repointing all the mortar joints and grout consolidation of the wall.

Above: Deterioration of concrete foundation on the east elevation.



Above: Location of significant deterioration/buckling of the concrete floor before entry to boiler room, to the left. At the right, concrete foundation deterioration at foot of stair.

Below: Significant deterioration of mortar joints of rubble foundation on the north facade.

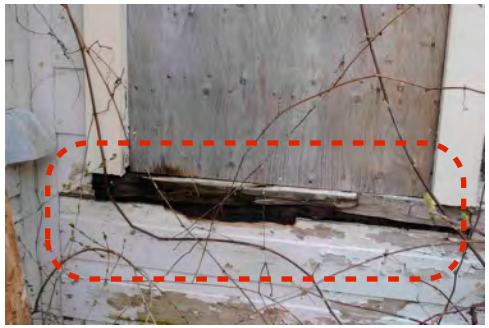
Exterior Wall Assembly – Wood Siding, soffit, fascia

The exterior wall assembly consists of painted wood siding. The wood siding that was visible for inspection from grade was in fair to poor condition. Peeling paint is a common problem on all elevations. Although some degree of deterioration is more pronounced in localized areas, in general, the following defects were observed:

- Wood rot
- Damaged wood
- Peeled paint
- Missing or loose boards
- Holes in cladding

The wood siding on the east elevation is different than that on the west, north, and south elevations. While the structure does not appear to have settled, it is probable that the siding was replaced due to deterioration.

In several places, window sill's have deteriorated, which suggests that excessive moisture has been trapped inside and drying of the wood has been insignificant and deterioration has occurred at different levels.



Above: Detail of wood cladding deterioration, peeling paint, and sill rot noted on the east elevation.

Above and Below: South and east facade exhibits wood cladding condition with areas of deterioration and openings. It is evident that different degrees of deterioration have occurred in wood elements of the building.

Exterior Woodwork – Porch

The covered wood porch on the west façade is in good to fair condition.

There is evidence of rotting wood at the base of the columns. The roof, supported on these columns, has unique timber rafters that curve from butt to peak, and are covered with tongue and groove boards. They appear to be in fair condition with some water staining evident. A further and more invasive investigation would yield whether or not the lack of air flow in conjunction with moisture retention flow has led to unexposed rot. Because of exposure to the elements, there is very noticeable damage to the asphalt shingles that have deteriorated to the underlay.

The verge board is in good condition, and these elements, in addition to the rafters and pilasters will be restored.

Above: Porch exhibits substantial damage to asphalt shingles which may also be responsible for wood deterioration below this surface. An invasive exploration will be required to determine the extend. Below: Roof shows further damage of shingle covering.

Roof and Drainage System

The asphalt shingled roof was not accessible for close inspection. The roof shingles are not original and are in poor condition. Water stains were found in several locations on the second floor, which would suggest leaks in the roof. At these locations it is possible that the surrounding roof joists have deteriorated due to moisture.

The rainwater disposal system consists of aluminum gutters and rainwater leaders that are not original to the building. The existing drainage system is in poor condition.

Windows and Doors

The doors and windows on all elevations are presently boarded for the protection of the building. However, there is door on the rear tail of the building is in good to fair condition, despite not being original.

The exterior window frames have been concealed by the application of a decorative surround made of styrofoam. The original frames may still be present under these foam moulds and in the Conservation Plan, recommendations will be provided for the reuse and restoration of the original frames.

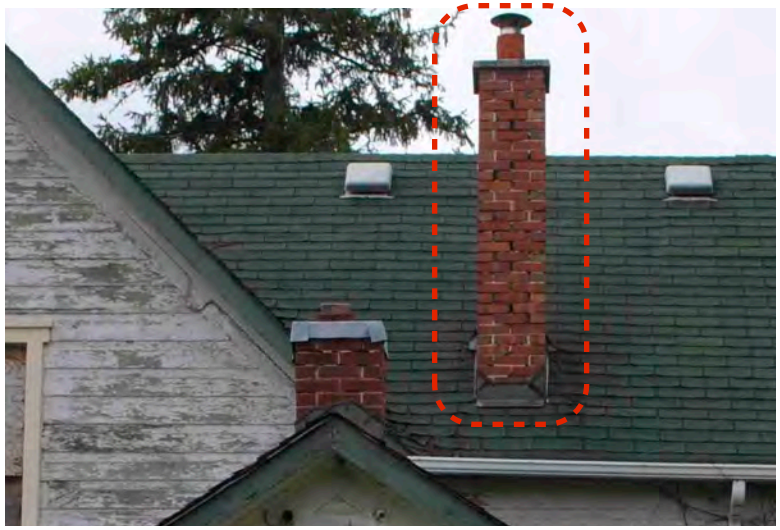
The majority of the windows have been replaced with vinyl windows. The east elevation second floor window appears to be an original window double hung with two panes of glass at the top and the bottom. The unique lancet windows on the west and south elevations remain in place, as evidenced from an interior inspection. These are in fair to good condition and are restorable.

Shutters (not original) that hang on the exterior are in very poor condition and have seen noticeable damage as a consequence of exposure and lack of maintenance.

Above and Below: Rapidly deteriorating condition of shutters on east facade,compared with relatively good condition of shutters one the west facade below.

Masonry - Chimneys

The building has two brick chimneys: one on the east slope of the gable roof and the other on the rear tail. It is likely that the original heating of the home was likely a fireplace in the main house, and a cast iron woodstove in the rear tail. Although only reviewed from the ground, the brick chimneys appear to have many defective mortar joints, as well as broken and damaged bricks. The flashing is not correctly installed.



Above: Defective mortar joints evident on chimney's above, will require repointing.

8. CONSERVATION STRATEGY

At subsequent stages of the project, more detailed investigations and recommendations will be provided with regard to the conservation of the existing heritage fabric. Heritage Specifications will be prepared prior to building permit, and will include details regarding mock-ups and material and product samples. A protection plan of the existing heritage building during construction on the neighbouring lands will be developed.

9. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Those at GBCA involved in the preparation of this report are professional members of the Canadian Association of Heritage Professionals.

Christopher Borgal OAA FRAIC CAHP

President
Goldsmith Borgal & Company Ltd. Architects

10. SOURCES

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APPENDIX I
Conservation Principles

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II
Condition Assessment Drawings
GBCA

9891 KEELE ST
WILLIAM BAILEY HOUSE
VAUGHAN, ONTARIO

APRIL 11, 2017

CONDITION ASSESSMENT

Context Plan

Not To Scale

DRAWING LIST:

AH1.0	**Cover Sheet**
AH1.1	**Floor Plans & Section**
AH1.2	**Elevations**

CONDITION NOTES

MASONRY:

M1 DAMAGED MORTAR JOINT.

ROOF AND DRAINAGE SYSTEM:

R1 DAMAGED GUTTER AND/OR RWL
R2 DAMAGED ASPHALT SHINGLES
R3 DETERIORATED METAL CLADDING

WOOD

WD1 DETERIORATED WOOD (FASCIA, BOARD, ETC.)
WD2 DETERIORATED/PEELING PAINT
WD3 LOOSE WOOD (CLADDING, BOARD, ETC.)
WD4 MISSING BOARD
WD5 GAP OR HOLE IN CLADDING AND/OR RAFTER
WD6 DAMAGED AND/OR MISSING WOOD SHUTTER
WD7 DAMAGED AND/OR OPEN JOINTS BETWEEN BOARDS

WINDOWS AND DOORS

W1 DETERIORATED WINDOW AND/ SIDELIGHT
D1 DETERIORATED DOOR

GENERAL

G1 MISCELLANEOUS ITEMS ON WOOD
G2 DAMAGED CEMENT BOARD @ EXTERIOR WINDOW PROFILE
G3 IVY
G4 GAP AT INTERFACE OF WINDOW AND CLADDING (ENTIRE HEIGHT OF WINDOW)

RESTORATION LEGEND

DAMAGED MORTAR JOINTS

GENERAL NOTES

1. INTERIOR WAS NOT ACCESSIBLE AND NOT REVIEWED.
2. MULTIPLE HOLES IN CLADDING AND IN FASCIA BOARD WERE OBSERVED ON THE WEST AND EAST ELEVATION.
3. PAINT DETERIORATED/PEELED ALL ELEVATIONS TYP.
4. RWL AND GUTTER DETERIORATED ALL LOCATIONS TYP.
5. ASPHALT SHINGLES DETERIORATED/DAMAGED TYP.
6. WINDOW FRAMES ARE COVERED WITH CEMENT BOARD, COULD NOT BE FULLY ASSESSED.
7. WINDOWS HAVE BEEN BOARDED UP, COULD NOT ASSESS CONDITION.

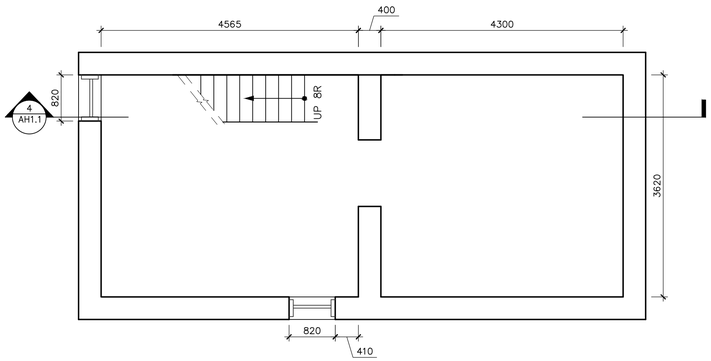
DATE	NO.	DESCRIPTION
2017-04-11	1	ISSUED FOR HIA

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

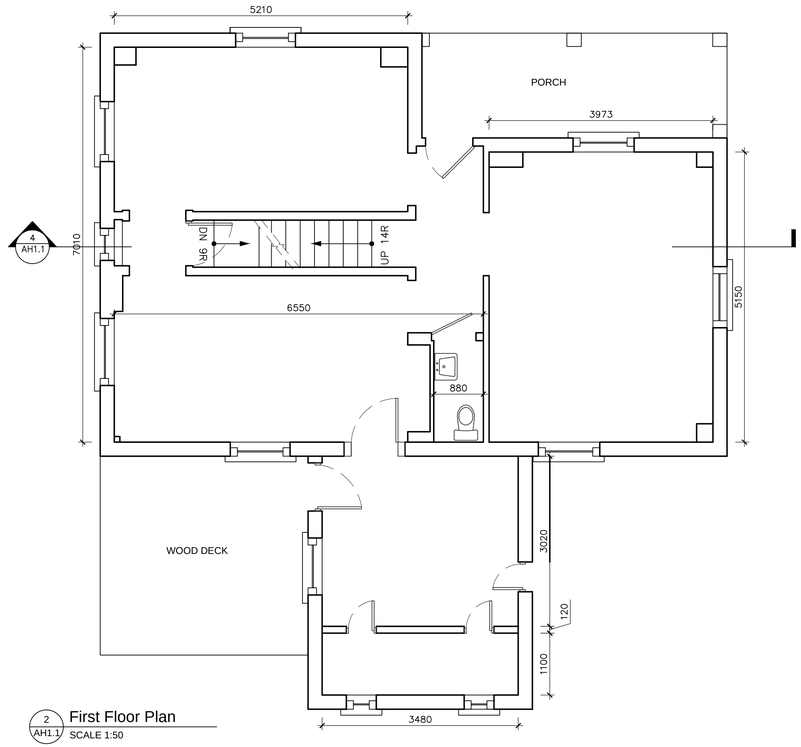
PROJECT:
9891 KEELE STREET
(William Bailey House)
Vaughan, Ontario

FOR:
EMPIRE PACE (MAPLE) LTD.
Vaughan, Ontario

PROJECT NO.:	SCALE:
17021	as shown
DRAWN BY:	REVIEWED BY:
RG	CM
DATE:	
03.25.2013	
TITLE:	DRAWING NO.
Cover Sheet	AH1.0

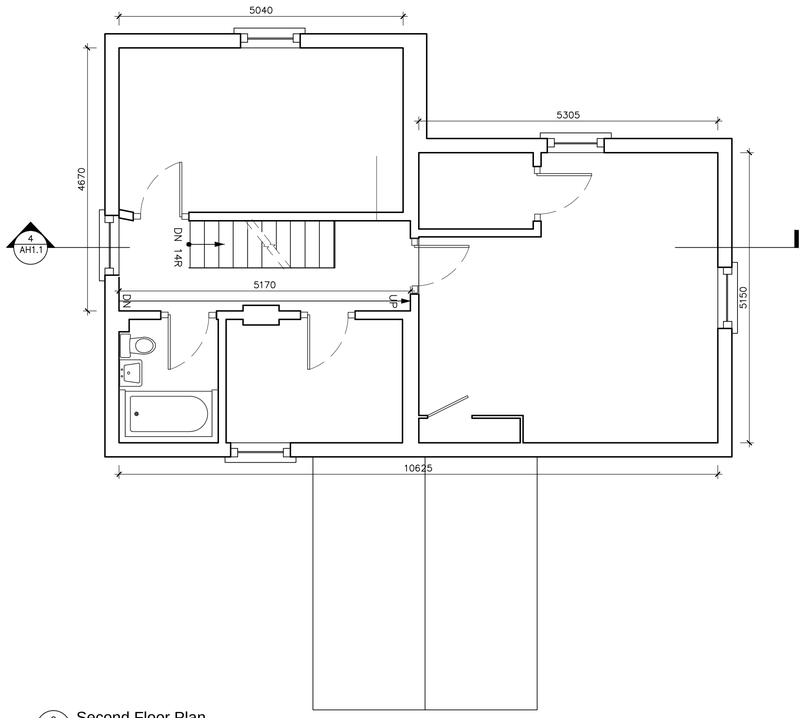


1 AH1.1 Basement Floor Plan
SCALE 1:50

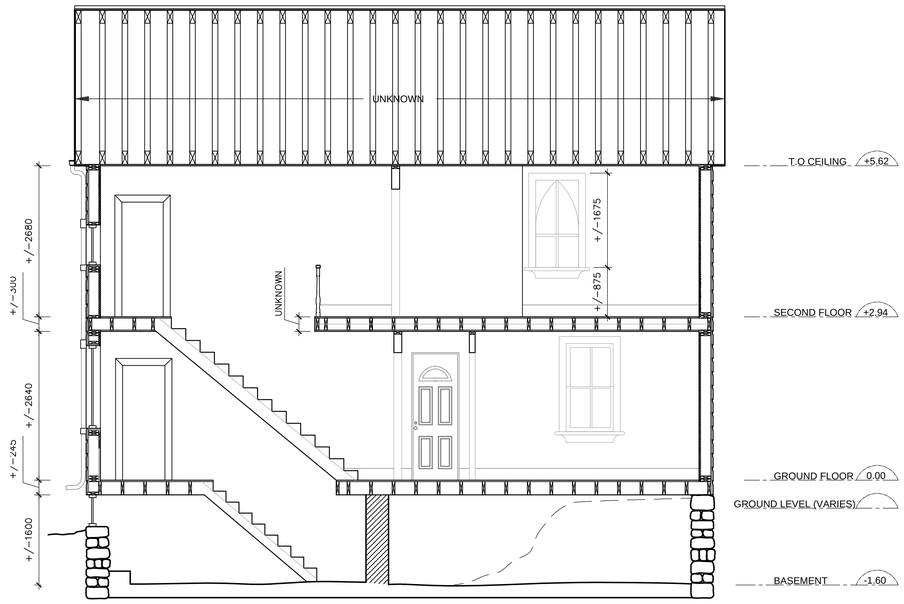


2 AH1.1 First Floor Plan
SCALE 1:50

NOTE: INTERIOR CONDITION WAS NOT ASSESSED. FLOOR PLANS BASED ON GBCA'S 2013 CONDITION ASSESSMENT.



3 AH1.1 Second Floor Plan
SCALE 1:50



4 AH1.1 Section
SCALE 1:50

NOTE: INTERIOR CONDITION WAS NOT ASSESSED. FLOOR PLANS BASED ON GBCA'S 2013 CONDITION ASSESSMENT.

DATE	NO.	DESCRIPTION
2017-04-11	1	ISSUED FOR HIA

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PROJECT:
9891 KEELE STREET
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FOR:
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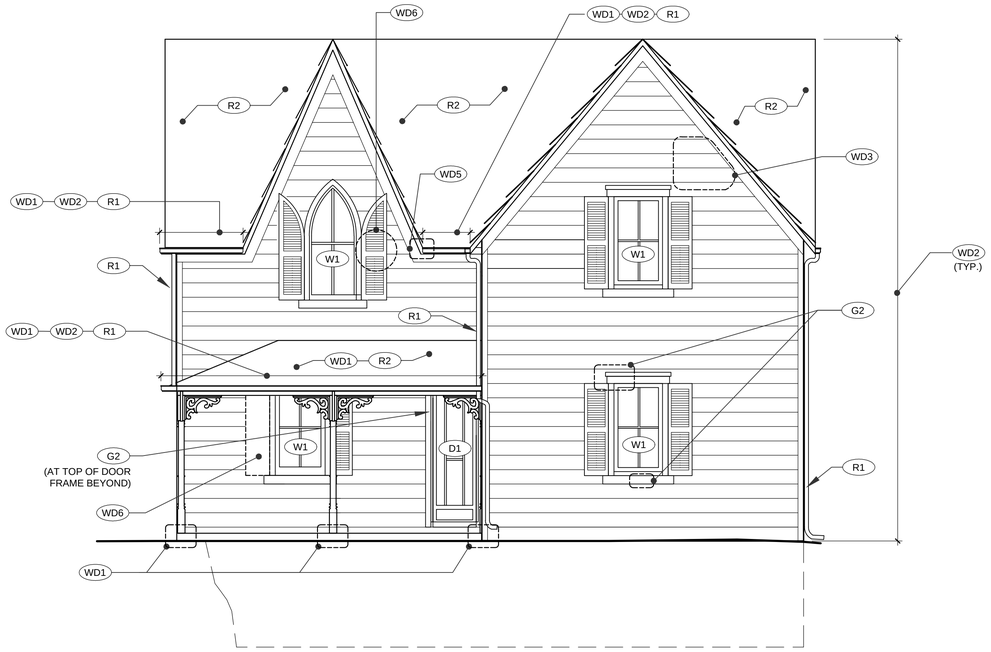
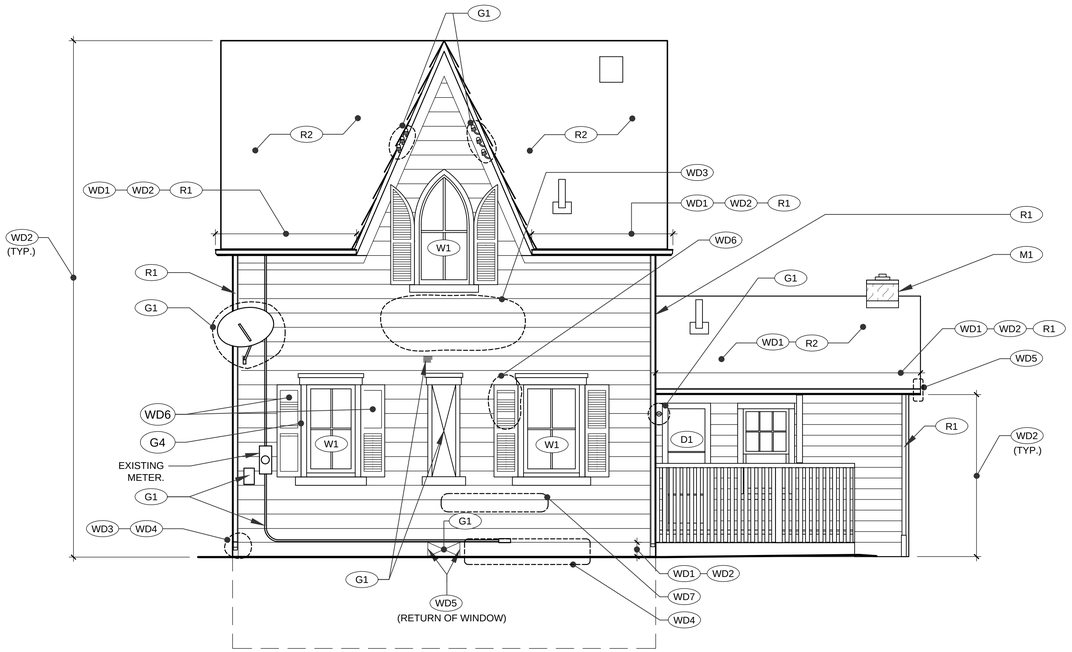
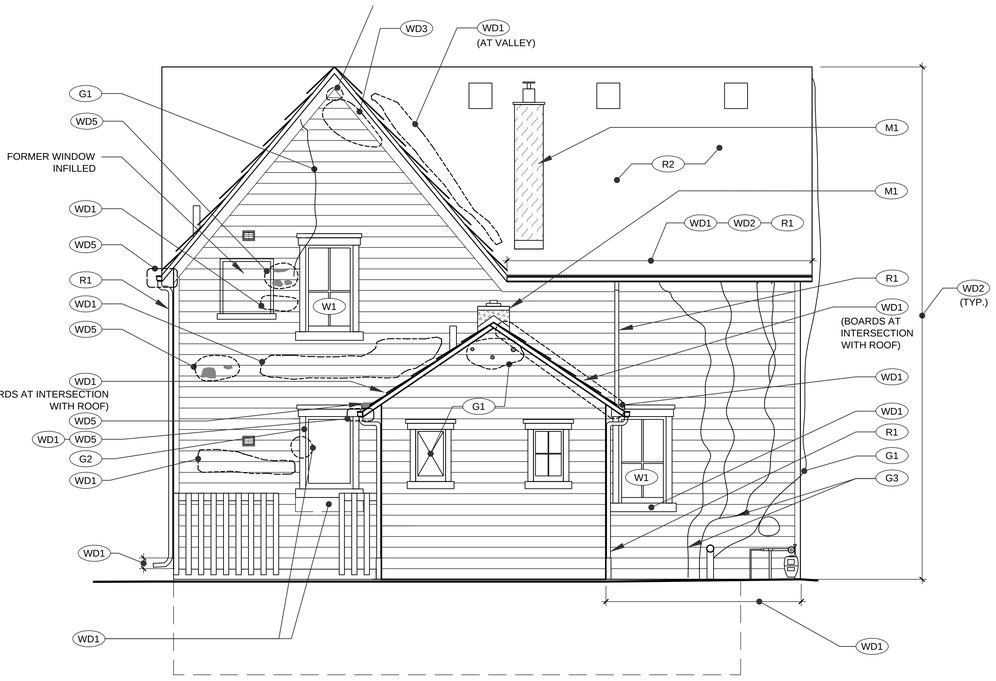
PROJECT NO.:	SCALE:
17021	as shown
DRAWN BY:	REVIEWED BY:
RG	CM
DATE:	
03.25.2013	
TITLE:	DRAWING NO.
CONDITION ASSESSMENT PLANS & SECTIONS	AH1.1



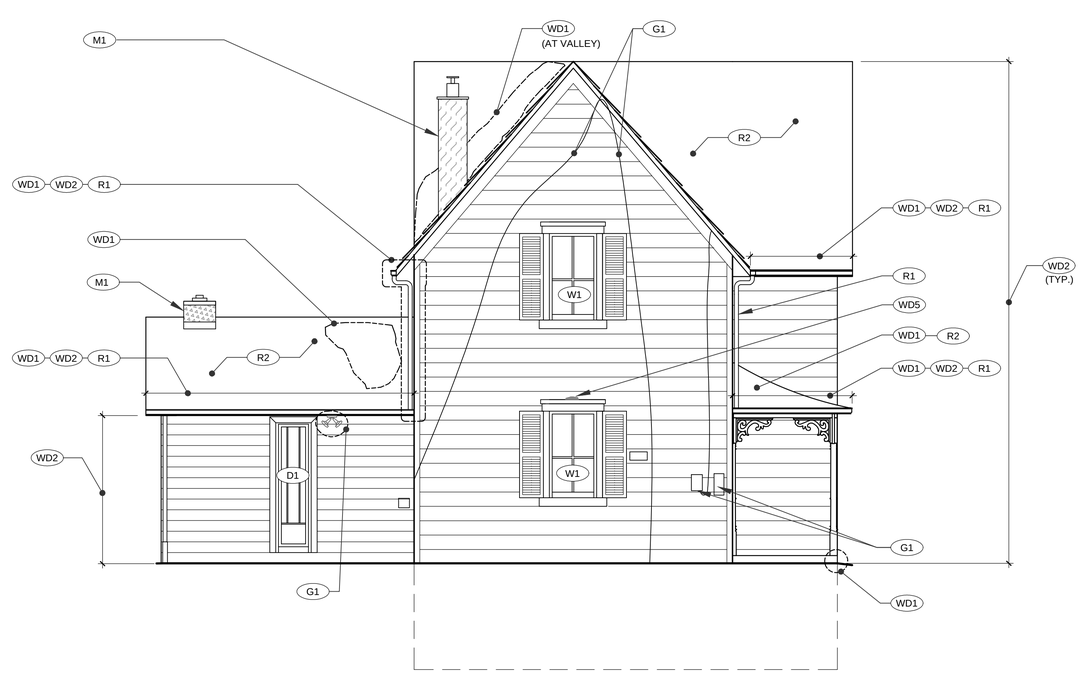
1 AH1.2 West Elevation
SCALE 1:50



2 AH1.2 South Elevation
SCALE 1:50



3 AH1.2 East Elevation
SCALE 1:50



4 AH1.2 North Elevation
SCALE 1:50

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

Do not scale drawings.

All drawings are the property of the Architect and must be returned upon request.

This drawing is not to be used for construction purposes unless counter signed.

by:

date :

DATE	NO.	DESCRIPTION
2017-04-11	1	ISSUED FOR HIA

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:

9891 KEELE STREET

(William Bailey House)
Vaughan, Ontario

FOR:

EMPIRE PACE (MAPLE) LTD.
Vaughan, Ontario

PROJECT NO.:	SCALE:
17021	as shown
DRAWN BY:	REVIEWED BY:
RG	CM
DATE:	
03.25.2013	

TITLE: CONDITION ASSESSMENT ELEVATIONS

DRAWING NO. AH1.2

GBCA
ARCHITECTS

9891 Keele Street
(William Bailey House)
Vaughan

(GBCA Project No: 17021)

Conservation Plan

May 17, 2017

Prepared by Goldsmith Borgal & Company Ltd Architects

TABLE OF CONTENTS

1. INTRODUCTION

1.1 Project Description

This Conservation Plan details the conservation treatments for the heritage property located at 9891 Keele Street, Vaughan, which contains a one and one-half storey wood frame building dating to the 1880s. The building has been identified as having cultural heritage value. It is listed on the City of Vaughan's Register of Property of Cultural Heritage Value and is within the boundaries of the Maple Heritage Conservation district. This current report further develops the conservation strategy set out in the Heritage Impact Assessment prepared by GBCA on May 15, 2017.

The development site is located on the east side of Keele Street, south of Major Mackenzie Drive. The site includes two addresses 9869 and 9891 Keele Street, Vaughan Ontario. 9869 is a vacant lot adjacent to St. Andrews Presbyterian Cemetery. The development proposal is to construct 15 new townhouse units on the site. The existing heritage structure 9891 Keele Street will be retained, rehabilitated and converted to a live/work unit.

GBCA prepared a conservation plan for this heritage building dated June 13, 2014, it accompanied a previous development proposal that was different in form, mass and general design than the current proposal.

1.2 Present Owner and Contact

Owner
Empire Pace (Maple) Ltd.
125 Villarboit Cres.,
Vaughan, ON L4K 4K2

Contact/Agent
Armstrong Planning & Project Management
Attn: Carleigh Oude-Reimerink
125 Villarboit Cres.,
Vaughan, ON L4K 4K2
(416) 444-3300 x3003 (carleigh@armstrongplan.ca
(417)

1.3 Location Plan

2. STATEMENT OF SIGNIFICANCE AND IDENTIFICATION OF CHARACTER-DEFINING ELEMENTS

Current Status: The building is within Village of Maple Heritage Conservation District, (VMHCD) and is therefore included as a contributing building under Part V of the Ontario Heritage Act (OHA). As such, development proposals or alterations must adhere to the District's identified heritage guidelines (outlined in Section 4 and 6) that are set in place to conserve identified heritage resources. The William Bailey House, 9891 Keele Street, is also listed on the City of Vaughan's Register of Property of Cultural Heritage Value. The house was constructed, circa 1860, in the Ontario Gothic and Victorian Vernacular style. 9869 Keele Street is currently an empty lot.

Design or Physical value:

The structure retains its original form and much of its original detailing, which are characteristic of mid-nineteenth century residential buildings in Ontario. The distinctive configuration with its L-shaped plan under a cross-gable roof with rear kitchen tail is representative of this building type. These features, along with the exterior material are specific to the date and location.

Historical or Associative value:

The William Bailey House is among the oldest extant structures in the Maple Heritage Conservation District, and is important for its association with a prominent Maple family (the property remained in the possession of the Bailey family into the 1980s).

Contextual value

The presence of this early residential building is a visual reminder of the history of Vaughan and the former village of Maple. However, the immediate context of the property has been greatly altered . The associated contextual features such as other nineteenth century residential buildings have been lost due to modern developments including large-scale residential (to the north) as well as commercial developments.

Using the historic background material above, the following have been assessed as the key heritage attributes of the subject property:

- *The asymmetrical L-shaped plan oriented with the front door facing west onto Keele Street*
- *The one-and-one-half-storey massing with cross gable roof broken by pointed gables on the south and west elevations*
- *The painted wood siding*
- *The bell-cast verandah with decorative brackets*
- *The proximity of the building to the original crossroads of the former Village of Maple*

Statement of Heritage for the Maple Heritage Conservation District.

"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 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 Maple Village 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 Maple Village Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer building 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."

Above: North-West elevation of the building. April 2017.

Above: South-East elevation of the building. April 2017.

3. BUILDING CONDITION ASSESSMENT

GBCA visited the site in April 2017 and undertook a visual assessment of the exterior condition and the condition of the rubble stone foundation.

Foundation/Basement

The rubble stone foundation is in fair to poor condition. The foundation wall has been painted. There is visible deterioration of the mortar joints.

The poured concrete floor which has encountered some deterioration, especially at the foot of the staircase, and is also evident on the floor and sill plate. This is likely due to standing water at a recent point in time. The presence of moisture retention in the concrete is evident from dampness to the touch, and from visible wicking on cinderblocks that support the furnace.

Exterior Wall Assembly - Wood Siding, soffit, fascia

The original wall assembly of the building comprised of horizontal exterior wood siding, vertical wood furring, wood studs, +/- 8″ horizontal wood planks, vertical furring, horizontal wood lath and plaster, is in fair condition. In some areas, the original plaster was already replaced or damaged. The energy efficiency of the original wall assembly does not comply with current standards.

The wood siding on the east elevation is different than that on the west, north, and south elevations perhaps suggesting two different building periods. The wood siding that was visible for inspection from grade was found in poor condition. Peeling paint is a common problem on all elevations. The following defects were also observed:

- Wood rot
- Damaged wood
- Peeled paint
- Missing or loose boards
- Holes and miscellaneous wiring in cladding
- Damaged and/or missing window shutters

An analysis of the wood species of the exterior cladding was not undertaken for the purposes of this report, but it may be inferred that the siding is generally of pine, as would be typical for the period of construction.

The exterior cladding is generally in fair to poor condition, signs of age and lack of maintenance are clearly evident. The paint work is currently failing, as evidenced by peeling and cracking of the finishes and gaps in the joints between cladding elements and trim. In several locations there are holes in the wood cladding and the fasica board.

Above: Deterioration of the wood cladding and fascia board on the south elevation

In several places, window sill's have deteriorated, which suggests that excessive moisture has been trapped inside and drying of the wood has been insignificant and deterioration has occurred.

Left:Sill rot notes on the east elevation.

Generally, the wood soffits are in fair to poor condition, with some degree of deterioration that has to be addressed to increase the life span of these elements.

Exterior finishes - Paint

Generally the exterior paint is in poor condition. The modern paint coatings appear to be of latex rather than the traditional oil-based formulation. Oil-based paint would generally fill the small seams and cracks that are now evident due to the use of the less robust latex system.

Windows and Doors

The doors and windows on all elevations are presently boarded for the protection of the building. The majority of the windows have been replaced with vinyl windows. The exterior window frames have been concealed by the application of a decorative surround made of styrofoam. The original frames may still be present under these foam moulds, although their condition is unknown.

Shutters (not original) that hang on the exterior are in very poor condition and have seen noticeable damage as a consequence of exposure and lack of maintenance.

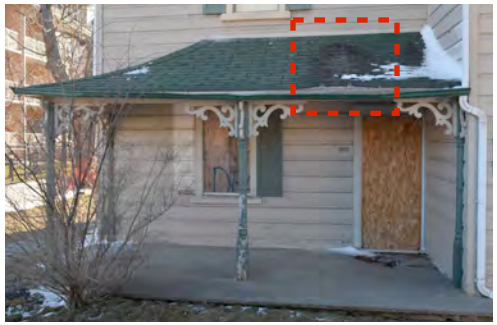
Above left: Deterioration of the styrofoam surrounds and peeling paint on the south elevation

Above right: Deterioration of one of the wood shutters, south elevation.

Exterior Woodwork – Porch

The covered wood porch on the west façade is in fair condition.
There is evidence of rotting wood at the base of the columns. The roof, supported on these columns, has unique timber rafters that curve from butt to peak, and are covered with tongue and groove boards. They appear to be in fair condition with some water staining evident. Because of exposure to the elements, there is very noticeable damage to the asphalt shingles that have deteriorated to the underlay.

The verge board is in good condition, and these elements, in addition to the rafters and pilasters will be restored.



Above left: Some water staining is visible on the porch roof.

Above right: Side view of the porch, pilasters show some deterioration, at the base there is some areas of rot.

Masonry - Chimneys

The building has two brick chimneys: one on the east slope of the gable roof and the other on the rear tail. The brick chimneys appear to have many defective mortar joints, as well as broken and damaged bricks. The flashing is not correctly installed.

Above left: Some water staining is visible on the roof. The mortar joint on the chimney are severely deteriorated.

Above right: Deteriorated asphalt shingles.

Roof and Drainage System

The asphalt shingled roof was not accessible for close inspection. The roof shingles are not original and are in poor to very poor condition. There is a small amount of water staining found in a few locations on the second floor, which would suggest leaks in the roof. At these locations it is possible that the surrounding roof sheathing have deteriorated due to moisture.

The rainwater disposal system consists of aluminum gutters and rainwater leaders that are not original to the building. This drainage system is in poor condition.

4. CONSERVATION APPROACH

The proposed alterations to the heritage building can be accomplished in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The conservation work proposed for the project is summarized in this section of the report. This information is also annotated on drawings found in Appendix II to this Report and in the Heritage Specifications. As with all heritage related projects, new information may come to light as the construction work is undertaken.

The existing heritage building will be **rehabilitated** - defined as: the action of ensuring a continuing use or a compatible contemporary use through **repair**, **alterations**, or additions, **while protecting its heritage value**.

Heritage Specifications accompany this Conservation Plan, and include details regarding mock-ups and material and product samples.

A protection plan of the existing heritage building during construction on the neighbouring lands is provided in Appendix III to this Report.

At subsequent stages of the project, more detailed investigations and recommendations should be provided with regard to the conservation of the existing heritage fabric.

Foundation

The rubble stone foundation wall requires grout consolidation and repointing the mortar joints.

Exterior – Wood Siding

Repainting of the exterior wood is required in order to protect and maintain the exterior wood elements, which are key heritage-character defining features of the building. Paint is the most frequent historic form of protection to prevent constant wetting/drying cycles from attacking the wood. Exterior paint must be renewed regularly.

Deteriorated paint should be scraped and/or sanded by hand to the next sound layer of paint, using the gentlest method possible. This preparation is crucial and generally in heritage projects one should expect to spend as much time preparing the work site as painting.

Re-coating with an oil-based paint would be impractical due to the nature of the current latex coatings. Ensure that the new paint is compatible with the existing one.

Cracks and open joints should be sealed using paintable low viscosity epoxy.

Modern service devices (including CCTV units, electrical outlets, lights, sensors, etc.) should be systematically relocated to match the patterns established by the building details, as opposed to the current, seemingly arbitrary, installation. Wood siding should be repaired in these locations using appropriate methods.

Paint colours should be chosen from a heritage palette, in keeping with the vintage of the station, and should maintain the decorative pattern of contrasting colours. An archival image from c1905 shows that the building was painted in a light tone with contrasting detail.

Ensure that wiring and lighting are fastened to the building in a manner that will not cause deterioration of woodwork.

The energy efficiency of the original exterior wall assembly should be improved by replacing remnants of plaster and wood lath with 4" steel studs with spray foam insulation (closed cell), new service space, vapour barrier and gypsum board. The spray foam should also fill in the cavity between the exterior wall and the first joist., to minimize thermal bridge points on the building

GBCA also recommends that an overall maintenance plan be prepared for the building. For the exterior wood siding, the maintenance plan should include reference to regular inspections for any signs of deterioration. Decay is often first evident in blistering or peeling paint, generally symptomatic of moisture problems.

Exterior – Wood details

Sound exterior wood, or deteriorated wood that can be repaired, should be retained as opposed to replaced. Repairs should take the form of patching, dutchman, consolidating or reinforcing the wood using recognized preservation methods.

Extensively deteriorated wood elements should be replaced in-kind using the physical evidence as a model to reproduce the element. Replace wood only when the wood has lost its material integrity and its ability to hold its surface coating. Substitute in kind, with wood of the same species, and with the same moisture content.

On the south bargeboard frame there are wood pegs from the former glass insulators of the original telegraph cables. This historical feature, and any others that may be similar in their association with the history of the building and found during the rehabilitation project, should be retained in situ as part of the historical record.

Roof and Drainage System

The roof is the most exposed part of a building and is therefore the most vulnerable to weathering. Deterioration to other parts of the heritage fabric can result from a faulty roof. For this reason, the roof should be carefully assessed prior to proceeding to replacement or repair. This includes investigation in the attic spaces for subtle signs of damp and ensuring that the roof is properly ventilated so that any moisture can readily evaporate without damage to the structure. Inspection of the roof valleys along the gable ends should be part of a regular maintenance-monitoring plan.

Existing gutter and downspout should be replaced by half-round gutters and round downspout in galvanized metal, as the current square downspouts and a box-bottom/ogee gutter profile is not typical for a building of this period in Ontario. The original material for the gutters would have been galvanized iron or steel.

Eavestroughs and downspouts should follow corners or angles in walls.

Windows

Windows are the most conspicuous of any building's features and therefore special attention must be afforded to the refurbishment of this feature. At the same time, windows are extremely vulnerable to wear and tear and weathering. The frames and sash of early 20th century windows in Ontario were assembled from wooden millwork, usually softwood, and were operable.

Following a detailed condition survey of each window:

- Protect any existing historic glazing during repairs to window sash and frames.
- Remove excessive paint build-up but leave sound paint that adheres well and does not interfere with the window's operation.
- Vinyl windows installed on existing wood frames will be replaced by wood sashes set on existing wood frame. Original wood windows and/or wood storm windows will repaired.

Doors

Existing doors are not originals and will be replaced.

Specifications related to conservation and supplied under separate cover by GBCA include:

00010	Table of Contents
01000	General Requirements
01525	Scaffolding
02050	Demolition
02151	Shoring and Bracing
04050	Masonry Procedures
04065	Grout Injection Stabilization - Restoration
04210	Brick Masonry
04500	Masonry Restoration
04502	Mortar & Grout for Restoration
06340	Historic Wood Repair
07216	Sprayed Foam Insulation

07310	Asphalt Shingles - Restoration
07525	Modified Bituminous Roofing
07610	Metal Flashing and Trim
07901	Sealants
08210	Wood doors
08590	Window Sash Replacement
08621	Restoration Wood WIndows
08700	Finish Hardware
08800	Glass and Glazing
09250	Gypsum
09900	Painting
09902	Paint Removal

6. ESTIMATED CONSERVATION BUDGET

As stated in a memorandum for the City of Vaughan dated February 9, 2017. A letter of credit will be provided to the City of Vaughan for the William Bailey House through the Letter of Undertaking. The amount of the letter of credit will be as stated in memorandum dated February 9, 2017 from the City of Vaughan.

7. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

APPENDIX I
The Standards for the Conservation of Historic Places in Canada

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

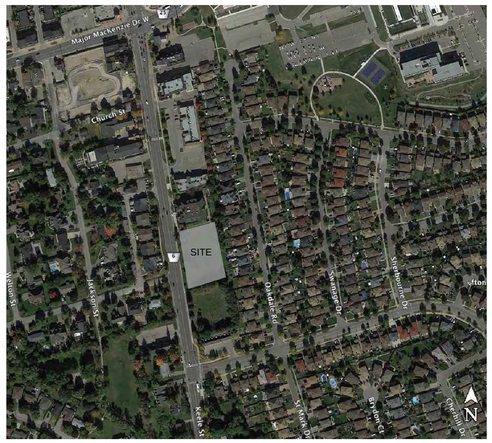
13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II
Conservation Drawings
Goldsmith Borgal & Company Ltd. Architects

9891 KEELE ST
WILLIAM BAILEY HOUSE
VAUGHAN, ONTARIO

MAY 09, 2017

CONSERVATION PLAN



Context Plan

Not To Scale

DRAWING LIST:

AH1.0	**Cover Sheet**
AH1.1	**Floor Plans & Section**
AH1.2	**Elevations**
AH1.3	**Window & Door Denomintatin Elevations**
AH1.4	**Details**
AH1.5	**Details & Window & Door Types and Schedules**

RESTORATION NOTES

MASONRY:

M1 RE–POINT MORTAR JOINTS. COLOUR, PROFILE AND TEXTURE TO MATCH EXISTING SURROUNDING FINISH. THIS ACTIVITY INCLUDES:

- REMOVAL AND CLEANING OF CRUSTS
- CUTTING OUT DETERIORATED AND/OR HARD CEMENT–BASED MORTAR JOINTS
- REMOVAL OF PREVIOUS HARD CEMENT–BASED MORTAR MASONRY PATCHES WHERE APPLICABLE
- BACKPOINTING WHERE APPLICABLE
- FINAL POINTING

FOR PURPOSE OF TENDER CONSIDER 50% OF MORTAR JOINTS WOULD NEED BACKPOINTING

ROOF AND DRAINAGE SYSTEM:

R1 REMOVE EXISTING GUTTER AND RWL AND REPLACE WITH NEW THROUGHOUT.

R2 REPLACE EXISTING ASPHALT SHINGLES. THIS ACTIVITY CONSISTS OF:

- REMOVE EXISTING ASPHALT SHINGLES, ASPHALT IMPREGNATED ROOF AND WATERPROOF ROOFING UNDERLAYMENT AND DISPOSE
- REPLACE EXISTING DAMAGED SHEATHING. FOR PURPOSE OF TENDER CONSIDER 60% OF EXISTING SHEATHING TO BE REPLACED
- INSTALL NEW FLASHING, WATERPROOF ROOFING AND ASPHALT IMPREGNATED ROOF UNDERLAYMENT
- INSTALL NEW ASPHALT SHINGLES

R3 REPLACE METAL FLASHING

WOOD

WD1 REPAIR AND MAKE GOOD WOOD (FASCIA, EAVES AND OTHER WOOD ELEMENTS) TO MATCH EXISTING. UNLESS OTHERWISE NOTED. CONDITION T.B.D ON SITE W/ CONSULTANT:

CONDITION #1: ROT WOOD

- CUT OUT 50mm BEYOND ROT PORTION
- SPLICE NEW WOOD
- FILL GAP BETWEEN NEW AND EXISTING WOOD AND SAND UNTIL SURFACE IS SMOOTH
- PAINT. COLOUR TO BE DETERMINED ON SITE BY CONSULTANT

CONDITION #2: DAMAGED WOOD (WEATHERED, SOFT AND/OR PUNKY)

- CONSOLIDATE WOOD WITH EPOXY
- SAND UNTIL SURFACE IS SMOOTH
- PAINT. COLOUR TO BE SELECTED BY CONSULTANT ON SITE.

IF CONDITION IS NOT SPECIFIED ON DRAWINGS, CONSIDER A COMBINATION OF BOTH (CONDITION #1=20% AND CONDITION #2=80% OF THE TOTAL AREA TO BE REPAIRED).

WD2 PEELED PAINT (FASCIAS, EAVES, BRACKETS AND OTHER WOOD ELEMENTS):

- SCRAPE AND REMOVE PEELED PAINT
- FILL CHECKS AND GAPS BETWEEN BOARDS AND SAND UNTIL SURFACE IS SMOOTH
- FOR ROT WOOD SEE WD1 CONDITION #1.
- IF WOOD IS DAMAGED BUT NOT ROT, SEE NOTE WD1 CONDITION #2
- PAINT. COLOUR TO BE DETERMINED ON SITE BY CONSULTANT

WD3 RE–ATTACH LOOSE WOOD (BOARD, SIDING ETC.)

WD4 REPLACE MISSING BOARD WITH NEW. PROFILE TO MATCH EXISTING

WD5 PROVIDE NEW INSULATION AND WOOD BOARD TO SEAL GAP BETWEEN CLADDING AND WINDOW FRAME

WD6 DAMAGED CLADDING:

- CAREFULLY PUSH EXISTING NAILS UNTIL BOARD IS LOOSE
- CAREFULLY REMOVE DAMAGED SIDING. DO NOT DAMAGE SURROUNDING SIDING
- PROVIDE NEW SIDING WOOD TO SUIT. PROFILE TO MATCH EXISTING SURROUNDING WOOD SIDING
- PAINT. COLOUR TO BE DETERMINED ON SITE.

WD7 HOLES IN WOOD:

- FILL HOLES WITH EPOXY AND SAND UNTIL SURFACE IS SMOOTH
- SAND UNTIL SURFACE IS SMOOTH
- PAINT. COLOUR TO BE SELECTED BY CONSULTANT ON SITE.

RESTORATION NOTES

WINDOWS AND DOORS:

SEE THESE NOTES IN CONJUNCTION WITH WINDOW AND DOOR SCHEDULE.

W1 REMOVE DECORATIVE CEMENT BOARD/STYROFOAM SURROUNDS AND WOOD SUPPORT CONCEALING FRAMES. REPAIR FRAME AS PER WINDOW SCHEDULE (TYP.)

W2 REPAIR SHUTTER:

- REMOVE SIDELIGHT AND REPAIR, REPLACE AND/OR PROVIDE MISSING WOOD PIECE. REINSTATE.

D1 REMOVE DECORATIVE CEMENT BOARD/STYROFOAM SURROUNDS AND WOOD SUPPORT CONCEALING FRAMES. PROVIDE NEW WOOD DOOR AS PER SCHEDULE.

GENERAL:

G1 REMOVE MISCELLANEOUS ITEMS FROM WOOD (WIRES, ELECTRICAL BOXES, PLYWOOD, ETC.). FOR SEALING HOLES SEE WD7

G2 DEMOLISH WOOD DECK

GENERAL NOTES:

1. ALL WORK TO BE EXECUTED AS NOTED IN THE SPECIFICATIONS
2. CONSULTANT IS GOLDSMITH BORGAL AND COMPANY ARCHITECTS LTD.
3. ALL WORK TO BE OF HIGHEST WORKMANSHIP STANDARDS
4. VERIFY ALL CONDITIONS IN THE FIELD AND NOTIFY CONSULTANT IMMEDIATELY OF ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEMOLISHED MATERIAL EXCEPT WHERE NOTED OTHERWISE
6. FIXING SCAFFOLDING, TEMPORARY BARRIERS AND/OR HOARDING INTO HERITAGE MATERIALS (WOOD, ETC.) SHALL NOT BE PERMITTED. ANCHOR ONLY INTO JOINT MORTAR
7. PROTECT EXISTING HERITAGE FEATURES (WINDOWS, DOORS, ETC.) FROM DAMAGE AND REPAIR ANY DAMAGE TO AS FOUND OR BETTER CONDITION
8. MAKE TEST PATCHES (MOCK–UP) AND CONSULT W/CONSULTANT TO SELECT THE MOST SUITABLE CLEANING METHOD IN EACH CASE
9. THE LEVEL OF CLEANLINESS AND/OR ALTERNATE METHOD IN EACH CASE, TO BE DETERMINED BY ARCHITECT ON SITE
10. COLOURS TO BE DETERMINED BY CONSULTANT ON SITE
11. PAINT IN ALL WINDOWS TO REMAIN ON PLACE AND ELEVATIONS TO BE SCRAPED PER NOTE WD2
12. ALL EXISTING STYROFOAM AROUND WINDOWS TO BE REMOVED TO UNCOVER WOOD FRAME. SEE WINDOW SCHEDULE FOR DETAILS

RESTORATION LEGEND

- 100 % DAMAGED MORTAR JOINTS. SEE RESTORATION NOTE M1
- 50 % DAMAGED MORTAR JOINTS. SEE RESTORATION NOTE M1
- EXISTING ITEMS IN WOOD SIDING (ANCHORS, PLUGS AND/OR HOLES). SEE RESTORATION NOTE WD7
- STRUCTURE TO BE DEMOLISHED

DATE	NO.	DESCRIPTION
2017-05-09	1	ISSUED FOR CONSERVATION PLAN

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

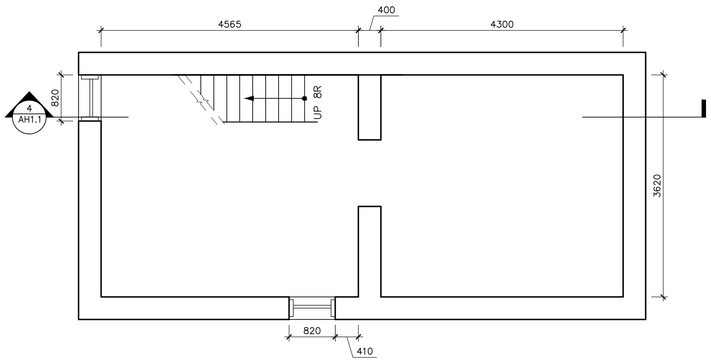
PROJECT:
9891 KEELE STREET
(William Bailey House)
Vaughan, Ontario

FOR:
EMPIRE PACE (MAPLE) LTD.
Vaughan, Ontario

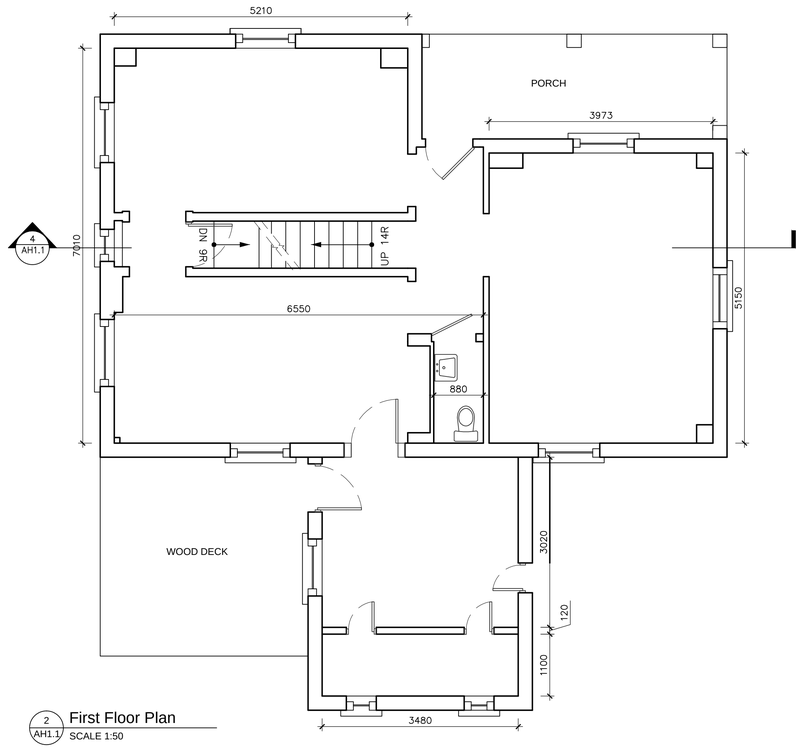
PROJECT NO.:	SCALE:
17021	as shown
DRAWN BY:	REVIEWED BY:
RG	CM
DATE: 05.09.2017	
TITLE:	DRAWING NO.

Cover Sheet

AH1.0

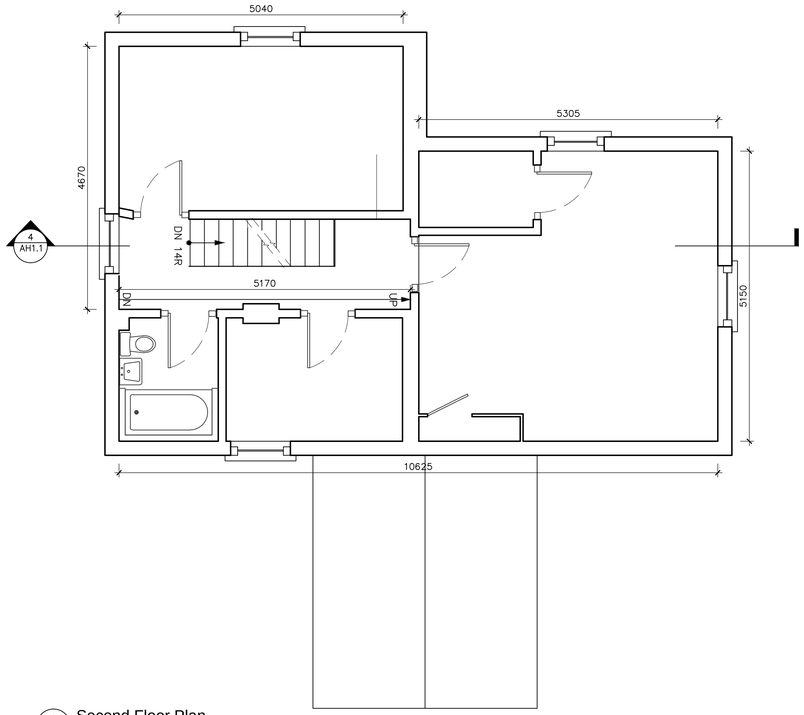


1 AH1.1 Basement Floor Plan
SCALE 1:50

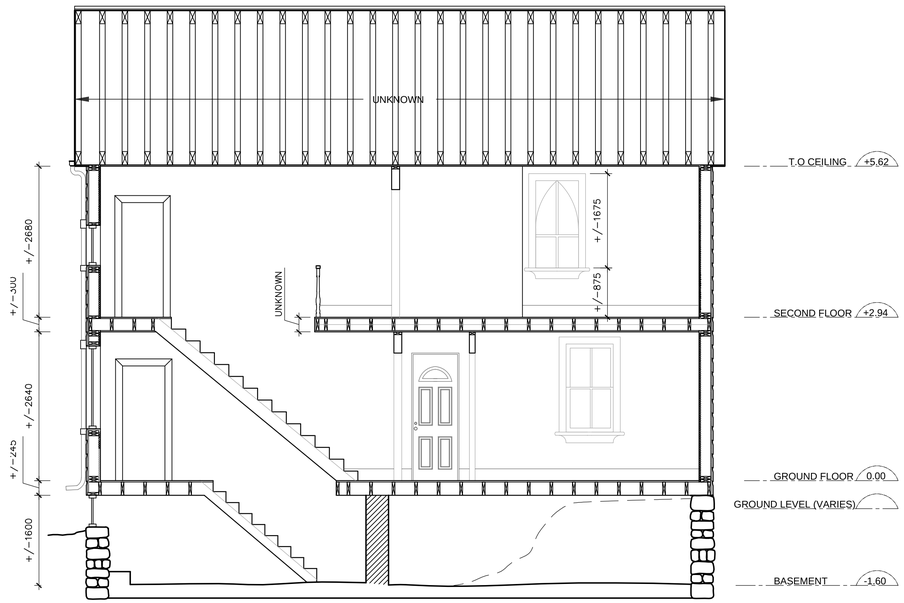


2 AH1.1 First Floor Plan
SCALE 1:50

NOTE: INTERIOR CONDITION - ONLY FOUNDATION WAS ASSESSED. FLOOR PLANS BASED ON GBCA'S 2013 CONDITION ASSESSMENT.



3 AH1.1 Second Floor Plan
SCALE 1:50



4 AH1.1 Section
SCALE 1:50

NOTE: INTERIOR CONDITION - ONLY FOUNDATION WAS ASSESSED. FLOOR PLANS BASED ON GBCA'S 2013 CONDITION ASSESSMENT.

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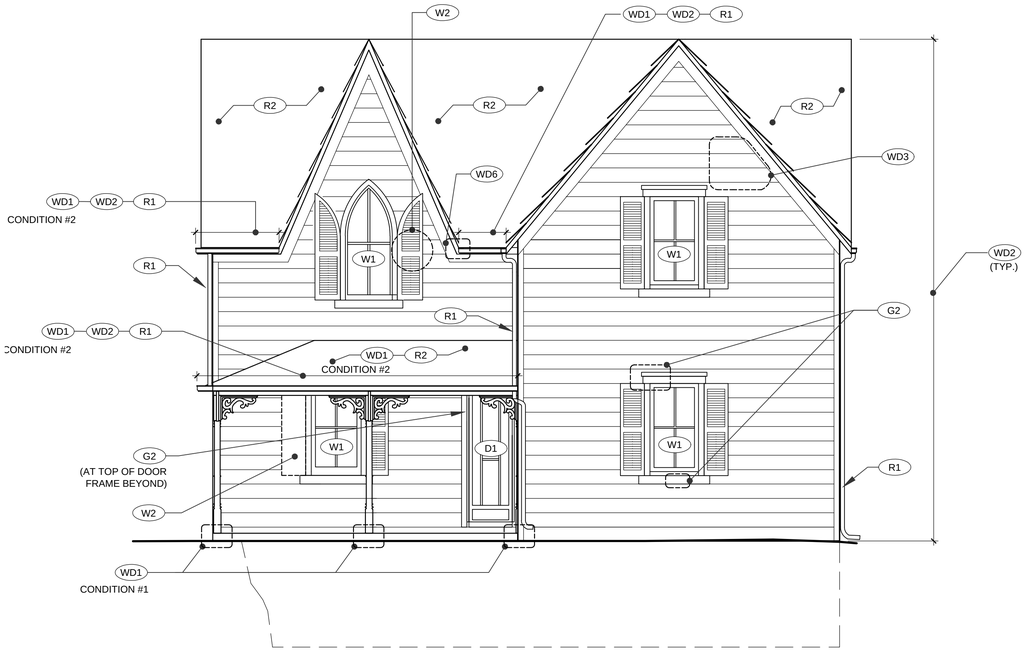
05.09.2017	

TITLE: CONDITION ASSESSMENT PLANS & SECTIONS

DRAWING NO. AH1.1



1 AH1.2 West Elevation
SCALE 1:50

2 AH1.2 South Elevation
SCALE 1:50

3 AH1.2 East Elevation
SCALE 1:50

4 AH1.2 North Elevation
SCALE 1:50

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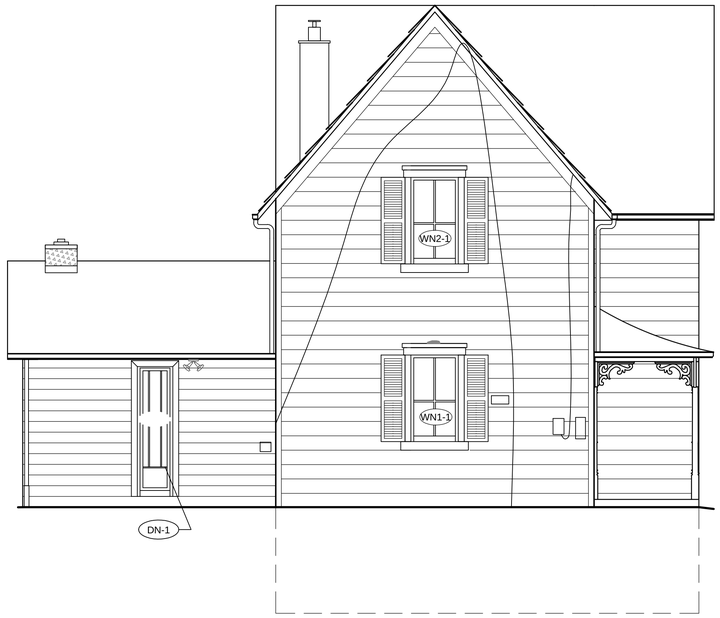
TITLE: ELEVATIONS

DRAWING NO. AH1.2

1 AH1.3 West Elevation
SCALE 1:50

2 AH1.3 South Elevation
SCALE 1:50

3 AH1.3 East Elevation
SCALE 1:50



4 AH1.3 North Elevation
SCALE 1:50

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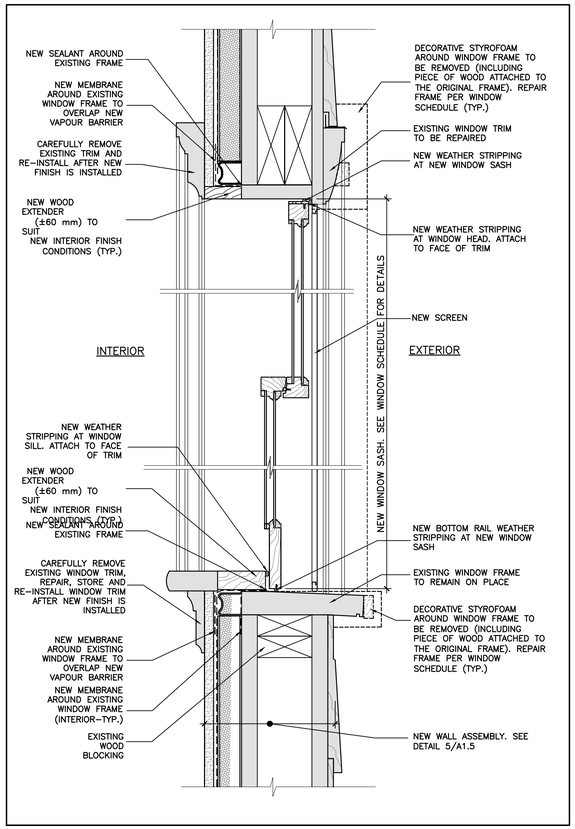
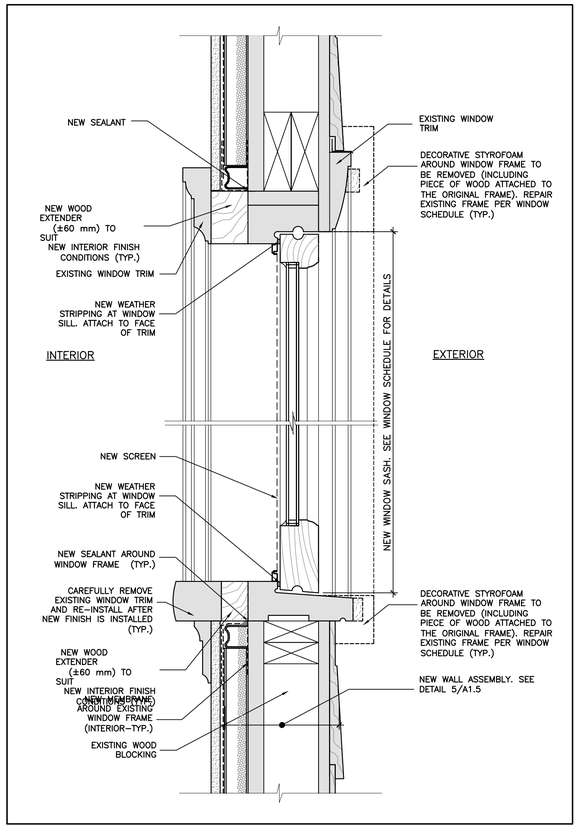
WINDOW & DOOR DENOMINATION ELEVATIONS

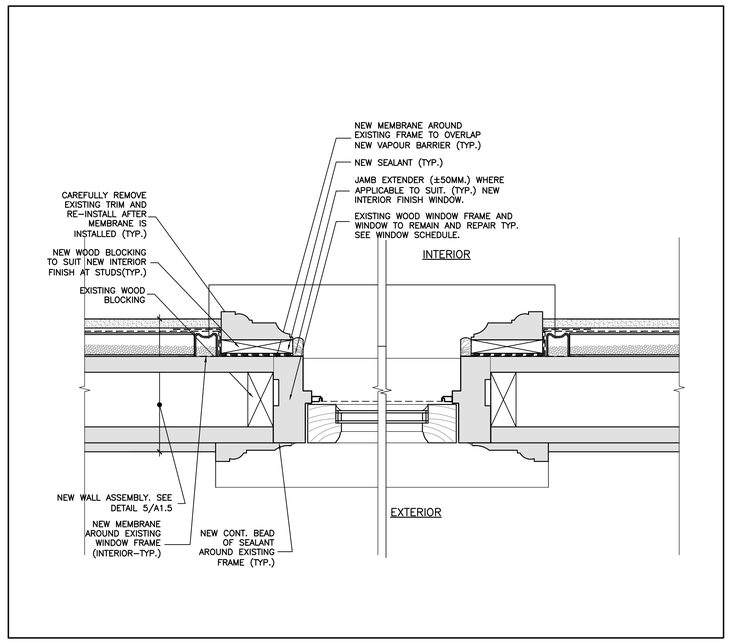
AH1.3



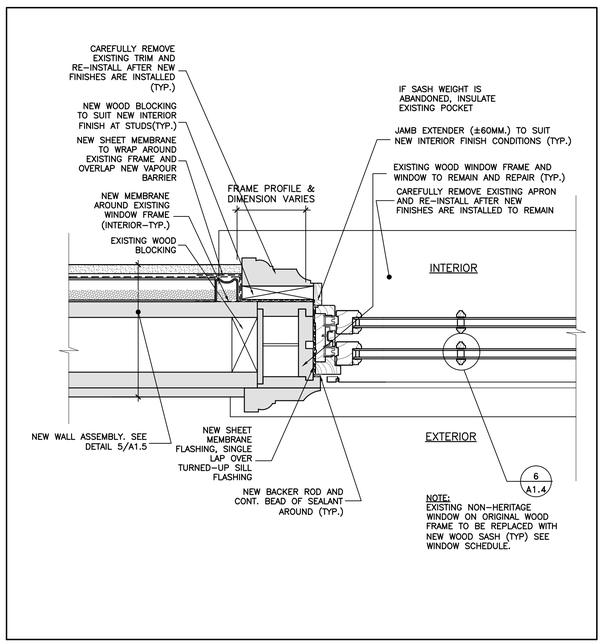
1 A1.4 **Existing Double Hung. Section @ Sill & Head (Typ.)**
Scale: 1:5



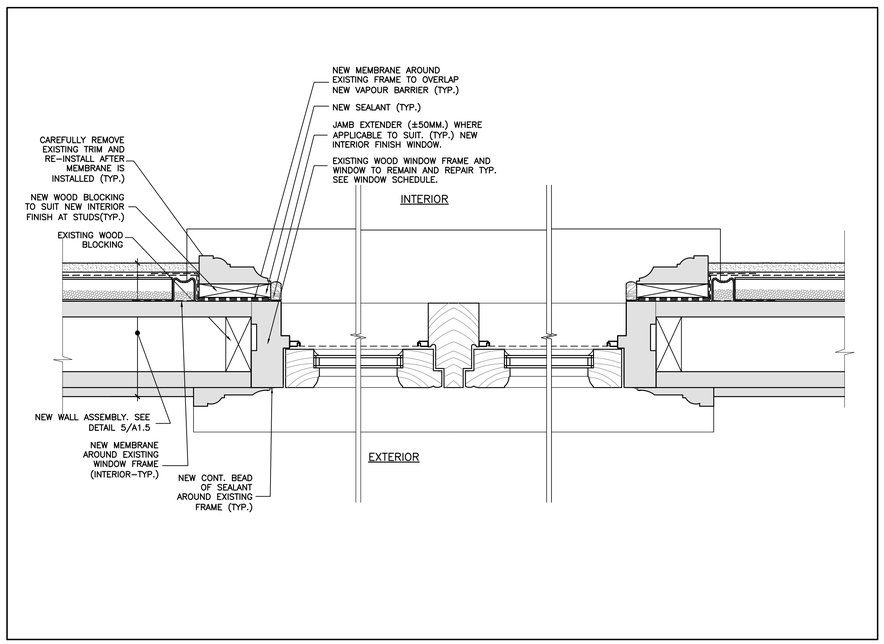
3 A1.4 **Existing Casement. Section @ Sill & Head Typ.**
Scale: 1:5



5 A1.4 **Existing Window Frame. Section @ Jamb (Typ.)**
Scale: 1:5



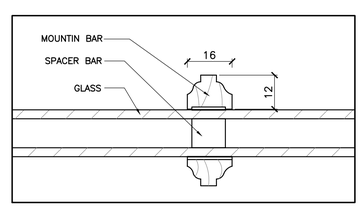
2 A1.4 **Existing Window Frame. Section @ Jamb (Typ.)**
Scale: 1:5



4 A1.4 **Existing Window Frame. Section @ Jamb (Typ.)**
Scale: 1:5

GENERAL NOTES:

1. FOR DETAILED PANES OF GLASSES IN EACH WINDOW SEE WINDOW SCHEDULE IN DRAWING A1.5
2. REMOVE INTERIOR FINISHES AND INSTALL NEW WALL ASSEMBLY



6 A1.4 **Detail - Mountin Bars w/ Spacer Plan Typ.** Scale: 1:1

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CAM	XX
DATE:	
05.09.2017	

TITLE: Details

DRAWING NO. A1.4

HERITAGE WINDOW SCHEDULE

	WINDOW No.	Location	Function Type	FRAME Size +/- (mm) Width	Height	New Sash Type	Material	Finish	SASH Glazing Top	Bottom	Type	Material	Finish	REMARKS	HARDWARE
BASEMENT.	WS0-1		CA			A	WD	PT	4	--	ALP/GL	WD	PT	Coordinate perforations on aluminum panel w/ Mechanical drawings	2 Hinges 1 Handle
1st. FLOOR.	WW1-1		DH			B	WD	PT	2	2	GL	WD	PT	New sash on existing frame	Sash, lock & finger sash lift
	WW1-2		DH			B	WD	PT	2	2	GL	WD	PT	New sash on existing frame	Sash, lock & finger sash lift
	WS1-1		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist.	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable	Sash, lock & finger sash lift
	WS1-2		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist. (1 pane broken)	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable. Replace upper pane of glass	Sash, lock & finger sash lift
	WS1-3		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist. (1 pane broken)	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable. Replace upper pane of glass	Sash, lock & finger sash lift
	WS1-4		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist.	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable	Sash, lock & finger sash lift
	WE1-1		DH			B	WD	PT	2	2	GL	WD	PT	New sash on existing frame	Sash, lock & finger sash lift
	WE1-2		Exist.	Exist.	Exist.	Exist. E	WD	PT	4	-	GL	WD	PT	Provide new storm sash. Repair existing hardware. Make window operable. Provide 4 pane of glasses.	-
	WE1-3		Exist.	Exist.	Exist.	Exist. E	WD WD	PT PT	Exist.	-	Exist.	WD WD	PT PT	Provide new storm sash. Repair existing hardware. Make window operable	-
	WE1-4		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist.	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable. Replace bottom part of the frame.	Sash, lock & finger sash lift
	WN1-1		DH			B	WD	PT	2	2	GL	WD	PT	New sash on existing frame	Sash, lock & finger sash lift
2nd. FLOOR.	WW2-1		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist.	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable. Remove and align upper sash	Sash, lock & finger sash lift
	WW2-2		DH			B	WD	PT	2	2	GL	WD	PT	Remove remnants of original hardware and install new one. Make window operable	Sash, lock & finger sash lift
	WS2-1		Exist.	Exist.	Exist.	Exist.	WD	PT	Exist.	Exist.	Exist.	WD	PT	Remove remnants of original hardware and install new one. Make window operable. Replace bottom part of the frame	Sash, lock & finger sash lift
	WE2-1		DH			B	WD	PT	2	2	GL	WD	PT	Remove remnants of original hardware and install new one. Make window operable	Sash, lock & finger sash lift

Function Type:
DH - Double Hung
CA - Casement Window

Glazing Type:
GL - IG Low E- II Argon

Material:
ALP - Aluminum Panel
WD - Wood

Finish:
PT - Paint

GENERAL NOTES:

1. **Remove screws, nails and/or plugs. Fill holes w/ wood filler and sand until surface is smooth and ready for painting. For purpose of tender consider 15 holes in each window frame and storm.**
2. **Scrape flaking paint. For purpose of tender consider 50% of each frame to be scraped.**
3. **Repair damaged wood with wood filler in areas from 20 mm width x 10 mm depth x up to 300 mm height. Sand until surface is smooth and ready for painting. For purpose of tender consider one repair for each frame.**
4. **Repair damaged wood frame w/ epoxy in areas from 50 mm width x 50 mm depth x up to 300 mm height. This includes reproduce existing frame profile. For purpose of tender consider that 25% of the total window frames need this repair.**
5. **Repair wood frame w/ consolidant (total depth of the frame and up to 200 mm height). For purpose of tender consider that 25% of the total window frames need this repair.**
6. **Muntin bars to be 16 mm ($\frac{5}{8}$") thickness. For Double and Single Hung windows, profile to reproduce existing in window WS1-3. For Casement windows, profile to reproduce existing in window WE1-2.**
7. **Remove non-heritage styrofoam and wood support. Provide new dutchman in each leg (left and right), header and bottom of each frame. New pieces will be nailed and glued to existing frame. Apply new wood filler at joints, sand and paint. For purpose of tender consider each dutchman to be 50 mm x 50 mm x up to 900 mm length.**
8. **Where vinyl windows are replaced, consider that sash weights are abandoned and existing pocket to be insulated.**
9. **To make Double or Single Hung windows operable, repair existing pulley, cord, etc. and counter weight system.**
10. **Carefully remove storm window and repair. See General Notes 2, 3, 4 & 5. Paint and re-install.**
11. **Remove existing sealant in each window frame and replace with new.**
12. **Re-putty all pane of glasses in windows to be kept on place.**

1 A1.5 Window Schedule

DOOR SCHEDULE

	DOOR No.	Size (HxWxTHK)	Location	Type	Material	Finish	F.R.R (mins.)	FRAME Type	Material	Finish	F.R.R (mins.)
1st. FLOOR	DW-1	2050 X 880 X 55	West Elev.	1	WD	PT	N/A	A	WD	PT	N/A
	DS-1	2050 X 880 X 55	South Elev.	2	WD	PT	N/A	A	WD	PT	N/A
	DN-1	2050 X 880 X 55	North Elev.	2	WD	PT	N/A	A	WD	PT	N/A

LEGEND:

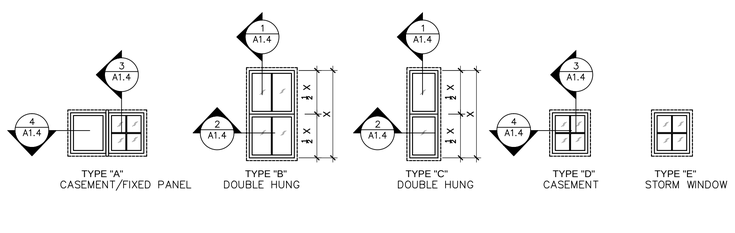
Material
GL - Float Glass
WD - Solid Wood
WDP - Wood Panel

Finish
PT - Paint

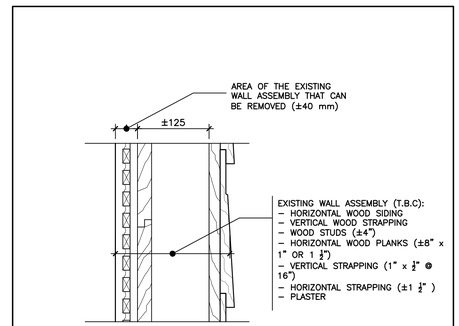
DOOR NOTES:

1. PROVIDE ACOUSTIC DOOR SEAL AND GASKET AROUND PERIMETER OF DOOR .
2. RE-WORK EXISTING FRAME TO SUIT NEW DOOR.
3. HARDWARE TO MATCH HERITAGE PERIOD OF THE BUILDING. HARDWARE COLOUR TO BE BRONZE (AGED).
4. PROVIDE SAMPLES FOR CONSULTANT'S APPROVAL. REPAIR EXISTING DOOR AND FRAME AND PAINT .
5. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE

2 A1.5 Door Schedule

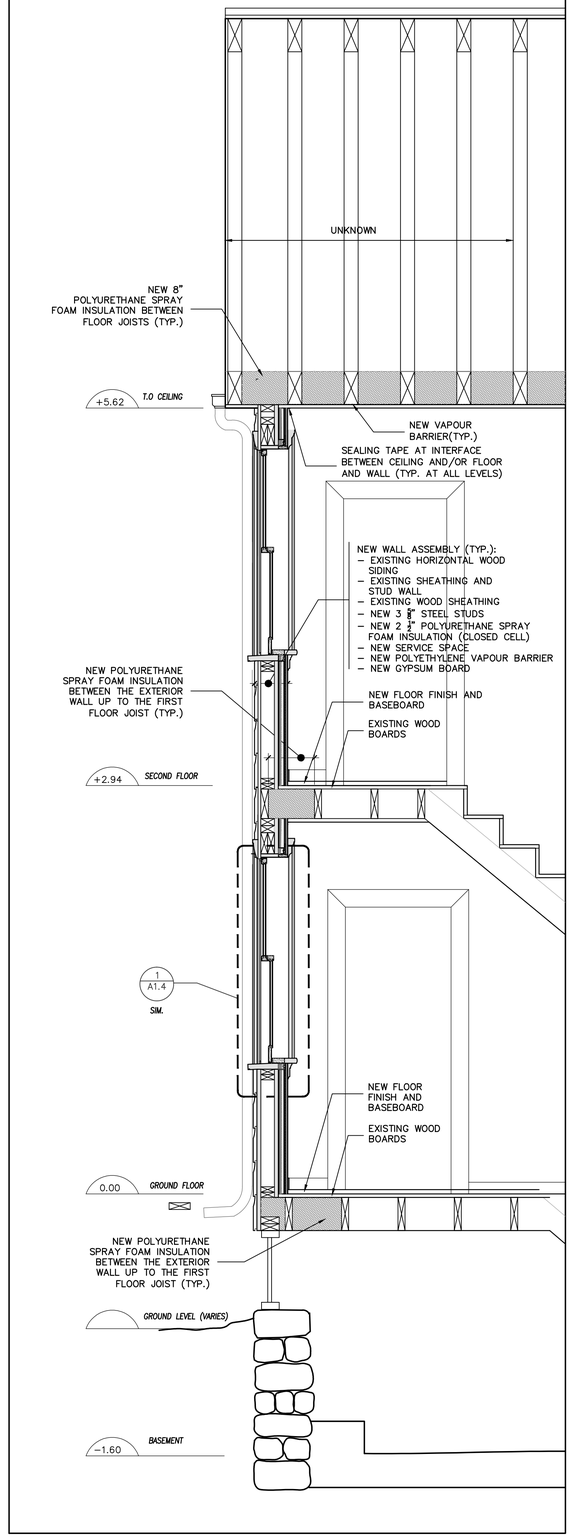


3 A1.5 Window and Door Types



4 A1.5 Original Heritage Wall Assembly (T.B.C.)

Scale: 1:20



5 A1.5 Exterior Wall Detail (Typ.)

Scale: 1:20

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

Do not scale drawings.

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This drawing is not to be used for construction purposes unless counter signed.

by:

date :

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CAM	XX
DATE:	
05.09.2017	

TITLE: **DRAWING NO.**

Window & Door Types & Schedules. Exterior Wall Detail

A1.5

APPENDIX III
Protection Plan

Protection Plan for 9891 Keele Street, the William Bailey House

The property at 9891 Keele Street, Vaughn is currently being developed . The existing heritage building, the William Bailey House at 9891 Keele Street, Vaughan is to be rehabilitated and integrated into the new development. GBCA prepared a conservation approach and intervention solutions to retain the heritage building. The conservation plan and heritage specifications provide a detailed strategy to retain the heritage fabric.

The following protection plan will provide an overview of measures that should be undertaken during construction to protect the existing heritage. There are other common risks that must be considered to protect the heritage fabric. These risks can be mitigated with the implementation of a monitoring program during construction and even when the rehabilitation is finished but the new construction is still underway.

The monitoring program should be established during the consultation and documentation phases, continued during the rehabilitation of the heritage building and until adjacent work is finished. This program is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other changes to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed.

Monitoring Program

A program of visual inspections undertaken by a qualified conservator and/or engineer along with technical monitoring procedures must be implemented. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Any detected structural movement should be monitored. Tools to be used in this process can vary from a crack monitor (telltale) to more sophisticated electronic monitors, or optical survey instruments, etc. depending of the type of damage detected.

Additionally, visual inspections should ensure that any temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fuel and hazardous material protection provisions are being upheld.

This monitoring program includes:

1. *Documentation*
   GBCA prepared an initial condition assessment that can be used as a base for this documentation and recording any change or damage noticed during and after construction.

2. *Vibration*
   Demolition and new foundation work are common sources of vibrations that can affect adjacent structures. The tools and methods used in demolition, such as impact hammers, wrecking balls and pavement breakers, produce vibrations that may be transmitted to the historic structure.
   Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

During work, a vibration control plan must be developed and monitored to ensure that no construction activity affects the heritage building.

3. *Water*
   A well-functioning water drainage system around the historic building must be kept always. Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property.

   Once the heritage building is finished, final landscaping and grading patterns on adjacent construction sites should be examined to ensure that rainwater is not routed towards the historic building. Also, debris originating at the construction site must be kept away way to the gutters, downspouts and drains of an adjacent building and screen should be installed to cover these areas if necessary. Regular visual inspections should be established as means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions.

4. *Temporary Heating*
   During Winter months and since the historic building is comprised of combustible materials, special care should be taken about the means use to provide temporary heating. Do not use oil-fired temporary heaters If enough power is available use electrical heaters. Where the use the not enough power is possible use propane heaters.

5. *Fire and Security*
   Along with the temporary heating, other construction activities must be closely monitored and if possible avoided inside or near the heritage building. Examples of these activities are cutting, welding and use of plumber's torches, among others.

   Once heritage building is finished the fire and intruder alarm systems must be implemented immediately to minimize opportunities of fire and/or vandalism.

6. *Physical Impact*
   Cranes, hoists, heavy trucks can cause physical damage to the historic fabric, so protective barriers should be installed around the building until construction in the heritage and new buildings is finished. Since west and south facades are directly exposed to the construction site, when the construction in the heritage building is finished but in adjacent buildings is still underway windows should be covered with tarps or even plywood (with some layers of cushioning material) if necessary. Also, some vertical netting can be installed as part of the protection against physical impact and dust control.

This protection plan is complemented for the specifications GBCA has prepared for the project and for a wide variety of construction activities. These can be summarized as follow:

General:
- The surrounding private and public property shall be protected from damage during performance of the Work.
- During construction, the existing heritage building shall be protected by fencing on all sides.
- Protection must be provided for the existing structure, finished and partially finished building finishes, waterproofing systems, and equipment during performance of the work.

- Open burning of rubbish is not permitted on the Site.

Storage, Handling and Protection
- Store Products so as not to create any overloading conditions to any part of the building, structure, falsework, form work and scaffolding.

Demolition & Removals
During the demolition and removals phase take the following measurements to provide adequate protection:

- Protect adjacent structures and property against damage which might occur from falling debris or other causes.
- Hang tarpaulins where debris and other materials are lowered. Build in around
- openings with wood and plywood at locations used for removal of debris and materials.
- Prevent debris from blocking surface drainage system, elevators, mechanical, and electrical systems which are required to remain in operation.
- Pay particular attention to prevention of fire and elimination of fire hazards.
- Supply and install adequate protection for materials to be re-used; set on ground
- and prevent moisture pick-up. Cover stockpiles of materials with tarpaulins.
- Prevent dust, dirt and water from demolition operations entering operational areas.
- Blasting is not permitted.

Shoring & Bracing
Work required for protection of the existing structure through shoring wherever the existing structure is at risk during work executed during this contract.

- Prevent movement, settlement or damage of adjacent structures and parts of existing building to remain. Provide bracing, shoring as required.
- Take precautions to support structures and, if safety of adjacent structures appears to be endangered, cease operations and notify Architect.

Mortar & Grout For Chimney Work
Protection and Curing of Completed Work:
- Strictly adhere to requirements of curing including wetted burlap protection for specified period and protection from drying effects of sun.
- Cover completed and partially completed work not enclosed or sheltered with waterproof covering at end of each work day. Anchor securely in position.
- Provide temporary bracing if necessary.

Historic Wood Repair
- Protect surfaces adjacent to repair area to prevent damage during work.
- Cover completed work not enclosed or sheltered with waterproof covering. Anchor securely in position.
- Provide protection against the spread of dust and residue into the environment in or beyond the work area.

Restoration of Wood Windows
Protect reusable historic glazing, from breakage during removal, during repair and during storage period.

- Provide temporary covers over wood elements until exterior masonry restoration has been completed.
- On completion of exterior masonry restoration, remove exterior temporary covers and restore sills and exterior stops as specified.
- Where windows are to be removed protect the remaining elements and building interior from weather.

Attachment #6

Current Conditions South Side

Attachment #7

Current Condition North Side

Attachment #8 Site Plan

6 x 3 STOREY TOWNS
(LOTS 10-15 @ 1780 - 2180 SF)

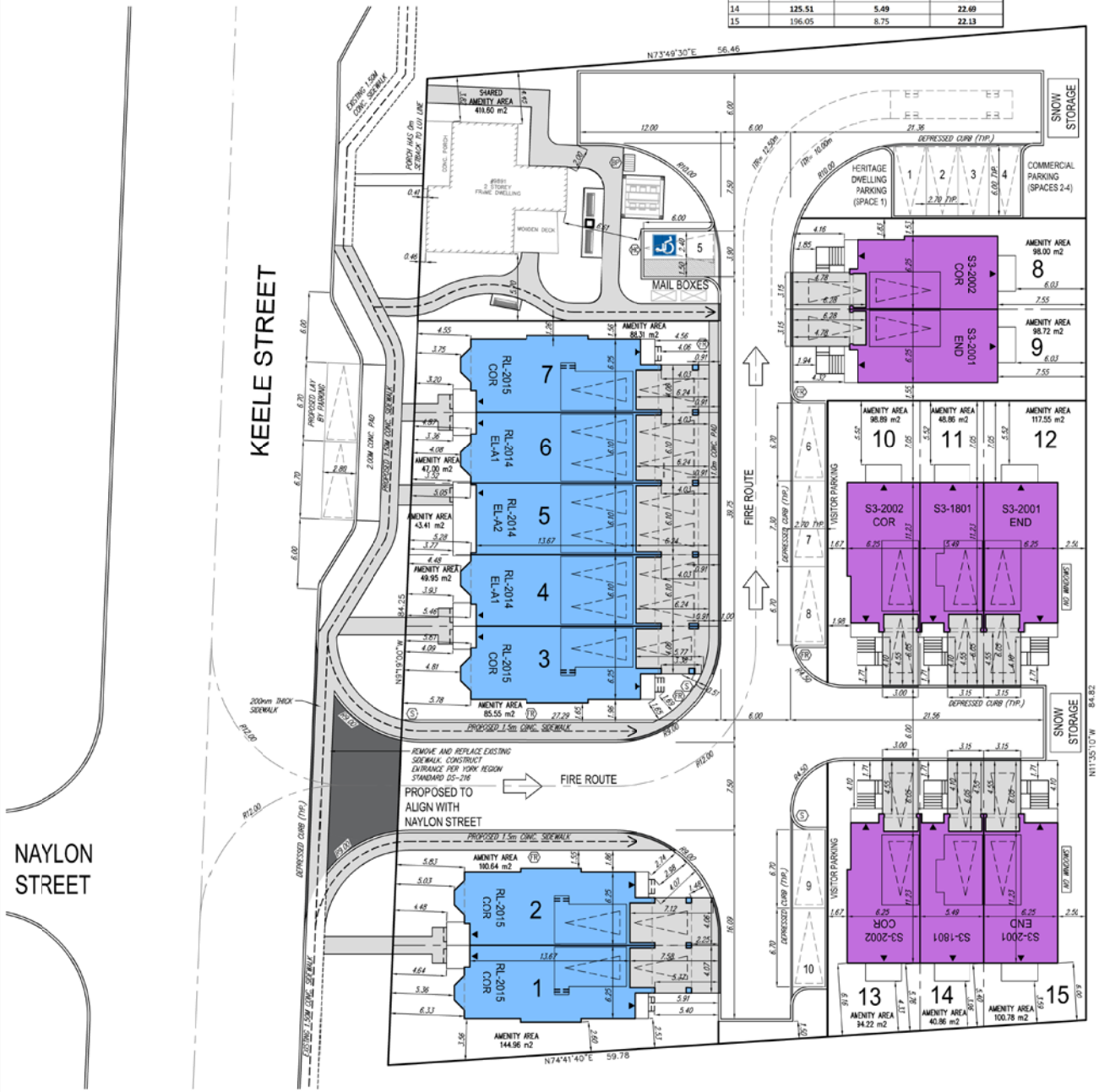
5 x 3 STOREY REAR LANE TOWNS
(LOTS 3-7 @ 2530 - 2870 SF)

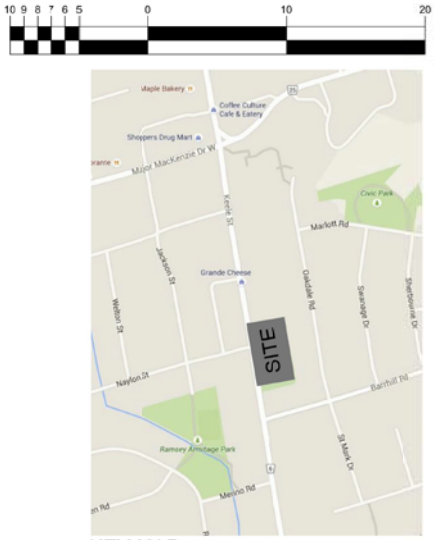
2 x 3 STOREY SEMI'S
(LOTS 8-9 @ 1780 - 2180 SF)

2 x 3 STOREY REAR LANE SEMI'S
(LOTS 1-2 @ 2530 - 2870 SF)

INDIVIDUAL LOT STATISTICS

Lot #	Lot Area (m2)	Lot Frontage (m)	Lot Depth (m)
1	260.51	9.79	**27.79**
2	**215.46**	8.10	**23.58**
3	**204.03**	8.20	**21.48**
4	**157.14**	6.10	**25.66**
5	**155.65**	6.10	**25.14**
6	**154.16**	6.10	**25.17**
7	**195.34**	7.81	**24.85**
8	193.98	7.77	**24.37**
9	195.25	7.80	**25.06**
10	192.57	7.92	**24.33**
11	**133.46**	**5.49**	**24.33**
12	212.82	8.75	**24.33**
13	184.45	7.92	**23.05**
14	**125.51**	**5.49**	**22.69**
15	196.05	8.75	**22.13**





KEY MAP
N.T.S.

STATISTICS

PART OF LOT 19 AND PART OF WEST 1/2 OF LOT 20, CONCESSION 3
9859/9891 KEELE STREET
CITY OF VAUGHAN
BY-LAW NO. 1-88

EXISTING ZONING: SITE SPECIFIC (NOT APPLICABLE)

By-Law Standard	RT1 Zone	Proposed Exception to RT1 Zone
Frontage	Must be on public street	Permit internal units to front onto private condominium road
Permitted Uses	Street Townhouse Dwelling	3 Freehold Townhouse blocks, 11 total units fronting on a private common element road; and 2 Semi-Detached Dwellings, 4 total units fronting on a private common element road Existing heritage dwelling converted to ground floor commercial and second floor residential Dwelling, Semi-Detached: means a semi-detached dwelling in which each dwelling unit is situated on its own lot, which lot fronts onto a public street or road Dwelling, Street Townhouse: means a townhouse dwelling unit situated on it's own lot, which lot fronts onto a public street or private road Heritage Dwelling ground floor commercial permitted uses: - Business/Proffesional Office (excluding the Office of a regulated Health Professional or Veterinarian) - Retail Store - Personal Service Shop - Studio - Service or Repair Shop, limited only to the servicing or repairing of small household appliances and home computers; and
Maximum Units in a Row	6 units	5 units
Floor Space Index	1.25	Site Area = 4891 m2, GFA = 3745.68 m2 FSI = 0.77
Minimum Lot Frontage	6.0 m	5.49 m
Minimum Front Yard	4.5 m	Heritage Dwelling: 0.40 m. (to recognize existing condition) Townhouses and Semi-detached: 4.5 m (3.75m to Bay window)
Minimum Rear Yard	7.5m	Rear Lane Towns: 0.50m (rear wall 3.3m) 3 Storey Towns: 5.0m Rea Lane Semi-detached: 1.4m Semi-detached: 6.0m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Exterior Side Yard	4.5 m	1.50 m
Minimum Lot Depth	27 m	21 m
Minimum Lot Area	162 m2/unit	125 m2
Minimum Soft Landscaping in Front or Exterior Yard	40%	Not required
Landscaped Strip Abutting Street	6.0m along lot line abutting street	Heritage Dwelling: 0.40 m. (to recognize existing condition) Units 1-7 Fronting Keele St.: 4.5m
Minimum Amenity Area	Heritage Dwelling x 28 Unit = 55 m2 35 x 38 Units (@ 90m2) = 1350 m2 Total = 1405 m2	1668.30 m2
Parking	11 Townhouse dwellings x 2.0 spaces = 22 spaces 4 Semi-Detached dwellings x 2.0 spaces = 8 spaces Heritage Dwelling Unit = 1 space Heritage Commercial (90m2) x 3.0 spaces per 100(m2) = 3 spaces Visitors 0.25 x 16 = 4.0 spaces Total = 38 spaces	Townhouse Dwellings – 28 spaces Semi- Detached - 8 spaces Heritage Dwelling - 1 space Heritage Commercial - 3 spaces Visitor spaces = 6 Total = 46 spaces (complies)

TRUE NORTH

PROJECT NORTH

LEGEND

- HC — DISABLED PARKING PERMIT SIGN
- FR — NO PARKING FIRE ROUTE SIGN
- BP — BICYCLE PARKING DIRECTIONAL SIGN
- S — STOP SIGN
- BICYCLE/PEDESTRIAN CONNECTIONS

#	DESCRIPTION	DATE	BY
8	SITE STATS UPDATED PER CLIENT	MAY.15.17	MS
7	UPDATED PER LANDSCAPE PLAN	APR.24.17	MS
6	REVISED PER COLLECTIVE COMMENTS	APR.10.17	MS
5	REVISED PER COLLECTIVE COMMENTS	FEB.23.17	MS
4	PLASTIC MANAGEMENT HAMMERHEAD ADDED	FEB.13.17	MS
3	PATHWAY REVISED TO MATCH LANDSCAPE DRAWINGS	NOV.30.16	MS
2	REV. PER 2015 TOWN COMMENTS	NOV.11.16	MS
1	ISSUED FOR PREELIM. REVIEW	OCT.28.16	MS

REVISIONS

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 802-1163
www.1Riser.com

Client: EMPIRE COMMUNITIES

Project: **VILLAGIO - 9869/9891 KEELE STREET**
PART OF LOT 19 &
PART OF WEST 1/2 OF LOT 20
CITY OF VAUGHAN

Sheet Title:

Drawn By:	MS	Checked by:	MS
Project No:	15-43	Page	SP-1
Scale:	1:250		

RL-2015-COR
ELEV. A - REV
LOT 2

RL-2015-COR
ELEV. A - STD
LOT 1

WEST ELEVATION - LOT 1-2

RL-2015-COR
ELEV. A - STD
LOT 1

SOUTH ELEVATION - LOT 1

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CLIENT: EMPIRE COMMUNITIES

PROJECT: VILLAGIO
CITY OF VAUGHAN

PROJECT NUMBER: 15-43

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

DRAWING NO.: 1 OF 2

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RL-2015-COR
ELEV. A - STD
LOT 1

RL-2015-COR
ELEV. A - REV
LOT 2

EAST ELEVATION - LOT 1-2

RL-2015-COR
ELEV. A - REV
LOT 2

NORTH ELEVATION - LOT 2

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CITY OF VAUGHAN

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WEST ELEVATION - LOT 3-7

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PROJECT: VILLAGIO CITY OF VAUGHAN
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RL-2015-COR
ELEV. A - REV
LOT 7

NORTH ELEVATION - LOT 7

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DRAWING NO.: 2 OF 4

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RL-2015-COR
ELEV. A - STD
LOT 3

SOUTH ELEVATION - LOT 3

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PROJECT NUMBER: 15-43
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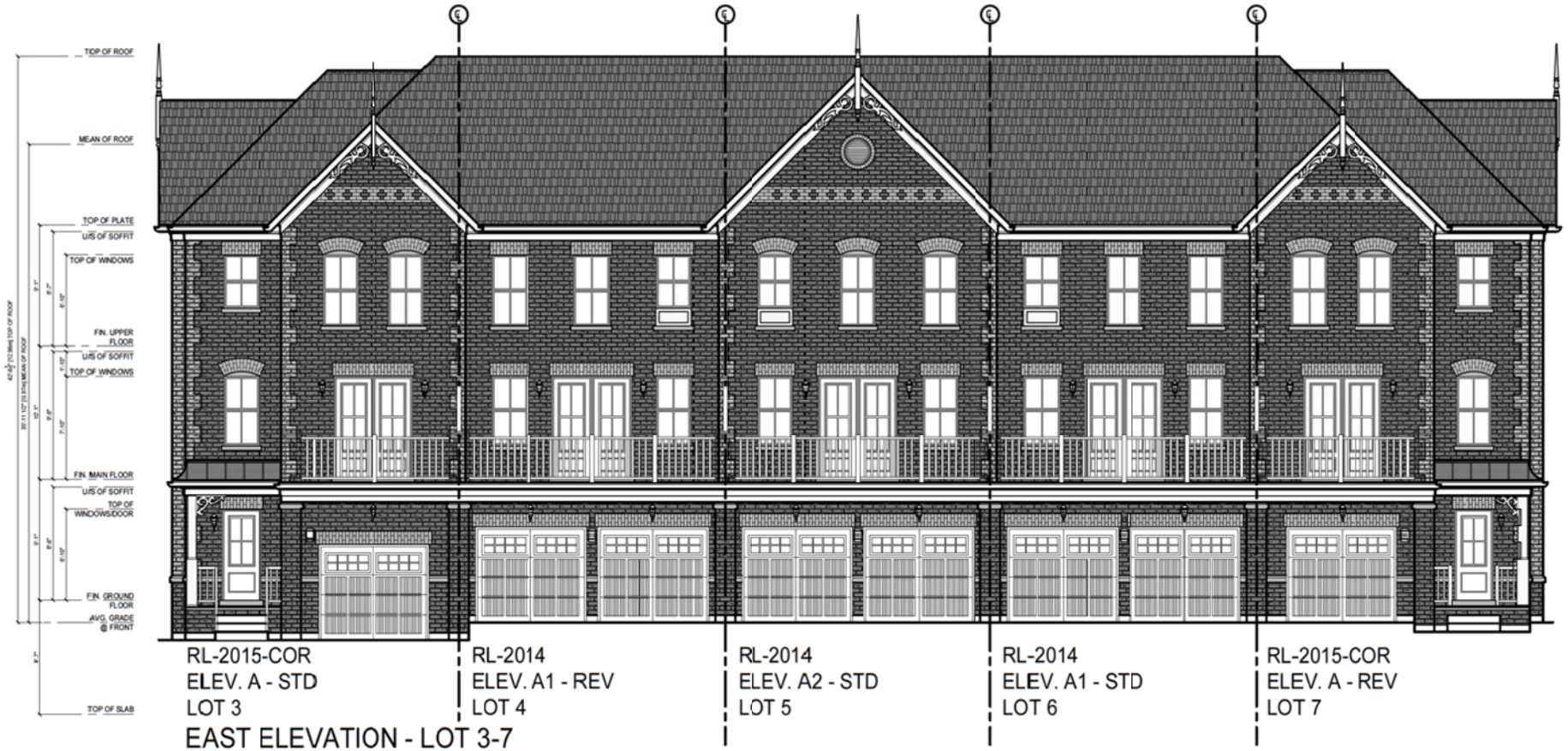

EAST ELEVATION - LOT 3-7

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PROJECT: VILLAGIO
CITY OF VAUGHAN

PROJECT NUMBER: 15-43

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

DRAWING NO.: 4 OF 4

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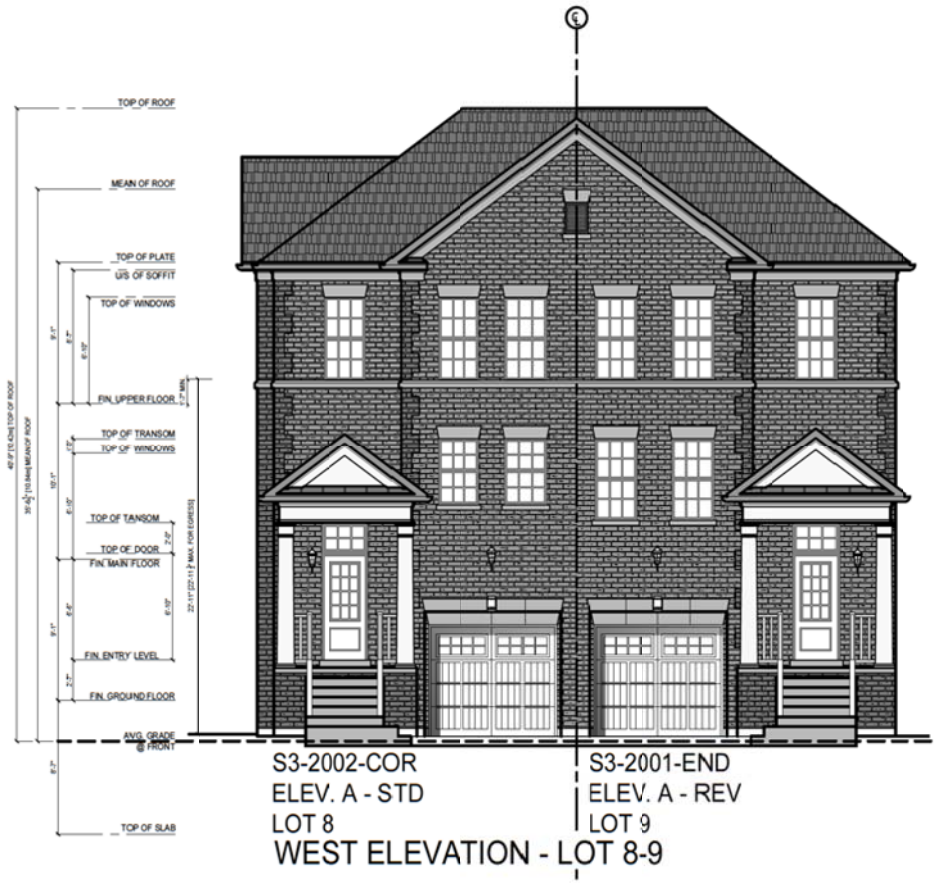

S3-2002-COR
ELEV. A - STD
LOT 8

S3-2001-END
ELEV. A - REV
LOT 9

WEST ELEVATION - LOT 8-9

S3-2001-END
ELEV. A - REV
LOT 9

SOUTH ELEVATION - LOT 9

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CITY OF VAUGHAN

PROJECT NUMBER: 15-43

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

DRAWING NO.: 1 OF 2

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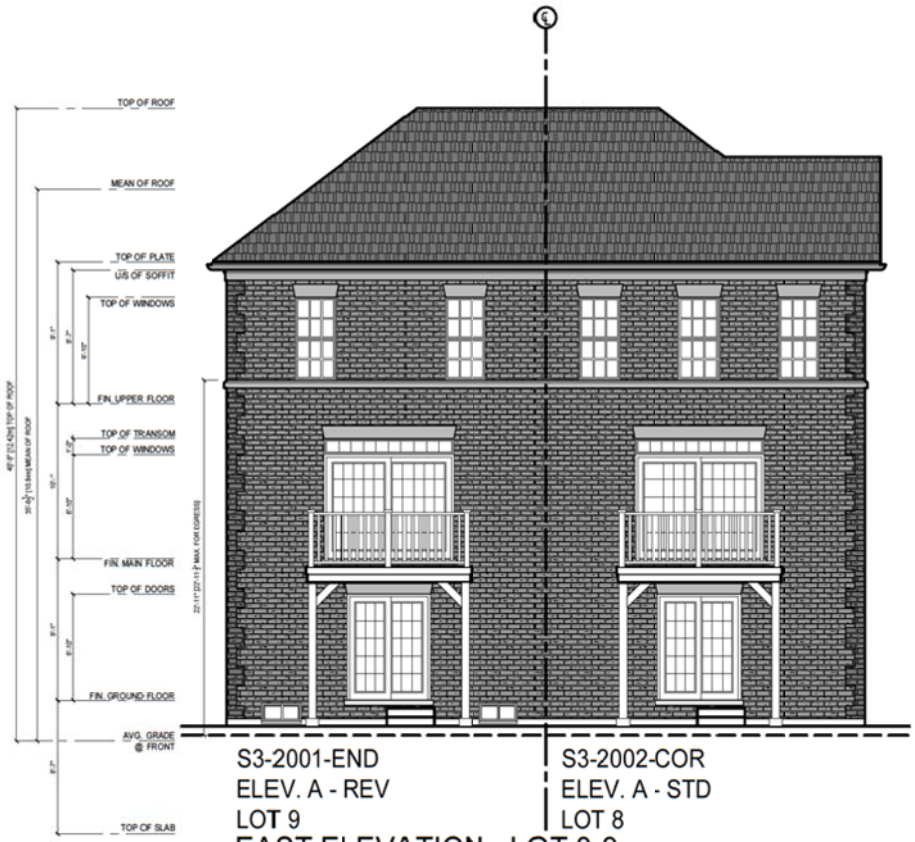

S3-2001-END
ELEV. A - REV
LOT 9

S3-2002-COR
ELEV. A - STD
LOT 8

EAST ELEVATION - LOT 8-9

S3-2002-COR
ELEV. A - STD
LOT 8

NORTH ELEVATION - LOT 8

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PROJECT NUMBER: 15-43
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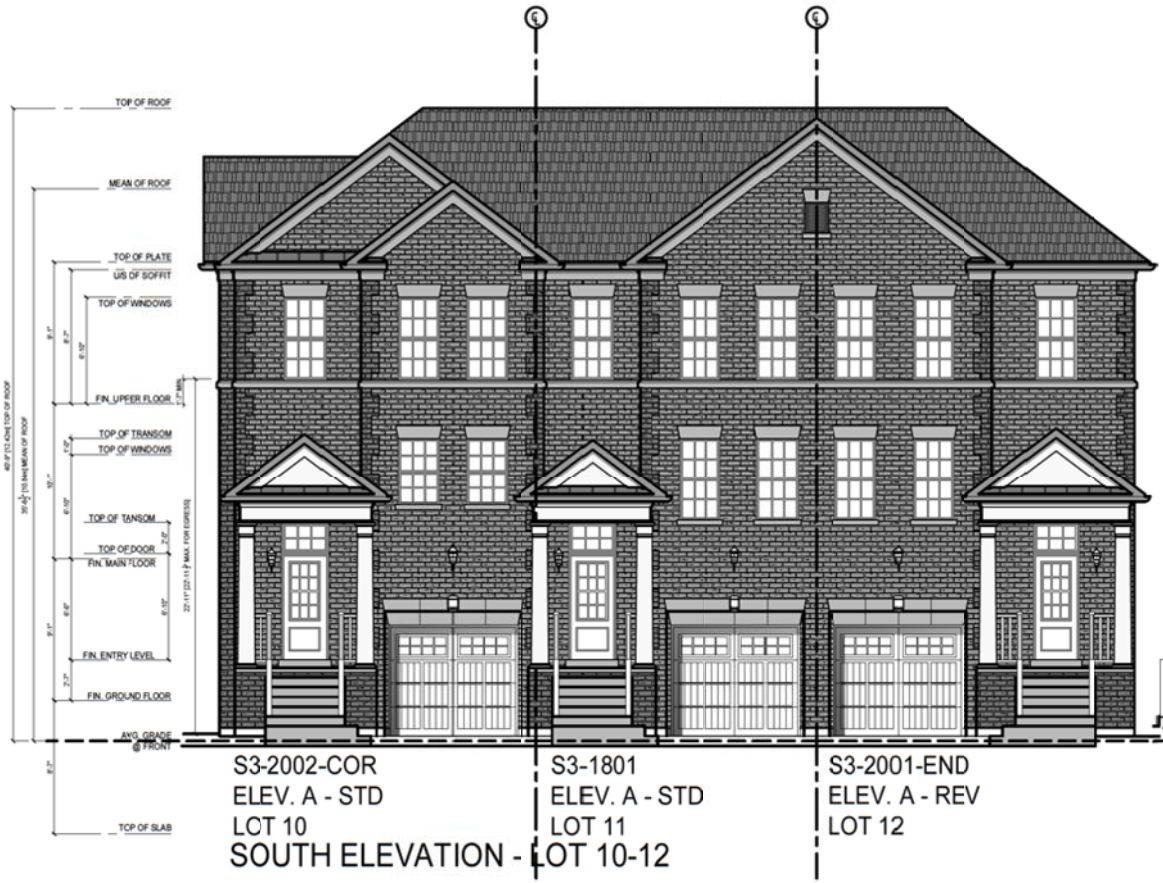
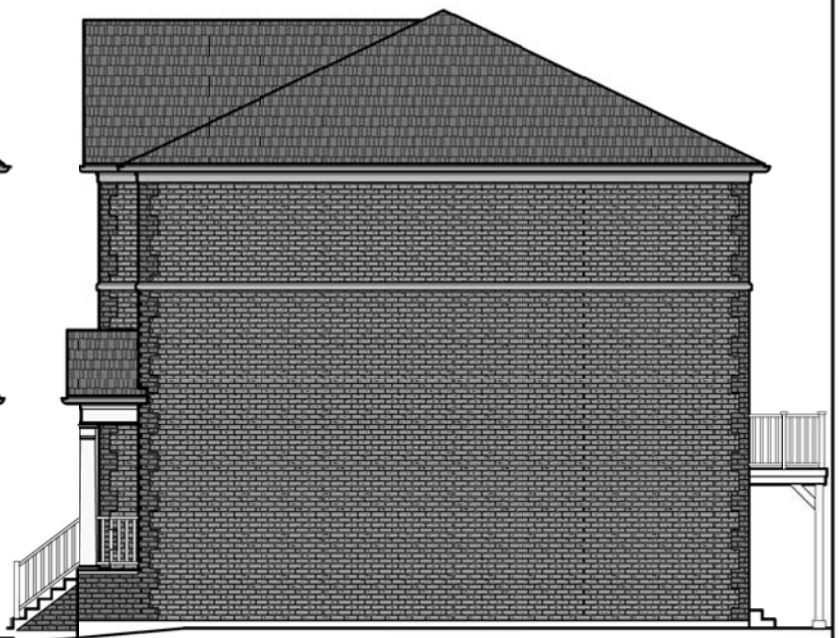


S3-2002-COR
ELEV. A - STD
LOT 10

S3-1801
ELEV. A - STD
LOT 11

S3-2001-END
ELEV. A - REV
LOT 12

SOUTH ELEVATION - LOT 10-12



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ELEV. A - REV
LOT 12

EAST ELEVATION - LOT 12

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PROJECT: VILLAGIO CITY OF VAUGHAN
PROJECT NUMBER: 15-43
SCALE: 1/8" = 1'-0"
DRAWING NO.: 1 OF 2

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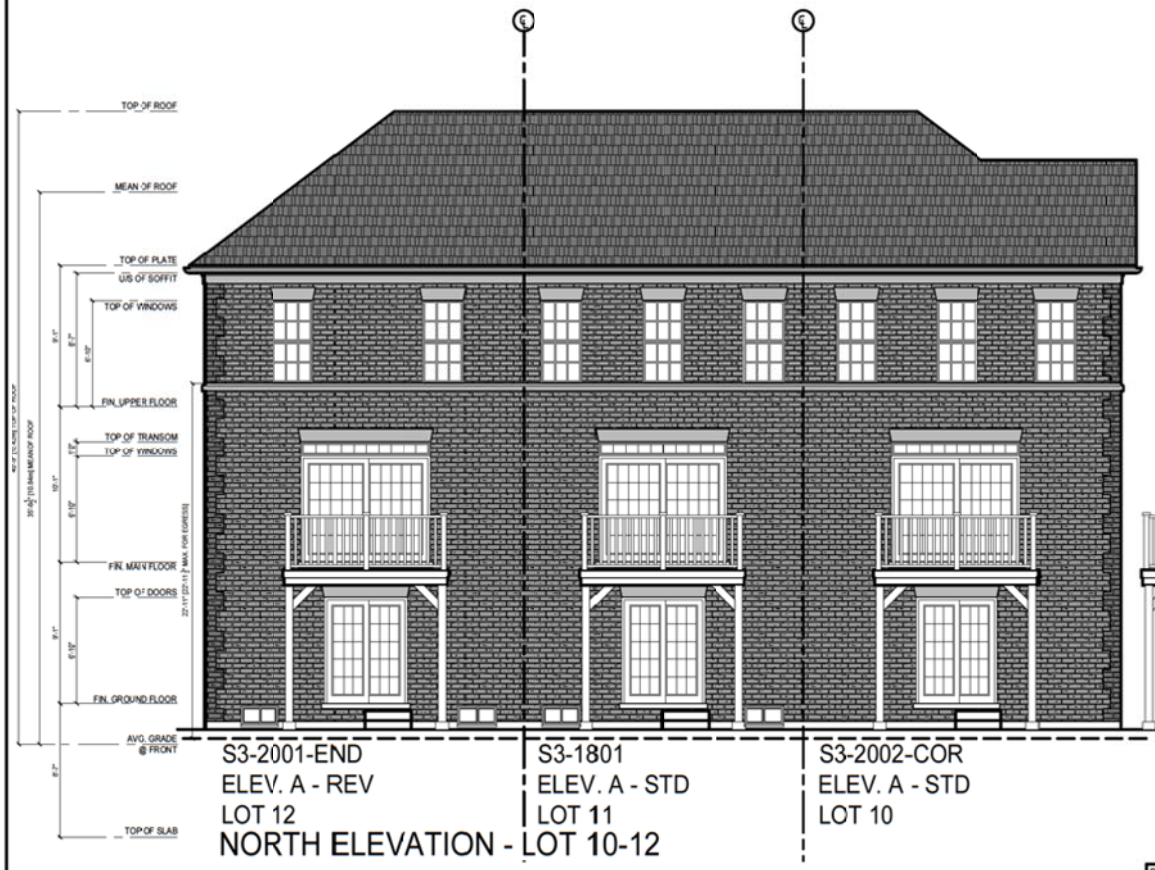

S3-2001-END
ELEV. A - REV
LOT 12

S3-1801
ELEV. A - STD
LOT 11

S3-2002-COR
ELEV. A - STD
LOT 10

NORTH ELEVATION - LOT 10-12

S3-2002-COR
ELEV. A - STD
LOT 10

WEST ELEVATION - LOT 10

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PROJECT: VILLAGIO CITY OF VAUGHAN
PROJECT NUMBER: 15-43
SCALE: 1/8" = 1'-0"
DRAWING NO.: 2 OF 2

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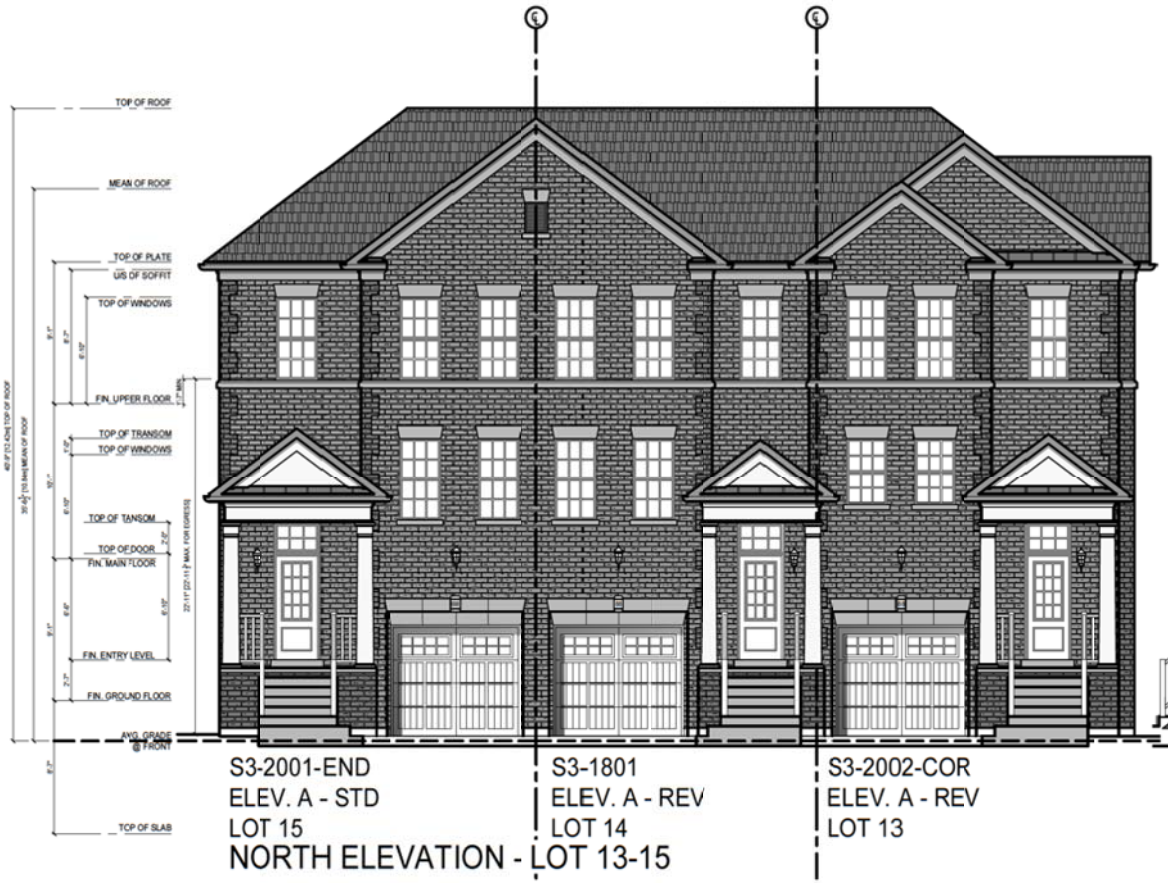

S3-2001-END
ELEV. A - STD
LOT 15

S3-1801
ELEV. A - REV
LOT 14

S3-2002-COR
ELEV. A - REV
LOT 13

NORTH ELEVATION - LOT 13-15

S3-2002-COR
ELEV. A - REV
LOT 13

WEST ELEVATION - LOT 13

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CLIENT: EMPIRE COMMUNITIES

PROJECT: VILLAGIO
CITY OF VAUGHAN

PROJECT NUMBER: 15-43

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

DRAWING NO.: 1 OF 2

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S3-2002-COR
ELEV. A - REV
LOT 13

S3-1801
ELEV. A - REV
LOT 14

S3-2001-END
ELEV. A - STD
LOT 15

SOUTH ELEVATION - LOT 13-15

S3-2001-END
ELEV. A - STD
LOT 15

EAST ELEVATION - LOTS 15

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CLIENT: EMPIRE COMMUNITIES
PROJECT: VILLAGIO CITY OF VAUGHAN
PROJECT NUMBER: 15-43
SCALE: 1/8" = 1'-0"
DRAWING NO.: 2 OF 2

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WEST ELEVATION

NORTH ELEVATION

REVISIONS		
1	NOV. 30/16	ISSUED FOR CLIENT REVIEW
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CLIENT:	EMPIRE COMMUNITIES
PROJECT:	VILLAGIO CITY OF VAUGHAN
PROJECT NUMBER:	15-43
SCALE:	3/32" = 1'-0"
DRAWING NO.:	1 OF 1

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
401	Norway Maple *(Acer platanoides)*	67	F	P	SW tree of three; narrow-angle union of 2 co-dominant stems with included bark; girdling root impacts 30% of circumference of trunk at ground level south side; some minor lower trunk wounds with good wound wood margins; small cavity in lower main trunk south side	City	Preserve
402	Norway Maple *(Acer platanoides)*	61-56 DRH	F	F	SE tree of three; 2 co-dominant stems weakly connected due to narrow angle branch union with included bark; major girdling root visible and impacting 50+% of trunk circumference at ground level and related bark deterioration noted on lower trunk; poor wound wood development at old pruning cuts and 2 cankers have developed at old pruning wounds	City	Preserve
403	Norway Maple *(Acer platanoides)*	66	F	P	NE tree of three; narrow-angle union of 2 co-dominant stems with included bark; girdling root visible and impacting 30-40% of basal circumference of trunk south side and related bark loss on trunk; poor wound wood development at old cuts; north co-dominant stem with a structurally significant crack across grain of stem at 2 old branch wounds	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
Trees # 404-460:The prominent linear zone of woody vegetation on the cemetery lands abutting the subject site to the south is comprised predominantly of a double row of White Cedars, which were in all likelihood originally planted as a cemetery hedge. Cedars in the south row are generally more robust in size and tend to lean south more heavily than the row to the north. Due to the heavy lean of trees to the south, many are close to up-rooting and with arching stems subject to hazard beam cracking due to increasing static and dynamic forces acting on the subsiding stems. Collectively we would rank the row of cedars as in fair to good biological condition but in fair to poor structural condition. It is anticipated therefore, that the life expectancy of most of the cedars will largely a function of poor structural condition and not related to poor health. Interspersed along the length of the cedar hedge are various deciduous tree species which vary from fair to good biological condition and are generally in fair to good condition structurally, but crowding or crowded by the adjacent cedars.							
404	White Cedar *(Thuja occidentalis)*	17				City	Preserve
405	White Cedar *(Thuja occidentalis)*	11				City	Preserve
406	White Cedar *(Thuja occidentalis)*	26				City	Preserve
407	White Cedar *(Thuja occidentalis)*	15				City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
408	White Cedar *(Thuja occidentalis)*	25				City	Preserve
409	White Cedar *(Thuja occidentalis*	10				City	Preserve
410	White Cedar *(Thuja occidentalis)*	16				City	Preserve
410a	White Cedar	16				City	Preserve
411	White Cedar *(Thuja occidentalis)*	10				City	Preserve
412	White Cedar *(Thuja occidentalis)*	28/32				City	Preserve
413	White Cedar *(Thuja occidentalis)*	16				City	Preserve
414	White Cedar *(Thuja occidentalis)*	10				City	Preserve
415	White Cedar *(Thuja occidentalis)*	12			2 stems	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
416	White Cedar *(Thuja occidentalis)*	15/17			2 stem	City	Preserve
417	White Cedar *(Thuja occidentalis)*	17			2 stem	City	Preserve
418	White Cedar *(Thuja occidentalis)*	20-20-10-24 - 24			4 stem	City	Preserve
419	White Cedar *(Thuja occidentalis)*	11			2 stem	City	Preserve
420	White Cedar *(Thuja occidentalis)*	30			Multi stem	City	Preserve
421	White Cedar *(Thuja occidentalis)*	14				City	Preserve
422	White Cedar *(Thuja occidentalis)*	14				City	Preserve
423	White Cedar *(Thuja occidentalis)*	18			2 stem	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
424	White Cedar *(Thuja occidentalis)*	16				City	Preserve
425	White Cedar *(Thuja occidentalis)*	17			South	City	Preserve
426	White Cedar *(Thuja occidentalis)*	18			South	City	Preserve
427	White Cedar *(Thuja occidentalis)*	25/14			Multi stem; south	City	Preserve
428	White Cedar *(Thuja occidentalis)*	18			South	City	Preserve
429	White Cedar *(Thuja occidentalis)*	12			South	City	Preserve
430	White Cedar *(Thuja occidentalis)*	20			Leans heavily south	City	Preserve
431	White Cedar *(Thuja occidentalis)*	14			Bark stripped recently; north; vertical	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
432	White Cedar *(Thuja occidentalis)*	12			Leans south	City	Preserve
433	White Cedar *(Thuja occidentalis)*	12			North; vertical	City	Preserve
434	White Cedar *(Thuja occidentalis)*	20			Lite lean south	City	Preserve
435	White Cedar *(Thuja occidentalis)*	12			Lite lean south	City	Preserve
436	White Cedar *(Thuja occidentalis)*	10			South; garbage	City	Preserve
437	White Cedar *(Thuja occidentalis)*	15/18			North; straight	City	Preserve
438	White Cedar *(Thuja occidentalis)*	32			Leans south	City	Preserve
439	White Cedar *(Thuja occidentalis)*	19			3 stems, heavy lean; hazard beam crack in largest lower stem	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
440	White Cedar *(Thuja occidentalis)*	14			Leans south	City	Preserve
441	White Cedar *(Thuja occidentalis)*	17			North	City	Preserve
442	Norway Maple *(Acer platanoides)*	18	G		North; crown crowded	City	Preserve
443	White Cedar *(Thuja occidentalis)*	12	P		North; vertical	City	Preserve
444	White Cedar *(Thuja occidentalis)*	14, 14 & 23 (44 DRH)			Leans south; 3 stems all with narrow-angled branch unions that have propagated cracks	City	Preserve
445	White Cedar *(Thuja occidentalis)*	12			North; vertical	City	Preserve
446	White Cedar *(Thuja occidentalis)*	20			South	City	Preserve
447	White Cedar *(Thuja occidentalis)*	16			South	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
448	Norway Maple *(Acer platanoides)*	13			North	City	Preserve
449	White Cedar *(Thuja occidentalis)*	11			South	City	Preserve
450	White Cedar *(Thuja occidentalis)*	24			Leans south	City	Preserve
451	White Cedar *(Thuja occidentalis)*	15			South	City	Preserve
453	White Cedar *(Thuja occidentalis)*	17			South	City	Preserve
452	White Cedar *(Thuja occidentalis)*	10			South	City	Preserve
454	White Cedar *(Thuja occidentalis)*	20			South; medium lean	City	Preserve
455	Mountain Ash *(Sorbus aucuparia)*	14			North; medium lean; crowded	City	Preserve

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
456	Mountain Ash *(Sorbus aucuparia)*	12			North; crowded; appears form survey to have been reported by city as 18 cm. dbh	City	Preserve
457	White Cedar *(Thuja occidentalis)*	22			South; appears from survey to have been reported by city as Mountain Ash	City	Preserve
458	White Cedar *(Thuja occidentalis)*	19			North	City	Preserve
459	Norway Maple *(Acer platanoides)*	10			South	City	Preserve
460	White Cedar *(Thuja occidentalis)*	12			South	City	Preserve
Subject site trees begin							
461	Norway Maple *(Acer platanoides)*	38	G	G		Subject site	Remove
462	Manitoba Maple *(Acer negundo)*	26	F	F	2 co-dominant stems; narrow angle branch union with included bark	Subject site	Remove
463	Persian Walnut *(Juglans regia)*	22 DRH 16 DBH	G	P	3 main stems; was 4; all unions very weak 60 cm to property line	Subject site	Remove

TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
464	Manitoba Maple *(Acer negundo)*	39	G	F	Poor form; crowded; leans south	Subject site	Remove
465	Siberian Elm *(Ulmus pumila)*	25	G	P	Union of 2 stems at 6m up trunk weak due to included bark	Subject site	Remove
466	Manitoba Maple *(Acer negundo)*	19-21-25	F-G	P	2 co-dominant stems with major included bark at main union; union of 2 scaffolds to 1 co-dominant stem weak due to included bark	Subject site	Remove
467	Manitoba Maple *(Acer negundo)*	23 (x2)	G	P	Union of 2 main co-dominants weak due to narrow angled attachment with included bark	Subject site	Remove
468	Manitoba Maple *(Acer negundo)*	16-16-9	G	P	Very poor form and 2 unions very weak	Subject site	Remove
469	Manitoba Maple *(Acer negundo)*	32	G	P	Union of 2 main co-dominants weak due to narrow angled attachment with included bark	Subject site	Remove
470	Manitoba Maple *(Acer negundo)*	24	G	F-P	Old branch pull out wound; poor form	Subject site	Remove
471	Manitoba Maple *(Acer negundo)*	32	G	P	Heavy lean over residential property to east	Subject site	Remove

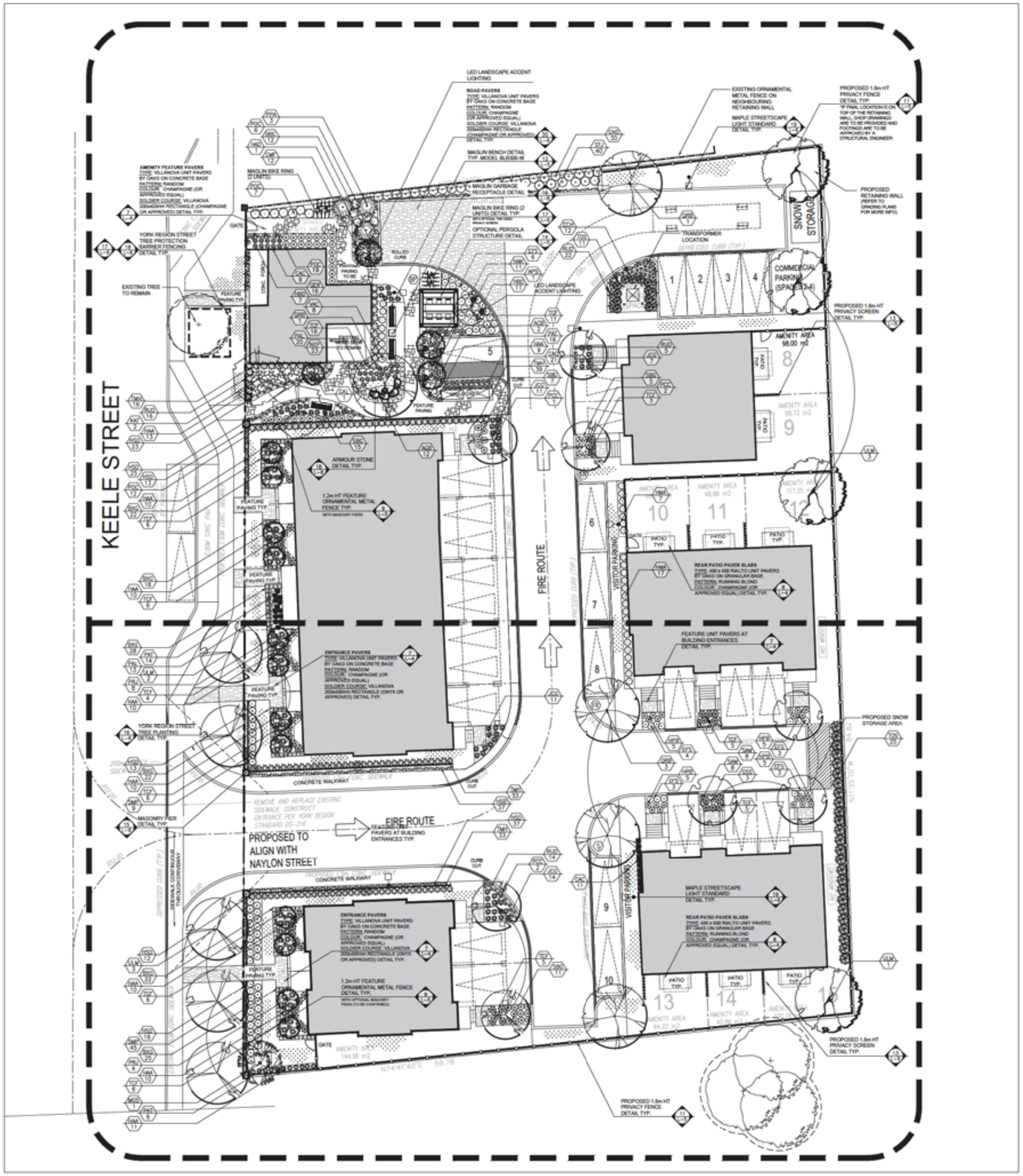
TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
472	Manitoba Maple *(Acer negundo)*	20	G	F-G		Subject site	Remove
473	Manitoba Maple *(Acer negundo)*	24/25	G	P	Attachment of 2 co-dominant stems weak due to narrow angle branch union with included bark; 1 stem previously hacked off	Subject site	Remove
474	Manitoba Maple *(Acer negundo)*	29	G	P	Narrow angle branch union with included bark at 2 scaffold unions; medium to heavy lean	Subject site	Remove
475	Manitoba Maple *(Acer negundo)*	27	G	P	Poor form; 1 stem hacked off	Subject site	Remove
476	Manitoba Maple *(Acer negundo)*	23	G	P	Poor form	Subject site	Remove
477	Crabapple *(Malus spp.)*	44	P	P	In advanced decline; 50% dead	Subject site	Remove
478	Horse Chestnut *(Aesculus hippocastanum)*	85	P	P	In advanced decline; west stem dying back from top; east stem with various cavities and wounds from ground level to 7 m up; Spiralling inrolling area of trunk compression suggests extensive internal column of decay	Boundary Tree Subject site and adjoining private	Preserve

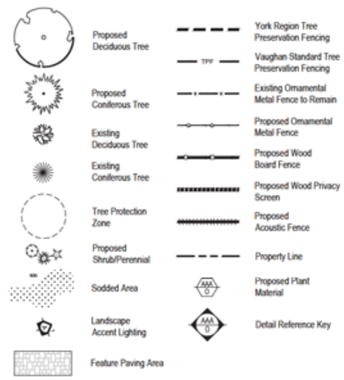
TREE INVENTORY TABLE: VILLAGIO - 9891 Keele Street, Vaughan, Ontario

Tree #	Species.	DBH (cm)	Biol. Cond.	Struct. Cond.	Condition Comments	Owner Category	Action
479	Colorado Spruce *(Picea pungens)*	49	F	G	Signs of early decline; top 60 cm. of terminal dead	Region	Preserve
480	Black Walnut *(Juglans nigra)*	21/13	G	F	Union of 2 stems narrow angle branch union with included bark	Subject site	Remove
481	Manitoba Maple *(Acer negundo)*	46	G	P	Poor form; recent failure of (1) 15cm scaffold due to narrow angle branch union with included bark and other stem has narrow angle branch union with included bark	Subject site	Remove
482	Crack Willow *(Salix fragilis)*	32/45	G	G		Subject site	Remove
483	Eastern Red Cedar *(Juniperus virginiana)*	21	F	P	Poor form; evidence of typical branch failure due to tortion	Subject site	Remove
484	Manitoba Maple *(Acer negundo)*	50	G	P	Poor scaffold structure; 2 main stems off trunk have narrow angle branch unions with included bark	Subject site	Remove

Attachment # 11 a) Landscape Master Plan



Legend



Key Map

Snow Storage - excess snow shall be cleared and removed off site by way of private snow removal contractor

For more detailed tree information, please refer to the Arborist Report prepared by: **Bruce Tree Expert Company Ltd.** *(date)*

Suggested Plant Material Schedule

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	REMARKS
DECIDUOUS TREES - R.O.W.							
ULM	5	Ulmus 'Morton' (Accolade)	Accolade Elm	50 mm		B.&B.	Full Form
DECIDUOUS TREES - PRIVATE							
GSS	3	Gleditsia triacanthos var. inermis 'Draves'	Street Keeper Honey-Locust	70 mm		B.&B.	Columnar
KAT	2	Cercidiphyllum japonicum	Katsura	60 mm		B.&B.	Full Form
MGS	1	Magnolia soulangiana	Saucer Magnolia	200 cm	purple	B.&B.	Full Form
PCC	5	Pyrus calleryana 'Chantecleer'	Chanticleer Pear	70 mm		B.&B.	Full Form
PRJ	12	Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	45 mm		W.B.	Full Form (Columnar)
QRB	5	Quercus rubra	Red Oak	70 mm		B.&B.	Full Form
ULM	4	Ulmus 'Morton' (Accolade)	Accolade Elm	70 mm		B.&B.	Full Form
CONIFEROUS TREES							
PPA	3	Picea pungens 'Fat Albert'	Fat Albert Spruce	120 cm		B.&B.	Full Form
DECIDUOUS SHRUBS							
ACB	2	Amelancier canadensis 'Ballerina'	Ballerina Serviceberry	200 cm		B.&B.	Multi Stem
APS	1	Acer palmatum 'Sogo Kaku'	Sago K. Japanese Maple-Red Stem	180 cm		B.&B.	Specimen
BBC	12	Buddleia 'Blue Chip'	Dwarf Butterfly Bush	50 cm		C.G.	Full Form
BXG	137	Buxus 'Green Mound'	Green Mound Boxwood	35 cm		C.G.	Full Form
CAL	1	Cornus kousa var. chinensis	Chinese Flowering Dogwood	120 cm		B.&B.	Full Form
CNS	30	Cornus stolonifera	Red Osier Dogwood	80 cm		C.G.	Full Form
EFS	19	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus		60 cm	C.G.	Full Form
HAA	93	Hydrangea arborescens " Annabelle'	Annabelle Hydrangea	60 cm		C.G.	Full Form
HAD	1	Hamamelis x intermedia " Diane'	Witchhazel	125 cm		C.G.	Full Form
HMA	24	Hydrangea macrophylla 'Deep Blue'	Deep Blue Hydrangea	60 cm		5 gal.	Full Form
HPB	20	Hydrangea paniculata 'Bombshell'	Dwarf Bombshell Hydrangea	60 cm		5 gal.	Full Form
POC	44	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark	60 cm		C.G.	Full Form
SBG	38	Spirea bumalda 'Gold Mound'	Gold Mound Spirea	60 cm		C.G.	Full Form
SMP	54	Syringa meyeri 'Palibin'	Purple Dwarf Korean Lilac	60 cm		C.G.	Full Form
VAC	8	Viburnum acerifolium	Maple-leaf Viburnum	50 cm		C.G.	Full Form
CONIFEROUS SHRUBS							
JCG	43	Juniper chinensis 'Gold Coast'	Gold Coast Juniper		70 cm	C.G.	Full Form
TCF	79	Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	Full Form
TMH	121	Taxus media 'Hilli'	Hill's Yew	70 cm		C.G.	Full Form
TOS	36	Thuja occidentalis 'Smaragd'	Emerald Cedar	150 cm		B.&B.	Full Form
ORNAMENTAL GRASSES							
CAC	41	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	Full Form
HAK	11	Hakonechloa macra	Japanese Forest Grass			2 Gal.	Full Form
PAL	33	Pennisetum alopecuroides 'Hameln'	Hamlin Dwarf Fountain Grass			2 Gal.	Full Form
PERENNIALS							
AGB	12	Allium giganteum 'Globemaster'	Ornamental Onion			2 Gal.	Full Form
CMF	12	Chrysanthemum morifolium 'Frollic'	Frollic White Chrysanthemum			2 Gal.	Full Form
ECH	12	Echinacea purpurea 'Magnus'	Magnus Purple Cone Flower			2 Gal.	Full Form
GER	16	Geranium 'Rozanne'	Hardy Cranesbill Geranium			C.G. #1	Full Form
HSD	176	Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies			2 Gal.	Full Form
HBD	18	Hosta 'Big Daddy'	Big Daddy Hosta		shade	2 Gal.	Large Leaf
NEP	23	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint			1 Gal.	Full Form (PPOY Winner)
PAT	36	Perovskia atriplicifolia	Russian Sage			2 Gal.	Full Form
RUD	57	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Black Eyed Susan			2 Gal.	Full Form
SAM	16	Salvia x sylvestris 'May Night'	May Night Salvia			2 Gal.	Full Form - Purple Flowers
STJ	40	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum			C.G. #1	Full Form

ALL QUANTITIES IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. THE QUANTITIES INDICATED ON THE DRAWINGS SUPERCEDE THE TOTAL QUANTITIES

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SCS consulting group ltd
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FAX: (905)475-8335

Municipality:
VAUGHAN

S.P.A. No.: XX-XX-XX

Notes:

No.	Revision	Date
13	Revised Per Comments	05/16/17
12	Revised Per Site Plan	05/10/17
11	Revised Per Comments	04/27/17
10	Revised Per Site Plan	04/12/17
9	Revised Per Site Plan	04/10/17
8	Revised Per Grading	11/28/16
7	Revised Per Electrical Plan	11/22/16
6	Per Site Plan and Grading	11/17/16
5	Issued for Submission	12/18/15
4	Issued for Coordination	12/16/15
3	Revised per Lighting	12/14/15
2	Revised per Site Plan	12/01/15
1	Issued for Coordination	11/10/15

North: Stamp: OALA

Project:
Proposed Residential Development
9869-9891 Keele Street
Vaughan, Ontario

Scale: 1:200 Date: Oct. 2015

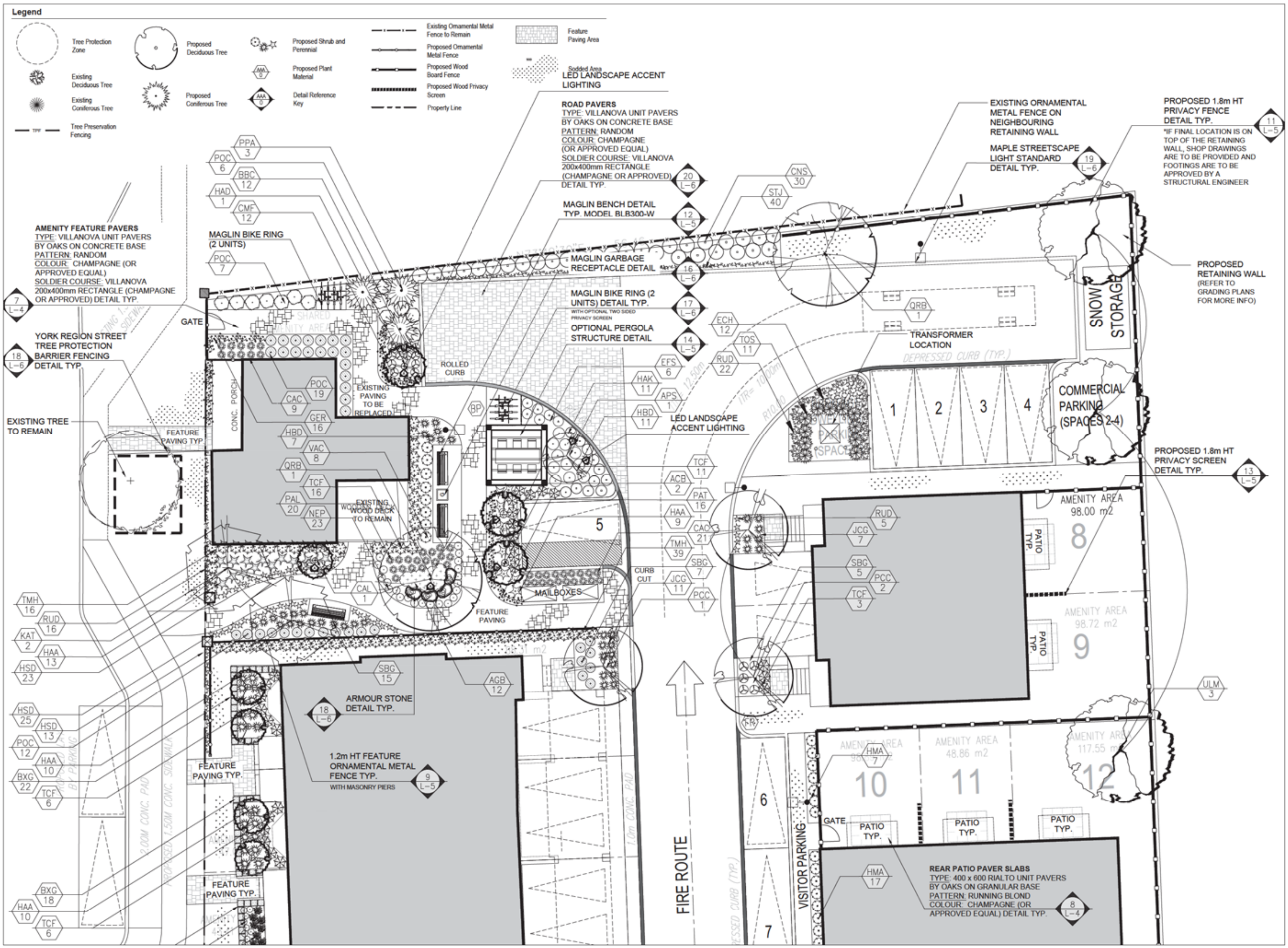
Drawn By: D.R. Checked By: L.M.

Drawing Title:
Landscape Master Plan

Project No. 15155 Sheet No. L1 of 6

DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L. ARCHITECT • SIGNED ____ DATE ____

Attachment # 11 b) Landscape Enlargement A



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FAX: (905)475-8335

Municipality:
VAUGHAN

S.P.A. No.: XX-XX-XX

Notes:

Snow Storage - excess snow shall be cleared and removed off site by way of private snow removal contractor

For more detailed tree information, please refer to the Arborist Report prepared by: **Bruce Tree Expert Company Ltd.** *(date)*

No.	Revision	Date
13	Revised Per Comments	05/16/17
12	Revised Per Site Plan	05/10/17
11	Revised Per Comments	04/27/17
10	Revised Per Site Plan	04/12/17
9	Revised Per Site Plan	04/10/17
8	Revised Per Grading	11/28/16
7	Revised Per Electrical Plan	11/22/16
6	Revised Per Site Plan	11/17/16
5	Issued for Submission	12/18/15
4	Issued for Coordination	12/16/15
3	Revised per Lighting	12/14/15
2	Revised per Site Plan	12/01/15
1	Issued for Coordination	11/10/15

North: Stamp: OALA

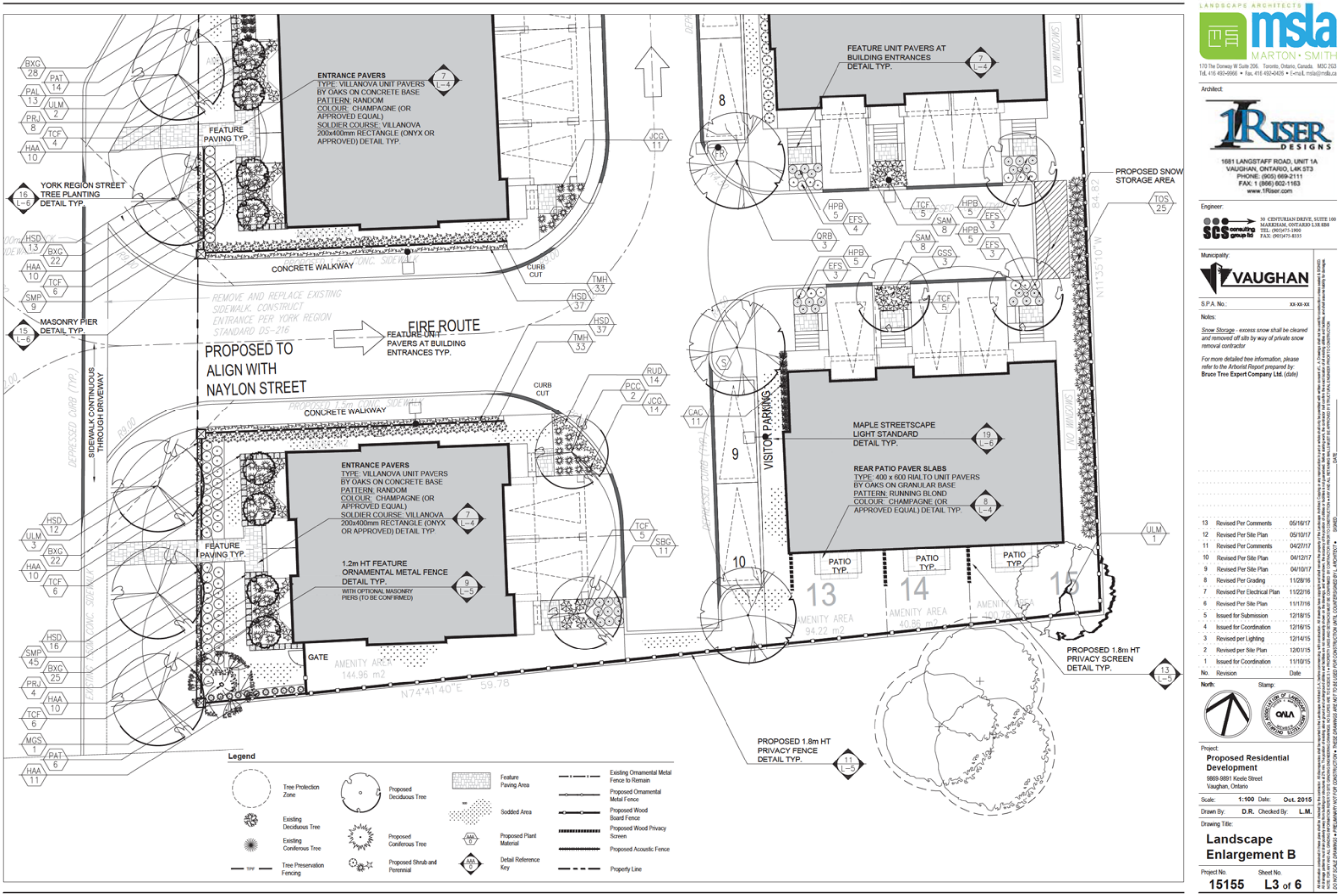
Project:
Proposed Residential Development
9869-9891 Keele Street
Vaughan, Ontario

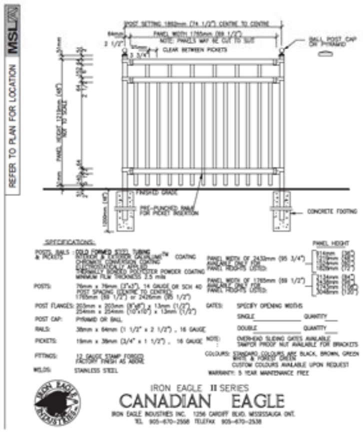
Scale: 1:100 Date: Oct. 2015
Drawn By: D.R. Checked By: L.M.

Drawing Title:
Landscape Enlargement A

Project No. 15155 Sheet No. L2 of 6

Attachment # 11 c) Landscape Enlargement B





1.2m HT ORNAMENTAL METAL FENCE DETAIL 9 L-5

SCALE: N.T.S. DATE:

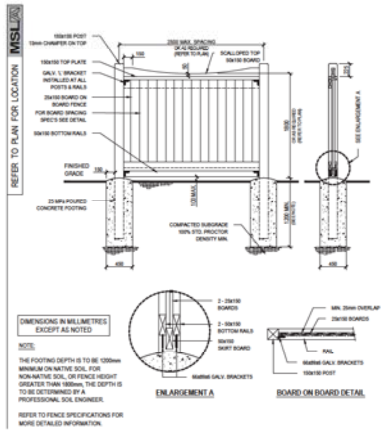
REFER TO PLAN FOR LOCATION

NOTES

1. ALL WOOD SHALL BE WESTERN CEDAR, SELECTED MAINLY FOR GOOD APPEARANCE AND FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN SHALL BE FREE. ELIMINATED BY SANDING AND PLANING. MEMBERS EXHIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL DISTRIBUTED THROUGHOUT THE INSTALLATION. POST SHALL BE SELECT KNOTTY (NLGA131A) RETENTION OF 20KG/SQ M SURFACE DENSITY.
2. ALL WOOD SHALL BE DRESSED FOUR SIDES.
3. ALL TIMBER CUTS SHALL BE STRAIGHT AND PLUMB.
4. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 14% AT THE TIME OF CONSTRUCTION.
5. ALL WOOD TO BEAR GRADING STAMP OF C.I.S. CERTIFIED AGENCY.
6. TREAT BOTTOM SKIRT BOARD WITH C.C.A. PRESERVATIVE TO A RETENTION OF 4.0KG/M³.
7. ALL FENCES SHALL BE INSTALLED WITHIN 30 DAYS OF INSTALLATION, WEATHER PERMITTING.
8. STAIN FOR WOOD FENCE – STAIN SHALL CONSIST OF:
   - A BASE OF BLENDED RESINS AND OILS IN A WATER SUSPENSION.
   - SUSPENDED SOLIDS WHICH ARE NOT LESS THAN 21% AND NOT GREATER THAN 31% BY VOLUME.
   - V.O.C.'S (VOLATILE ORGANIC COMPOUNDS) WHICH ARE NOT IN EXCESS OF 350G/L IN ACCORDANCE WITH A.S.T.M. D-2369.
   - LEVELS OF LIQUID MICROBICIDES AND ANY OTHER POTENTIAL TOXIC SUBSTANCES WHICH ARE ENVIRONMENTALLY SAFE (NOT REQUIRING PROVINCIAL OR FEDERAL REGISTRATION).
   - NONE OF THE FOLLOWING HAZARDOUS SUBSTANCES:
     - FOLPET [N-(TRICHLOROMETHYLTHIO) PHTHALIMIDE]
     - BIS (TRIBUTYLIN) OXIDE
     - COPPER NAPHTHENATE
     - COPPER 8 QUINOLINOLATE
     - ZINC NAPTHENATE
   - SUFFICIENT OXIDE PIGMENTS TO OBTAIN DESIRED COLOUR TONE AND LEVEL OF OPACITY (COLOUR TO BE APPROVED BY LANDSCAPE ARCHITECT)
9. SECTION OF POST IMBEDDED IN CONCRETE FOOTING TO BE DIPPED IN CREOSOTE.
10. LAG SCREWS AND BOLTS SHALL BE GALVANIZED AND CONFORM TO ASTM A307
11. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD 6164.
12. THE ACOUSTIC FENCE SHALL HAVE A MINIMUM FACE DENSITY OF 20 kg/m².
13. ALL NAILS GALVANIZED ARDOX, CONFORMING TO CSA STANDARD, AND 75mm UNLESS NOTED OTHERWISE. ALL NAILS TO BE EVENLY SPACES AND SET NOT LESS THAN 25mm FROM EDGE OF ANY MEMBER.
   - RAILS – 3 NAILS TO POST AT EACH END, 3 NAILS THRU BOTTOM FRONT RAIL TO VERTICAL MEMBERS AND 3 NAILS TO SKIRT BOARD IN STAGGERED PATTERN.
   - SKIRT RAIL – 2 NAILS TO POST AT EACH END.
   - FACIA BOARD – 2 NAILS (50MM) EACH END TO VERTICAL MEMBERS AND 5 NAILS IN STAGGERED PATTERN ALONG BOARD.
   - VERTICAL MEMBERS – 2 NAILS (88MM) TOP AND BOTTOM TO RAILS.
   - COPING – 2 NAILS THRU EDGES TO POST AT EACH END AND 6 NAILS THRU TOP TO VERTICAL MEMBERS.
14. COUNTER-SINK ALL LAG SCREWS TO POST AT EACH END AND 6 NAILS THRU TOP TO VERTICAL MEMBERS.
15. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 96kN/M². OBTAIN PROFESSIONAL SOIL ENGINEER'S APPROVAL BEFORE CASTING CONCRETE FOR FOUNDATION.
16. DESIGN WIND SPEED 80 KM/HR, GUST TO 100 KM/HR.
17. CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA IN 28 DAYS.
18. FOR ACOUSTIC FENCE, BOTTOM RAIL SHALL BE SET ON GRADE. WHERE DRAINAGE IS TO BE CONVEYED THROUGH THE BARRIER, THEN THE DESIGN SHALL COMPLY WITH STANDARD DRAWING FRW-110.
19. FIRE HOSE ACCESS TO BE DESIGNED IN ACCORDANCE WITH O.P.S.D. 998.101 & 998.131.
20. FENCES CONSTRUCTED ON BERMS:
   A. EXTEND FOOTINGS 300MM INTO UNDISTURBED SUB-GRADE.
   B. COMPACT BERMS TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY.
   C. CONSTRUCT BERMS WITH A 1000MM FLAT TOP AND SIDE SLOPES NO STEEPER THAN 3:1.

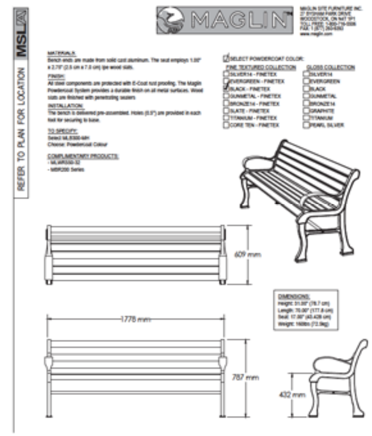
ACOUSTIC/PRIVACY FENCE NOTES & SPECIFICATIONS 10 L-5

SCALE: N.T.S. DETAIL DERIVED FROM CITY OF VAUGHAN ENGINEERING STANDARD FRW-104



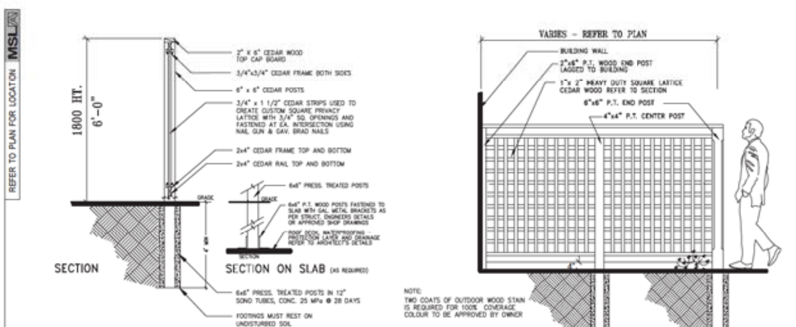
1.8 HT WOOD PRIVACY FENCE (CEDAR BOARD ON BOARD) 11 L-5

SCALE: N.T.S. DETAIL DERIVED FROM CITY OF VAUGHAN ENGINEERING STANDARD FRW-103



BENCH BY MAGLIN: MODEL MLB300-W (IPE) 12 L-5

SCALE: N.T.S. DATE:

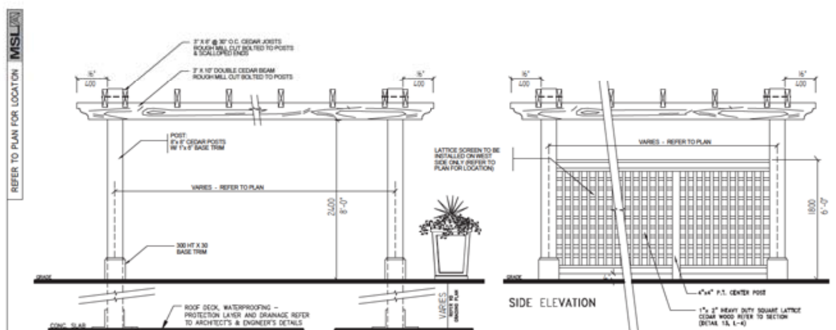


NOTES:
1. USE TOP GRADE CLEAR CEDAR
2. SECURE ALL LUMBER WITH ENAMEL COATED SCREWS FOR CEDAR
3. FINISH WITH 2 COATS OF STAIN, (BEFORE BACKFILLING TO FINISH GRADE)
4. INSTALL FENCE ON COMPACTED SUBGRADES, 95 % SPD
5. TOP RAILS & CAP TO BE INSTALLED LEVEL; STEP FENCE SECTIONS AT EQUAL AMOUNTS, IE., 150, OR 300 MM; TO SUIT FINISH GRADES OF SITE.
6. MAINTAIN MINIMUM HEIGHT OF FENCE AS INDICATED.
7. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LOCAL MUNICIPAL BY\LAWS.

NOTE:
TWO COATS OF OUTDOOR WOOD STAIN IS REQUIRED FOR 100% COVERAGE COLOUR TO BE APPROVED BY OWNER

CEDAR WOOD PRIVACY SCREEN DETAIL 13 L-5

SCALE: N.T.S. DATE:



NOTES:
1. USE TOP GRADE CLEAR CEDAR
2. SECURE ALL LUMBER WITH ENAMEL COATED SCREWS FOR CEDAR
3. FINISH WITH 2 COATS OF STAIN, (BEFORE BACKFILLING TO FINISH GRADE)
4. INSTALL FENCE ON COMPACTED SUBGRADES, 95 % SPD
5. TOP RAILS & CAP TO BE INSTALLED LEVEL; STEP FENCE SECTIONS AT EQUAL AMOUNTS, IE., 150, OR 300 MM; TO SUIT FINISH GRADES OF SITE.
6. MAINTAIN MINIMUM HEIGHT OF FENCE AS INDICATED.
7. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LOCAL MUNICIPAL BY\LAWS.

WOOD ARBOUR AND MASONRY PIER FRONT ELEVATION 14 L-5

SCALE: N.T.S. DATE:

LANDSCAPE ARCHITECTS
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170 The Donway W Suite 206. Toronto, Ontario, Canada. M3C 2G3
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Municipality:
VAUGHAN

S.P.A. No.: XX-XX-XX

Notes:

No.	Revision	Date
13	Revised Per Comments	05/16/17
12	Revised Per Site Plan	05/10/17
11	Revised Per Comments	04/27/17
10	Revised Per Site Plan	04/12/17
9	Revised Per Site Plan	04/10/17
8	Revised Per Grading	11/28/16
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6	Revised Per Site Plan	11/17/16
5	Issued for Submission	12/18/15
4	Issued for Coordination	12/16/15
3	Revised per Lighting	12/14/15
2	Revised per Site Plan	12/01/15
1	Issued for Coordination	11/10/15

North: Stamp: OALA

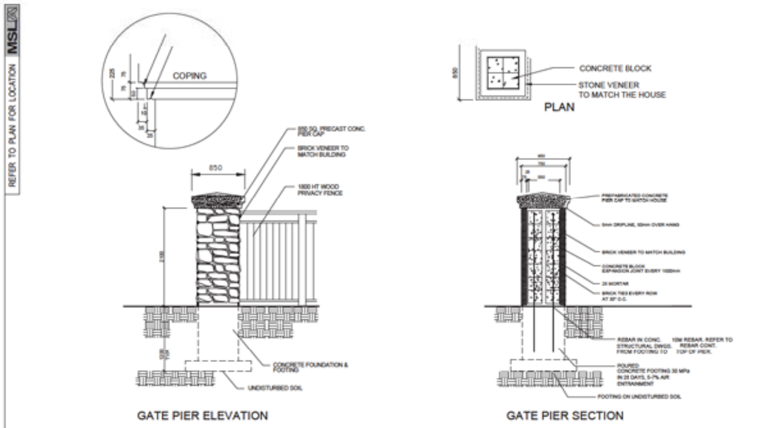
Project:
Proposed Residential Development
9869-9891 Keele Street
Vaughan, Ontario

Scale: As Shown Date: Oct. 2015
Drawn By: D.R. Checked By: L.M.

Drawing Title:
Landscape Details

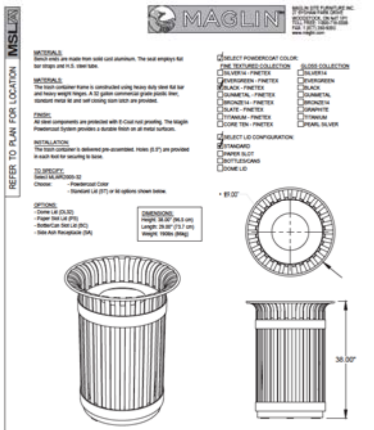
Project No. 15155 Sheet No. L5 of 6

Attachment # 11 e) Landscape Details



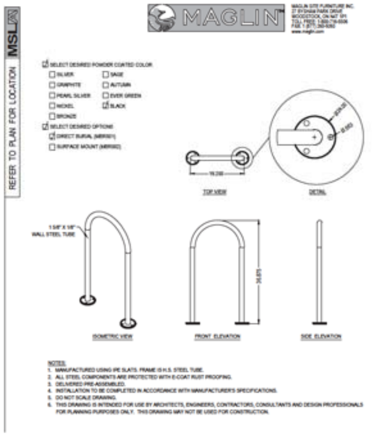
MASONRY PIER ELEVATION & SECTION 15 L-6

SCALE: N.T.S. DATE:



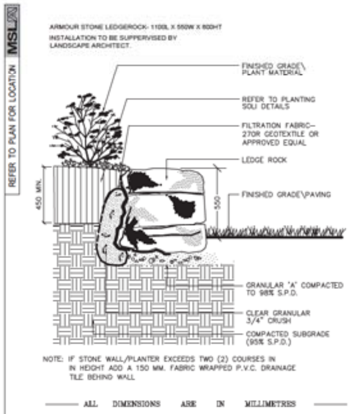
TRASH RECEPTACLE BY MAGLIN: MODEL MLWR200S-32 16 L-6

SCALE: N.T.S. DATE:



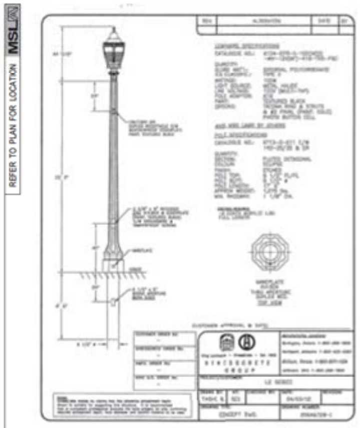
BIKE RING BY MAGLIN: MODEL MBR500 17 L-6

SCALE: N.T.S. DIRECT BURIAL



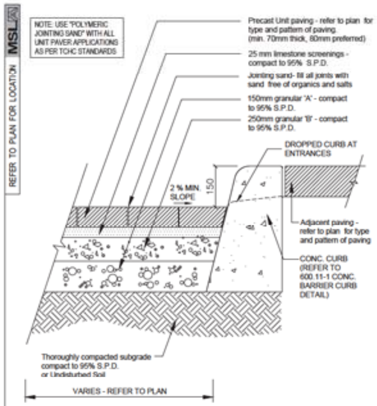
LEDGEROCK INSTALLATION DETAIL 18 L-6

SCALE: N.T.S. DATE:



MAPLE STREETSCAPE - LIGHT STANDARD DETAIL 19 L-6

SCALE: N.T.S. DATE:



HEAVY DUTY (VEHICULAR) PRECAST CONCRETE UNIT PAVER INSTALLATION DETAIL 20 L-6

SCALE: N.T.S. DATE:

LANDSCAPE ARCHITECTS msla MARTON • SMITH
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Municipality:
VAUGHAN

S.P.A. No.: XX-XX-XX

Notes:

No.	Revision	Date
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North: Stamp:

Project:
Proposed Residential Development
9869-9891 Keele Street
Vaughan, Ontario

Scale: **As Shown** Date: **Oct. 2015**

Drawn By: **D.R.** Checked By: **L.M.**

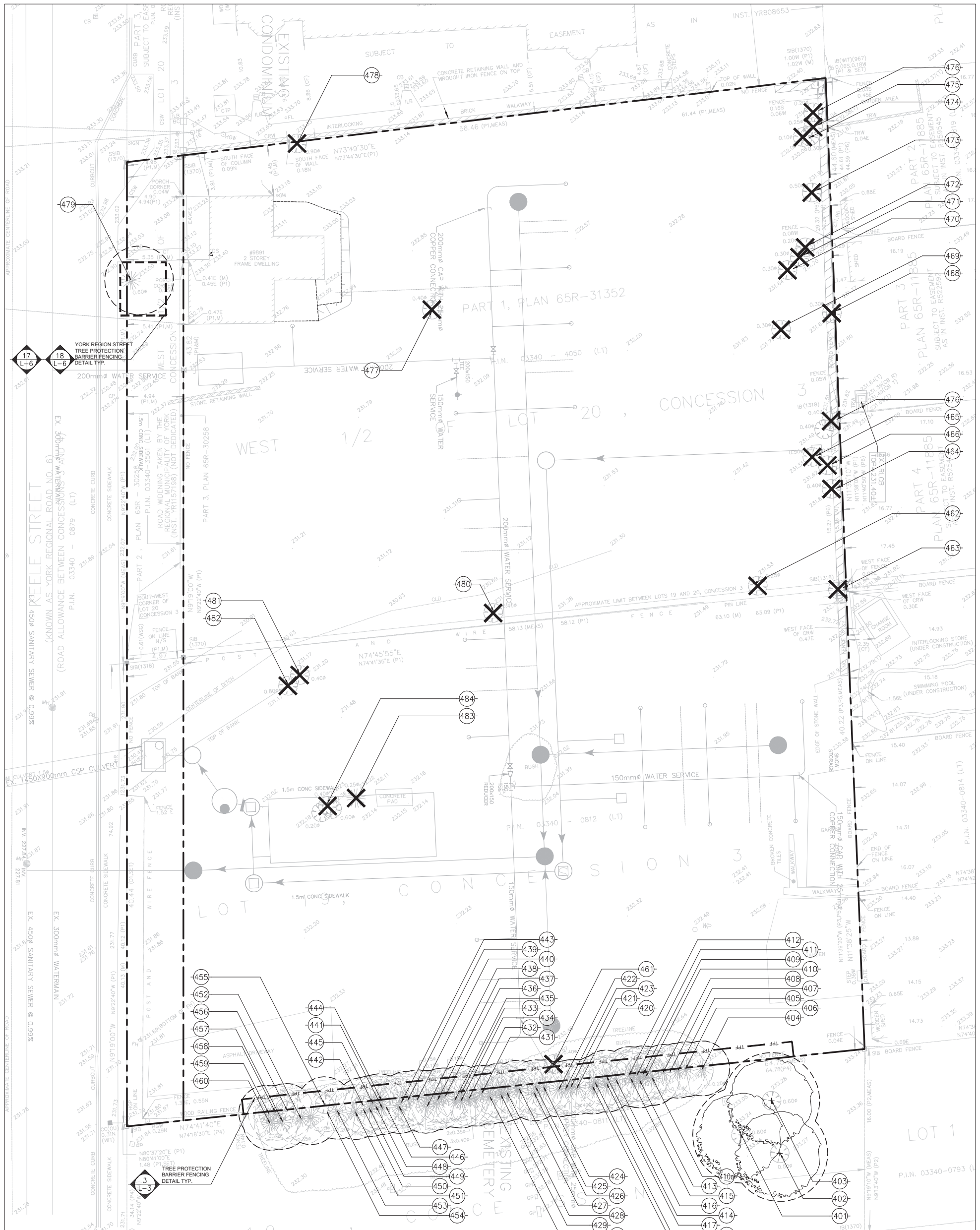
Drawing Title:
Landscape Details

Project No. **15155** Sheet No. **L6 of 6**

DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L. ARCHITECT • SIGNED ____ DATE

Attachment #12 - Tree Preservation Plan

TREE INVENTORY (ABRIDGED)				
Tree #	Species	DBH (cm)	Owner Category	Action
401	Norway Maple *(Acer platanoides)*	69	City	Preserve
402	Norway Maple *(Acer platanoides)*	62	City	Preserve
403	Norway Maple *(Acer platanoides)*	69	City	Preserve
404	White Cedar (*Thuja occidentalis*)	19.5	City	Preserve
405	White Cedar (*Thuja occidentalis*)	11	City	Preserve
406	White Cedar (*Thuja occidentalis*)	26	City	Preserve
407	White Cedar (*Thuja occidentalis*)	17.5	City	Preserve
408	White Cedar (*Thuja occidentalis*)	27	City	Preserve
409	White Cedar (*Thuja occidentalis*)	10.5	City	Preserve
410	White Cedar (*Thuja occidentalis*)	17.5	City	Preserve
410a	White Cedar (*Thuja occidentalis*)	17.5	City	Preserve
411	White Cedar (*Thuja occidentalis*)	11	City	Preserve
412	White Cedar (*Thuja occidentalis*)	31, 34.5	City	Preserve
413	White Cedar (*Thuja occidentalis*)	17	City	Preserve
414	White Cedar (*Thuja occidentalis*)	11	City	Preserve
415	White Cedar (*Thuja occidentalis*)	13.5	City	Preserve
416	White Cedar (*Thuja occidentalis*)	17, 19.5	City	Preserve
417	White Cedar (*Thuja occidentalis*)	17.5	City	Preserve
418	White Cedar (*Thuja occidentalis*)	10, 19.5, 20.5, 24.5	City	Preserve
419	White Cedar (*Thuja occidentalis*)	11.5	City	Preserve
420	White Cedar (*Thuja occidentalis*)	33.5	City	Preserve
421	White Cedar (*Thuja occidentalis*)	13	City	Preserve
422	White Cedar (*Thuja occidentalis*)	16	City	Preserve
423	White Cedar (*Thuja occidentalis*)	17	City	Preserve
424	White Cedar (*Thuja occidentalis*)	16.5	City	Preserve
425	White Cedar (*Thuja occidentalis*)	19	City	Preserve
426	White Cedar (*Thuja occidentalis*)	19	City	Preserve
427	White Cedar (*Thuja occidentalis*)	16, 27.5	City	Preserve
428	White Cedar (*Thuja occidentalis*)	19.5	City	Preserve
429	White Cedar (*Thuja occidentalis*)	14.5	City	Preserve
430	White Cedar (*Thuja occidentalis*)	22	City	Preserve
431	White Cedar (*Thuja occidentalis*)	14	City	Preserve
432	White Cedar (*Thuja occidentalis*)	13	City	Preserve
433	White Cedar (*Thuja occidentalis*)	12	City	Preserve
434	White Cedar (*Thuja occidentalis*)	19, 23	City	Preserve
435	White Cedar (*Thuja occidentalis*)	12, 20	City	Preserve
436	White Cedar (*Thuja occidentalis*)	11	City	Preserve
437	White Cedar (*Thuja occidentalis*)	15.5, 18	City	Preserve
438	White Cedar (*Thuja occidentalis*)	35.5	City	Preserve
439	White Cedar (*Thuja occidentalis*)	15.5, 21, 21	City	Preserve
440	White Cedar (*Thuja occidentalis*)	15	City	Preserve
441	White Cedar (*Thuja occidentalis*)	20	City	Preserve
442	Norway Maple *(Acer platanoides)*	20	City	Preserve
443	White Cedar (*Thuja occidentalis*)	12	City	Preserve
444	White Cedar (*Thuja occidentalis*)	16, 20.5, 23	City	Preserve
445	White Cedar (*Thuja occidentalis*)	14	City	Preserve
446	White Cedar (*Thuja occidentalis*)	29	City	Preserve
447	White Cedar (*Thuja occidentalis*)	16.5	City	Preserve
448	Norway Maple *(Acer platanoides)*	15	City	Preserve
449	White Cedar (*Thuja occidentalis*)	11	City	Preserve
450	White Cedar (*Thuja occidentalis*)	17, 27	City	Preserve
451	White Cedar (*Thuja occidentalis*)	16, 17	City	Preserve
452	White Cedar (Thuja	14, 15, 22.5	City	Preserve
454	White Cedar (*Thuja occidentalis*)	10, 10	City	Preserve
454	White Cedar (*Thuja occidentalis*)	26	City	Preserve
455	Mountain Ash *(Sorbus aucuparia)*	15.5	City	Preserve
456	Mountain Ash *(Sorbus aucuparia)*	14	City	Preserve
457	White Cedar (*Thuja occidentalis*)	22	City	Preserve
458	White Cedar (*Thuja occidentalis*)	21	City	Preserve
459	Norway Maple *(Acer platanoides)*	23.5	City	Preserve
460	White Cedar (*Thuja occidentalis*)	13.5	City	Preserve
461	Norway Maple *(Acer platanoides)*	39	Subject site	Remove
464	Manitoba Maple *(Acer negundo)*	45.5	Subject site	Remove
465	Siberian Elm *(Ulmus pumila)*	27.5	Subject site	Remove
466	Manitoba Maple *(Acer negundo)*	21, 24, 26.5	Subject site	Remove
467	Manitoba Maple *(Acer negundo)*	25, 25.5	Subject site	Remove
468	Manitoba Maple *(Acer negundo)*	8, 16.5, 17	Subject site	Remove
469	Manitoba Maple *(Acer negundo)*	34	Subject site	Remove
470	Manitoba Maple *(Acer negundo)*	25.5	Subject site	Remove
471	Manitoba Maple *(Acer negundo)*	34.5	Subject site	Remove
472	Manitoba Maple *(Acer negundo)*	24	Subject site	Remove
473	Manitoba Maple *(Acer negundo)*	27, 27	Subject site	Remove
474	Manitoba Maple *(Acer negundo)*	27, 31	Subject site	Remove
475	Manitoba Maple *(Acer negundo)*	31	Subject site	Remove
476	Manitoba Maple *(Acer negundo)*	27	Subject site	Remove
478	Horse Chestnut *(Aesculus hippocastanum)*	85	Boundary Tree	Remove
479	Colorado Spruce *(Picea pungens)*	51.5	Region	Preserve
482	Crack Willow *(Salix fragilis)*	32, 39	Subject site	Remove
484	Manitoba Maple *(Acer negundo)*	54.5	Subject site	Remove



Tree Preservation Plan

Scale - 1:200

Key Map

Legend

- Existing Deciduous Tree (To be Removed)
- Existing Coniferous Tree (To be Removed)
- Existing Deciduous Tree (To Remain)
- Existing Coniferous Tree (To Remain)
- Tree Protection Zone
- Tree Preservation Fencing
- Property Line
- Detail Reference Key
- Existing Tree Reference Key

Protection & Preservation of Existing Trees

1. ALL EXISTING TREES WHICH ARE TO REMAIN, SHALL BE FULLY PROTECTED WITH HOARDING (I.E. SNOW FENCING) ERECTED BEYOND THEIR "DRIP LINE" TO THE SATISFACTION OF THE CITY OF VAUGHAN PARKS AND FORESTRY OPERATIONS DEPARTMENT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE DONE IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.

2. NO RIGGING GABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS, OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WITHIN RANGE OF FEEDER ROOTS OF EXISTING TREES.

3. EVERY PRECAUTION SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING TREES OR SHRUBS.

4. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK. THESE SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATED MATERIAL TO PREVENT DESICCATION.

5. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREE, TO THE SATISFACTION OF THE CITY OF VAUGHAN PARKS AND FORESTRY OPERATIONS DEPARTMENT.

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170 The Donway W Suite 206. Toronto, Ontario, Canada. M3C 2G3
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PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
www.1Riser.com

Client:

Municipality: VAUGHAN

S.P.A. No.: xx-xx-xx

Notes:

For more detailed tree information, please refer to the Arborist Report prepared by: **Bruce Tree Expert Company Ltd.** *(date)*

No.	Revision	Date
13	Revised Per Comments	05/16/17
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11	Revised Per Comments	04/27/17
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North: Stamp:

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9869-9891 Keele Street
Vaughan, Ontario

Scale: **1:200** Date: **Oct. 2015**

Drawn By: **D.R.** Checked By: **L.M.**

Drawing Title:
Tree Preservation Plan

Project No. **15155** Sheet No. **TP1 of 1**