

COMMITTEE OF THE WHOLE – MAY 10, 2011

CONSIDERATION OF AD HOC COMMITTEES

Distributed April 29, 2011

1. Heritage Vaughan meeting of March 23, 2011 (Report No. 2)
2. Heritage Vaughan meeting of April 27, 2011 (Report No. 3)

<p>Please note there may be further Communications.</p>

CITY OF VAUGHAN
REPORT NO. 2 OF THE
HERITAGE VAUGHAN COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 12, 2011*

The Heritage Vaughan Committee met at 7:10 p.m., on March 23, 2011.

Present:

John Mifsud, Chair
Robert Stitt, Vice-Chair
Robert M. Brown
Lucy Di Pietro (7:35)
Richard Hahn
Councillor Marilyn Iafrate
Fadia Pahlawan
Christine Radewych
Regional Councillor Deb Schulte
Councillor Alan Shefman
Claudio Travieso

The following item was dealt with:

1. **150 BROOKE STREET
PROPOSED NEW CONSTRUCTION
APPLICANT: RICHARD HAHN
OWNER: DARREL YASHINSKY AND NICOLE ROSEN**

Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated March 23, 2011, subject to the deletion of recommendation 1.8:

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan approve the proposed building as proposed in design and scaled drawings in the submitted site plan, plans and elevations dated February 28, 2011, with the following conditions:
 - 1.1 That all other necessary City permits and approvals be obtained, and if any significant changes result from the process i.e. committee of adjustment review, the application is required to return to Heritage Vaughan for further review and approval, and;
 - 1.4 That the applicant propose a planting and grading plan for Cultural Services staff review and approval, for the front soft landscaped area directly in front of the driveway portion that is in front of the two garage doors above street level, at the end

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of a positive slope driveway, in order to mitigate the impact of these on the streetscape, such as:

- i. raising the grading of this landscaped portion in a soft gradual way towards the house, and;
 - ii. introduce native plantings in a way that is compatible to the traditional front yard arrangement of Thornhill Village as described in the Thornhill Heritage Conservation District Guidelines, and;
- 1.5 It is recommended that a smaller roof that supports itself by brackets, in keeping with the traditional wood brackets found in the bungalow style, be introduced instead of the proposed lean-to covered area on the south elevation (visible on the front). Although the proposed takes its precedent from the existing carport, it does not complement the aesthetics of the rest of the proposed composition, and;
- 1.6 That the stone cladding top line match the line of the front porch floor (therefore be brought down and separated from the window sills) and the stucco be installed instead or ideally, as per historic precedents, that the brick cladding shown on the other elevations be continued onto the front elevation, in the area under the porch, and;
- 1.7 That the proposed transom to the front door is not in keeping with the precedent style and therefore not appropriate and be removed, and;
- 1.8 That the basement window on the west façade (the elevation facing the MacDonald house) be reduced by 50% in height or eliminated as it emphasizes a fourth floor level when only two floors are permitted, and;
- 1.9 That the applicant provide a full set of final/revised drawings as recommended above, including site plan and all elevations for final approval by Cultural Services staff prior to and in order to issue a Heritage Permit, and;
- 1.10 That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff prior to the issuance of a Heritage Permit.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

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Purpose

Proposed New Construction in place of to-be-demolished single family home.

Background - Analysis and Options

1. Analysis

The subject property at 150 Brooke Street is:

- a) Designated as part of a Heritage Conservation District under **Part V** of the Ontario Heritage Act and therefore subject to the Thornhill Heritage Conservation District Guidelines.
- b) Not Registered under Part IV section 27 of the Ontario Heritage Act
- c) Not individually Designated under Part IV, section 29, of the Ontario Heritage Act

a. Proposal by Applicant:

The applicant has proposed the demolition of the existing structure on the site, to give way to a new single family home, as reflected in the submitted drawings.

On February 28, 2011, the applicant submitted the following documents to staff for Heritage Vaughan Review:

- a) Site Plan (proposed)
- b) Plans and Elevations (proposed)

On the same date, the following was submitted as background information to staff:

- a) Existing Survey
- b) 2005 Heritage Vaughan meeting minutes
- c) 2006 Demo Permit
- d) Building Department comments
- e) TRCA Permit

On March 7th, staff received the following:

- a) Design Brief Report authored by the applicant
- b) a hand drawing of the proposed front elevation
- c) photos of examples of other houses within the heritage district

Please see the below for detailed discussion and analysis of the submitted materials:

i. Demolition of Existing

The demolition of the existing one storey home, has been previously approved by Heritage Vaughan committee at the August 24, 2005 meeting, together with a concept sketch for a new home. Please see background section of this report.

ii. Historic Design Precedent for Proposal

Style: based on the California Bungalow style identified in the Heritage Conservation District Plan, as shown in the attachments. Traditionally bungalow style homes in

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Thornhill are found to be 1 to ½ storeys. Please see image 4 and 5 at the end of this report.

iii. Proposed New Construction

1. General Characteristics of proposed:

- a) Side gable roof with long front slope covering full width verandah
- b) Wide shed dormers
- c) Non-symmetrical plan and façade
- d) Double hung window style, with 3 over one "cottage style"
- e) Cladding: heavier materials used from foundation up
- f) Two car garage on front elevation at street level, under main level.
- g) Site Conditions and policy to note:

- i. By-law 1-88, section 4.1.4, paragraph (g) does not permit any reverse sloped driveways, as it states:

All driveways shall have a positive slope away from all parts of the building or structure to the street for all single family detached dwellings, semi-detached dwellings townhouse dwelling, and street townhouse dwellings.

That all reverse slope driveways legally existing as of June 8, 2010 shall be permitted.

The property is directly to the south a of a creek which is part of the Don River Watershed, and therefore any proposal for construction requires review and approval by the Toronto Region Conservation Authority (TRCA). The applicant has advised that this permit has been obtained and it provides certain limits as to the grading associated with the project.

- iii. Based on the August 24, 2005 Heritage Vaughan resolution regarding this property, the coverage for a replacement structure shall not exceed 23%

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4.4.1 Design Approach

- a) The design of new residential buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.
- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical village.
- e) Historically appropriate heights for new residential buildings are considered to be 1 ½ or 2 storeys. New residential buildings should be not less than 80% or more than 120% of the average height of the adjacent residential buildings. Notwithstanding the height limit above, two storey houses are permitted next to one storey houses if the ground floor is no more than 1 metre above original grade. In all instances the height of new buildings shall conform to the City's Zoning By-law.
- f) New residential building construction in the District will conform to the guidelines found in Section 9.5.2.

Section 4.4.1 of the Heritage District Guidelines states:

- v. The applicant has informed Cultural Services staff as part of the Design Brief submitted, that no variances are required. If this proves not to be the case, drawings will be required to return to Heritage Vaughan for review and approval, as reflected in staff's recommendation on this agenda.

2. Front Elevation: Analysis of Proposed

- a) The precedent style is traditionally 1 ½ storeys
- b) The proposed shows a 1 ½ to 2 storey home (as perceived from the front façade) on top of a garage level (located at the elevation of street level).
- c) The garage level effectively places the main level ("first floor" in drawings) one floor above the street level.
- d) Although there are similar examples in the district for garage levels under the main level of the home, and positive sloped driveways (see Images attached to this report) this is the first proposal since the designation of the Thornhill Heritage Conservation District for which the garage level is proposed at street level and not as a reverse slope from the street, which would minimize the visual impact of the garage on the streetscape. As stated above reverse sloped driveways are not permitted by by-law 1-88.
- e) Efforts to minimize the impact of the above condition include:
 - i. The sloped landscaped area ascending to the original grade (mostly soft landscaping) ascending to at least 1metre or less from the main level

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elevation mark, in the area directly in front of the southern half of the elevation

- ii. The two car garage doors are recessed 1ft into the stone face in order to create a shadow line. This can be looked at in two ways, depending on the point of view: this may work to emphasize the openings, however it also will give a sense of depth to the natural stone in the façade and reduce the prominence of the garage door itself, which would otherwise be in the "front line". The latter effect is the desired one.
 - iii. The grading and plantings in the front soft landscaped area directly in front of the driveway portion which in turn is in front of the two garage doors plays an important role in mitigating the impact of the two garage doors on the streetscape. It is recommended that the applicant propose a planting and grading plan that will reflect this, and reflect strategies such as raising the grading of this portion in a soft gradual way towards the house and introduce native plantings in a compatible way with the concept of a traditional front yard arrangement in order to mask the driveway and garage doors
- f) The stone rises to the main floor window sill level: this is not in keeping with the precedent style.
 - g) There is a proposed transom to the front door which is not in keeping with the precedent style.
 - h) The proposed lean-to covered area on the south elevation (visible on the front), although it takes its precedent from the existing carport, it does not complement the aesthetics of the rest of the proposed composition. It is recommended that a smaller roof be introduced that supports itself by brackets in keeping with the traditional wood brackets found in the bungalow style.
 - i) Material specifications and samples will be required to be submitted for review and approval by staff and/or the committee.

3. South Elevation: Analysis of Proposed

- a) Overall the design of this façade conforms to the historic design precedent
- b) See comment h) under "Front elevation" analysis
- c) Cladding: see comment f) under Front elevation. It is recommended that the brick continue to clad the front elevation, limiting it to the space under the porch.

4. West Elevation: Analysis of Proposed

- a) This façade faces the historic, individually designated J.E.H. MacDonald House.
- b) Overall the design of this façade conforms to the historic design precedent with the particularity that the grading uncovers the basement level to a large degree. Together with the third floor, evident only on this façade, the house comes close to being perceived as a four storey structure. This is of greater impact to the context of the MacDonald house. The guidelines only allow for 1 ½ to 2 storeys.
- c) The reduction by 50/% or elimination of the basement window is recommended.

5. North Elevation: Analysis of Proposed

- a) The grading results in a greater exposure of the basement level and therefore this results in a greater blank wall surface.
- b) It is recommended to lower the running stone sill to the level of the porch floor, in order to keep with the precedent style.

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- c) There is the opportunity to run the stone could be run all along the lower portion of the facades at the datum mentioned above and make the stone conceal the poured concrete foundation.

b. Background

i. Demolition of Existing: Approval

On August 24, 2005 Heritage Vaughan passed the following recommendation:

Heritage Vaughan recommends

That Heritage Vaughan has no objections to the demolition or relocation of the existing building at 150 Brooke Street, and;

That if the existing residence at 150 Brooke Street is to be re-located, that the plan for removal be approved by the owner, Cultural Services and Heritage Vaughan.

That Cultural Services staff recommends a maximum lot coverage of no more than 23% for the subject property based on local area precedent.

That the applicant continue to work with Cultural Services staff to refine the draft design of the proposed new construction.

CARRIED

Please refer to the images at the end of this report showing the concept drawing associated with this recommendation (Images 29 and 30)

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Please see recommendations.

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Co-ordinator

Angela Palermo
Manager of Cultural Services

Richard Hahn declared an interest with respect to this matter as he is the applicant and was the former owner of the property. He did not participate as a member of the committee or vote on the matter.

**2. 7584-7604 YONGE STREET, 7610 YONGE STREET, 14 ARNOLD STREET HERITAGE PERMIT APPLICATION FOR PROPOSED HERITAGE CLEARANCE FOR DEMOLITION
APPLICANT: MINTO URBAN COMMUNITIES
FILE NO.: DA.08.024**

Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated March 23, 2011:

Recommendation

1. That Heritage Vaughan approve a Heritage Clearance for Demolition to allow the demolition of the following non-heritage buildings within the heritage conservation district property:

- 1.1. The commercial plaza structures at the following addresses:

7584 Yonge Street;
7586 Yonge Street;
7588 Yonge Street;
7592 Yonge Street;
7596 Yonge Street;
7598 Yonge Street;
7600 Yonge Street;
7602 Yonge Street;
7604 Yonge Street; and;

- 1.2. the office building at 7610 Yonge Street;

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

N/A

Purpose

To review the application for the subject Heritage Permit Application for proposed Heritage Clearance for Demolition.

Background - Analysis and Options

1. Background

1.1 Heritage Status

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The subject properties are located at the northwest corner of the intersection of Arnold Avenue and Yonge Street, and is designated Part V of the Ontario Heritage Act as a part of the Thornhill Heritage Conservation District. (Fig. 1)

The subject development planning application also includes 7616 Yonge Street, also known as the Robert Cox House, which is included in the Listing of Buildings of Architectural and Historical Value, the City of Vaughan's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act.

1.2 Previous Applications

The previous property owner, Thornhill Village Plaza, submitted a planning application to the City of Vaughan and has been brought before the Ontario Municipal Board (OMB).

The OMB approved an Official Plan amendment, and a Zoning By-law amendment, permitting a 6 storey mixed-use building on the subject properties, the retention, relocation and restoration of the Robert Cox House, as well as the construction of a single family detached home on 14 Arnold Ave. which is located outside of the Thornhill HCD boundary.

1.3 Current Application

The current property owner, Minto Urban Communities, has since acquired the property, and has made an application for a Heritage Permit to allow for the demolition of the existing retail plaza (7584-7592, 7594-7604 Yonge Street), the existing office building (7610 Yonge Street), and the single detached dwelling unit (14 Arnold Avenue) on the subject property.

The property at 14 Arnold Street (Fig. 2) is not designated under the Ontario Heritage Act as a part of the Thornhill Heritage Conservation District nor is it included in the Register of Buildings of Architectural and Historical Significance nor has it been included in the Vaughan Heritage Inventory as a property of interest. As such, Cultural Services has no concerns regarding its demolition. No Heritage Permit is required for the demolition of the subject building.

1.4 Future Required Applications

The relocation and restoration of 7161 Yonge Street (Robert Cox House) as well as the design of the 6 storey condominium development, as it relates to the Thornhill Heritage District Guidelines, will be discussed at a later date, concurrent to the Development Planning Site Plan approval process. **Only the approval for the proposed Demolition Permits is to be considered at this time.**

For the information of the Committee the following is a summarized update regarding the development:

- 1.4.1 Of the properties associated with the subject development planning department, only the Robert Cox House at 7616 Yonge Street has been identified by Cultural Services as having cultural heritage significance.
- 1.4.2 The Robert Cox House shall be preserved, however, it has been previously stated by Cultural Services staff that the more rear addition building may be removed without jeopardizing the heritage integrity of the building. This will be addressed in detail through the development of a conservation plan.
- 1.4.3 Cultural Services had previously and continues to advise the applicant that the following information is required for a Heritage Permit application, to be considered concurrent to the Site Plan application for the subject development:

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- a) Detailed Cultural Heritage Resource Impact Assessment (CHRIA) prepared by a qualified cultural heritage consultant to determine how the proposed development is in compliance with the Thornhill Heritage Conservation District Plan and Design Guidelines.
- b) How the Robert Cox House can be preserved and incorporated into such a proposed development for the property through the development of a conservation plan.
- c) Details on how the proposed development (its overall design approach site plan, mass, scaling and materials are sympathetic and appropriate to the heritage streetscape and heritage building (Robert Cox House).
- d) A Letter of Credit to ensure the preservation of the Robert Cox House within the Site Plan Application using the total floor space of the building to be preserved as a guide for the calculation of the amount as per Cultural Services requirements and procedures on this matter.
- e) Revised site plan and elevations and add perspective views to accurately show the impact and appearance of the proposal and its effect on the Robert Cox House and the historical streetscape within the Thornhill Heritage Conservation District.
- f) Continue to work with Cultural Services and other City staff to ensure that the new development becomes more sympathetic to the existing streetscape context in terms of scale, massing, materials and the general character of the Thornhill Heritage Conservation District.

These items will be required for review and approval by Heritage Vaughan, concurrent to the Site Plan approval process.

- 1.4.4 The applicant has submitted the items required for the Site Plan approval process with the Planning Department.

Cultural Services is awaiting the completion of the circulation of those documents to City staff. When the application is deemed complete Cultural Services will review the site plan application documents, and bring them forward to Heritage Vaughan for review and approval.

- 1.4.5 One of the concerns associated with approving a Heritage Clearance for Demolition prior to the approval of a Site Plan application is the possibility that the property may stay vacant for an extended period of time before development occurs. However, this concern would remain even if approved with a site plan application. Additionally, at the time of writing this report, a site plan application for the subject development has been submitted to the City and is in the process of being circulated to all City departments for comment.

- 1.4.6 As a result of the OMB decision, the Thornhill Heritage Conservation District Plan and Guidelines were amended to allow for this development in this location. 6.1.3 of the amended Thornhill Heritage District Guidelines states that:

"Notwithstanding any other objectives, policies or guidelines of this Plan, on the lands municipally known in 2009 as 7584, 7586, 7588, 7590, 7594, 7596, 7598, 7600, 7602, 7604, 7610 and 7616 Yonge Street:

- a) development with the mass, height, and setbacks set out in Appendix "B" attached hereto and forming part of this Plan is permitted; and,*

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b) the development set out on Appendices "C" and "D" attached hereto and forming part of this plan is permitted."

The above amendment applies only to the subject site and upon completion of the subject development, would no longer be included.

2. Analysis

2.1 The current property owner has applied for the demolition of the existing retail plaza (7584-7592, 7594-7604 Yonge Street), the existing office building (7610 Yonge Street), and the single detached dwelling unit (14 Arnold Avenue).

2.1.1 According to the applicant, a demolition permit is being pursued at this time to meet the requirements of the tenancy agreements, which requires the property owner to give notice to vacate due to demolition 6 months in advance.

2.1.2 All proposed demolitions in the City of Vaughan must receive a Heritage Clearance Approval from Cultural Services staff or, in the case of listed or designated properties, a Heritage Permit from Heritage Vaughan.

2.1.3 On May 21st 2008, a previous demolition permit for the subject properties was brought forward to Heritage Vaughan, the decision to demolish the subject properties was deferred until the matter had been to the OMB.

An analysis of the demolition of each of the subject properties follows:

2.2 7584-7592, 7594-7604 Yonge Street (See Fig. 3)

2.2.1 The properties at 7584-7592 and 7594-7604 Yonge Street are designated under Part V of the Ontario Heritage Act as they located are within the Thornhill Heritage Conservation District.

2.2.2 The subject buildings are of a modern commercial strip mall plaza design, common throughout the 1950's to 70's, and were most likely built in three stages between 1964 and 1970.

2.2.3 The subject building fronts on Yonge Street, but is visually separated by a front end parking lot.

2.2.4 Because of its date of construction and architectural style, the subject building would be considered a non-heritage structure, which does not positively contribute to the heritage streetscape of Thornhill, as described by the Thornhill Heritage Conservation District Plan and Guidelines.

Cultural Services has no concerns regarding the demolition of the subject structure.

2.3 7610 Yonge Street (See Fig. 4)

2.3.1 The property at 7610 Yonge Street is designated under Part V of the Ontario Heritage Act as a part of the Thornhill Heritage Conservation District.

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- 2.3.2 The subject building was constructed in 2003, in a contemporary eclectic style as a commercial office space.
- 2.3.3 The subject building is located to the rear of the Robert Cox House, and as such has very little impact on the Yonge Street streetscape.
- 2.3.4 Because of its date of construction, and architectural style, the subject building would be considered a non-heritage structure, which does not positively contribute to the heritage streetscape of Thornhill, as described by the Thornhill Heritage Conservation District Guidelines.

Cultural Services has no concerns regarding the demolition of the subject structure.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Because of the date of construction, location within the property, and architectural style the subject buildings, proposed for demolition, are considered non-heritage structures, which do not positively contribute to the heritage streetscape of Thornhill, as described by the Thornhill Heritage Conservation District Plan and Guidelines.

Although there is a degree of uncertainty as to how long the properties will be vacant, it is recognized that this concern would exist even with an approved Site Plan, and that the Site Plan application is currently being circulated for review by City staff.

As such, Cultural Services has no concerns regarding the demolition of the subject structures.

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator

Angela Palermo
Manager of Cultural Services

3. **THE CARVILLE POST OFFICE, 1076 RUTHERFORD ROAD, BLOCK 11, PART OF LOT 16, CONCESSION 2, PROPOSED NEW RELOCATION SITE FOR COMMENT.**
APPLICANT: NINE-TEN WEST LIMITED
FILES: DA.10.108, Z.09.016

Heritage Vaughan recommends that this matter be deferred to the meeting of April 13, 2011.

Recommendation

That Heritage Vaughan provide comments on the revised proposed relocation site of the Carville Post Office structure, as submitted by the applicant.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

N/A

Purpose

To review the relocated Carville Post Office within the proposed new development on the subject site.

Background - Analysis and Options

The applicant has requested that Heritage Vaughan review a revised proposed relocation site for the Carville Post Office building. A site plan was reviewed by Heritage Vaughan at its February 2011 meeting. Since the meeting, York Region has advised the applicant that additional lands are required for the road widening along Rutherford Road. The red-lined drawing attached identifies the new boundary lines for the development. (Fig 1)

A site plan with the new location of the re-positioned building will be available for review by the Heritage Vaughan Committee at the meeting March 23rd meeting.

1. Analysis

1.1 Heritage Status

The subject building at 1076 Rutherford Road, also known as the Carville Post Office is:

- 1.1.1 Not individually designated under Part IV of the Ontario Heritage Act Not designated as part of a Heritage Conservation District under Part V of the Ontario Heritage Act.
- 1.1.2 Included in the City of Vaughan Heritage Inventory as a property of interest. This identification ensures that any future planning or building application involving this structure requires approval from Heritage Vaughan.

1.2 Brief History of the Site:

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- 1.2.1 Built by Thomas Cook as a general store in ca. 1845 and operated as a store until 1916.
- 1.2.2 The Carville post office was operated from the building from 1865 to 1913.
- 1.2.3 Contextually, it was once part of the larger village of Carville which was established by the Thomas and William Cook brothers.
- 1.2.4 Architecturally, the building is a one-and-one half storey, front gable roof, a simple/modest design with classical style detailing added during a major renovation of the building around the 1920s, when the building was extensively remodeled and many of the window and door openings were relocated.
- 1.2.5 Original building features include the gable roof eave returns, interior beaded board paneling on the first floor, interior staircase handrail, original attic windows and original frame construction.

1.3 Previous Proposed Location:

- 1.3.1 The applicant has proposed the relocation, restoration and integration of the subject building as a part of proposed new commercial plaza development on the site.
- 1.3.2 The intent to relocate the subject building within the new development has been approved in principle previously by the Heritage Vaughan committee at the November 2009 meeting, although a specific location was not approved.
- 1.3.3 In February 2011, Heritage Vaughan reviewed and received and approved the following items required as a part of the Heritage Permit approval for the relocation and restoration of the subject building:
 - a) A Building Condition Survey of the existing structure
 - b) A full set of elevation drawings, floor plans
 - c) A site plan indicating where the subject building is to be relocated,
 - d) A rationale for the choices made for the revitalization process titled "Outline Specifications and Restoration Strategy for the Carville General Store"
- 1.3.4 The building was previously proposed to be relocated back from the road to a location roughly 100 ft. east of its current location. This location, proposed at the February 2011 meeting, was also approved, with some conditions.

1.4 Current Proposal by Applicant:

The applicant has indicated that York Region has required that the building be set back at an even greater distance from the street. (See Fig. 1) A greater setback would also require the front elevation of the building to be turned on an angle to face slightly east, while still maintaining a relationship with Rutherford Road.

Supplementary information, including the analysis of an updated Site Plan will be made available as an addendum to this agenda prior to, or during the March 23rd meeting of the Heritage Vaughan Committee.

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Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Overall, the proposed relocation of the subject building, the sympathetic restoration to a state similar to its 1920s incarnation, and its retention as a contributing building within the new development, is sympathetic to the heritage character of the building, and will ensure the long-term conservation and protection of the subject building.

The new location with rationale is required to be provided by the applicant for review and analysis.

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

The meeting adjourned at 9:02 p.m.

Respectfully submitted,

John Mifsud, Chair

CITY OF VAUGHAN

REPORT NO. 3 OF THE

HERITAGE VAUGHAN COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on May 10, 2011*

The Heritage Vaughan Committee met at 7:02 p.m., on April 27, 2011.

Present:

- Robert Stitt, Vice-Chair
- Robert M. Brown
- Roger Dickinson
- Lucy Di Pietro
- Rosario Fava
- Richard Hahn
- Councillor Marilyn Iafrate (8:00 p.m.)
- Tony Marziliano
- Gianni Mignardi
- Nick Pacione
- Fadia Pahlawan
- Christine Radewych
- Councillor Alan Shefman (8:20 p.m.)
- Rajbir Singh

The following items were dealt with:

1. **8161 KIPLING AVENUE, THOMAS WRIGHT HOUSE AND 8177 KIPLING AVENUE, MCGILLIVRAY SHORE HOUSE, PROPOSED RELOCATION WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT**
FILES: DA.10.112, Z.10.032
APPLICANT: WYCLIFFE KIPLING LTD. ETAL.

Heritage Vaughan recommends:

- 1) That the relocation of 8161 Kipling Avenue, Thomas Wright House and 8177 Kipling Avenue, McGillivray Shore House within the property at 8161, 8171 and 8177 Kipling Avenue, be approved, to allow for future intensification of the subject area; and
- 2) That the following report Cultural Services, dated April 13, 2011, be received.

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan receive the report on this matter and consider the intent to relocate 8161 Kipling Ave, Thomas Wright House and 8177 Kipling Ave. McGillivray Shore House within the property at 8161, 8171 and 8177 Kipling Ave, to allow for a more intensive future development at the subject site.

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FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
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Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To review the documentation provided for the property at 8161 and 8177 Kipling Ave, to determine whether the relocation of the subject buildings within the subject site, can be approved in principle.

Background - Analysis and Options

1.0 Heritage Status

The subject site consists of three individual properties:

1.1 8161 Kipling Ave – Thomas Wright House



Fig. 1 Current conditions, Thomas Wright House

- 1.1.1 Designated as per Part IV of the Ontario Heritage Act as the Thomas P. Wright House, By-Law 228-89. Reasons for Designation as stated in the Designation By-Law include:

- Built circa 1881 by Thomas P. Wright

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- Traditional Ontario Gothic architecture
- Pattern brick detailing (Hood labels and string course)
- Wooden ornament (King posts, ornamental brackets, chamfered verandah posts)
- Gothic opening in the central peak
- Common setback with four similar houses of the same vintage

1.1.2 Included in the *Listing of Buildings of Architectural and Historical Value*, the City of Vaughan's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act

1.1.3 Designated as per Part V of the Ontario Heritage Act as a part of the Woodbridge Heritage Conservation District.

1.1.4 Identified in the Woodbridge Heritage Conservation District Plan as a Contributing building

1.1.5 Identified as being of a Gothic Revival architectural style in the Woodbridge Heritage Conservation District Plan

1.2 8171 Kipling Ave

1.2.1 Designated as per Part V of the Ontario Heritage Act as a part of the Woodbridge Heritage Conservation District.

1.2.2 Currently vacant, located adjacent to two Contributing Buildings, as identified in the Woodbridge Heritage Conservation District Plan.

1.3 8177 Kipling Ave – McGillivray-Shore House

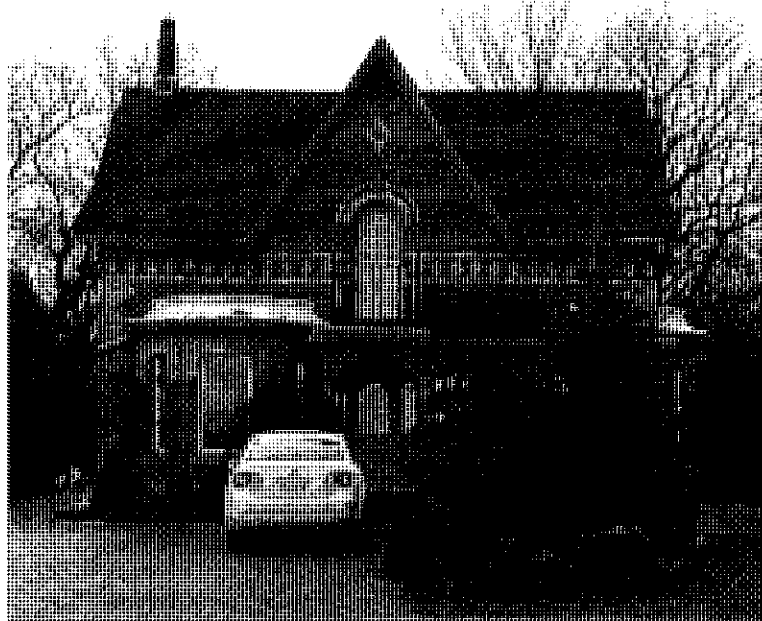


Fig. 2 Current Conditions - McGillivray-Shore House

1.3.1 Designated as per Part IV of the Ontario Heritage Act as the M House, By-Law 201-87. Reasons for Designation as stated in the Designation By-Law include:

- Built circa 1885 , associated with the McGillivray-Shore family, a significant Woodbridge family
- Elaborately detailed, well maintained, red and buff brick
- Gothic revival architectural style

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- Diamond patterned brickwork, iron cresting, bargeboard, corbelled chimneys, asymmetrical massing
- 1.3.2 Included in the *Listing of Buildings of Architectural and Historical Value*, the City of Vaughan's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act
- 1.3.3 Designated as per Part V of the Ontario Heritage Act as a part of the Woodbridge Heritage Conservation District.
- 1.3.4 Identified in the Woodbridge Heritage Conservation District Plan as a Contributing building
- 1.3.5 Identified as being of a Gothic Revival architectural style in the Woodbridge Heritage Conservation District Plan

2.0 Application Background

- 2.1 Two of the subject properties, 8161 and 8171 Kipling Avenue were previously subject to an Official Plan Amendment, Zoning By-Law and Site Plan applications which permitted the development of 4 detached homes and 16 semi-detached units.

This development was approved by the OMB in 2007.

- 2.2 During this application process, the proposed relocation of 8161 Kipling Ave. was approved by motion of the Heritage Vaughan committee at the May 16th 2002 meeting.

The Heritage Vaughan Committee indicated by a motion that the Committee had no objection to the proposed redevelopment of 8161 Kipling Ave., including the applicant's intention to relocate the building.

- 2.3 While this motion was passed, the status of the subject property has since changed significantly, as the property is now located within the Woodbridge Heritage Conservation District, and is subject to the Woodbridge HCD Guidelines.

- 2.4 Since the application was approved, the applicant has acquired the adjoining property at 8177 Kipling Ave, and has resubmitted a new Development Planning Application to include these lands.

The Woodbridge HCD Plan and Guidelines will be taken into consideration when assessing this application.

3.0 Current Proposal

- 3.1 The property owner, Wycliffe Homes, has proposed a three to four storey condominium development of 65 stacked townhouse units, divided into 5 residential blocks.

The applicant has stated that: *"The focus of the redevelopment is to create a balanced, intensified project which is inspired by the surrounding heritage, but contemporary and urban so as to attract a younger generation who wish to remain in the Woodbridge area."*

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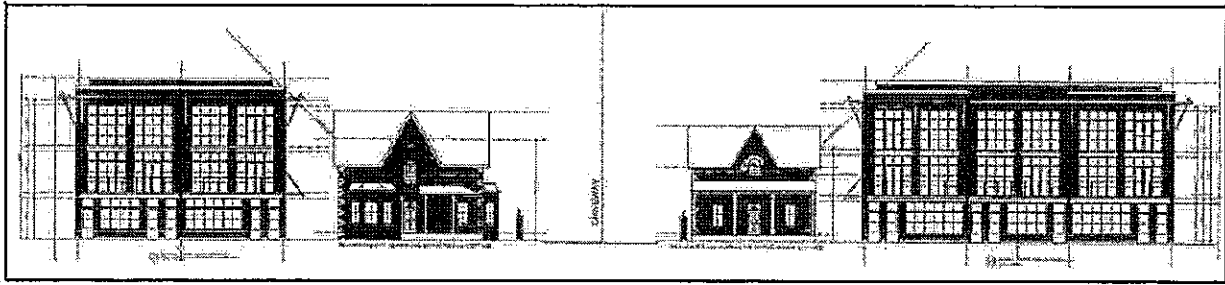


Fig. 3 Proposed street elevation of future development, including subject relocated heritage buildings. Future development is to be considered by the Heritage Vaughan committee at a later date.

3.2 As a part of the proposed development, the applicant intends to relocate and revitalize the Thomas Wright House as per the motion made in 2002 by Heritage Vaughan, and proposes that the McGillivray-Shore House be moved in a similar fashion to align with the new location of the Thomas Wright House at the front of the property.

- The Thomas Wright House is proposed to be moved approximately 19.5m closer to Kipling Ave as well as a few meters to the North (To be confirmed at the time of Site Plan review).
- The McGillivray-Shore House is proposed to be moved approximately 21.0m closer to Kipling Ave. as well as a few meters to the South (To be confirmed at the time of Site Plan review).

3.3 The two heritage buildings are intended to serve as a gateway to the entry drive.

3.4 The subject heritage buildings will be restored according to a yet-to-be prepared Conservation Plan, and sold as single-family residential condominium units.

3.5 The relocation of the subject buildings, in principle, is to be considered only.

The appropriateness of the proposed development, as per the Woodbridge Heritage Conservation District Plan will be considered at a later date, when the application has been circulated by the Development Planning department, and has been deemed complete to go forward to Heritage Vaughan.

The proposed new development must be in keeping with the Woodbridge Heritage Conservation District Plan.

4.0 Applicable Woodbridge Heritage Conservation District Plan Policy

4.1 Proposed changes to individually designated properties and properties within heritage conservation districts must be in keeping with the heritage character of the building, the historical streetscape and must be in conformance with the heritage district plan and design guidelines.

The following guidelines apply to the relocation of contributing buildings, and projects along Kipling Ave.:

4.2 The relocation of contributing heritage buildings within the district is not supported by the Heritage Conservation District Guidelines.

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The Woodbridge HCD Guidelines state, in section 6.2.3 Relocation of Contributing Buildings that:

"Buildings and structures located within properties that are listed as contributing to the Woodbridge HCD Heritage Character should not be relocated and should remain in situ within their existing context."

As such, the relocation of contributing buildings is not supported by the Woodbridge HCD guidelines, and is not in keeping with the goals set forth for heritage structures within Woodbridge.

- 4.3 The proposed revitalization and reuse of the subject properties is in keeping with the following WHCD guidelines.

Rehabilitation of the subject building will ensure the long term retention of the architectural heritage features identified as being of significance in the designation bylaw, and allows for continuous meaningful use.

- 4.4 Section 6.2.2 *Conservation Guidelines* of the Woodbridge Heritage Conservation District Guidelines state that applications should:

"Conserve cultural heritage value by adopting an approach of minimal intervention."

Relocation of this scale is a very intensive intervention, and should only be considered when it is the only suitable option.

- 4.5 The Woodridge HCD Guidelines state that Kipling Avenue should regain and retain its heritage character.

Relocating the subject properties would result in the loss of original character, embodied within the original setbacks of the subject buildings.

- 4.6 The W HCD Guidelines also state that "...new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards."

This deep setback character of contributing buildings is identified as a characteristic to be retained within the district.

- 4.7 The W HCD Guidelines also state that:

"Where heritage contributing buildings are located on either side of a new development site, and are set further back from the 3.0m minimum building setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side." (See Fig 4)

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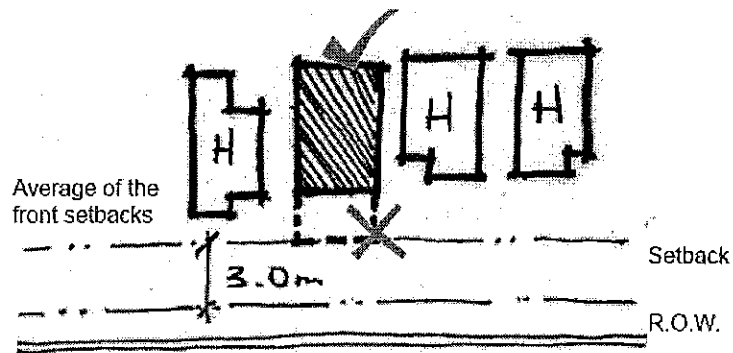


Fig. 4 Average of front setbacks, between contributing buildings.

And that:

"Where heritage contributing buildings are set further back from the recommended 3.0m minimum building setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building." (See Fig. 5)

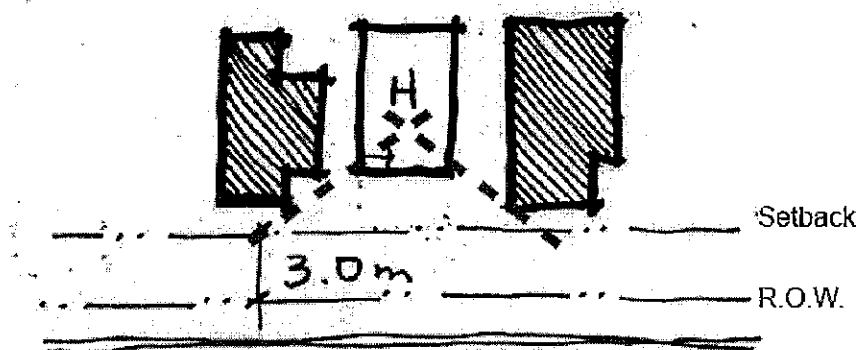


Fig. 5 45 degree angular plane from contributing heritage building.

- 4.8 By relocating the subject contributing buildings, the applicant is changing the conditions of the site to eliminate the need to abide by site plan requirements found in 4.7

5.0 Submitted CHIRA Report

- 5.1 As per the requirements associated with Development Planning applications within Heritage Conservation Districts within the City of Vaughan, a Cultural Heritage Resource Impact Assessment for the subject properties was submitted to Cultural Services for review.
- 5.2 Cultural Heritage Resource Impact Assessment reports by heritage property owners are required be included in the City's Official Plan and Official Plan Amendments.

Cultural Heritage Resource Impact Assessment (CHRIA) reports provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports also include preservation and mitigation measures for

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the heritage property.

- 5.3 All CHRIA Reports are required to meet the minimum standards as described in the *City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports*. As originally submitted, the provided document met all of the requirements of these guidelines, with the exception of a full analysis of Mitigation Options, addressing alternatives to relocation.
- 5.4 The applicant has since submitted an addendum to the original document that meets this requirement.

An analysis of the subject CHRIA report is as follows:

5.5 Current Property Condition

CHRIA reports are required to include the history and architectural evaluation of the built cultural heritage resources found on the property and must document of all cultural heritage resources on the property by way of photographs (interior & exterior) and/or measured drawings, and by mapping the context and setting of the built heritage. (See Fig. 9 for current site plan of the subject property)

The subject report fulfills these requirements, and documents the condition of the subject buildings by visual inspection. Issues identified by the applicant include:

5.5.1 8161 Kipling Ave.

- Porch in disrepair, pulling away from house, floor structure rotting, paint required.
- Rubble foundation wall has significant cracks, crumbling in some places, and foundation does not extend above grade.
- Brickwork spalling, mortar joints cracking in many areas
- Wood windows require restoration, glazing is broken, muntins damaged
- Eaves and fascia in disrepair, rusted, rotting, downspouts are missing
- Roof shingles are in good condition, some spot repair is needed
- Architectural ornamentation, porch columns, brackets, finials require repair and paint
- Later addition chimney is crumbling (Would not be retained upon relocation)
- Floors are sound, however, the end bearing of the joists on the foundation wall are rotting
- Extensive flooding in the basement due to a broken water pipe

Foundation: Fair
Exterior: Poor
Structural Frame: Fair
Architectural ornamentation: Poor
Roof: Fair
Mechanical Systems: Poor

- 5.5.2 The applicant concludes that the subject building requires significant work to be habitable. A full extensive review of the subject report will be completed by Cultural Services staff as a part of the Site Plan approval process. Cultural Services has completed a site visit and will take into account the information gathered when compiling the full review. Cultural Services staff will work with the applicant to verify and clarify the conclusions made in the subject report.

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5.5.3 8177 Kipling Ave:

- Building is currently in use as a residential structure and is in generally in a good state of repair
- Exterior walls show minor signs of cracking, decaying masonry ties. Unsympathetic masonry repairs on some areas.
- Original wood windows have been replaced by aluminum
- Doors are not original
- Foundation wall has been parged where exposed on the exterior and in the interior basement.

Foundation: Good

Exterior: Good

Wood frame: Good

Architectural ornamentation: Good

Roof: Good

Mechanical systems: Good

The overall condition of the subject property is good, a new foundation is not required for the subject property.

A full extensive review of the subject report will be completed by Cultural Services staff as a part of the Site Plan approval process. Cultural Services has completed a site visit and will take into account the information gathered when compiling the full review. Cultural Services staff will work with the applicant to verify and clarify the conclusions made in the subject report.

5.6 Relocation Rationale

- 5.6.1 The applicant intends to 'expand' on the previous approval for the relocation of the Thomas Wright House, by also moving the McGillivray-Shore House closer to the street, aligned with the other homes on Kipling. The two buildings are proposed to *"create a gateway into an internal commons behind the streetscape wall."*

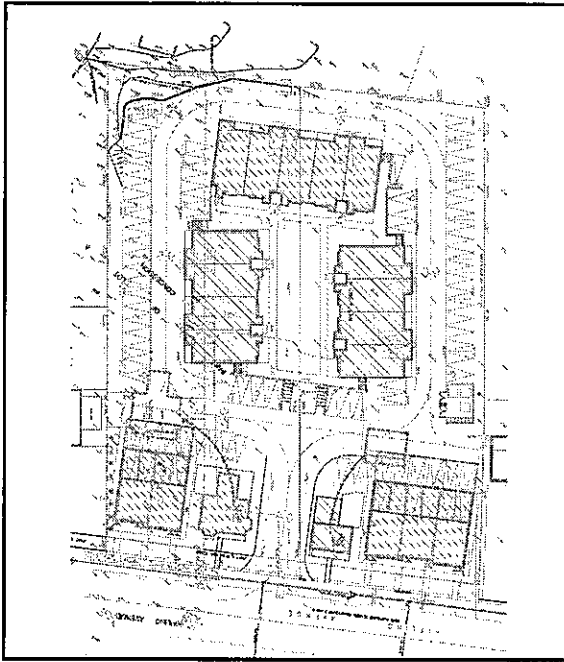


Fig. 6 Proposed relocation of the subject buildings, with proposed future development.
See Fig. 10 for more detailed view.

- 5.6.2 The applicant argues that relocating the buildings will *“allow for their architectural features to be fully restored, enhance their presence and, with some rehabilitation, ensure their continued use as residences.”*

It is the view of Cultural Services staff that these goals may all be easily achieved **without** the relocation of the subject building and in accordance with the Woodbridge Heritage District Guidelines.

- 5.6.3 The applicant also argues that:

“This approach will:

- reinforce the streetscape*
- increase the sense of entry into Woodbridge*
- create an entry into the proposed development*
- improve the pedestrian scale of Kipling Avenue*
- increase the exposure of the heritage value of the homes for greater view*
- permit a framed view into the commons behind the street edge, and*
- allow for rehabilitation and restoration actions”*

The applicant proposes that *“the poor physical condition of the Thomas Wright House suggests that moving it to a new foundation will be the most effective way to ensure its successful restoration and rehabilitation”*.

Retention in-situ is preferable to relocation and is considered heritage conservation best practice. The Thomas Wright House does not need to be relocated for a new foundation to be installed.

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5.6.4 The submitted CHRIA report states that:

"While the HCD Plan encourages contributing structures not to be relocated (Section 6.2.3), the poor physical condition of the Thomas Wright House suggests that moving it to new foundations will be the most effective way to ensure its successful restoration and rehabilitation."

And that:

"While the McGillivray-Shore home is in good condition, its deep setback from the street hampers its Architectural Heritage value from contributing in a greater way. It is the building that is of Architectural Heritage value. Not the setback per se."

This is contrary to heritage best practice, which always prefers retention in situ to relocation. No proposed new location could ever be more suitable, or more in keeping with the heritage character of the subject building, or with the heritage character of the Woodbridge HCD.

5.6.5 The applicant acknowledges that the recessed setback of 8161 and 8177 Kipling Ave is not typical of the later residential structures built on Kipling Ave., and suggests that relocating the buildings would improve this relationship.

However, it is exactly this traditional setback that defines these buildings as being of a particular age and vintage along early Kipling Ave.

5.6.6 The common setback with properties of a similar design and vintage along Kipling Ave. is identified in the Reasons for Designation of the Thomas Wright House, making it one of the identified significant features of the property protected for preservation. Relocating the subject building would in effect destroy this significant heritage feature.

The applicant argues that this grouping of setbacks has been eroded over time by the erection of later, non-contributing homes. The applicant also argues that, as Heritage Vaughan and Council has already approved the relocation of the Thomas Wright House, that this issue has already been considered.

5.6.7 The relocation of heritage buildings within the City of Vaughan, although in this case not supported by the W HCD Plan and Guidelines, does require a Letter of Credit and full Conservation Plan.

A Letter of Credit for relocation ensures the protection of the subject building prior to and during its relocation. A Letter of Credit for Heritage Building relocation consists of \$100.00 per square foot. The point form Conservation Plan submitted within the CHRIA does not meet the minimum requirements of such a Conservation Plan required for the relocation of a building within the district.

5.7 Proposed Relocation Options

A comprehensive examination of the preservation/mitigation options for cultural heritage resources is required to be discussed in all CHRIA Reports. As such, the applicant has provided an analysis of two options to the provided site plan, which would help to mitigate the negative effects of the proposed development:

5.7.1 Option A

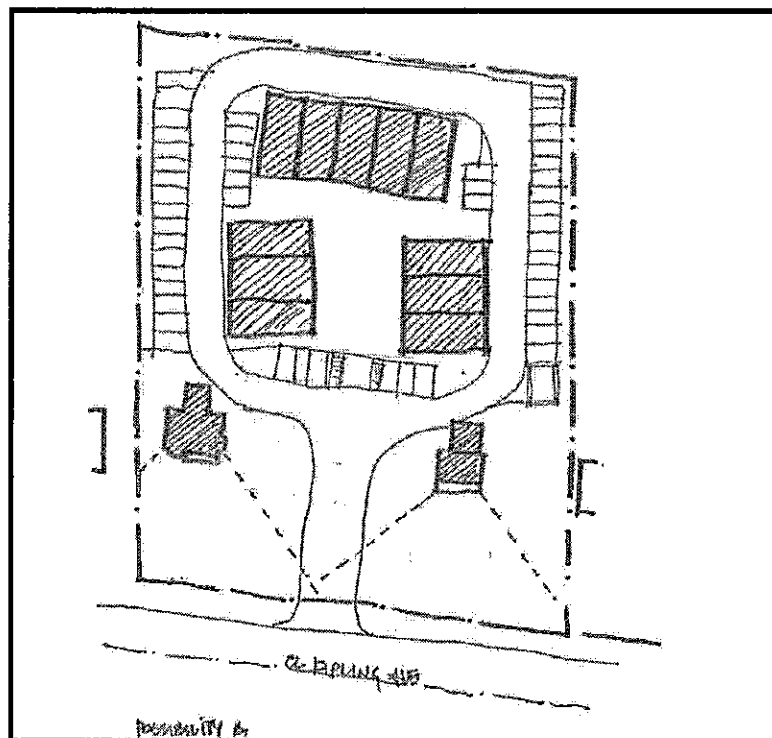


Fig. 7 Option A – Site Development Behind Homes – Submitted by applicant

- Stacked townhomes are built behind the subject properties.
- Site access is via a central drive which provides a link to the street and views into the site.
- The 45 degree plan angular plan is respected, as per the W HCD Guidelines.
- The Thomas Wright House is lifted and moved while a new foundation is built in the original location.
- Both buildings are renovated as per an approved conservation plan.
- Approximate unit count is 44 plus the 2 homes
- Buildings remain in situ, and retain their original relationship to each other.
- This is the preferred option, as per heritage conservation best practice.

The applicant further argues that:

“This option:

- may not fully meet or execute the intensification vision of the Official Plan;*
- freezes a large portion of the site from the streetline to the Heritage Homes;*
- severely undermines the HCD plan’s vision of a pedestrian friendly and pedestrian scaled streetscape environment along Kipling Avenue;*
- creates a large no man’s land in the front yard;*
- makes the buildings in behind, located in the distance, further emphasize this fact;*
- Creates a tenuous and weak connection to the street from the buildings in the rear;*

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- makes the preferred mode of access to the site vehicular instead of pedestrian;
- has buildings not located 3.0m from the street line;
- provides a large maintenance area for two units;
- weakens the relationship between the two houses as the driveway intersects their side yards;
- reduces any opportunity for street related commercial uses which enliven the streetscape;
- reduces the sense of entry into Woodbridge (street cross-section);
- reduces the sense of entry into the buildings at the rear (streetscape cross section);
- reduces the sense of address on Kipling for the buildings in the rear;
- provides minimal rear yard amenity areas typical for single family homes."

Cultural Services does not agree that retention in situ, while maintaining a traditional relationship to the street, is inherently detrimental to the pedestrian scale, streetscape relationships and connections, and valley and inter-site views.

Maintaining a historic setback does **not** detract from the cultural heritage value of the streetscape.

5.7.2 Option B

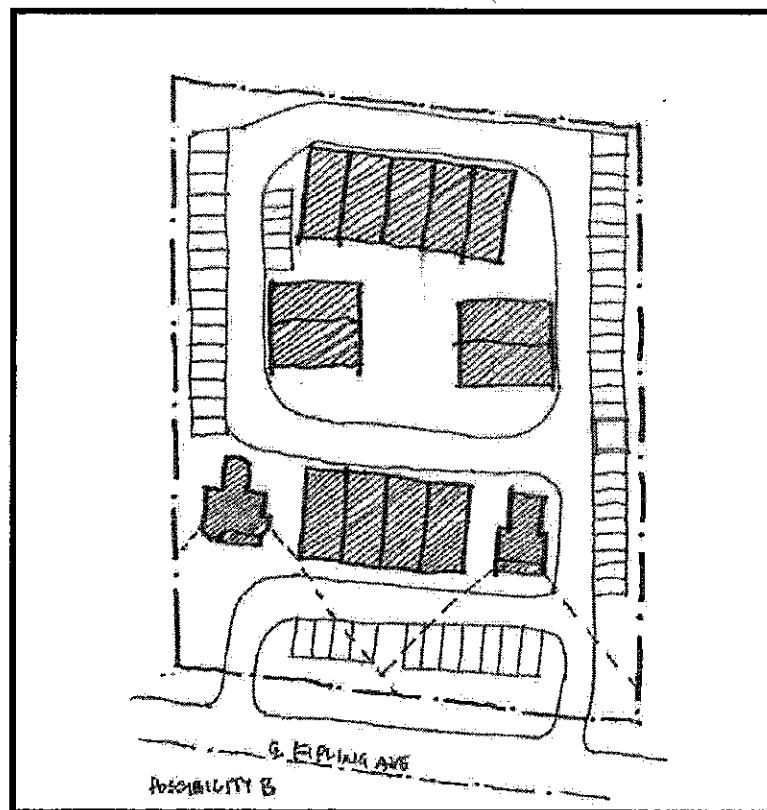


Fig. 8 Option B – Develop Site Infilling Between Homes – Submitted by applicant

- Infill buildings are proposed between and behind the subject buildings.
- Access is provided via a circular drive.

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- Parking is provided throughout the site.
- The 45 degree plan angular plan is respected. The Thomas Wright House is lifted and moved while a new foundation is built in the original location.
- Both buildings are renovated as per an approved conservation plan.
- Approximate unit count is 52 plus the 2 homes
- Buildings remain in situ, however, are separated from each other by infill.
- The significant front yards are eliminated by the circular drive.
- This option is less preferred, as per heritage conservation best practice.

The applicant further argues that:

"This option:

- may not fully execute or meet the intensification vision of the Official Plan;*
- utilizes a large portion of the front yard for parking from the streetline to the Heritage Homes;*
- severely undermines the HCD plan's vision of a pedestrian friendly and pedestrian scaled streetscape environment along Kipling Avenue;*
- Creates a tenuous and weak connection to the street from the buildings in the rear;*
- does not allow for views into the site and hides the building to the rear;*
- lessens the pedestrian connection to the street from the Heritage Homes and the building edge;*
- makes the preferred mode of access to the site vehicular instead of pedestrian;*
- has buildings not located 3.0m from the streetline;*
- weakens the relationship between the two houses as new building is located in between them;*
- reduces any opportunity for street related commercial uses which enliven the streetscape;*
- reduces the sense of entry into Woodbridge (street cross-section);*
- reduces the sense of entry into the buildings at the rear;*
- reduces the sense of address on Kipling for the buildings in the rear."*

Cultural Services does not agree that retention in situ, while maintaining a traditional relationship to the street, is inherently detrimental to the pedestrian scale, streetscape relationships and connections, and valley and inter-site views.

Maintaining a historic setback does **not** detract from the cultural heritage value of the streetscape.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

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Regional Implications

N/A

Conclusion

Heritage Vaughan should consider the analysis as outlined in this report that identifies the positive and negative issues relating to relocation of heritage buildings and ensuring they are reused and maintained within new development.

Attachments

- | | |
|-----------|---|
| Figure 9 | Site plan indicating the current locations of the subject properties. |
| Figure 10 | Proposed new locations of the subject buildings, with proposed new development details indicated. |
| Figure 11 | Historic image of 8177 Kipling Ave. – McGillivray-Shore House. |
| Figure 12 | Contemporary image of 8177 Kipling Ave. – McGillivray-Shore House. |
| Figure 13 | Rear yard view of 8177 Kipling Ave. – McGillivray-Shore House. |
| Figure 14 | Landscape view of 8161 Kipling Ave. – Thomas Wright House. |
| Figure 15 | Street view of 8161 Kipling Ave., - Thomas Wright House. |

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

2. **REVISED REPORT – 7584-7616 YONGE STREET AND 14 ARNOLD AVENUE, THORNHILL/
PROPOSED NEW CONSTRUCTION AND REHABILITATION OF ROBERT COX HOUSE
FILE: DA.08.024
APPLICANT: MINTO URBAN COMMUNITIES**

Heritage Vaughan recommends:

- 1) **That the recommendation contained in the following revised report of Cultural Services, dated April 27, 2011, be approved;**
- 2) **That all outstanding recommendations and requirements as outlined in the attached report be made conditions of site plan approval to be addressed by the applicant to the satisfaction of city staff prior to the issuance of the necessary permits;**
- 3) **That staff circulate the revised drawings via email to members in order to gain feedback on the final design for site plan approval; and**

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4) That the report of Cultural Services, dated April 13, 2011, be received.

Recommendation

The following recommendations are submitted for Heritage Vaughan's review:

That the applicant address with staff the identified boxed "recommendation" and "requirements" sections of the technical report on the subject property.

That the subject proposed new development be revised so that:

- The base of the proposed development is reduced to an appropriate height.
- The precast concrete material be amended to be of an appropriate heritage material, such as imitation limestone concrete.
- Additional architectural detailing is included to more clearly define the cap of the subject development.
- A visual variation in design, material or colour every 3-4 bays along the storefront is evident.
- Punched windows, distinct and separate openings within the masonry wall, that reflect a traditional window style are utilized.

That final drawings, including the site plan, elevation, landscape plan, signage specifications, lighting specifications and building material samples reflect the concerns and requested clarifications identified in the subject report, and be submitted to Cultural Services for review and final approval.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To review the subject Heritage Review proposal for new construction and rehabilitation of the Robert Cox house.

Background - Analysis and Options

1.0 Background

The property at 7584-7616 Yonge Street in the City of Vaughan is designated under Part V of the Ontario Heritage Act as part of the Thornhill Heritage Conservation District.

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The subject lands include the house known as the Robert Cox house which will be retained within the development.

The development proposal is subject to an OMB decision dated June 1st, 2009 that has allowed a site specific amendment of the Thornhill District Guidelines to permit a 6 storey mixed use building with a separate building behind the Robert Cox house of a maximum of 4 storeys on the subject properties with particulars as specified in the OMB order and it is included in the THCD guidelines as:

6.1.3 (OMB Order #)

Notwithstanding any of the other objectives, policies or guidelines of this Plan, on the lands municipally known in 2009 as 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7610, and 7616 Yonge Street:

- a) development with the mass, height and setbacks set out on Appendix "B" attached hereto and forming part of this Plan is permitted; and,
- b) the development set out on Appendices "C" and "D" attached hereto and forming part of this Plan is permitted.

[This section 6.1.3 b) is approved, but the Ontario Municipal Board has reserved to itself further directions as to Appendices "C" and "D" pursuant to subsection 87(a) of the Ontario Municipal Board Act.]

The OMB decision includes an Official Plan amendment, which under its section C. Urban Design Policies, point i), states, "[F]urther were lands are also identified as being within the Thornhill Heritage Conservation district, new development shall also conform to the provisions of the Thornhill Heritage Conservation District Plan."

The OMB decision incorporates the Robert Cox house within the development, permitting its relocation a few meters north east of its existing and original location.

The demolition of other buildings (excluding any part of the Robert Cox house) within the subject property has been approved by Heritage Vaughan in the last March 23 meeting.

2.0 Technical Analysis - Proposed New Development

2.1 OMB Decision/ Height/Setbacks

- 2.1.1 The development proposal is subject to an OMB decision dated June 1st, 2009, as well as an Official Plan Amendment (OPA 700) which permits a 6 storey mixed use building with a separate building behind the Robert Cox house to a maximum of 4 storeys.
- 2.1.2 The height, setback and massing of the subject building has been permitted by a site specific amendment to the Thornhill HCD and are allowed, as long as the proposal is deemed in keeping with the OMB Decision and OPA 700.

Review of these OPA 700 elements is outside of the role of Cultural Services and the Heritage Vaughan Committee, except where specifically noted.

OPA 700 states that:

xxvi) *The Thornhill Vaughan Heritage Conservation District Plan (2007) is currently under*

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appeal. Any new development on the Subject Lands that is within the Thornhill Vaughan Heritage Conservation District shall be consistent with the Thornhill Vaughan Heritage Conservation District Plan (2007) as finally approved by the Ontario Municipal Board.

A review of applicable Design Guidelines is as follows:

2.2 Design Guideline Review:

2.2.1 Architectural Style

2.2.1.1 The Thornhill HCD Guidelines requires that all new construction within the district *"reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament."*

The subject development seeks to reflect the Vernacular Town Shop style, as defined by the Thornhill HCD Plan.

Vernacular Town Shop buildings consist of a Base, Body, and Cap:

Section 9.5.3.7 of the Thornhill HCD Plan states that *"Buildings should be articulated to express a building base with traditional storefronts, a mid section and a top or cornice."*

Detailed discussion regarding the guidelines identifying the Base Body and Cap is as follows:

2.2.2 Base:

2.2.2.1 The proposed base is well defined, and includes large glazed areas for transparency, as per the guidelines.

The base is required to be of high-quality detail and material. Precast concrete is not considered an appropriate heritage material in the Thornhill HCD Guidelines.

Recommendation:	Cultural Services recommends that the base material be amended to be of an appropriate heritage material and not precast concrete.
------------------------	--

2.2.2.2 The THCD Guidelines identify a height of the commercial frontage base is to be 4.5 to 5.5 metres. The proposed shows a base of 7.5 m to 8.5 m.

Recommendation:	Cultural Services recommends that the base be reduced in height to be in keeping with the Thornhill HCD Guidelines as noted above.
------------------------	--

2.2.3 Body:

2.2.3.1 The body of the proposed street façade is of smooth brick, and includes pilasters that continue the division of bays, as per the Thornhill HCD Guidelines.

2.2.3.2 There are several large picture windows on the Yonge Street elevation within the Body that extend beyond one storey to two storeys. Two storey curtain windows are not permitted.

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Recommendation:	Cultural Services recommends that the large picture windows on Yonge Street within the body as noted above be amended to be a suitable style, as per the Thornhill HCD Guidelines.
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2.2.4 Cap

2.2.4.1 The cap is required in the THCDG to be a substantial and legible element, distinct from the body of the building. In this circumstance, the Cap should be located at the fifth floor, below the step-back.

The cap should include design elements, such as cornices, that produce a shadow line near the top of the street façade, which it distinctly define it as the top of the building.

The proposed building has a very simple, plain cap, that is less distinct than the step-backed sixth storey.

Recommendation:	Additional architectural detailing such as decorative inserts, niches, machicolation, decorative inserts, special shaped bricks, arch lintels, stone lintels and string courses are recommended by Cultural Services to more clearly define the cap of the subject development.
------------------------	---

2.2.5 Design Variation:

2.2.5.1 The THCDG identify low rise buildings and the bases of mid-rise buildings should express a traditional bay-width of 6 to 8 metres, using piers or pilasters to form substantial and legible divisions of the facade.

The proposed storefront width of approximately 7.5 metres noted in the footprint of the proposed new building fronting on Yonge Street, works with the traditional storefront bays.

Section 9.5.3.2 of the Thornhill HCD Plan states that "Long, homogeneous facades are to be avoided". The subject proposal consists of a homogeneous storefront. Larger developments within the district should visually break down their widths into elements of 4 bays or less.

Recommendation:	A visual variation in design, material or colour every 4 bays along the storefront is recommended.
------------------------	--

2.2.6 Windows

2.2.6.1 The proposed upper storey windows are not in keeping with the Thornhill HCD Plan and Guidelines.

Large picture windows, curtain wall systems; Metal, plastic or fiberglass frames; awning, hopper or sliding openers, snap-in or tape simulated glazing bars, are not appropriate.

Recommendation:	Punched windows, distinct and separate openings within the masonry wall, are recommended.
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Recommendation: Windows openings are recommended to be redesigned to reflect a traditional window style.

2.2.7 Shopfronts and Signage

2.2.7.1 OPA 700 states that:

“xxi) Signage shall be incorporated into the building, and consistent in design with the village character and the specific guidelines provided in the Thornhill Vaughan Heritage Conservation District Plan (2007), subject to section xxvi below.”

2.2.7.2 High-quality modern shopfront materials, as proposed, are acceptable as per the Thornhill HCD Plan and Guidelines.

2.2.7.3 Shop windows are required to retain their transparency, and not be obscured by excessive posterage or window signage.

2.2.7.4 Fixed awnings and awning signs are not appropriate, retractable awnings are proposed.

Requirement: All signs must conform with the City of Vaughan Sign By-Law. Final signage design is required to be submitted by tenants at a later date, to Cultural Services for final approval.
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2.2.8 Mechanical and Utility Equipment, Loading, Garbage and Storage

2.2.8.1 Please see p. 123 of the Thornhill HCD Guidelines for Mechanical and Utility Equipment, Loading, Garbage and Storage and Commercial patios.

Requirement: The final submission is required to meet these guidelines. Please clarify mechanical equipment location and how it will be screened from view from the public street.

2.2.9 Streetscape and Lighting Features

2.2.9.1 OPA 700 states that:

xxii) Street and pathway lighting shall be consistent in design with the village character and the specific guidelines provided in the Thornhill Vaughan Heritage Conservation District Plan (2007), subject to section xxvi below.

2.2.9.2 Section 9.6 of the Thornhill HCD Plan provides guidelines and principles to apply while selecting or designing streetscape work and related items such as lighting fixtures and street furniture. Please refer to section 9.7 Landscaping for guidelines on appropriate plantings and landscape treatment.

Requirement: The final submission is required to meet these guidelines.
--

2.3 Further Comments

2.3.1 The proposed development differs from the OMB approval, in a few key ways which are significant from the heritage perspective. Cultural Services offers the following

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comments presented for consideration by the Urban Design, Development Planning and other relevant City departments:

2.3.1.1 Building A and Building B were identified as separate buildings in the OMB decision.

2.3.1.2 There is a driveway mentioned in the OMB decision directly to the south of the Robert Cox house, which does not appear in the current iteration of the proposed design.

2.3.1.3 Section 9.5.3.2 of the THCDG states that “[p]edestrian “through building” connections from Yonge Street to rear commercial parking areas are desirable especially for any development exceeding 50 metres of continuous building frontage.

2.3.2 Cultural Services offers the following additional comments, for consideration by the Urban Design, Development Planning and other relevant City departments, regarding the proposed new development in relation to the OMB Decision and the Thornhill Heritage Conservation District Guidelines:

OPA 700 states that:

- An additional 1.5 metre setback to create a recessed building frontage segment of approximately 6-12 metres is permitted.
- Building mass should reflect a linked series of pavilion type buildings defined by recessed connector building segments.
- Where any development exceeds 50m of continuous building frontage, a pedestrian connection to the rear lot commercial parking area shall be required.
- Each pedestrian connection may be privately owned, but must be accessible to the public at all times.
- For development along the Yonge Street primary commercial frontage a maximum of 65m of continuous building frontage is permitted.”

This concept reflects the Thornhill HCD Guidelines which state in section 9.5.3.2 *Built Form Vision* that:

- Building massing should reflect a linked series of pavilion type buildings defined by recessed connector building segments.
- Mid-block pavilion building segments should generally occupy 15-20 metres of the street frontage whereas corner pavilion segments should occupy more frontage (25 -30 metres)
- The recessed connector building segments should generally occupy 6-15 metres of street frontage, and should be set back from the mandatory streetscape setback an additional 1.5 to 3.0 metres.
- Long, homogenous facades are to be avoided.

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- Pedestrian “through building” connections from Yonge Street to rear commercial parking areas are desirable especially for any development exceeding 50 metres of continuous building frontage.

2.3.2.1 The east façade articulation (Yonge Street façade) and its effect in the massing of the proposed 5 storey building does not meet the desired design guidelines as outlined in the Thornhill Heritage District Guidelines in section 9.5 *New Development* in particular sub-section 9.5.3.2 *Built Form Vision* (see *appendix*) in the following ways:

- a) The building massing does not reflect a linked series of pavilion type buildings defined by recessed connector building segments.
- b) Pavilion segments are not identifiable in the front elevation or massing of the proposed building. Even though the footprint shows recessed portions of the ground level face of the building, noted at a depth of 90 cm from the main face of the building, for segments of approximately 6 metres in length, this articulation does not continue to the second, third and upper floors of the building’s massing as illustrated in section 9.5.3.2 *Built Form Vision*.
- c) It is not clear whether “through building” connections from Yonge Street to rear commercial parking areas are being provided (Section 9.5.3.2 THDG).

3.0 Technical Analysis - Review of Submitted Heritage Impact Assessment

3.1 Foundation

- 3.1.1 The Statement of Significance section in the proposed report does not address the original rubble stone foundation, which is a typical method of construction of the time and part of the Robert Cox house components.

Requirement: Please include a detailed description, condition assessment, and impact assessment of the demolition of this significant cultural heritage feature of the subject building, which will occur as a result of the proposed relocation.

3.2 Relocation

- 3.2.1 Section 4.2 of the submitted HIA suggests the difference in front yard setback of 3 meters between the Robert Cox house and the adjacent building to the north to be an undesirable condition and compares it with the adjacent strip mall and classifies both as inconsistent with the setbacks along Yonge Street.
- 3.2.2 The report indicates that the set-back of the adjacent building to the north, 7626 Yonge, which in turn is situated in line with its adjacent property to the north, 7636 Yonge, provides a desirable street definition. The report suggests that moving the Robert Cox house to match the front-yard setback of the rest of the block, would be a positive change.

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- 3.2.3 This is not in accordance with the Heritage District Guidelines which state that *"[h]istoric commercial areas can be characterized as village-type or town-type streetscapes. Villages tended to have an informal layout, with a variety of front and side-yard setbacks."* (as stated in point 2.5 above in this report).
- 3.2.4 The Robert Cox house sits in its original location, and the fact that it has a different setback from its adjacent building is compatible with the characteristics of the Historic Commercial Streetscape of the village-type. If the building remains in situ, it would be preferable from a heritage perspective and it is likely to save the owner time and monetary cost. The relocation of the Cox house would contribute to erasing the historical site relationships and historic pattern of the Commercial portion of the Thornhill Village.
- 3.2.5 The proposed site plan within the report does not clearly show the existing location of the Cox house or the new proposed location. There seems to be a discrepancy between the proposed site plan included in this document and the one included in the Conservation Plan (Section 6, drawings AH06). These are inconsistent with the full-sized copy included in the Site Plan package circulated. They each seem to show different proposed setbacks for the Cox house.
- 3.2.6 The report shows the Cox house *forward* from the front setback for the adjacent house to the north while the OMB decision schedule shows the Cox house being aligned to match the front setback of the adjacent house. This does not concur with the arguments for moving the house as outlined in the report which are that buildings along Yonge should have a consistent setback. Further clarification is required by the applicant.
- 3.2.7 Section 5.3 of the submitted report under *Enhance Relationship to Yonge* states that the house will be moved approximately 2.8 metres east towards Yonge. This is not clear in the drawings submitted.

Requirement:	Clarification is required regarding the existing location of the Robert Cox house and its proposed new location.
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- 3.2.8 There is a discrepancy between the width of the Cox house as shown in the survey and the one shown in the proposed site plan: The measurement from south bay window edge to north wall should match.

Requirement:	Clarification is requested regarding the accurate measurements of the subject building.
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- 3.2.9 The report does not include a detailed analysis of the design of the proposed new construction as it relates to the heritage character and buildings fronting on Yonge Street; how it successfully integrates of this building within the Heritage Conservation District and its heritage attributes, as described in the Thornhill HCD Guidelines. In the "Proposed New Building" section of this report, recommended design changes to the new building are being recommended that would make it more compatible to the Thornhill HCD Guidelines.

4.0 Technical Analysis - Review of Conservation Plan dated February 25, 2011

The Conservation Plan submitted touches on all the essential topics to be addressed although there are some particular points for which clarification is required. Cultural Services offers the following

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comments:

- 4.1 It is not clear in the submitted report which windows are proposed for replacement, and what design, quality and materials the replacement windows are intended to be.

Requirement: Cultural Services requests further information regarding the window types that will be replaced and incorporated in the restoration.
--

4.2 Conservation plan notes:

Requirement: Please provide a consultant response to the following review of conservation notes:

- C-01 to C-03 – Please see comments above regarding relocation including loss of original foundation. It is noted in this report that 2 original chimneys will also be removed.
- C-06 – Confirm grind and seal procedure is within good practice recommendations
- C-07 – Explain why access to the basement is excluded.
- C-09 – Describe what will happen to original sheathing material
- C-11 – Explain extent of modification of roof over enclosed porch and reference for it
- C-13 – Specify what material will be used for new Rainwater eaves troughs and downpipes
- C-15 - Specify true divided lights look (exterior, authentic looking muntin bars) for all fenestration and any doors.
- C-17 – Specify that any replacements will be done in kind
- C-19 – Provide photo and measured drawing showing current condition for documentation. Provide measurement for proposed window.
- C-20 – Provide photo of existing condition
- C-25 – Specify material to replace existing bell cast roof cladding
- C-27 – Clarify if rubble stone will be used in proposed foundation and how
- C-33 – Specify what type of boards. If original survive, match existing in design aspects and material
- C-35 – Provide documentary evidence and/or rational in size, construction and selection of door and hardware
- C-36 – Front door to be as per above or as per THCD Guidelines, not as drawn
- C-40 – Does not seem to be condition as per 1960 photo which indicates steps which may be concrete, stretching from pillar to pillar in length, and flanked by partial walls capped with cut stone. Please confirm source of approach.
- C-45 – See above.
- C-46- New signage will be required to be of a sympathetic design and will require a separate Heritage Permit review when applicant has a proposal ready. Please note signage is not to be mounted on the building (p.110 THCDP).
- C-47-Clarify proposed location and coordinate with proposed drawings

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- C-48- These are two original and character defining elements that are proposed to be removed
- C-51 -Clarify if this is meant to be a general note.

4.3 Appendices: Assessment of Existing Condition

Requirement: Please include detailed assessment of materials, architectural and construction details that need intervention when available (building envelope, structure and substructure).

- 4.3.1 Staff does not agree with this statement: "Although its primary elevation still addresses Yonge Street it currently has little physical or visual connection with the village streetscape to the north". This is the original, historical location of the Robert Cox house.

Requirements: Drawings AH02 shows a different proposed location than other site plans in the submittal and a different site plan for the new construction in general. Please clarify.

Please provide all drawings in a full size format as some are not legible as submitted within the report

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

The following recommendations are submitted for Heritage Vaughan's review:

That the applicant address with staff the identified boxed "recommendation" and "requirements" section of the technical report on the subject property.

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That the subject proposed new development be revised so that:

- The base of the proposed development is reduced to an appropriate height.
- The precast concrete material be amended to be of an appropriate heritage material, such as imitation limestone concrete.
- Additional architectural detailing is included to more clearly define the cap of the subject development.
- A visual variation in design, material or colour every 3-4 bays along the storefront is evident.
- Punched windows, distinct and separate openings within the masonry wall, that reflect a traditional window style are utilized.

That final drawings, including the site plan, elevation, landscape plan, signage specifications, lighting specifications and building material samples reflect the concerns and requested clarifications identified in the subject report, and be submitted to Cultural Services for review and final approval.

Attachments

Figure 1	Site Plan included in Conservation Plan.
Figure 2	Extract of Ground Floor Plan included in submitted Site Plan review package.
Figure 3	Rendered Site Plan included in Site Plan submission package.
Figure 4	Rendered elevations included within the Site Plan review submission package.
Figure 5	Rendered partial elevations included within the Site Plan review submission package.
Figure 6	Extract from THCDG.
Figure 7	Extract from THCDG.
Figure 8	Extract from THCDG.

Report prepared by:

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**3. 7582 YONGE STREET, HERITAGE PERMIT APPLICATION FOR PROPOSED REAL ESTATE
SALES CENTRE SIGNAGE
APPLICANT: MINTO URBAN COMMUNITIES**

Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated April 13, 2011, subject to the amendment of recommendation 1.2., to now read:

“1.2. That the internally lit signage, be approved;”

Recommendation

1. That Heritage Vaughan approve the subject application for the proposed real estate sales centre signage with the following conditions:
 - 1.1. That the stick-on window signs be omitted and not approved;
 - 1.2. That the internally lit signage be revised to be externally lit;
 - 1.3. That the proposed signage be reduced in size so that it does not exceed the height of the existing roofline;
 - 1.4. That the applicant not add additional signage on the blank awnings at a future time; and
 - 1.5. That all of the proposed elements are to be reversible, and dismantled and removed upon the closure of the subject sales centre; and
2. That final dimensioned drawings, materials and lighting specifications be submitted to Cultural Services staff for final approval.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To review the application for the subject Heritage Permit Application for proposed signage at the subject property.

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Background - Analysis and Options

1. Background

- 1.1 The subject property at 7582 Yonge Street is designated Part V of the Ontario Heritage Act as a part of the Thornhill Heritage Conservation District.
- 1.2 The subject building, a former car dealership, is currently vacant and is considered a non-heritage building as described in the Thornhill Heritage Conservation District Guidelines.
- 1.3 The property owner, Minto Urban Communities, is proposing the installation of multiple signage features as well as exterior lighting, with the intent of converting the property for temporary use as a Real Estate Sales Centre for the development proposed for the adjacent property.
- 1.4 The property is located adjacent to 7584-7604 Yonge Street, 7610 Yonge Street, and 7616 Yonge Street (Robert Cox House), the properties subject to Development Planning Application DA.08.024, which has been branded by the applicant as the Minto Water Garden.
- 1.5 The City of Vaughan Sign By-Law 203-92 regulates signage in the City. All Heritage Conservation Districts within the City of Vaughan are identified as Special Sign Districts under Section 11 of the Sign By-law and must also conform to the applicable Heritage Conservation District Guidelines.
- 1.6 The subject application requires a Sign Variance and an application to allow the signage as depicted has been submitted to the Building Standards department for review.

2. Analysis

The proposed signage consists of multiple sign forms at multiple locations.

2.1 Sign form One – Internally lit Roof Signs.

There are two distinct internally lit roof signs proposed. The first is the sign closest to the street, the second is recessed, above the main entrance of the sales centre.



Fig. 1 Street forward internally lit sign

a) Street forward sign

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- Is an internally lit wood panel sign with transparent acrylic lettering and condo logo.
- Is dimensioned at 9m by 3m, with a total area of 27 sq. m.
- Exceeds the height existing roofline.



Fig. 2 Entrance sign, internally lit.

b) Entrance sign

- Is an internally lit wood panel sign with transparent acrylic lettering and condo logo.
- Is dimensioned at 4.7m by 3m, with a total area of 14 sq. m.
- Exceeds the height existing roofline.

2.1.1 Size of signs

The Sign By-Law – Special Sign Areas – Section 11 states that:

“No sign shall exceed 1.0 sq.m in sign area.”

The Thornhill HCD Guidelines state that:

“Signbands should be no more than 0.7 metres high...”

The subject application exceeds these limits by a significant degree.

2.1.2 Internally lit

The Thornhill HCD Guidelines state that:

“Signbands should be no more than 0.7 metres high, with signage of individual letters, front lit, or individually backlit.”

Internally lit signage is not permitted within Special Sign Districts and is not in keeping with the Thornhill HCD Guidelines.

2.1.3 Proposed signage exceeds the height of the subject building

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Signs projected above the roof of a building are considered a Roof Signs by the City of Vaughan Sign By-Law and are not permitted by the Sign By-Law. The proposed signage obscures the roofline of the existing building, signs that obscure architectural features of buildings within the district are not recommended.

2.1.4 Modern design

The subject signage is of modern design.

The Thornhill HCD Guidelines state that:

"High-quality modern shopfront materials and designs, such as frameless glass, are acceptable alternatives."

Modern design is permitted within the district if it is high-quality in nature.

2.1.5 Temporary status

The subject application is for alterations that are temporary in nature, and are only to be implemented while the property is being used as a sales centre for the adjacent development.

2.2 Sign form Two – Awning Signs

Two large fixed awning signs are also proposed. One along the length of the south elevation, facing inwards to the parking lot. The second is above the secondary staff entrance to the sales centre.

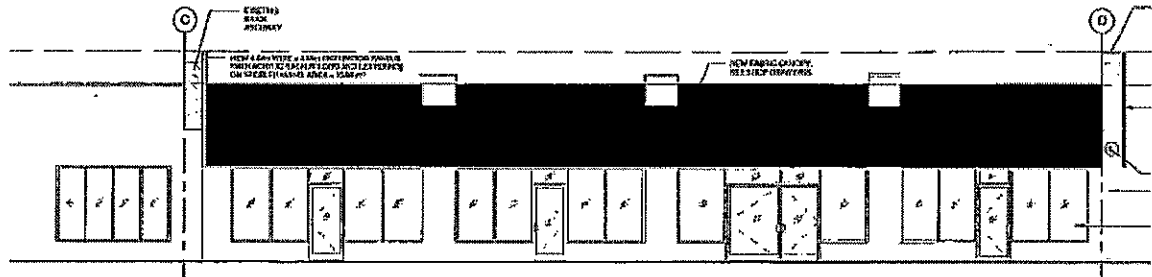


Fig. 3 South elevation awning sign.

a) South elevation awning sign.

- Is a canvas canopy fixed awning sign with no lettering indicated.
- Is dimensioned at 2.5m high, with a .5m projection, length unknown, runs the length of the elevation.

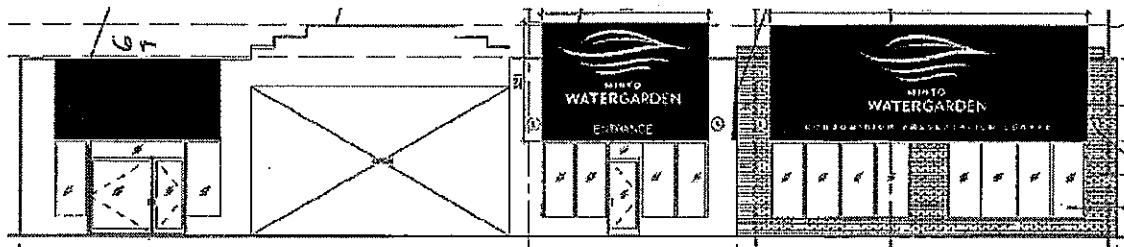


Fig. 3 Secondary entrance awning sign.

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b) Secondary entrance awning sign.

- Is a canvas canopy fixed awning sign with no lettering indicated on the submitted dimensioned drawings. On the rendering, "Development Office Employees Only" appears.
- Is dimensioned at 2.5m high, with a .5m projection, length approx 6m, above the secondary entranceway.

2.2.1 Size of Signage

Section 11 – Special Sign Districts of the Sign By-Law states that:

"The area of canopy signs shall not exceed 0.25 sq.m of sign area per linear horizontal metre of canopy fascia upon which such sign is located."

The subject application exceeds these limits by a significant degree.

2.2.2 Fixed Awnings

The proposed canopy awning signs are fixed, and are not retractable, as is historically appropriate.

The Thornhill HCD Guidelines state that:

"Use of retractable awnings is strongly encouraged. Traditional awnings are the simplest and cheapest way to unify a commercial streetscape. Fixed awnings and awning signs are not appropriate."

2.3 Sign form three – Stick-on window signs

- i. Also present in the proposed rendering is stick-on window signs, which obscure the interior from the exterior. These windows signs are displayed in all of the windows on the forward projecting module of the subject building.
- ii. The Thornhill Heritage Conservation District Guidelines state, in section 9.5.3.8 *Heritage-Friendly Design of New Developments - Shopfronts and Signage* that:

"To animate the street, shop windows should retain their transparency, and not be obscured by excessive posterizing or window signage."

This type of signage is not suitable for Heritage Conservation Districts, and is not permitted within Special Sign Districts.
- iii. In a later submission, the applicant has indicated that these stick-on signs are omitted. This sign form is not to appear on the subject building.

2.4 Proposed external lighting

The subject application also includes the installation of eight new external lighting fixtures.

As pictures in the submitted drawings, the subject lighting is of simple, modern design, and do not obscure or detract from the heritage value of the subject building.

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Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

The subject application does not comply with the City of Vaughan Sign By-Law, and as such requires a Sign Variance. An application to allow the signage as depicted has been submitted to the Building Standards department for review, the decision of the Heritage Vaughan Committee will inform the Sign Variance committee decision on this item.

The subject application is for alterations that are temporary in nature, and are only to be implemented while the property is being used as a sales centre for the adjacent development.

Cultural Services recommends that proposed elements are to be reversible, and dismantled and removed upon the end of this use.

Cultural Services also recommends that the following changes be made to the subject proposal to make it more in keeping with the Thornhill HCD guidelines:

- The stick-on window signs be omitted.
- The internally lit signage be revised to be externally lit.
- The proposed signage be reduced in size so that it does not exceed the height of the existing roofline.

Attachments

- | | |
|----------|---|
| Figure 4 | Subject property at 7582 Yonge Street as a car dealership, since vacant. |
| Figure 5 | Rendering of subject property with proposed signage. Stick-on window signs have since been omitted. |
| Figure 6 | Site plan of the subject property at 7582 Yonge Street. |

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, Recreation and Culture Department

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
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4. **10395 HUNTINGTON ROAD, THE RICHARD AGAR HOUSE, BLOCK 61, LOT 23 CON. 10
FILE: BLOCK 61 – BLOCK PLAN APPLICATION
APPLICANT: NASHVILLE LANDOWNERS GROUP**

Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated April 13, 2011:

Recommendation

1. That Heritage Vaughan encourage the retention in-situ the Richard Agar House within the property at 10395 Huntington Road, if found to be feasible at a later date;
2. That Heritage Vaughan recognize and support in principle the intent to relocate the Richard Agar House within the property at 10395 Huntington Road;
3. That the final proposed location, the relocation and revitalization process be addressed at a as a part of a future Draft Plan of Subdivision application;
4. That a letter of credit be obtained from the owner to ensure the building is preserved and maintained during and after its relocation; and
5. That Heritage Vaughan request that a comprehensive Conservation Plan for the building be submitted by the owner.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To review the documentation provided for the property at 10395 Huntington Road, The Richard Agar House, to determine whether the relocation of the subject buildings within the subject site, can be approved in principle.

Background - Analysis and Options

1.0 Heritage Status

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1.4 10395 Huntington Road - Richard Agar House



- 1.4.1 Included in the *Listing of Buildings of Architectural and Historical Value*, the City of Vaughan's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act
- 1.4.2 Constructed in 1854 by Richard Agar, a prominent Nashville family
- 1.4.3 Excellent example of early Ontario architecture, with Georgian Neo Classical and Gothic architectural characteristics.

2.0 Application Background

- 2.1 The relocation of the subject building is being considered as a part of the Block Plan development process for the Nashville West community, as defined by Block 61.

This plan outlines a new community defined by two major arterial roads intersecting the site and consists of a mix of medium density residential, mixed use commercial and institutional uses, with low density development adjacent to the primary streets.

- 2.2 The Block plan includes eleven properties, one of which is a historic cemetery.

There are three identified structures of cultural heritage interest within the subject Block Plan: 10395 Huntington Road, 10533 Huntington Road and 10671 Huntington Road.

- 2.3 10533 Huntington Road and 10671 Huntington Road are both Georgian Neo-Classical farmhouses, are not listed in the Register, and are owned by non-participating landowners, who are not a part of the Block Plan review process.

A full analysis of the subject properties, including CHRIA will be required when/if the property owners develop the subject properties.

- 2.4 10395 Huntington Road is located within the lands proposed to be developed as a part of Block 61, and is owned by a participating landowner.

As such, a review of the options for retention and integration of the subject property is required to be completed and resolved as a part of the Block 61 approval process.

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- 2.5 The applicant has submitted a CHRIA and a Feasibility Report for the subject property. Initially, the applicant requested that all structures of cultural heritage value be removed, with the exception of the cemetery property.

3.0 Current Proposal

- 3.1 The applicant is now seeking the approval of the relocation of the subject building within its historic property, so that the building can be integrated into subdivision housing.
- 3.2 Cultural Services requests a decision from Heritage Vaughan as to whether or not relocation is appropriate for the subject building.
- 3.3 A decision regarding the future of the subject building is required for the Block Plan application to proceed.

4.0 Submitted CHIRA Report

- 4.0.1 A Cultural Heritage Resource Impact Assessment for the subject properties was submitted to Cultural Services for review.

Cultural Heritage Resource Impact Assessment (CHRIA) reports provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure.

CHRIA reports also include preservation and mitigation measures for the heritage property.

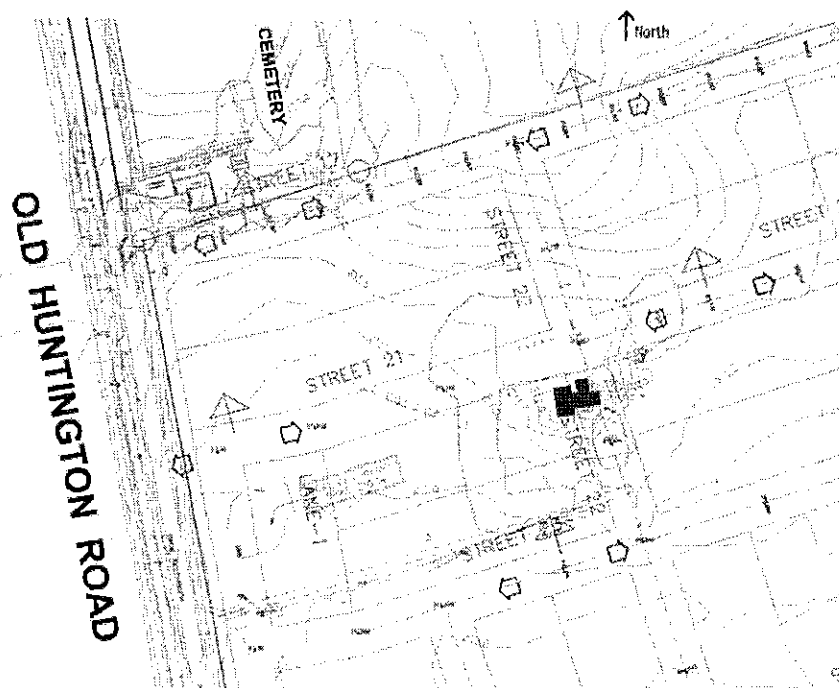
- 4.0.2 All CHIRA Reports are required to meet the minimum standards as described in the *City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports*.
- 4.0.3 As originally submitted, the provided document met all of the requirements of these guidelines, with the exception of a full analysis of Mitigation Options, addressing alternatives to demolition, as was previously proposed, including relocation and retention in situ.
- 4.0.4 The applicant has since submitted an addendum to the original document that meets this requirement.

An analysis of the subject CHRIA report is as follows:

4.1 Current Property Location

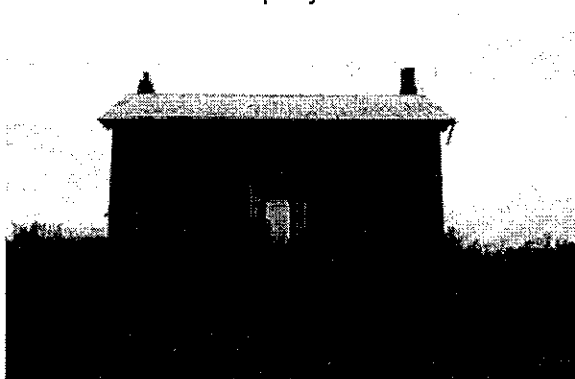
- 4.1.1 Building conditions currently at the site location are as follows:

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- Significantly set back, in a traditional agricultural landscape setting, facing Huntington Road.
- At a grade of 212 meters, the proposed grade for the development is 210.5 meters.
- This grading plan proposed for Block 61 is "based on a balanced approach of minimizing moving materials off site and maintaining the underlying soil geology, servicing constraints associated with the Trans Canada Pipeline, cemetery, and existing elevation of Huntington Road."
- The applicant argues that due to these issues of regrading and re-lotting, retaining the house in situ would be difficult.

4.2 Current Property Condition



- 4.2.1 The house has been deemed, by the visual inspection of E.R.A. Architects, to be in fair condition, however, the building has not been occupied for several years and has not been maintained while vacant.

- The building exterior condition is considered to be reasonably sound.

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- Windows and doors have been boarded up with plywood, although some of the covers have been removed, leaving the interior exposed to vandalism and the elements.
- The building envelope has begun to deteriorate from water penetration through holes in the roof and around the eave line, which if left exposed will threaten the overall structural integrity of the buildings.
- The masonry on the main house is in good to fair condition
- Stone foundation is sound
- Roof will require significant repair and extensive restoration for the building to be habitable
- Rain gutters and flashing are either damaged or missing
- All windows and doors will require extensive restoration or replacement



4.3 Proposed stabilization and temporary mothballing

- 4.3.1 Priority items have been identified in the addendum to the primary CHRIA Report submitted by the applicant, titled "Feasibility Report – 10395 Huntington Road", which recommends immediate attention to safeguard the house while it remains unoccupied.
- 4.3.2 The applicant proposes the following actions to be implemented as soon as possible to secure the subject building:
- Replace damaged or missing gutters and rainwater leaders at the building perimeters and drain away from the building foundation.
 - Temporarily board up all doors and windows, while allowing for interior ventilation and periodic inspection, with at least ½" plywood fastened with screws at least 55mm in length.
 - Cover unplanned holes in the building envelope, chimney flues
 - Cover openings in the roofs and ensure water drainage to eave line gutters
 - Routinely visit the building to ensure continuing protection
- 4.3.3 The above strategies constitute a basic level of protection, which when implemented will assist to safeguard the building from further deterioration.
- 4.3.4 Cultural Services recommends that the Temporary Mothballing and Preventative Maintenance Measures described in further detail in the subject Feasibility Report be approved and implemented as soon as feasible.

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4.4 Mitigation Strategies

- 4.4.1 Retention in-situ is preferable to relocation and is considered heritage conservation best practice. No proposed new location could ever be more suitable, or more in keeping with the heritage character of the subject building.
- 4.4.2 The applicant argues that in this circumstance, retention in situ is not possible due to the following conditions:
- The required grading of the site would result in the existing home being several meters (1.5 metres) above street level.
 - City engineering standards regarding road alignment and spacing.
 - Lot division distribution within the site. Re-lotting to retain in situ results in a street network that does not meet minimum City standards.
 - Marketability of the house and lot as would be required by the current location
 - For the relocation and retention of the building to be feasible, the applicant estimates that the building must be sold for at least \$1,000,000. This creates a limited market for the building.
- 4.4.3 The house is located within Phase Two of the implementation of the Block 61 Block Plan.
- The applicant argues that there is no reason to delay Phase One to approve a final location, with Conservation Plan and Letter of Credit, and that this heritage permit approval process should occur during the approval process for Phase Two work.
- 4.4.4 The applicant intends on relocating the building to a new location, but without restoring the building.
- The property would be sold as is, with the intent of the new owner revitalizing the building for use as a single family residential home.
 - Typically, relocations within the City of Vaughan have been approved with the condition that the building be restored and resume meaningful use in its new location.
- 4.4.5 The relocation of heritage buildings within the City of Vaughan will require a Letter of Credit and full Conservation Plan.
- A Letter of Credit for relocation ensures the protection of the subject building prior to and during its relocation.
 - A Letter of Credit for Heritage Building relocation consists of \$100.00 per square foot.
 - Conservation Plan is generally required for the relocation of heritage buildings within the City of Vaughan.

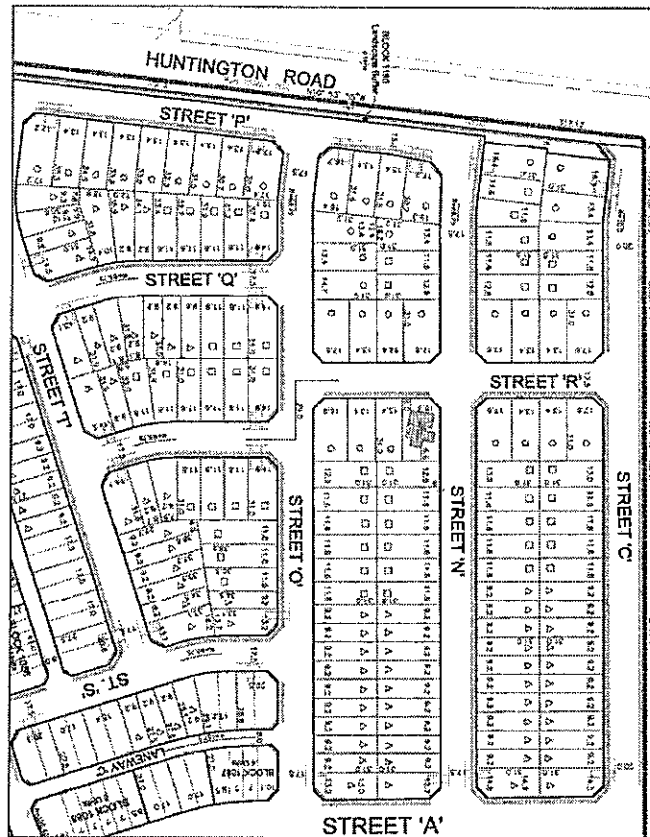
4.5 Proposed Relocation Options

- 4.5.1 A comprehensive examination of the preservation and mitigation options for cultural heritage resources is required to be discussed in all CHIRA Reports.

As such, the applicant has provided an analysis of four options, which would help to mitigate the negative effects of the proposed development on the subject heritage property:

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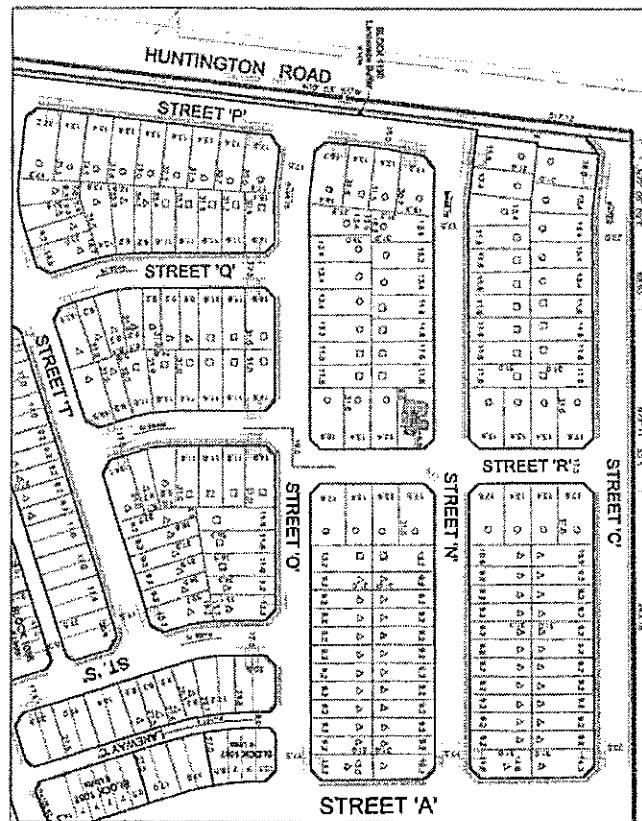
4.5.2 Option One:



- Building is retained at its current location and fronting on to the street, on an angle.
- The grade at this location will be reduced by 1.5 metres
- Lot size required (60ft) is not in keeping with other homes in this portion of the plan (38ft - 44ft).
- In this location, the road network does not comply with city standards and cannot be shifted made to meet the standards do to the requirements imposed on the site by the Trans Canada Pipeline, Nashville Cemetery and Huntington Road.
- This option would be the preferred option when redeveloping this site, as per heritage conservation best practice.

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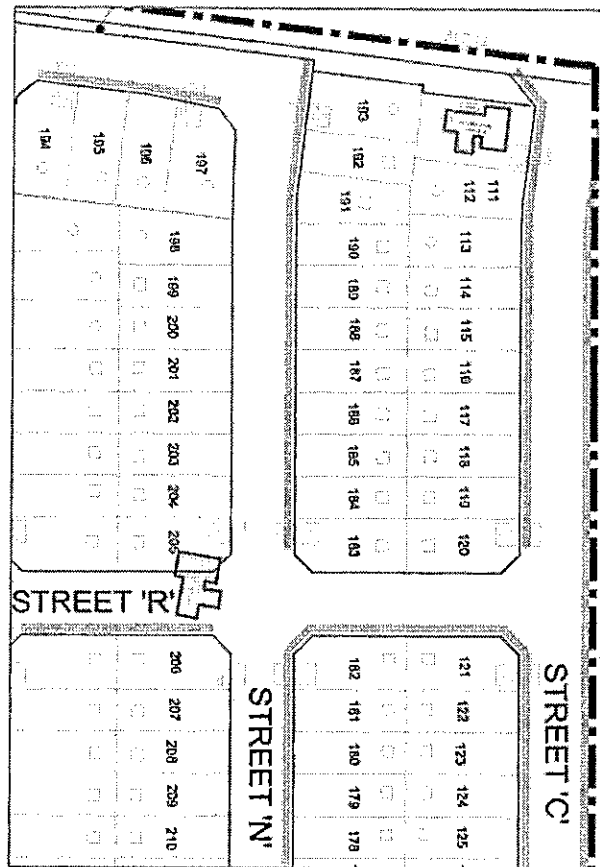
4.5.3 Option Two



- Building is retained at its current location, but with the rear of the structure fronting on to the street.
- The grade at this location will be reduced by 1.5 metres
- Lot size required (60ft) is not in keeping with other homes in this portion of the plan (38ft - 44ft).
- In this location, the road network does not comply with city standards and cannot be shifted made to meet the standards do to the requirements imposed on the site by the Trans Canada Pipeline, Nashville Cemetery and Huntington Road.
- This option would create a situation where the rear of the house is the street facing façade and would be a less preferred option when redeveloping this site, as per heritage conservation best practice.

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4.5.4 Option Three



- Retains the building on the original Agar family property.
- Relocates the building roughly 100 meters north-west on to Huntington Road.
- Rotates the structure so that the former south elevation now faces the street.
- The current location of the house is shown.
- This option also requires the removal of summer kitchen and cold storage additions.
- This option relocates the house to a site closer to the Nashville Cemetery.
- May serve as a gateway feature for the community.
- Lot size required (60ft) is not in keeping with other homes in this portion of the plan (38ft - 44ft).
- In this location, the road network will comply with city standards.
- This option would create a situation where the South side elevation of the house faces the street.
- Is a less preferred option, compared to Options 1 and 2, as per heritage conservation best practice.
- Is the option viewed as suitable feasible by the applicant.

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4.5.5 Option Four

The applicant also proposes that the building might be relocated off site, at a location outside of Block 61 to a new, undetermined site, with a suitable context, preferably, within the Nashville community.

- Relocation away from the site will disconnect the building entirely from its historical context.
- Option 4 is the least preferred option, as per heritage conservation best practice.

4.6 Heritage Interpretation

4.6.1 The applicant has proposed that a heritage interpretation plan, including commemoration by an interpretive plaque, and the naming of a street or parkette after the Agar family may be utilized to explain the history of the property to visitors and new residents.

4.6.2 Cultural Services supports any such efforts as a way of engaging the community with the history of the area.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

The subject building at 10395 Huntington Road, also known as Richard Agar House is a Registered heritage building located within Block 61, an area identified for future growth and development.

Retention in-situ with a traditional setting facing the street is the best option for the subject building, and would be the preferred course of action.

The applicant has argued that retention in situ is not a suitable option due to the following conflicts grading of the overall site, City engineering standards regarding road alignment and spacing, lot division distribution within the site, marketability of the house and lot and the economic reality of a limited market for the building.

Cultural Services recommends Options One, Two and Three as suitable possibilities for the subject building, however, Cultural Services also encourages the retention in-situ of the Richard Agar House within the property at 10395 Huntington Road, if found to be feasible at a later date.

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It is understood that it is the intent of the applicant to relocate the subject property as a part of the Phase Two implementation of Block 61. At that time, Cultural Services and Heritage Vaughan will require detailed site plan, elevation drawings, a Conservation Plan outlining the relocation and revitalization process and a Letter of Credit, as a part of a Heritage Permit application.

Attachments

- Figure 2 Updated Block 61 – Nashville Heights Block Plan Map – Location of the Richard Agar House circled.
- Figure 3 Block 61 with locations of all structures indicated, structures of cultural heritage interest are highlighted.

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

5. **THE CARVILLE POST OFFICE, 1076 RUTHERFORD ROAD, BLOCK 11, PART OF LOT 16, CONCESSION 2**
FILES: DA.10.108; Z.09.016
APPLICANT: NINE-TEN WEST LIMITED

Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated April 13, 2011:

Recommendation

1. That Heritage Vaughan approve the relocation of the subject building to the location identified in the submitted site plan dated March 30th 2011;
2. That Heritage Vaughan request that an updated Conservation Plan for the building be submitted by the owner prior to the issuance of a Heritage Permit;
3. That a letter of credit be obtained from the owner to ensure the building is preserved and maintained during and after its relocation;
4. That the applicant provide a full set of final drawings, including site plan and all elevations for final approval by Cultural Services staff prior to the issuance of a Heritage Permit and;
5. That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.

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Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To review the relocated Carville Post Office within the proposed new development on the subject site.

Background - Analysis and Options

The applicant has requested that Heritage Vaughan review a revised proposed relocation site for the Carville Post Office building. A site plan was reviewed by Heritage Vaughan at its February 2011 meeting. Since the meeting, York Region has advised it requires additional lands for the road widening along Rutherford Road.

1.0 Heritage Status

1.1 The subject building at 1076 Rutherford Road, also known as the Carville Post Office is:

- 1.1.1 Not individually designated under Part IV of the Ontario Heritage Act Not designated as part of a Heritage Conservation District under Part V of the Ontario Heritage Act.
- 1.1.2 Included in the City of Vaughan Heritage Inventory as a property of interest. This identification ensures that any future planning or building application involving this structure requires approval from Heritage Vaughan.

1.2 Brief History of the Site:

- 1.2.1 Built by Thomas Cook as a general store in ca. 1845 and operated as a store until 1916.
- 1.2.2 The Carville post office was operated from the building from 1865 to 1913.
- 1.2.3 Contextually, it was once part of the larger village of Carville which was established by the Thomas and William Cook brothers.

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- 1.2.4 Architecturally, the building is a one-and-one half storey, front gable roof, a simple/modest design with classical style detailing added during a major renovation of the building around the 1920s, when the building was extensively remodeled and many of the window and door openings were relocated.
- 1.2.5 Original building features include the gable roof eave returns, interior beaded board paneling on the first floor, interior staircase handrail, original attic windows and original frame construction.

1.3 Previous Proposed Location:

- 1.3.1 The applicant has proposed the relocation, restoration and integration of the subject building as a part of proposed new commercial plaza development on the site.
- 1.3.2 The intent to relocate the subject building within the new development has been approved in principle previously by the Heritage Vaughan committee at the November 2009 meeting, although a specific location was not approved.
- 1.3.3 In February 2011, Heritage Vaughan reviewed and received and approved the following items required as a part of the Heritage Permit approval for the relocation and restoration of the subject building:
 - a) A Building Condition Survey of the existing structure
 - b) A full set of elevation drawings, floor plans
 - c) A site plan indicating where the subject building is to be relocated,
 - d) A rationale for the choices made for the revitalization process titled "Outline Specifications and Restoration Strategy for the Carville General Store"
- 1.3.4 The building was previously proposed to be relocated back from the road to a location roughly 100 ft. east of its current location. This location, proposed at the February 2011 meeting, was also approved, with some conditions. (See Fig 1)

2.0 Current Proposal by Applicant:

- 2.1 The applicant has indicated that York Region has required that the building be set back at an even greater distance from the street. (See Fig. 2)
- 2.2 A greater setback would also require the front elevation of the building to be turned on an angle to face slightly east, while still maintaining a relationship with Rutherford Road.

In this revised location:

- 2.3 The rear wall of the building directly abuts and aligns to the top of bank setback required by the TRCA.
- 2.4 The property has an improved relationship with the subject development, while still retaining the relationship with Rutherford, as previously discussed by the Heritage Vaughan Committee.
- 2.5 The building has been turned from its original alignment, and will no longer be in its original location.

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Heritage Conservation best practice prefers retention in situ to relocation, and if relocation is the only viable option, best practice prefers a building to retain as many of its original relationships with the surrounding landscapes as possible.

2.6 The new proposed location will require changes to the previously submitted elevations:

- The ramp location implies the installation of a door on the West elevation that previously was not proposed. In addition, the two rear doors, previously proposed and approved by Heritage Vaughan are no longer apparent on the Site Plan.
- A new existing grading along the foundation, on all elevations.
- The east side elevation now partially faces Rutherford, and will be more visible. The treatment of this elevation should be reviewed in this context.

Please submit updated elevations to Cultural Services staff for review. If the proposed changes are deemed significant they may be required to return to Heritage Vaughan for additional review.

2.7 The proposed porch footprint is visible on the revised site plan. In the previous submission, this porch element was not pictured on the site plan.

In this revised location, the porch faces the patio, the basic footprint of which hasn't changed, although the alignment of the building has. This results in an increased area of patio, in two triangles.

The north triangle is the accessibility ramp access point, and provides access to the barrier free entry now located on the west side elevation. The south triangle provides a paved 'front yard' for the subject building.

2.8 The three parking spaces dedicated to the subject building have been shifted to respond to the new location. This results in two end-to-end spots.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

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Conclusion

Overall, the proposed relocation of the subject building, the sympathetic restoration to a state similar to its 1920s incarnation, and its retention as a contributing building within the new development, is sympathetic to the heritage character of the building, and will ensure the long-term conservation and protection of the subject building.

Although the shift in the direction the building faces does detract from the authentic cultural heritage value of the site, this new proposed location also has an improved relationship with the proposed development, while maintaining a relationship with Rutherford Road.

Attachments

- Figure 1 Previously proposed relocation site, with additional York Region setback requirements highlighted in red hatch.
Figure 2 New revised proposed location for the Carville Post Office, as submitted Mar 30th 2011.
Figure 3 Existing condition of the front elevation, 1076 Rutherford Road.

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

6. **2396 MAJOR MACKENZIE DRIVE – REQUEST FOR RE-REVIEW OF APPLICATION FOR A FOUR-STOREY MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING WITHIN THE MAPLE HERITAGE CONSERVATION DISTRICT
HERITAGE PERMIT APPLICATION: HP.2010.009
RELATED FILE NOS.: 0P.10.004; Z.10.023 AND DA.10.052
APPLICANT: 2177419 ONTARIO LIMITED
AGENT: SANDRO PALAZZO**

Heritage Vaughan recommends:

- 1) That the owner/applicant of the proposed development at 2396 Major Mackenzie come back to a future Heritage Vaughan Committee meeting to address the design issues as outlined in the correspondence from the Director of Development Planning, dated April 8, 2011; and
- 2) That the following report of Cultural Services, dated April 27, 2011, be received.

Recommendation

1. That Heritage Vaughan consider the attached letter from the Development Planning Department to determine whether the subject application should be brought before the Heritage Vaughan Committee once more for further examination.

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Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To receive and consider the attached letter from the Development Planning Department to determine whether the subject application should be brought before the Heritage Vaughan Committee once more for further examination.

Background - Analysis and Options

b. Background

c. Heritage Status

- The subject property, known municipally as 2396 Major Mackenzie Drive, City of Vaughan, is located west of Keele Street, within the Maple Heritage Conservation District and as such is designated under Part V of the Ontario Heritage Act.

d. Property Context

- The subject property is currently vacant, and was previously the location of a gas station.
- This streetscape area of Maple is characterized by a diversity of architectural styles, ranging from a small collection of Victorian farmhouses to a boom of early 20th century Arts and Crafts buildings, to more contemporary infill.
- New development within the Maple Heritage Conservation District is required to reference the scale, massing, setback and proportions of late 19th century development, as well as reference a heritage style as identified in the Maple HCD Plan and Guidelines.

e. Previous Heritage Vaughan Application

- i. On July 13, 2010 2177419 Ontario Limited submitted an Official Plan Application (OP.10.004) and a Zoning By-law Amendment Application (Z.10.023) and Development Planning Application (DA.10.052) for the lands located at 2396 Major Mackenzie Drive to permit a 4 storey, mixed-use commercial and residential development.

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- ii. Initial elevation drawings were submitted to Cultural Services staff and reviewed as a part of the consultation process.
- iii. Cultural Services presented the subject development application to the Heritage Vaughan committee at the August 18th, 2010 meeting of the Heritage Vaughan committee.
- iv. The applicant also provided a Heritage Impact Assessment, completed by ERA architects, which was included in the analysis of this application when it originally went to Heritage Vaughan.
- v. At the August 18th, 2010 meeting Heritage Vaughan made the following recommendation:
 - "1. *That the subject application for a mixed use commercial and residential building within the Maple Heritage Conservation District as received by Cultural Services Staff on July 13th, 2010, be approved with the following conditions:*
 - i. *The proposed building be reduced to a maximum of three storeys as permitted in the Official Plan, Zoning By-law and Maple Heritage Conservation District Guidelines.*
 - ii. *The windows on the front and side elevations be redesigned to reflect a historically appropriate style.*
 - iii. *The glass and metal balconies on the front elevation be omitted from the final design.*
 - iv. *The storefront awnings be retractable.*
 - v. *The storefronts be designed to reflect a heritage style, and be of heritage materials.*
 - 2. *That the applicant provide a full set of final drawings, including site plan, landscaping plan, and all elevations for final approval by Cultural Services staff in order to obtain a Building Permit.*
 - 3. *That the applicant provide samples of all exterior cladding materials and paint samples for consideration and approval by Cultural Services staff."*
- vi. The Development Planning application has not gone forward to Council for approval.

f. Letter from Development Planning

The Development Planning Department has submitted a letter formally requesting that the Heritage Vaughan Committee reconsider the subject development application, and re-examine the proposal for reasons described in the subject letter. (Please refer to the attached document.)

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
OF THE CITY OF VAUGHAN ON MAY 10, 2011**

- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Heritage Vaughan should consider the attached letter and determine whether the subject application should be brought before the Heritage Vaughan Committee once more for further examination.

Attachments

- | | |
|--------------|---|
| Attachment 1 | Communication from the Director of Development Planning, dated April 8, 2011. |
| Appendix A | 10197, 10211 and 10243 Keele Street (Corso Milano). |
| Appendix B | 1. 9589 Keele Street (Aquatella Falls Homes Ltd.); |
| | 2. 9891 Keele Street (Maple Orchard Investments Inc.); |
| | 3. 9901 and 9907 Keele Street (9901 and 9907 Keele Street); |
| | 4. 9937 Keele Street (Leopard Lane Development); |
| | 5. 9994 Keele Street (5 Star Plus Restoration Inc.); |
| | 6. 10175 Keele Street (791296 Ontario Limited); |
| | 7. 10024 to 10038 Keele Street (Tonlu Holdings);and |
| | 8. 2286 to 2302 Major Mackenzie Drive (2294 Major Mackenzie Drive). |

Report prepared by:

Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

**7. CORRESPONDENCE: CALL FOR NOMINATIONS, 2011 ONTARIO HERITAGE TRUST
VOLUNTEER RECOGNITION PROGRAMS**

Heritage Vaughan recommends approval of the recommendation contained in the following report of Cultural Services, dated April 27, 2011:

Recommendation

1. That Heritage Vaughan receive the subject call for nominations for the 2011 Ontario Heritage Trust Volunteer Recognition Programs, review the nomination requirements, and consider members of the Vaughan community for the subject awards programs.

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Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To receive the subject call for nominations for the 2011 Ontario Heritage Trust Volunteer Recognition Programs and review the nomination requirements for each, for consideration for the next Heritage Vaughan Committee meeting.

Background - Analysis and Options

The Lieutenant Governor's Ontario Heritage Awards commemorate those who have contributed greatly to heritage conservation in their communities. Each year, recipients of these awards are invited to a special ceremony at Queen's Park, hosted by the Lieutenant Governor of Ontario.

The Ontario Heritage Trust has issued a call for nominations for the three recognition programs offered for 2011 for outstanding contributions made to identifying, preserving, protecting and promoting Ontario's heritage.

Annual Nomination Deadline for all programs is June 30th

Nominations will be required to be endorsed by City Council, so for the purposes of the Heritage Vaughan Committee, must be prepared for review by the Committee by the May 18th, 2011 Heritage Vaughan Meeting.

If you would like more information and/or a copy of the nomination brochure, please contact Cultural Services staff.

The three recognition programs offered by the Ontario are as follows:

1.0 Community Leadership Program

The Community Leadership Program celebrates communities that lead the way in built, cultural and natural heritage conservation and promotion.

In 2008, the Lieutenant Governor of Ontario, in partnership with the Ontario Heritage Trust, launched the Community Leadership Program to recognize communities for exemplary leadership in built, cultural and natural heritage conservation and promotion.

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Any community can nominate itself for the Lieutenant Governor's Ontario Heritage Award for Community Leadership, awarded through this program.

Each year, the award is presented to the most outstanding community in each of four population sub-categories: under 10,000; from 10,000 to 50,000; from 50,000 to 125,000; and over 125,000.

Activities that qualify for nomination include: An integrated approach to conservation of heritage properties and resources, the protection of heritage resources through heritage bylaws and policies, support for heritage organizations and institutions, support for heritage volunteers, support for heritage festivals and events, demonstrated stewardship of municipally owned heritage properties.

Nomination requirements:

- Nominations must be endorsed by a motion of a municipal council.
- Nominations must also include two letters of support from the community.
- The nomination package should also include a detailed description of the community's leadership and achievements in built, cultural, natural heritage conservation and promotion.
- Supporting material should be provided, such a photographs of community projects, publications, media stories, photographs, letters of reference, and policy documents.
- Nominations must be submitted using the program nomination form.
- Completed forms and supporting material is to be sent to the Trust by mail.

2.0 Heritage Community Recognition Program - For Ontario residents over 18

The Ontario Heritage Trust recognizes individuals and groups who have made volunteer contributions to preserving, protecting and promoting community heritage.

Since 1996, the Ontario Heritage Trust has asked Ontario municipalities, First Nations band councils and Métis community councils to nominate individuals in their communities who have made a significant contribution to the promotion, preservation or protection of Ontario's Built Heritage, Cultural Heritage and/or Natural Heritage.

Nominations can also be made for volunteers for the special Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement. This award recognizes individuals who have made volunteer contributions to preserving, protecting and promoting community heritage over a period of 25 years or more.

Nomination requirements:

- Nominations must be endorsed by a motion of a municipal council. A council may submit a maximum of one nomination in each of the categories (Built, Cultural, Natural, or Lifetime.)
- Nominations must also include two letters of support from the community.
- The nomination package should also include a detailed description of the community's leadership and achievements in built, cultural, natural heritage conservation and promotion.
- Supporting material should be provided, such a photographs of community projects, publications, media stories, photographs, letters of reference, and policy documents.
- Nominations must be submitted using the program nomination form.

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- Completed forms and supporting material is to be sent to the Trust by mail.

3.0 Young Heritage Leaders - For Ontario residents up to 18

The Ontario Heritage Trust believes that we must inspire our young people to develop an interest in, and commitment to, our province's heritage. By tapping into new technologies, young people are well suited to bring our past into the future with a renewed vigour and expertise. The Ontario Heritage Trust honours young people who have contributed to the preservation of local Built Heritage, Cultural Heritage and/or Natural Heritage.

Individual and group nominees under the Young Heritage Leaders program will be considered for the Lieutenant Governor's Ontario Heritage Award for Youth Achievement.

Nomination requirements:

- Nominations must be endorsed by a motion of a municipal council. School principals can also endorse nominations.
- A detailed description of the nominee and their achievements.
- Supporting material, publications, media stories, photographs should be included.
- Nominations must be submitted using the program nomination form.
- Completed forms and supporting material is to be sent to the Trust by mail.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

Heritage Vaughan is encouraged to review the nomination requirements for each, for consideration for the next Heritage Vaughan Committee meeting. If you would like more information and/or a copy of the nomination brochure, please contact Cultural Services staff.

Attachments

None

Report prepared by:

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
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Lauren Archer
Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

**8 NEW BUSINESS – RE-CLADDING OF THE THOREAU MacDONALD HOUSE
AND THE CHARLTON HOUSE**

Staff gave a brief statement on the enquiry regarding the re-cladding of the Thoreau MacDonald House and the Charlton House and confirmed that Cultural Services will review and provide comments on these projects prior to commencement of the work.

The foregoing matter was brought to the attention of the Committee by Richard Hahn.

9 NEW BUSINESS – MARTIN HOUSE COMPLEX

Richard Hahn gave a brief statement about the restoration of the historic Frank Lloyd Wright's Martin House in Buffalo, New York, distributed an information brochure and encouraged members to consider visiting this tourist destination and participating in a complimentary tour of the Complex.

The foregoing matter was brought to the attention of the Committee by Richard Hahn.

10 NEW BUSINESS – BOOKS DONATED BY COUNCILLOR IAFRATE

Councillor Iafrate donated 2 copies of the book entitled, "History of Vaughan Township" to Cultural Services and encouraged members to borrow a copy.

The foregoing matter was brought to the attention of the Committee by Councillor Iafrate.

The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Robert Stitt, Vice-Chair.