

COMMITTEE OF THE WHOLE JUNE 21, 2004

ZONING BY-LAW AMENDMENT FILE Z.03.076 DRAFT PLAN OF SUBDIVISION FILE 19T-03V13 HELMHORST INVESTMENTS LTD.

Recommendation

At its meeting of June 16, 2004, Heritage Vaughan passed a resolution that requested:

1. That Council defer Planning File 19T-03V13 (Helmhorst Investments Ltd.) pending the applicant's completion of the Cultural Heritage Impact Resource Assessment which is required prior to Block Plan approval, in accordance to the Official Plan; and,
2. That this resolution be forwarded to the Committee of the Whole meeting of June 21, 2004.

Purpose

Council defer Planning File 19T-03V13 (Helmhorst Investments Ltd.) pending the applicant's completion of the Cultural Heritage Impact Resource Assessment, which is required prior to Block Plan approval, in accordance to the Official Plan.

Background - Analysis and Options

The Owner has submitted applications to amend the Zoning By-law to rezone the 77.21 ha subject lands, and a Draft Plan of Subdivision consisting of 899 residential (detached, semi-detached, townhouse units), and blocks for storm water management, local convenience commercial, elementary school, neighborhood parks, parkettes, and open space uses. The subject property, located on the north side of Major Mackenzie Drive, west of Bathurst Street, includes seven (7) heritage properties, which need to be assessed in order to determine the best preservation strategies and preferred options. Six properties are listed on the City's Inventory of Heritage Properties and one property is designated under the Ontario Heritage Act, including:

- 874 Major Mackenzie Drive - listed
- 880 Major Mackenzie Drive - listed
- 886 Major Mackenzie Drive - listed
- 980 Major Mackenzie Drive - designated
- 998 Major Mackenzie Drive - listed
- 1000 Major Mackenzie Drive - listed
- 10244 Bathurst Street - listed

Cultural Heritage Resource Impact Assessments were required in support of the Block Plan application for Block 12 (including the subject properties) in February 1999. In January 2000 Cultural Services sent a report to the Planning Department listing the buildings on the City's Inventory and recommended that all of the buildings be preserved and that demolition of these structures not be considered an option. In addition, it was also recommended that all subsequent planning work in areas having heritage structures be considered for preservation.

Council adopted the recommendations contained in the report of the Commissioner of Planning dated December 9, 2002, which stated:

Several structures are recommended for preservation and are not to be demolished; the development in the Block should be sympathetic to the existing heritage buildings.

The majority of the properties being affected by this development are significant for their historical connection to the Patterson and Bros. Manufacturing of the mid-to-late nineteenth century. The three properties at 874, 880 and 886 Major Mackenzie are good representations of the workers' housing from the Patterson company town dating from the latter part of the nineteenth century. 980 Major Mackenzie, c1825-1850 (the George Munshaw House), is designated under the Ontario Heritage Act for its architectural significance, being a good representation of the transition from post and beam construction to balloon frame construction. It was relocated to this site from its original location on Bathurst Street in 1985.

998 Major Mackenzie Drive and 1000 Major Mackenzie Drive are historically significant for their connection to the Patterson manufacturing company. 998 Major Mackenzie was a former machine shop, while the barns at 1000 Major Mackenzie may have been readapted to the Redelmeier farm use. 10244 Bathurst Street dates to the 1860s, with a large addition from the 1950s.

Therefore, the resolution of Heritage Vaughan is consistent with Council direction as contained in the December 9, 2002 report of the Commissioner of Planning.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages the preservation and enhancement of the natural and built heritage environment.

This report is consistent with the priorities previously set by Council and the necessary staff resources have been allocated and approved.

Conclusion

The Official Plan requires that a Cultural Heritage Impact Resource Assessment be undertaken by a qualified heritage consultant prior to approval of the Block Plan. Heritage Vaughan at its meeting of June 16, 2004 have requested that Council defer Planning File 19T-03V13 (Helmhorst Investments Ltd.) pending the applicant's completion of the Cultural Heritage Impact Resource Assessment which is required prior to Block Plan approval, in accordance to the Official Plan.

Attachments

None

Report Prepared By

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Respectfully submitted,

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