



CITY OF VAUGHAN

HERITAGE VAUGHAN COMMITTEE

**AGENDA**

Committee Rooms 244  
2<sup>nd</sup> Floor  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario

April 18, 2012

7:00 p.m.

- 
1. CONFIRMATION OF AGENDA
  2. DISCLOSURE OF INTEREST
  3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
  5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
  6. PRESENTATIONS AND DEPUTATIONS
  7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
  8. NEW BUSINESS
  9. ADJOURNMENT

It is recommended that members familiarize themselves with the agenda items by reading the agenda package carefully and, when possible, visiting the properties listed on the agenda prior to the meeting. Please note, there may be further Addenda on the day of the meeting.

Members of the committee, please be sure to confirm your attendance or regrets by contacting Cultural Services by Monday, April 16, 2012 at 4:00 pm, Susan Giankoulas at (905) 832-2281 ext. 8850.

[susan.giankoulas@vaughan.ca](mailto:susan.giankoulas@vaughan.ca)

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HERITAGE VAUGHAN  
2012 SCHEDULE OF MEETINGS

MEETINGS ARE HELD ON THE THIRD WEDNESDAY OF EACH MONTH  
AT 7:00 P.M.\*

**NEW CITY HALL**

2<sup>nd</sup> Floor - COMMITTEE ROOM 244  
2141 MAJOR MACKENZIE DRIVE, MAPLE

\*UNLESS OTHERWISE SPECIFIED

QUORUM = 9

2012 MEETING DATES	<u>MEMBERS</u>
January 18	John Mifsud, Chair
February 15	Robert Stitt, Vice-Chair
March 21	Robert M. Brown
April 18	Roger Dickinson
May 16	Lucy Di Pietro
June 20	Rosario Fava
July 18	Richard Hahn
<i>(If Required)</i>	Councillor Marilyn Iafrate
August 17	Tony Marziliano
<i>(If Required)</i>	Gianni Mignardi
September 19	Nick Pacione
October 17	Fadia Pahlawan
November 21	Christine Radewych
December 12	Regional Councillor Deb Schulte
<i>(2<sup>nd</sup> week due to Hanukkah)</i>	Councillor Alan Shefman
	Rajbir Singh
	Claudio Traverso
	<u>STAFF</u>
	Angela Palermo
	Manager of Cultural Services
	Lauren Archer
	Cultural Heritage Co-ordinator
	Cecilia Nin Hernandez
	Cultural Heritage Co-ordinator
	Rose Magnifico
	Assistant City Clerk

Note: These meeting dates may be subject to change if this is the consensus of the majority of the members.

ITEMS

1. 86, 92 AND 96 WOODBRIDGE AVE., NEW CONSTRUCTION WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT – WARD 2
2. 141 CENTRE STREET – WARD 5
3. SIGN VARIANCE APPLICATION SV.12-008 THORNHILL HERITAGE CONSERVATION DISTRICT MINTO YONGE & ARNOLD INC. – WARD 5
4. 54 NAPIER STREET – PROPOSED NEW CONSTRUCTION – WARD 1
5. 21 KELLAM STREET, PROPOSED SECOND STOREY ADDITION AT REAR AND RENOVATION OF EXISTING HOME – WARD 1

## HERITAGE VAUGHAN COMMITTEE - APRIL 18, 2012

### **1. 86, 92 AND 96 WOODBRIDGE AVE., NEW CONSTRUCTION WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT – WARD 2**

#### **Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan receive the drawings as presented for the new construction at 86-96 Woodbridge Avenue as submitted; and,
2. That Heritage Vaughan consider the request for demolition of the 1920-1950 former Barber Shop structure located at 96 Woodbridge Avenue and review the architectural and historical information contained in this report; and
3. That should Heritage Vaughan concur with the noted issues contained in the following report relating to the proposed new development, that it recommend the following :
  - That the elevations of the subject development be amended to be more in keeping and reflective of the Heritage Character Area in which it is located.
  - That while the Woodbridge Heritage Conservation District permits the use of contemporary design within the District, the design should be “neighbourly and fit within the “village content”; and,
  - That notwithstanding the applicant’s contemporary building design, in order for condominium building to “fit within the village content” the building should be more reflective of the architectural heritage of the styles found in Woodbridge (e.g. Victorian and Georgian vernacular architecture, and thereby recommend the following design changes be considered:
    - That the building massing, (including frontage widths and heights of various projections and depths of recesses along the façades), the main architectural elements (such as windows, cornice lines, porch/covered veranda heights), and the visible level definition detailing height lines (such as the joining line between two different types of cladding on ground floor to other levels), relate in proportion and material palette to the immediate contributing built heritage of Woodbridge Avenue and Clarence Street Character Areas. (See Figure 17 attached for a visual reference).
    - That while the design may be interpreted in a contemporary way, it should visually express the relationship to and be generated from the analysis of the character defining massing and placement of architectural elements that characterize the Victorian or the Georgian architectural heritage traditions of the adjacent contributing buildings, the character area. as both defined in the District’s Design Guidelines.
    - That windows be redesigned to reflect a traditional window style, particularly in proportions and placement within the facade. Punched windows, distinct and separate openings within the masonry wall are recommended. Spandrel windows are not recommended.
    - That the applicant revise the distribution of balcony features to relate to the character area’s contributing buildings and styles, in proportion, placement within the massing articulation and façade composition of the proposed building, along the Woodbridge Avenue and Clarence Street elevations. (Please also refer to first point above.)
    - That the colonnade be eliminated and shop fronts be flush with the upper storeys, in order to represent a more traditional type commercial area, and to minimize the negative impact of the 5 metre setback from the street.

- That the chimney HVAC units be amended to address the issues identified in the below report, or, alternatively, that the applicant provide historic precedent for the proposed placement of the subject mock-chimney features
- That the proposed development be revised so that the ground level sits on the street, flush with the sidewalk or if not permitted by TRCA due to it being within the floodplain, provide correspondence from TRCA that identifies the Authority's refusal to permit the ground level flush with the sidewalk.
- That the large access to rear parking off of Woodbridge Ave be designed to minimize and reduce the impact of this large cutout driveway feature on the streetscape and introduce architectural detailing that is consistent with the overall design of the building.
- That additional detail specifications be submitted regarding the design of the proposed storefront areas to ensure that even if contemporary in interpretation, it captures a traditional storefront design.
- That the applicant submit revised elevation drawings of all elevations, as well as a site plan, roof plan and landscaping plan, together with a streetscape elevation showing the proposed building within the adjacent context of existing contributing buildings as a requirement of any future submission.
- That all materials, colours and specifications must be in keeping with the Woodbridge HCD Plan, and be submitted to Cultural Services for review when known to the applicant 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. Agenda and committee reports are posted on the City of Vaughan website.

### **Purpose**

To review the proposed 5 storey new development within the Woodbridge Heritage Conservation District

### **Background and Analysis**

#### **Background**

The properties identified in the subject application are designated under Part V of the Ontario Heritage Act as a part of the Woodbridge Heritage Conservation District.

New construction, additions, demolitions and changes to the exterior of buildings and properties within Heritage Districts require approval of a Heritage Permit application in addition to other City permits such as Building Permits or Planning Application approvals.

Proposed significant changes to properties designated 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 and reviewed by Heritage Vaughan committee.

The structure at 96 Woodbridge Ave. is identified as a Contributing building, and as such, the demolition of the subject building is not supported by the Woodbridge Heritage Conservation District Plan. The proposed development proposes the demolition of the subject structure. A Heritage Permit will be required for the demolition of the subject structure.

### Analysis

*Proposed Demolition of Contributing structure identified as 96 Woodbridge Ave., Barber Shop.*

### *Heritage Status*

The subject property contains a circa 1920-1950s barber shop structure identified in the Woodbridge Heritage Conservation District Inventory as being 96 Woodbridge Ave. also known as Tom's Barber Shop.

The subject building is designated under Part V of the Ontario Heritage Act as a part of the Woodbridge Heritage Conservation District.

The structure at 96 Woodbridge Ave. is identified as a Contributing building. The demolition of Contributing buildings is not supported by the Woodbridge Heritage Conservation District Plan.

Staff has not assessed the building on the interior. The applicant was informed advised of this at the Pre-Application Consultation meeting in April 2011, as well as multiple times through the preliminary assessment process in comments made subsequently in August 2011 and December 2011. The owner has, however, provided an assessment of the building through their own consultant.

### *Architectural, Historical and Contextual Value*

The subject building is small, rectangular, front gable single storey cottage, measuring 6.2 x 5.7 meters in footprint. It is clad on three sides by off-white aluminum siding, and with painted white wood shiplap siding on the rear elevation. The structure has two large picture windows on the front elevation, with central entranceway. (See attached image, Fig. 1-3, 8, 9)

The subject structure is not of an architectural style identified in the Woodbridge Heritage Conservation District Plan. The subject structure is a modest, utilitarian structure which has been used as a local barber shop since 1935. It is considered a more modest building and likely added as a Contributing building for its rural utilitarian architectural heritage and significance to the community as it relates to the business it once had located there. Tom's Barber shop was a location where many community members visited and congregated and is nostalgically remembered.

A barber shop has been in operation in this location since it was originally opened in 1935 by barber Ali Robb, although it is not clear if this refers to this structure or another simple structure in the same location. Tom Lazenkas, the shops namesake, started working at this location in 1969. He previously worked as a barber on Danforth Avenue in the City of Toronto.

In 1969 he was contacted by George Tsigoulas, another barber, who had leased the small building in Woodbridge. George Tsigoulas proposed that the building be used as a barber shop for the two of them.

The barber shop was in continuous use within the Woodbridge community for over 40 years, in a prominent location along Woodbridge Ave., and has been recognized as a social gathering place by the local community.

### *CHRIA Demolition Rationale Provided by Applicant/Consultant*

The submitted CHRIA argues that:

- The subject building is likely a relocated and highly altered former garage structure. (This appears to be based on physical attributes of the building, the size and form, and not on any historical research.)
- The subject wood floor and exposed wood elevation show signs of dry and wet rot, and that it is likely that the sill plates, floor beam and wall studs would also have to be replaced, if retained.
- The structure does not meet any of the minimum requirements for classification as a contributing building, which are described by the Woodbridge Heritage Conservation District Guidelines as:
  - Listed or designated properties
  - Period or early age of construction
  - Architectural style or material palette
  - Building height (2-3 Storeys)
  - Association with people in the community, events, historical value.
  - Environment

The CHRIA concludes that:

“In short, the building does not merit inclusion as a Contributing property. Demolition is a rational conclusion, taking the lack of maintenance and deterioration into account. Relocation to another site may be an option.”

## 2. Design Review – New Development

### Architectural Guidelines

#### Contemporary Design

The Woodbridge HCD Plan and Guidelines permit the use of contemporary design within the District, but also requires that contemporary design be reflective of the heritage character of the Heritage Character Area in which it is located.

New development should not be “*aggressively idiosyncratic*”, however, it is required to be “*neighbourly*” and to fit within its “*village context*”.

### *CHRIA Report Rationale Provided by Applicant/Consultant:*

The applicant has submitted a CHRIA report to address the proposed developments compatibility with its context.

The subject CHRIA report identifies 137 Woodbridge Ave., the Nathaniel Wallace House, as a Victorian precedent, across the street from the subject proposal. (See Fig. 12-13) The CHRIA argues that it is less useful to compare a 2 storey precedent in Vaughan to a 5 storey multi unit condominium, and utilizes larger Victorian buildings from Toronto in its analysis as well.

The report identifies the following features of the proposed development that reflects a 19<sup>th</sup> century Victorian style:

- Bay Windows
- Projecting Balconies
- Full Width Street Level Verandahs

The submitted CHRIA report states “*It is evident that the proposed building contains these elements*”. It is unclear exactly which architectural elements are being referenced here, although Cultural Services has included their interpretation of this statement in the attachments (Fig. 12-13).

The subject building does not reflect the typical regular distribution of bays and shop fronts typical of 19<sup>th</sup> Century commercial development. Shop fronts do not align visually with residential space above.

The proposed shop fronts are also recessed set back from the face of the residential upper floors. This is not typical of 19<sup>th</sup> century Victorian shop fronts, which are flush with the upper storeys.

This creates additional space between the street and the storefront, which is not recommended by the Woodbridge Heritage Conservation District Plan. (See section c) Street Wall Setback).

Cultural Services recommends:

- That the building massing, (including frontage widths and heights of various projections and depths of recesses along the façades), the main architectural elements (such as windows, cornice lines, porch/covered veranda heights), and the visible level definition detailing height lines (such as the joining line between two different types of cladding on ground floor to other levels), relate in proportion and material palette to the immediate contributing built heritage of Woodbridge Avenue and Clarence Street Character Areas. (See Figure 17 attached for a visual reference).
- That while the design may be interpreted in a contemporary way, it should visually express the relationship to and be generated from the analysis of the character defining massing and placement of architectural elements that characterize the Victorian or the Georgian architectural heritage traditions of the adjacent contributing buildings, the character area. as both defined in the District's Design Guidelines.

#### Proportions of Parts

The submitted CHRIA explains that the subject development displays an appropriate proportion of parts, as is comparable to the King James Place building referenced in the guidelines, however, Section 6.3.3 of the Woodbridge HCD Plan states that:

“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider design with proportional relationships that will make it a good fit.”

Cultural Services recommends:

- That the owner/consultant provide clear and substantiated rationale to Heritage Vaughan/staff indicating how the subject building is in keeping with its direct context within the Woodbridge Ave and Clarence Street character areas, should they want to continue with the proposed design. Please provide a streetscape drawing showing the proposed building within the adjacent context of existing contributing buildings.

#### Solidity versus Transparency

The proposed development displays an appropriate ratio of solid to transparent area, as per Section 6.3.3. of the Woodbridge Heritage Conservation District Guidelines.

Cultural Services has no further concerns regarding Solidity vs. Transparency.

#### Detailing

Architectural detailing of all new construction within the district is to be sympathetic to and enhance the surrounding heritage character of the area.

Section 6.3.3 of the Woodbridge Heritage Conservation District Guidelines states that:

“For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of its immediate context and the attributes of the Character Area in which it is to be placed.”

#### Storefront design

The proposed storefront design is not in keeping with the heritage character of contributing Woodbridge core buildings.

Cultural Services recommends:

- That the proposed storefronts be amended to reflect a contemporary interpretation of traditional storefronts, characteristic of Ontario small town village core and the Woodbridge Character Area.
- That the applicant submit detailed drawings of the proposed shop fronts.

Please see the attached extract from the Woodbridge Heritage Conservation District Plan for further guidance regarding shop front design. (Fig. 15-18)

#### Window Design

The proposed windows that span multiple floors are not appropriate within the Woodridge HCD. Each floor is to be clearly identified, with each window limited to a single floor. Large picture windows, spandrel glass and curtain wall systems are not appropriate.

The proposed window styles represent one of the most significant detailing issues not in keeping with the Woodbridge Heritage Conservation District Guidelines. (Fig. 15-18)

Cultural Services recommends:

- That windows be redesigned to reflect a traditional window style, particularly in proportions and placement within the facade. Punched windows, distinct and separate openings within the masonry wall are recommended. Spandrel windows are not recommended.

#### HVAC Chimneys

The proposed HVAC towers present on all elevations, are stated in the CHRIA report to be designed to reflect chimney details, typically found in 19th century construction. The applicant has provided an explanation for this precedent for this style of chimney in either of the subject Heritage Character Areas (Woodbridge or Clarence) to support this.

Chimneys are not traditionally located through historic balconies and verandahs.

Chimneys are also traditionally found on gable ends when located on the exterior of the structure, and would not be parallel to the street.

Cultural Services recommends:

- That the chimney HVAC units be amended to address these issues, or, alternatively, that the applicant provide historic precedent for the proposed placement of the subject chimney features.

#### Irregular proportions of parts/module widths in footprint

The subject proposed irregular distribution of balcony features on the Clarence Street presents an asymmetrical elevation, which appears to have inconsistent module widths, not typical of historic precedents.

This does not reflect the traditional, balanced and symmetrical distribution of "bay window" features, as described by the applicant in explanation of the balcony styles proposed.

Cultural Services recommends:

- That the applicant revise the distribution of balcony features to present a more symmetrical, balanced Clarence Street elevation.

## Height

New development along Woodbridge Ave. is limited to 4 to 6 storeys.

The subject proposed development is 4 storeys, with a fifth storey rooftop amenity space, intended to obscure rooftop mechanical.

The Woodbridge HCD Plan and Guidelines state that any building over 4 storeys must terrace at a 45 degree angle beyond the initial podium of 4 storeys, as described in section 6.4.2.1 of the Woodbridge HCD Plan.

The fifth floor amenity has been confirmed to be set back 3 metres, at an angle of 45 degrees from the building face. The height of the building from grade level at the front entrance on Clarence St is 17.3 metres, which is permitted by Zoning By-Law.

The subject building also falls within the Clarence Street character area, which limits new construction to 2-3 storeys. (See Section 6.1.5 of the Woodbridge Heritage Conservation District Guidelines - Clarence Street Park and Park Drive)

The subject development does terrace back at the rear, along Clarence, from four storeys, to three, and then two to meet the property adjacent to Arbors Lane.

Cultural Services Recommends:

- That the proposed height is in keeping with the Woodbridge Heritage Conservation District Guidelines.

## Street Wall Setback

The Woodbridge Heritage Conservation District Guidelines states that new development along Woodbridge Ave. should have a zero setback line from the street. This creates a street wall, where buildings and shopfronts line the edge of the street in a consistent manner, with the intention of ensuring an animated streetscape.

The subject development proposes a 5 metre setback from the street.

The applicant does have a Zoning By-Law that permits a 5 m setback from the street. (By-Law 227-2010) The Development Planning department confirms that this 5 metre setback is permitted.

Shop fronts are also recessed, set back from the main wall face of the residential upper floors to create a 'colonnade' feature. This is not typical of 19<sup>th</sup> century Victorian shop fronts, which are flush with the upper storeys.

This creates more space between the street and the storefront, in addition to the 5 metres already permitted by the Zoning By-law. Any additional space between the street and commercial development is not recommended.

Cultural Services recommends:

- That the colonnade be eliminated and shop fronts be flush with the upper storeys, to minimize the negative impacts of the 5 metre setback from the street.

## Vehicle Access Along Woodbridge Ave.

The proposed development also includes a large vehicle access to rear parking through the proposed building at the west corner of the south elevation. This access drive feature is not in keeping with the Woodbridge HCD Plan recommendation that retail be the predominant use at grade to encourage an animated street character. Because the commercial use is set above grade, this access drive is the only use directly at grade.

Cultural Services recommends:

- That the large access to rear parking off of Woodbridge Ave be designed to minimize and reduce the impact of this large driveway feature on the streetscape through the use of sympathetic architectural detailing.

#### At-Grade Commercial

The Woodbridge HCD guidelines also state that retail is required to be at grade in commercial areas between Wallace and Clarence Street.

Section 6.1.1 – Woodbridge Ave. states:

*“1. The ground level of buildings along Woodbridge Ave. must be flush with the sidewalk, with direct access from the street.”*

As currently proposed, the subject development has the commercial podium set at 1.2m above street grade.

The applicant has indicated that there is a conflict between this requirement and the minimum allowed elevation for new construction within the floodplain, at a 146.17 metre geodesic elevation. The 1.2 metre above grade height of the commercial development has been proposed to fulfill this requirement.

The applicant has indicated that the TRCA has confirmed this requirement, and confirmed that the proposed development is in keeping with this.

Cultural Services requests:

- That the proposed development be revised so that the ground level sits on the street, flush with the sidewalk or if not permitted by TRCA due to it being within the floodplain, provide correspondence from TRCA that identifies the Authority’s refusal to permit the ground level flush with the sidewalk.

#### Material Palette

The Woodbridge HCD Guidelines state that all new development should include materials drawn from those historically found in Woodbridge. The use, placement context, and balance of colour and texture should be compatible with the surrounding character of the area.

The materials and treatment of the at-grade wall, stairs and ramp have been identified in the submitted drawings by the applicant as:

- 300x600 Arriscraft Stone Veneer – Samples of stone veneer will be required to be determine suitability of the subject material.
- Metric Jumbo Brick Veneer – Jumbo size brick is not recommended. Ontario Size brick, or acceptable equivalent is recommended. Samples, indicating colour and texture will also be required.
- Anodized Aluminum Face – It is unclear to what element this notation is referring to. Additional information will be required.
- Painted Metal Railing – Additional detail and specifications will be required.

Cultural Services recommends:

That all materials, colours and specifications must be in keeping with the Woodbridge HCD Plan, and be submitted to Cultural Services for review when known to the applicant

#### *Submitted CHRIA report:*

The applicant has submitted a CHRIA report, as requested. However, the submitted CHRIA report does not adequately provide rationale for the following:

- The argument for demolition of 96 Woodbridge Ave. does not adequately indicate how the structure does not meet the criteria for Contributing status, the CHIRA report only states that it does not.
- Does not clearly identify how the proposed building relates to Victorian precedents, has compared it to 137 Woodbridge Ave., and states “It is evident that the proposed building contains these elements.” But does not explain how it is evident. Cultural Services staff have interpreted this, to some degree, but the intent remains unclear.
- The report does not adequately explain why a colonnade feature is a suitable equivalent to a verandah, nor does it provide any historic precedents supporting the use of recessed shop fronts.
- The report states that the colonnade provides an architectural frame for signage, however, signage is not indicated to be installed above this feature.
- The report does not provide a rationale for the use of spandrel glass window.
- The report does not provide support for the TRCA minimum grade requirements for the subject development.
- The report contains unsubstantiated or unexplained statements, which identify the proposed development as being in keeping with the Woodbridge Heritage Conservation District Guidelines, but do not provide adequate rationale or explanation of the conclusions made.

**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 refer to recommendation section of this report.

**Report prepared by**

Lauren Archer & Cecilia Nin Hernandez  
Cultural Heritage Coordinators  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services  
Recreation and Culture Department

Attachments



Fig. 1 96 Woodbridge Ave. Tom's Barber Shop front and west side elevations.



Fig. 2 & 3 96 Woodbridge Ave. Tom's Barber Shop west side and rear elevations.



Fig. 4 Woodbridge and Clarence intersection, looking Northwest.



Fig. 5 Clarence Street from the corner of Woodbride Ave., looking north.



Fig. 6 Woodbridge Ave. looking West, from the corner of Clarence. Note the Tom's Barber Shop in the distance.



Fig. 7 Woodbridge Ave. looking West,. Note Tom's Barber Shop in the distance.



Fig. 8 Subject site from Woodbridge Ave. Note Tom's Barber Shop.



Fig. 9 Tom's Barber Shop on the subject site on Woodbridge Ave. The house at the rear is 92 Woodbridge Ave. A heritage clearance for demolition has already been issued for the subject structure from before the Woodbridge Heritage Conservation District came into effect.



Fig. 10 Proposed elevations, East elevation on Clarence street, and South elevation on Woodbridge Ave.

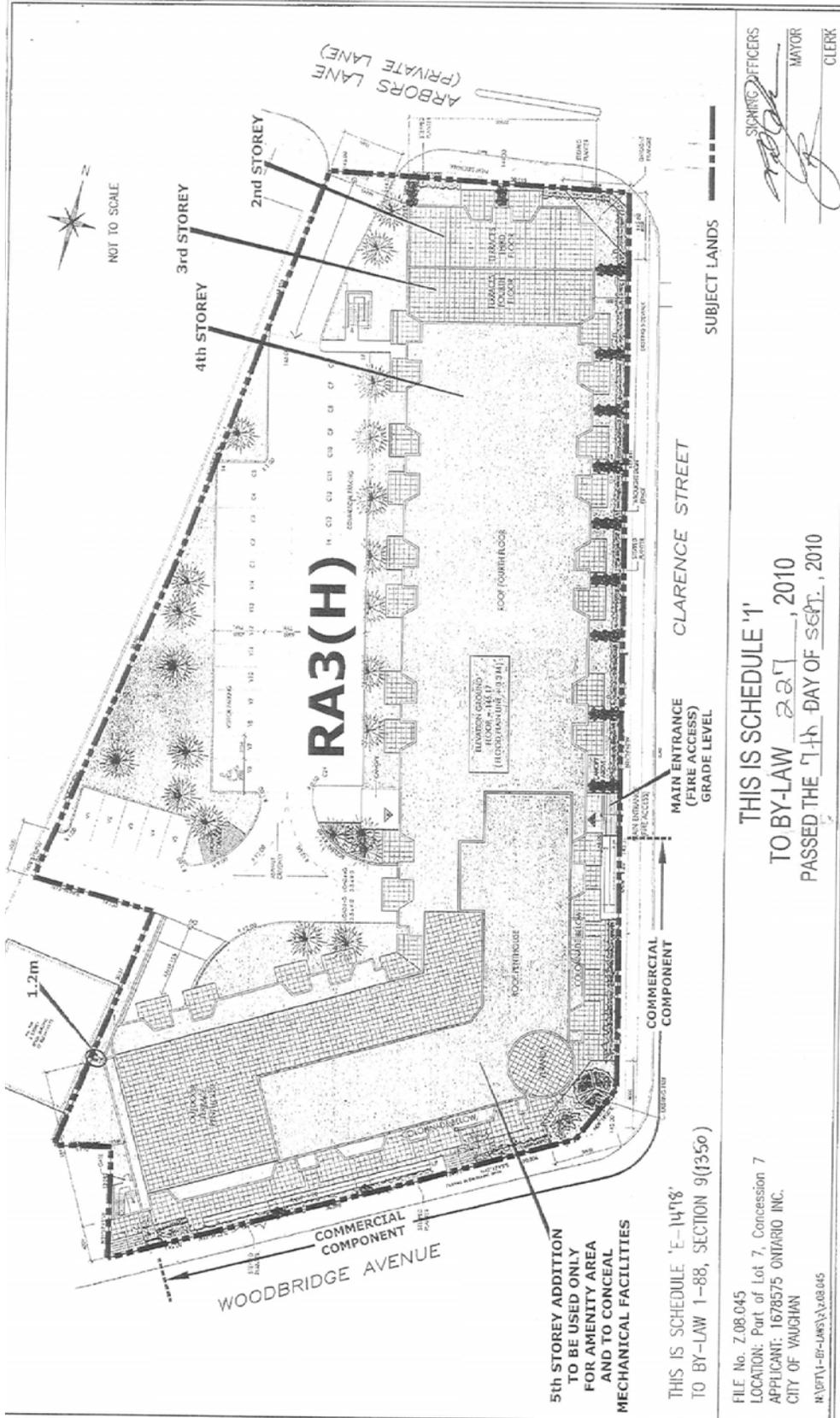


Fig. 11 Approved Site Plan by Zoning By-Law, 86 Woodbridge Ave.



Fig. 12 Victorian elements, as described in the CHRIA report submitted by the owner/consultant.

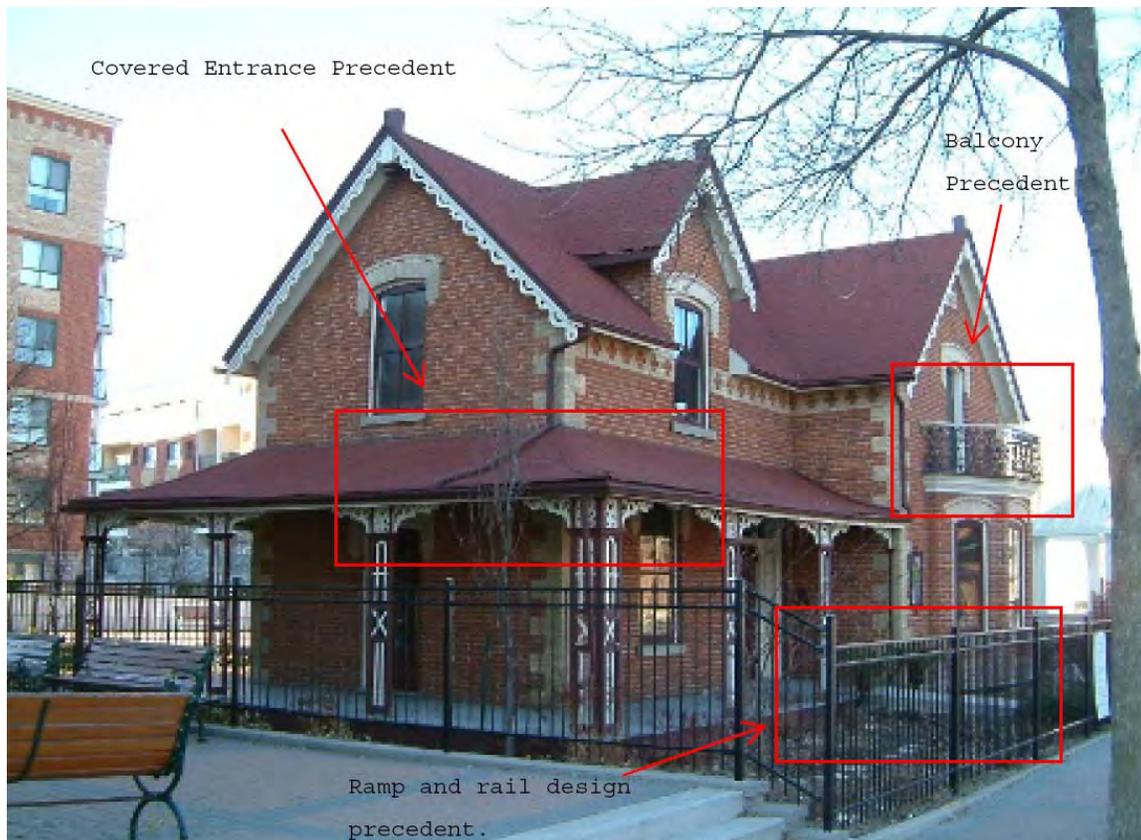


Fig. 13 Victorian elements, as described in the CHRIA report submitted by the owner/consultant.



Fig. 14 86, 92, 96 Woodbridge Ave. Site Location.



Fig. 15 92, 96 Woodbridge Ave. Note the location of 96 Woodbridge Ave, compared to the Baberber Shop.

### Historic Characteristics

Historically, in the period of commercial development in Canada, storefronts had characteristics similar to today. They were designed to include large display windows, prominent entrances and elements for the placement of signage.

Unlike today historic storefronts often included large awnings or step up porches with fixed roofs. This intermediate zone allowed for exterior display of merchandise, protection from inclement weather, shade from hot sun, and when a bench was added, a socialization space. In towns and cities where stores existed in long blocks, these features often formed continuous covered walkways.

Windows in storefronts were as large as possible and as technology changed, advanced from multi-lited combinations, to a simplified arrangement of a few mullions with large panes of glass, to single large glass surfaces.

Generally storefronts until more modern times were installed in high quality hardwood frames with decorative moldings, sills, and cornices. Wood was replaced by steel frames sometimes with brass or bronze trim at about the turn of the century. Most frames were replaced by aluminium by the late 1950s.

Display windows generally included an elevated surface on which to construct merchandise displays. These surfaces created a cavity below which often, with the addition of a low window under the display window, admitted light to the basement. At other times, this lower wall area was faced in materials associated with the decorative intent of the storefront. These materials might include ribbed or "v" match vertical siding, decorative wood panelling, stone, tile or terra cotta walling, vitrolite glass in a range of colours or decorative metal siding in various forms.

As a prominent feature of a commercial building, storefronts were, periodically changed. Therefore the design of a storefront included in an historic building may not be the original even if it has a period feeling. Research, particularly historic photographs, are invaluable to understanding the design intent of the original storefront set into the larger building facade.



Appropriate Classic Revival Store Front

Image Credit: Page 8, *The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures*, Environment Canada



Appropriate Italianate Store Front

Image Credit: Page 8, *The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures*, Environment Canada



Appropriate Boomtown Store Front

Image Credit: Page 9, *The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures*, Environment Canada

Fig. 16 Extract from the Woodbridge Heritage Conservation District Guidelines – Storefronts and Window Precedents

**Intervention Notes**

Where a storefront which forms a part of an historic building is subject to repair or renovation, preference should be given to a restoration of the original storefront if enough accurate documentation exists. Where this is not possible, preference should be given to a storefront that is keeping with the general design characteristics of the building period. The storefront is an important large-scale element of a historic building elevation and care must be taken to include a storefront design that is appropriate to the design of the building.

Where contemporary requirements for level entrances for accessibility, door widths, or other issues impact storefront considerations, these should be solved in a manner that requires the least modification to an original restoration storefront or replica storefront approach.

Where a new commercial building is being inserted into the district, it may be of a contemporary design, but in materials and of proportions with lines and levels that connect it from a design perspective to the street wall formed by other nearby buildings. This approach to design should also include the storefront so that the total composition is in harmony with its surroundings, enhances the streetscape, and does not dominate its location.



Awnings should always be located below the storefront cornice and between the storefront piers or pilasters.

Image Credit: Page 45, Planning and Design for Commercial Facade Improvement, Ontario Ministry of Municipal Affairs, Community Planning Wing



The entire street facade presents an image that acts as a sign.

Image Credit: Page 88, Planning and Design for Commercial Facade Improvement, Ontario Ministry of Municipal Affairs, Community Planning Wing

Fig. 17 Extract from the Woodbridge Heritage Conservation District Guidelines – Storefronts and Window Precedents

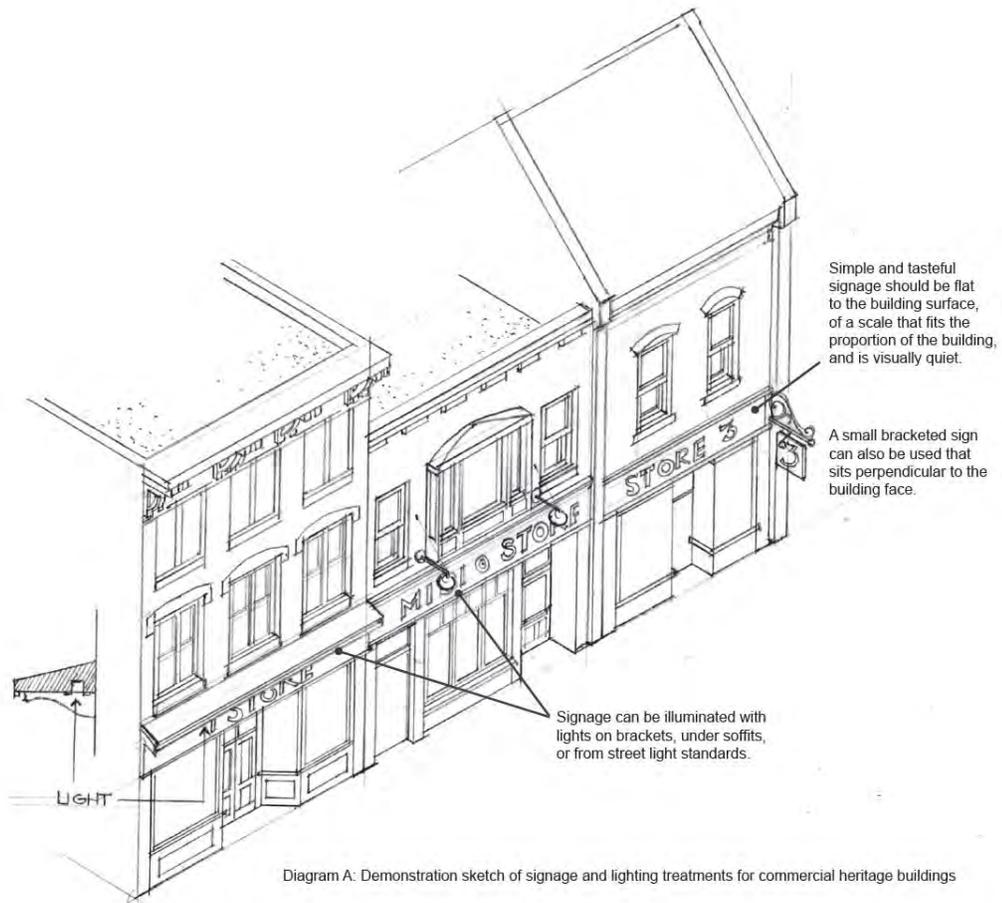
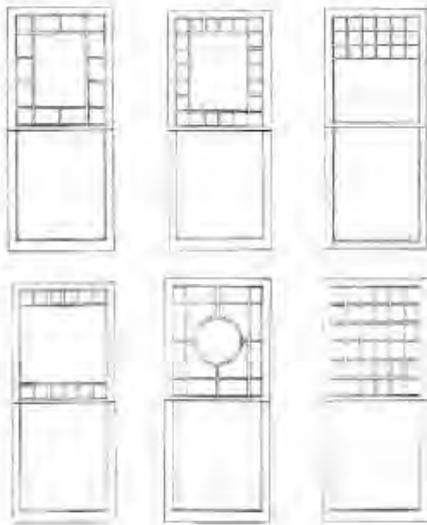
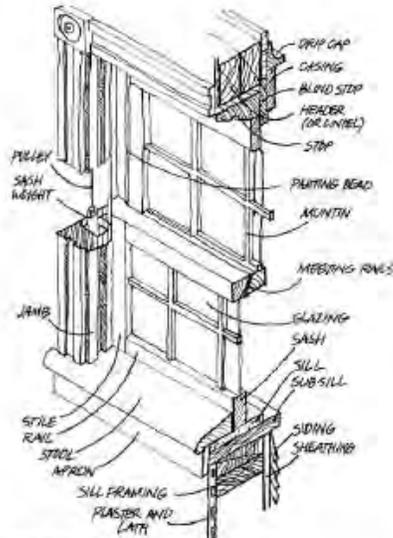


Fig. 18 Extract from the Woodbridge Heritage Conservation District Guidelines – Storefronts and Window precedents.



Queen Anne Windows

Image Credit: Page 38, The Victorian Design Book, A Complete Guide to Victorian House Trim, Lee Valley Tools Ltd.



Some Elements of A Double-hung Wood Window

Image Credit: Page 150, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram



Shutters Must Beft Windows

Image Credit: Page 150, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram



Palladian Window

Image Credit: Page 4, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada

Fig. 19 Extract from the Woodbridge Heritage Conservation District Guidelines – Window precedents.

## **HERITAGE VAUGHAN COMMITTEE - APRIL 18, 2012**

### **2. 141 CENTRE STREET – WARD 5**

#### **Recommendation**

Cultural Services staff recommend:

1. That the information provided in this report be received.

#### **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 information in this report.

#### **Background and Analysis**

##### **Background**

The structure at 141 Centre Street is a Registered property under the Ontario Heritage Act. It is known as the Owen McCartney House. It is of the Georgian Style, circa 1840. It features a three bay front elevation arrangement with central front doorway, 12 over 12 and 8 over 12 double hung windows and stucco as exterior cladding. The property is listed on the City's register of buildings under the Ontario Heritage Act; however, it is not included in the Thornhill Heritage Conservation District and therefore not designated under the Ontario Heritage Act.

At the January 2012 Heritage Vaughan Committee meeting, the committee requested that the owner be invited to a future Heritage Vaughan meeting to discuss the building. The owner accepted the invitation for the April 18, 2012 meeting.

##### **Analysis**

141 Centre Street, Thornhill

##### **Description of Property**

The property at 141 Centre Street, Ontario, contains a two storey, white stucco house situated at the end of a long driveway which cuts through woods at the front of the same property and that of the adjacent 121 Centre Street property. The house dates back to circa 1840 and reflects design

characteristics typical of the Georgian style. The structure features a boxy massing, with punched windows and a low hip roof with standard overhang. The front façade features the symmetrical arrangement of the windows and entryway in three bays, comprised of the central location of the main door on the ground level, with a divided light window centered on it on the second floor, and a set of windows at each side, one on the ground floor and the other centered on it on the second floor. The building is set back considerably from the street and is screened from view and the Centre Street traffic, by the woods lining the driveway. The simplicity and elegance of the architecture together with the natural setting gives the home a private and stately feel, which has been maintained since its construction.

#### Statement of Cultural Value or Interest

The cultural heritage value of 141 Centre Street lies in the home on the property being a model example of Georgian architecture, dating from c.1844, within Thornhill's historic core. Its construction is attributed to Esquire Owen McCarthy<sup>1</sup>, an Upper Canada pioneer. The home is associated with the life of notable carpenter to the Thornhill community Robert Jarrott, and associated with longtime resident and notable Canadian John S.H Guest, co-founder of Appleby College, Oakville. The house has contextual value as being one of the earliest surviving structures of the original village, thus contributing to the rich history of the area as a pioneer village of former Upper Canada.

#### Description of Heritage Attributes

The following is a general list of features of cultural heritage value (character defining elements):

- It has the potential to yield information that contributes to the understanding of a community. This house is an excellent example of the domestic Georgian style, constructed as a result of a flow of ideas particular to their time and place as they formed part of a unique and marked time for architectural ideas. The loyalist sentiment of the time adopted the Georgian style as a symbol of loyalty to the British Crown (Kalman 139).
- It is associated with the life of an early pioneer, Owen McCarthy, Robert Jarrott a notable carpenter to the Thornhill community and notable Canadian John S.H Guest co-founder of Appleby College, Oakville
- The building's siting, building envelope, structure, original exterior finish materials all contribute to the following key ideas that describe the architectural design at 141 Centre Street and are described in the points below:
  - Massing: front portion is rectangular in plan with narrower rectangular two storey tail addition on south façade, two storey and hip roof throughout. The east wall of the addition aligns with the east wall of the original front portion of the house.
  - Front Façade: Symmetry in front façade, aligned arrangement of windows (ground floor with top floor in three bays)
  - Understated main entry door surround with tapered pilasters of classical style, entablature and cornice
  - Roughcast stucco exterior cladding
  - 12 over 12 wood sash windows on ground floor, 8 over 12 pane wood sash windows on the second floor.

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<sup>1</sup> McCarthy's name appears spelled in two ways within the Land Records: McCarty and McCarthy. McCarthy is used throughout the report as it is the spelling used in the signature portion of the Instruments.

- Original window locations and dimensions at front, east and west facades.
- The subject building and siting is important in defining, maintaining and supporting the early 19<sup>th</sup> century architecture style of early Thornhill at the cusp of its first economic growth, just before the abolition of the Corn Laws in 1846, which impacted the community with the tragic loss of Benjamin Thorne (the man who gave the name to the Village) just four years later and with that the start of twenty years of economic struggle (Fitzgerald, 40-43), and has maintained its Georgian features through history since then.

### Architectural Significance – Background Information

#### The Georgian Style in Upper Canada:

In his book “A History of Canadian Architecture” Kalman tells us that an estimated 7,000 people loyal to the British Crown arrived to portions of today’s Ontario and Quebec from the United States as a result of the end of the Independence war fought between the United States and Britain. After the first years of settlement soon the “architecture developed a more consistent and rigorous version of Georgian Classicism, because they found this style to be an effective and appropriate way to articulate for the young province an image that conveyed self –confidence and control, and that declared loyalty to the British Crown and British values”(Kalman 139). The style is referred to as Georgian Classicism because it has classical elements that relate to the architecture of classical antiquity of Rome and Greece, as it was interpreted by the architects in Britain under the span of the years 1714 to 1830 in which the Empire was ruled by Kings George I to IV ”(Kalman 139 and British Monarchy). During this period in British North America an architectural style that was simple and adhered “...to conventional rules of symmetry and proportion...” accented with select and sparse classical details, if any, such as cornices, columns, pilasters, entranceway details, paneled doors and interior paneling (Kalman 139). These details together with the multi-pane double hung design of the windows and the overall simple shaped massing are the most notable features of a Georgian style home. The pioneers that came to Upper Canada continued the tradition as they spread and settled throughout southern Ontario’s forests, clearing and following the Humber and its tributaries establishing milling villages where the conditions were suitable such as in Thornhill.

### Historical, Associative and Contextual Significance

#### Ownership History of 141 Centre Street:

The Land Records show that the lands comprehending Concession 1 Lot 30 were first registered as a Crown grant on March 29, 1810 with all 210 acres granted to John Wilson, Senior. He subsequently sold the entire parcel to his son Stilwell Wilson (transaction registered on February 23, 1814) and then to William Allen (registered on May 23, 1822). On July 31, 1823 Henry John Boulton is registered as the grantee for 55 the North East 55 acres on the lot. This transaction marks the first severance of the original 210 acres. These 55 acres were then sold to Daniel Brooke Jr. (registered May 26, 1824). Starting the same year and into the next, he sold severed parts of the 55 acres to 7 different people, including an unspecified amount of acreage to Robert Wiles in 1824 and again in 1825, this time 11 acres were noted (Inst. 5168 registered April 5, 1825). Wiles then sold six acres to Joseph Milburn, registered in September 28, 1829. This parcel passed through several hands including John Vanderburgh, F.D. Hunter (4 acres), Thomas Elliott (4 Acres) William Lane and finally one acre to Owen McCarty (ins. 12923 signed “McCarthy”). This parcel was bought by Robert Jarratt (Reg. May 22, 1846). Robert’s last name sometimes appears spelled as “Jarrott”. In May 12, 1871 instrument 848 reflects the decision at the Court of Chancery that gives ownership to the parcel to Mary Jane Jarrott . Subsequently, instrument 1102 (reg. 18 May 1872) reflects the decision at the Court of Chancery that gives ownership of two acres to Joseph Cox. Joseph Cox owned the property until his death at which time it was left to the Thornhill Presbyterian Church as specified in his will on October 24, 1928.

(Inst. 9160). The trustees of the Thornhill Presbyterian Church sold the property in 1928 to Earl Victor Doan and his wife Vera Doan and held the mortgage until 1935. In 1935 the deed was transferred back to the trustees of the church (Ins. 16976). In December 1937 the property was bought by John and Gladys Guest (only Gladys' name appears in the Instrument). In 1953, Gladys Guest, at that time a widow, sold the property to Edward and Joyce Duder. The Duder family has owned the property since that time.

#### The Owen McCarthy House: Remnant of an Incipient Thornhill

The Owen McCarthy house is presently identified by the municipal address known as 141 Centre Street in Vaughan within Concession 1, lot 30. Describing its location by lot and Concession is the reference method that was used back between 1792 and 1794 when Governor Simcoe first commissioned the survey of Yonge Street to connect Lake Ontario at York with the lake that would be given his name, Lake Simcoe, and is still used today in the larger scale. The impetus for the growth of the area known today as Thornhill was in fact the making of Yonge Street, opening the path to the settlement of lands to the north of York, together with the favorable milling sites along the Don and Humber Rivers. Starting in 1793, groups of Loyalists started settling along Yonge Street brought by Governor Simcoe who was offering grants of land provided that the land was cleared and a home built with specific conditions to be met. Clearing the land and building a home could take many years of work. This was the case also for Concession 1 Lot 30. (Fitzgerald 13-21).

It was not until 1810 that Lot 30 Concession 1 in its entirety comprising of 210 acres was officially granted to John Wilson Sr., as the first registered private owner of the lot (Land Records, City of Vaughan Archives). He was one of the first Loyalists to move to this area and thought to have been the first miller in the Vaughan area. He came from New Jersey, after spending some initial years in New Brunswick with his wife, two of his four sons and other family members (By-law 21-83 JEH McDonald and Fitzgerald, 18). John Wilson Sr. was Justice of the Peace and "took an active part in local affairs" (Fitzgerald 20). Stilwell Wilson, son of John, was elected overseer of highways, and fence viewer on Yonge Street from lots 26 to 40 in 1799 (Fitzgerald 20). In 1823 the lot was first severed. It is recorded as a "Buy and Sell" transaction when it was registered in July 31. The record indicates that the North East 55 acres of the lot were sold by William Allan to Henry Boulton and subsequently it was divided into several smaller parcels and sold off to new arriving parties. 141 Centre Street as we know it today was part of one of these parcels in which the Owen McCarthy house still stands.

Owen McCarthy was a yeoman, which meant that he was a gentleman-farmer and small estate owner (Genealogy and Ogilvie, 675). Owen McCarthy and his wife Christiana McCarthy sold the 1 acre parcel to Robert Jarrett in 1844 (registered in 1846). Robert had married Susannah Chapman in 1837, thought to be a daughter of Nathan Chapman (Broughton), first settler of lot 28 Concession 1. By 1861 the Jarretts had 12 ½ acres "attached to the tenement" (Broughton, 1861 Census). In 2012, 141 Centre Street is comprised of approximately 1.69 acres.

#### Corn Laws and their Effect in Thornhill

Around 1810 when John Wilson Sr. officially got the first grant, the area was known by the name of Lyon's Mills. The village changed names a few times and by 1842 it was established as Thornhill, named after Benjamin Thorne, the well known prosperous miller. By the early 1840's when the Owen McCarthy house was built, Thornhill was a very prosperous village hub and the success of Benjamin Thorne's mill was largely a contributor, becoming the most important milling centre north of Toronto (Fitzgerald, 34-40). It had not been without hardship that it achieved this status, however, having survived the cholera outbreak of 1832 that "spread rapidly through Lower and Upper Canada" and divided opinions through the rebellion of 1837. However, in a span of 18 years (1829 to 1847), "the post office, stage coach service, and toll gate were established, four churches, and two schools were built" (Fitzgerald, 40). The real economic test arrived in mid-1846 when the Corn Laws were repealed with the effect of opening the British market to grain from all

countries. In consequence Benjamin Thorne's mill was ruined by 1848, causing the economy of the Village to suffer greatly from this loss. The decision on the grain tariffs had been impending for a long time. Some residents, such as Owen McCarthy, may have prepared for the worst in the months prior to this event and may have taken their investments elsewhere. He died sometime between May 22, 1846 and December 18, 1847. His son and heir, in December 1847 is recorded as being a resident of Rochester, New York (previously having been a resident of Vaughan) when he sold another acre previously owned by his father, in the same lot and concession in Thornhill to James Hugo of Markham (Ins.no. 30459). Others, such as Benjamin Thorne, were not so prepared, as he had expanded his business in 1843 in Holland Landing, leaving him with large quantities of unsold flour by 1848 (Fitzgerald 40). Robert Jarrett, was the owner of the McCarthy house through the subsequent difficult years that came after 1846 and continued to live in Thornhill to see better years to come in the 1860's making his living as a well respected carpenter and joiner working with Martin (Ins.no. 26886, Broughton 2).

### Later Owners

The next owner Joseph Cox and his wife Sara A. Armstrong, was a very involved member in the Thornhill community as member of the Thornhill Presbyterian Church, and willed the estate to the same church, since the couple had no children. After the church's Trustees tried to sell and managed the property for a number of years, sold the property to Gladys Guest and her husband John Guest. John Guest graduated from Corpus Christi College, Cambridge 1897. After working as an assistant master at Upper Canada College since 1901, he became the first headmaster at Upper Canada Preparatory School. Later, with Gladys's father, Sir Edmund Walker, he co-founded Appleby College, a private boys' school in Oakville, in 1911. He served as headmaster until 1934, and moved to the McCarty house the next year and made several renovations including introducing the three part windows in the south façade. The Guests had two sons and two daughters. In 1945 the Guests sold two acres of their parcel to Julia Biriukova, and art teacher in Upper Canada College, originally from Russia, with the Guests keeping the parcel with the home (Broughton). The Duder family acquired the home from his widow after John Guest passed away in 1953. The Duder family has owned the property for the longest period of time since then.

### Sources

#### Articles:

Broughton, Jim. The Story of 141 Centre Street, The Society for the Preservation of Historic Thornhill, Newsletter, February 2005.

#### Books:

Fitzgerald, Doris M. Thornhill 1793-1963, The History of an Ontario Village. Coyright, Canada, 1964, by Doris FitzGerald.

Kalman, Harold. A History of Canadian Architecture, Vol 2. Oxford University Press, Ontario, 1994.

Ogilvie, John. The Imperial Dictionary of the English Language, Vol IV. Blackie and Son, 49 and 50 Old Bailey, E.C. Glasgow, Edinburgh and Dublin, 1883. (digitized by Google).

Reaman, G. Elmore A History of Vaughan Township, Two Centuries of Life in the Township, University of Toronto Press, 1971.

Land Registry Records and Instruments for Concession 1, Lot 30:

York Region Land Registry Office, 50 Bloomington Rd W, 3rd Floor, Aurora, ON L4G 3G8

The Archives of Ontario, 134 Ian Macdonald Boulevard, Toronto, Ontario, Canada, M7A 2C5

Essay:

Easton, H.Jerry. Thornhill: From Wilderness to Urban Village. Unpublished essay written in 1975. Student at York University.

Web sources:

Genealogy:

[http://www.genealogy.com/genealogy/Glossary/NEWGLO\\_Y.html](http://www.genealogy.com/genealogy/Glossary/NEWGLO_Y.html)

The Imperial Dictionary of the English Language, Vol IV:

[http://books.google.ca/books?id=PYICAAAAQAAJ&pg=PA675&dq=dictionary+AND+yeoman+AND+farmer+AND+Canad\\*&hl=en#v=onepage&q=yeoman&f=false](http://books.google.ca/books?id=PYICAAAAQAAJ&pg=PA675&dq=dictionary+AND+yeoman+AND+farmer+AND+Canad*&hl=en#v=onepage&q=yeoman&f=false)

The Official Website of the British Monarchy:

<http://www.royal.gov.uk/HistoryoftheMonarchy/KingsandQueensoftheUnitedKingdom/TheHanoverians>

Wikipedia:

[http://en.wikipedia.org/wiki/Corn\\_Laws](http://en.wikipedia.org/wiki/Corn_Laws)

### **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 refer to recommendation section of this report.

### **Report Prepared by**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator, ext 8115  
Recreation and Culture Department

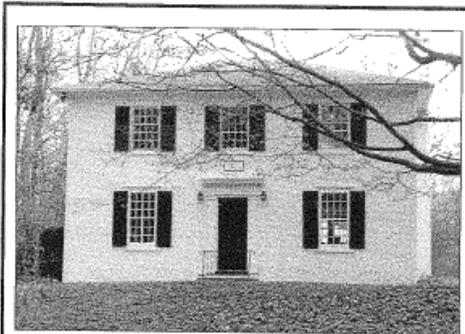




EARLY VIEW OF 141 CENTRE ST. SHOWING EAST SIDE

Fig. 2 Photo by JEH. McDonald courtesy of the City of Vaughan Archives.

**Centre Street**



Location: 141 Centre Street  
 Year Built: Circa 1840  
 Style: Georgian  
 Storeys: 2  
 Classification: Inventoried

Cladding: Stucco  
 Roof: Hipped, asphalt shingles  
 Windows: Wood double-hung, 12/12

Description: A substantial, but starkly simple, 3-bay Georgian house. The central entry door has a broad surround; the jambs having plain tapered pilasters with plinths and capitals, and the deep entablature having a pronounced cornice. The window heads have similar cornices on a smaller scale. The windows all have true shutters. The roof is a low-sloped hip roof with moderate overhangs. There is a substantial exterior chimney on the right. The house is set well back on a very large lot, and the many mature trees to the front screen the house from Centre Street. Substantial outbuilding at left rear.

Archives: MM-Weaver 171

History: This house was built for Owen McCartney, Esquire. He was one of the early landowners whose fortunes changed. Robert Jarratt, notable Thornhill joiner and carpenter, bought the house in 1844. It has been owned by E. Duder since 1954.

Comments: This property is an important cultural and natural heritage asset and contributes to the heritage character of the village.



MM-Weaver #171, February 1973

Fig. 3 Entry in HCD Inventory

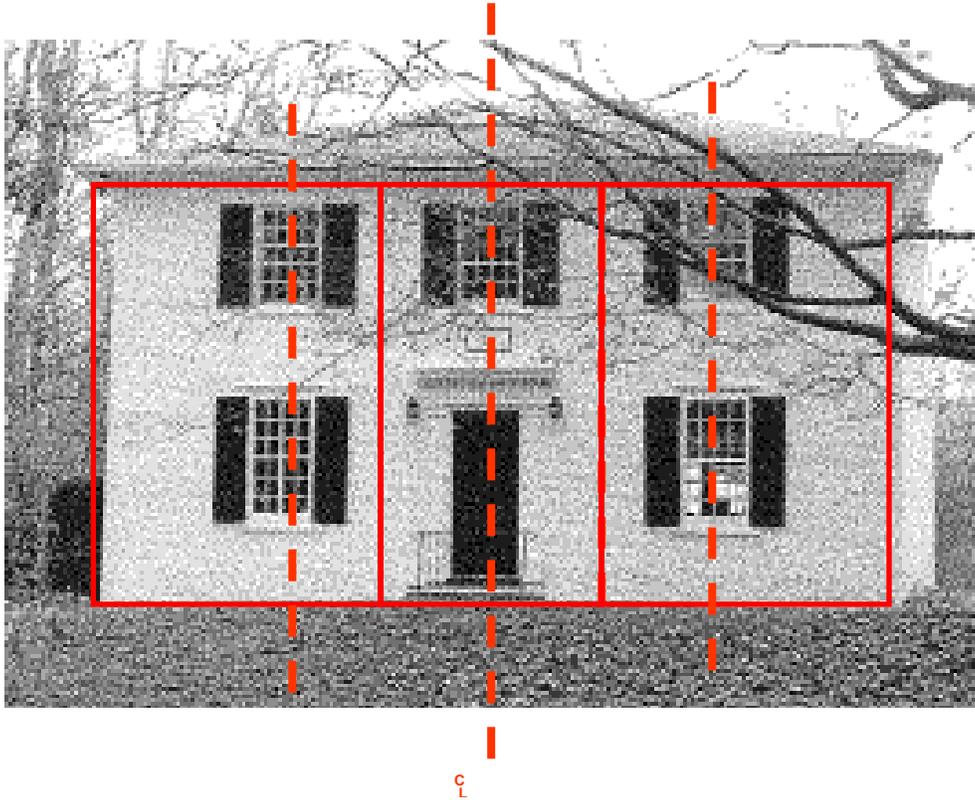
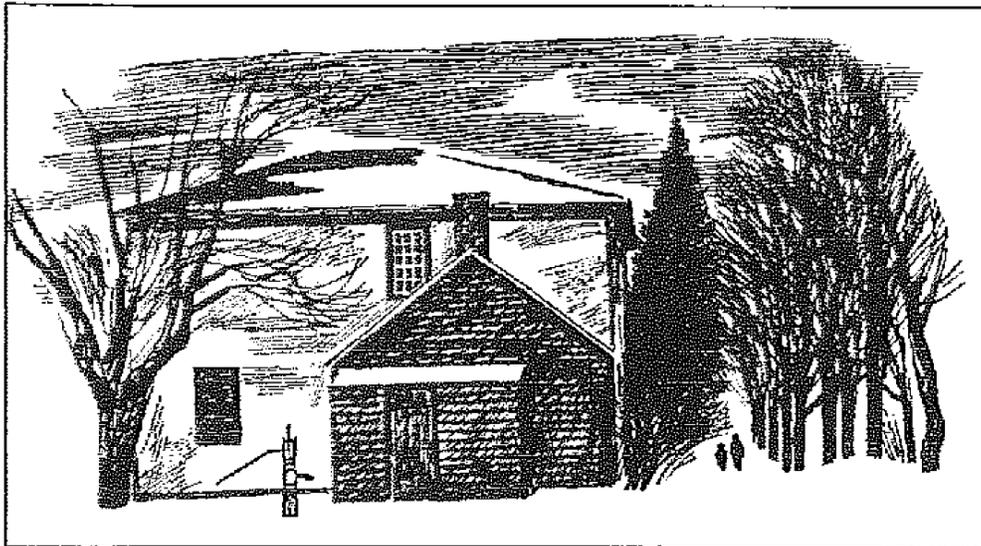


Fig. 4. Visual analysis of front facade

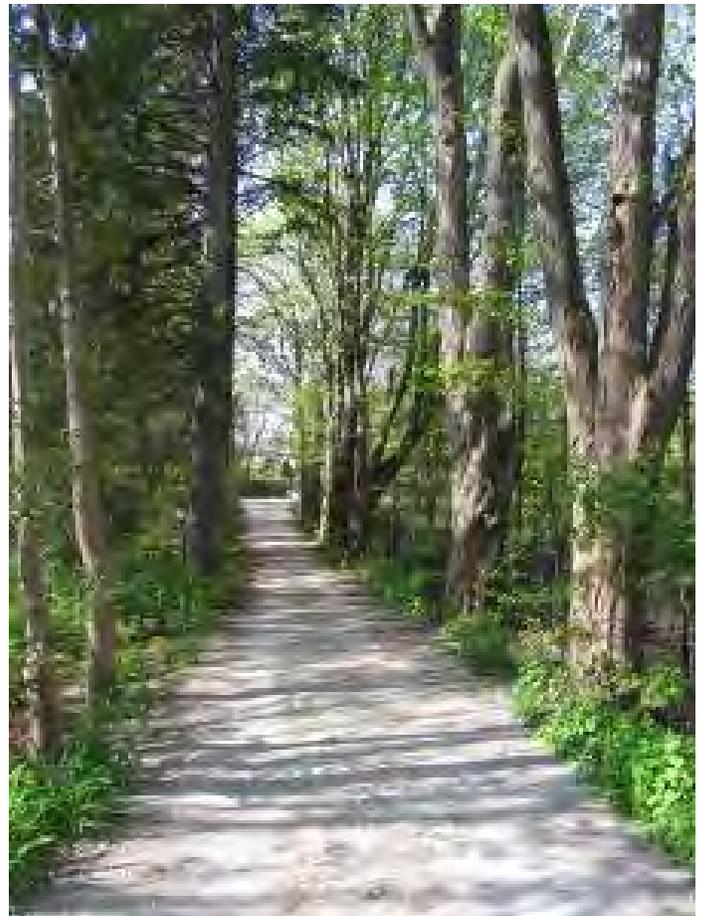


Fig 5 to 17. Photos by Cultural Services, 2008, 2011. unless specified.



*Above: "The Lane", by Thoreau MacDonald, showing the rear of 141 Centre Street before 1938.*





## **HERITAGE VAUGHAN AGENDA - APRIL 18, 2012**

### **3. SIGN VARIANCE APPLICATION SV.12-008 THORNHILL HERITAGE CONSERVATION DISTRICT MINTO YONGE & ARNOLD INC. – WARD 5**

#### **Recommendation**

Cultural Services staff recommend:

1. That the Sign Variance application SV.12-008 for the proposed development signage (text and images) along the hoarding of the development under construction, be reduced by 50%.
2. That the proposed signage not be lit.
3. That this recommendation be forwarded to the Sign Variance Committee for consideration.

#### **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, and 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**

The meeting reports with recommendations from Heritage Vaughan Committee will be communicated to the owner/applicant and posted on the City's website.

#### **Purpose**

The purpose of this report is to review the proposed Heritage Permit application.

#### **Background - Analysis and Options**

The owner/applicant has submitted a Sign Variance application to allow for promotional/marketing signage for the new condominium development under construction at the site. The proposed signage is proposed to be installed along the construction hoarding and in particular along Yonge Street.

The site is located within the Thornhill Heritage Conservation District and located in a Special Sign District of the Sign By-law.

The Sign By-law allows for development signs to a maximum of two signs with a combined sign face area not to exceed 20 sq.metres. The proposed signage totals approximately 217 sq. metres. The size of the proposed development is large and therefore additional signage would be warranted. The sign would also be temporary in nature and be removed once the development at the site is complete. As such, it is recommended that the proposed signage be reduced by 50% as it relates to the text and images portion of the sign.

### **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**

Additional development signage is recommended to be permitted due to the size of the development and the temporary nature of the signage. It is excessive, however, and a reduction of 50% is recommended.

### **Attachments**

1. Sign Variance Application – Proposed Hoarding Signage

### **Report Prepared By**

Angela Palermo, Manager of Culture, ext 8139





**ELEVATION A**  
 FLAT HOARDING PANEL WALL  
 13.6m x 2.44m (44'-8" x 8')  
 FACES SOUTH

HOARDING  
 ABUTS  
 BUILDING

## **HERITAGE VAUGHAN COMMITTEE - APRIL 18, 2012**

### **4. 54 NAPIER STREET, PROPOSED NEW CONSTRUCTION – WARD 1**

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#### **Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan approve the drawings as presented for the new construction of a single family home at 54 Napier Street; and,
2. That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
3. The applicant is to be advised that if the design changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required.

#### **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 report and provide a recommendation on the item.

#### **Background and Analysis**

##### Analysis

The Nashville-Kleinburg Heritage Conservation District Guidelines, stipulate that new construction on in-fill sites is to follow a heritage design precedent in terms of style while being of its time. The current proposal as reflected in the drawings clearly follows the design precedent of the Victorian Gothic Revival style, while maintaining a unique design. The proposed is a two storey home and the noted height is within the zoning maximum. In the site plan the traditional “T-plan” is discernable, as well as the side wing, which in this case contains the garage entrance doors, which face away from the front façade.

The front façade is arranged in three bays, with a symmetrical composition of architectural elements and central hall plan. The two flanking bays to the central bay, are composed of two storey projecting rectangular plan bays each topped by a steep gable roof. Each of these bays

has a bay window on the first floor level. The details in the brick are inspired by an existing house in a neighboring municipality in Ontario. The main window style throughout the design is two over two single hung. All of these details are in accordance with the precedent style.

The sides and back utilize the same or similar variations of architectural detail and elements that are in keeping with the precedent heritage style.

### Background

The subject property at 54 Napier Street is designated under Part V of the Ontario Heritage Act as a part of the Kleinburg-Nashville Heritage Conservation District.

At the September 2011 Heritage Vaughan meeting the following recommendation was approved:

*Heritage Vaughan advises that they approved the following recommendation:*

- 1) *That this matter be reconsidered;*
- 2) *That the recommendation of Cultural Services, dated September 21, 2011, be approved, subject to replacing 2.a. with the following:*
  - “a. That the demolition clearance be effective from the date of the Heritage Permit approval by Heritage Vaughan.”; and*
- 3) *That the following deputations be received:*
  - a) Mr. Ferdinand Wagner, representing the applicant; and*
  - b) Marcelo and Doris Cuenca, applicants.*

### Recommendation

*Cultural Services recommends:*

1. *That Heritage Vaughan consider the attached Built Heritage Evaluation for the existing structure at 54 Napier Street, and;*
2. *That Heritage Vaughan consider the proposed application for demolition of the existing house at 54 Napier Street, with the following conditions and together with information on the background and analysis portions of this report:*
  - a) That the demolition clearance be effective from the date of the Building Permit approval.*
  - b) That the applicant work with Cultural Services in the design of a replacement structure and they return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting;*
  - c) That for any period of time that the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-laws, including that the lot be maintained clean of debris, garbage, and grass be cut.*
  - d) That new construction is in accordance with the Heritage District Guidelines and the applicant return to Heritage Vaughan for final approval of the infill structure.*
3. *Should any changes occur to the proposal as submitted, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised Heritage Permit.*

### **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 refer to recommendation section of this report.

### **Report prepared by:**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator ext. 8115  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services, ext. 8139  
Recreation and Culture Department

Attachments



54 Napier Street

Fig.1. General Location Map

**SURVEYOR'S  
REAL PROPERTY REPORT**

PLAN OF TOPOGRAPHICAL SURVEY OF  
**LOT F  
REGISTERED PLAN 275  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:150  
1.5 3 4.5 6 7.5 9 METERS

STEL & GEYER  
PROFESSIONAL LAND SURVEYORS INC.

**REPORT** THIS SURVEY WAS PERFORMED ON CONSTRUCTION WITH  
FIELD REPORT SUMMARY DATED APRIL 5, 2011.

**NOTES**

THIS PLAN AND REPORT WAS PREPARED FOR THE SOLE USE OF  
DEVELOPER/CLIENT. IT IS NOT TO BE USED FOR ANY OTHER  
PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.  
THIS PLAN IS BASED ON THE SURVEY OF LOT F, REGISTERED PLAN  
275, DATED APRIL 5, 2011, AS SHOWN ON PLAN BA-150,  
HAVING A BEARING OF 108°23'00" AND A DISTANCE OF 10.00 METERS  
FROM THE CORNER OF VAUGHAN STREET AND KELLAM STREET TO THE  
CORNER OF VAUGHAN STREET AND NAPIER STREET. THE  
PUBLISHED ELEVATION OF THIS POINT IS 218.37 METERS.

**LEGEND**

- P1 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P2 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P3 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P4 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P5 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P6 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P7 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P8 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P9 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P10 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
- P11 BENCH MARK OF SURVEY BY R.H. WEAVER DATED OCTOBER 6, 2009
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**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;  
2. THE SURVEY WAS COMPLETED ON THE DATE DATED OF APRIL 5, 2011.

APRIL 5, 2011  
STEL & GEYER  
PROFESSIONAL LAND SURVEYORS

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METERS TO THE NEAREST MILLIMETER UNLESS OTHERWISE SPECIFIED.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
1747350

STEL & GEYER  
PROFESSIONAL LAND SURVEYORS INC.  
7103 KENNEDY STREET, SCARBOROUGH, ONTARIO M1S 1Y1  
TEL: (416) 291-1111 FAX: (416) 291-1112  
WWW.STELANDGEYER.COM

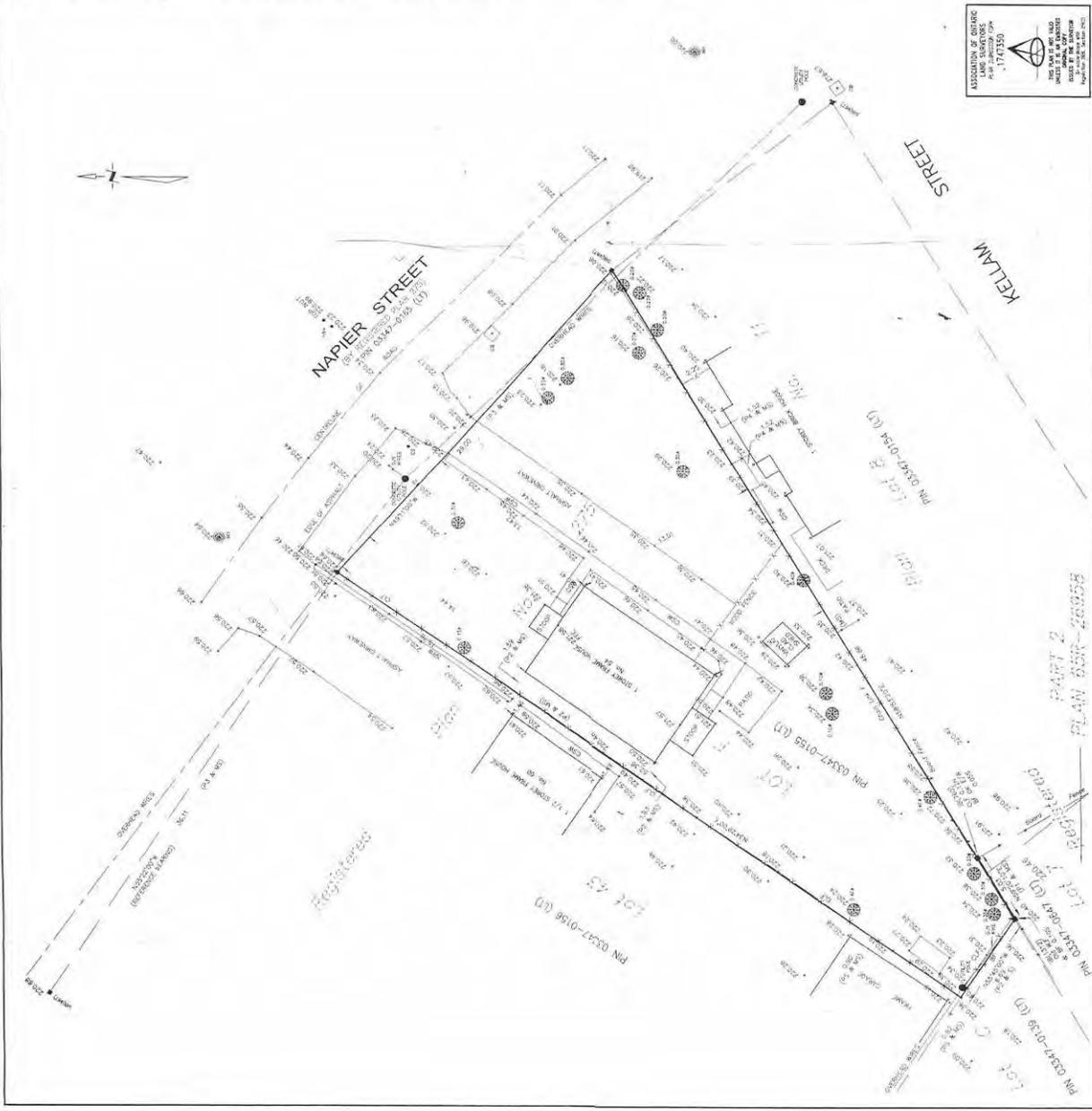
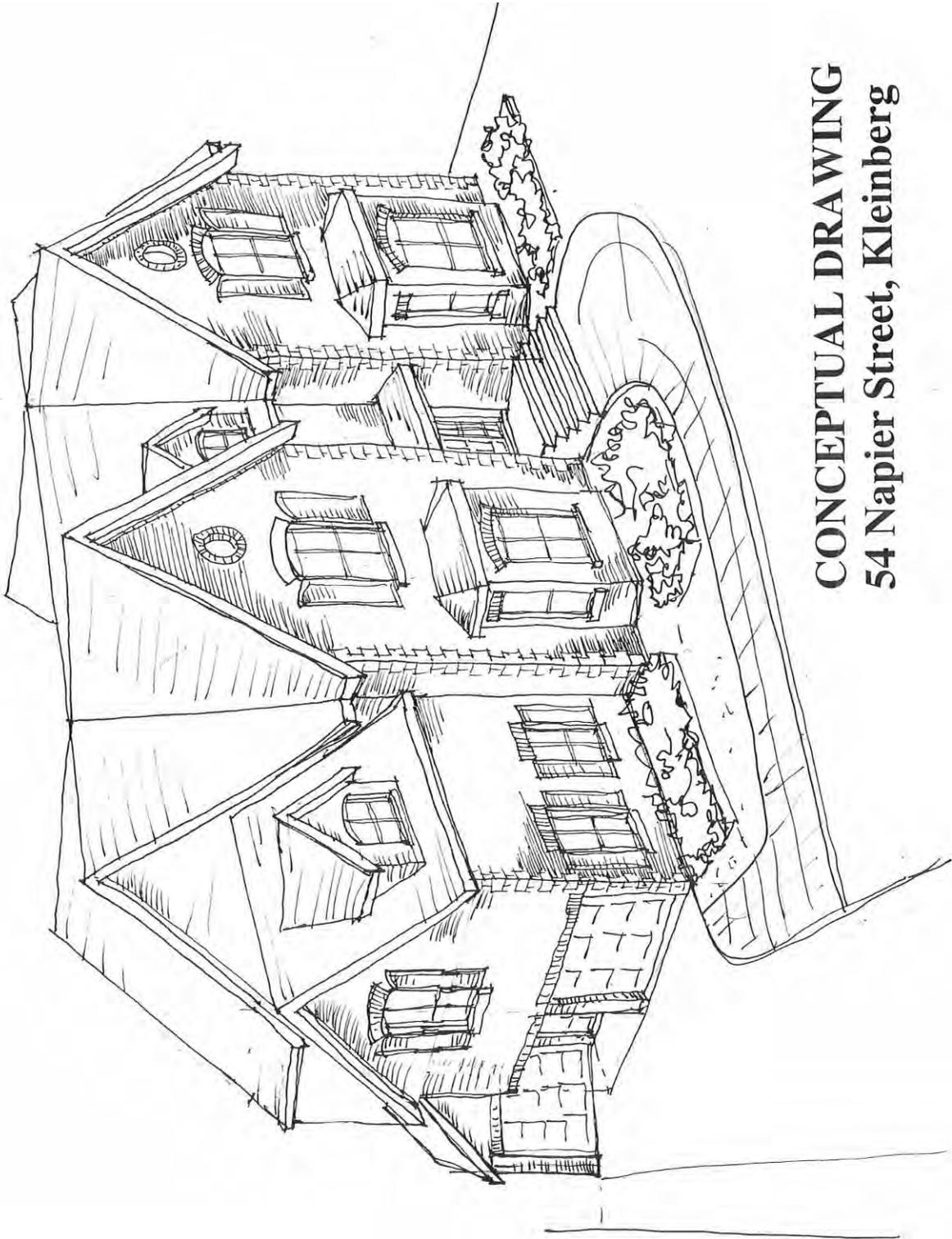


Fig. 2. 54 Napier Street. Extract of Survey dated April 5, 2011.



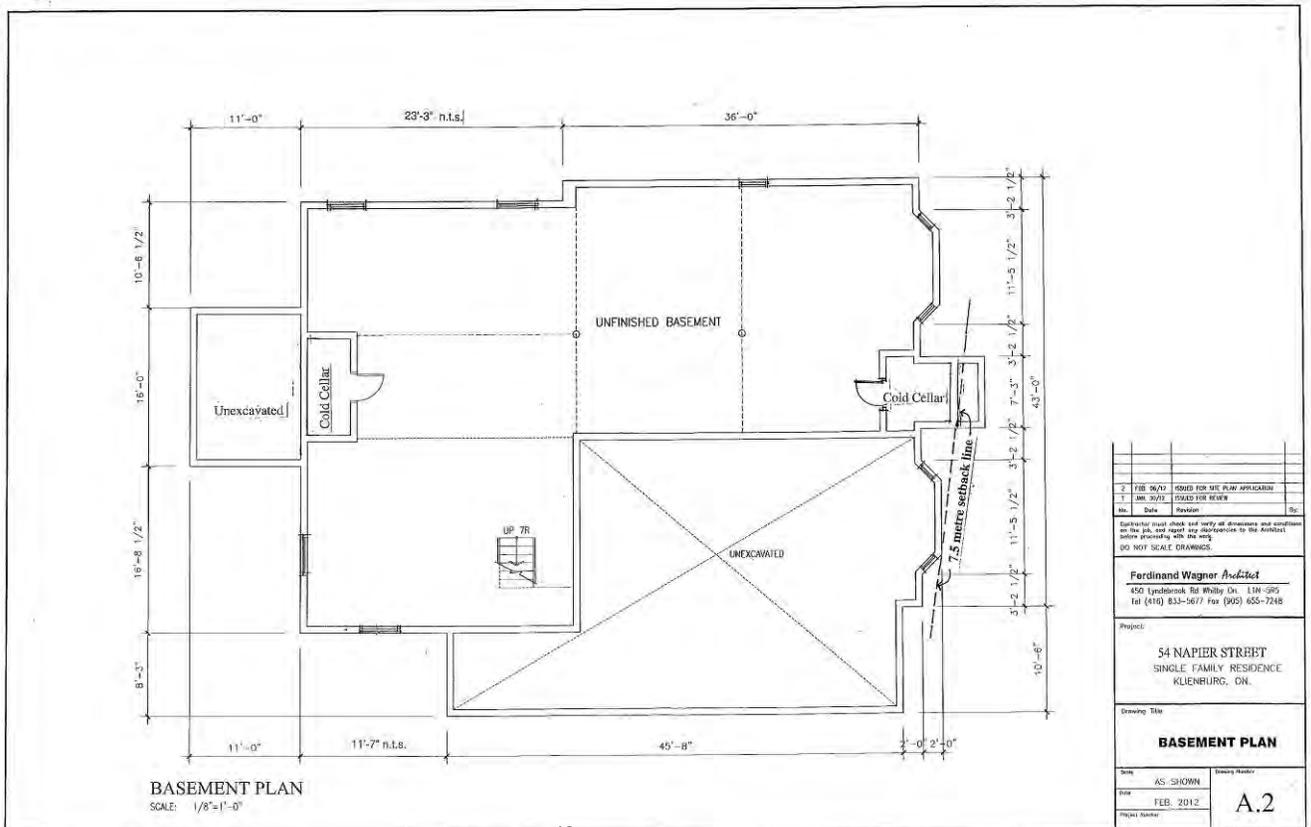
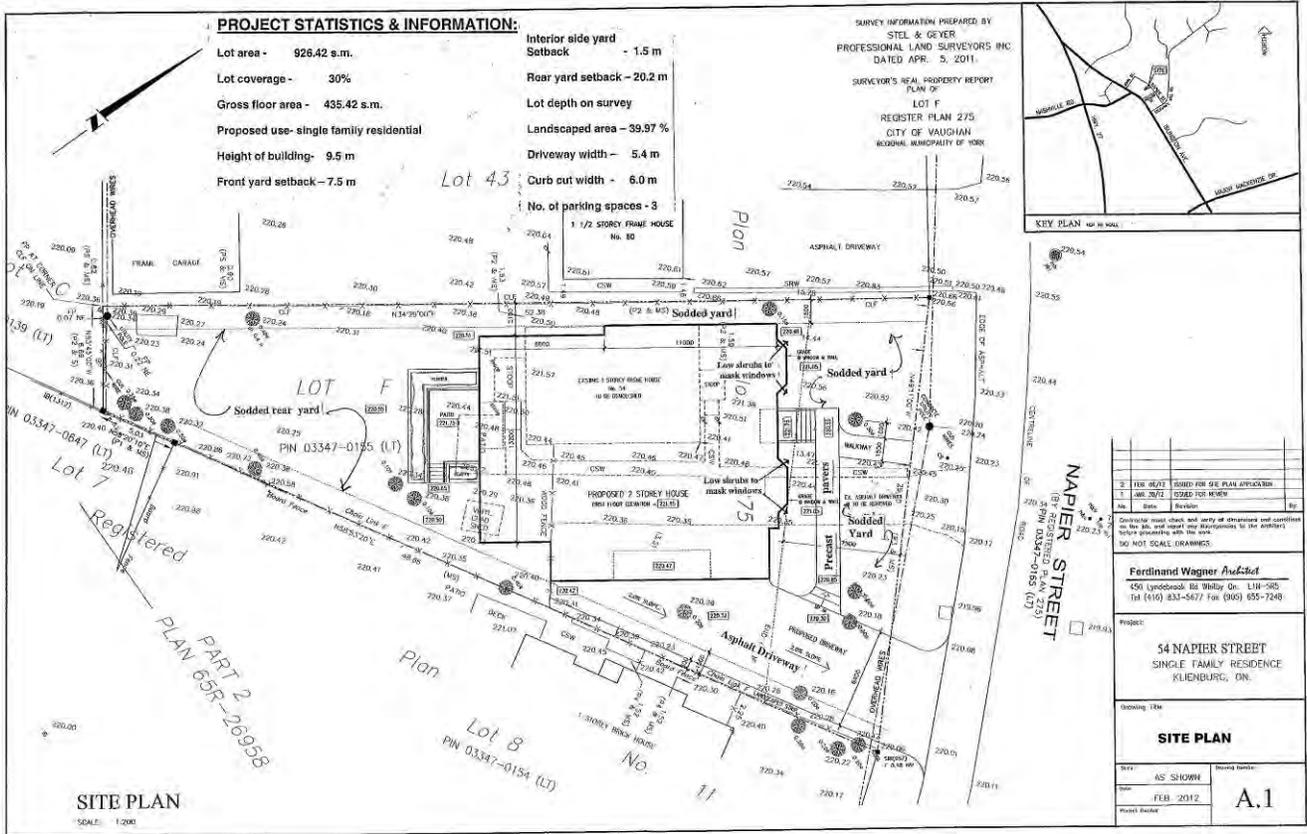
Fig. 3. 54 Napier Street. Front façade and south façade view.: looking northwest.

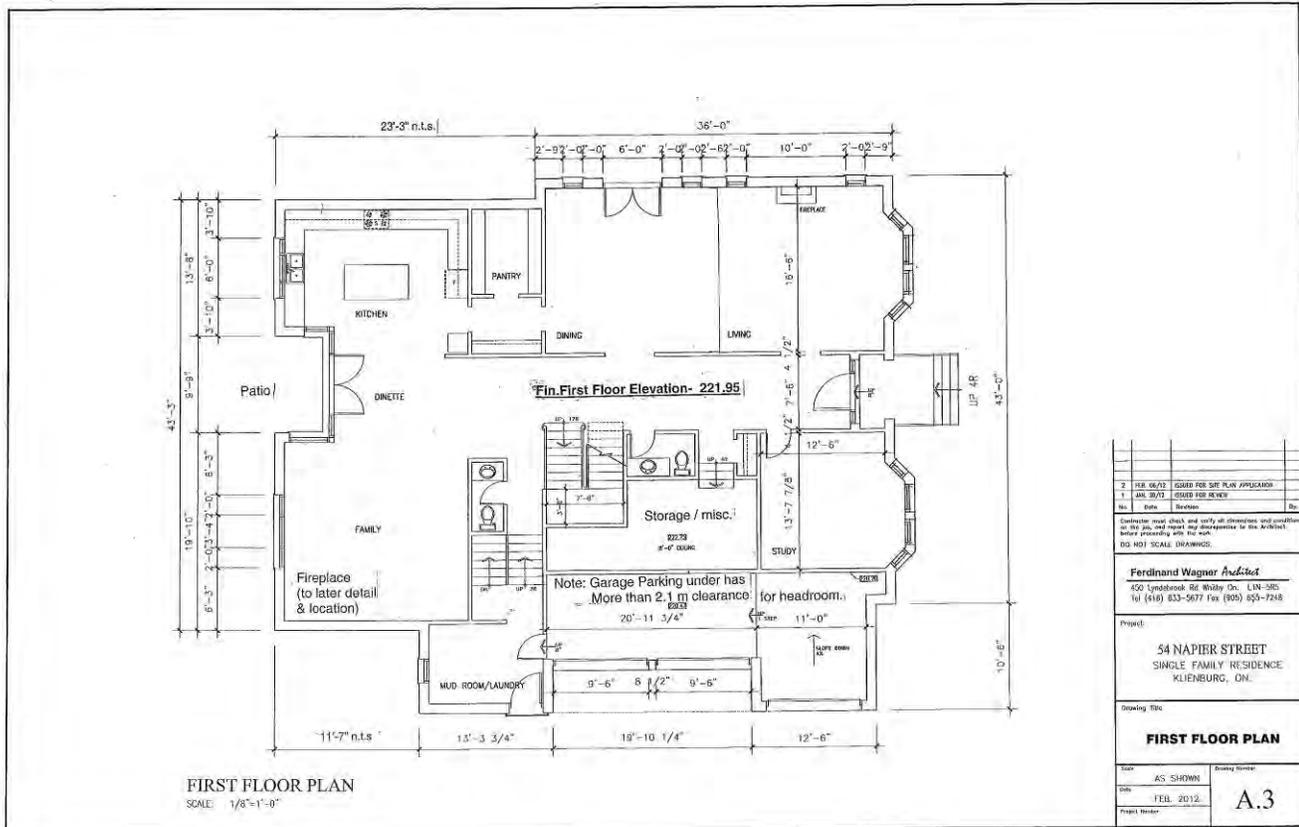


**CONCEPTUAL DRAWING**  
**54 Napier Street, Kleinberg**

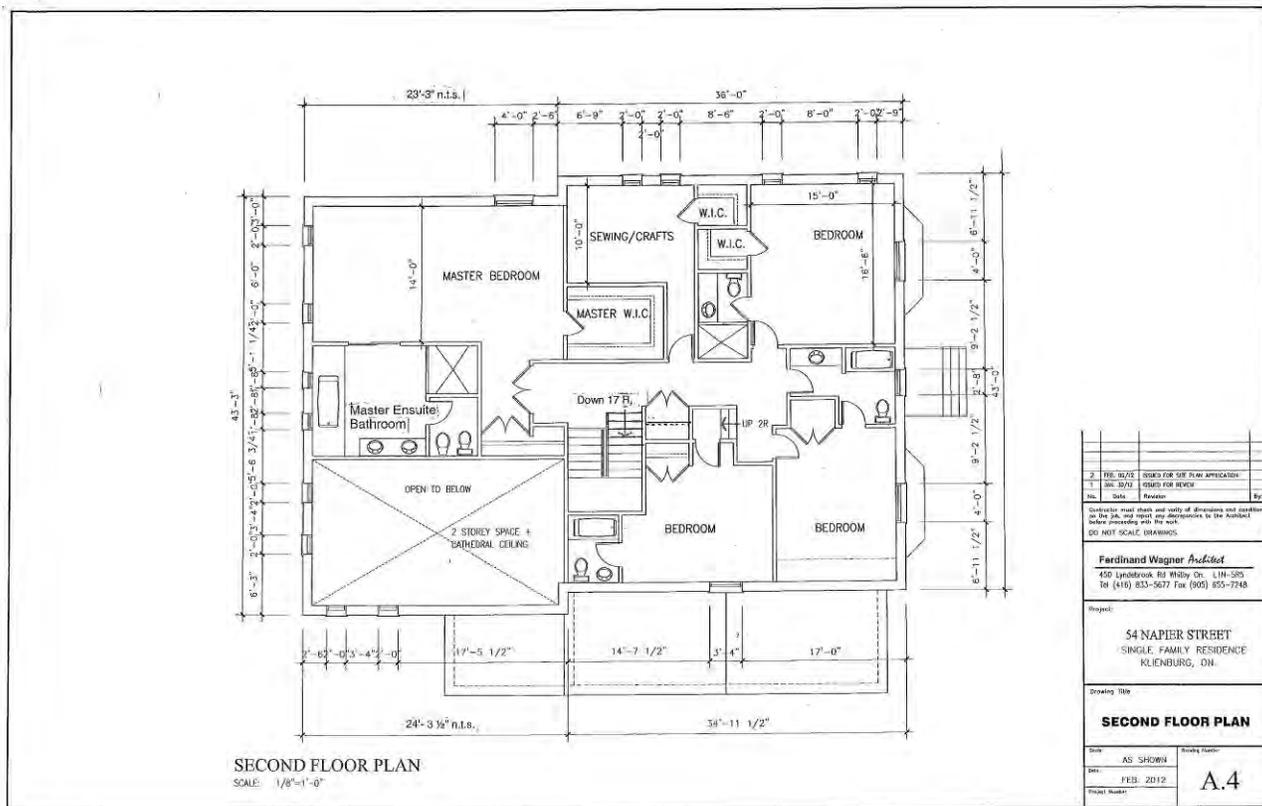
Fig. 4. 54 Napier Street. Concept sketch of future replacement single family structure.

**Fig. 5 to 12. 54 Napier Street.**  
**Proposed architectural drawings.**





2 FEB. 06/12 ISSUED FOR SET PLAN APPLICATION		
1 JAN. 20/12 ISSUED FOR REVIEW		
No.	Date	Revision
Contractor must check and verify all dimensions and conditions on the job, and report any discrepancies to the Architect before proceeding with the work. DO NOT SCALE DRAWINGS.		
<b>Ferdinand Wagner Architect</b>		
450 Lyndbrook Rd. Wilby, On. L1N 3G5 Tel: (416) 833-5677 Fax: (905) 855-7248		
Project:		
54 NAPIER STREET SINGLE FAMILY RESIDENCE KLEINBURG, ON.		
Drawing Title:		
<b>FIRST FLOOR PLAN</b>		
Scale:	AS SHOWN	Drawing Number:
Date:	FEB. 2012	<b>A.3</b>
Project Number:		



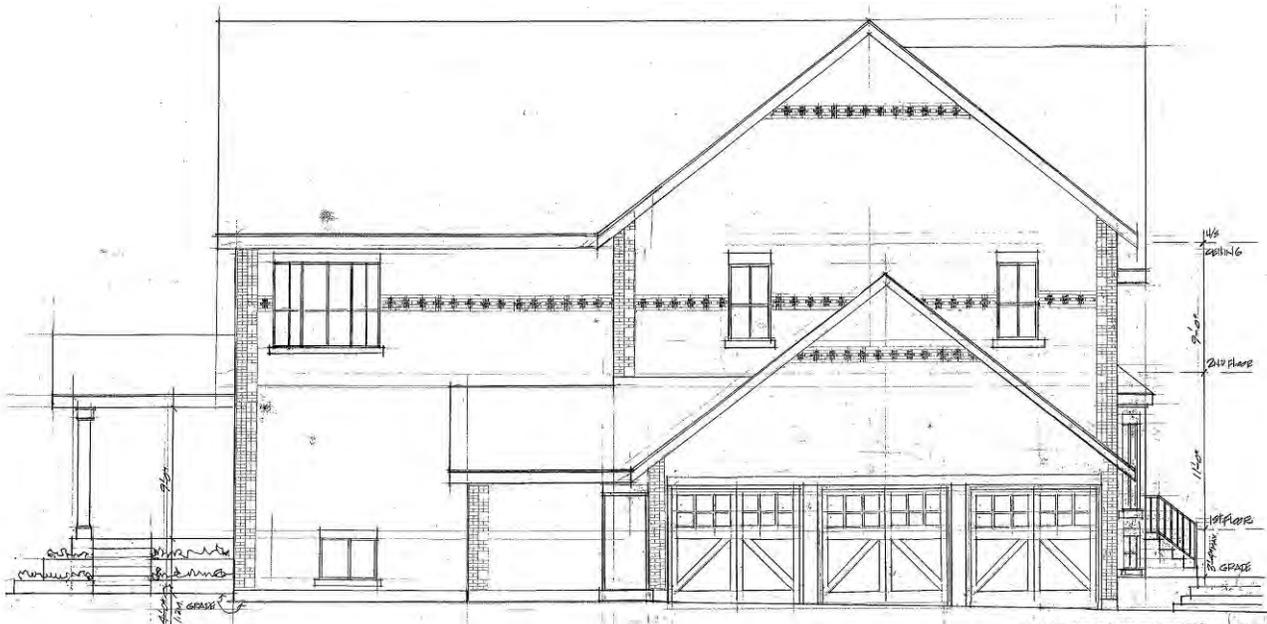
2 FEB. 06/12 ISSUED FOR SET PLAN APPLICATION		
1 JAN. 20/12 ISSUED FOR REVIEW		
No.	Date	Revision
Contractor must check and verify all dimensions and conditions on the job, and report any discrepancies to the Architect before proceeding with the work. DO NOT SCALE DRAWINGS.		
<b>Ferdinand Wagner Architect</b>		
450 Lyndbrook Rd. Wilby, On. L1N 3G5 Tel: (416) 833-5677 Fax: (905) 855-7248		
Project:		
54 NAPIER STREET SINGLE FAMILY RESIDENCE KLEINBURG, ON.		
Drawing Title:		
<b>SECOND FLOOR PLAN</b>		
Scale:	AS SHOWN	Drawing Number:
Date:	FEB. 2012	<b>A.4</b>
Project Number:		



**Note:** All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

**EAST ELEVATION** 3/16" = 1'-0"

54 NAPIER ST-KLEINBERG  
 Ferdinand Wagner Architect  
 450 Lyndbrook Rd, Whitby, On, L1P-2A3  
 Tel: (416) 833-5677  
 Email: ferdinand.wagner@lyndbrook.ca  
 Date:  
 Drawn by: CHK'd by:  
 Scale: As noted Dwg No:  
 Proj. No: **A5**



**Note:** All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

**SOUTH ELEVATION** 3/16" = 1'-0"

54 NAPIER ST-KLEINBERG  
 Ferdinand Wagner Architect  
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 Tel: (416) 833-5677  
 Email: ferdinand.wagner@lyndbrook.ca  
 Date:  
 Drawn by: CHK'd by:  
 Scale: As noted Dwg No:  
 Proj. No: **A6**

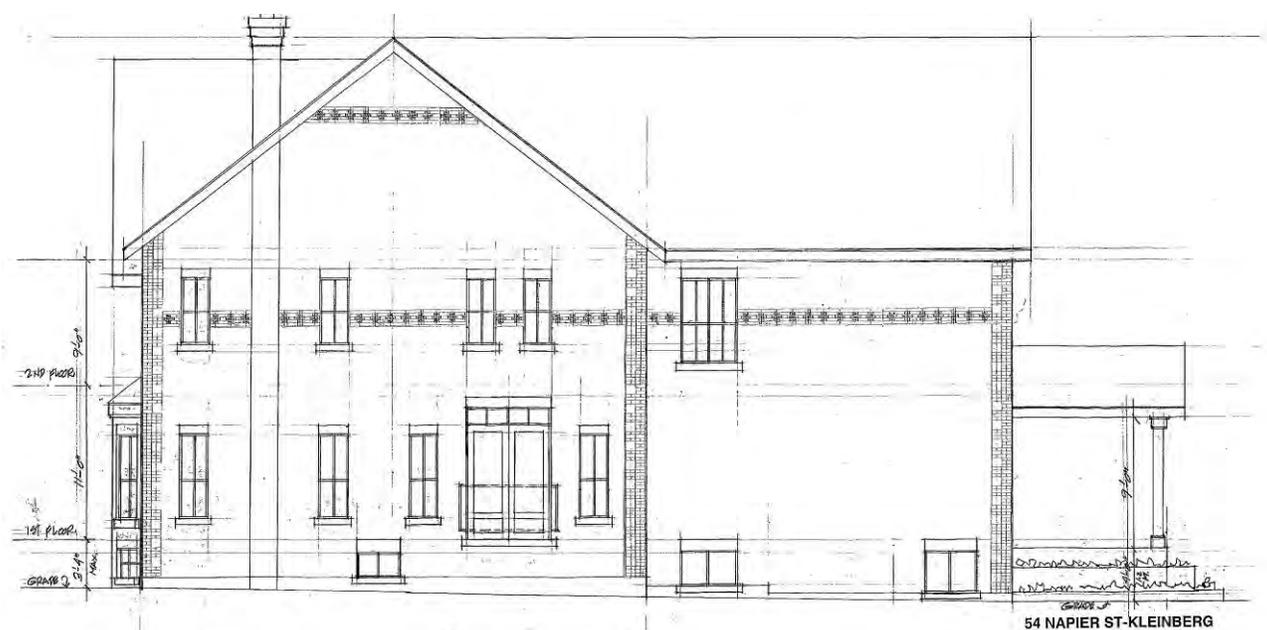


**Note:** All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

**WEST ELEVATION** 3/16" = 1'-0"

**54 NAPIER ST-KLEINBERG**  
 Ferdinand Wagner *Architect*  
 450 Lyndbrook Rd, Whitby, On, L1P-2A3  
 Tel: (416) 833-5677  
 Email: ferdinand.wagner@summitco.ca

Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_ Chk'd by: \_\_\_\_\_  
 Scale: As noted Dwg No: \_\_\_\_\_  
 Proj No: **A7**



**NORTH ELEVATION** 3/16" = 1'-0"

**Note:** All exterior walls are brick and as per the approved samples by Vaughan Cultural Services.

**54 NAPIER ST-KLEINBERG**  
 Ferdinand Wagner *Architect*  
 450 Lyndbrook Rd, Whitby, On, L1P-2A3  
 Tel: (416) 833-5677  
 Email: ferdinand.wagner@summitco.ca

Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_ Chk'd by: \_\_\_\_\_  
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## **HERITAGE VAUGHAN COMMITTEE - APRIL 18, 2012**

### **5. 21 KELLAM STREET, PROPOSED SECOND STOREY ADDITION AT REAR AND RENOVATION OF EXISTING HOME – WARD 1**

---

#### **Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan approve the drawings as presented for the proposed second storey addition and renovation of the existing home at 21 Kellam; and,
2. That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
3. The applicant is to be advised that if the design changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

#### **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 report and provide a recommendation on the item.

#### **Background and Analysis**

##### **Background**

The subject property at 21 Kellam Street is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage Conservation District as well as being a registered property under Part IV, Section 27 of the Ontario Heritage Act.

The house is of a Victorian Gothic Revival Style which was popular between 1850 to the late 1880's, known as the Simpson House. The Simpsons owned it until 1935 when the Kaiser family purchased it. The Kaiser family made renovations in the 1950's, still visible today when two, one storey, square planned bays with gabled roof were extended into the front porch at either end of the porch. The front door was moved from its original central location under the porch to its current location at the east side of the west new bay. A large wood picture window with flanking hung windows was cut out on the main front wall under the porch in an off centre position. The style of this window refers to mid-century modernist traditions. All other windows were replaced

with wood one over one hung windows, thus introducing a more modern aesthetic to the house that moved away from its Victorian roots. A one storey kitchen addition in the back of the house, with a lean-to roof was also done with the mid-century renovations. These changes however did not affect the legibility of the original one and a half storey house, its massing with the gabled roof with front porch and character defining front gable peaked dormer that characterize the original style of the home. The roof presently has standard asphalt shingles.

The renovation project presents the opportunity to bring back the original character of the home.

The applicant has advised that a Committee of Adjustment application has been opened in order to address existing setbacks that will remain. The application has not been circulated for comment at this time yet. Cultural Services supports the retention of existing heritage homes in situ. The applicant understands that if any changes to the design result from review by other departments, the application will have to return to the Heritage Vaughan Committee and any previous approval may be deemed invalid based on the new information provided.

### Analysis

Front portion of the house:

The proposed front portion of the house will seek to restore the original Victorian Gothic character of the house by introducing new traditional Victorian, 2 over 2 hung style windows. Given that the original window openings are not intact, except likely for the window of the central peaked dormer, the applicant has chosen to install new vinyl windows however following the traditional look. This is preferable to the applicant since it will save in cost. Using the same type of the window on the central dormer will give the entire house a consistent look.

The front façade window arrangement is proposed to introduce the same 2 over 2 style windows, and eliminate the existing picture window. A central window and a side window on its left are proposed, leaving the possibility of adding a third symmetrically positioned window on the right in the future if desired. This approach seeks to bring back the traditional symmetrical arrangement to the window elements in the Gothic Revival cottage as illustrated in the Heritage District's Design Guidelines.

Second Storey Addition at rear:

The Nashville-Kleinburg Heritage Conservation District Guidelines section 9.3.7 New Additions to Heritage Buildings state that "new attached additions to heritage buildings should be designed to complement the design of the original building."

The current proposal as reflected in the drawings follows the design precedent of the Victorian Gothic Revival style, bringing back the Victorian Character to this original home in Kleinburg. The proposed includes a second storey addition to the tail of the house and the noted height does not exceed the existing. In the site plan the traditional "T-plan" of the Victorian Gothic houses is discernable. The current one storey addition has a jog in the plan and the proposed drawings show the plan squared off, increasing the footprint a minimal amount. The applicant has indicated that the increase in coverage is within the allowable and no variance is required.

Other details:

The front door leaf will be replaced without changing the current location. The style will be of a four panelled style, either style B or C as shown in section 9.2.3 of the Heritage District Design Guidelines. The existing siding will be kept and repainted to a color in accordance with the style of the house. There will be new shingles installed in the roof, seeking to reflect a weathered cedar shingle look with asphalt shingles.

Existing Garage:

New doors are proposed to be installed in the existing mid century garage that will be in keeping with recommendations under section 9.3.8 Outbuildings for Heritage Buildings. The garage will also be repainted and reshingled to match the house.

**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 refer to recommendation section of this report.

**Report prepared by**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator, ext. 8115  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services, ext. 8139  
Recreation and Culture Department



Fig. 2 to 5 Front Façade photos by Cultural Services, February 2, 2012.



Fig. 5 to 10. Clockwise: Front porch post details, West view, and East view, by Cultural Services, February 2, 2012.



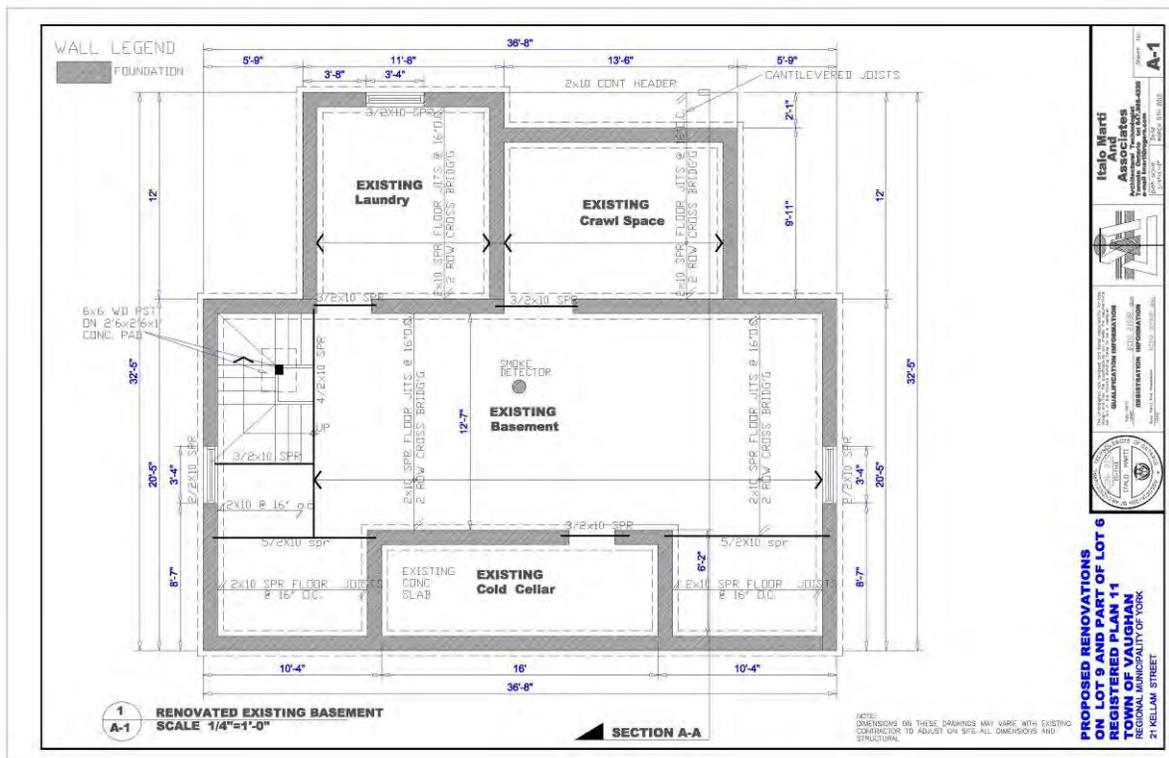
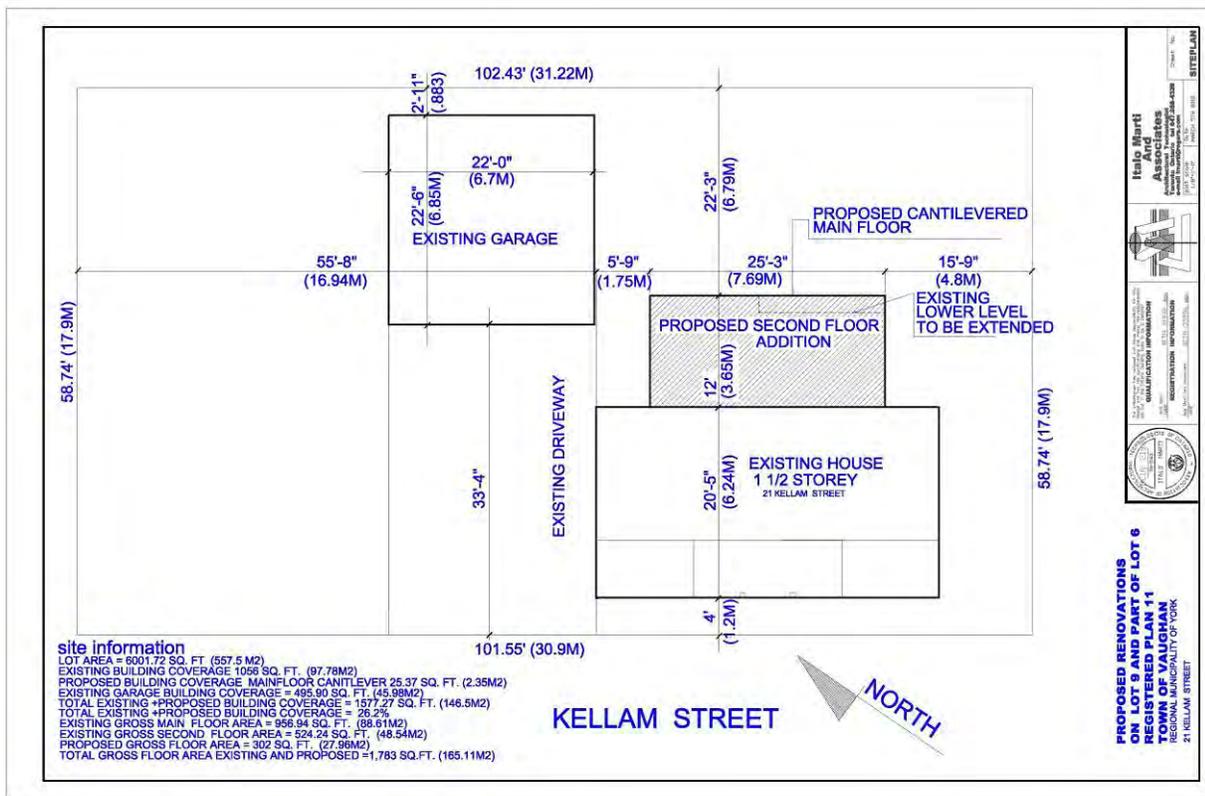
Fig. 10 to 13. Top to bottom: rear elevation, garage and paint condition close up of garage siding showing typical peeling of paint in areas of existing wood siding in house and garage. Cultural Services, February 2, 2012.



Fig. 13 to 16. Top to bottom: basement interior: block foundation wall, rough cut timber beam.

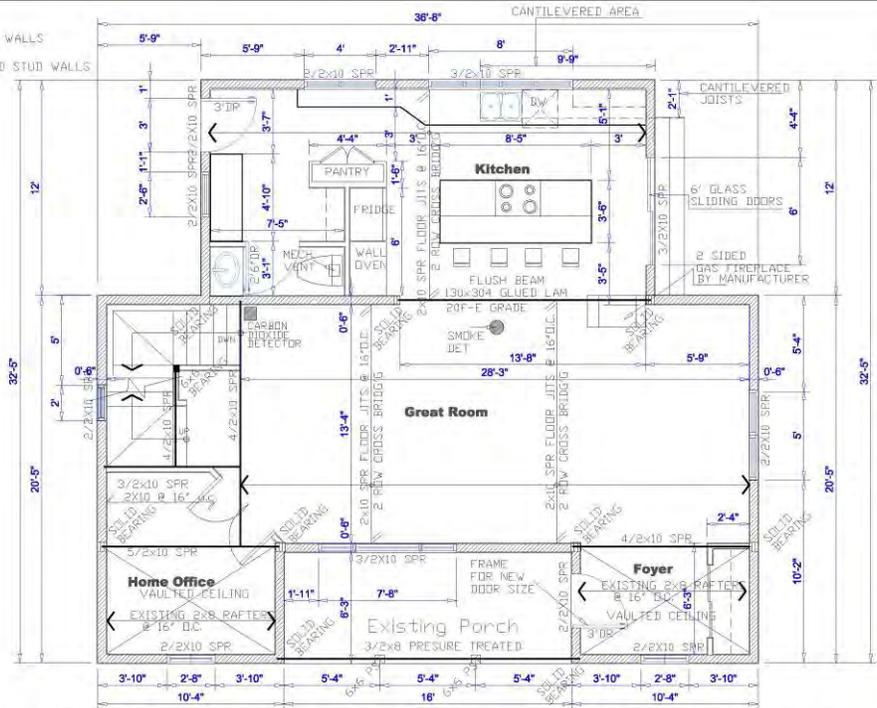


Fig.16 to 25. Proposed Drawings



**WALL LEGEND**

-  EXISTING STUD WALLS
-  PROPOSED WOOD STUD WALLS



**2 RENOVATED EXISTING MAIN FLOOR**  
SCALE 1/4"=1'-0"

**SECTION A-A**

NOTE: DIMENSIONS ON THESE DRAWINGS MAY VARY WITH EXISTING CONTRACTOR TO ADJUST ON SITE ALL DIMENSIONS AND STRUCTURE.

**Italo Marti Associates**  
Architects  
1000 10th Avenue, Suite 200  
New York, NY 10018  
Tel: 212-251-1111  
Fax: 212-251-1112

**PROPOSED RENOVATIONS ON LOT 9 AND PART OF LOT 6 REGISTERED PLAN 11 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK**  
21 KELLAM STREET

**QUALIFICATION INFORMATION**  
Italo Marti Associates is a Registered Professional Firm in the Province of Ontario, Canada. It is a member of the Ontario Association of Architects (OAA) and the Ontario Association of Architects (OAA) is a member of the Royal Architectural Institute of Canada (RAIC).

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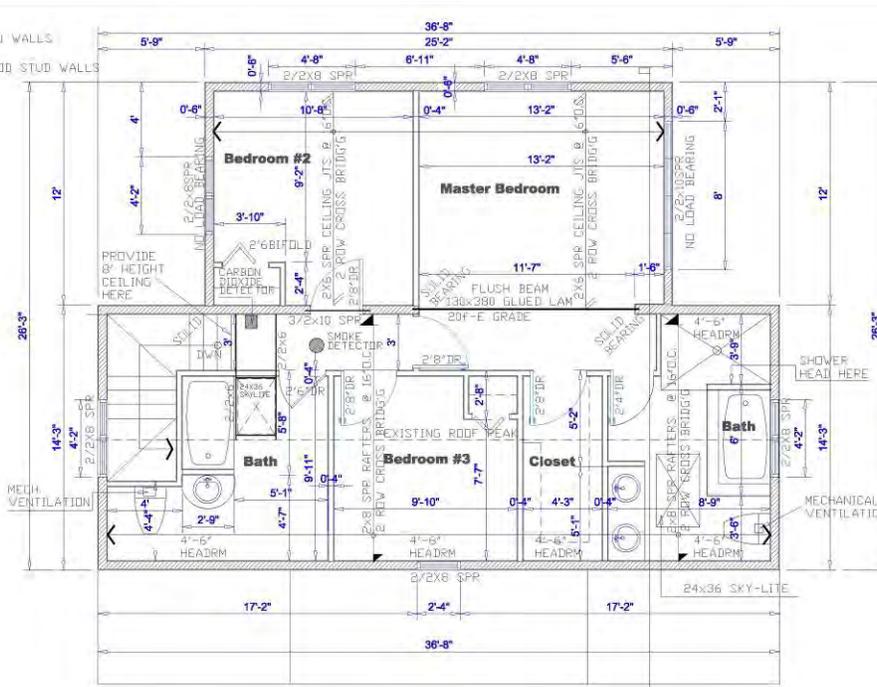
**DATE: 11/11/2011**

**SCALE: 1/4"=1'-0"**

**A-2**

**WALL LEGEND**

-  EXISTING STUD WALLS
-  PROPOSED WOOD STUD WALLS



**3 RENOVATED EXISTING SECOND FLOOR**  
SCALE 1/4"=1'-0"

**SECTION A-A**

NOTE: DIMENSIONS ON THESE DRAWINGS MAY VARY WITH EXISTING CONTRACTOR TO ADJUST ON SITE ALL DIMENSIONS AND STRUCTURE.

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Architects  
1000 10th Avenue, Suite 200  
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**PROPOSED RENOVATIONS ON LOT 9 AND PART OF LOT 6 REGISTERED PLAN 11 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK**  
21 KELLAM STREET

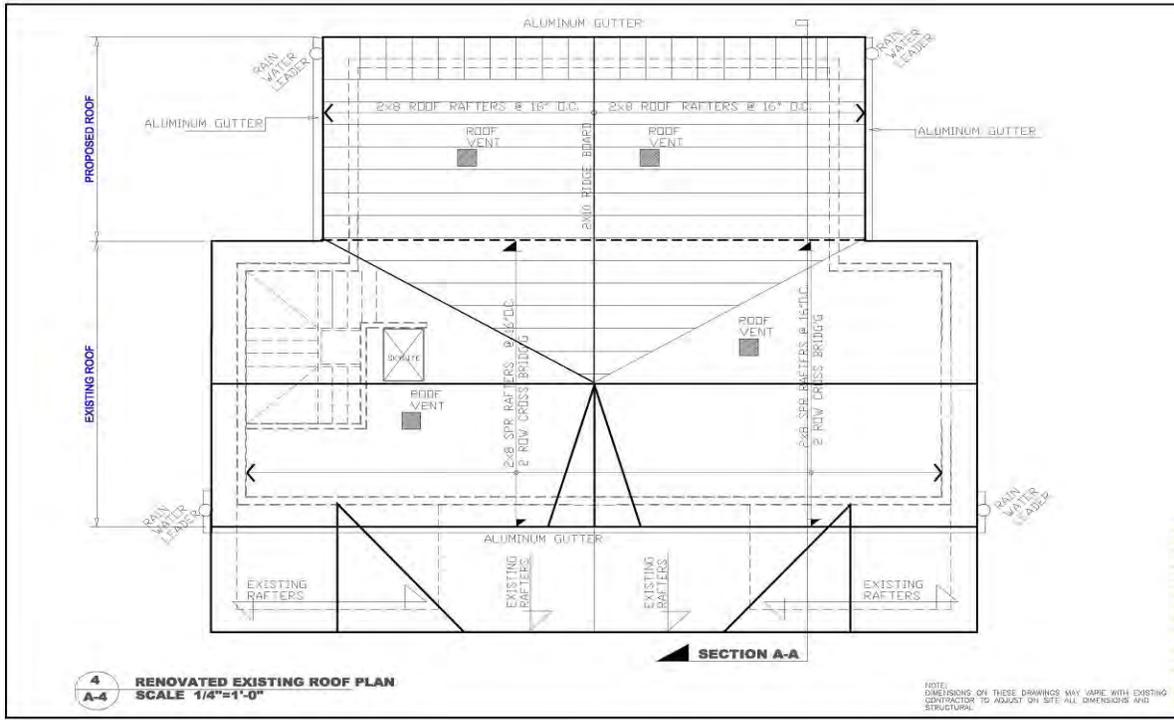
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**DATE: 11/11/2011**

**SCALE: 1/4"=1'-0"**

**A-3**



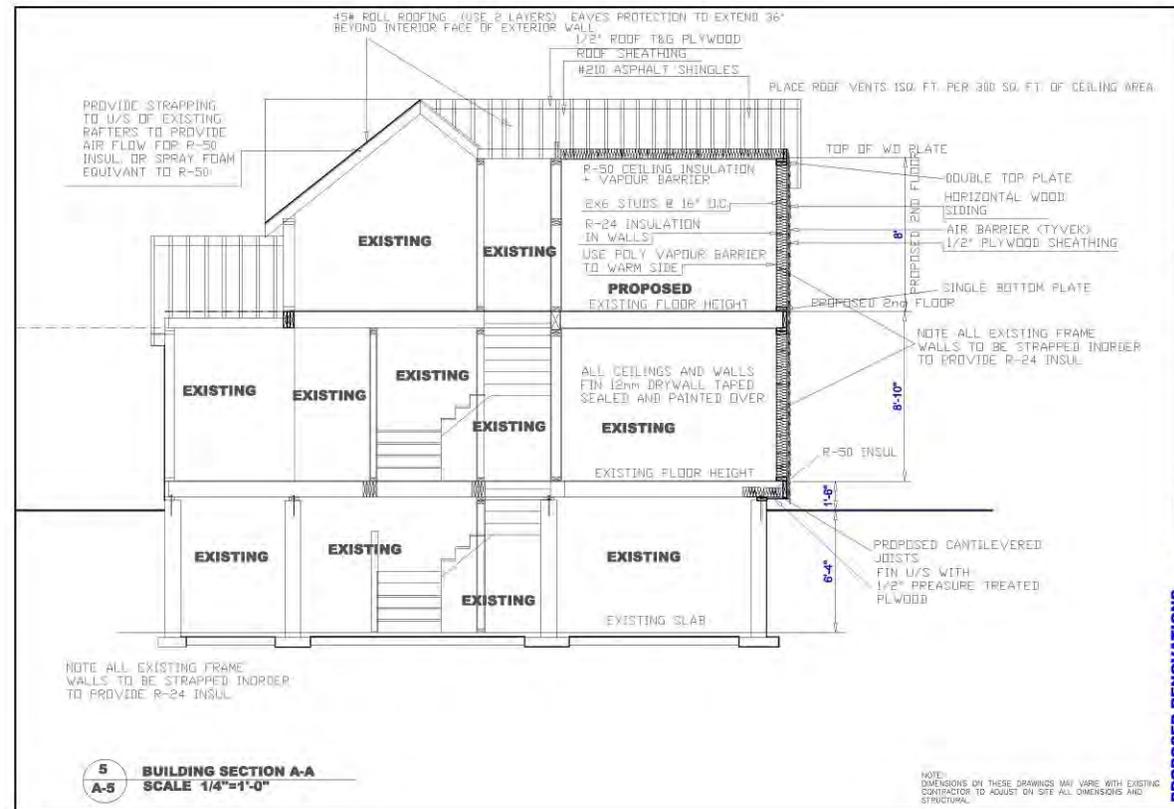
**4 RENOVATED EXISTING ROOF PLAN**  
SCALE 1/4"=1'-0"

NOTE: DIMENSIONS ON THESE DRAWINGS MAY VARY WITH EXISTING CONTRACTOR TO ADJUST ON SITE ALL DIMENSIONS AND STRUCTURE.

**Italo Marti And Associates**  
Architectural Firm  
1100 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1B 3Y9  
TEL: (416) 291-1111 FAX: (416) 291-1112  
WWW.ITALOMARTI.COM

**PROPOSED RENOVATIONS ON LOT 9 AND PART OF LOT 6 REGISTERED PLAN 11 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK 21 KELLAM STREET**

**A-4**



**5 BUILDING SECTION A-A**  
SCALE 1/4"=1'-0"

NOTE: DIMENSIONS ON THESE DRAWINGS MAY VARY WITH EXISTING CONTRACTOR TO ADJUST ON SITE ALL DIMENSIONS AND STRUCTURE.

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**PROPOSED RENOVATIONS ON LOT 9 AND PART OF LOT 6 REGISTERED PLAN 11 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK 21 KELLAM STREET**

**A-5**





**7**  
**A-7** EXISTING LEFT SIDE WITH PROPOSED REAR SECOND STOREY  
SCALE 1/4"=1'-0"

DIMENSIONS ON THESE DRAWINGS MAY VARY WITH EXISTING CONTRACTOR TO ADJUST ON SITE ALL DIMENSIONS AND

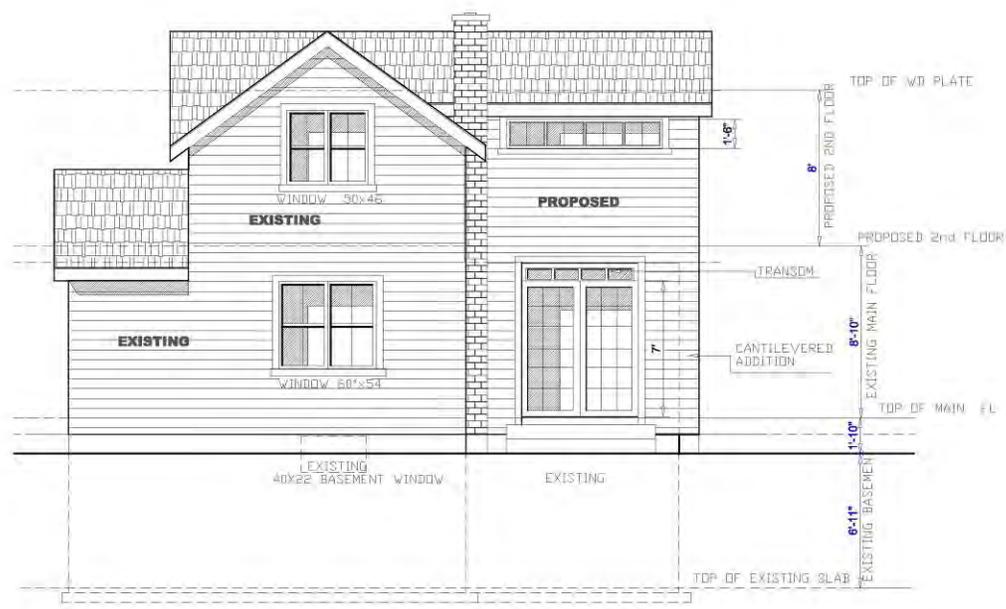
**Italo Marti And Associates**  
Architects  
1000 SHEPPARD AVENUE EAST  
SUITE 1000  
SCARBOROUGH, ONTARIO M1B 2Y1  
Tel: (416) 291-1111 Fax: (416) 291-1112

**QUALIFICATION INFORMATION**  
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**REGISTRATION INFORMATION**  
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IT-1000-0000  
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Sheet No. **A-7**

**PROPOSED RENOVATIONS ON LOT 9 AND PART OF LOT 6 REGISTERED PLAN 11 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK**  
21 KELLAM STREET



**8**  
**A-8** EXISTING RIGHT SIDE WITH PROPOSED REAR SECOND STOREY  
SCALE 1/4"=1'-0"

DIMENSIONS ON THESE DRAWINGS MAY VARY WITH EXISTING CONTRACTOR TO ADJUST ON SITE ALL DIMENSIONS AND

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**REGISTRATION INFORMATION**  
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IT-1000-0000  
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Sheet No. **A-8**

**PROPOSED RENOVATIONS ON LOT 9 AND PART OF LOT 6 REGISTERED PLAN 11 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK**  
21 KELLAM STREET