

Notice of Intention to Demolish

ATTENTION:

Feb 12/2021

Town of Caledon Planning Department - c/o Sally Drummond (Heritage Resource Officer)

SUBJECT PROPERTY ADDRESS:

32 Connaught Cres., Bolton, ON, L7E 2S2
(Lots 38 & 39, Registered Plan C-12, Town of Caledon, Regional Municipality of Peel)

OWNERS OF SUBJECT PROPERTY:

Antony (Tony) Romano & Vincenza Romano



ACQUISITION DATE:

April 9/2020

CURRENT USE & NUMBER/TYPE OF STRUCTURES ON PROPERTY

Existing 1 1/2 storey single family dwelling and rear 1 storey detached garage

HERITAGE STATUS

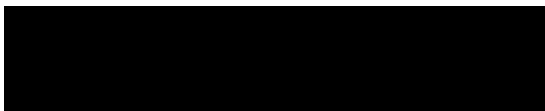
Non-designated property listed under section 27 (1.2) of the Heritage Act

RE:

Demolition of the existing single family dwelling and rear detached garage at 32 Connaught Cres., Bolton, ON, L7E 2S2 in order to construct a new 2 storey single family dwelling with an integral garage. The existing dwelling is in poor structural condition and would need extensive repairs and upgrading to comply with the minimum Building Code requirements. Also, the existing room sizes, configuration, and ceiling heights do not reflect the spaces that we need as a family overall.

LIST OF ATTACHED REPORTS

- 1) Heritage Impact Assessment Report (prepared by Studio Veronica Madonna Architect)
- 2) Structural Assessment Report (prepared by Kieffer Structural Engineering)
- 3) Project Analysis Report (prepared by Studio Spagnolo Inc.) which includes schematic Site Plans & Elevation Sketches



(Feb 12/2021)



TOWN OF CALEDON
PLANNING
RECEIVED

Mar 18, 2021



HERITAGE IMPACT STATEMENT

32 Connaught Crescent, Bolton ON
Township of Caledon

Issued: March 12, 2021

Revision 1

Prepared For:

Mr. Antony and Mrs. Vincenza Romano
32 Connaught Crescent, Bolton ON



email: 

Prepared By:

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1 EXECUTIVE SUMMARY

Summary

This Heritage Impact Assessment (HIA) has been prepared on behalf of the property owners of 32 Connaught Crescent, Antony and Vincenza Romano, to assess the heritage significance of the existing structure and the impact of the proposed new development.

The subject site contains a 1-1/2 storey single-family dwelling and detached garage. Based on the evidence found during the investigation of this HIA, the residential structure is estimated to be built circa the 1930s, with later additions. The dwelling is included on the *Town of Caledon Non-Designated Properties listed under section 27 (1.2) of the Ontario Heritage Act*.

Legal Property Registration

32 Connaught Crescent. Lots 38 & 39, Registered Plan C-12, Town of Caledon Regional Municipality of Peel.

Acquiring of the Property and Timelines

The owners, Mr. & Mrs. Romano, entered into an *Agreement of Purchase of Sale* on January 6th, 2020. They took possession of the property on April 9th, 2020. On April 28th, 2020, a motion was passed through the Town of Caledon Council to include 32 Connaught Crescent on the *Town of Caledon Non-Designated Properties listed under section 27 (1.2) of the Ontario Heritage Act*. At the time of purchase and possession of the property, the current owners were unaware of the intention to list the property.

Methods and Procedures in Developing the HIA

As per the Town of Caledon Official Plan, the purpose of an HIA is to evaluate the proposed development concerning cultural heritage resources that are being impacted and recommend an approach to the conservation of the heritage value of those resources. The assessment of heritage significance is evaluated against the merits of *Ontario Regulation 9/06 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Last Amended 2019*.

Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn from, including historical maps, atlases, aerial photographs, land registries, census reports and life certificates. The information was retrieved from various sources, including the Region of Peel Archive, The Town of Caledon, Toronto Public Library, Albion Bolton Historical Society, Ancestry and local newspapers.

A physical assessment, including both interior and exterior of the property, was made by Veronica Madonna on December 6th, 2020. A structural assessment report was provided on January 18th, 2021, conducted by Kiefer Structural Engineer.

Evaluation of the Cultural Heritage Value or Interest

The *Ontario Regulation 9/06 of the Ontario Heritage Act as Criteria for Determining Cultural Heritage Value or Interest* was the reference in determining the property's cultural heritage value or interest. A full assessment is provided in Section 5, Criteria for Determining Cultural Heritage Value or Interest. Based on the prescribed evaluation criteria and through the investigation of this report, it is concluded that there is no loss of cultural heritage value in removing the existing structures on site.

Proposed Development

The proposed development is prepared by *Studio Spagnolo Inc.* and is described in detail in *Project Analysis Report*, attached in the Appendix. The proposal includes the demolition of the existing 1-1/2 storey single-family dwelling and detached garage at the rear and constructing a new 2-storey single-family dwelling with an integral garage and finished basement.

The proposed design concept is complementary to its adjacent neighbours and context, both in architectural style and siting. Measures have been taken to create a massing that is in scale and proportion to its immediate context.

Conclusion

In conclusion, based on the historical investigation and the evaluation of the cultural heritage value, the findings of this report conclude that in the demolition of the existing structure, there will be no significant cultural value or interest lost based on the prescribed evaluation criteria set out by the *Ontario Regulation 9/06 of the Ontario Heritage Act as Criteria for Determining Cultural Heritage Value or Interest*. In addition, the proposed concept development illustrated is sensitive to its neighbouring properties and surrounding community.

2 INTRODUCTION

2.1 SCOPE OF THE REPORT

Studio Veronica Madonna Architects have prepared the Heritage Impact Assessment to assess the proposed development's impacts on 32 Connaught Crescent, Bolton, Ontario. According to the Town of Caledon Official Plan, the purpose of an HIA is to evaluate the proposed development concerning cultural heritage resources that are being impacted and recommend an approach to the conservation of the heritage value of those resources.

2.2 PRESENT OWNER CONTACT

Mr. Antony and Mrs. Vincenza Romano
32 Connaught Crescent, Bolton ON

([REDACTED]
email: [REDACTED]

2.3 SITE LOCATION AND DESCRIPTION

The site, 32 Connaught Crescent, is located in the King Street Residential neighbourhood in Bolton, Ontario. The site is located west of Queen Street South and south of King Street West. The municipal street was formally known as Connaught Street and was part of the Homeside Park development at the turn of the century. The site includes two separate structures, a 1-½ storey house and a one-storey garage to the site's rear. The main residential dwelling comprises the original structure and two separate additions, one to the rear and one side.

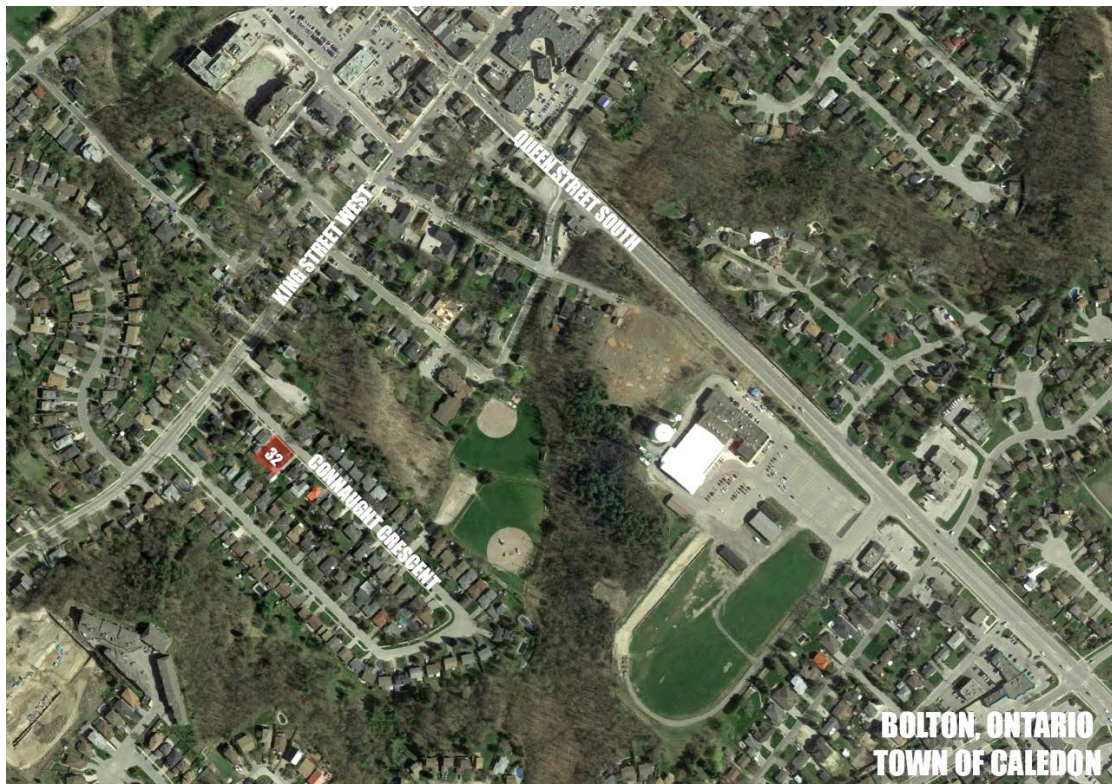


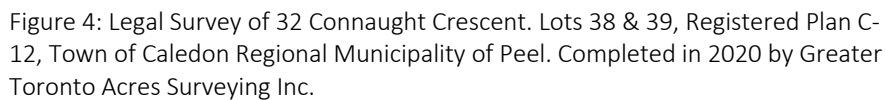
Figure 1: Aerial view. Existing context map of Bolton, Ontario identifying the location of the subject property. Source: Google maps.



Figure 2: Aerial view of Connaught Crescent and King Street West.
Source: Google Earth, Accessed January 22, 2021. Annotated by Veronica Madonna.



Figure 3: Aerial view of 32 Connaught Crescent.
Source: Google Earth, Accessed January 22, 2021. Annotated by Veronica Madonna.



2.4 HERITAGE RECOGNITION

32 Connaught Crescent was listed to the Town of Caledon's Heritage Register on April 28th, 2020. The "Property Summary, Candidate for Listing on Heritage Register" describes the property as:

- *Design / Physical Description:* 1 ½-storey house, late Neoclassical style, centre entry, symmetrically placed windows, frame construction.
- *Historical Description:* Built circa 1910 or later
- *Contextual Description:* The property is part of the King Street West residential neighbourhood of Bolton that was part of the Homeside Park development at the turn of the century. It is encompassed by hills to the west and the south.

Under section 27 (1.2) of the current *Ontario Heritage Act*, notice to property owners is not required for listing a property on the Heritage Register. However, the changes to the *Ontario Heritage Act*, under Bill 108, require that notification will be given to property owners within 30 days of including their properties on the Heritage Register.

The current *Ontario Heritage Act* and proposed changes in *Bill 108* require owners of listed properties to give Council at least 60 days' notice in writing of their intent to demolish any structure(s) on that property. This 60-day period provides interim protection from demolition for the built heritage resources on the property. It allows Council to determine if it wishes to protect the property through designation or to allow for the demolition of the structure(s).

2.5 IMMEDIATE CONTEXT

The site is located within a developed residential neighbourhood. The neighbourhood is a mixture of early 20th century, post-war and newly redevelopment structures.

North: Adjacent to the north is a pair of 2-storey duplex houses located at 16, 18, 22 & 24 Connaught Crescent. Both complexes are noted to be built circa 1910-1920 and are included in the *Town of Caledon Non-Designated Properties Listed Properties*.

South: Adjacent to the south is 38 Connaught Crescent. The site contains a one-storey vinyl-clad home with an enclosed verandah built circa 1910 or later. The property is included on the *Town of Caledon Non-Designated Properties Listed Properties*.

Across North and South: Across the site, both on the north and south of the site, are a mixture of 1 to 2-storey homes. The majority were constructed in the 1960s onwards.



Figure 5: View of 32 Connaught Crescent looking north.



Figure 6: View of 32 Connaught Crescent looking south.



Figure 7: View looking north, across the street from the subject site.



Figure 8: View looking south, across the street from the subject site.

2.6 ADJACENT HERITAGE RESOURCES

The site is located in Bolton, Ontario, south of King Street West in the former Homeside Park development. The site is located adjacent to the Village of Bolton Heritage Conservation District.

Village of Bolton Heritage Conservation District

In 2014, the *Heritage Conservation District Study (HCD)* was prepared by *E.R.A. Architects Inc.* for the Heritage Resource Office, Corporation of the Town of Caledon. The Study Area of the 2014 *HCD Study* encompassed most of Bolton's historic Village, including Connaught Crescent. Shortly after the *HCD Study*, in 2015, *E.R.A. Architects Inc.* prepared the Heritage Conservation District Plan. On March 5th, 2018, the Ontario Municipal Board (OMB) issued its order to bring the *Village of Bolton Heritage Conservation District Plan* into force and amend By-law 2016-006, replacing the HCD Plan's building inventory (Appendix 5 of the Plan) with a revised building inventory.

The final HCD Plan that was adopted did not include Connaught Crescent as part of the recommended HCD boundary.

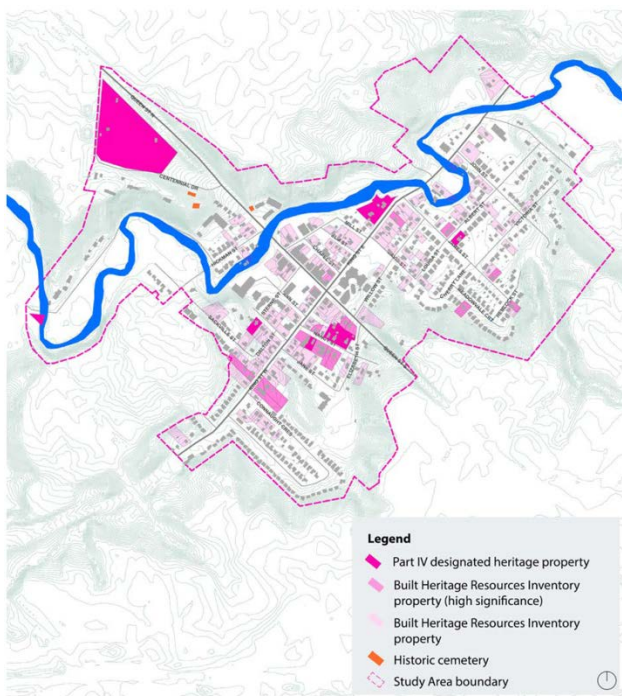


Figure 9: Village of Bolton Heritage Conservation District Study Area and existing heritage property status. *Source: Heritage Conservation District Study prepared by E.R.A. Architects, May 13, 2014.*

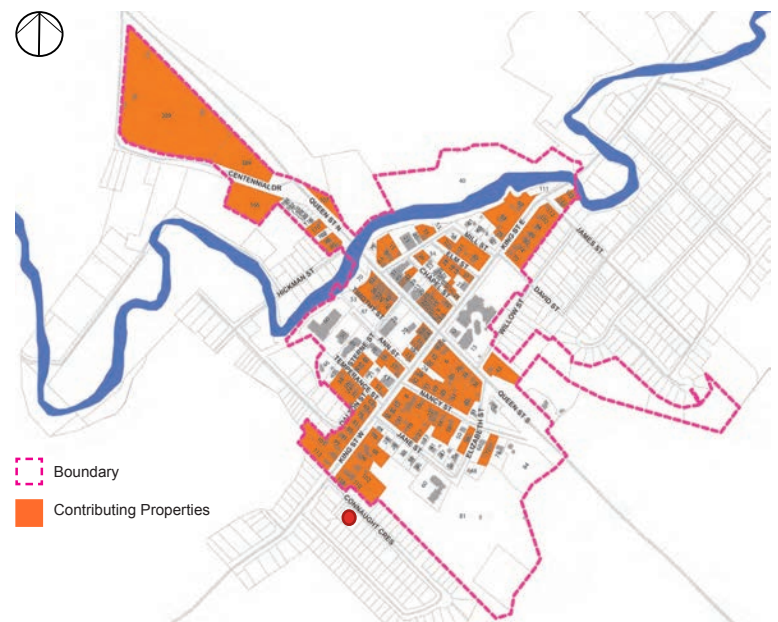


Figure 10: Map of the boundary and contributing properties of the Village of Bolton Heritage Conservation District Plan (Source: Heritage Conservation District Plan prepared by E.R.A. Architects). The location of 32 Connaught Crescent is indicate by the red circle.



- Properties Designated Under Part V of the *Ontario Heritage Act*
- Non-Designated Properties Listed Under Section 27 (1.2) of the *Ontario Heritage Act*

Figure 11: Illustration identifying designated and listed heritage properties immediately adjacent to the site, 32 Connaught. (Source: Google Earth, Annotated by SVMA).

Connaught Crescent

Below is a description of the properties listed on the *Town of Caledon Non-Designated Properties Listed Properties*. Immediately adjacent are properties at 16, 18, 22, 24, 38, and 48 Connaught Crescent. These properties were listed at the same time as 32 Connaught Street in April 2020. The description below is taken from the *Property Summary Candidate for Listing on Heritage Register* prepared by the *Town of Caledon*.

- 16 & 18 Connaught Street is a 2-storey duplex house with an offset front entry, frame construction and flat roof. Each address makes up half of the building. It was built circa 1910-1920.
- 22 & 24 Connaught Street is a 2-storey duplex house with an offset entry, frame construction and flat roof. Each address makes up half of the building. It was built circa 1910-1920.

- 38 Connaught Street is a single-storey house, Regency style, hip roof, centre entry, verandah and frame construction. It was built circa 1910 or later.
- 48 Connaught Street is a single-storey house, Regency style, hip roof, centre entry, symmetrical placed windows and framed construction. It was built circa 1910 or later.

All of the above Property Summary note the Contextual Description as that the property is part of the King Street West residential neighbourhood of Bolton that was part of the Homeside Park development at the turn of the century and is encompassed by the hills to the west and south.



Figure 12: Properties on Connaught Crescent listed on the Town of Caledon's Heritage Register. Starting from top left is: duplex 16 & 18, duplex 22 & 24, single dwellings 32, 38 and 48.

3 HISTORICAL BACKGROUND AND RESEARCH

3.1 CONTEXTUAL HISTORY

Village of Bolton

A detailed historical overview is provided in the 2014 *Heritage Conservation District Study* prepared by E.R.A. Architects Inc. Below is a summary to provide context to the subject site.

Bolton is located on the Humber River and in Albion's geographic township, in the former County of Peel, now the Regional Municipality of Peel. Before establishing the County of Peel, among the first settlers of the land included the Mississauga of the Credit First Nations. The area was an essential part of the First Nations trade route, connected to Lake Ontario and Lake Huron during the 17th and 18th centuries. In 1805, the Mississauga of the Credit First Nations signed the *Toronto Purchase Treaty 13* that covers the lands to the east of Queen Street, and in 1818, the *Ajetance Purchase Treaty 19* was signed that encompassed the lands to the west.

Among the first British settlers was George Bolton, who purchased over 200 acres of land. Bolton's successful early development was the introduction of the first water-powered mill along the Humber River by George Bolton between 1821-1823. The mill was developed as a grist mill and provided a needed service to farmers in the area. The mill was later sold to James C. Bolton, who rebuilt the mill downstream of the original in 1845.

The mill's success led to other vital industries and trades established in the historic Village of Bolton. Bolton continued to grow through to the 1850s, establishing necessary services for the community. In the 1850s, the population increased from 400 in 1851 to 700 in 1857. It also began to expand on King Street, east of Queen Street, established as a central commercial strip. The area in the King Street East neighbourhood continued to grow during this period.

In 1872, Bolton was established as a Village, separate from the Albion township and by 1877, the population was more than 900. In 1871, The Toronto Grey and Bruce Railway were built through the area, with a station stop in Bolton. This supported the continued growth of the manufacturing industry. By 1894, 64 businesses were listed, including doctors, dentists, physicians, hotel keepers, blacksmiths, bakers, milk dealers, druggists, printer and publishers, to name a few.¹

By the early 20th century, Bolton was well established and was promoted as an alternative to city living, equipped with the necessary amenities. During this time, King Street West was being developed with large lots and upscale residential buildings.

Bolton's population remained relatively steady with some fluctuation in the 1930s, during the Great Depression. The population dramatically increased after the post-World War II period.

¹ "Bolton in 1877". Historical Atlas of the County of Peel (Walker & Miles, 1877).



Figure 13: 1854 survey map by local land surveyor T.C. Prosser documenting the growth and layout of future developments in Bolton, formerly part of the Albion Township. (Source: Albion Bolton Historical Society). The map illustrates the early development of Bolton, mostly east of Queen Street.

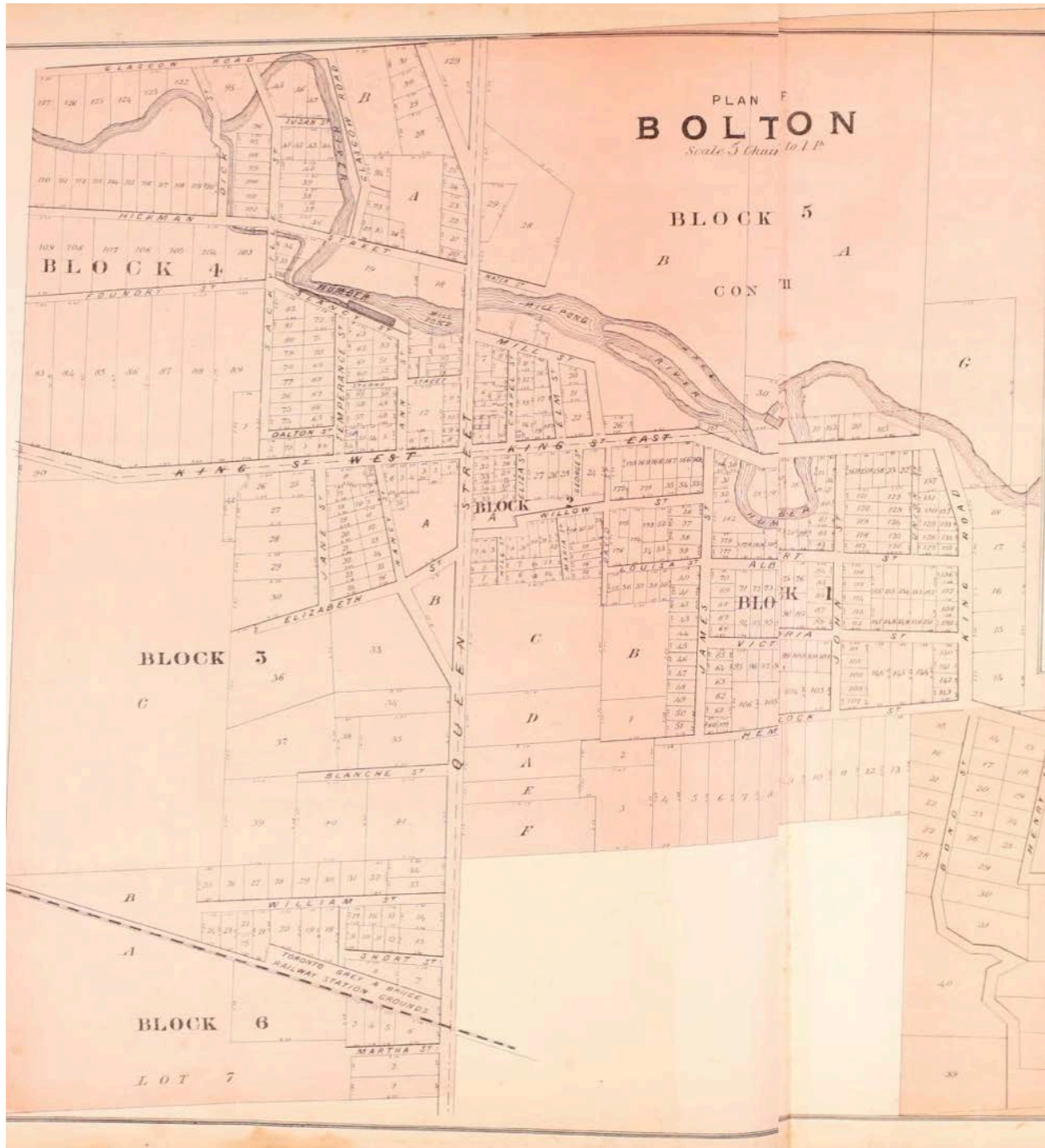


Figure 14: 1877 Map of Bolton, as printed in the Illustrated Historical Atlas, County of Peel. (Source: Archive Ontario, <https://archive.org/details/illustratedhisto00popeuoft/page/56/mode/2up>). The land west of the label "Block 3" is the location of the future Homeside Park.

Homeside Park Development:

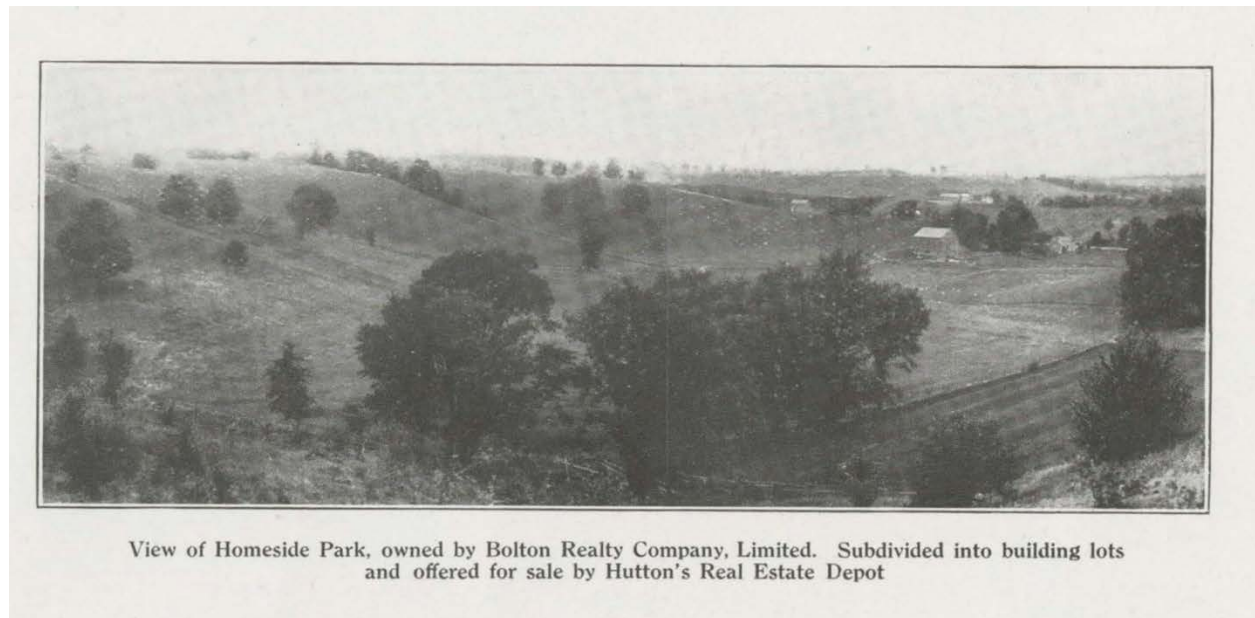


Figure 15: Image from the book *Bolton: Bountiful and Beautiful* (c.1912) illustrating Homestead Park's view before developing the site.

In response to Bolton's growing population and being promoted as a self-contained village and alternative to city living, the Homestead Park development was established at the turn of the century to provide additional housing supply.

Homestead Park was situated close to the C.P.R. station and promoted this convenient access. The development consisted of fifty acres to be subdivided into quarter-acre homesites. The development offered lots for buildings and investors at an affordable rate. In the book "Bolton: Bountiful and Beautiful," the Homestead Park development was described:

"A special opportunity is now afforded home builders and investors to get into Homestead Park at opening prices, \$150 to \$250 per lot. Terms: ten dollars down, balance in easy installments. You could not place a ten-dollar bill to better advantage than put it into a Homestead Park lot. Homes are scarce and much in demand in Bolton. Now is the time to invest in advance of building operations in Homestead Park. For lot plan of the property, price list and complete information, write to Hutton's Real Estate Depot, Bolton, Ont." (pg. 7)

Homestead Park remained with few lots developed for most of the first half of the 20th century, as seen in the Insurance Plan Maps of 1939 (see figure 16). Aerial Photos of Bolton between 1946 and 1954 continue to show only a few lots developed. In 1967, the Aerial Photo of the area offered a few more structures that were constructed. It was after 1967 that the development of dwellings along the crescent was completed.



Figure 17: Above, aerial photograph of the Village of Bolton, Ontario from 1946. Right, enlarge view of the site. The pink dotted box identifies the location of 32 Connaught Cres. (Source: Town of Caledon, Annotation by SVMA.)



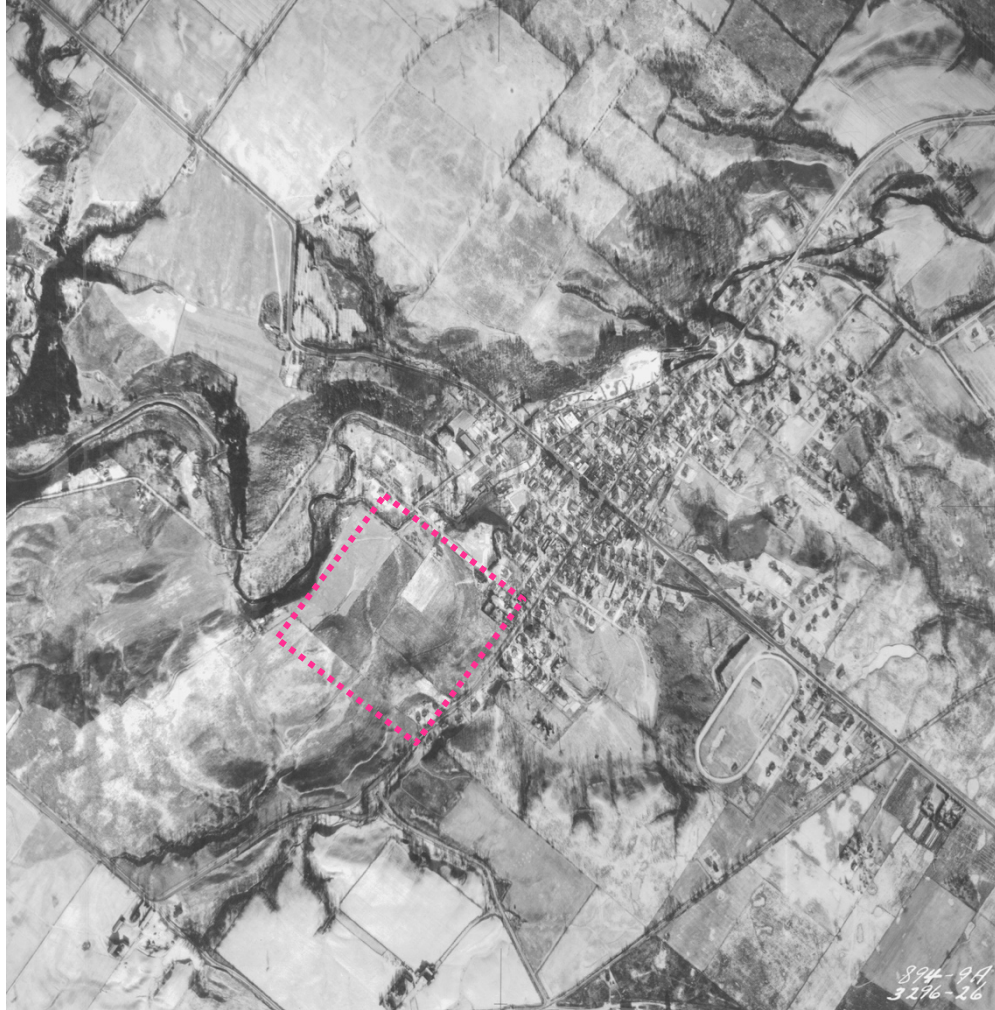


Figure 18: Above, aerial photograph of the Village of Bolton, Ontario from 1954. Left, enlarged view of the site. The pink dotted box identifies the location of 32 Connaught Cres. (Source: Town of Caledon, Annotation by SVMA).



Figure 19: Above, aerial photograph of the Village of Bolton, Ontario from 1967. Right, enlarge view of the site. The pink dotted box identifies the location of 32 Connaught Cres. (Source: Town of Caledon, Annotation by SVMA).



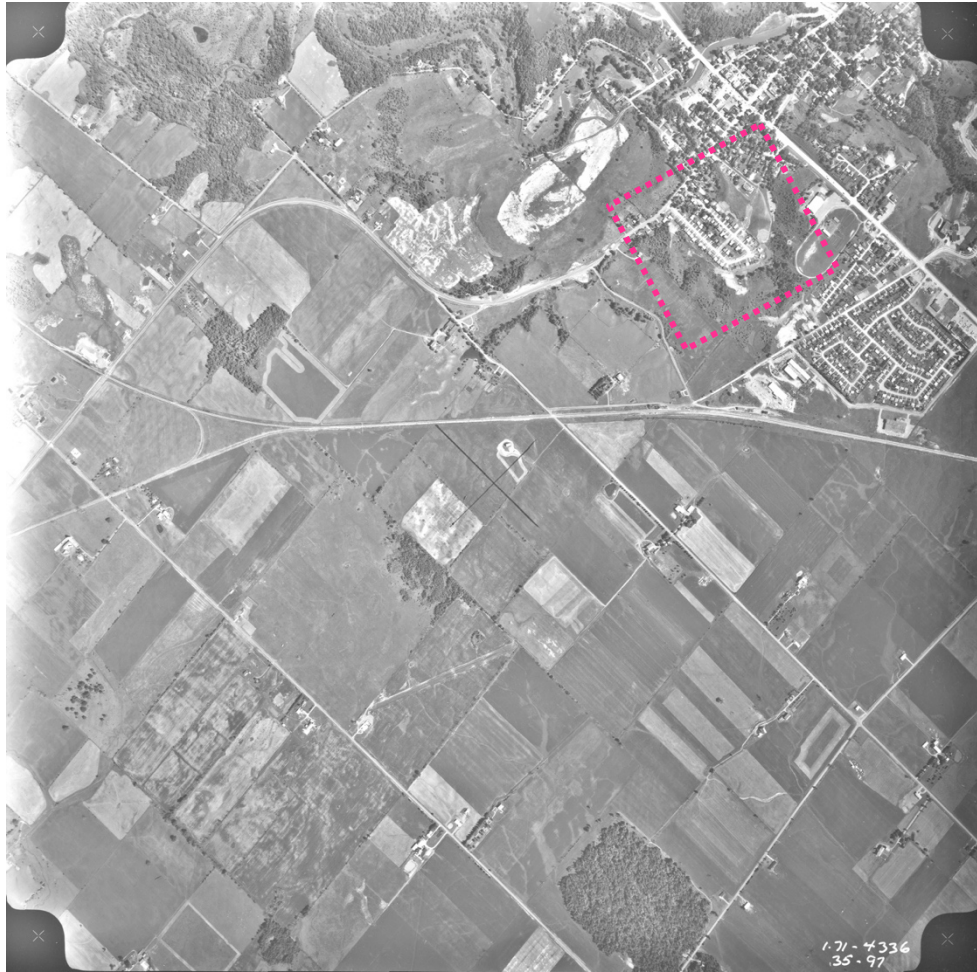


Figure 20: Above, Aerial photograph of the Village of Bolton, Ontario from 1971. Right, enlarged view of the site. The pink dotted box identifies the location of 32 Connaught Cres. (Source: Town of Caledon, Annotation by SVMA.)



3.2 PROPERTY CHRONOLOGY

In 1912, the land owned by Ernest C. Beamish was transferred to The Bolton Realty Company Limited. Shortly after, on August 6th, 1912, The Bolton Realty Company submitted the subdivision Plan of Homeside Park in Bolton's Village (Figure 22). The Bolton Realty Company remained on the title until 1931, until the property was registered to James Stephenson. The property was transferred over to James Stephenson's daughter, Versile and when married, also included her husband William H. Venning and later their sons. In 1997, the property was sold to Timothy and Barbara Barron. In April 2020, Anthony (Tony) and Vincenza Romano purchased the property.

The following transfer of deeds indicates that the house was built after 1912, and it wasn't until 1931 that the deed was transferred from the Bolton Realty Company. For these reasons, the date of construction of the subject property is estimated between 1912 and 1931.

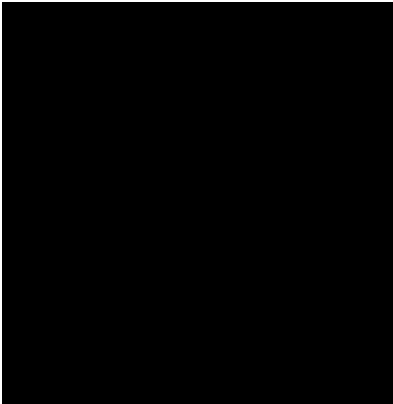
CHAIN OF TITLE REPORT				
Project #:	20-8750	Searched at:	Brampton	
Address:	32 Connaught Crescent, Caledon	LRO #:	43	
Legal Description:	lots 38 & 39, Plan C-12			
PIN #:	14322-0055(LT)			
INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
1402	Deed	05 08 1912		
C-12	Plan	06 08 1912		
2057	Deed	18 03 1931		
2602	Deed	22 10 1947		
RO1107062	Deed	19 01 1996		
RO1150430	Deed	18 08 1997		

Figure 21: Chain of Title Report prepared by Spagnuolo Professional Corporation.

Deposited in the Registry Office
for the County of Peel this
6th day of August A.D. 1912
at 11 o'clock A.M.
J. J. Hennigan
Sgt. Atty.

(Note)
Connaught Avenue N 45° W
bearing all bearings.

C-12

I hereby certify that this plan is correct and is prepared in
accordance with the instructions

Witness Clara Thiel
Notary Public

County of Peel } I, Clara Thiel, of
the Village of Bolton in the
County of Peel, do hereby certify that
and say,

1. That I was personally present and did see the annexed
instrument and duplicate duly signed and sealed
by Robert Smith, and Frank N
Leavens, the parties thereto.
2. That the said instrument and duplicate were executed
at the Village of Bolton.
3. That I know the said parties.
4. That I am a subscribing witness to the said instrument
and duplicate.

Sworn before me at the
Village of Bolton
in the County of Peel
this 28th day of
May A.D. 1912.
Oswald 1912
R. Commissioner

I hereby certify that this plan is correctly
represented

Notary Public

PLAN
OF
HOMESIDE PARK
BEING A SUBDIVISION OF PART OF LOT LET 18 C.
BLOCK 3 IN THE VILLAGE OF
BOLTON
County of Peel, Ont.

Scale - 1" = 100'

I hereby certify that this plan accurately shows the manner in
which the land included therein has been surveyed and subdivided by me,
and that the said plan is prepared in accordance with the provisions of
the Registry Act. The fieldnotes are correctly shown on this plan.
Witness May 18th 1912. John J. Hennigan
Deputy Land Surveyor

I hereby certify that this plan is a duplicate copy of a plan
(being a subdivision of part of Lot C, Block 3 in the Village
of Bolton) prepared by me for J. N. Leavens and others
and dated this 18th day of May 1912.
John J. Hennigan

I hereby certify that the Municipal Council of the
Village of Bolton approve of this plan

July 10th 1912.

Thomas Donnell
Clerk

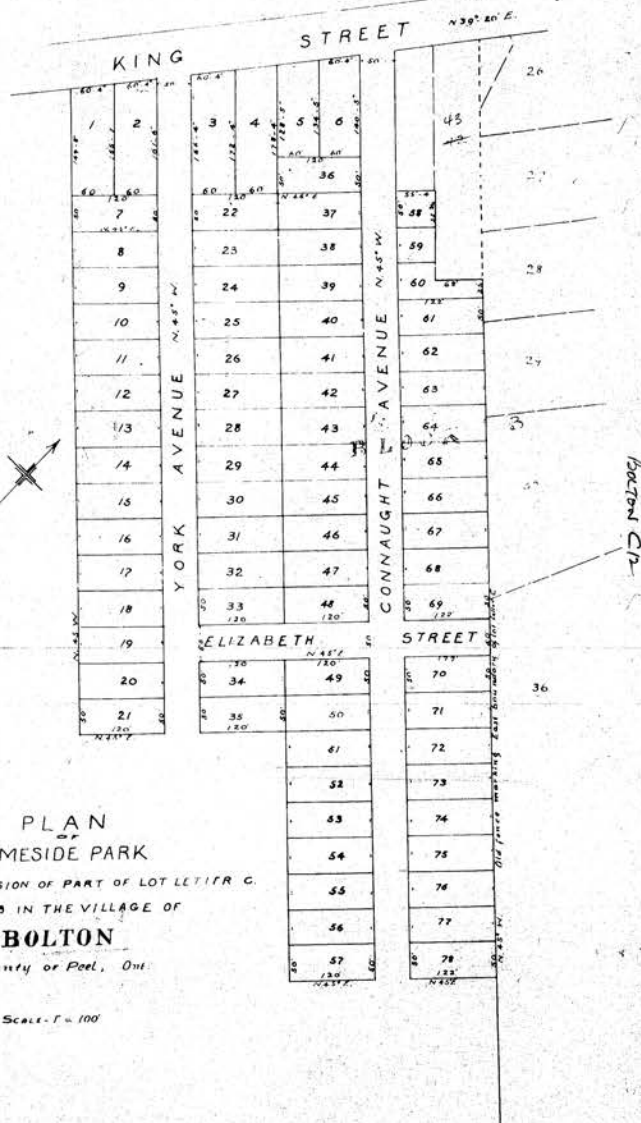


Figure 22: Plan of subdivision for the Plan of Homeside Park. The plan is dated was submitted on August 6th, 1912.

The following is a description of the early owners of the land.

Ernest Crozier Beamish

In 1912, Ernest Crozier Beamish transferred the land to The Bolton Realty Group, where immediately, a subdivision plan was submitted for The Homeside Park development.

According to the *Certificate of Registration of Death* (see appendix), Ernest Crozier Beamish was born on November 13th, 1863, in Bolton, Ontario, and was a son of John and Martha Beamish. He lived in Bolton all of his life and was a local butcher for over 60 years. He died on June 11th, 1940, of Myocarditis due to Arteriosclerosis and Hypertension.

On April 11th, 1889, Ernest Crozier Beamish married Anne Elizabeth Allison in Bolton. Anne Elizabeth died on April 11th, 1891 and had no children together. Earnest later married Sarah Alice Morrison in 1894, where they had children, Pearl, Laura, Jesse and Lenna.

James Stephenson

In 1931, The Bolton Realty Company Ltd transferred the deed to James Stephenson.

According to the *Certificate of Registration of Death*, James Stephenson was born on January 5th, 1862. He was of English descent, the son of Obadiah and Susanne Stephenson. He was noted to be a labourer and carpenter and died on February 13th, 1939, of Myocarditis due to Arteriosclerosis.

James Stephenson married Elgy Anna McLachlan on August 30th, 1911, in the Village of Schomberg. James, noted to be a widower, was 43, and Elgy was 23. They had a child named Versile Hannah on April 14th, 1914. Elgy Anna Stephenson died on November 9th, 1929

Versile (Stephenson) Venning

Versile Hannah Stephenson was the daughter of James and Elgy Stephenson. She was born on April 14th, 1914. After her father died in 1939, Versile acquired the property. In the earlier Voter's lists of Bolton, Versile was listed to be a maid. She later married William H. Venning, a World War II veteran, and in 1947, the property was transferred into his name.

William H. Venning was born in 1909 in Toronto, Ontario. In 1942, he joined the Royal Canadian Engineers as a Sapper in Canada and England. He moved to Lance Corporal ranking during his service and continued to serve until his discharge in 1946. He was awarded the Defence Medal, the King George Active Service Medal and the Canadian Volunteer Service Medal with Clasp. William was a member of Bolton Legion Branch 371 for more than fifty years until he passed away on February 17, 1999².

2 Royal Canadian Legion Ontario Command, *Military Service Recognition Book*, 313.

Versile and William had two children [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Versile died on August 8th, 1991. In 1996, William transferred the property to his sons [REDACTED] and [REDACTED].
In 1997, they sold the property to [REDACTED] and [REDACTED]. [REDACTED] and [REDACTED] remained
owners of the property until it was sold to Antony and Vincenza Romano in April 2020.

3.3 32 CONNAUGHT CRESCENT

The existing detached single-family dwelling at 32 Connaught is a 1-1/2 storey structure. The existing dwelling consists of the original dwelling plus additions that were constructed over time. A breakdown of each section is illustrated in Figure 25. Below is a summary of each section:

Section 1 is the original dwelling, noted by the Town of Caledon to be built circa 1910. It was likely built between the years 1912-1931. It is a 1-1/2 storey structure that consists of a stone foundation and frame construction above with a basement. The existing exterior cladding is vinyl.

Section 1a, based on the 1939 Insurance Plan, as seen in Figure 26, the rear part of the building, labelled Section 1a, has been modified from the original structure built.

Section 2 is an addition built between 1954 – 1967. It is a one-storey structure that consists of a concrete block foundation and frame construction above. It is connected to the interior space of the original building. The existing exterior cladding is vinyl.

Section 3, it is unclear when this portion is built, likely after 1967. This part is a one-storey structure that consists of exposed concrete pier foundations and frame construction above. It is connected to the interior space of the original building.



Figure 23: Front (east) elevation of 32 Connaught Crescent.

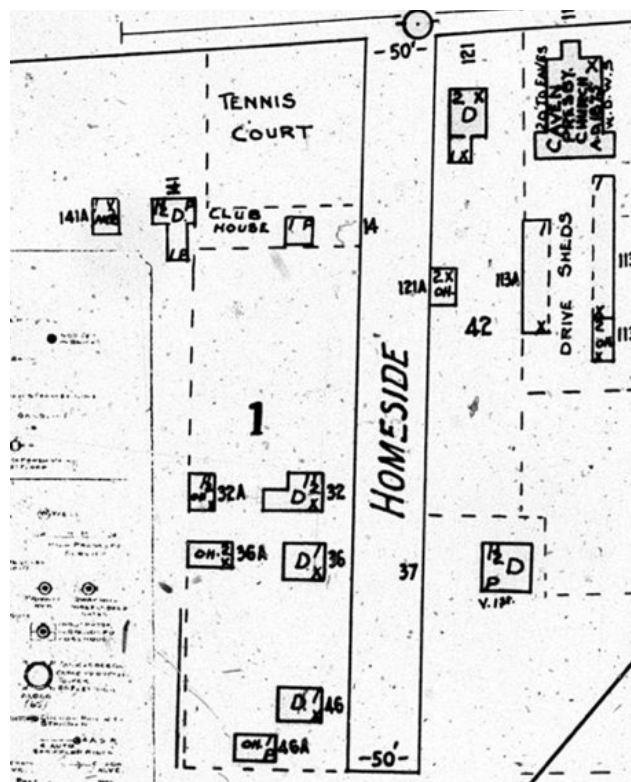


Figure 24: Excerpt from 1939 Insurance Plan illustrating the building structure at that time.



Figure 25: 32 Connaught Street. Original building as labelled with a "1" was built circa 1910 and then followed by two additions, labelled (Source: Google Earth, 2021; annotated by SVMA).

Architectural Style:

In the Town of Caledon's Registry of Listed Properties, the building's architectural style is noted as Late Neoclassical. Neoclassicism is a broad term describing architecture that is based on Greek and Roman orders. Generally, neoclassical buildings are symmetrical with monumental proportions. Some common features of this style include porticos, windows that form a large single-light and attic storey. Neoclassical style was popular in Ontario during the 1810-the 1850s; however, late-neoclassical examples can be found in the 20th century.

The style of 32 Connaught Crescent is more appropriately representative of Vernacular Cottage, commonly seen during the war and post-war periods of the 1930s onwards. Vernacular buildings were built to suit local conditions and used local materials. They were modest in finishing and detail with little embellishment. Typical to the style was a centre door with an asymmetrical window on either end. These features are represented in the building's style.

Through investigation of the exterior, an uncovering of an asphalt fibre cladding used in buildings during the 1930s, and other information gathered on land transfer, the date of construction is estimated at circa 1930s. The centre dormer above the main entrance is also believed not to be original.



Figure 26: Existing exterior elevations of 32 Connaught Crescent as taken on December 6th, 2020. Starting on the top left is the main east elevation, moving to the south, west, north and then east again.

4 ASSESSMENT OF EXISTING CONDITION

The condition assessment of 32 Connaught Street is informed by a visual inspection conducted from grade on December 6th, 2020/ The building components were graded using the following terms:

Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.

Defective: Not functioning as intended significant deter

A structural assessment was completed on January 18th, 2021, by Kieffer Structural Engineer and is referenced. Please see Appendix for the full report.

4.1 EXTERIOR

Main Facade

The main façade at 32 Connaught consists of a centre door with the symmetrical placement of windows on either side and a gable roof. The main façade has a dormer centred within the main entrance to provide light to the second-story attic space. The exterior is clad with vinyl siding and is not original to the design. Through investigation, the cladding below the vinyl is an asphalt and fibre siding commonly known as “Insulbrick.” This material is thought to be the original cladding. Insulbrick was used in residential construction circa the 1930s.

There is an exposed red-brick chimney on the north side of the façade. There is an entrance porch; however, it is not original. The railing is not authentic.



Figure 27: East (main) elevation showing the original dwelling of the site.



Figure 27a: Cladding below the vinyl siding is an asphalt and fibre product known as “Insulbrick”

Roof

The roof of the main structure is a single gable finished with asphalt shingle. The roof material is not original. The roof shows signs of stress from the exterior as there is a noticeable sag in the centre part of the front gable. A Structural Assessment was performed by Kieffer Structural Engineer (see Appendix) and described the roof structure consisting of 2x4 rafters at 24" on centre with decking and 2x4 ceiling framing. It is noted that the roof framing does not meet the requirements of the Ontario Building Code 2012 and requires reinforcement. The roof framing is in poor condition and will require extensive repair. No insulation or vapour barrier is observed in the roof cavity.

Windows, Doors and Roof Dormer

On the main façade, there are two symmetrically placed windows on either side of the entrance door and a window centred in the dormer above. The



Figure 28: South elevation.



Figure 29: East elevation, main entrance, windows, central dormer and porch.

original windows have been replaced with double-glazed glass in vinyl casings. The window shutters have also been replaced with vinyl.

The main entry door is not original, and the material and style are not in keeping with the architectural period and house character.

No original casement work is observed on the façade.

Chimney

A brick chimney is located on the north side of the original building. It appears that portions of the chimney were repaired and reconstructed with new brick. The brickwork shows signs of efflorescence and deterioration of the mortar joints at the top. Generally, it is in good condition.

Foundations

The original house (Section 1) consists of board-formed concrete with a perimeter bench. The structural assessment observed cracking in the concrete wall. It is unclear whether the bench footing is adequately constructed. The foundation is in poor condition and would require an extensive report. The foundations of Section 2 are a slab on grade with concrete block foundations. The structure report note that it is in good condition. The foundations of Section 3 consist of concrete piers. The structural report note that it is in good condition.



Figure 30: View of brick chimney.



Figure 31: Interior view of foundation.



Figure 32: Exterior view of the foundation.

4.2 INTERIOR



Figure 33: Views of the basement showing the temporary support of the existing structure.

Ground Floor Framing

The ground floor joist runs in a north-south direction to a central beam located mid-way through the span. The central beam and floor joist were visibly sagging and were propped up with temporary jacks and woodblock support. The ground floor framing is in poor condition and requires extensive repair. The structural report notes that the central beam is structurally insufficient and requires replacement. As

well, the existing ground floor joist is out of level and requires replacement. As well, there is no beam to support the ground floor load-bearing wall.

Ground Floor

The floor plan is a central entry hall and stairs. There are three rooms as part of the original section (Section 1), one larger to the north and two smaller to the south, including a bathroom. The floor plan of the space was altered from the original layout. The kitchen is located off of the great room, in the rear second addition to the west. The latest side addition to the north is two steps down from the rest of the floor level. The interior finishes are of modest finish and in poor condition.



Figure 34: Views of the ground floor.

Second Floor Framing

The structural reports note that the second-floor framing runs in an east-west direction between the exterior and central interior loadbearing wall. The framing is out of level and requires structural reinforcement.

The second floor consists of four bedrooms and a washroom. The newel post and railing appear to be original. Part of the railing has been reinforced. The second-floor hall has built-in millwork as well as a roof hatch.

Moisture damage is visible in the original plaster finish, and generally, the finishes are in poor condition.



Figure 35: Views of the second floor



Figure 36: View of a bedroom on the second floor.

5 CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following are the criteria set out in *Ontario Regulation 9/06* of the *Ontario Heritage Act* as Criteria for Determining Cultural Heritage Value or Interest.

A property may be designated under section 29 of the Act if it meets one of the following criteria for determining whether it is of cultural heritage value or interest.

Criteria as set out in <i>Ontario Regulation 9/06</i> of the <i>Ontario Heritage Act</i>	Comment
<i>1. The property has a design value or physical value because it,</i>	
<i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i>	The style is identified as Vernacular Cottage. The dwelling is built of common materials of the time is not a rare or unique example of this style. The methods of construction and expression of the style are common to this building's age and era.
<i>ii. displays a high degree of craftsmanship or artistic merit, or</i>	The dwelling is made of common materials, ordinary details and craftsmanship. No artistic merit or a high degree of craftsmanship is seen.
<i>iii. demonstrates a high degree of technical or scientific achievement.</i>	The dwelling does not demonstrate a high degree of technical or scientific achievement. It is a structure of common construction that would have been seen at the time.
<i>2. The property has historical value or associative value because it,</i>	
<i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i>	Homeside Park was developed as an affordable housing community for the working class. The development itself took over 50 years to be fully realized. The inhabitants of 32 Connaught Crescent were contributing members of the community.

	Although each with an interesting past, there is no evidence that any persons having lived in the dwelling had a significant association in the community's development or defining.
<i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i>	The style and construction of the dwelling would have been commonly seen during the early 1900s, in many smaller communities. The events are known to have also occurred of ordinary capacity and do not necessarily provide meaningful information or understanding of Bolton as a community or culture.
<i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	The dwelling's construction and style are typical of the building of the time and are a modest example of residential construction commonly seen. There is no evidence of significant ideas, theories or artistry seen in the design of the dwelling.
<i>3. The property has contextual value because it,</i>	
<i>i. is important in defining, maintaining or supporting the character of an area,</i>	Connaught Crescent's character consists of a mixture of a vernacular, post-war bungalow and recent new builds. The building was built after the establishment of Homeside Park. Given its estimated date of construction circa the 1930s, it is believed not to be the first building of this development.
<i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i>	There is no significant physical, functional, visual or historical link to the surroundings.
<i>iii. is a landmark. O. Reg. 9/06, s. 1 (2).</i>	The significant events that defined the development of Bolton's historic Village are demonstrated in King Street East, Queen Street (Main) and adjacent King Street West lands. The properties included in <i>The Village of Bolton Conservation District</i> are excellent examples of the period's architecture and shape the

	<p>understanding of Bolton's development. In addition, these properties were well maintained over time and demonstrated many of the original heritage attributes.</p> <p>The existing dwelling at 32 Connaught Crescent is an early 20th dwelling of modest style, finish and detailing that does not have a defining feature to qualify it as a landmark.</p>
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6 DEVELOPMENT PROPOSAL

A detailed proposal was provided by *Studio Spagnolo Inc.*; see *Project Analysis Report* in the Appendix. The outlining of the report is as follows:

- Introduction / Scope of the Project
- Zoning Summary
- Proposed Design Summary
- Energy Efficiency & Ontario Building Code Summary
- Required Approvals
- Conclusion

The development proposal intends to demolish the existing 1-1/2 storey dwelling and rear garage and construct a new, two-story single-family dwelling.

Through the investigation in developing this HIA, it is concluded that the demolition of the existing structure, there will be no significant cultural value or interest lost based on the prescribed evaluation criteria set out by the *Ontario Regulation 9/06 of the Ontario Heritage Act as Criteria for Determining Cultural Heritage Value or Interest*.

It is to be noted that the existing structure is in poor structural condition, and extensive repairs and upgrades would be required to comply with the minimum Building Code requirements. In addition, the existing rooms sizes, configuration and ceiling heights do not reflect the current needs of the family.

Design Proposal

Two similar design concepts have been proposed as part of the Project Analysis Report, see Appendix. The zoning summary included identifies that both proposals are within the zoning requirements for area, frontage, set back and heights. As well, the frontage of the proposed development does not surpass the dwellings adjacent to the property.

Both design proposals consist of a two-storey single-family dwelling with a single-storey attached garage. The proposed dwelling's front face is set back from the neighbouring properties to complement the existing street edge. As well, an adequate distance is maintained at each side lot line and adjacent properties. The proposed attached garage is set back from the main house, maintaining a sensitive scale and proportion to the overall massing. The style of the new dwelling is described as a modern farmhouse. It is a contemporary style with traditional architectural features such as a pitched gable roof and roof dormers. This style is complementary to its adjacent neighbours and surrounding community as it represents a contemporary design, yet its architectural features are harmonizing to the context. It is recommended that the exterior material be further explored during the design phase, to select material that is in complement to the neighbourhood.

Based on the information provided, Studio Veronica Madonna Architect's opinion is that both proposed designs are compatible in scale, proportion, and style to its neighbours and surrounding context.

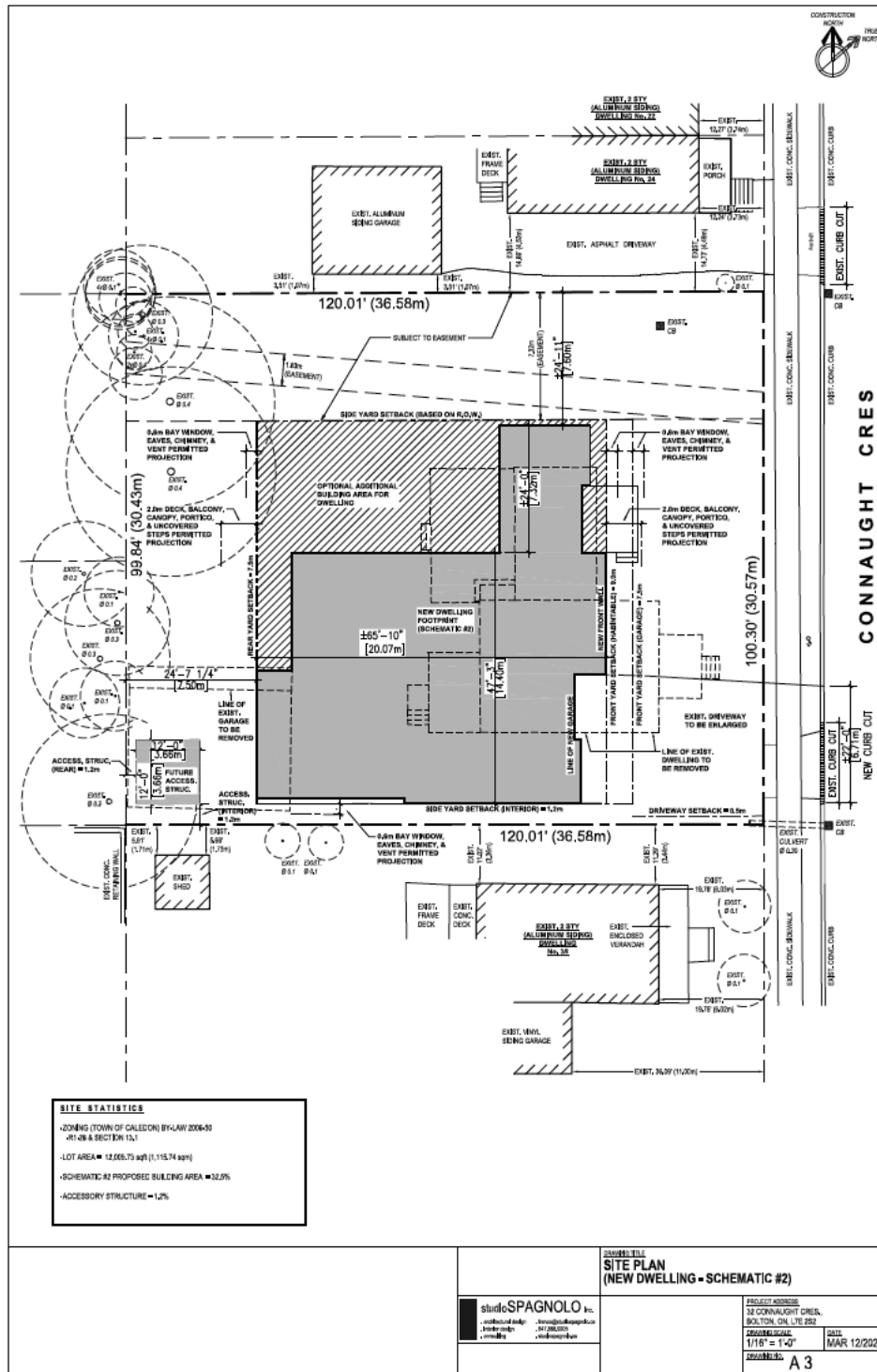


Figure 38: Proposed concept site plan, option 2. Provided by Studio Spagnolo Inc.



Figure 39: Proposed concept elevations, option 1 and 2. Provided by Studio Spagnolo Inc.

7 CONCLUSION

The existing dwelling at 32 Connaught Crescent is a modest example of a common vernacular residential building style found in Ontario's small town and rural areas. The property was established as part of the Homeside Park Development. The evidence found through the investigation to prepare this report, the dwelling established to be built circa 1930. The evidence to determine this state includes the Land Registry, which points to the first residents to gain the property title in 1931. Also, its architectural style and the cladding found behind the exterior vinyl siding confirms this construction period.

Through the detailed historical investigation, Homeside Park's area was built after Bolton's established success as a Village. The development itself took many years to complete and carried into the post-war era, adding to the street's mixed architectural character. The detailed investigation of the site's past residents verifies that the development was initially developed for Bolton's common labourers.

The *Ontario Regulation 9/06 of the Ontario Heritage Act as Criteria for Determining Cultural Heritage Value or Interest* was the reference in determining the property's significant heritage value. Through the investigation in developing this HIA, it is concluded that there will be no significant cultural value or interest lost with the demolition of the existing structure based on the prescribed evaluation criteria.

The proposed development is prepared by *Studio Spagnolo Inc.* and is described in detail in *Project Analysis Report*, attached in the Appendix. The proposal includes the demolition of the existing 1-1/2 storey single-family dwelling and detached garage at the rear and the construction of a new 2-storey single-family dwelling with an integral garage and finished basement.

The proposed design concept is complementary to its adjacent neighbours and context, both in architectural style and siting. Measures have been taking to create a massing that is in scale and proportion to its immediate context.

In conclusion, based on the historical investigation and the evaluation of the cultural heritage value, the findings of this report conclude that in the demolition of the existing structure, there will be no significant cultural value or interest lost based on the prescribed evaluation criteria set out by the *Ontario Regulation 9/06 of the Ontario Heritage Act as Criteria for Determining Cultural Heritage Value or Interest*. In addition, the proposed concept development illustrated is sensitive to its neighbouring properties and surrounding community.

8 SOURCES

ERA Architects Inc., "*Village of Bolton Heritage Conservation District Study*." Issued January 24th, 2014, Revised May 7th, 2014.

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Town of Caledon, "*Property Summary Candidate for Listing on Heritage Register*," February 4th, 2020.

Town of Caledon, "*Town of Caledon Official Plan*," Consolidated April 2018.

"*Ontario Architecture*," accessed January 12th, 2021.
<http://www.ontarioarchitecture.com/Styles.html>

Ontario Heritage Trust. "*Architectural Styles*," accessed January 12th, 2021.
<https://www.heritagetrust.on.ca/en/places-of-worship/places-of-worship-database/architecture/architectural-style>

Assessment Roll, Aerial Photos and Maps provided by *Peel Art Gallery, Museum and Archives (PAMA), Town of Caledon and Albion Bolton Historical Society*.

Death Certificates, Birth Certificates, Marriage Certificates, Voters Lists, Census Reports sourced at *Ancestry Library Edition, Toronto Public Library*.

APPENDIX

PROPERTY SUMMARY

CANDIDATE FOR LISTING ON HERITAGE REGISTER

Address: 32 Connaught Street, BOLTON

Roll Number: 2124090005073000000

Legal Description: PLAN C12 LOT 38,39 REG 6000.00SF 50.00FR 120.00D

Built Heritage Resource Inventory Record Number: 807

Ward: 5



Design/Physical Description:

- 1½ storey house, late Neoclassical style, centre entry, symmetrically placed windows, frame construction

Historical Description:

- Built circa 1910 or later

Contextual Description: (See reverse for aerial photo)

- The property is part of the King Street West residential neighbourhood of Bolton that was part of Homeside Park development at the turn of the century. It is encompassed by hills to the west and to the south.

Associated Structures:

Form Completion Date: March 22, 2018

Photo Date: March 2018

Tony Romano

32 CONNAUGHT CRESCENT, BOLTON

Structural Assessment

We visited the above mentioned site to review the existing structural condition.

The existing building is a single family, fully detached dwelling. Our observations for the building are broken into three sections, as shown in the image below.



Section 1 and 1a: Original Building and Addition

- Two Story wood framed construction with basement. Section 1 consists of the original building, section 1a was an addition to the existing building. This portion of the building is in poor condition and is in need of extensive repairs, as noted below.
- Roof framing Consist of Sloped 2x4 rafters@24" o.c. with decking and 2x4@16" o.c. ceiling framing. Roof framing does not meet the requirements of the Ontario Building Code 2012 (OBC) and requires reinforcement.



- The roof finishes consisted of a ¼" thick cardboard like material that was not identified. All finishes on the second floor needed to be removed and replaced.
- No insulation or vapour barrier was observed in any wall or roof cavities.
- The second floor framing ran east-west between the exterior and a central interior load bearing wall. The second floor framing was out of level and required structural reinforcement by sistering the joists.
- The ground floor framing ran north south between the foundation walls and a central beam.
 - The central beam and supporting columns were structurally insufficient and required replacement.
 - The existing ground floor joists were out of level and required replacement.
 - There was no beam to support the ground floor load bearing wall.
- The original building foundations consist of board formed concrete with a perimeter bench. Periodic cracking was observed in the concrete wall. It is unclear whether the bench footing is adequately constructed. The foundation wall requires repair, further investigation is needed to determine the extent of the repair.



Section 2: One Story Addition

- The one story addition to the rear of the building is wood framed construction on concrete piers.
- The structure for the building appears to be in good condition.

Section 3: One Story Addition

- The one story addition to the west of the original building is wood framed construction, with slab on grade floor and perimeter concrete block foundations.
- The structure for the building appears to be in good condition.

Please feel free to email or call me if you have any questions or concerns.

Sincerely,

Matthew Kieffer, P.Eng.





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PROJECT ANALYSIS REPORT

ATTENTION:

Town of Caledon Planning Department
c/o Sally Drummond (Heritage Resource Officer)

ADDRESS:

32 Connaught Cres., Bolton, ON, L7E 2S2

DATE:

March 12, 2021

OWNERS OF SUBJECT PROPERTY:

Antony (Tony) Romano & Vincenza Romano

RE:

Demolition of the existing single family dwelling and construction of a new single family dwelling at 32 Connaught Cres.



TABLE OF CONTENTS

1 - Introduction/Scope

2 - Zoning Summary

3 - Proposed Design Summary

4 - Energy Efficiency & Ontario Building Code Summary

5 - Required Approvals

6 - Conclusion

1- INTRODUCTION/SCOPE

Antony and Vincenza Romano have been living in the Bolton/Caledon area since 1988 and they purchased the property at 32 Connaught Cres in order to build a new home for their family. Due to its poor condition, limited room/space for their family, and poor energy efficiency of the existing structure, their plan has always been to rebuild.

The owners are proposing to demolish the existing 1 1/2 storey single family dwelling (with partial basement) along with the detached garage located at the rear. Their new proposal consists of building a new 2 storey single family dwelling with an integral garage finished basement.

At the time when they signed the *"Agreement of Purchase and Sale"* (Jan 6/2020), knowing that the building seemed quite old, they did request a condition to the offer that allowed them until 8:00pm on Jan 14/2020 that stated "doing due diligence with the Town of Caledon". Antony then visited the Town of Caledon office within this time frame and spoke to an individual regarding the Heritage status. He was informed that the property and building was not listed or designated. This reassured him that his plans to demolish and reconstruct would be permitted.

Sometime after taking possession of the property on April 9/2020 and beginning the required research (general zoning requirements, applicable law review, and very schematic design ideas), it was determined that the existing dwelling was now part of the Heritage Register.

Studio Spagnolo Inc. contacted Sally Drummond (Heritage Resource Officer at the Town of Caledon) and set up an on site meeting with her and the owner (Antony) on Nov 12/2020 to review the existing structures. Sally then informed them on the requirements in order to proceed with the application to demolish to determine if demolition is a possibility.

2- ZONING SUMMARY

The following information has been obtained from the Town of Caledon website, a meeting at Caledon Town Hall on Nov 2/2020 with Planning & Development (Ref # 00030364), and multiple telephone conversations with Planning Staff.

- Town of Caledon Zoning By-Law 2006-50
- Map_01-b (see attached *Figures 1, 2, & 3* for reference)
- Zoning Designation = R1-26 (see section 13.1 for Exception 26)

Section 13 - Exceptions (Table 13.1)

- Permitted Uses
 - Apartment, Accessory
 - Day Care, Private Home
 - Dwelling, Detached
 - Home Occupation
- Special Standards
 - Minimum Lot Area (for severance) = 465 sqm
 - Minimum Lot Frontage (for severance) - (b - other lots) = 14m
 - Maximum **Building Area** = 45% of lot area
 - Front Yard Setback
 - Habitable Room Wall = 9m
 - Attached or Unattached Garage = 7.5m
 - Side Yard Setback (Interior Side) = 1.2m
 - Minimum **Building Separation** = 2.4m

Section 6 - Residential Zones (Table 6.1)

- Permitted Uses (R1)
 - Dwelling, Detached

Section 6 - Residential Zones (Table 6.2)

- Zone Standards
 - Minimum Backyard Amenity Area = 56 sqm
 - Rear Yard Setback (Interior Side) = 7.5m
 - Maximum Building Height = 10.5m
 - Minimum Landscape Area = 30%
 - Minimum Driveway Setback = 0.5m

Section 4 - General Provisions

- Accessory Uses/Buildings
 - In interior side - min 1.2m from interior side lot line
 - In rear yard - min 0.6m from rear lot line & 1.2m from interior side lot line
 - Total **Building Area** of all accessory buildings shall not exceed 5% of lot area and shall not exceed the max building area permitted in the zone

- Max height of accessory structure = 4.5m
- Permitted Encroachments (max permitted distance into required yard)
 - Bay Window/Eaves = 0.6m
 - Balconies or Decks more than 0.6m above grade = 2m
 - Sills, Cornices, Parapets, etc = 1m
 - Canopies/Porticos/Uncovered Steps = 2m
 - Chimneys or Vents = 0.6m
 - Drop awnings, garden trellises, retaining walls, etc.. = Permitted in any required yard

Definitions in Zoning By-Law 2006-50 (for clarity):

Building Area - means that portion of the lot area permitted to be covered by one or more building envelopes.

Building Separation - means the least horizontal distance permitted between the nearest portions of any building envelopes on a lot.

SITE STATISTICS - 32 Connaught Cres

Existing Lot Area = 12,009.73 sqft (1,115.74 sqm)

Max Permitted **Building Area** as per Zoning Bylaw
 = 45% of Lot
 = 5,404.38 sqft (502.08 sqm)

Max Permitted Accessory Structure as per Zoning Bylaw
 = 5%
 = 600.49 sqft (55.79 sqm)

Min Landscaping = 30% = 3,602.92 sqft (334.72 sqm)

SEE DRAWING A1 (SITE PLAN - PERMITTED ENVELOPE WITHIN ZONING ON PROPERTY)

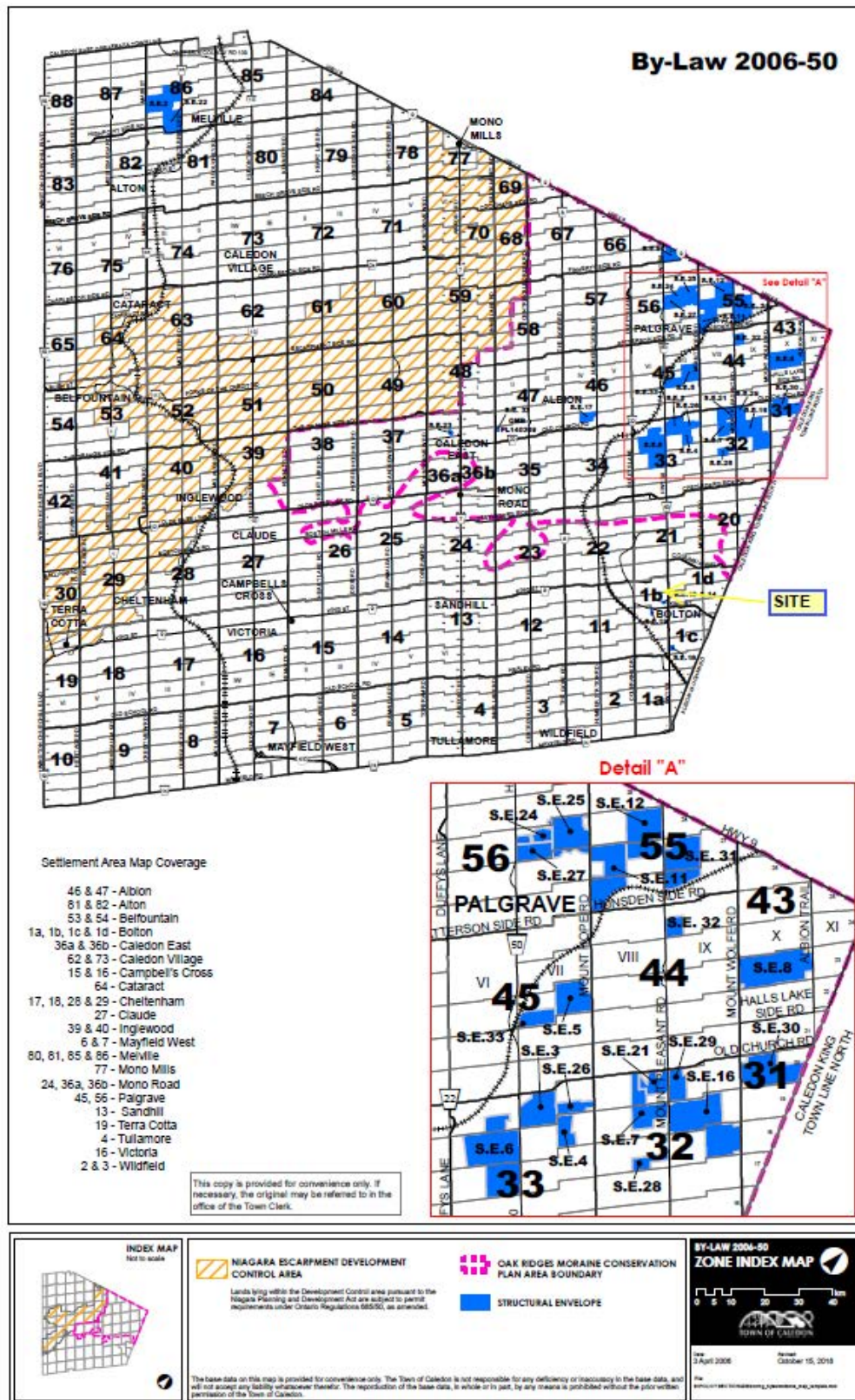


Figure 1: Zone Index Map of Bylaw 2006-50 (Town of Caledon Website, annotated by Studio Spagnolo Inc.)



8

3- PROPOSED DESIGN SUMMARY

The owners wish to build a new 2 storey dwelling in order to fit their family needs. The design program will include the following spaces:

GROUND FLOOR

- comfortable front covered porch
- comfortable entry with closet space
- open concept "Great Room" which includes kitchen, breakfast area, living room, and formal dining room
- pantry area for storage
- separate room for den/home office use
- powder room
- master bedroom with ensuite and closet space
- integral 2 garage with storage space at rear
- mud room accessible from garage and main dwelling
- rear covered porch

2nd FLOOR

- 3 bedrooms + den
- 2 or 3 bathrooms
- balcony at rear
- laundry room

BASEMENT

- open recreation room
- bathroom
- storage spaces
- mechanical/utility room
- optional basement walkout stair to backyard

The design goal is to develop and finalize efficient plans and elevations that are in compliance with the Zoning Bylaw requirements, which in turn will avoid the need of the Committee of Adjustment approval. These plans would be approximately 3300-3800 sqft (**total** ground floor and 2nd floor) + the integral garage, front porch, rear porch, and optional rear accessory structure (future). As noted in Section 2 (Zoning Summary) of this report, the total **Building Area** as defined under the Zoning Bylaw, allows a "footprint" of 45% (5404.38 sqft). The proposal will be lower than this maximum permitted, which will allow for more green space on the property.

Though the bylaw does allow the garage to project closer to the front property line than the main building wall, the proposed design will have the garage wall recessed back from the main dwelling wall. This design feature will align more with the neighboring properties along with reducing the mass/scale of the garage feature itself when viewing the dwelling from the street.

The following design characteristics will be implemented if demolition approval is granted:

- a) The owners are passionate and interested in the "modern farmhouse" design style. This style is a combination of traditional elements and modern characteristics which transforms into a clean and comfortable, architectural design.
- b) Traditional sloped roofs will be used for the main structure(s) with the addition of flat clean roof lines for the accessory portions such as the front porch, rear covered area, and 1 storey portions. This blend of the architectural feature will allow for clean lines to be emphasized. In addition, this combination will reflect the existing neighboring dwellings which have a blend of both sloped and flat roof styles. The new home will be a 2 storey dwelling which will be similar to existing neighboring homes. Immediate neighbors 16, 18, 22, & 24 Connaught Cres are existing 2 storey dwellings with flat roofs and a combination of sloped porch roofs. A new 2 storey dwelling located at 25 Connaught Cres (on the opposite side of the street) is a 2 storey dwelling with integral garage and sloped roofs. Also, 39 Connaught Cres is an existing 2 storey dwelling with a sloped roof.
- c) A mixture of simple traditional materials such as brick, stone, and/or siding, along with contemporary accents will allow the structure to still be connected to its natural environment.
- d) As mentioned above, the integral garage will be recessed back from the main front wall of the dwelling.
- e) an open concept ground floor with large windows overlooking the back & side landscaped area. The ideal ceiling height of this ground floor would be 9'-0 to 10'-0". The 2nd floor spaces would also incorporate proportionally sized windows to allow for natural light. Ideal ceiling height for the 2nd floor would be approx 9'-0". The basement area would have an approximate ceiling height of 8'-0" to allow for a usable space.
- f) Another important feature will be the energy efficiency of the new dwelling. Components such as insulation, heating/cooling systems, thermal envelope, and quality and performance of materials are important elements for the owners.

Due to the required financial commitment by the owner and uncertainty of the approved demolition, a final architectural design has not been provided. But the following has been provided:

- 2 schematic Site Plans (See *Drawings A2 & A3*) along with 2 front elevation sketches (See *Figures 4 & 5*) for graphic and illustrative purposes only. **NOTE:** these do not represent the final design
- A series of "inspiration images" that the owners have collected showing the design style that they are envisioning for their family home (See *Figures 6-10*). **NOTE:** these images are for general architectural style and reference only.



Figure 4: Schematic Front Elevation #1

Scale: $\frac{3}{32}'' = 1'-0''$

32 Connaught Cres.



Figure 5: Schematic Front Elevation #2

Scale: $\frac{3}{32}'' = 1'-0''$

32 Connaught Cres.



Figure 6: Design Inspiration From Owner (Chiott Custom Homes)



Figure 7: Design Inspiration From Owner (McGriff Architects)



Figure 8: Design Inspiration From Owner (John Lively + Associates)



Figure 9: Design Inspiration From Owner (McGriff Architects)



Figure 10: Design Inspiration From Owner (John Lively + Associates)

4- ENERGY EFFICIENCY & ONTARIO BUILDING CODE SUMMARY

The idea of designing and building their custom home, energy efficiency is a very important component for the owners. Due to the age and condition of the existing dwelling, certain items are outdated & inefficient which would not satisfy the minimum building code requirements under the *2012 Ontario Building Code (OBC)*, and others are absent.

No insulation or vapour barrier was observed in any of the exposed walls or roof spaces. In addition to this, it appeared that the exterior walls above grade are of 2x4 construction. Depending on the material type of any new insulation used, this wall cavity would only allow a depth of 3 1/2" of insulation. Based on new construction today, 2x6 exterior wall studs are the standard and these allow for a higher insulation "R-value" within their 5 1/2" depth. Therefore 2 additional inches of insulation will be provided within all the exterior walls. *Figure 9* shows the minimum requirements for new construction under the *2012 OBC Supplementary Standard SB-12 (Table 3.1.1.2.A (IP))* that will be achieved with the construction of the new home.

The existing windows and exterior doors seem to be of standard vinyl material. All new windows, doors, and skylights will be efficient and compliant with the *2012 OBC Supplementary Standard SB-12 (Table 3.1.1.2.A (IP))*. The existing heating system appears to be an original oil tank type system. The new heating system will have a minimum Annual Fuel Utilization (AFUE) of 92% or greater. This means that the new high efficiency furnace will turn a minimum of 92% of its fuel into useable heat, while wasting only approximately 8% of its fuel for the heating process. See *Figure 9*.

The new home will also contain a Heat Recovery Ventilator (HRV) and an efficient domestic water heater.

In addition to the above, constructing a new home will allow for proper installation of thermal envelope components such as vapour barrier and moisture barrier with taped joints and sealed penetrations, weather stripping, and caulking, therefore allowing for the least amount of heat loss during the coldest days of the year.

Regarding other general OBC items, some are only in compliance because they are deemed "existing" and under Part 11 of the OBC, they would be sufficient if not altered. But due to the fact that the owners require a larger space and modernized layout, this would be incredibly difficult to design & construct if the existing structure was to remain. An item such as ceiling height is a good example. The basement would require underpinning to achieve a reasonable and usable space for a family. Underpinning is quite an expensive task and the existing bench footing condition makes this option even more complicated and will increase the cost of construction. For the ground floor, the owners imagined a much more open space with higher ceilings and larger windows. Structurally this would be difficult and expensive to achieve and cause additional issues for the 2nd floor ceiling height and existing roof structure. The existing roof structure would have to be replaced.

Other portions of the existing dwelling that will require replacement if altered are stairs (to achieve the minimum width, headroom, riser/tread/landing dimensions), interior door sizes, room and hallway dimensions, below slab drains in the basement, etc.

Table 3.1.1.2.A (IP)
ZONE 1 - Compliance Packages for Space Heating Equipment with AFUE \geq 92%
 Forming Part of Sentence 3.1.1.2.(1)

Component	Thermal Values ⁽⁸⁾	Compliance Package					
		A1	A2	A3	A4	A5	A6
Ceiling with Attic Space	Min. Nominal R ⁽¹⁾	60	60	50	60	50	60
	Max. U ⁽²⁾	0.017	0.017	0.020	0.017	0.020	0.017
	Min. Effective R ⁽³⁾	59.22	59.22	49.23	59.22	49.23	59.22
Ceiling Without Attic Space	Min. Nominal R ⁽¹⁾	31	31	31	31	31	31
	Max. U ⁽²⁾	0.036	0.036	0.036	0.036	0.036	0.036
	Min. Effective R ⁽³⁾	27.65	27.65	27.65	27.65	27.65	27.65
Exposed Floor	Min. Nominal R ⁽¹⁾	31	31	35	31	35	31
	Max. U ⁽²⁾	0.034	0.034	0.031	0.034	0.031	0.034
	Min. Effective R ⁽³⁾	29.80	29.80	32.02	29.80	32.02	29.80
Walls Above Grade	Min. Nominal R ⁽¹⁾	22	19 + 5 ci	14 + 7.5 ci	22 + 5 ci	19 + 5 ci	22 + 5 ci
	Max. U ⁽²⁾	0.059	0.049	0.054	0.047	0.049	0.047
	Min. Effective R ⁽³⁾	17.03	20.32	18.62	21.40	20.32	21.40
Basement Walls ⁽⁶⁾	Min. Nominal R ⁽¹⁾	20 ci	12 + 10 ci	20 ci	20 ci	12 + 5 ci	20 ci
	Max. U ⁽⁴⁾	0.047	0.048	0.047	0.047	0.063	0.047
	Min. Effective R ⁽⁴⁾	21.12	20.84	21.12	21.12	15.96	21.12
Below Grade Slab Entire Surface > 600 mm Below Grade	Min. Nominal R ⁽¹⁾	—	—	—	—	—	—
	Max. U ⁽⁴⁾	—	—	—	—	—	—
	Min. Effective R ⁽⁴⁾	—	—	—	—	—	—
Heated Slab or Slab \leq 600 mm Below Grade	Min. Nominal R ⁽¹⁾	10	10	10	10	10	10
	Max. U ⁽⁴⁾	0.090	0.090	0.090	0.090	0.090	0.090
	Min. Effective R ⁽⁴⁾	11.13	11.13	11.13	11.13	11.13	11.13
Edge of Below Grade Slab \leq 600 mm Below Grade	Min. Nominal R ⁽¹⁾	10	10	10	10	10	10
	Max. U ⁽⁵⁾	0.28	0.28	0.25	0.28	0.28	0.28
Windows and Sliding Glass Doors	Energy Rating	25	25	29	25	25	25
Skylights	Max. U ⁽⁵⁾	0.49	0.49	0.49	0.49	0.49	0.49
Space Heating Equipment	Min. AFUE	96%	96%	94%	96%	94%	92%
HRV	Min. SRE	75%	75%	81%	75%	70%	65%
Domestic Water Heater ⁽⁷⁾	Min. EF	0.80	0.70	0.67	0.67	0.80	0.80
Column 1	2	3	4	5	6	7	8

Notes to Table 3.1.1.2.A (IP):

- (1) The values listed are minimum Nominal R-Values for the thermal insulation component only.
- (2) U-Value and effective R value shall include entire ceiling assembly components, from interior air film to vented space air film above insulation.
- (3) U-Value and effective R value shall include entire exposed floor or above grade wall assembly components, from interior air film to exterior air film.
- (4) U-Value and effective R value shall include entire basement wall or slab assembly components and interior air film.
- (5) U-Value is the overall coefficient of heat transfer for a window assembly, sliding glass door assembly or skylight assembly expressed in Btu/(h·ft²·F).
- (6) In the case of basement wall assemblies, where R20 ci is required R12 + 10 ci is permitted to be used or vice versa; or where R12 + 5 ci is required, R15 ci is permitted to be used or vice versa.
- (7) If an EF of a water tank is not indicated in a compliance package, there is no EF requirement for water tank for that specific compliance package.
- (8) Nominal and effective R values are expressed in (h·ft²·F)/Btu. U-Values are expressed in Btu/(h·ft²·F).

5- REQUIRED APPROVALS

- a) Site Plan Approval (including Oak Riders Moraine or Corner Lots)
 - N/A
- b) Niagara Escarpment Commission Approval
 - N/A
- c) Toronto Region Conservation Authority (TRCA)
 - Required
 - Contact: Andrea Terella (416-661-6600 x6447, andrea.terella@trca.ca)
 - Permit required (possible "Minor Works Permit" - TBD once drawings submitted)
 - Property in "overall valley system"
- d) Credit Valley Conservation Approval
 - N/A
- e) CTC Source Protection Plan
 - N/A
- f) Ministry of Transportation
 - N/A
- g) Town of Caledon Heritage
 - Required for Demolition of existing dwelling
- h) Town of Caledon Road Access Approval
 - Required
- i) Town of Caledon Building Department
 - Required
 - Demolition
 - Building
 - HVAC (Mechanical)
 - Plumbing & Drains

6- CONCLUSION

Based on the above project summary & analysis, in conjunction with the Structural Report prepared by *Kieffer Structural Engineering* and Heritage Impact Assessment by *Studio Veronica Madonna Architect*, it is concluded that it would be extremely difficult and expensive from a design, energy efficiency, and construction perspective to maintain any components of the existing structures to achieve the owners architectural needs for their new family dwelling.



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