

COMMITTEE OF THE WHOLE (WORKING SESSION) JUNE 21, 2005

PROTECTION OF HISTORICAL BUILDINGS IN FUTURE DEVELOPMENT APPLICATIONS

Recommendation

The Commissioner of Community Services and the Commissioner of Planning, in consultation with the Director of Recreation & Culture and the Director of Policy Planning/Urban Design recommends:

1. That the proposed "Strategy for the Maintenance & Preservation of Significant Heritage Buildings" be approved; and,
2. That the properties included in the "Listing of Property of Architectural and Historical Significance", be included in the City's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act; and,
3. That the By-law Enforcement Department work with Cultural Services staff to develop enforcement strategies when issuing a Property Standards Order for vacant heritage buildings as authorized under the Property Standards By-law; and,
4. That Cultural Services staff work with Finance Department to explore the feasibility and economic impact of establishing a tax rebate program under Section 365.2 of the *Municipal Act, 2001*; and,
5. That the Woodbridge historic core area be studied for Designation as a Heritage Conservation District under Part V of the Ontario Heritage Act; and,
6. That Cultural Services staff work with the Finance Department to revise the City's Designated Property Grant program; and,
7. That Cultural Services staff work with the Legal Department to explore the possibility of establishing a not-for-profit foundation; and,
8. That a future report be provided to update Council on the status of the above initiatives.

Economic Impact

There is no immediate economic impact in enforcing the "Strategy" document outside of costs associated with notifying property owners via registered mail of the significance of their property. This cost will be absorbed in the 2005 Cultural Services Operating Budget. Various components of the "Strategy", specifically, "Strategy 6-Financial Incentives" (i.e. a new loan program or the tax-rebate program) will require financial resources and could be implemented in the future. Any initiatives with funding implications will be submitted as part of the 2006/2007 budget submissions.

Purpose

The purpose of this report is to seek Council approval of the draft "Strategy" for the maintenance and preservation of buildings deemed to be of historical and/or architectural significance.

Background - Analysis and Options

At the February 14, 2005 meeting of Council, staff was directed to draft a "Strategy" for the maintenance and preservation of buildings determined to be of historical and/or architectural significance. The following resolution was adopted:

WHEREAS buildings of significant historical and architectural importance are a valuable asset to the City of Vaughan's history and culture;

AND WHEREAS it is in the interests of the citizens of the City of Vaughan to protect buildings evaluated and deemed to meet the developed criteria;

AND WHEREAS it is critical to develop a process that assists and encourages the preservation of identified buildings;

MOVE THAT staff develop a strategy that will assist and encourage the maintenance and preservation of identified buildings. This strategy shall include, but not be limited to:

- i. a study to identify buildings of significant historical and architectural importance;
- ii. that these buildings shall be identified to the registered owner by registered mail;
- iii. that the owners be required to submit plans that will provide for the maintenance and preservation of identified buildings on site at the time of the application for Official Plan Amendment;
- iv. that the plans shall be approved prior to the submission of a Zoning Amendment Plan or Plan of Subdivision;
- v. that a letter of credit in the amount of the value of the buildings be provided for the maintenance of the identified buildings prior to approval of the Plan of Subdivision;

AND THAT staff return the strategy for review at an upcoming meeting of the Committee of the Whole (Working Session) for public input prior to approval by Council.

In response to Council direction, Culture staff have developed a draft "Strategy for the Maintenance and Preservation of Significant Heritage Buildings" (Attachment 1). Heritage Vaughan reviewed the "Strategy" and approved the document at its meeting of May 18, 2005. Additionally, the draft "Strategy" was circulated to the Policy Planning/Urban Design Department and the recommended changes were incorporated in the final "Strategy" document.

The "Strategy" details nine strategic goals under the following headings:

Strategy 1- Include Provisions for Preservation in Official Plans & Official Plan Amendments.

Strategy 2- Include Provisions for Preservation in Zoning By-law Amendments.

Strategy 3- Include Provisions for Preservation in Plan of Subdivision Agreements.

Strategy 4- Include Provisions for Preservation in Site Plan Control.

Strategy 5- Enforce The City's Property Standards By-law to Protect Heritage Buildings.

Strategy 6- Provide Financial Incentives to Owners for Heritage Buildings.

Strategy 7- Designate Heritage Properties under the Ontario Heritage Act.

Strategy 8- Buildings of Significant Historical and Architectural Importance Shall be Preserved Using Provisions Outlined in the Strategy.

Strategy 9- Implement Procedures that Ensure the Identification of Heritage Resources and the Implementation of Strategic Plan Provisions.

Strategies 1-4 - Provisions for Preservation in Official Plans, Official Plan Amendments, Zoning By-law Amendments, Plan of Subdivision Agreements, and Site Plan Control Process

Strategies 1-4 includes direction, and provision for preservation in the Official Plan Amendments. Additionally, the “Strategy” identifies requirements for the preservation of significant heritage buildings in zoning by-law amendments, Plan of Subdivision applications and Site Plan applications. Letter of Credit requirements have also been included in the “Strategy” as a condition of approval in Plan of Subdivision and Site Plan agreements for properties that may contain a building of significant heritage value. These requirements will be monitored by the Culture staff in their review of development applications, and the recommendations shall be forwarded to the Planning Department for further action.

Strategy 5- Enforce The City’s Property Standards By-law to Protect Heritage Buildings.

The City’s Property Standards By-law allows the City to issue notice to property owners requiring them to board up their buildings should they be left vacant and considered unsafe to the general public. Heritage buildings, if not boarded, may be subjected to vandalism, deterioration and fire. In order to prevent this, Culture staff will request the By-law Enforcement department to issue a Property Standards Order that will require owners to board up vacant heritage buildings.

It is recommended that the By-law Enforcement Department and Cultural Services staff work together to develop standard procedures for issuing a Property Standards Order as authorized under the City’s Property Standards By-law to board up vacant heritage buildings. These procedures will also include specific boarding requirements for buildings (i.e. how buildings must be boarded, what materials will be used, etc).

Strategy 6- Provide Financial Incentives to Owners for Heritage Buildings.

Providing financial incentives to heritage property owners is a key component to ensure the long-term preservation and marketability of heritage buildings. There are various models and opportunities that can be further reviewed as a means of providing financial resources to property owners for the maintenance and preservation of their property. These initiatives will require further discussion with the Finance Department and include the following initiatives:

Tax Rebate/Reduction Program under the Municipal Act

Under Section 365.2 of the *Municipal Act, 2001*, municipalities may establish a program to provide tax reductions or refunds to owners of property designated under the Ontario Heritage Act. The amount of the tax reduction or refund provided by the municipality must be between 10 to 40 per cent of taxes levied for municipal and school purposes. The Province shares in the cost of the program by funding the education portion of the property tax relief program. Municipalities fund their own portion of the tax relief. The Towns of Markham and Newmarket have tax rebate programs established in their respective municipalities.

The Culture Services staff will work with the Finance Department to explore the feasibility of establishing a tax rebate program under Section 365.2 of the Municipal Act. The Region of York will also be approached to investigate the feasibility of establishing a similar program for the Region once the City has completed its own review of the program.

Designated Property Grant Program

Under Section 39.2 of the Ontario Heritage Act, the City may establish a grant program for designated heritage property. Currently, the City under its Designated Property Grant Program provides for a one-time \$5000 grant to property owners for the appropriate repair and restoration of designated property under the Ontario Heritage Act.

This grant program is outdated, as most property owners have received their one-time grant under the program. A revision to the program that may be considered is the removal of the one-time grant allowance requirement.

The Cultural Services staff work with the Finance Department to investigate the feasibility and economic impact of revising the City's current Designated Property Grant program and report back to Council.

Designated Property Loan Program

The City, in the early 1980s, received \$70,000 in seed money from the Ministry of Citizenship and Culture to implement the City of Vaughan's Community Heritage Loan Program for designated property under the Ontario Heritage Act. Loan amounts ranged from a minimum of \$2,000 to a maximum of \$25,000. Loans would be used by property owners for the restoration and repair of significant architectural features or for the purchase of a designated heritage building. The Loan Program was discontinued in the late 1990s and all remaining funds from the Program returned to the Province.

Under Section 39.2 of the Ontario Heritage Act, the City may consider creating a new loan program that provides a low-interest loan for the repair and restoration of designated heritage property. Cultural Services staff will work in conjunction with the Finance Department to investigate the feasibility and economic impact of establishing a new Community Heritage Loan Program under Section 39.2 of the Ontario Heritage Act and report back to Council.

Creation of a Non-Profit Foundation

Establishing a non-profit foundation for the purpose of raising funds and receiving donations to purchase and assist in the preservation of heritage buildings and property is also being considered. The Foundation could be created as an arms-length organization of Council having a general mandate to preserve heritage buildings in the City.

Culture Services staff, in conjunction with the Legal Department will explore appropriate "Foundation" models to determine their advantages/disadvantages, along with the legal implications to the City and report back to Council.

Strategy 7- Designate Heritage Properties under the Ontario Heritage Act.

Under "Strategy #7", the Designation of properties under the Ontario Heritage Act is being encouraged as a means to preserve significant heritage buildings. The Ontario Heritage Act allows municipal councils to designate individual buildings and or property of cultural heritage significance under Part IV of the Act. An area determined to be of cultural heritage value may be designated under Part V of the Act as a Heritage Conservation District. All buildings and property located within that boundary area, whether a heritage building or a contemporary building, is considered designated under Part V of the Act. The City currently has 48 properties designated under Part IV of the Ontario Heritage Act. Part V Designated Heritage Conservation Districts are in place for the historic cores of Thornhill and Kleinburg-Nashville. Council approved a heritage conservation district study for Maple in 2004 and a study is currently underway.

The historic core of Woodbridge (generally along sections of Woodbridge Avenue and Kipling Avenue) is the only former village core area not proposed for or designated as a Heritage Conservation District under the Ontario Heritage Act. The "Strategy" includes for Council's consideration, the future study of the Woodbridge historic core as a Heritage Conservation District.

Should Council approve the strategy the Policy Planning/Urban Design Department will take the lead role, in making budget provisions for the study of the Woodbridge historic core area as a Heritage Conservation District. This study should be conducted in conjunction with Cultural Services Division.

Strategy 8 – Buildings of Significant Historical and Architectural Importance Shall be Preserved Using Provisions Outlined in the Strategy.

Under this strategy, a study was completed identifying "buildings of historical and architectural significance". As a result, the document entitled "Listing of Buildings of Historical and/or Architectural Significance" was created for the purpose of this report (See Attachment 3). The document lists properties considered "significant" for their architectural, historical and contextual value. The "Built Heritage Evaluation Form" as found in Attachment 2 was used as criteria to evaluate heritage buildings. This evaluation form was approved by Heritage Vaughan Committee at its meeting of May 18, 2005. Those buildings rated "very significant" or "significant" were included in the final "Listing of Buildings of Architectural and Historical Significance".

It should be noted that this listing does not include all buildings of heritage interest. Buildings included in the Thornhill and Kleinburg-Nashville Heritage Conservation Districts that are contemporary in construction, but are designated under Part V of the Ontario Heritage Act by the fact that they are in the District boundaries, are not included in this final listing.

Every effort has been made to identify buildings of significant heritage value, however, buildings may be added or removed in the future as more information becomes available.

This document will assist in the preservation of buildings identified in the "Listing of Buildings of Architectural and Historical Significance".

Notification to Property Owners by Registered Mail

Council directed that property owners of buildings identified as "significant" be notified of their property's heritage value. If Council approves the "Listing of Buildings of Architectural and Historical Significance", staff will proceed in notifying owners of the "significance" of their property via registered mail.

The new amendments to the Ontario Heritage Act through Bill 60 (Approved in May 2005), now requires municipalities to maintain a register of property designated under Part IV or Part V of the Act. In addition, that register may also include a listing of property considered of "cultural heritage value". If this "Listing" is approved by Council, these properties will be placed on the City's register of "Properties of Cultural Heritage Value" as provided under Part IV, Subsection 27 of the Ontario Heritage Act.

Strategy 9 - Implement Procedures that Ensures the Identification of Heritage Resources and the Implementation of Strategic Plan Provisions.

Procedures are already in place that requires all development applications, demolition permit applications, and Committee of Adjustment applications to be circulated to the Cultural Services Division for review. This ensures that heritage properties are identified and that property owners are provided with information on heritage property requirements by staff at the beginning of any

application process. With the endorsement of this “Strategy”, Staff will enforce the provisions outlined in the document.

Relationship to Vaughan Vision 2007

Section 4.6 of the Vaughan Vision encourages the preservation and enhancement of the natural and built heritage environment and encourages the preservation of significant historical structures and communities.

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

Conclusion

The proposed “Strategy” includes not only the Planning tools identified in the Council resolution, but other provisions that may help preserve heritage buildings in the Municipality. Many of the requirements outlined in the Strategy are procedural changes that would be initiated in the review of development plans by Culture Services staff, in collaboration with the Planning Department.

“Strategy 6” recommends providing financial incentives to owners of heritage buildings. A number of incentives are outlined that would require considerable financial resources to implement, therefore additional research and consultation with the Finance Department will have to be completed in order to determine their feasibility.

The proposed “Strategy for the Maintenance and Preservation of Significant Heritage Buildings”, if implemented, can greatly improve the preservation efforts of buildings deemed to be of cultural heritage value.

Attachments

1. Strategy for the Maintenance and Preservation of Significant Heritage Buildings.
2. Built Heritage Evaluation Form.
3. Listing of Buildings of Architectural and Historical Significance (A copy of the Attachment is filed in the Clerk’s Department).

Report prepared by:

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Respectfully submitted,

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Commissioner of Community Services

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Commissioner of Planning

STRATEGY FOR THE MAINTENANCE & PRESERVATION OF SIGNIFICANT HERITAGE BUILDINGS

GUIDING PRINCIPLES

1. Built heritage resources are recognized as an irreplaceable commodity, unique to the Vaughan community that should be preserved for future generations to experience.
2. Built heritage resources create a distinctive and exceptional urban, suburban & rural environment and landscape that are important in developing rich, interesting and sustainable communities.
3. Preservation of built heritage resources should not prevent the development of lands, but rather by their retention and incorporation in a development plan, create more interesting streetscapes and communities.

OBJECTIVES

1. To encourage and ensure the preservation of significant heritage buildings/structures in the City of Vaughan through the use of available tools and resources.
2. To encourage the adaptive re-use of significant heritage buildings in infill and the new development of lands.
3. To develop procedures and requirements for the review of development applications that will ensure the identification and preservation of significant heritage buildings.

STRATEGIES

Strategy 1- Include Provisions for Preservation in Official Plans & Official Plan Amendments

- 1.1 The City's Official Plans and Official Plan Amendments shall identify significant heritage property and or structures and shall outline preservation policies on future land use for lands containing heritage property.
- 1.2 Preservation policies in Official Plans and Official Plan Amendments regarding significant heritage property will include provisions for Letter of Credit requirements, Property Standards requirements, designation under the Ontario Heritage Act requirements and other policies as deemed necessary to preserve the identified heritage property.
- 1.3 Development applications submitted to the City that have an impact on a significant heritage structure, must adhere to preservation requirements as outlined in the Official Plan. This includes applications for zoning amendments and draft plans of subdivision.

- 1.4 Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHIA reports will also include preservation and mitigation measures for the heritage property.

Strategy 2-- Include Provisions for Preservation in Zoning Amendments

- 2.1 Zoning by-law amendments shall be adopted that complement and reinforce the Official Plan policies respecting the preservation of significant heritage buildings.
- 2.2 New development related to significant heritage buildings shall be sympathetic in height, massing, setback, character and location.
- 2.3 The zoning of lands neighbouring significant heritage buildings or located within Heritage Conservation Districts shall have a zoning designation that ensures sympathetic infill and development of the heritage resource that is affected.

Strategy 3- - Include Provisions for Preservation in Plan of Subdivision Agreements

- 3.1 The development of new lots under the plan of subdivision process will require that owners be required to preserve, restore and incorporate significant heritage structures in their plan.
- 3.2 The preservation of significant heritage buildings shall be made a condition of plan approval prior to the registration of the subdivision agreement.
- 3.3 A Letter of Credit shall be requested of the owner as a condition of approval and included in the subdivision agreement with the City.
- 3.4 A Letter of Credit as per section 3.3 shall be requested in the amount of the cost equal to the reconstruction of the heritage structure. Where a significant heritage building is destroyed or demolished without City approval, the Letter of Credit will be used to re-construct or repair the heritage building.
- 3.5 An owner having satisfied the conditions to preserve the heritage structure and has incorporated and preserved the structure in the proposed subdivision shall have the Letter of Credit released by the City.

Strategy 4- - Include Provisions for Preservation in Site Plan Control

- 4.1 The goal of Official Plan policies respecting heritage conservation shall be supported through site plan controls.
- 4.2 All development application submissions of site plan approval that have an impact upon significant heritage structures shall include provisions for the preservation and restoration of the structure at its location.

- 4.3 All new infill development surrounding a significant heritage structure shall be sympathetic to the structure in terms of the scale, massing, and character.
- 4.4 The retention of a significant heritage structure shall be made a condition of site plan approval and included in the site plan agreement with the City.
- 4.5 A Letter of Credit shall be requested from the owner as a condition of approval and included in the site plan agreement with the City.
- 4.6 A Letter of Credit as per section 4.5, in the amount equaling the cost of re-constructing the heritage structure shall be requested from a property owner to ensure the preservation of the significant heritage building. Where a significant heritage building is destroyed or demolished without City approval, the Letter of Credit will be used to re-construct or repair the heritage building.
- 4.7 An owner having satisfied the condition to preserve the heritage structure as per 4.4 and having appropriately incorporated and reused the structure in the development proposal, shall have the Letter of Credit released by the City.

Strategy 5- Enforce Property Standards By-law to Protect Heritage Buildings

- 5.1 The City's Property Standards By-law (409-99), Section 3.17 requiring the boarding of vacant buildings by property owners, shall be enforced where heritage buildings have been left vacant and unsafe to protect against the risk of fire, accident or other danger or damage.
- 5.2 Culture staff, in conjunction with By-law Enforcement will develop standard procedures and requirements for boarding vacant heritage buildings by property owners when a Property Standards Order is issued under Section 3.17 of the Property Standards By-law.

Strategy 6- Provide Financial Incentives to Owners for Heritage Buildings

- 6.1 The City may consider establishing a tax rebate/reduction program under Part X, Section 365.2 of the Municipal Act for eligible heritage properties.
- 6.2 The City shall continue its financial support of the City's Designated Property Grant program (established under Section 39.1 of the Ontario Heritage Act) for the repair and restoration of designated property under the Ontario Heritage Act.
- 6.3 The City will review the Designated Property Grant program from time to time, to ensure its effectiveness in providing funds for the repair and restoration of designated heritage property.
- 6.4 A new Designated Property loan program under Section 39.2 of the Ontario Heritage Act may be considered for adoption by the City to provide low-interest loans for the repair and restoration of designated heritage property.
- 6.5 The City considers the creation of a non-profit foundation that could raise funds and receive donations to purchase heritage buildings and properties. The Foundation could be established as an arms-length organization of Council that could be entrusted with providing grants and loans for the purpose of preserving built heritage resources in the City.

Strategy 7 –Designate Heritage Properties under the Ontario Heritage Act

- 7.1 The Designation of individual properties under Part IV of the Ontario Heritage Act to protect and preserve significant heritage property shall be supported and encouraged by Council.
- 7.2 The Designation of heritage conservation areas or districts under Part V of the Ontario Heritage Act, to preserve areas of significant architectural or historical value, shall be supported and encouraged by Council.
- 7.3 The historic core of Woodbridge shall be considered for future study as a Heritage Conservation District as per Part V of the Ontario Heritage Act. Its Designation will ensure that all historic core areas in the City are designated as a Heritage Conservation District.

Strategy 8 –Buildings of Significant Historical and Architectural Importance Shall be Preserved in the Using Provisions Outlined in the Strategy

- 8.1 The study entitled a “Listing of Buildings of Significant Historical and Architectural Significance” which identifies buildings of cultural heritage value be referred to by Staff in reviewing development plans in order to identify heritage buildings that should be cited for preservation in the development process.
- 8.2 Buildings included in the “Listing” shall be preserved through the tools and provisions outlined in this “Strategy” document.
- 8.3 Buildings included in the “Listing” shall be made part of the “Register of Property of Cultural Heritage Value” as provided under Section IV, Subsection 27 of the Ontario Heritage Act.
- 8.4 Owners of buildings of significant heritage value shall be notified of the significance of their building via registered mail.

Strategy 9- Implement Procedures that Ensure the Identification of Heritage Resources and the Implementation of Strategic Plan Provisions

- 9.1 The Cultural Heritage Co-ordinator shall be circulated all development applications, demolition permit applications, Committee of Adjustment applications, and those building permit applications having an impact on heritage property, in an effort to identify and provide preservation provisions with regard to significant heritage buildings and sites.
- 9.2 Property owners will be provided with information on heritage property requirements by staff at the beginning of any application process to the City.

BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS:
LOT: CON:

COMMUNITY:

COMMON NAME OF BUILDING/STRUCTURE (IF KNOWN):

ARCHITECTURE (Maximum 80 points)			TOTAL ARCHITECTURE:
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STYLE	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style.	E – 20	
	VG-Good example of its style with little to no changes to the structure.	VG – 15	
	G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building).	G- 8	
	F/P- Style is not evident or considered a good example.	F/P – 0	

CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method.	E – 10	
	VG- Good or early example of its construction method.	VG – 8	
	G/F- Good to fair example of its construction method.	G/F-5	
	P- Construction method is not significant in nature nor is it of particular interest.	P – 0	

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820.	E – 5	
	VG- Built between dates 1821-1910.	VG – 3	
	G- Built between dates 1911-1939.	G- 2	
	F/P- Built since 1940.	F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.	E- Excellent interior (80-100%intact).	E – 5	
	VG- Very good interior (70-79% intact).	VG – 3	
	G- Good interior (50-69% intact).	G- 2	
	F/P- Fair or poor (0-49% intact).	F/P – 0	

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: Original Exterior Siding 30% Windows/doors 30% Verandahs/trim 30% Foundation/location 10% Structural Plan (no modern or sympathetic additions) 10%	E- Exterior of building is unchanged. (90-100% intact) G- Exterior of building has changed somewhat, but character retained. (61-89% intact) F- Exterior of building has changed somewhat and original character compromised. (40-60% intact) P- Original exterior character destroyed. (0-30% intact)	E – 20 G- 15 F- 8 P - 0	

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.) Checklist: Exterior Siding/Gutters (cracks, spalling) Roof/Interior Ceiling/Gutters Flooring, unstable, depressions Interior Wall surface, cracks, etc Basement (leaks mold, dry or wet rot on beams)	G- Good structural condition. (No evidence of decay) S- Somewhat good structural condition. (Minor/little evidence of decay) F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	G- 20 S – 15 F- 10 P- 0	

HISTORICAL SIGNIFICANCE
(Maximum 5 points)

TOTAL HISTORY:

HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS
Structure is associated with the life or activities of a person, group, organization or event significant to the history of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.) VG -Individual, group, event or site of some significance to the surrounding community. (Owner /family was long-standing member/s of community.) M -Individual, group, event or site of minor or little significance to the surrounding community. (No historical background on structure or individual that built structure or family.) F/P-Site, structure, has no significance to Vaughan's history.	E- 5 VG- 3 M-2 F/P- 0	

ENVIRONMENT
(Maximum 15 points)

TOTAL ENVIRONMENT:

ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.	E – 15	
Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community and/or contextual significance based on the criteria defined.	VG- Of importance in establishing or maintaining the dominant/historic character of the area, landscape, streetscape, or significant to the community for its architectural value (i.e. received a 79+ rating under the architectural evaluation portion of this form).	VG –10	
	G- Compatible with the dominant character of the area or streetscape or considered of some significance to the rural architectural history of the area/community (i.e. building is not part of historic streetscape, but an architecturally good building, based on a high evaluation under the architectural evaluation section of this form/64-79 total.)	G –8	
	F/P- Incompatible with the dominant character of the area, streetscape and of no particular significance architecturally to the community, based on its architectural evaluation in the first section of this form/0-64 total.	F/P – 0	

GRADING:	TOTAL
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- KEY TO GRADING**
- 80-100 = GROUP A –VERY SIGNIFICANT**
 - 65-79=GROUP B- SIGNIFICANT**
 - 40-64 =GROUP C- MODEST SIGNIFICANCE**
 - 0-39= GROUP D – LITTLE OR NO SIGNIFICANCE**