



## HERITAGE ADVISORY COMMITTEE AGENDA

Thursday, July 4, 2024, 6:00 p.m.

King City Meeting Room

Room 163

King Township Municipal Centre

2585 King Road, King City

At this time, Committee meetings are being held in hybrid format. Please email [heritage@king.ca](mailto:heritage@king.ca) to register if you wish to attend in person.

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	<b>Pages</b>
<b>1. Introduction of Addendum Items</b>	
Any additional items not listed on the agenda would be identified for approval.	
<b>2. Approval of Agenda</b>	
<b>3. Declarations of Pecuniary Interest</b>	
<b>4. Chair's Comments</b>	
<b>5. Agenda Items</b>	
5.1 Review of 12958 Highway 27 - Zoning By-law Amendment Application - Z-2022-07	2
5.2 Review of Nominations for Heritage Award 2024	
<b>6. Adoption of Minutes</b>	
<b>7. Correspondence/Information Items</b>	
<b>8. New Business</b>	
<b>9. Next Meeting</b>	
<b>10. Adjournment</b>	

**HERITAGE IMPACT ASSESSMENT**  
for  
**12958 Highway 27, Nobleton, Ontario**



Front Elevation (Credit: SBA, 2024)

Prepared for Crisdan Holding Inc. and Kingvit Estates Inc.  
SBA Project No. 24015  
**FINAL June 13<sup>th</sup> 2024**

**Client/Owner/  
Applicant**

Crisdan Holdings Inc.  
c/o Humphries Planning Group  
190 Pippin Road Suite A  
Vaughan Ontario L4K 4X9

**Authors**

Stevens Burgess Architects Ltd  
204-120 Carlton Street  
Toronto ON M5A 4K2

## Land Acknowledgment

*We acknowledge that we are on the traditional territories of the Wendat, the Haudenosaunee and the Anishnaabe peoples, whose presence here continues to this day. We also would like to acknowledge that these are the treaty lands of the Mississaugas of the Credit and to thank them and other Indigenous peoples for sharing this land with us.*

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## Table of Contents

Executive Summary .....	1
1 Introduction .....	2
1.1 Authors of the Report.....	2
1.2 Description of Proposed Development.....	3
1.3 Overview of the Study Area .....	5
1.4 Location and Property Description .....	6
1.4.1 Location and Context .....	6
1.4.2 Property Description and Photographs.....	7
2 Proposal (Proposed Development) Description and Context.....	9
2.1 Description of Proposed Development.....	9
2.2 Description of Existing Site Conditions .....	12
2.3 Concept Plan.....	16
2.4 Use of Heritage Resource .....	17
3 Investigation / Evaluation .....	18
3.1 Heritage Context.....	18
3.1.1 Indigenous History .....	18
3.1.2 Post Euro-Canadian Settlement Area History.....	20
3.1.3 Subject Property History .....	25
3.1.4 Chronology .....	29
3.2 Documentation of Heritage Resources .....	30
3.2.1 Adjacent Heritage Resources.....	30
3.2.2 Setting.....	31
3.2.3 Built Form .....	31
3.3 Assessment of Existing Conditions .....	42
4 Evaluation as per O. Reg. 9/06 .....	44
4.1 O. Reg. 9/06 OHA – Evaluation of CULTURAL HERITAGE VALUE OR INTEREST ..	44
4.2 DRAFT Statement of Cultural Heritage Value or Interest .....	46
5 Policy .....	47
6 Impact and Mitigation Measures .....	53
6.1 Impact of Development on Heritage Attributes with Respect to Planning Policies .....	53
6.2 Impact Analysis based on the Ontario Heritage Tool Kit.....	55
7 Considered Mitigation and Conservation Strategies.....	57

7.1	Recommended Mitigation Measures.....	57
7.2	Assessment of Alternative Design Options .....	57
7.3	Description of and Rationale for Conservation Treatments .....	57
7.4	Itemized Analysis of and Rationale for Alterations and Interventions.....	57
7.5	Consideration of Relevant Heritage Policies .....	57
7.6	Recommendations for Additional Studies.....	57
8	Recommendations .....	58
Appendix A:	Bibliography .....	1
Appendix B:	Drawings and Proposed Development .....	1
Appendix C:	Qualifications .....	1

## Executive Summary

Stevens Burgess Architects Ltd. (SBA) was engaged by the Humphries Planning Group on behalf of Crisdan Holdings Inc. to prepare a Heritage Impact Assessment (HIA) for the property located at 12958 Highway 27, Nobleton in the Township of King. The property is included on the Township of King's Municipal Heritage Register as a Listed heritage property.

The subject property is a one and a half storey brick house constructed in 1867. A former one storey addition constructed at the rear that has since been removed.

There currently is a development proposal for the subject property and the adjacent properties at 12978, 12972, and 12966 Highway 27 that includes the demolition of those properties and the relocation of the subject property to Wellington Street to accommodate a new 6-storey mixed used building.

12978, 12972, and 12966 Highway 27 are not included on the Municipal Heritage Register as either Listed or Designated properties under the *Ontario Heritage Act* (OHA). The HIA focuses on the current proposal to relocate 12958 Highway 27 as part of the proposed redevelopment of the site. The property includes ancillary buildings at the rear; these buildings have not been identified as having cultural heritage value or interest and only the residence at 12958 Highway 27 is the subject of this report.

As per the Terms of Reference for Heritage Impact Assessments for the Township of King, SBA undertook an evaluation of the property as per O. Reg. 9/06 under the *Ontario Heritage Act*. A property must meet two or more criteria in order to be designated. The subject property met one criterion (for design value) and therefore does not merit designation.

SBA conducted a site investigation on May 9<sup>th</sup>, 2024, inclusive of the exterior and interior of the house. All photographs were taken by SBA unless otherwise noted.

It is recommended that as per **Section 7.6** of this HIA that the following studies are undertaken:

- A Stabilization Plan prior to the relocation of the house and undertaken by a Heritage Structure Engineer and a member of the Canadian Association of Heritage Professionals.
- A Moving Plan undertaken by or with input from a heritage house mover.
- A Conservation Plan undertaken by a member of the Canadian Association of Heritage Professionals in order to ensure the continued stewardship of the heritage house.

## 1 Introduction

In March 2024 Stevens Burgess Architects Ltd. (SBA) was retained by Humphries Planning Group on behalf of Crisdan Holding Inc. and Kingvit Estates Inc. (the “Owners”) to undertake a Heritage Impact Assessment (HIA) for 12958 Hwy. 27 in Nobleton, Ontario. 12958 Hwy. 27 (the “subject property”) is listed on the Township of King’s Municipal Heritage Register.

The format of the Heritage Impact Assessment follows the Township of King’s Terms of Reference for the preparation of Cultural Heritage Impact Assessment dated July 2023. This study reviews compliance with relevant heritage policies, determines the impacts to the heritage resource within the redevelopment area, and makes recommendations with respect to mitigation measures.

Refer to **Appendix A** for Bibliography.

The following documents were also reviewed as part of the Heritage Impact Assessment:

- The *Ontario Heritage Act*
- Parks Canada: *Standards and Guidelines for the Conservation of Historic Places in Canada*
- Ministry of Citizenship and Multiculturalism
  - Eight Guiding Principles in the Conservation of Historical Properties
- Provincial Policy Statement (2020)
  - Section 2.6 – Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshow
  - Section 4.2.7 – Cultural Heritage Resources
- Region of York’s Official Plan (2022)
  - Section 2.4 – Cultural Heritage
- Township of King
  - “Our King” Official Plan (2019)
  - Nobleton Urban Area Bylaw 2016-71

### 1.1 Authors of the Report

Kelly Gilbride OAA, P.Eng., CAHP, LEED AP and Julia Rady PhD, CAHP of SBA are co-authors of the Heritage Impact Assessment for 12958 Highway 27. Kelly is a Senior Partner and Senior Heritage Architect at SBA with a long-evolved understanding of heritage planning. Julia Rady is an historian and cultural heritage specialist with SBA and has worked with Kelly since 2017 on many reports inclusive of heritage impact assessments. Ludia Bae, PhDc, a cultural heritage technician at SBA and PhD candidate in Canadian History at the University of York, contributed to the preparation of the report. Refer to **Appendix C** for Qualifications of Authors.

SBA has undertaken HIAs and HIA Peer Reviews for the Lister Block for the City of Hamilton, the Old Town Mainstreet for the Town of Aurora, and has worked on cultural heritage evaluations, heritage impact assessments, and strategic conservation plans for many private and public clients including the City of Toronto, Infrastructure Ontario, and with the Township of King.

SBA visited the site on May 9<sup>th</sup>, 2024. All photographs were taken by SBA unless otherwise noted.



## 1.2 Description of Proposed Development

The subject property is part of a redevelopment proposal that also includes 12972, 12978, 12966 Highway 27 and 15 Wellington Street (the “subject lands”). The subject lands, comprised of five parcels of lands, are currently occupied by single detached residential dwellings, a Listed heritage property (the “subject property”), commercial buildings, and various ancillary buildings and structures.

The gross area of the subject lands is 6543.8m<sup>2</sup>. They are proposed to be redeveloped to accommodate a new six-storey, mixed use building containing 160 residential units and 805 square meters of ground floor commercial space in support of greater intensification in the Village of Nobleton. The development includes 217 parking spaces inclusive of 8 barrier-free spaces located in a parking garage underneath the development. The subject property is proposed to be retained, relocated to Wellington Street, and integrated into new development. All other existing structures on the subject lands are planned to be demolished.



**Figure 1:** Outline of the Subject Lands located southwest of the intersection of King Road and Highway 27 (graphic provided by Humphries Planning Group with annotation by SBA to indicate the subject property).

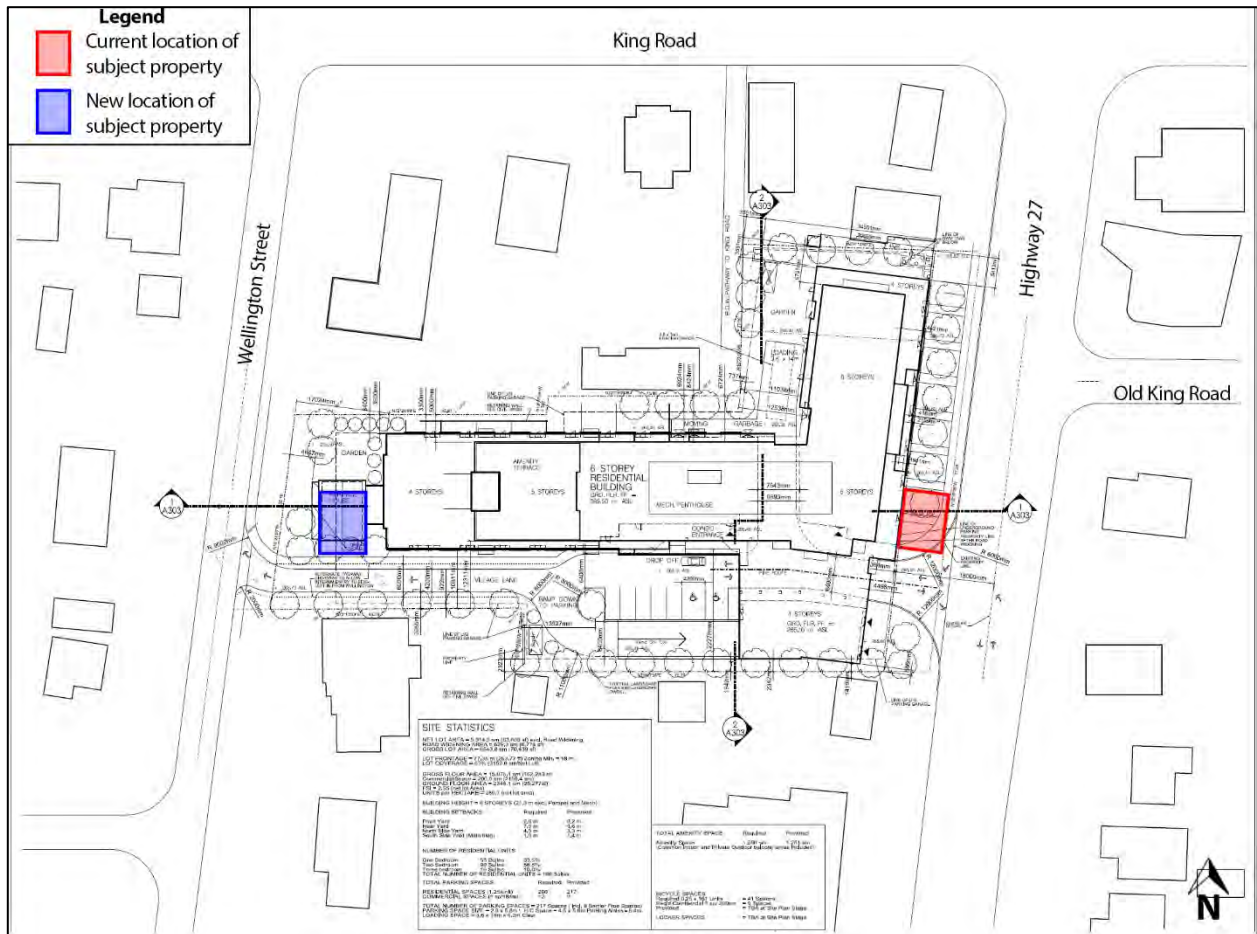
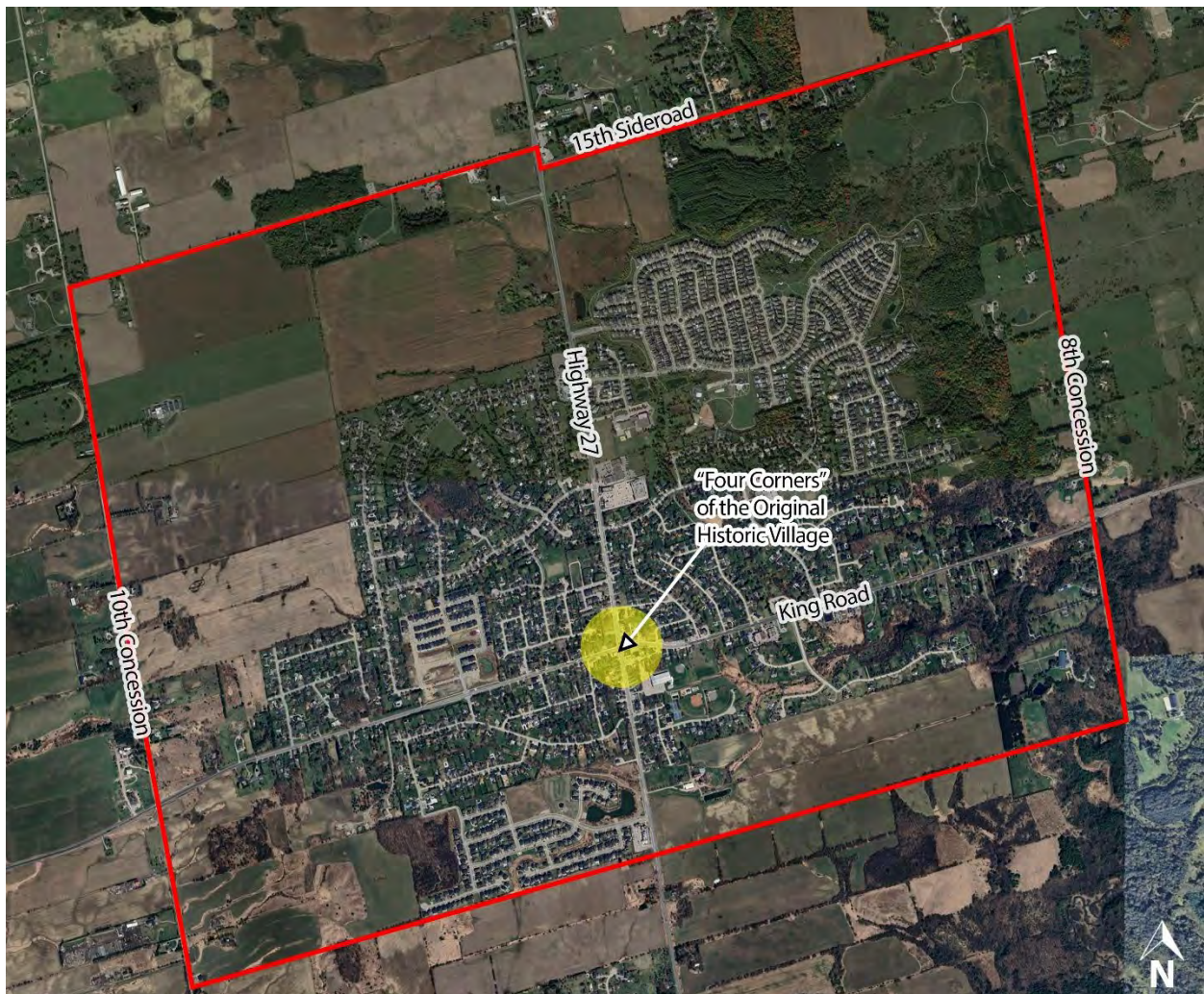


Figure 2: Proposed Site Plan with annotations by SBA to show current position of house and new location

### 1.3 Overview of the Study Area

The subject property is located in the Village of Nobleton in the Township of King. The Village is bounded by the 8<sup>th</sup> Concession at the east to the 10<sup>th</sup> Concession at the west. The 15<sup>th</sup> Sideroad forms the northern boundary, and the southern boundary is just south of King Road. The intersection of Highway 27 and King Road are the “four corners” of the original historic village. Nobleton is an unincorporated community, and governance over the area rests with the Township of King.



**Figure 3:** Context Map of the Village of Nobleton and the “Four Corners” of the original historic village of Nobleton (Google Earth 2024 with annotations by SBA)

## 1.4 Location and Property Description

### 1.4.1 Location and Context

The subject property is located at 12958 Highway 27. It is approximately 30 meters south of King Road in the Village of Nobleton, part of the Township of King that intersects with Highway 27. Both King Road and Highway 27 are four lane arterial roads. Highway 27 intersects with Old King Road on the east just north of the subject property. The subject property is a residence and currently is leased. The surrounding properties on the west side of Highway 27 are a mix of house forms.

The intersection of Highway 27 and King Road (the original four corners of the Village of Nobleton) were historically commercial with a transition to residential properties as you moved further north, south, east, or west. South of the intersection, the built form fronting Highway 27 were located on historically long lots that ran west-east. This lotting pattern is no longer extant as the Village experienced suburban growth and subdivision in the mid-late 20<sup>th</sup> century. Old King Road is a short through road that extends from the east side of Highway 27 and arcs north to meet with King Road.

The subject property's legal description is Concession 9, Part Lot 5.

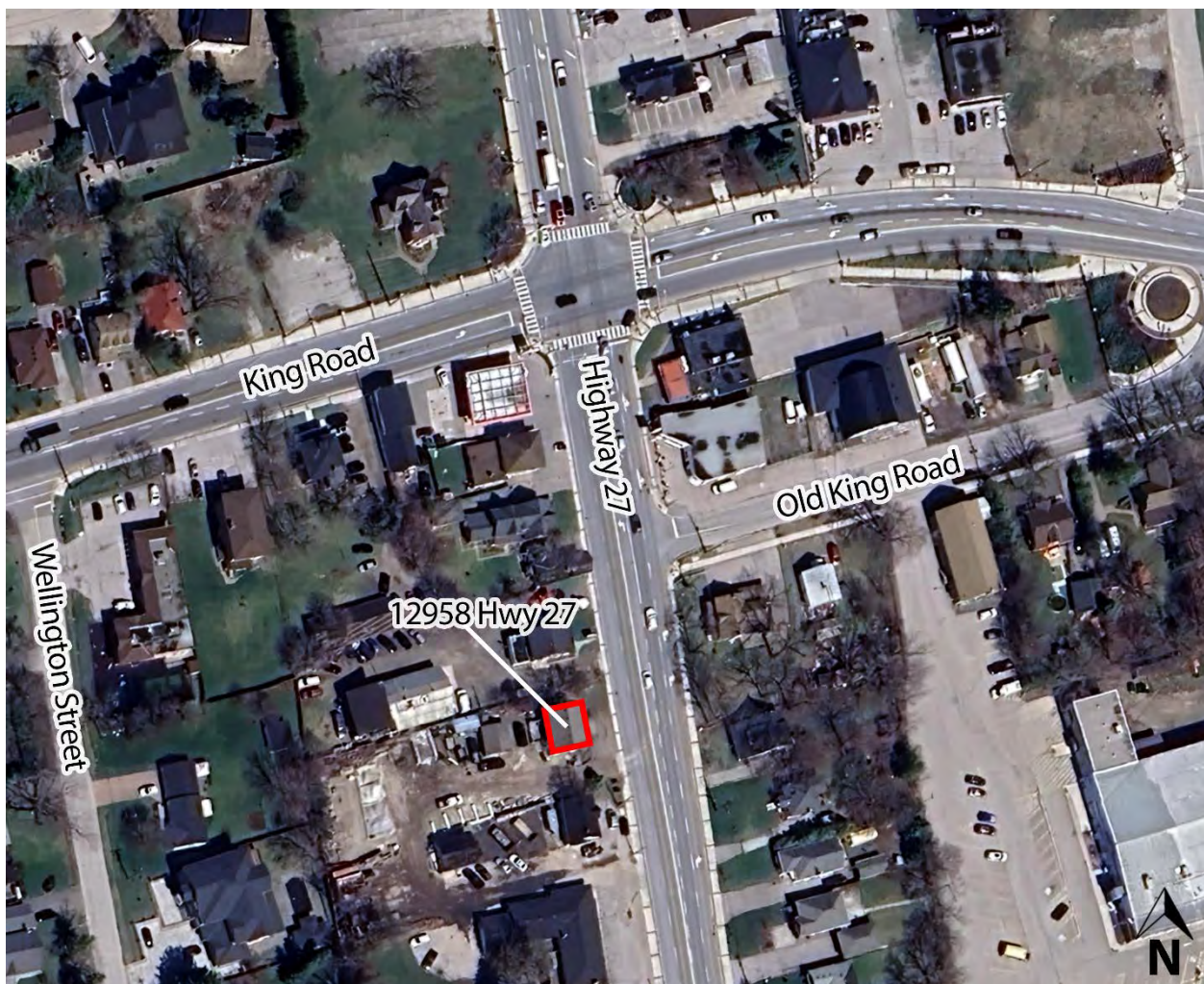


Figure 4: Location of the subject property (Google Map with SBA annotation in red to show subject property)

### 1.4.2 Property Description and Photographs

Located on the west side of Highway 27, the front (east) elevation of the house on the subject property faces the highway. The residence is a modest one and a half-storey red brick Ontario cottage style house that was built in 1867 with Regency detailing and a simple asphalt shingled gable roof with wood returns where the front verandah meets the north and south elevations. The painted wood soffits extend to a continuous painted wood fascia below the sloped roof overhangs along the front and back elevations. The front porch/ verandah, slightly raised above the grade, has decorative painted woodwork, decorative wood columns and a low sloped hipped roof.

The front entrance door is topped with a glazed transom and with sidelights (currently paneled over). Single double-hung replacement vinyl windows are symmetrically located on each side of the front entrance. A brick chimney is located along the north elevation and a continuous red brick string course aligns with the verandah roof and second level. Brick detailing also includes segmental arches over the windows and above the doors.

Markings on the west elevation indicate where a previous addition or wing once existed. A contemporary pressure treated deck was added at some point.



Figure 5: East (Front) elevation of the subject property.



Figure 6: West elevation



Figure 7: North Elevation



Figure 8: South Elevation

## 2 Proposal (Proposed Development) Description and Context

### 2.1 Description of Proposed Development

The Owners assembled five parcels of land within the block on the west side of Highway 27, south of King Road and east of Wellington Street as part of the intended redevelopment of the site for a 6-storey mixed use building. The proposed new building will be oriented towards Highway 27 with its principal entrance and internal driveway facing the street and with secondary access from Wellington Street.

The organization of the site will provide a continuous building face along Highway 27 creating an uninterrupted streetwall. The proposed new building has been designed to be compatible with the existing, adjacent low-rise neighbourhood to the west with the inclusion of a 45-degree angular plane, setbacks at the 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> storeys, and a landscaped buffer zone.

The proposed redevelopment will have 160 residential units in a combination of one-, two-, and three-bedroom units. Design emphasis has been placed on the building's massing and its articulation which has been planned to "step-down" towards the western property line in order to provide a logical interface with the existing adjacent low-rise residential neighbourhood, and to mitigate shadow and privacy impacts to the greatest extent possible.

To accommodate the redevelopment of the subject lands the existing structures are proposed to be demolished with the exception of 12958 Highway 27. The subject property is proposed to be retained and relocated to Wellington Street where it will be located slightly in front of the new development with a connection between the rear of the house and the west side of the development.

The proposed development introduces a mix of shared indoor and outdoor amenity spaces and areas that caters to the diverse needs and desires of future residents. Approximately 1,515 square meters of amenity space is provided adjacent to the converted heritage home (intention to be repurposed for commercial/retail uses) within the new 2-storey building located at that south-eastern property limit. Proposed amenities include a kitchen, fitness centre and multi-purpose room as well as outdoor amenity area in a rooftop terrace. Private outdoor amenity space for each unit would be provided by way of a terrace or balcony and a common area garden located at the north-western boundary of the site.

See **Appendix B** for Architectural Drawings dated November 2023 by HCA Architecture.

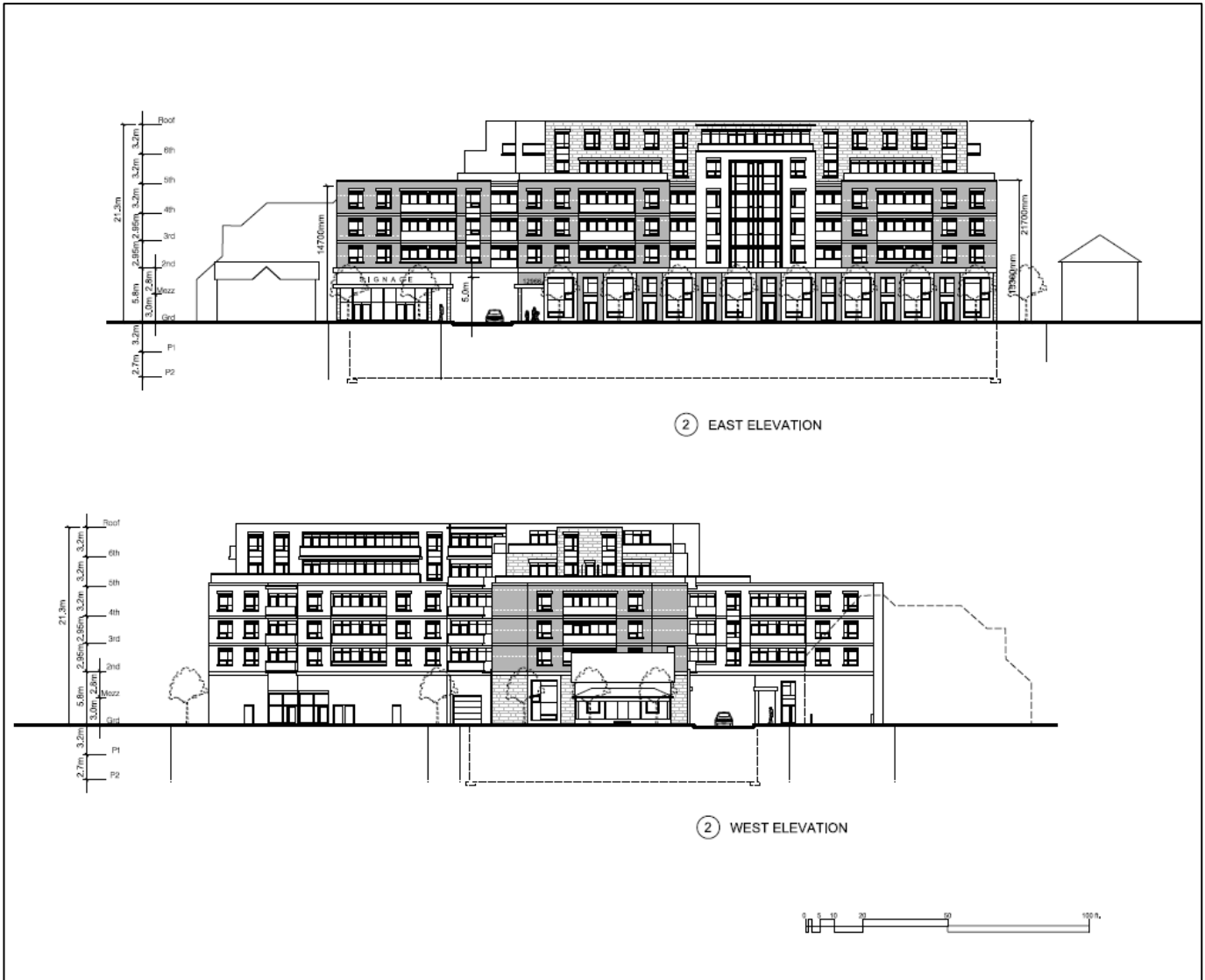


Figure 9: East and West Elevation of Proposed Development (HCA Architecture, 2023)



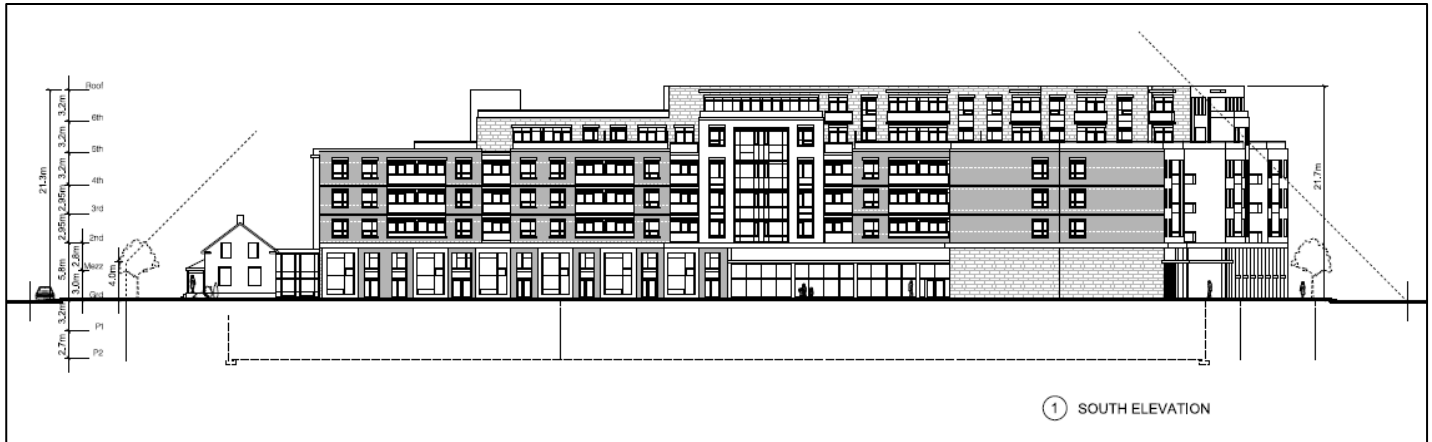


Figure 10: South Elevation of Proposed Development (HCA Architecture, 2023)

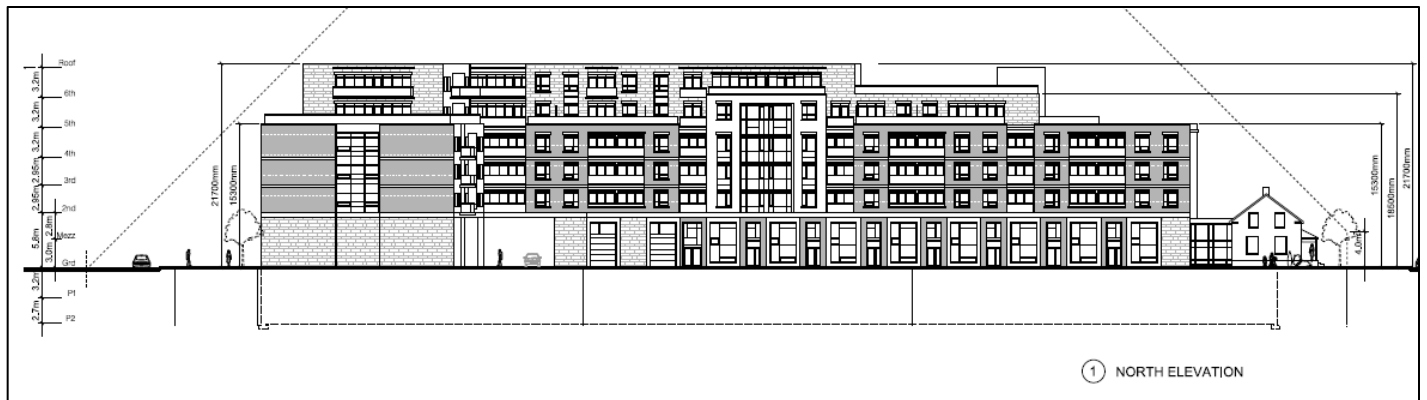


Figure 11: North Elevation of Proposed Development (HCA Architecture, 2023)

## 2.2 Description of Existing Site Conditions

12958 Highway 27 is a small one and a half storey residential dwelling currently occupied by tenants. There is a wood deck at its rear. The house is slightly setback from Highway 27. The front yard is primarily gravel with grass overgrowth at the north end. There is a gravel driveway located at the south end of the property that leads to the rear of the property. In addition to the house, there is a garage metal shed at the rear of the property. Apart from some trees located close to the house, the property has no landscaping.



Figure 12: Legal Survey, 2018 (Guido Papa Surveying with SBA annotations in red to show subject property)



**Figure 13:** View from gravel drive at the south of the house towards the rear of the property



**Figure 14:** Garage at rear of property with shed to its left



**Figure 15:** Looking west towards rear of the subject property

The surrounding area is low-rise residential. The context of Highway 27 has evolved over time and continues to evolve from a commercial core concentrated at the original four corners with large lots and agricultural lands at the north, south, east, and west to more suburban neighbourhoods located off the main arterial roads. Highway 27 has been widened to accommodate traffic. The houses along the western streetscape of Highway 27 are from different eras of time, and many have been converted for commercial use.

More commercial properties continuing to be located close to the intersection of Highway 27 and King Road. There are also new, redeveloped commercial properties located to the south on the east side of the highway at 12943 and 12931.

Wellington Street runs north-south from King Road and is part of a residential neighbourhood. The two laned road has no sidewalks. At the southeast corner of King Road and Wellington Street is a small commercial plaza including a daycare. South along Wellington is a residential neighbourhood. The houses along Wellington have large front yard setbacks.

Refer to **Figure 16** for streetscape pictures.

Highway 27 West Streetscape 



Highway 27 East Streetscape 



Wellington Street East Streetscape 



Figure 16: Highway 27 and Wellington Street East Streetscapes

### 2.3 Concept Plan

The massing of the proposed new building is T-shaped with its front along Highway 27. The building extends east-west between Highway 27 and Wellington Street. There will be commercial space at grade along the Highway 27 elevation and residential units above. Parking is located beneath the building with access via a ramp on the south side. Amenity space is included at the fifth storey as a terrace. The building is T-shaped, with the main wing along Highway 27 and a perpendicular wing extending west towards Wellington Street. The main wing is 6 stories high, while the perpendicular wing is 4 stories high. The building includes a heritage house, a garden, an amenity terrace, a mech. penthouse, a drop-off area, a fire route, a ramp down to parking, and a 1-story structure. The building is surrounded by landscaping, including trees and a pathway to King Road. A north arrow is located in the bottom right corner of the site plan.

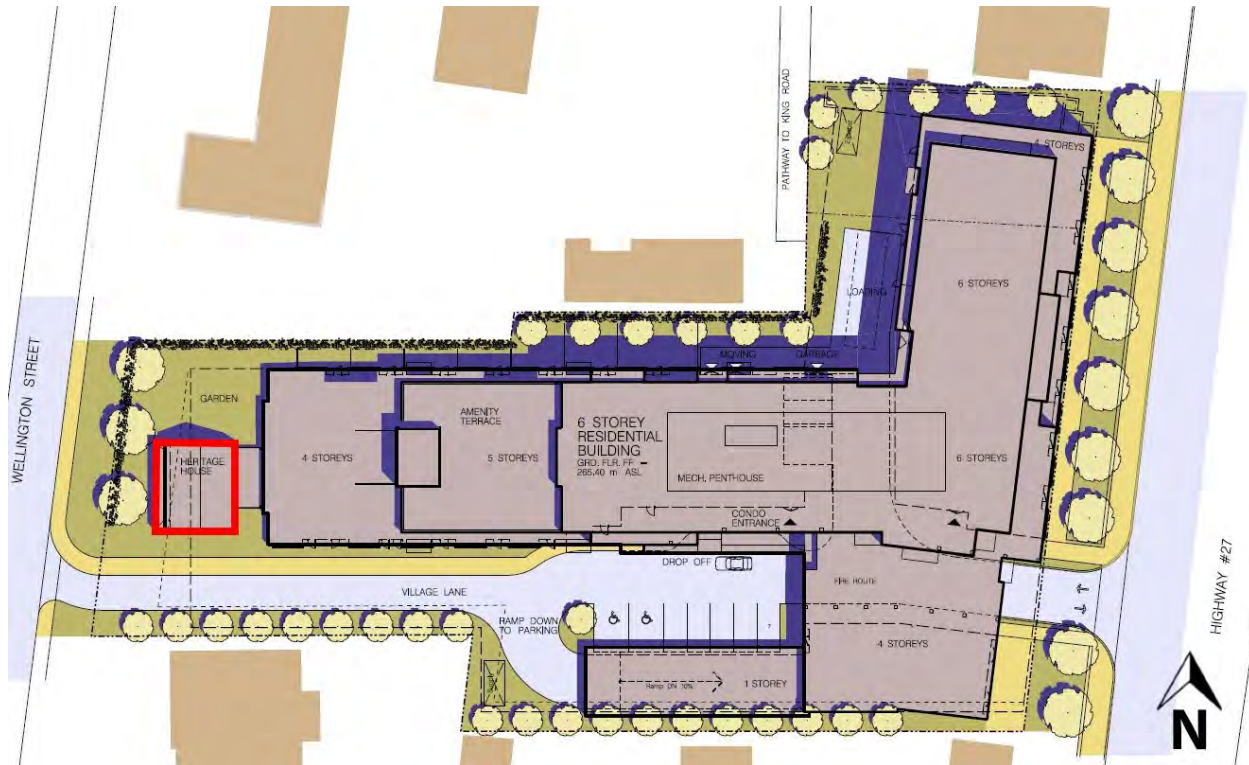


Figure 17: Site Plan (HCA Architecture with SBA annotation in red to show relocated subject property)



Figure 18: Perspective View from Southwest along Highway 27 (HCA Architecture)

## 2.4 Use of Heritage Resource

The subject property is proposed to be retained and relocated to Wellington Street. The house will be restored and adaptively reused as an entrance area to the new building. The house will be set slightly in front of the Wellington Street elevation with a connection space connecting the new and old building.



**Figure 19:** Rendering of the relocated heritage house situated in front of the proposed Wellington Street (HCA Architecture)

### 3 Investigation / Evaluation

#### 3.1 Heritage Context

##### 3.1.1 Indigenous History

The following is a brief history of the Mississaugas of the Credit First Nation (MCFN) provided by Darin Wybenga, the Traditional Knowledge and Land Use Coordinator at MCFN.

*The Mississaugas of the Credit First Nation are members of the Algonquian linguistic group and are a sub-group of the larger Ojibway Nation. In their own language, the Mississaugas refer to themselves as Anishinaabe meaning “human beings or people.”*

*The oral tradition of the Anishinaabe tells of their migration from the East Coast of North America, down the St. Lawrence River valley, and eventually into the lands of the Great Lakes Region. In a journey thought to span some 500 years, the founding peoples of the Three Fires Confederacy—the Ojibway, the Pottawatomie, and the Odawa Nations, stopped for extended periods near Montreal, Niagara Falls, the Detroit River, Manitoulin Island, and Spirit Island (Duluth, MN) before ending their journey at Madeline Island in Lake Superior. Ancestors of the Mississaugas of the Credit First Nation broke from the main body of the migratory group and settled along the north shore of Lake Huron and Georgian Bay where they were first encountered by the French in 1634. The people, who came to be known as the Mississaugas, lived lightly on the land as they harvested its gifts. During the spring, the Mississaugas converged on the flats of rivers and creeks where they erected their wigwams and engaged in fishing. Berries, mushrooms, and other wild foods were gathered throughout the summer months with the harvest of wild rice occurring in the early autumn. After the harvest of rice, the people then again gathered at their fishing grounds to catch and preserve the fish they would consume over the winter months. Breaking into smaller family groups, the people would then move into winter camps where they would engage in trapping and await the yearly cycle of seasonal migration to begin anew. The arrival of the French into the lands of the people was welcomed as pelts could be exchanged for European trade goods that made life easier. Iron axes, copper kettles, cloth, and even fish hooks proved beneficial as the Mississaugas no longer had to craft comparable objects solely from the resources of the land. Unfortunately, participation in the trans-Atlantic fur trade meant the Mississaugas would be caught up in the conflicts of the 17<sup>th</sup> century known as the Beaver Wars.*

*The Beaver Wars were a period of intermittent warfare that engulfed much of the St. Lawrence and the Great Lakes Regions, and saw the occupancy of Southwestern Ontario change hands three times. The Haudenosaunee from south of Lake Ontario, in their efforts to monopolize the fur trade with the Europeans, invaded Southwestern Ontario dispersing the Neutrals, Petun and the Wendat Nations, and making the region their beaver hunting grounds. By the end of the 17<sup>th</sup> century, the combined efforts of Algonquian nations, including the Mississaugas, and French forces succeeded in driving the Haudenosaunee back into their homelands south of Lake Ontario. A treaty, brokered by the French in 1701, restored peace in the region and found the Anishinaabe in control of Southwestern Ontario. Mississaugas of the Credit ancestors, who had driven the Haudenosaunee from the head of Lake Ontario, now occupied approximately four million acres of lands, water, and resources in Southern Ontario.*

*The territory of the Mississaugas extended from the Rouge River Valley westward across to the headwaters of the Thames River, down to Long Point on Lake Erie and then followed along the shoreline of Lake Erie, the Niagara River, and Lake Ontario until arriving at the Rouge River Valley. One creek in particular, the Missinnihe, was a favourite of the people who used it and the*



surrounding area for hunting, fishing, gathering, healing and spiritual purposes. A trading post established in the vicinity by the French circa 1720, enabled MCFN ancestors to trade the pelts they had gathered over the winter for European trade goods. The Missinnihe was later named the Credit River due to the traders' practice of extending credit to MCFN ancestors and then being repaid the following spring with the winter's catch of furs. The people became known to the Europeans as the Mississaugas of the Credit.

The outbreak of the American Revolution (1775-1783) and its aftermath placed pressure on the British Crown to acquire lands for the settlement of Loyalists. Recognizing that Mississaugas of the Credit ancestors had lands desirable for that purpose, the Crown actively pursued the acquisition of their territory. Between 1781 and 1820, Mississaugas of the Credit First Nation ancestors negotiated eight treaties with the British Crown that saw their territory of approximately 4 Million acres reduced to 200 acres on the Credit River. These pre-confederation treaties include:

- The Mississauga Treaty at Niagara, No. 381 (1781)
- The Between the Lakes Treaty, No. 3 (1792)
- The Brant Tract Treaty, No. 8 (1797)
- The Toronto Purchase, No. 13 (1805)
- The Head of the Lake Treaty, No. 14 (1806)
- The Ajetance Treaty, No. 19 (1818)
- Treaty 22 (1820)
- Treaty 23 (1820).

Entering into the early treaties, neither the Crown nor the Mississaugas fully understood what the agreements meant to the other. For the British, treaty making meant that they were outright purchasing the land- they were the sole proprietors, and they could use the entirety of the land as they saw fit. The Mississaugas entered the early treaties with the understanding they would be sharing the lands with the settlers- the settlers would establish their farms and villages while the Mississaugas would carry out their hunting, fishing and gathering activities as they had always done.

Treaty 13 (also known as Toronto Purchase) includes Nobleton.<sup>1</sup> In the early 1780s, the British began to negotiate land cessions with the Mississaugas of the Credit, recognizing them as the landholders in what is now southern Ontario.<sup>2</sup> In 1805, Treaty 13 was negotiated by representatives of the Crown and certain members of the Mississaugas of the Credit in an attempt to clarify and confirm the terms of the Johnson-Butler Purchase of 1787-1788.<sup>3</sup>

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<sup>1</sup> Native-land.ca

<sup>2</sup> <http://talkingtreaties.ca/treaties-for-torontonians/Toronto-purchase/1787>.

<sup>3</sup> Boileau, John. "Toronto Purchase (Treaty 13)." *The Canadian Encyclopedia*. Historica Canada. Article published February 26, 2021; Last Edited February 26, 2021.

### 3.1.2 Post Euro-Canadian Settlement Area History

After the American Revolutionary War of 1776, the British Crown became increasingly concerned with establishing strong British roots in North America to protect their lands from potential American incursions and safeguard their economic hold. They were “in the business of settlement.”<sup>4</sup> As a result, the Crown sent former military personnel and other trusted members of the gentry to survey the land and establish communities.<sup>5</sup>

The first Lieutenant-Governor, John Graves Simcoe, sought to capitalize upon the established portage routes for access to the northern Great Lakes.<sup>6</sup> In 1795, Simcoe began a project to extend Yonge Street north from Toronto to Georgian Bay, in part as an effort to fortify British holdings and a military route to the Great Lakes from the threat of American attack, and in part to encourage settlement and agricultural industry. As a part of this endeavour the land in Upper Canada was acquired through treaties with the Indigenous groups, as previously noted, and then divided into districts. The districts created followed a north-south orientation akin to Yonge Street.

King Township was settled by United Empire Loyalists around this time. United Empire Loyalists were American colonists who remained loyal to the British crown during the American Revolutionary War (1775-1783). During and after the war, between 80,000 and 100,000 Loyalists eventually fled from the United States, about half of them migrating to Canada. Of these, approximately 7,500 settled in what is now Ontario. Farmers were the largest occupational group followed by a number of skilled craftsmen.<sup>7</sup> Clusters of loyalist settlements were established in various parts of Ontario, including what is now King Township.

King Township remained a sparsely populated area with only 20 recorded residents when it was first surveyed in 1800 by Surveyor Stegman, and mere 40 families in the whole township in 1812.<sup>8</sup> By 1850, however, population had spiked with over five thousand living in the township. Several villages had been established by the mid-nineteenth century, including Nobleton.<sup>9</sup> Nobleton is one of the three main villages that form King Township.<sup>10</sup>

Nobleton is located at the junction of Highway 27 and the King-Bolton Road. It began as a small village that was located between King City and Bolton on the east-west route, and Kleinberg and Schomberg on the north-south route. It was named after Joseph Noble, one of the very early settlers on the corner of the ninth concession and the King side-road in the Township of King. Noble was the first tavern keeper, and his brother Thomas Noble was the first postmaster of

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<sup>4</sup> F.R. Berchem, *Yonge Street Story 1793-1860* (Toronto: McGraw-Hill Ryerson Ltd., 1977), 46.

<sup>5</sup> Ibid 46.

<sup>6</sup> Ibid.

<sup>7</sup> Bruce G. Wilson, *As She Began: An Illustrated Introduction to Loyalist Ontario* (Toronto: Dundurn Press, 1981), 13; Norman James Knowles, *Inventing the Loyalists: the Ontario Loyalist Tradition and the creation of Usable Pasts* (Toronto: University of Toronto Press, 1997), 14-17.

<sup>8</sup> <http://king.ca/landacknowledgement>; also: “The Early History of Nobleton”, King Township Public Library, <https://www.kinglibrary.ca/sites/king546library/files/docs/Discover%20our%20Collections/digital-archives/Tweedsmuir/Nobleton/Book2/Early%20History%20of%20Nobleton009.pdf>.

<sup>9</sup> “The History of Nobleton” by Madeline Chapman, accessed via King Township Public Library’s Tweedsmuir History collection: <https://www.kinglibrary.ca/discover-our-collections/digital-local-history/tweedsmuir-history>.

<sup>10</sup> The other two are King City and Schomberg.

Nobleton Post Office.<sup>11</sup> Nobleton post office was opened on May 6, 1851 on the northeast corner of lot 5, concession 9.<sup>12</sup>

According to property deeds, the settlement began sometime around 1812. Some of the early family names associated with Nobleton were Noble, Wellar, Snider, Pringle, Kaake, Hamly, Hawman, Robb and Robinson.<sup>13</sup> By 1857, there were about one hundred people in the village of Nobleton. Most of the early settlers either were farmers, manual labourers (e.g. blacksmith,<sup>14</sup> carpenter, etc.), or small business owners.<sup>15</sup>

Nobleton largely maintained its village-like characteristic until the early twentieth century. Historical maps suggest that the small four corners of Nobleton's main intersection (i.e. the present-day King Road and Highway 27) was the centre of village commercial life, as was common for nineteenth-century small settlements in Upper Canada. As mentioned, Nobleton's post office opened on May 6, 1851 on the northeast corner of Concession 9, Lot 5. There were at least two blacksmith shops. One opened in 1860 and was located on the east side of Highway 27. A second blacksmith shop opened on the west side of Highway 27 (east half of lot 6, concession 9) in 1874. A small frame building at the rear of the lot, which had been used as a stable, was moved closer to the road and was remodeled to become a blacksmith shop, which operated until 1958. This very structure was moved to the Black Creek Pioneer Village in 1959.<sup>16</sup>

In 1885, Martin Snier donated the west half of lot 5, concession 8 to the village for the site of a community hall (also known as the Music Hall).<sup>17</sup> At least two hotels were operating in Nobleton at one time, one on the southwest corner and one on the northeast corner of the intersection. The latter of the two hotels was still operating in 1913.<sup>18</sup> The intersection was also equipped with taverns and general stores. With an exception to the main intersection, much of Nobleton consisted of agricultural lands (farms and orchards).

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<sup>11</sup> "Early History of Nobleton" by Ruby Gillham, 1953, accessed via King Township Public Library's Tweedsmuir History collection: <https://www.kinglibrary.ca/discover-our-collections/digital-local-history/tweedsmuir-history>.

<sup>12</sup> Elizabeth McClure Gillham, *Early Settlements of King Township, Ontario* (King City, 1975), 47.

<sup>13</sup> Elizabeth McClure Gillham, *Early Settlements of King Township, Ontario* (King City, 1975), 44.

<sup>14</sup> The board and batten blacksmith shop (Rose Blacksmith Shop), which now is at the Black Creek Pioneer Village, was originally constructed in 1855 in Nobleton. See: <https://www.acotoronto.ca/building.php?ID=8973>;

<sup>15</sup> "Early History of Nobleton" by Ruby Gillham, 1953, accessed via King Township Public Library's Tweedsmuir History: <https://www.kinglibrary.ca/discover-our-collections/digital-local-history/tweedsmuir-history>.

<sup>16</sup> Elizabeth McClure Gillham, *Early Settlements of King Township, Ontario* (King City, 1975), 48.

<sup>17</sup> Elizabeth McClure Gillham, *Early Settlements of King Township, Ontario* (King City, 1975), 45-47.

<sup>18</sup> Ibid 48.



Figure 20: Main intersection of Nobleton looking north from King Street (circa 1908)



Figure 21: Main intersection of Nobleton looking north from King Street (1940s)



**Figure 22:** Aerial photograph of Nobleton (1970) with SBA annotation in red

In 1927, Highway 27 was created connecting Barrie with Penetanguishene, which was expanded southward across Simcoe County in the early 1930s. In 1934, to resolve traffic congestion on Highway 11, which was the only highway connecting Toronto and Barrie at the time, Highway 27 was further extended to the west side of Toronto passing through Vaughan, Nobleton, Schomberg, Bond Head, Cookstown, Barrie, Midhurst, and Elmvale along its route.<sup>19</sup> The expansion of Highway 27 signaled the slow urbanization of Nobleton in the mid-twentieth century.

The slow urbanization of Nobleton began in the 1950s and 1960s with the development of portions of the village's southwest quadrant into suburban neighbourhoods. As seen on the aerial photograph in **Figure 25** by 1970, residential growth occurred in areas just outside the village core transforming agricultural lands into suburbs.

In the 1990s and 2000s, housing developments expanded into the northern part of the village, which continues to the present.<sup>20</sup> Notably, in 2011 census data shows the population of Nobleton

<sup>19</sup> "The King's Highway 27", accessed May 30, 2024, <https://www.thekingshighway.ca/Highway27.htm#:~:text=The%20highway%20was%20119%20km,designated%20as%20Provincial%20Highway%2027.>

<sup>20</sup> Richard MacLeod, "Remember This: Many of King's early hamlets continue to thrive", *Newmarkettoday.ca*, accessed May 30, 2024, <https://www.newmarkettoday.ca/remember-this/remember-this-many-of-kings-early-hamlets-continue-to-thrive-6140618.>

was 2,554. By 2016, there was an 80.7% increase to a population of 4,614.<sup>21</sup> In 2021 the population had risen another 32% to 6,507.<sup>22</sup> The four corners remain the village centre, but other commercial plazas have been constructed on Highway 27 north of the corners to accommodate population growth and new subdivision. Nobleton has become a “boomburb” – a suburban city that remains predominantly suburban in character rather than more metropolitan like a traditional city – which is a phenomenon product of early 21<sup>st</sup> century population growth and the desire for housing.<sup>23</sup>

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<sup>21</sup> <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=POPC&Code1=1071&Geo2=PR&Code2=35>

<sup>22</sup> <https://www12.statcan.gc.ca/census-recensement/2021/search-recherche/productresults-resultatsproduits-eng.cfm?Lang=E&GEOCODE=2021S05101071>

<sup>23</sup> <https://serc.carleton.edu/NAGTWorkshops/complexsystems/activities/boomburbs.html>

### 3.1.3 Subject Property History

The subject property is located on the southern half of lot 5, concession 9. In 1848 100 acres constituting the north half of Lot 5 was patented to Thomas Noble. Noble sold parts of the land, particularly at the four corners. Thomas was the brother of Joseph Noble, the namesake for the Village. Thomas was the first postmaster according to an “Early History of Nobleton” from the Township of King Library. This source also notes that, “in an attempt to write a history of this district and village, the lack of written records is a serious handicap to any factual history.”<sup>24</sup> The records with the library are anecdotal and do not readily correspond to the properties in and around the Village of Nobleton,<sup>25</sup> making tracing the subject property history challenging. Additionally, the title records are of poor legibility. Township records have indicated different owners but there are scant records to corroborate this data.

Based upon tax assessment records, township mapping, and local history, the following can be ascertained about the house:

- The house was constructed in 1867 according to Township of King Records. There is no architect of record. The house was designed in the Regency style, which was popular in Upper Canada during the mid 19<sup>th</sup> century. Hallmarks of this style include: the low hip roof, the symmetry of the design, the rectangular floor plan, and inclusion of a verandah with ornate details.<sup>26</sup>

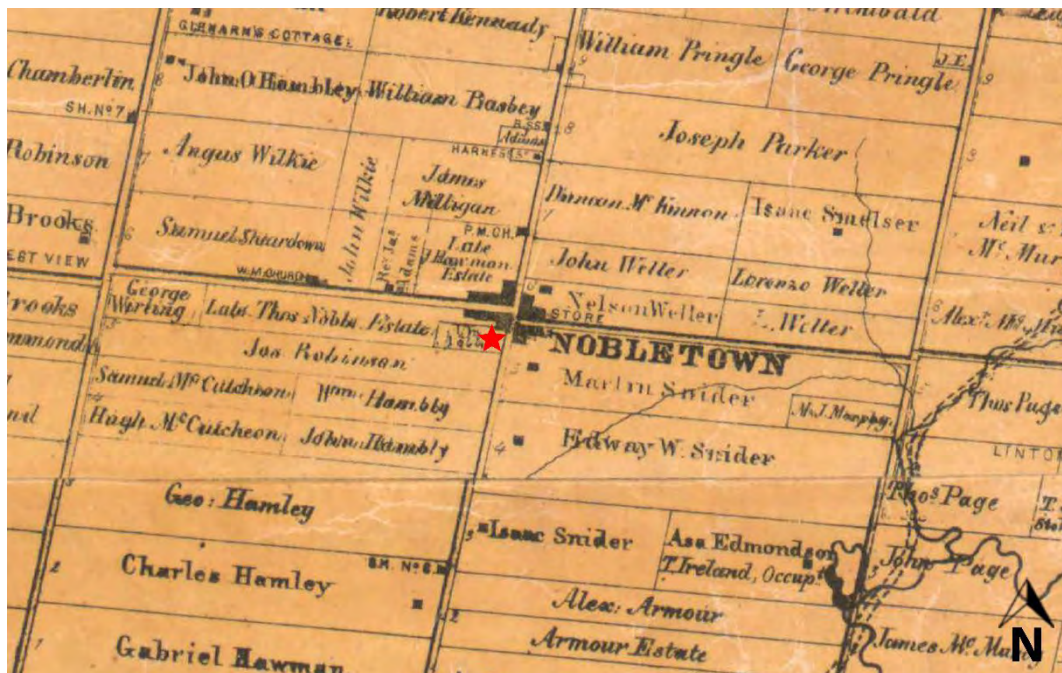


Figure 23: Tremaine's Map, 1860 with SBA annotation of red star to show location of subject property

<sup>24</sup> chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kinglibrary.ca/sites/king546library/files/docs/Discover%20our%20Collections/digital-archives/Tweedsmuir/Nobleton/Book2/Early%20History%20of%20Nobleton009.pdf

<sup>25</sup> For example, the Township of King Records note that “Haman” was the original owner; however, this name was likely Hawman and tax assessment rolls place Conrad Hawman, a carpenter, on Lot 6 of the 9<sup>th</sup> concession.

<sup>26</sup> <http://www.ontarioarchitecture.com/regency.htm>

- Township mapping from 1878 and 1880 (Figures 21 and 22) give the initials J.P where the subject property is located. It seems most likely that the village shoemaker, John Phillips owned the property at this time. This information is confirmed in the Tax Assessment Records for 1886. Philips is listed as a Gentleman. Local history notes that Phillips had married Thomas Noble’s widow and made shoes and cultivated a few acres of land.<sup>27</sup>

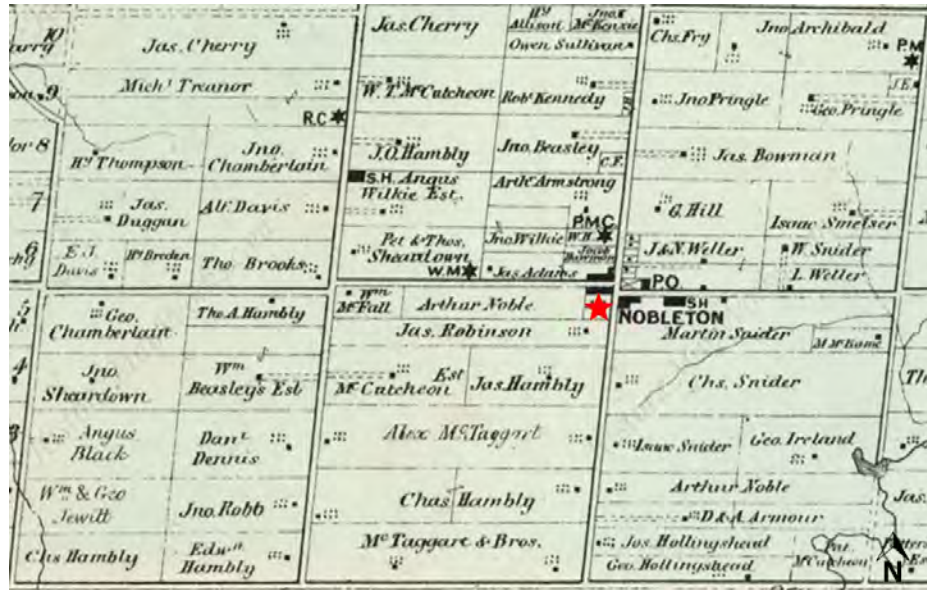


Figure 24: King Township South Map, 1878 with SBA annotation to show location of subject property

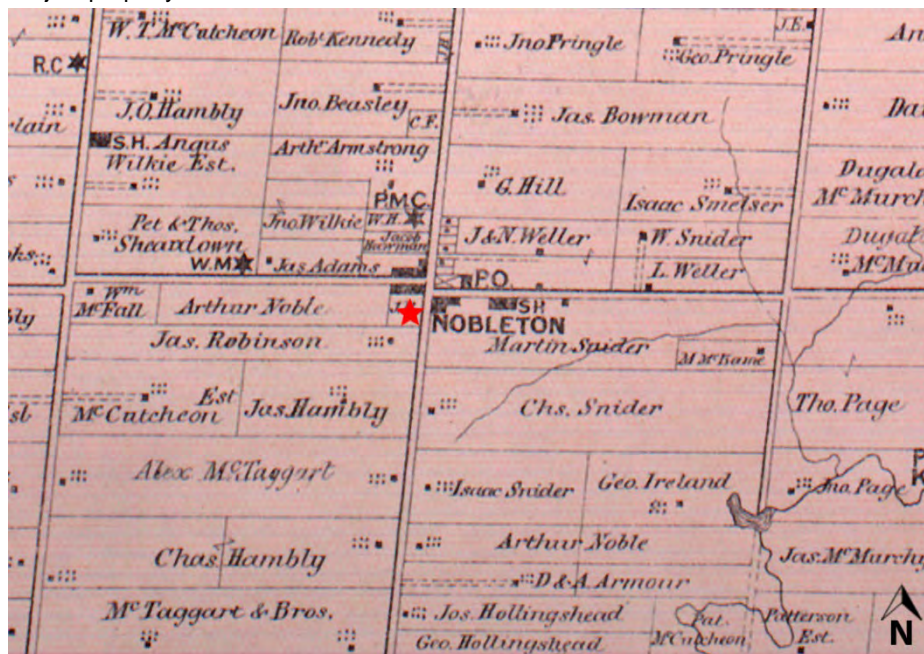


Figure 25: Township of King South Map, 1880 with SBA annotation to show subject property

<sup>27</sup> chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kinglibrary.ca/sites/king546library/files/docs/Discover%20our%20Collections/digital-archives/Tweedsmuir/Nobleton/Book2/Early%20History%20of%20Nobleton009.pdf



- In 1911 Henry W. Ellis purchased the land and properties. According to the Census of Canada for 1931, Ellis had been born in Canada and was a farmer who lived in King and was 66. Ellis is likely not to have lived in the subject property, but instead leased it to tenants.

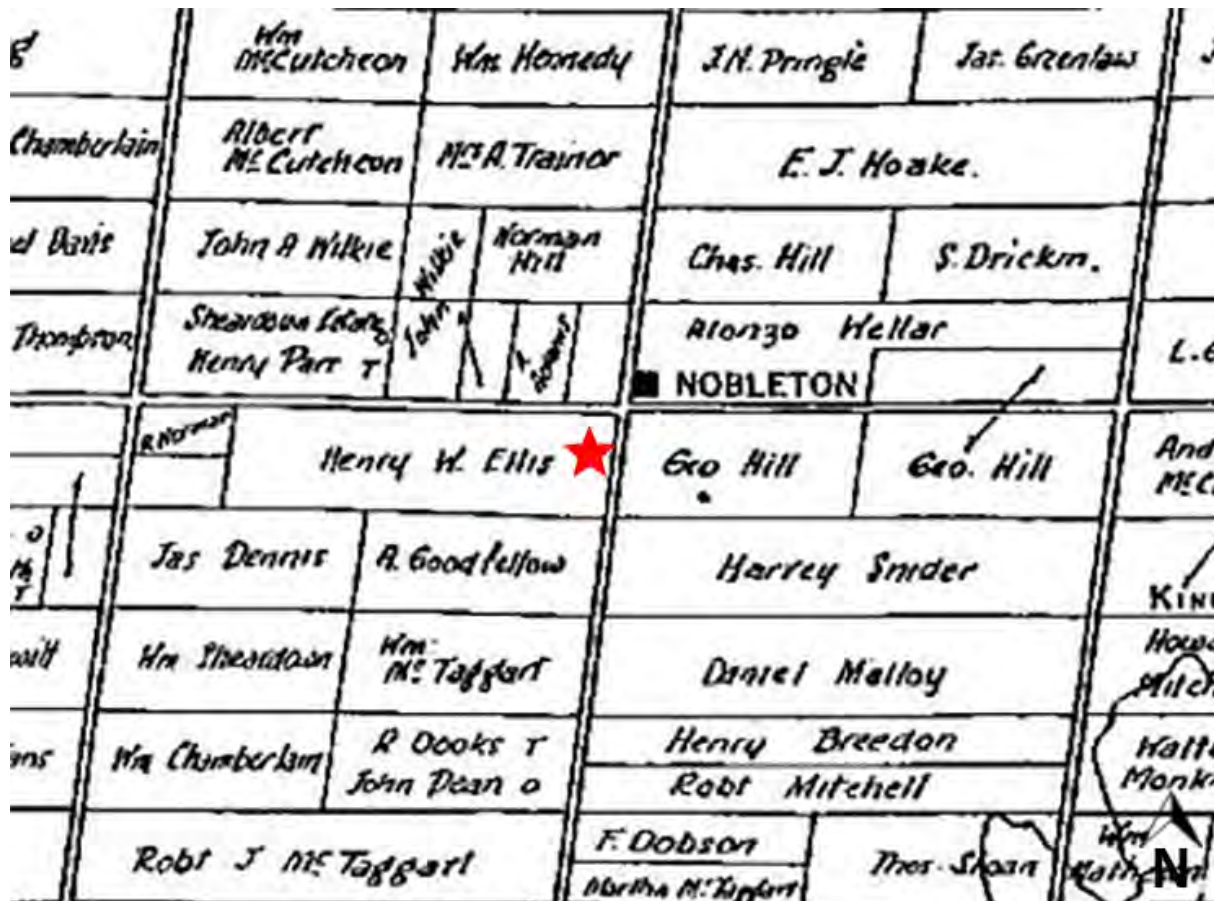


Figure 26: Guidal Landowner's Map of the Township of King, 1917 with SBA annotation to show location of the subject property

- In 1948 the property passed to Henry's son, Lorne. It appears that Lorne began to subdivide the larger property into smaller lots, which coincides with the suburban growth in Nobletown to the southwest of the four corners in the mid 20<sup>th</sup> century.
- The subject property is likely to have been lived in by a number of individuals over the latter 20<sup>th</sup> century. Township of King records notes that in 1985 Templeton MacTaggart lived in the house. MacTaggart was a longtime resident of the Village and the MacTaggart family can be traced to the early 20<sup>th</sup> century.

Despite the challenging records, throughout its history the house has remained relatively unchanged. What is clear is that the subject property was constructed as a residence but was adapted for commercial use at some time in the 20<sup>th</sup> century. There is a sign in front of the property visible in the photograph of the property from the Township of King's records (**Figure 28**) that show it as a business. It is assumed that as part of this reuse for commercial use the rear addition was added. The house remained a commercial property through to the early 21<sup>st</sup> century when it was fit out for residential tenants. The rear addition was also removed. It is currently leased as a residential property.



**Figure 28:** Southeast elevation of the subject property c. 1982 (Township of King records)



**Figure 27:** Northeast Elevation of the subject property c.2000. The rear addition is extant at this time and visible at the right (Township of King Records)

### 3.1.4 Chronology

1848	The north half of Lot 5, Concession 9 was patented to Thomas Noble
1867	Subject property was constructed as a residential building; it is not clear if Noble was living on the property
c. 1880s	John Phillips owns the property; he's the local shoemaker
1911	Henry W. Ellis purchases all the north half of Lot 5
1946	The property passes to Lorne Ellis, Henry's son
1949	The Ellis estate sells the property to John F. O'Neill
1949+	Lot 5 is subdivided from its former holdings into smaller parcels; the subject is lived in by a number of different individuals
2011	Nella Holdings purchases property
2019	Crisadan Holdings Inc. purchases property

### 3.2 Documentation of Heritage Resources

#### 3.2.1 Adjacent Heritage Resources

The Township of King Official Plan includes a definition about adjacency:

Adjacent Lands means

- b. *In reference to lands in proximity to built heritage resources, those lands that are contiguous to a protected heritage property or are within approximately 30 meters of a protected heritage property and the protected heritage property could be impacted by a proposed development; or*
- c. *in any other context, means lands that are contiguous with the subject lands*

Protected Heritage Property means *real property designated under parts IV, V or VI of the Ontario Heritage Act, heritage conservation easement property under Parts II or IV of the Ontario Heritage Act and property subject to a covenant or agreement between the owner and a conservation body or level of government, registered in title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or preventing its destruction, demolition or loss.*

12958 Hwy 27 is a Listed property within the Township of King's Heritage Register and is therefore considered a built heritage resource; however, it is not, by definition a Protected Heritage Property. There are no protected heritage properties adjacent (contiguous) to the subject property. There is one Listed property located in the vicinity of the subject property, as shown on **Figure 24**.



**Figure 29:** Adjacent Listed properties in yellow. Google Earth 2024 with annotations by SBA.

### 3.2.2 Setting

As noted in **Section 2.2**, the subject property is situated close to the property line along Highway 27 with a small gravel driveway from the Highway to the rear of the property. Landscaping is limited to several mature trees and shrubbery located to the north and south of the house. The rear of the property has a number of ancillary buildings that are not related to the original construction of the house. The backyard is surrounded by gravel piles along the southern and western property lines.

### 3.2.3 Built Form

#### Massing and Style

The subject property is a 1 ½ storey cottage with a large front verandah designed in the Regency style, which included the incorporation of ornate elements within a symmetrical design. At one time a rear tail was added at the rear (west) elevation. It is not known when it was added. It was removed some time after 2000.



Figure 30: Front (east) Elevation



Figure 31: Rear (west) elevation where there is evidence of the former tail having been removed

### Exterior Walls

The house is constructed of red brick laid in a Flemish bond pattern. There is a brick string course at the second level along the north and south walls, which aligns with the underside of the 2<sup>nd</sup> floor wood windowsills on the gable ends of the house. At the rear where the tail was removed, there remains a clear outline of the former roof and outline of the removed addition. Within this area there are areas of former masonry repairs, stained masonry and masonry damage.

### Foundation



**Figure 32:** Masonry laid in Flemish bond and brick string course aligning with underside of 2<sup>nd</sup> floor window sills



**Figure 33:** Masonry within area of former rear addition.



**Figure 34:** Foundation at north wall



**Figure 35:** Foundation at south wall

There is a fieldstone foundation visible around the house. Areas of damaged stone and open mortar joints are visible.

Roof

The house has a gable roof with the gables at the north and south walls. The roof is asphalt shingle and is not original.

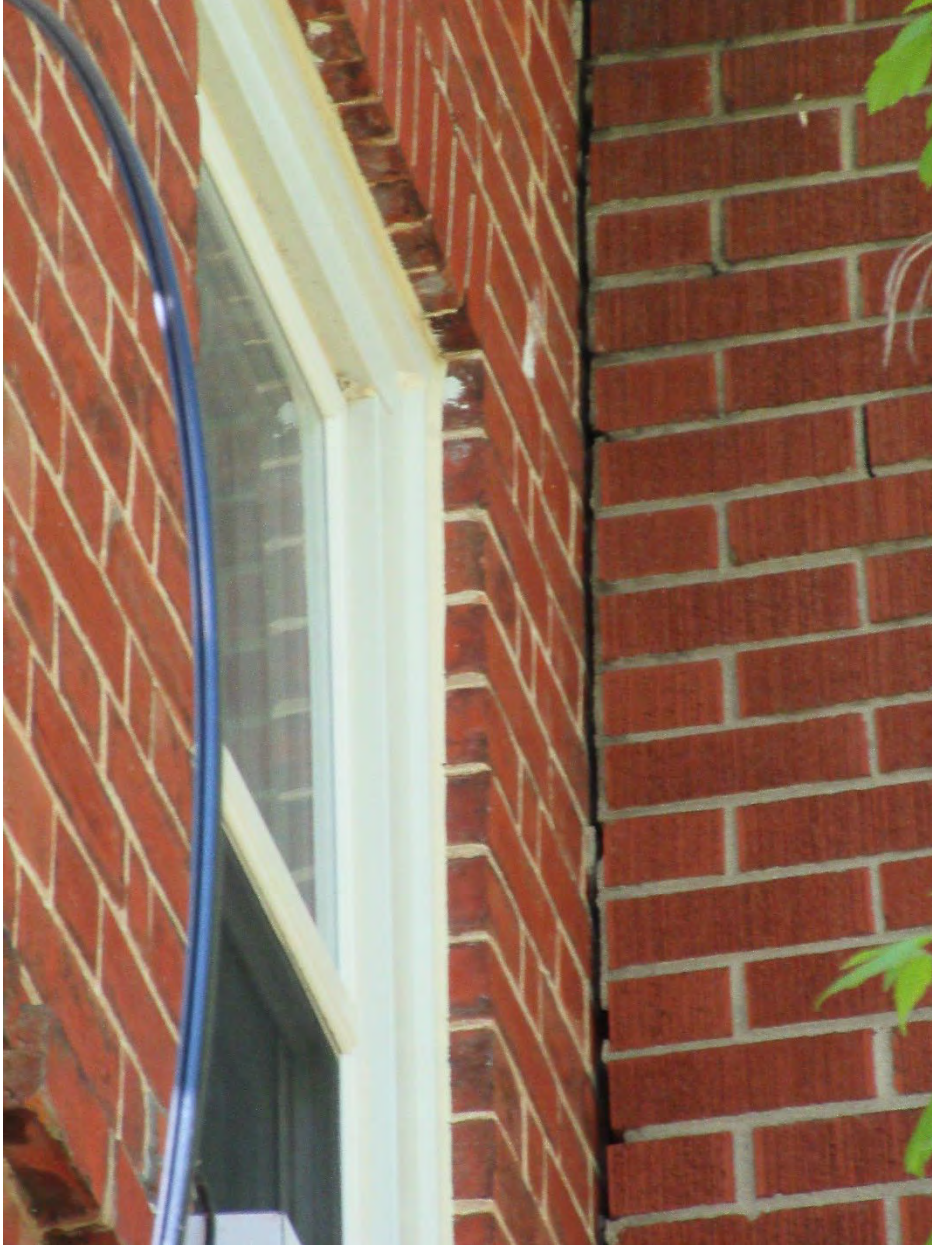


**Figure 36:** Asphalt shingle roof



Chimney

There is a masonry chimney located at the north wall, visible in **Figure 36**, above. The chimney appears to have been replaced given its bricks are newer than that of the house, but the replacement was done to match the original red brick.



**Figure 37:** Close up of chimney where older brick is visible at left in contrast to new brick of the chimney at right

Windows and Doors

There are two window openings symmetrically located on either side of the front entrance door. Both windows are replacement one over one vinyl. There are two small window openings on the rear elevation with bare wood sills. On both the north and south elevations there are four window openings – two 2<sup>nd</sup> floor window openings and two on the main floor. The upper windows are one over one single hung replacement vinyl with replacement aluminum sills. The lower windows are single hung vinyl windows with a colonial inset. The openings are original but the windows are not. There is a segmental brick arch over the windows on the front (south) and sides (north and south) of the house. The arch is more pronounced on the lower level.



Figure 38: Front window with segmental arch



Figure 39: Window at second level on south elevation

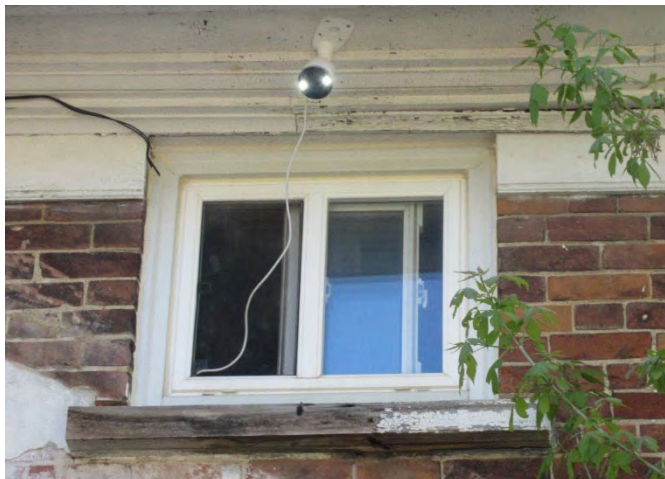


Figure 40: Rear upper vinyl window with wood sill

There are two doors. At the front (south elevation) there is a prominent front entrance. It is a non-original paneled metal door with a glazed, rectangular transom and sidelights. It is slightly recessed into the front with painted wood paneling. There is a segmental arch located above. The sidelights have been boarded over due to a recent break-in as per discussions with the current tenant.



**Figure 41:** Front door with transom and sidelights (boarded up)



**Figure 42:** Wood panelled detailing below sidelights

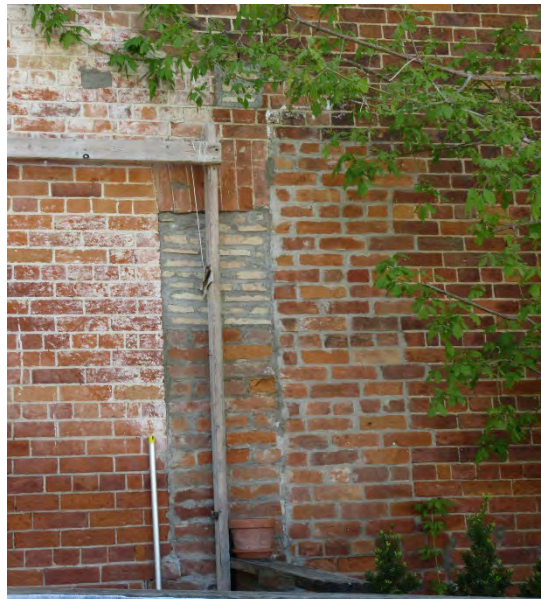


**Figure 43:** Brick segmental arch above front door transom with contemporary light fixture and security camera

The single rear entrance door has a wood frame. An opening, covered in wood, in the masonry to the left side of the door was cut to accommodate venting from the interior at one time. To the left of the rear door there is evidence of a former masonry opening that has been infilled with brick, perhaps related to the reconfiguration of the rear elevation because of the addition.



**Figure 44:** Rear entrance door with wood cutout.



**Figure 45:** Former masonry opening with brick infill

Soffits, Fascia, and Bargeboard

There are overhanging eaves along the north and south gables of the house. At the end of the roofline of the verandah there are wood returns, which was typical of the Regency design style. There are painted wood soffits, fascias and bargeboards/wood trim around the house. Along the rear elevation and in the area of the removed addition unpainted (bare) wood is evident.



Figure 46: Fascia and soffits at roofline along north with wood return at far left



Figure 47: Bare wood where former tail was removed

Front Verandah

A verandah spans the entire front (east) elevation. The inclusion of the verandah with decorative woodwork is a hallmark feature of the Regency cottage style. The verandah and its decorative trimwork and columns are painted wood. The paint on the underside of the verandah ceiling is peeling and bare wood is evident.



**Figure 48:** Porch with decorative wood trimwork and columns



**Figure 49:** Underside of porch roof with peeling paint on wood



**Figure 50:** Woodwork detail at north end of verandah

Interior

The interior has been altered over time to accommodate a commercial business in the 20<sup>th</sup> century and then later fit-out for residential tenants. There are some elements likely original that remain including decorative woodwork at the stairs and tall baseboards



Figure 51: Decorative woodwork next to stairs



Figure 52: Tall floorboard on main floor

### 3.3 Assessment of Existing Conditions

The condition assessment is a high-level assessment intended to provide an understanding of the general condition of the elements of the built form. The condition is assessed on the following scale:

- Poor** - Requires attention and or remediation
- Fair** - Requires ongoing maintenance, repair and/or applicable studies, as identified and recommended
- Good** - No action required beyond continued maintenance and monitoring.

The term “Heritage Integrity” describes the extent to which features that express the value of a property and illustrate the period of historic interest remain extant, and whether the attributes and their relationship are not diminished or irreversibly altered to the point of not supporting the value. A property does not need to be in its original location to maintain integrity.

The categories of “Heritage Integrity” are noted below.

- Poor/Low** Significantly altered or large portions of the heritage attribute have been removed.
- Fair/Moderate** Moderate modifications or alterations.
- Good/High** Largely unaltered, may have had some minimal modifications.

Identified Element	Condition Integrity	Heritage Integrity
Setting	Fair – While converted to more utilitarian use the setting is intact.	Poor – The setting is unrelated to this original, historic context as part of an agricultural setting. The built form seems out of place on the property.
Massing: 1 ½ storey Regency cottage	Good The massing is intact	Good The house remains intact
Exterior Walls: red brick laid in a Flemish bond with string course on north, south, and west walls	Fair to Poor – Some of the bricks are in poor condition and shows signs of spalling. The west elevation is in particularly poor condition where the one storey addition was removed.	Good – The red brick remains.
Foundation: fieldstone	Fair to Poor – There are areas where there is crumbling.	Fair – The foundation is still extant
Gable roof with returns at the verandah corners	Poor – The roof is in poor condition and there is wood rot at the returns.	Fair – The hip roof of the built form is not original but the veranda’s roof appears to be.
Chimney	Good – The brick is in good shape and it appears to have been replaced	Fair – The brick of the chimney, while not original, will have been replaced in kind with red brick. The location of the chimney is original.



Masonry window openings And windows	Fair – The windows have been replaced inclusive of new sills. The masonry opening are in good condition	Fair to Poor Poor - the windows are not original.  Good - the window openings inclusive of segmental arches remain extant.
Verandah with decorative woodwork	Poor – The verandah has areas of noticeable wood rot, and the wood floor of the verandah has a spring to it perhaps indicative of some rot underneath.	Good The verandah remains in place and the original decorative elements are extant.
Front door with transom and sidelights	Poor – The wood surround has peeling paint and the sidelights have been lost due to breakage.	Fair – The door is not original but the decorative wood trimwork and transom remains in-situ. The sidelights were subject to a break-in and the glass was broken.
Interior	Fair – The interior has been well maintained.	Poor - There are few remaining elements and the house has undergone many changes.

#### 4 Evaluation as per O. Reg. 9/06

A property is evaluated for its Cultural Heritage Value or Interest (CHVI) based on direct evidence that supports the determination of CHVI and the level of significance. The criteria set out in the regulations were developed to identify and evaluate properties for designation under the *Ontario Heritage Act*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI or have local significance. These criteria include design or physical value, historical or associative value and contextual value.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets two or more of the criteria laid out in O. Reg. 9/06 (as amended by O. Reg. 569/22) for determining whether it is of cultural heritage value or interest. While the criteria are sufficient in themselves to make a determination, as a best practice other factors such as the condition and integrity of the heritage attributes as well as an appreciation of the community's interest or value placed on a property should also be considered in conjunction with the criteria to provide a more comprehensive determination.

##### 4.1 O. Reg. 9/06 OHA – Evaluation of CULTURAL HERITAGE VALUE OR INTEREST

The property has design value or physical value because it:			
1.	is rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes	The subject property is a representative example of a Regency cottage house constructed in 1867 in the village of Nobleton with classical and Regency details. Elements of this style are expressed in the low hip roof, the symmetry of the design, the rectangular floor plan, and inclusion of a verandah with ornate details.
2.	displays a high degree of craftsmanship or artistic merit, or	No	The subject property is typical construction of its time and does not display a particularly high degree of craftsmanship or artistic merit.
3.	demonstrates a high degree of technical or scientific achievement.	No	The subject property does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it:			
4.	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	No	While the subject property is one of the earlier buildings in the Village of Nobleton it was not constructed as part of the original commercial core of the "four corners." There is no corroborative evidence to suggest the house was constructed by Thomas Noble, brother of Joseph Noble.
5.	yields, or has the potential to yield, information that contributes to an understanding of a community or culture,	No	The subject property does not have the potential to yield information that contributes to an understanding of the community. The setting of the built form has been diminished and changed such that the understanding the house as part of an agricultural context is no longer possible.

6.	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	There is no known architect or builder.
The property has contextual value because it:			
7.	is important in defining, maintaining or supporting the character of an area,	No	The character of the area is changed. The village setting of Nobleton at the original "four corners" formed by the intersection of Highway 27 and King Road has not retained its village character with changes to the built form and area over the latter 20 <sup>th</sup> and early 21 <sup>st</sup> centuries.
8.	is physically, functionally, visually, or historically linked to its surroundings, or	No	<p>While the subject property is historically linked to the Village of Nobleton as one of the earlier house forms constructed just south of the commercial core, this historical link is no longer discernible given the changes of both Highway 27 and the surrounding environ. Notably, only the Hambly House at the northwest corner of the original corners remains while the other buildings have been replaced with new built form such that the commercial heart of Nobleton is no longer visibly there.</p> <p>The adaptation of the streetscape south of the intersection of Highway 27 and King Road that has occurred over the latter 20<sup>th</sup> century through the conversion of buildings to commercial use, alternations to the exterior façades, and the introduction of new house forms has changed the original streetscape. The relocation of the blacksmith originally located immediately to the south of the subject property to the Black Creek Pioneer Village in 1958 contributed to the shift in the area from a historic village to a more eclectic streetscape comprised of built form from different eras in time such that there is no longer a strong visual, physical, or functional connection.</p>
9.	is a landmark.	No	The house is not a landmark on the street.

Based on the evaluation, the property meets one criterion under O. Reg. 9/06 and as per O. Reg. 569/22, it does not merit designation.

#### **4.2 DRAFT Statement of Cultural Heritage Value or Interest**

As per the evaluation, the subject property met only one criterion under O. Reg. 9/06 and therefore does not merit designation. No statement has been included.

## 5 Policy

### Ontario Heritage Act

The *Ontario Heritage Act* provides municipalities with the authority to protect properties of cultural heritage value or interest at the local level. This protection includes designation by a municipal By-law (for individual properties and districts), creation of a heritage easement or inclusion on a municipal heritage register. Protections under the Ontario Heritage Act ensure that properties with significant cultural heritage resources are not adversely impacted by on-site change or adjacent development by establishing processes that permit the municipality to evaluate the cultural heritage resource and make informed decisions about retaining the cultural heritage resource.

### Provincial Policy Statement

Policies in the Provincial Policy Statement (2020) (“PPS”) set out the province’s land use vision for how Ontarians develop their landscape, create the built environment, and manage land and resources for the long term. Within the PPS, cultural heritage conservation is identified as a matter of provincial interest. Section 2.6.1 of the PPS states that heritage resources shall be conserved. The PPS indicates that Ontario’s long-term prosperity, environmental health, and social well-being is dependent on protecting its resources, including its cultural heritage and archaeological resources. Specifically, the PPS states the following:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- 2.6.4 *Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*
- 2.6.5 *Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.*

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

In the context of the PPS the term “conserved” means, “The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in such a manner that ensures their cultural heritage values or interests in retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessment”.

“Built heritage resource” is defined in the PPS to mean “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts

IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.”

#### Growth Plan for the Greater Golden Horseshoe

Section 4.2.7 of the Growth Plan identifies provincial planning guidelines for cultural heritage resources:

##### *Cultural Heritage Resources*

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

#### York Regional Official Plan (2022)

Section 2.4 of the York Regional Official Plan pertains to cultural heritage. The objective is “to recognize, conserve, and promote cultural heritage resources, cultural landscapes and built heritage of York Region and preserve their value and benefit to the community for present and future residents.”

Cultural Heritage Policies that pertain to the proposal include:

- 2.4.1 *That cultural heritage resources shall be conserved to foster a sense of place and benefit communities.*
- 2.4.2 *To promote well-designed built form and cultural heritage planning, and to conserve features that help define character, including built heritage resources and cultural heritage landscapes.*
- 2.4.3 *To ensure that cultural heritage resources under York Region’s ownership are conserved.*
- 2.4.4 *To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.*
- 2.4.5 *To require local municipalities to adopt official plan policies to conserve cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes, to ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.*

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Township of King Official Plan (2019)

**Definitions**

Adjacent Lands means,

- b. *in reference to lands in proximity to built heritage resources, those lands that are contiguous to a protected heritage property or are within approximately 30 meters of a protected heritage property and the protected heritage property could be impacted by a proposed developments.*

Built Heritage Resource means

*a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

Protected Heritage Property means

*real property designated under parts IV, V or VI of the Ontario Heritage Act, heritage conservation easement property under Parts II or IV of the Ontario Heritage Act and property subject to a covenant or agreement between the owner and a conservation body or level of government, registered in title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or preventing its destruction, demolition or loss.*

**Section 3.7 – Conserving our Heritage** contains policies pertaining to cultural heritage.

*It is the policy of Council:*

1. *To encourage and promote the conservation of cultural heritage resources by:*
  - a. *Preserving and building upon the cultural heritage and traditions of King Township;*
  - b. *Utilizing tools under the Ontario Heritage Act and Planning Act to identify and conserve built heritage resources, cultural heritage landscapes and archaeological resources;*
  - c. *Conserving and mitigating impacts, as appropriate, to all cultural heritage resources, when undertaking public works; and,*
  - d. *Respecting the heritage resources recognized or designated by federal and provincial agencies.*

In **Section 3.7.3 – Built Heritage Resources**, the following policies apply:

1. *To conserve built heritage resources*
3. *To encourage adaptive re-use of properties on the Heritage Register for existing and new uses permitted by the Office Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada*
4. *That built heritage resources will be protected and conserved in accordance with the applicable by-law under the Ontario Heritage Act, which is informed by the best available*

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*cultural resource management protocols including, but not limited to the Standards and Guidelines for the Conservation of Historic Places in Canada and the Ministry of Tourism, Culture, and Sport's [sic] Eight Guiding Principles in the Conservation of Built Heritage Properties.*

6. *That development applications in areas where buildings and sites are listed as worthy of conservation shall be circulated to the Heritage Advisory Committee for review and comment.*
7. *To consider entering into an easement or covenant agreement with any owner of a built heritage resource and to register it on title to ensure the protection of built heritage resources.*

**In Section 3.7.4 – Heritage Impact Assessments**, the following policies apply:

4. *To require developers, through subdivision and/or site plan agreements, to incorporate listed heritage buildings or sites where development or redevelopment occurs. All options for on-site retention of designated heritage properties shall be exhausted prior to consideration being given to relocation, in consideration of the Heritage Impact Assessment. The following alternatives shall be given due consideration in order of priority:*
  - a. *On-site retention in the original use and integration with the surrounding or new development;*
  - b. *On-site retention in an adaptive re-use;*
  - c. *Relocation to another site within the same development; and*
  - d. *Relocation to another appropriate site within the Township.*
5. *That site plan control will be utilized by the Township to ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent heritage resources.*



**Section 5.4** pertains to **Village Core Designation** that applies to the village cores of King City, Nobleton, and Schomberg shown on Schedule D (**Figure 24**). “These areas are the focal points of commercial and mixed-used activity within the three Villages. The vibrancy of the Village Cores reflects the overall vitality of the surrounding community.”



**Figure 53:** Schedule D, Official Plan

The objectives outlined in **Section 5.4.1** of the OP that are pertinent to the subject property include:

2. Ensure that development complements and supports the historic character of the Village Cores.
3. Encourage the conservation of historic built form and cultural heritage resources, which are concentrated in our Village Cores.
4. Encourage intensification in the Village Cores, in a manner that ensures intensification is compatible with the small-scale Village character and is compatible with adjacent land uses.

Permitted uses as outlined in subsection 5.4.2 include mixed-use buildings.

The subject is covered by the Zoning By-law for the Nobleton Urban Area (By Law 2016-71).

Nobleton Community Plan (2005)

Section 4.5 of the Nobleton Community Plan (2005) states:

*The retention of heritage buildings is strongly encouraged for its contribution in maintaining Nobleton's small-town character.*

*The Township will prepare and maintain an inventory of heritage resources in the Nobleton Community with the advice and assistance of the Local Architectural Conservation Advisory Committee (LACAC). Heritage resources include properties which are designated under the Ontario Heritage Act and those which are listed as having significant heritage values.*

*Where heritage resources are affected, the Local Architectural Conservation Advisory Committee will be consulted as part of the development review process to advise on the potential for the integration, protection or enhancement of heritage resources.*

*The Hambly House, located at the northwest corner of King Road and Highway 27 (6012 King Road), is currently the only property in the Nobleton Community designated under the Ontario Heritage Act. Where a structure or property is designated under the Ontario Heritage Act, alterations may be permitted provided that such alterations do not affect the reason for the designation and are in keeping with the building form and character.*

*Development or redevelopment in proximity to designated heritage properties should be designed to minimize any negative impacts on the physical quality or structural stability of the heritage properties. Such development should be of a similar scale, orientation and massing as the heritage buildings and structures, in order to establish a sense of visual continuity.*

*Where structures or properties are listed by the Local Architectural Conservation Advisory Committee as having merit as a heritage resource, their conservation and integration into new development or redevelopment will be encouraged where feasible. A current inventory of listed properties within the Community Plan Area is found in Appendix 2. This inventory is provided for information purposes only and may be revised and updated without an amendment to the Community Plan.*

## 6 Impact and Mitigation Measures

SBA undertook a due diligence approach to its analysis. The property was assessed based on the identification of heritage value (refer to **Section 4**). The analysis has been completed in consideration of those policies identified in **Section 5** of this HIA.

To further guide the analysis, the following resources were consulted:

- Ontario Regulation O. Reg 9/06 – Criteria for Determining Cultural Heritage Value or Interest
- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*
- Ontario Heritage Tool Kit (2006)
- Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Citizenship and Multiculturalism (MCM) – October 25, 2022, update.

Overall, there is an impact on the heritage resource of 12958 Highway 27. The proposal to relocate the house removes it from its historic setting along the highway. The house, however, will be conserved, restored, and adaptively reused as part of the proposed new development.

### 6.1 Impact of Development on Heritage Attributes with Respect to Planning Policies

Policy	Commentary
<b>Provincial Policy Statement (2020) (Section 2.6)</b>	The identified cultural heritage resource will be conserved and adaptively reused as part of the proposed redevelopment.
<b>Growth Plan for the Greater Golden Horseshoe (section 4.2.7)</b>	The cultural heritage resource will be conserved while allowing for increased intensification at the Village of Nobleton four corners. The relocation of the house to Wellington Street conserves its residential character.
<b>York Regional Plan (Section 2.4)</b>	<p>The subject property has been identified as a cultural heritage resource through the planning process and has been conserved through its integration into the proposed development.</p> <p>The streetscapes along the east and west sides of Highway 27 south of the intersection of Highway 27 and King Road have evolved over the 20<sup>th</sup> century. The four corners have had a commercial focus since the Village was founded in the early 19<sup>th</sup> century; however, the house forms along the Highway have been converted over time to commercial properties thus diminishing any residential character along the highway.</p>

<p><b>Township of King Official Plan</b></p>	
<p><b>Section 3.7</b></p>	<p>Through the redevelopment process the subject property has undergone further research to determine its potential cultural heritage value or interest.</p>
<p><b>Section 3.7.3</b></p>	<p>The house will be adaptively reused as part of the new development. Its conservation will be consistent with the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>.</p>
<p><b>Section 3.7.4.</b></p>	<p>This HIA satisfies the policies related to HIAs for the Township. The on-site retention in the original use was considered but not adopted given the site constraints and the requirements for site intensification. The subject property, however, is being retained on the site in a different location that ensures the stewardship of the heritage resource and its continued use.</p>
<p><b>Section 5.4.1</b></p>	<p>The proposed development retains the Listed heritage property and incorporates it into the new development. With the changing streetscape of Highway 27 as a result of increased intensification, the relocation of the house to Wellington Street provides a means of inclusion within a residential neighbourhood.</p>
<p><b>Nobleton Community Plan</b></p>	<p>The proposed development incorporates the identified heritage resource of the subject property into the new development.</p>

## 6.2 Impact Analysis based on the Ontario Heritage Tool Kit

The following impact analysis is based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5 – Heritage Impact Assessments and Conservation Plans*.

<b>Negative Impacts</b>	<b>Commentary</b>
<b><i>Destruction</i></b> of any, or part of any, significant heritage attributes or features	The proposed development will conserve and rehabilitate the heritage attributes or features of the subject property as it is incorporated into the proposed new development.
<b><i>Alteration</i></b> that is not sympathetic, or is incompatible, with the historic fabric and appearance	The subject property is proposed to be adaptively reused as part of the new building and its proposed incorporation will respect the heritage elements and keep them distinct from the new building.
<b><i>Shadows</i></b> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	The proposed height of the new development is higher than the current built form in the area. The massing is oriented away from the relocated heritage house. As the sun passes from east to west it is assumed that there will be some shadows on the house in the morning hours.
<b><i>Isolation</i></b> of a heritage attribute from its surrounding environment, context or a significant relationship	The proposed redevelopment removes the heritage house from the streetscape along Highway 27. To accommodate the new building, the existing structures to the north of the subject property will be demolished, which significantly diminishes the articulation of the streetscape of low-rise residential buildings.
<b><i>Direct or indirect obstruction</i></b> of significant views or vistas within, from, or of built and natural features	There is no significant view associated with the subject property. However, the relocation of the house provides an opportunity for better appreciation of the historic house.
<b><i>A change in land use</i></b> such as rezoning [where the change in use negates the property's cultural heritage value]	The redevelopment property has been rezoned for the multi-storey development. The change does not negate the heritage value of the subject property. Its residential character is

	maintained in its movement to Wellington Street.
<i>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archeological resource</i>	<p>The site grading adjacent to the retained heritage façades is not intended to be altered.</p> <p>There are no identified archeological resources on the site.</p>

## **7 Considered Mitigation and Conservation Strategies**

### **7.1 Recommended Mitigation Measures**

It is recommended that the subject property be adequately stabilized prior to relocation. Its massing and form should remain distinct and discernible from the new development. Conservation works should be undertaken to restore the elements of the built form including the decorative woodwork, the roof, and the masonry.

### **7.2 Assessment of Alternative Design Options**

Consideration was given to retain the subject property in situ. However, the need to provide parking and adequate access to the new development made the retention challenging.

The relocation of the house will provide the means of not losing this heritage resource by its conservation and adaptive reuse within the new development, and which helps to ensure compatibility with the residential character of the Wellington Street frontage.

### **7.3 Description of and Rationale for Conservation Treatments**

The house requires extensive conservation works. The woodwork requires restoration where possible and replacement in kind where rot is extensive. Any replacement should be done in kind with the existing.

### **7.4 Itemized Analysis of and Rationale for Alterations and Interventions**

There are no adjacent heritage properties to the subject property.

### **7.5 Consideration of Relevant Heritage Policies**

The relevant heritage policies were considered as outlined in **Section 5** and addressed in **Section 6.1**.

### **7.6 Recommendations for Additional Studies**

It is recommended that the following studies are undertaken:

- A Stabilization Plan prior the relocation of the house and undertaken by a Heritage Structure Engineer and a member of the Canadian Association of Heritage Professionals.
- A Moving Plan undertaken by or with input from a heritage house mover.
- A Conservation Plan undertaken by a member of the Canadian Association of Heritage Professionals in order to ensure the continued stewardship of the heritage house.

## 8 Recommendations

The property meets only one criterion under O. Reg. 9/06 (as amended by O. Reg 596/22). It therefore does not warrant designation under the *Ontario Heritage Act*. While the house is historically connected to the Village of Nobleton's early days, the changed streetscape makes it an outlier in the area. The conservation of the property as it is relocated and incorporated into the new development ensures stewardship of an identified heritage resource regardless of its designation status.

It is recommended that as per **Section 7.6** of this HIA that the following studies are undertaken:

- A Stabilization Plan prior the relocation of the house and undertaken by a Heritage Structure Engineer and a member of the Canadian Association of Heritage Professionals.
- A Moving Plan undertaken by or with input from a heritage house mover.
- A Conservation Plan undertaken by a member of the Canadian Association of Heritage Professionals in order to ensure the continued stewardship of the heritage house.



**Appendix A: Bibliography**

## **Policies and Regulation**

A Place to Grow: Growth Plan for the Greater Golden Horseshow: Section 4.2.7 – Cultural Heritage Resources

Ministry of Citizenship and Multiculturalism: Eight Guiding Principles in the Conservation of Historical Properties

Ontario Heritage Act, RSO 1990, c O. 18.

Parks Canada: *Standards and Guidelines for the Conservation of Historic Places in Canada*

Provincial Policy Statement (2020): Section 2.6 – Cultural Heritage and Archaeology

Region of York's Official Plan (2022): Section 2.4 – Cultural Heritage

Township of King: "Our King" Official Plan (2019)

Township of King: Nobleton Urban Area Bylaw 2016-71

## **Historic Maps, Atlases, and Photographs**

(1860) Tremaine's Map, County of York.

(1878) York County Atlas by Miles & Co.

(1880) York County Atlas.

(ca. 1908) Main Intersection of Nobleton looking north from King Street. King Township Museum and Archives.

(1940s) Main intersection of Nobleton looking north from King Street. King Township museum and Archives.

(1970) Aerial photograph of Nobleton.

(ca. 1982) Southeast elevation of the subject property. Township of King Records.

(ca. 2000) Northeast elevation of the subject property. Township of King Records.

## **Other Sources**

Berchem, F. R. *Yonge Street Story 1793-1860*. Toronto: McGraw-Hill Ryerson Ltd., 1977.

Boileau, John. "Toronto Purchase (Treaty 13)." *The Canadian Encyclopedia*. Historica Canada. Article published February 26, 2021; Last Edited February 26, 2021.

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**Appendix B: Drawings and Proposed Development**



Nobleton  
Condominium  
Proposal

12966 Highway #27  
Nobleton ON

Perspective  
View from  
Southwest

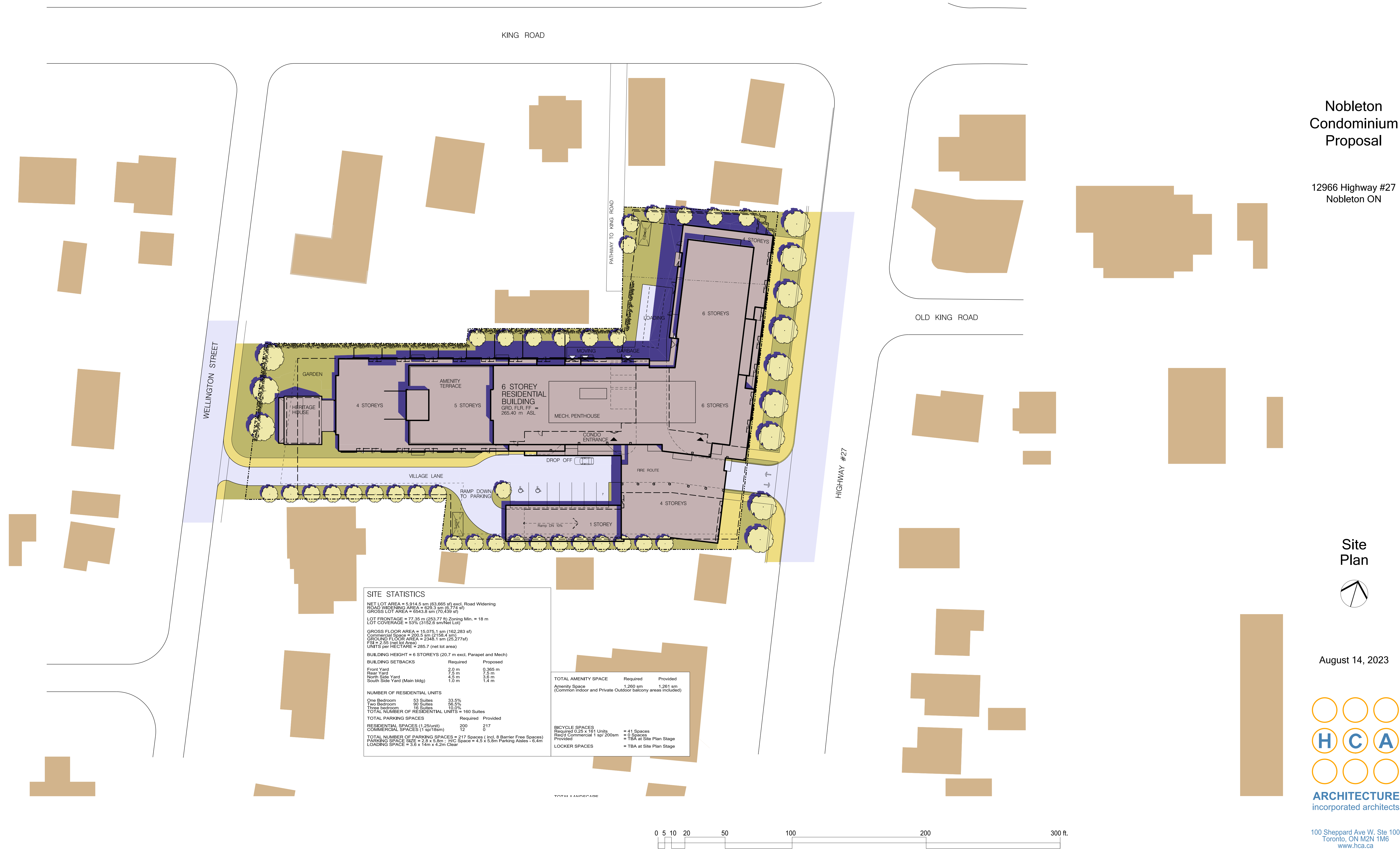
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Nobleton  
Condominium  
Proposal

12966 Highway #27  
Nobleton ON



**SITE STATISTICS**

NET LOT AREA = 5,914.5 sm (63,065 sf) excl. Road Widening  
 ROAD WIDENING AREA = 629.3 sm (6,774 sf)  
 GROSS LOT AREA = 6543.8 sm (70,439 sf)

LOT FRONTAGE = 77.35 m (253.77 ft) Zoning Min. = 18 m  
 LOT COVERAGE = 53% (3152.6 sm/Net Lot)

GROSS FLOOR AREA = 15,075.1 sm (162,283 sf)  
 Commercial Space = 200.5 sm (2156.4 sqm)  
 GROUND FLOOR AREA = 2348.1 sm (25,277 sf)  
 FSI = 2.55 (net lot area)  
 UNITS per HECTARE = 285.7 (net lot area)

BUILDING HEIGHT = 6 STOREYS (20.7 m excl. Parapet and Mech)

BUILDING SETBACKS	Required	Proposed
Front Yard	2.0 m	0.365 m
Rear Yard	7.5 m	7.5 m
North Side Yard	4.5 m	3.6 m
South Side Yard (Main bldg)	1.0 m	1.4 m

NUMBER OF RESIDENTIAL UNITS

One Bedroom	53 Suites	33.5%
Two Bedroom	90 Suites	56.5%
Three Bedroom	16 Suites	10.0%
<b>TOTAL NUMBER OF RESIDENTIAL UNITS</b>	<b>160 Suites</b>	

TOTAL PARKING SPACES	Required	Provided
RESIDENTIAL SPACES (1.25/units)	200	217
COMMERCIAL SPACES (1 sp/15sm)	12	0
<b>TOTAL NUMBER OF PARKING SPACES = 217 Spaces</b> (incl. 8 Barrier Free Spaces)		

PARKING SPACE SIZE = 2.6 x 5.8m; H/C Space = 4.5 x 5.8m Parking Aisles - 6.4m  
 LOADING SPACE = 5.0 x 14m x 4.2m Clear

**TOTAL AMENITY SPACE**

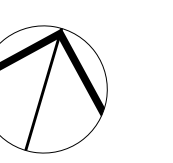
	Required	Provided
Amenity Space (Common Indoor and Private Outdoor balcony areas included)	1,260 sm	1,261 sm

**BICYCLE SPACES**

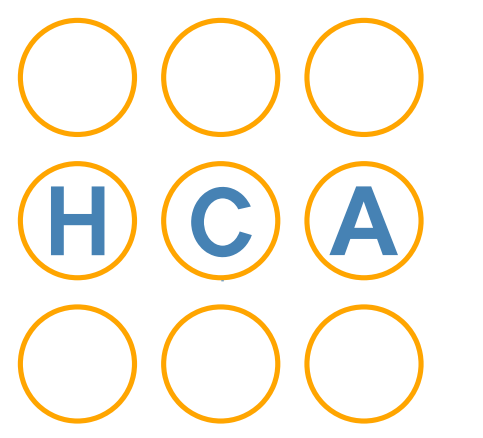
Required 0.25 x 161 Units	= 41 Spaces
Req'd Commercial 1 sp/200sm	= 0 Spaces
Provided	= TBA at Site Plan Stage

**LOCKER SPACES** = TBA at Site Plan Stage

Site  
Plan

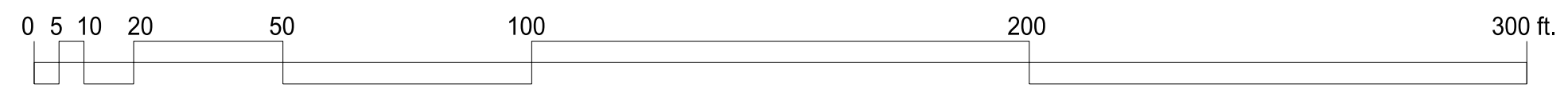


August 14, 2023



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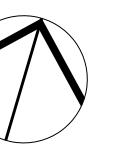
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Nobleton  
Condominium  
Proposal

12966 Highway #27  
Nobleton ON

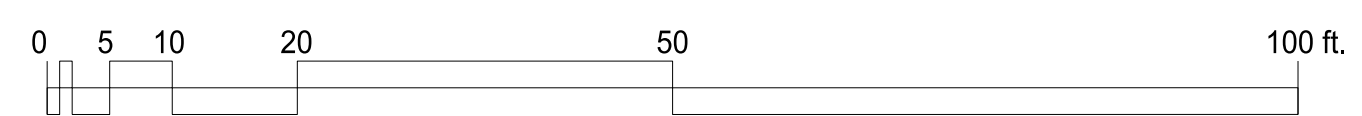
Underground  
Parking  
Level P2



November 17, 2023



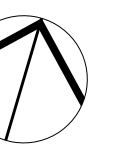
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Underground  
Parking  
Level P1



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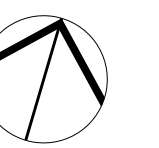


Nobleton  
Condominium  
Proposal

12966 Highway #27  
Nobleton ON



Ground  
Floor  
Plan



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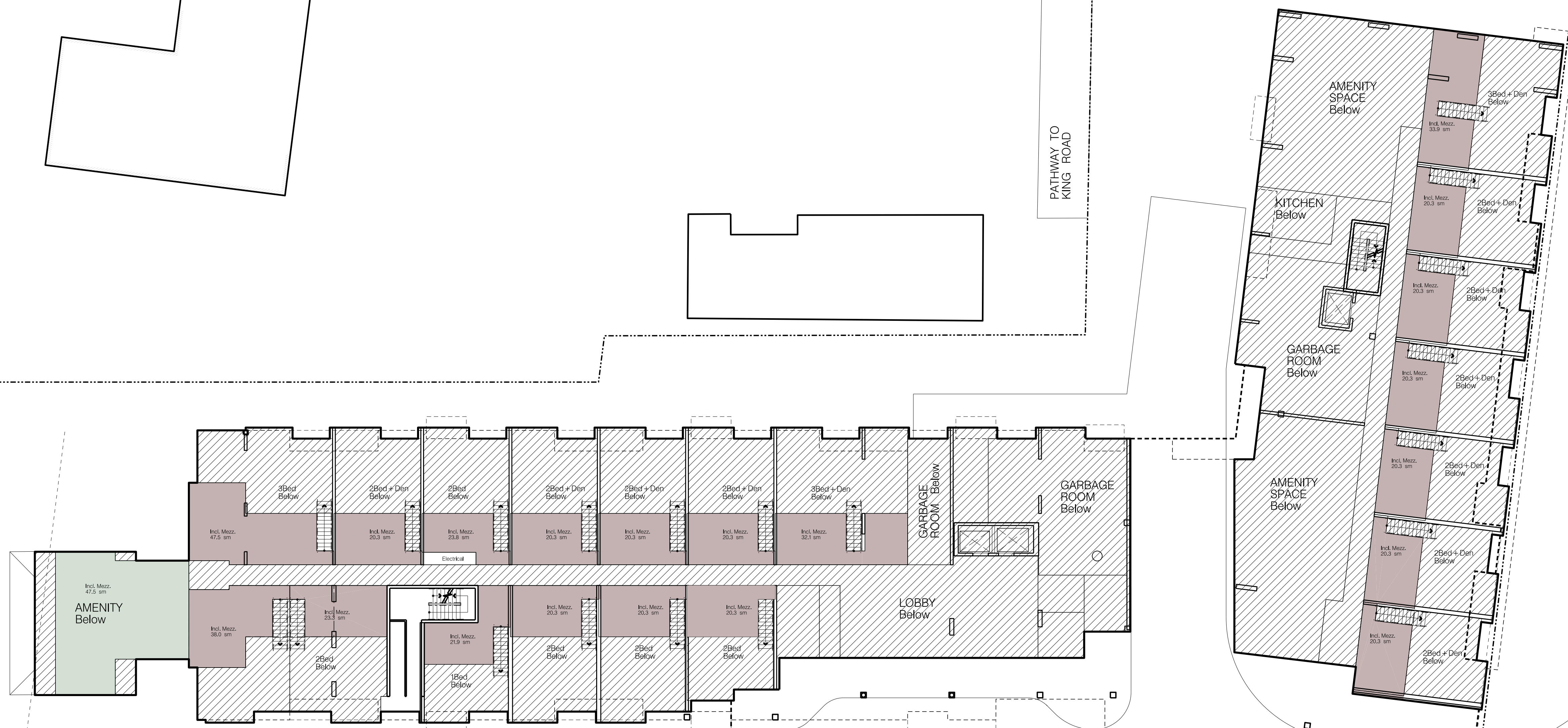
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Proposal

12966 Highway #27  
Nobleton ON

WELLINGTON STREET

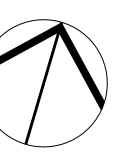
PATHWAY TO  
KING ROAD

HIGHWAY #27



VILLAGE LANE

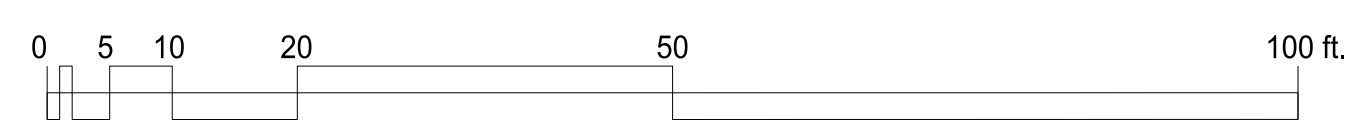
Mezzanine  
Level



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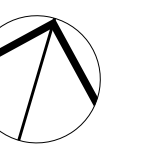
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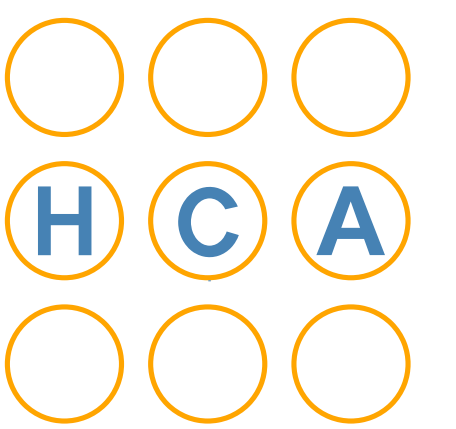
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Condominium  
Proposal

12966 Highway #27  
Nobleton ON

Second  
Floor  
Plan

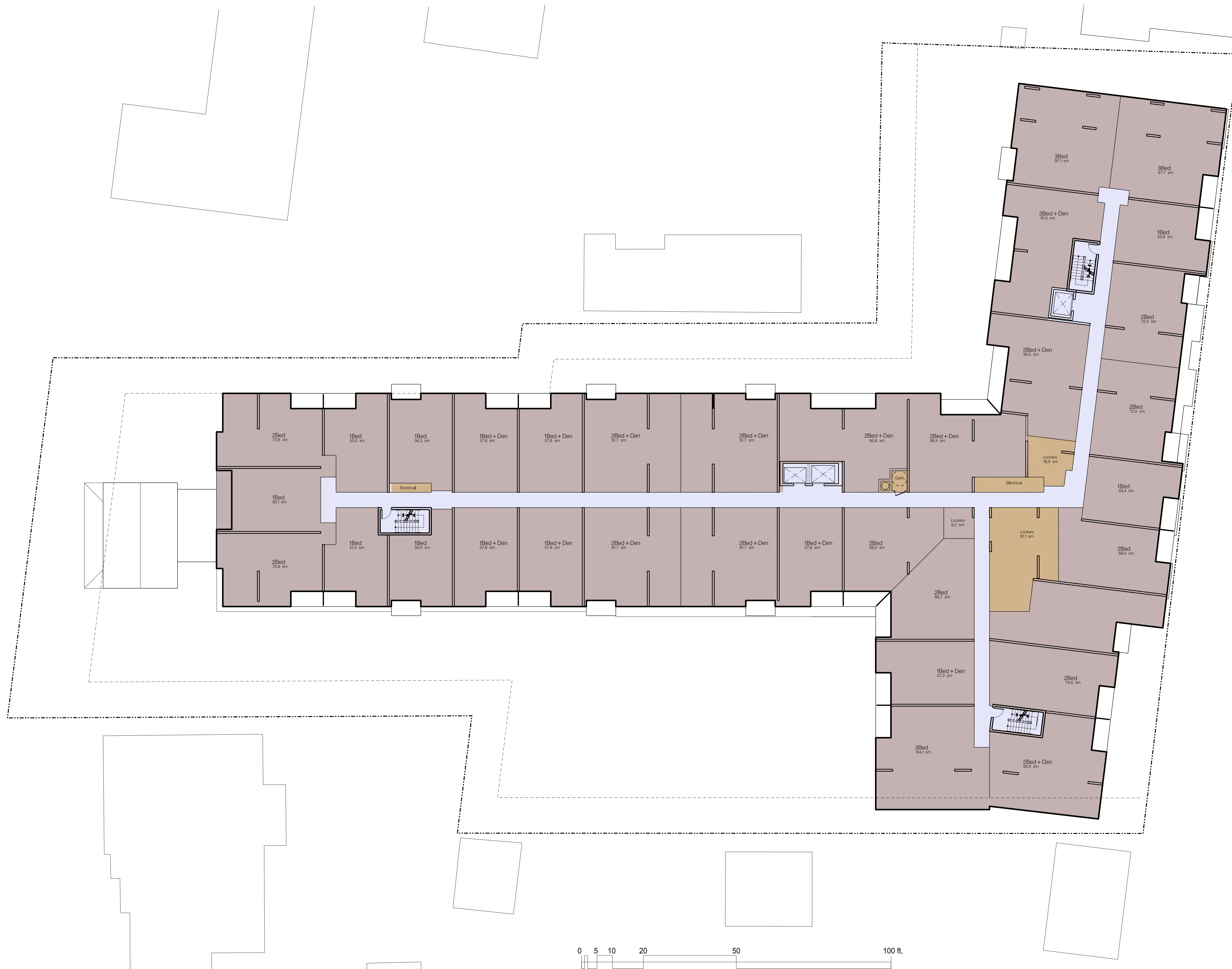


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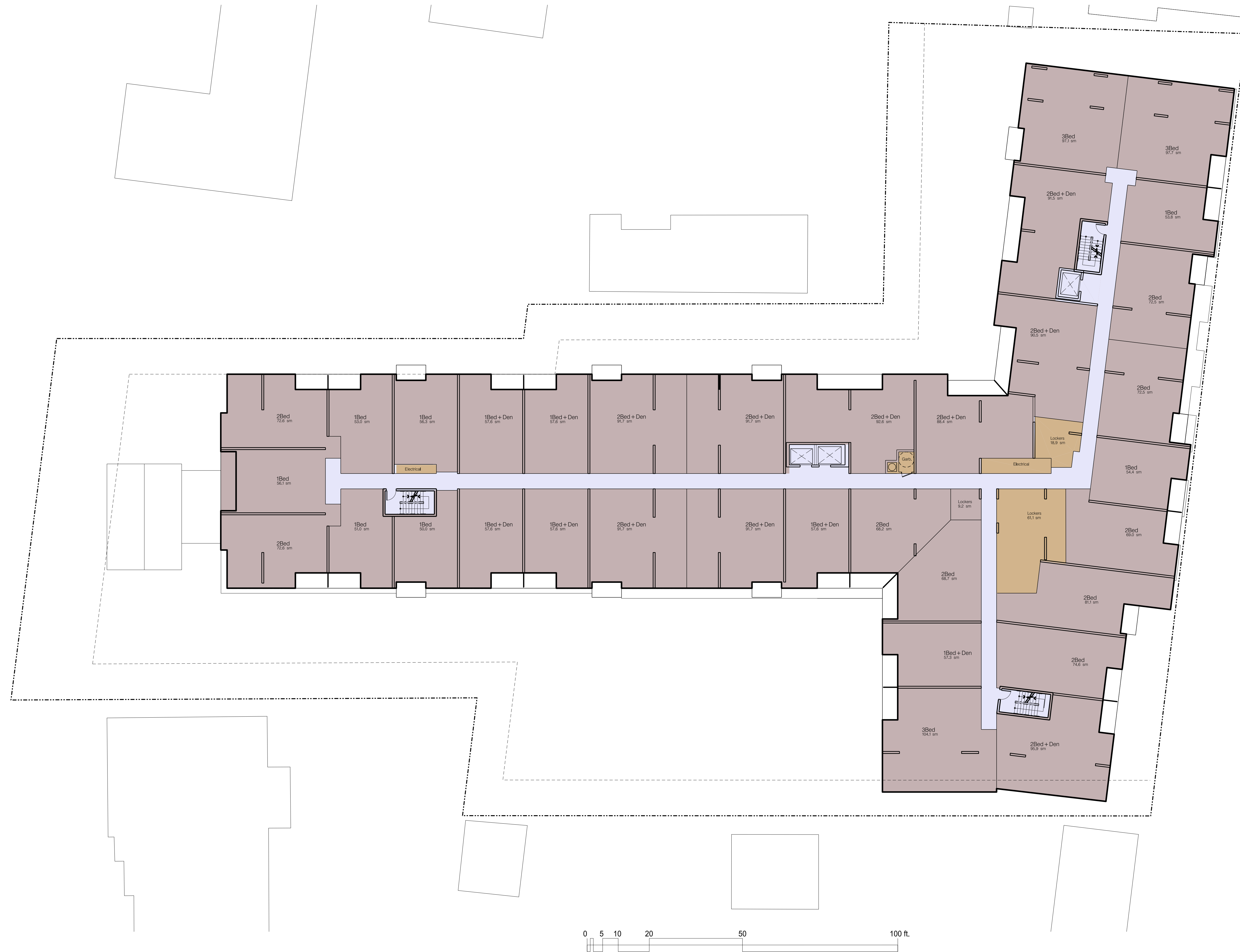
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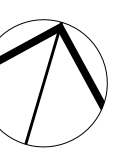


Nobleton  
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Third  
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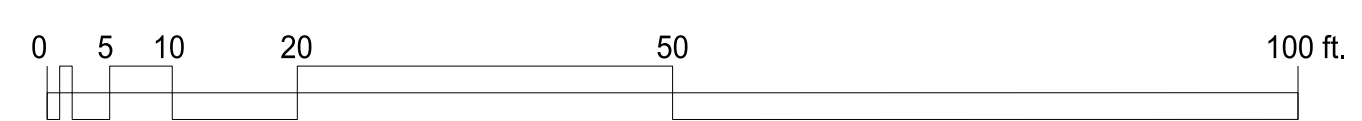


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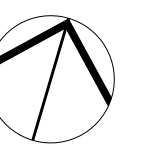
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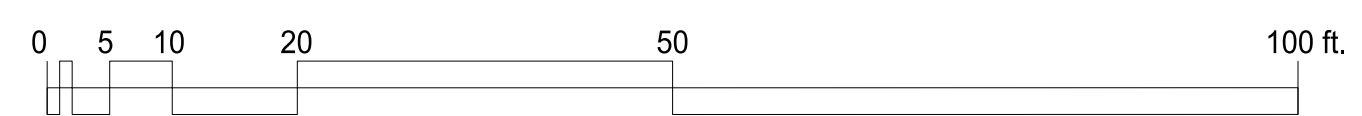
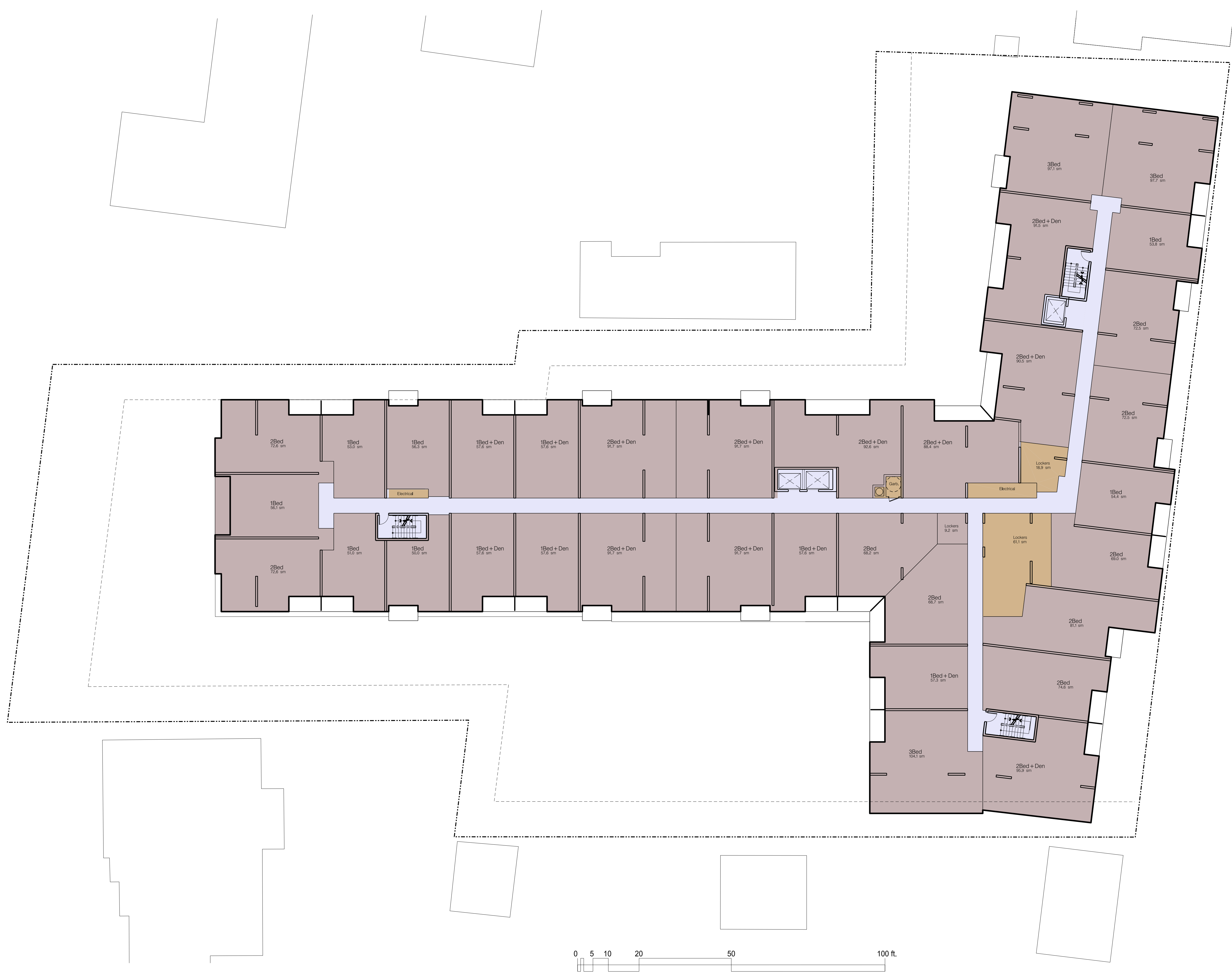
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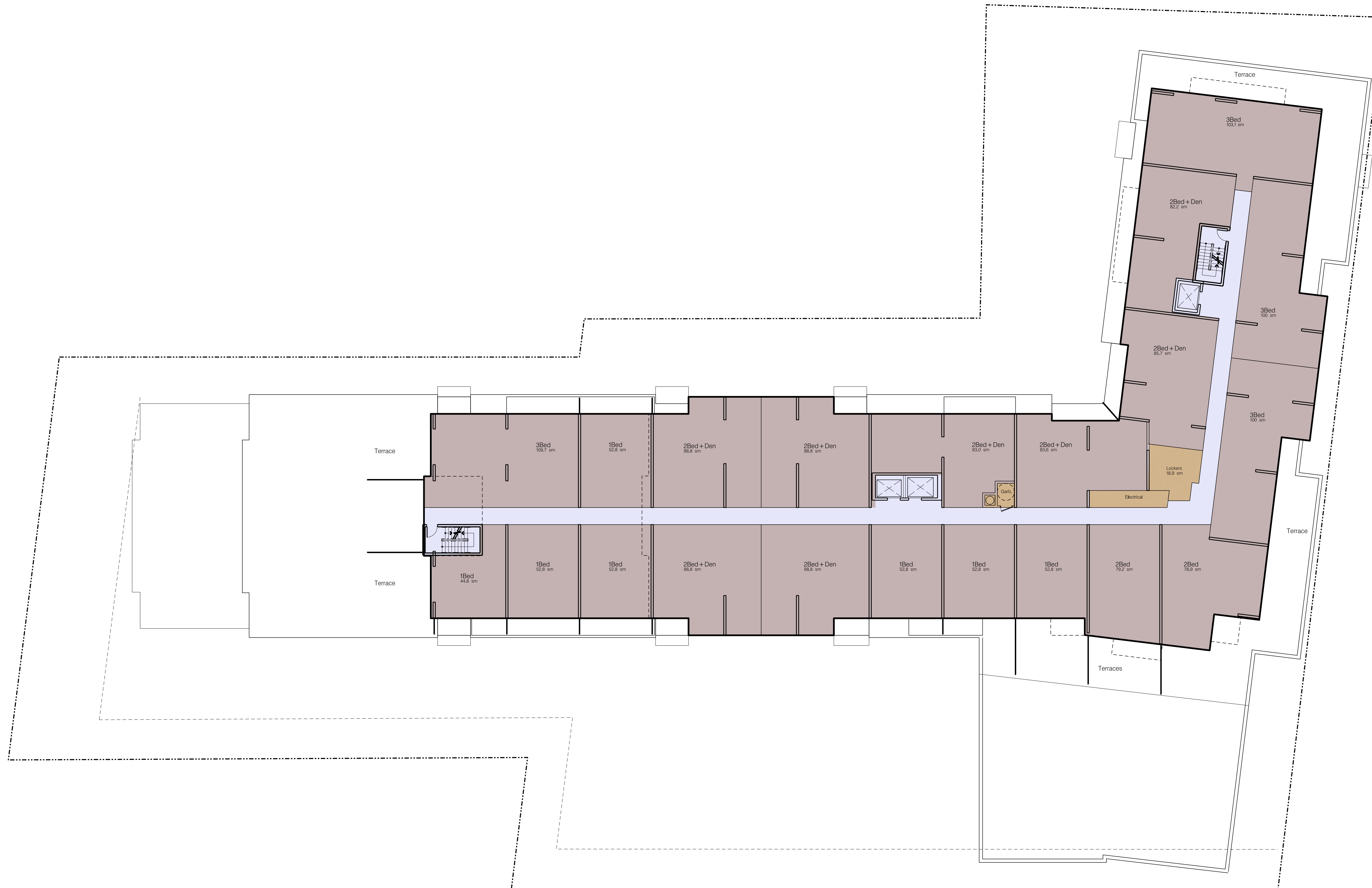


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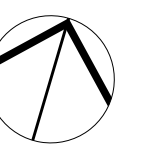


Nobleton  
Condominium  
Proposal

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Nobleton ON



Fifth  
Floor  
Plan

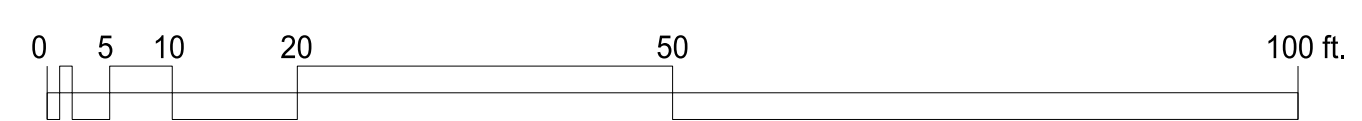


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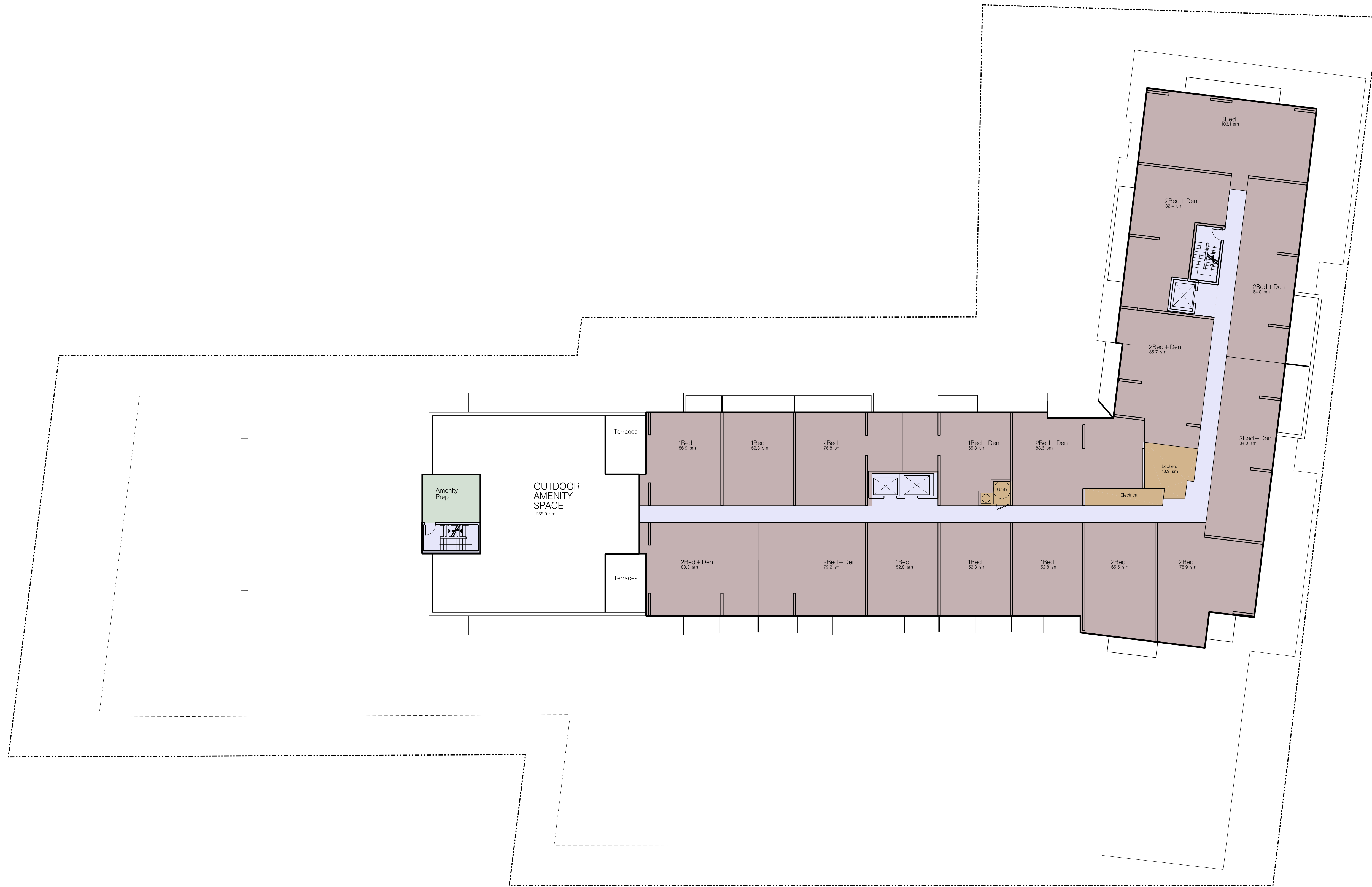
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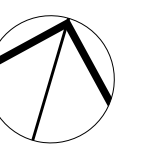


Nobleton  
Condominium  
Proposal

12966 Highway #27  
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Sixth  
Floor  
Plan

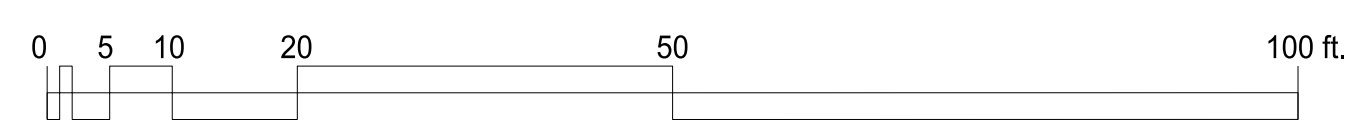


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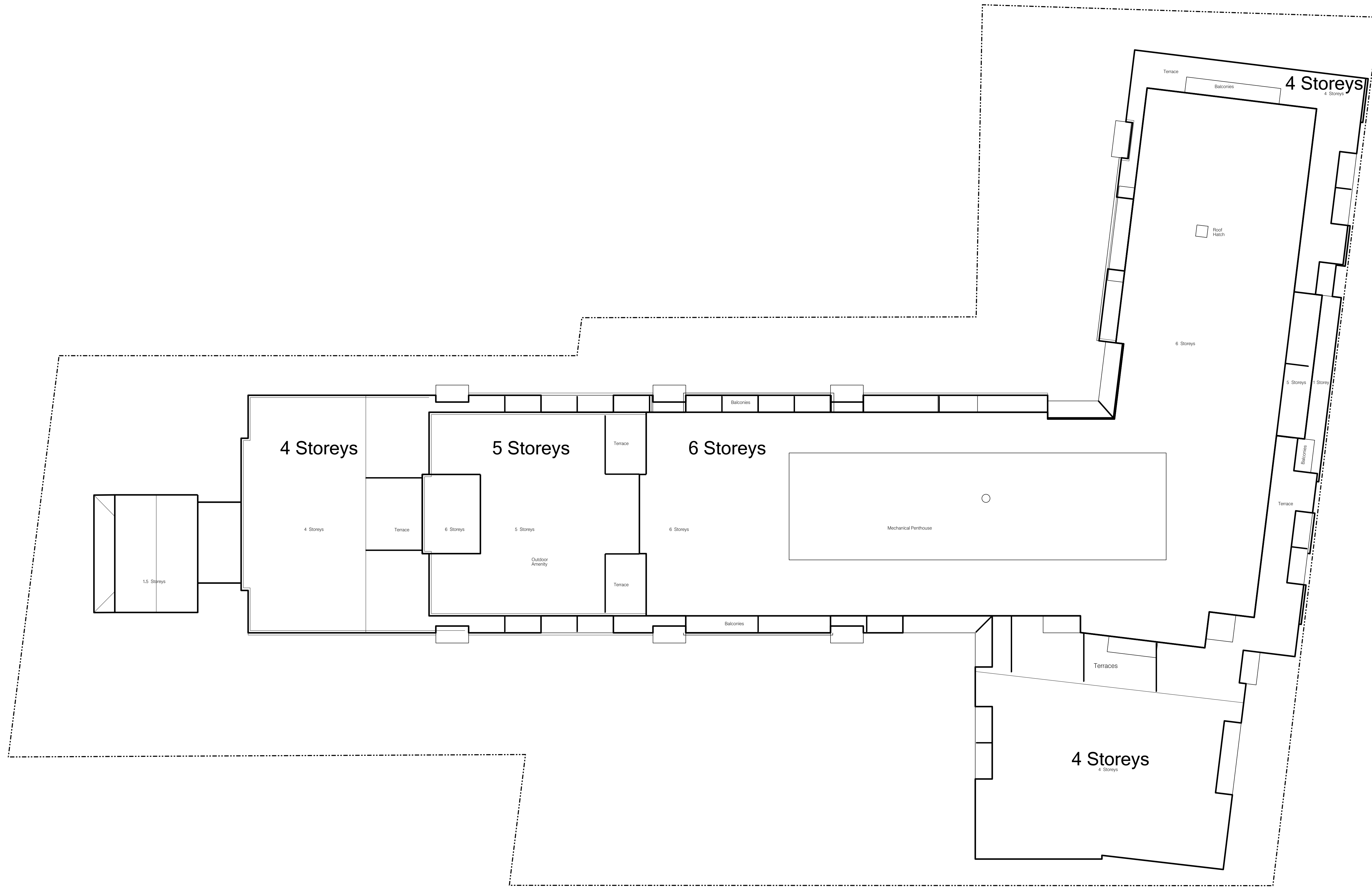
ARCHITECTURE  
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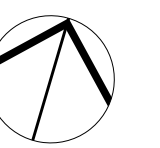


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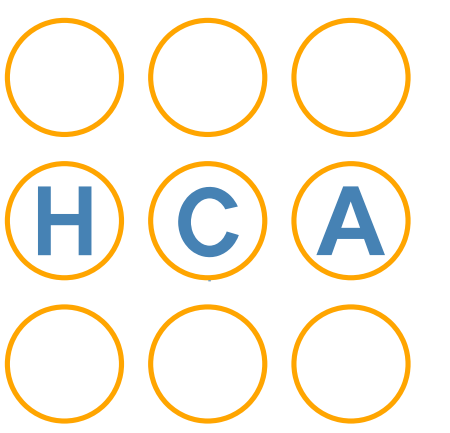
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Roof  
Level

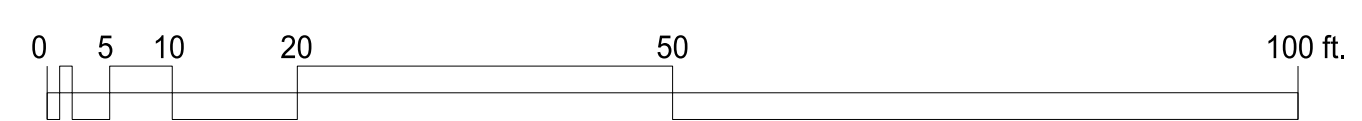


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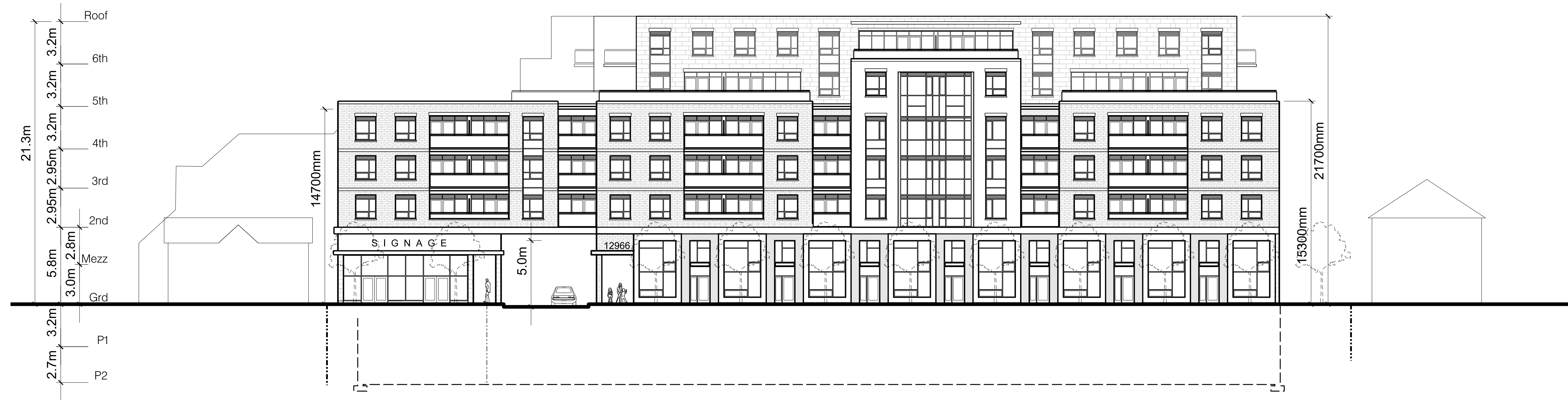
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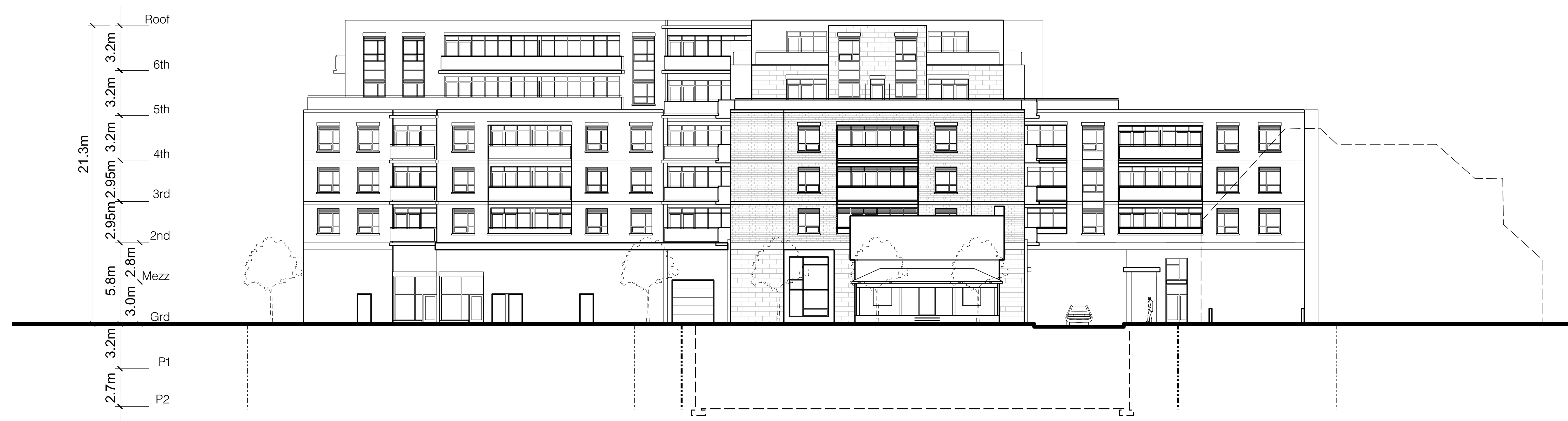


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② EAST ELEVATION



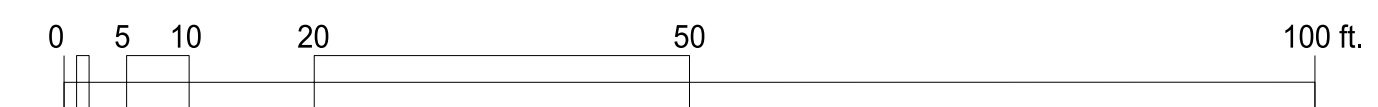
② WEST ELEVATION

Elevations

November 17, 2023

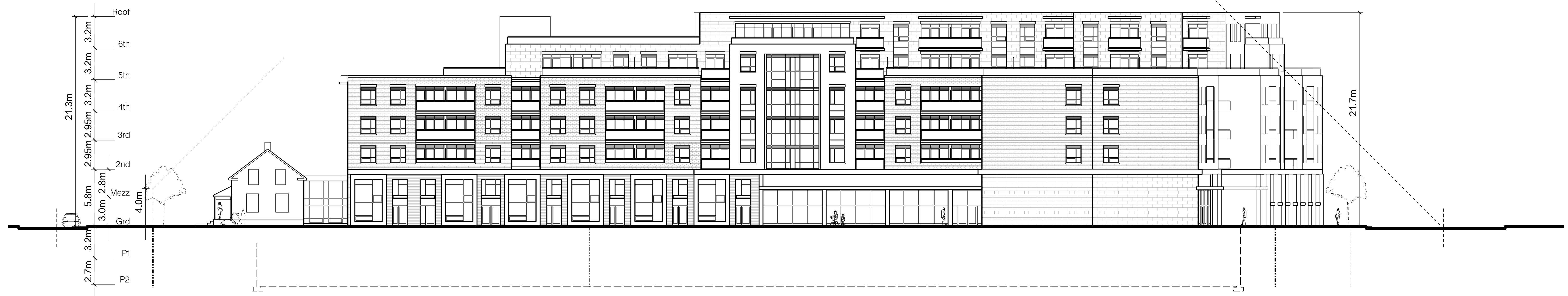


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Nobleton  
Condominium  
Proposal

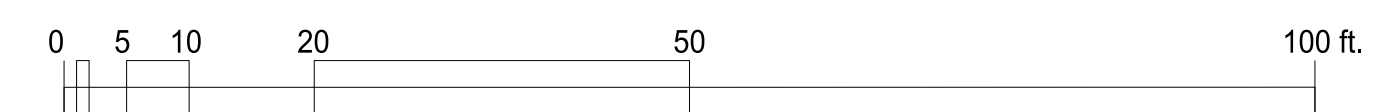
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① SOUTH ELEVATION

Elevations

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Condominium  
Proposal

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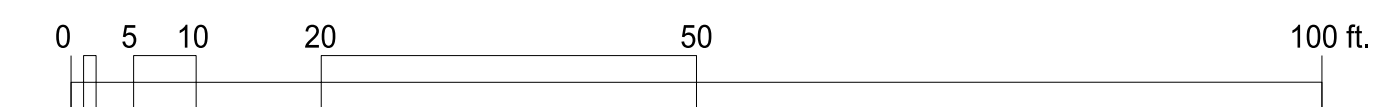
① NORTH ELEVATION

Elevations

November 17, 2023

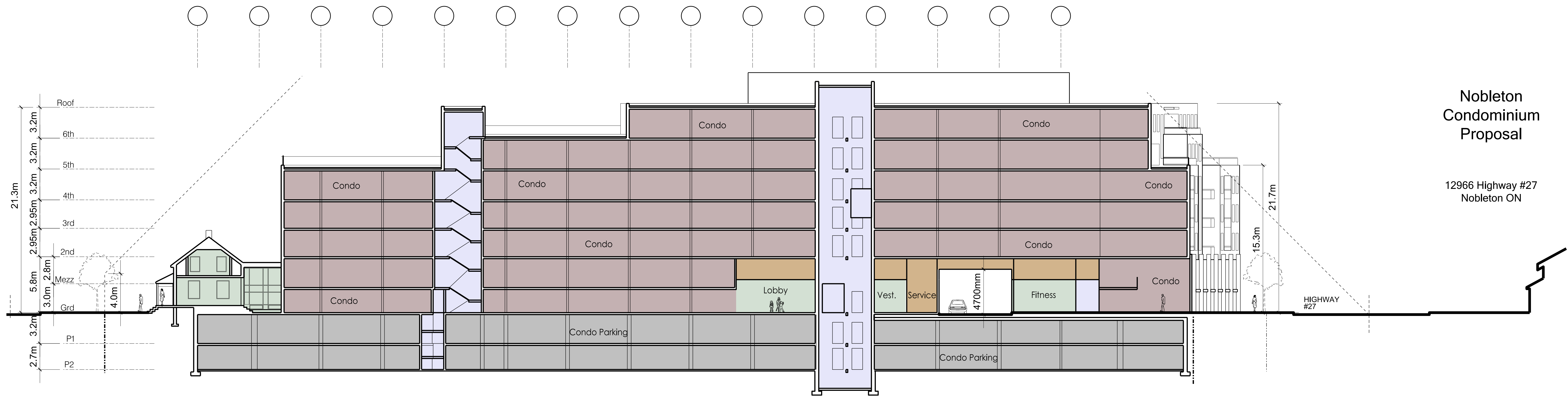


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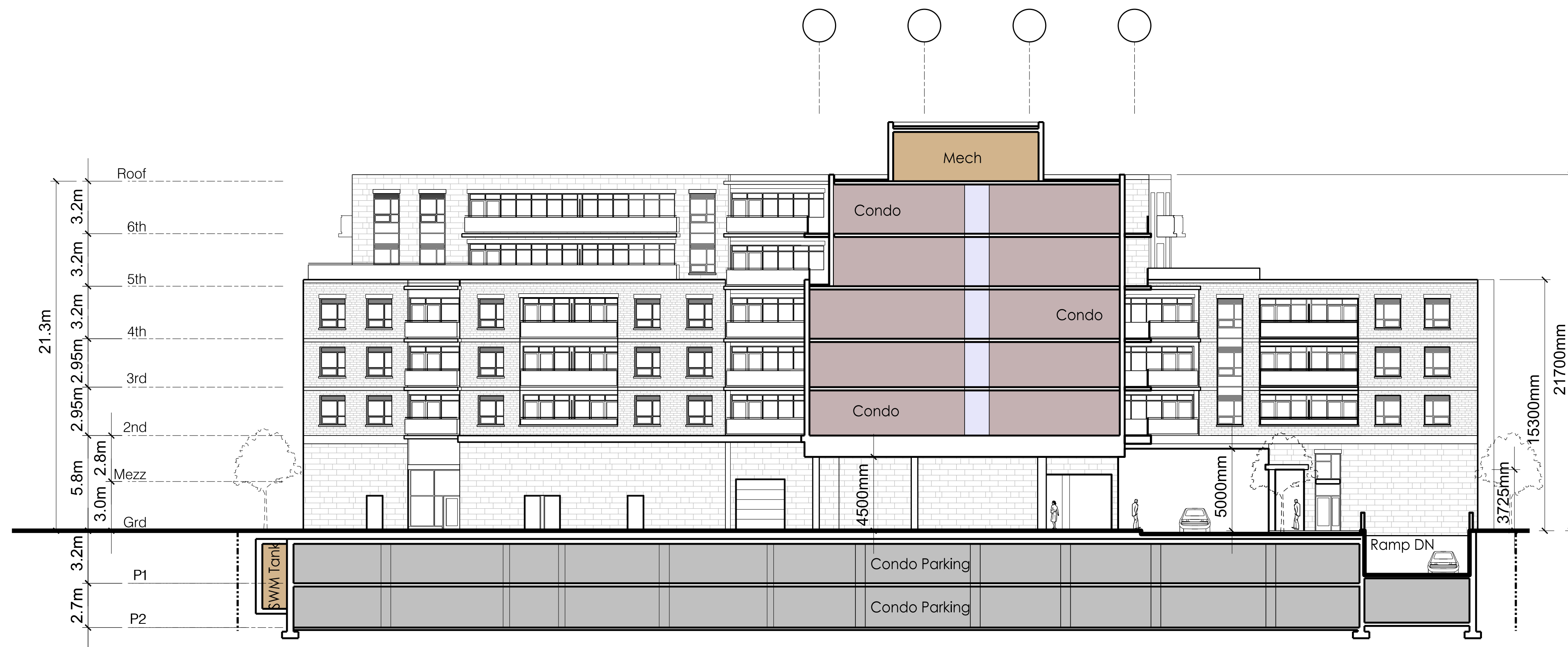


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① SOUTH ELEVATION



② NORTH-SOUTH SECTION

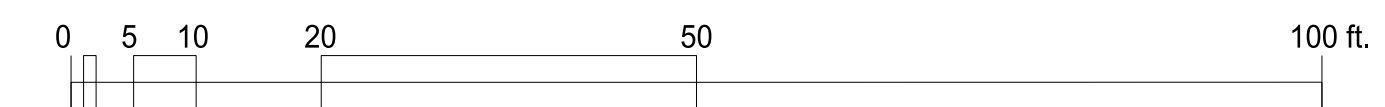
Sections

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AREA CALCULATIONS

	Suite Types						Parking	Residential GFA		SALEABLE GFA		Commercial GFA		efficiency by floor	TOTAL		Comments	
	1Bed	1Bed+Den	2 Bed	2Bed +Den	3Bed	Total Suites		SqM	SqFt	SqM	SqFt	SqM	SqFt		SqM	SqFt		
Approx. Areas	> <820 sf	> <720 sf	> <785 sf	> <875 sf	> <1100 sf				common areas									
										Residential					TOTAL zoning GFA			
SIXTH	5	1	3	7	1	17		1431.3	15407.9	231.0	2486.7	1200.3	12921.2	83.9%	1431.3	15407.9	Outdr Amenity =258.0 sm Indr Amenity = 36sm	
FIFTH	7	0	2	8	4	21		1846.1	19873.2	237.1	2552.4	1609.0	17320.8	87.2%	1846.1	19873.2	18.9 sm Lockers on each Flrs 5-6	
FOURTH	7	6	9	9	3	34		2878.7	30989.1	376.8	4056.2	2501.9	26932.9	86.9%	2878.7	30989.1		
THIRD	7	6	9	9	3	34		2878.7	30989.1	376.8	4056.2	2501.9	26932.9	86.9%	2878.7	30989.1		
SECOND	7	6	9	9	3	34		2878.7	30989.1	376.8	4056.2	2501.9	26932.9	86.9%	2878.7	30989.1	89.2 sm Lockers on each Flrs 2-4	
MEZZANINE								613.0	6598.9	98.5	1060.3	514.5	5538.6	83.9%	613.0	6598.9		
GROUND	2	0	10	6	2	20	7	2348.1	25277.2	1053.7	11343.0	1294.4	13934.2	50.8%	2548.6	27435.6	Including 520.9 sm Indoor Amenity Space - 446.5 sm Outdr Amenity	
P1 Parking							105										Lockers	
P2 Parking							105										Lockers	
												Saleable Excludes Locker Areas						
<b>TOTAL</b>	<b>35</b>	<b>19</b>	<b>42</b>	<b>48</b>	<b>16</b>	<b>160</b>	<b>217</b>	<b>14874.6</b>	<b>160124.5</b>	<b>2519.7</b>	<b>27124.5</b>	<b>12123.9</b>	<b>130513.3</b>		<b>200.5</b>	<b>2158.4</b>	<b>15075.1</b>	<b>162282.9</b>

**PARKING**  
(by Draft Zoning)

by-law		no units	req spaces
Residential	1.25/Unit	160	201
Commercial	1 space/18sm	200.5	11
			0
visitors @ 0.0 / unit	Not required here		0
<b>total spaces</b>			<b>212</b>

plus CAR SHARE 2 spaces required (covered)

0

provided
217
0

**217** includes visitors

2 levels

Site Area = **5,914.50 sm** After Road Widening  
Efficiency = **86.9%** (Third Flr)

**F.S.I. = 2.55**  
Max FSI = 2.5

1 Bedroom	54	33.8%
2 Bedroom	90	56.3%
3 Bedroom	16	10.0%
4 Bedroom	0	0.0%

Common Indoor Amenity Space Provided = 556.9 sm  
Common Outdoor Amenity Space Provided = 704.5 sm

160 100%

**Appendix C:      Qualifications**

In 1974 Karl Stevens established a sole practice that specialized in large-scale urban design and commercial projects. Jane Burgess founded her practice in 1978 and focused on smaller heritage, residential, and interior design projects where she could always be involved in a very hands-on manner throughout the construction phase. In 1984 Karl and Jane combined their resources to create Stevens Burgess Architects Ltd. (SBA), centrally located in Toronto that offered expertise spanning a broad spectrum of scale, use, and complexity for architectural, heritage, and interior design projects.

The two principals made a conscious decision to ensure that a partner is involved with each project through every phase of work. As the firm evolved, this value has remained at the core of SBA's practice, and its continuance ensured through the inclusion of Kelly Gilbride and Sheldon Kennedy as partners and firm principals. Today SBA is an OAA licensed architectural practice with a complement of nine full time staff includes six licensed architects, three members of whom belong to the Canadian Association of Heritage Professionals (CAHP), and two are LEED accredited professionals. Julia Rady a Doctor of History joined the firm in 2017 buttressing the ever-increasing legislative requirements for historical research and documentation.

Since SBA's first designated building conservation project in 1988, SBA has earned a trusted reputation for the conservation of recognized or designated properties and many more listed or potential heritage buildings. SBA's involvement with projects ranges from research and documentation to production of significance statements and assessments required for determination of designation, intervention guidelines, conservation feasibility studies, through to preservation project implementation contract documents and construction administration.

In 1988, SBA was retained to assist the Trustees of the Old Stone Church in Beaverton, Ontario to assist in the designation and heritage easement process and preservation of the 1840 stone church which through the process became a national historic site. Since that time SBA has worked on over forty recognized or designated heritage properties and many more listed or eligible to be listed buildings. SBA Follows internationally recognized preservation principles as inscribed in the charters. SBA's involvement with projects that range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Preservation, Retrofit and/or Reuse and Monitoring as well as on-going Maintenance Plans.

SBA has a wide range of experience in applying both the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* and the Province of Ontario's Ministry Culture Tourism and Sport's *Standards and Guidelines for the Conservation of Provincial Heritage Properties* and municipal cultural heritage processes including the City of Toronto's. SBA also understands that "best practices" continue to evolve, and our staff maintain a rigorous continuing education program, attending various workshops sponsored by the Federal Government or through organizations we belong to including the Ontario Association of Architects (OAA), the Association of Preservation Technology (APT), the Canadian Association of Heritage Professionals (CAHP) and ICOMOS to ensure our designs and practices reflect current standards.

Over its history SBA has developed a reputation for well documented heritage reports that can form the basis for legal references and the platform for future conservation planning. In addition, SBA has developed a specialized skillset in the assessment and planning for cultural heritage

landscapes and provincial heritage properties of provincial significance, and a reputation for its meticulous and thorough reporting.

The following are a selection of projects for heritage properties (inclusive of listed and designated properties, and properties with local or provincial significance as well as national historic sites):

- Cambridge Old Post Office / IDEA Exchange National Historic Site (Cambridge)
- Dundurn Castle National Historic Site (Hamilton)
- Redemptorists' Monastery (Toronto)
- Gage Park Fountain (Hamilton)
- Former Hamilton Psychiatric Hospital including Grove Hall and Century Manor (Hamilton)
- George Brown House (Toronto)
- Macdonald Institute at the University of Guelph (Guelph)
- Sardargarh House & the Margaret Chandler House, W. Ross Macdonald School (Brantford)
- Sir James Whitney School (Belleville)
- Thistletown Regional Centre and Former County Branch, Hospital for Sick Children (Toronto)
- Thunder Bay Courthouse (Thunder Bay)
- Rouge National Urban Park (Scarborough)
- Aurora Historic Mainstreet (Aurora)
- Former Dominion Wheel & Foundry (Toronto)
- Convocation Hall (University of Toronto)
- Fort York National Historic Site (Toronto)
- Governor's House, Old Cell Block, Brantford Jail (Brantford)
- Fort York Armoury (Toronto)
- Old Stone Church National Historic Site (Beaverton)
- Old City Hall (Toronto)
- Old Don Jail (Toronto)
- Former Normal School (North Bay)
- Family Court (Hamilton)
- Old Orillia Psychiatric Institute (Orillia)
- Old Whitby Psychiatric Institute (Whitby)
- Ste.-Marie Among the Hurons (Midland)
- St Thomas Courthouse (St. Thomas)
- St. Thomas Psychiatric Hospital (St. Thomas)
- St George's Greek Orthodox Church (Toronto)
- Whitney Block and Tower, Queen's Park (Toronto)
- Zion Schoolhouse and Zion Church (Toronto)

Over the past decade SBA has received multiple conservation awards from the Canadian Association of Heritage Professionals for their work within the heritage industry including for Barton Avenue Stables Conservation, Macdonald Institute Conservation, Whitney Block and Tower Conservation Master Plan, Dundurn National Historic Site Long Range Planning and Reuse Study for the Outbuildings, the Restoration of Gage Park Fountain in Hamilton, and the restoration of the Ward's Landing Stage on the Toronto Islands. The firm has twice won the prestigious Ecclesiastical Cornerstone Award. The first for the restoration of the University of Guelph's Macdonald Institute including the renovation of the MINS300 hall into a state-of-the-art lecture hall. The second for their work on the conservation and adaptive reuse of the Cambridge Old Post Office. SBA were the heritage architects on the project and worked alongside RDHA Architects on this stunning "book-less" library that revitalized the local and national landmark in the heart of downtown Cambridge.

The SBA project team consisted of Kelly Gilbride (Senior Heritage Architect) and Julia Rady (Historian) with support from Ludia Bae.



**Kelly Gilbride OAA, P.Eng., CAHP, LEED AP** is a partner of Stevens Burgess Architects Ltd. (SBA) and Senior Heritage Architect. Kelly's architectural training is complemented by her building engineering degree. Shortly after joining SBA in 2001, Kelly became a partner and worked closely with Jane Burgess to develop an expertise within the heritage field. Initially focused on built heritage conservation work, Kelly expanded her expertise to include heritage policy, conservation plans, impact assessments, and heritage evaluations and inventories. Her work with SBA has garnered multiple conservation and heritage awards.

**Julia Rady PhD, CAHP** obtained her doctorate in Canadian History from the University of Toronto in 2017. She has presented on her work to the Canadian Historical Association and the Canadian Society of Church History. She has worked as a historical consultant for the CBC, the Osgoode Society for Canadian Legal History, and Heritage Toronto, and she has published book reviews with Ontario History. Her work at SBA had included historical research and analysis for the firm's heritage-related work. She has been a board member of the Multicultural History Society of Ontario since 2007. In 2019 she was appointed to the Toronto Preservation Board and 2024 she was elected Chair.

**Ludia Bae** is a PhD Candidate at the Department of History, York University. Her doctoral dissertation "The Kaleidoscope of War: Commemoration and Canadian War memorial Windows, 1914-1930" examines war memorial stained-glass windows installed in Ontario and Québec between 1914 and 1930. Her doctoral research has been funded by the Social Sciences and Humanities Research Council and the Avie Bennet Historica Dissertation Scholarship in Canadian History. As a Cultural Heritage Technician at SBA, she conducts a wide range of historical research and develops graphics for the firm's heritage-related reports.