

**COMMITTEE OF THE WHOLE – JUNE 14, 2011**

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**CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS**

**Distributed June 10, 2011**

1. **Accessibility Advisory Committee meeting of May 24, 2011 (Report No. 2)**
2. **Heritage Vaughan meeting of May 18, 2011 (Report No. 4)**
3. **Task Force on Advisory Committees meeting of June 7, 2011 (Report No. 4)**

**Please note there may be further Communications.**

1

**CITY OF VAUGHAN**

**REPORT NO. 2 OF THE**

**ACCESSIBILITY ADVISORY COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on June 14, 2011*

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The Accessibility Advisory Committee met at 7:15 p.m., on May 24, 2011.

Present:

Meenu Sikand, Chair  
Josie Fedele, Vice-Chair  
Daniella DeGasperis  
Councillor Rosanna DeFrancesca  
Teresa Di Nardo  
Frank Maggisano  
Peter Pallotta  
Angelo Tocco

The following item was dealt with:

**1. Election of Vice-Chair**

The floor was declared open for nomination of the Vice-Chair.

Josie Fedele was nominated for the position of Vice-Chair.

Josie Fedele accepted the nomination of Vice-Chair, and as there were no other nominations, Josie Fedele was acclaimed as Vice-Chair.

**2. Terms Of Reference**

It was suggested that the Terms of Reference be further reviewed at the next meeting, and that Staff from the City Clerk's Office attend to provide clarification on the Terms of Reference.

**3. Presentation – Engineering Services on the 2010 Vaughan Accessibility Plan**

The Manager of Capital Planning and Infrastructure, City of Vaughan Engineering Services department, attended and provided a power point presentation with respect to the 2010 Vaughan Accessibility Plan. The Committee requested that a copy of the power point presentation be provided to the members, and that in future, presentation material be provided to the Committee prior to the scheduled presentation.

The Committee requested that an internal site audit of the new Civic Centre be conducted with staff from the Building and Facilities Department at the next meeting.

In terms of staff attendance, the Committee requested that those Directors noted as being Committee Members be requested to send their representatives in the event they are unable to attend the upcoming Committee meetings.

**REPORT NO. 2 OF THE ACCESSIBILITY ADVISORY COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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**4. National Access Awareness Week – May 29 to June 4, 2011**

Josie Fedele agreed to review the logo specs which are to be provided by the Active Living Coordinator in order to prepare a logo for the Committee.

**5. Accessibility Forum – June 2, 2011**

Members were encouraged to attend this Forum on June 2, 2011, from 10:00 a.m. to 2:00 p.m.

**6. East Gwillimbury Accessibility Advisory Committee – June 11, 2011**

The City Clerk's Office was requested to re-circulate the information to the members pertaining to this event.

**7. Accessibility Advisory Committee Forum - June 16, 2011**

Members were encouraged to attend this Forum organized by the Ministry of Social and Community Services on June 16, 2011.

**8. 2011 Accessibility Advisory Committee Budget**

The Committee requested a copy of the 2010 AAC budget together with expenditures as well as the Committee's 2011 budget and expenditures to date. This information is to be provided to the Committee prior to the next meeting.

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The meeting adjourned at 9:18 p.m.

Respectfully submitted,

Meenu Sikand, Chair

**CITY OF VAUGHAN**  
**REPORT NO. 4 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on June 14, 2011*

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The Heritage Vaughan Committee met at 7:00 p.m., on May 18, 2011.

Present: Robert Stitt, Vice-Chair  
Roger Dickinson  
Lucy Di Pietro  
Rosario Fava  
Richard Hahn  
Councillor Marilyn Iafrate (7:00 p.m.-7:40 p.m.)  
Tony Marziliano  
Gianni Mignardi  
Nick Pacione  
Fadia Pahlawan  
Christine Radewych  
Regional Councillor Deb Schulte  
Councillor Alan Shefman  
Rajbir Singh  
Claudio Traverso

The following items were dealt with:

1. **THE ARTHUR MCNEIL HOUSE, 10499 ISLINGTON AVE, PART OF LOT 24, CONCESSION 8, KLEINBURG, APPLICATION FOR INTERIOR CHANGES AND SIGNAGE TO ACCOMMODATE A COFFEE SHOP**

Heritage Vaughan advises that they approved the following recommendation:

**Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan approve the proposed interior alterations and signage for the subject building, as identified in the submitted drawings dated May 2<sup>nd</sup> 2011 and;
2. That the applicant retain, reuse within or store the following interior elements on-site:
  - a. Hand-grained painted trim on the demolished wall
  - b. Fireplace brick
  - c. North fireplace cupboard
  - d. South fireplace cupboard
  - e. Corner vestibule cupboard
  - f. Nanny stair
  - g. Interior door trim, if removed,

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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- h. Exterior doors, if removed
  - i. Door and cupboard hardware, if removed and;
3. That should any changes occur to the proposed, the applicant provide a full set of final drawings, including site plan and all elevations for final approval by Cultural Services staff and;
  4. That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.

**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**

The addition of Starbuck's to Kleinburg is expected to have a positive economic impact to the area.

**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 proposed interior changes and signage for the subject building, to accommodate a use as a coffee house.

**Background - Analysis and Options**

The applicant has requested that Heritage Vaughan review the following proposed interior changes of the subject building and proposed signage for use as a Coffee House.

1.0 **Heritage Status**

1.1 The subject building at 10499 Islington Avenue, also known as the Arthur McNeil House is:

1.1.1 Individually designated under Part IV of the Ontario Heritage Act and designated as part of a Heritage Conservation District under Part V of the Ontario Heritage Act.

- The designation By-law identifies the hand-grained trim and original fireplace mantels as significant interior features.
- All changes to features identified in the designation By-Law will require the approval of a Heritage Permit.
- At some point in the life of the building, the hand-grained trim was painted over, although the original paint remains underneath.

1.1.2 Designated under Part V of the Ontario Heritage Act as a part of the Kleinburg-Nashville Heritage Conservation District.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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- 1.1.3 Included in the City of Vaughan Heritage Inventory as a property of interest. This identification ensures that any future planning or building application involving this structure requires approval from Heritage Vaughan.
- 1.1.4 The building at 10499 Islington is also subject to a Heritage Easement Agreement with the municipality, as a result of financial support provided by the City when the building was relocated to its current location in 1987.

**1.2 Brief History of the Site:**

- 1.2.1 The house was constructed on Lot 14 Concession 6 for Arthur McNeil circa 1832.
- 1.2.2 It was relocated to its present site in 1987, in response to subdivision development in the lands in which it was previously located.
- 1.2.3 Arthur McNeil was a farmer and community leader, noted for the introduction of the Galloway breed of cattle to the area and his role in the building of the first St. Paul's Presbyterian Church.
- 1.2.4 Architecturally, the building is a one-and-one half storey, side gable roof, a simple/modest Georgian design with some neo-classical style detailing.
- 1.2.5 Significant building features include the horizontal planks, sheathed clapboard construction, the elaborate entrance and the presence of the original sashes in the ground' floor windows.
- 1.2.6 Significant interior features include the hand grained wooden mouldings and fireplace mantels.

**2.0 Analysis - Current Proposal by Applicant:**

**2.1 Interior Changes:**

- 2.1.1 Demolition of Entrance Hall interior walls.
  - The applicant has proposed the demolition of two interior walls that make up the entrance hall to accommodate area for additional seating. (see Attachments, Fig. 2)
  - Hand-grained painted trim on the demolished wall will be retained and reused in other areas of the house where needed, and otherwise stored on site for future use.
  - All other hand-grained trim (Which has since been painted over) will remain in situ.
  - Existing stair, rail and star trim to remain in situ. (See Attachments, Fig. 3)
- 2.1.2 Concealment of Hand Grained Trim behind proposed counter.
  - The area on the North interior wall will be located behind the proposed coffee counter. The hand grained trim will be covered in this area by a low wall. This wall will help to protect the trim from damage associated with the proposed use. (See Attachments, Fig. 3)
  - The wall will be reversible, the original trim will remain as is below.
  - Mechanical requirements for the coffee bar will be obscured by this low wall.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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2.1.3 Kitchen flooring.

- In the area located behind the proposed counter, existing sympathetic, but not original flooring will be removed, new flooring designed to withstand the rigours of coffee preparation will be installed.
- Original flooring, if present under the later existing flooring, will remain in situ.
- Flooring throughout the rest of the subject building will remain as is.

2.1.4 Entrance hall door trim removal and expansion to accommodate larger, accessible door.

- The existing doorway is not wide enough to provide barrier-free access.
- Original door and trim is to be carefully removed and re-used or retained on site. (see Attachments, Fig. 2)
- New door is to be of a sympathetic character.

2.1.5 Removal of the North and South fireplace and chimney flues.

- The applicant has proposed the dismantling of the two chimney flues to accommodate additional seating. (see Attachments, Fig. 2)
- The North Fireplace is probably original, consisting of the original composition, size, location, and materials. This fireplace was retained when the building was relocated, and subsequently plugged with concrete because the chimney did not meet the building code requirements. (See Attachments, Fig. 10, 12 )
- The South Fireplace is in the original location, and could have incorporated some of the original materials, however, this flue was rebuilt in 1987 to reflect modern dimensions, to meet the requirements of the building code so that it would remain functional. (See Attachments, Fig. 10, 14)
- Both fireplaces have been extensively documented for our records. (See Attachments, Fig. 10)
- The subject fireplaces are not included in the Designation By-Law (Only the mantles are mentioned).
- The fireplace brick will be carefully removed and stored on site for future use.

2.1.6 Relocation of the two designated mantles.

The applicant has proposed the relocation of the two designated fireplace mantels:

**North Mantle**

- The North fireplace mantle is currently located within the kitchen area, which is the proposed location of the coffee counter.
- The North fireplace has also been painted over, although a faux-finish can be seen underneath. (See Attachments, Fig. 12 )
- The applicant has proposed that the north mantle be relocated within the same room, from the north wall to the east wall, the existing finish is to remain as is. (See Attachments, Fig. 3)

**South Mantle**

- The South fireplace mantle is currently located in the proposed seating area.
- The South fireplace mantle has been treated to a faux-marble finish, that is likely original. (See Attachments, Fig. 14 )

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

---

- The applicant has proposed that this mantle stay in essentially the same location within the room, but without the large chimney flue. The existing finish is to remain as is. (See Attachments, Fig. 3)

**2.1.7 Removal and storage of interior cupboard features.**

- The subject building contains three original, or partially original cupboard features, which express the hand-grained paint trait described in the Designation By-law:
  - North fireplace cupboard
  - South fireplace cupboard
  - Corner vestibule cupboard
- These cupboards have been documented by the applicant through measured drawings (See attachments, Fig. 8, 9 )
- The cupboards will be removed from their current locations and either re-used within the décor or stored on site for future use.

**2.1.8 Removal of Nanny Stair feature**

- The applicant has proposed the removal of the Nanny Stair, which once connected the rear kitchen tail (which was not moved with the house in 1987) to the upper floor. (See attachments, Fig. 2, 17)
- The door and stairway remains, the stairway is currently filled with insulation, locked and currently not in use.
- The applicant has proposed the removal of the stair, and the installation of the door in the same location against the new wall.
- The Nanny Stair is to be documented as it is uncovered, and stored on site it found to be intact.
- The applicant will contact Cultural Services when the stair is removed for documentation purposes.

**2.1.9 Installation of new, secure locks, and/or replacement of existing exterior doors.**

- The applicant has proposed, where feasible, that replacement locks be installed on the existing exterior doors, to supplement security. (See attachments, Fig. 3)
- If the installation of new locks is not possible, or would not provide an acceptable level of security for the tenant, replacement doors generally reflective of the existing doors will be installed.
- Replacement doors are required to be of a sympathetic design, colour and material. Specifications for the replacement doors, if required, are required to be submitted to Cultural Services for review and approval.
- If removed, the existing doors will be stored on site for future use.
- Hardware for all existing doors are to be reused where possible, and otherwise stored on site.

**2.1.10 Removal and renovation of later, unsympathetic interior elements.**

- The applicant also proposes the removal of a number of interior features that are later additions, not original, and not included in the Designation By-Law, including the removal of modern cupboards and kitchen features and the shelving in the south room etc. (See attachments, Fig. 2)



**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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- The removal and renovation of these features does not negatively effect the cultural heritage value of the property.

2.1.11 Construction within to accommodate new use.

- The applicant has proposed the construction of interior walls to accommodate a central workroom and barrier-free washroom. (See attachments, Fig. 3)
- The installation of these features does not negatively effect the cultural heritage value of the property.

2.2 Exterior Changes

2.2.1 Exterior maintenance and general repairs

- The applicant has proposed no exterior changes to the existing building, beyond what may be considered general repair and maintenance. Paint touch ups, selective replacement of a few porch boarding to match etc. (See attachments, Fig. 1, 3, 7)
- These items do not require a heritage permit to complete.
- Any future changes to the exterior of the subject building will require the approval of a heritage permit.

2.2.2 Proposed signage.

- The applicant has proposed the installation of two 36" suspended painted wood disk signs with the Starbuck logo and branding. (See attachments, Fig. 1, 5, 7)
- The first sign is proposed to be suspended from a post in the front yard on the north side.
- The second sign is proposed to be hanging from the verandah at the south side.
- Both signs are in keeping with the Kleinburg-Nashville HCD Plan, and are of suitable style, materials and colours.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

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

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

**Regional Implications**

N/A

**Conclusion**

Overall, the proposed interior changes and signage is in keeping with the Kleinburg-Nashville Heritage Conservation District Guidelines, the heritage character of the subject building, and ensures

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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the continuous, meaningful use of the subject property.

Historic features proposed for removal, such as the chimney flues, have been documented in detail. Significant interior features, identified in the Designation By-Law, specifically, the hand-grained trim and fireplace mantels will either be retained in situ where possible, re-used on site, or as a last resort, stored on site for future use.

The proposed signage is modest in scale and in keeping with the character of the Kleinburg HCD Guidelines in design, colour and materials.

Cultural Services supports the proposed changes.

The Economic Development Department has worked closely with the applicant to realize this project for the historic core area of Kleinburg.

**Attachments**

- Fig. 1 – Proposed Site Plan 10499 Islington, reflects current conditions, with proposed signage.
- Fig. 2 – Interior existing conditions, with description of proposed alterations.
- Fig. 3 - Proposed interior conditions, with additional supplemental information.
- Fig. 4 Existing exterior conditions, 10499 Islington
- Fig. 5 Proposed conditions, with signage.
- Fig. 6 Existing interior and exterior conditions, birds eye.
- Fig. 7 Proposed interior and exterior conditions, birds eye.
- Fig. 8 Interior door trim and existing South Fireplace Cupboard detail
- Fig. 9 Corner vestibule and North fireplace cupboard detail.
- Fig. 10 North and South fireplace detail.
- Fig. 11 Existing exterior elevations, 10499 Islington.
- Fig. 12 Existing exterior conditions.
- Fig. 12 North fireplace, mantel and cupboard.
- Fig. 13 North kitchen room, proposed location of coffee counter.
- Fig. 14. South fireplace and mantle. Note faux-marbling.
- Fig. 15 South room, proposed seating area, prep room.
- Fig. 16 Entrance hall walls, proposed for demolition.
- Fig. 17 Hand-grained trim visible, with over paint peeling.
- Fig. 18 Nanny stair door, rear elevation.

Report prepared by:  
Lauren Archer  
Cultural Heritage Coordinator  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services  
Recreation and Culture Department

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**2. 8039 KIPLING AVE, WOODBRIDGE/ PROPOSED ALTERATION AND ADDITION TO EXISTING HOUSE**

Heritage Vaughan advises that they approved the following recommendation:

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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**Recommendation**

Cultural Services recommends:

**Recommendation**

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

1. That the following proposed alterations to the existing house at 8039 Kipling Avenue, be approved in principle:
  - The raising of the entire existing roof to no more than the proposed additional 4'2", provided that it is in keeping with the zoning by-law, and;
  - An addition to the second and first floor of the existing house, following the same width of the house, replacing and to the extent of the back wall of the current lean-to back porch, and;
2. That the applicant continue to work with staff during the design development stages based on the first recommendation and analysis portion of this report, and;
3. That final drawings, including the site plan, elevation, landscape plan, signage specifications, lighting specifications and building material samples be submitted to Cultural Services for review and final approval prior to the issuance of a Heritage Permit.

**Contribution to Sustainability**

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

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

**Economic Impact**

N/A

**Communications Plan**

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

**Purpose**

To review the subject proposed alteration and addition to the existing house at 8039 Kipling Avenue in principle, in order to provide feedback that will help the applicant prepare drawings and accommodate timing and financial considerations.

**Background - Analysis and Options**

1.0 Background

The property at 8039 Kipling Avenue in the City of Vaughan is designated under Part V of the Ontario Heritage Act as part of the Woodbridge Heritage Conservation District.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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The house has been noted as a "contributing" structure to the Woodbridge Heritage Character Area of Central Kipling Avenue, as identified in the District Plan.

Staff visited the site on March 18, 2011 and was permitted to visit only the exterior of the structure. Staff found that the foundation is of patterned concrete block. This fact concurs with the estimated date of construction noted in the Woodbridge Inventory which is identified as approximately being during the second decade of the 20<sup>th</sup> century (1910-1920).

The subject structure is a two storey house, with a simple gable front roof. The exterior walls of the house are currently clad in insul-brick, which has been painted in a light-blue/grey shade and portions in light yellow. The roof is clad in dark asphalt shingles. Staff noted that the house likely has other wood cladding materials underneath the insul-brick, as sporadic areas of insul-brick were damaged and the underlaying materials of this nature partially showed. The original windows have been replaced by vinyl windows, of varying styles (some 1 over 2 panes, the top light being large and fixed and the bottom constituting a sliding unit, others casement or fixed).

The architect initially contacted Cultural Services proposing to raise the back portion of the roof and connect it to the additions in order to provide adequate headroom at the stairs accessing the second floor (Fig.8 Scheme 1, in attachments). This proposal is not preferable since it would significantly alter the overall simplicity of the original character of the house, which is telling of the style. Staff has identified this house as a very simple design reminiscent of the vernacular homestead style found throughout Ontario. Consequently, staff discussed with the applicant the option of raising the entire roof a limited amount (Fig.9- Scheme 2). Other improvements to the house, such as a new foundation in the same location, re-roofing and re-cladding are also being considered in the near future. Staff has provided advice as per the Woodbridge Conservation District Guidelines in this respect, and the applicant has indicated that the proposal will be in keeping with these.

## 2.0 Technical Analysis - Proposed New Development

- 2.1 The house is not individually designated.
- 2.2 The house has lost most of its original exterior character defining detailing except for the front porch roof and a very simple eaves barge board end board detail. The applicant has indicated that the front porch will be restored and kept. Staff recommends that the architect retain and restore (or replicate in size style and material) the eave bargeboard-end detail in the future complete proposed drawings.
- 2.3 The most notable character defining element still present is its simple massing and form. The proposed raising of the roof is considered an appropriate rehabilitation approach in this case, since it will allow the overall simplicity in the design to remain, while improving the interior condition for the resident. Specifically, the following proposed alterations would provide additional headroom while keeping the simple massing and overall contributing character of the house:
  - 2.1.1 The raising of the entire existing roof to no more than the proposed additional 4'2", provided that it is in keeping with the zoning by-law, and;
  - 2.1.2 An addition to the second and first floor of the existing house, following the same width of the house, replacing and to the extent of the back wall of the current lean-to back porch, and;
- 2.2 The applicant is seeking approval in principle in order to move forward with design and permit drawings.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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Requirements: That the applicant continue to work with staff during the design development stages based on the first recommendation of this report, and;

Requirements: That final drawings, including the site plan, elevation, landscape plan, signage specifications, lighting specifications and building material samples be submitted to Cultural Services for review and final approval.

**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 the recommendations section of this report.

**Attachments**

- |          |   |
|----------|---|
| Figure 1 | Front elevation (West).   |
| Figure 2 | Front Porch (North elevation).  |
| Figure 3 | South elevation view taken from front yard.   |
| Figure 4 | Rear elevation (East).  |
| Figure 5 | Back tail and enclosed lean-to (south view).  |
| Figure 6 | Existing condition: North exterior wall. Example of cladding materials under painted insul-brick. |
| Figure 7 | South exterior wall looking East. Dislodged foundation patterned concrete blocks.                 |
| Figure 8 | Proposed Scheme 1   |
| Figure 9 | Proposed Scheme 2   |

**Report prepared by:**

Cecilia Nin Hernandez  
Cultural Heritage Coordinator  
Recreation and Culture Department

Angela Palermo

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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Manager of Cultural Services  
Recreation and Culture Department

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**3. 9986 KEELE STREET, MAPLE HERITAGE PERMIT APPLICATION FOR PROPOSED DEMOLITION OF EXISTING TOWN BARN STRUCTURE, AND CONSTRUCTION OF NEW GARAGE STRUCTURE**

Heritage Vaughan advises that they approved the following recommendation:

1. That the applicants' intent to demolish and design a replacement structure be in accordance with the Heritage Conservation district Guidelines and that the redesign of the structure take into consideration staff "analysis – Current Proposal by Applicant" under 4.2.1 with the exception of 4.2.1.5;
2. That any demolition of the structure, salvage the existing wood as much as possible for reuse;
3. That the owner consider a redesign of the proposed garage to complement the existing house elevation; and
4. That the following report of Cultural Services, dated May 18, 2011, be received.

**Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan consider the proposal from the applicant to demolish the existing Town-shop/barn at 9986 Keele Street and the analysis included in this report and make a decision whether to allow or not allow the demolition of the town-shop/barn;
2. That in the event that the demolition is approved:
  - That, Cultural Services staff be contacted prior to the demolition or removal, in order to further photograph the interior construction details and some items of potential cultural interest such as the work bench, once the contemporary items stored within it have been taken out;
  - That, the new construction be of the same size as the existing (in foot print and height);
  - That the eave return detail be incorporated into the new design;
  - That the stone sill above the foundation be removed;
  - The applicant is encouraged to incorporate as many design elements and salvage materials of the existing, into the design of the proposed building;
  - That should any changes occur to the proposed, the applicant provide a full set of final drawings, including site plan and all elevations for final approval by Cultural Services staff; and

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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- That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant.

**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 proposed demolition of the subject existing town barn structure, and the proposed replacement garage structure.

**Background - Analysis and Options**

The applicant has proposed the demolition of the existing Town Barn structure, and the construction of a new replacement construction garage structure in the same location.

3.0 Heritage Status

3.1 The subject property at 9986 Keele St. is:

- 1.2.7 Designated under Part V of the Ontario Heritage Act as a part of the Maple Heritage Conservation District.
- 1.2.8 The subject structure is the town barn structure located to the rear of the property, this structure is identified as the representative example of the "*Gable-Roofed Town-Barn or Stable Shop*" architectural style as described in the Maple Heritage Conservation District Guidelines.

1.3 Brief History of the Site:

- 1.3.1 The house associated with the property is a two storey, L-shaped plan Victorian home Listed in the City of Vaughan Heritage Register, and was subject to a Heritage Permit application in January 2009 which approved a new rear addition and alterations to restore and revitalize the building.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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- 1.3.2 In July 2010 Cultural Services staff met with the property owners to view the work being completed to the house and to discuss options for the existing town barn structure on site.
- 1.3.3 On January 12th 2010, Cultural Services met with the property owners to discuss plans to demolish the shop barn located to the rear of 9986 Keele Street, and rebuild in situ a replacement garage structure.

**4.0 Analysis - Current Proposal by Applicant:**

**4.1 Demolition of Existing Barn Structure:**

**4.1.1 Historical and Contextual Significance:**

- 4.1.1.1 Although there is no known documentary record regarding the date of construction of the town barn structure, the Maple HCD Plan offers the following range for this style of architecture: 1850-1920
- 4.1.1.2 The construction methods and materials utilized indicate a relationship with the house on the site, built in 1880. The structure was most likely built at the same time as the house, or after the house was built. It is most likely the subject structure was built some time between 1880-1910.
- 4.1.1.3 The structure is an authentic artifact of the early town life of Maple. The subject structure would function as a workshop, a place to repair household items, a place to house small livestock, or even a horse, a place to store small machinery, a wagon or sled, or other methods for transportation. The subject structure was not built in response to the requirements of a motorized vehicle.
- 4.1.1.4 Original interior features that would indicate original use are difficult to identify, although the structure does contain a long worktable, and contain several tools and craftsman related tools, hanging on the walls.

**4.1.2 Architectural Style**

- 4.1.2.1 The subject structure is a notable example of the Town Barn or Stable Shop architectural style, a heritage style as described in the Maple Heritage Conservation District Guidelines:
  - o The subject small town barn, or stable shop consists of a gambrel-roof, wood-frame shed clad in two types of horizontal siding, with older, close-spaced clapboard above.
  - o Contains a vertically lined pedestrian door with lozenge window, and large, vertically boarded sliding wood door at left-hand side.
  - o Above, tucked under eaves and set within plain frame, is vertically lined access door to upper level, usually used for hay storage.
  - o The interior roof construction reveals no ridge beam but mitre jointed rafters, that sit on purlin plates, and queen posts (purlin posts) carrying weight of continuous beams (purlin plates) at gambrel roof line break, collar ties, horizontal wide plank sheathing and horizontal plank cladding in areas (cladding note apply to overall exterior of barn). These are all similarities with traditional barn timber structures of greater size, only that here, the wood is milled dimensional lumber and nails, not timber and its associated joinery. (See Building With Wood by Rempel, page 203). The ground floor interior framing reveals balloon style framing techniques, as seen on the west, north and south walls (same technique as the main house) in the way the mezzanine



**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

---

floor joists rest on a continuous plate nailed to load bearing exterior wall studs. The south wall incorporates a unique combination of platform and balloon framing detailing. The construction techniques used are indicative of the reduced scale (versus a full-scale barn) and the date that building was constructed in. (See attachments showing evolution of framing).

- Large sliding door at left side of elevation at ground level.
  - Dirt floor, or possible rough poured concrete slab floor in areas. There is no foundation evident.
  - Split, Upper level with hatch door for throwing hay down to ground level and smaller sliding door to exterior. There are single thin, rectangular window openings with no glass in place in either gable of the exterior walls.
- 4.1.2.2 There are only three of these structures still in existence within the District, and the subject structure is identified as the representative example of this style within the district in the Maple HCD Plan.

**4.1.3 Condition**

- 4.1.3.1 The building is in poor condition, due to a combination of the lack of foundation, long term disrepair, the effects of a large overgrown tree formerly adjacent to the structure and a change of grade at the site, resulting in water pooling within and around the structure and increased water damage to the base of the structure.
- 4.1.3.2 There is currently a dirt floor with some poured concrete at ground level. Due to the grading challenges at the site, this floor is currently lower than the surrounding grade, resulting in wet, muddy conditions within the structure.
- 4.1.3.3 There is no foundation evident, there is evidence of wet rot at the base of structure that requires repair. The barn would be required to be raised and placed on a foundation to prevent further decay and to allow the structure to function as a garage.
- 4.1.3.4 Interior of walls in good condition, except at base, where water damaged. The entire structure is damp, due to altered grade conditions, poor drainage. Although there is significant evidence of decay where moisture has built up at the base of the structure, the interior sheathing, and frame construction does appear to be intact. Interior loft relatively intact, although would require stabilization and repair to be fully functional.
- 4.1.3.5 The exterior cladding is most likely not original, and consists of at least two different types. The thinner boards on gable ends and upper half of the structure may be original, or reflective of original character.
- 4.1.3.6 Exterior siding requires repainting, at minimum, selective replacement where water damaged, peeling, and damaged by the elements. Some siding is missing, exposing and asphalt lining under the lower half of the siding. Thicker cladding found on the front elevation is a later addition.
- 4.1.3.7 Existing shingles are in disrepair and need to be replaced, there is evidence of a leaking roof. On the West side of the building, there is a large hole where a former tree had grown into the structure. Pressure on the structure as a result of this tree, and the removal of this tree, has raised questions regarding the structural integrity of the subject building.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

---

- 4.1.3.8 The existing gutters are in damaged condition, resulting in poor drainage away from structure.
- 4.1.3.9 The subject building has undergone exterior alterations, however retains its original structure, shape, scale and location.
- 4.1.3.10 Sliding door is potentially original or reflective of original character, man-door possibly a replacement, or with window as a later addition. Many of the windows have been removed and, window openings are exposed to the elements or are boarded in some places.
- 4.1.3.11 The existing wood trim and fascia is in disrepair where existing. The eave return features in the gambrel roof are distinctive and contribute to the character of the building.

**4.1.4 Maple Heritage Conservation District Plan Policy**

- 4.1.4.1 In general, the Maple Heritage Conservation District Plan does not support the demolition of Heritage Buildings.
- 4.1.4.2 Section 4.2 *Heritage Buildings* states that :

*"The District consists of a predominantly residential building stock, but there are also two churches, outbuildings/barns, and commercial buildings. Although some of the buildings are not in their original uses, the distinctiveness of their form and compatibility of their adaptations serve to perpetuate the historical village environment. The retention of these buildings is essential to the success of the District. Therefore, the intent is to conserve and restore these resources, prevent their demolition and if necessary, ensure their relocation or salvage."*

It is clear from the definition of Heritage Building, as provided by the Maple HCD Plan that this structure would be considered a Heritage Building.

- 4.1.4.3 Section 4.2.4 *Demolition of Heritage Buildings* states that:

*"a) The demolition of heritage buildings within a Heritage Conservation District is not supported.*

*b) The City, under the Ontario Heritage Act, may refuse a demolition permit for either an individually designated building or a building located within the District."*

Additionally, the Maple Heritage Conservation District Guidelines state in 4.2.5 *Salvage of Historic Building Materials and Features* that:

*"a) In the rare case where a heritage building is permitted to be demolished, the building will be documented (researched and photographed) and the proponents of the demolition will be required to advertise in the local press, the availability of the building for relocation or salvage of architectural features, as a condition of the demolition permit.*

*b) The City may require the demolition of a building to be undertaken in such a manner as to expose the construction techniques used for documentation and*

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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*educational purposes.”*

4.1.4.4 The applicant has been encouraged by Cultural Services to retain and revitalize the existing structure. Repair and alteration of the existing, to suit the requirements of a contemporary garage is preferable to demolition. Such an application would be more in keeping with the Maple Heritage Conservation District Guidelines than any application to demolish.

4.1.4.5 The applicant has argued that the structure is in poor condition, is structurally damaged, is not suitable for use as a garage structure, and that restoration is not economically feasible.

#### 4.2 Proposed new Garage Structure

The applicant has proposed the replacement construction of a new three-door garage structure in approximately the same location of the existing town barn.

##### 4.2.1 Architectural Style:

4.2.1.1 The proposed replacement garage structure has been designed to reflect the Town Barn architectural style, as described in the Maple HCD Guidelines.

4.2.1.2 Because the proposed new structure is intended to take the place of an existing heritage structure, the design of the new should reflect that of the old.

It is the intent of the applicant for the proposed new construction to reflect the design of the existing garage.

4.2.1.3 Certain elements such as the gambrel roof, character defining eave returns and some window openings are reflected in the new design.

4.2.1.4 Proposed design features that differ from the existing structure include the size (length and width – height differences are not confirmed – existing height not provided), gable dormers, roof vent, cladding material, and number of oversized doors (usually referred to as overhead garage doors), placement, style and mechanism (overhead proposed)

4.2.1.5 The proposed new construction is located approximately in the same location as the existing, however it does exceed the footprint of the existing structure. Cultural Services recommends that the new construction be of the same size as the existing.

4.2.1.6 The proposed garage barn is not considered a replica of the existing, because of these factors, however, the proposed garage structure is of an architectural style in keeping with the Maple HCD Plan.

4.2.1.7 There are two other similar barn structures within Maple. All three of them use horizontal clapboard, none have a visible stone foundation from the outside and none have dormers. Cultural Services primarily looks to local historical examples when documentary evidence such as a historic photo of the subject structure is not available.

4.2.1.8 Horizontal clapboard would be preferred to the proposed Board and Batten.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

---

4.2.1.9 Stone veneer is to be limited to height of the foundation.

4.2.1.10 Dormers are not typically found on this style of town shop barn, and none of the local examples have dormers to draw a style from. Smaller, less prominent dormers have been proposed by the applicant at the request of Cultural Services. The garage door design has been amended at the request of Cultural Services to be in keeping with examples provided in the Maple HCD Plan.

4.2.1.11 Top vent has been scaled down, weathervane designed to be understated, if utilized. Horizontal vents should be visible and functional.

4.2.1.12 The applicant is encouraged to incorporate as many design elements and salvage materials of the existing, into the design of the proposed building.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

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

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

**Regional Implications**

N/A

**Conclusion**

The subject existing Town Barn structure is a representative example of the Town Barn Heritage Architectural Style, and contributes to the cultural heritage character of the Maple Heritage Conservation District. However, the existing barn is also in poor condition and is currently ill suited to function as a garage.

The proposed replacement construction, although different than the existing structure, does reflect the Town Barn architectural style, and is in keeping with the Maple Heritage Conservation District Guidelines.

**Attachments**

- 1 Architectural Styles

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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

Heritage Vaughan advises that they approved the following recommendation:

1. That Ms. Martha Bell be considered for nomination for the 2011 Ontario Heritage Trust Volunteer Recognition Program; and
2. That the following report of Cultural Services, dated May 18, 2011, be received.

**Recommendation**

Cultural Services recommends:

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

**Contribution to Sustainability**

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

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

**Economic Impact**

N/A

**Communications Plan**

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

**Purpose**

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

**Background - Analysis and Options**

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

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

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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Annual Nomination Deadline for all programs is June 30<sup>th</sup>

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

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

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

1.0 Community Leadership Program

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

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

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

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

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

Nomination requirements:

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

2.0 Heritage Community Recognition Program - For Ontario residents over 18

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

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

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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

Nomination requirements:

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

**3.0 Young Heritage Leaders - For Ontario residents up to 18**

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

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

Nomination requirements:

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

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

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

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

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON JUNE 14, 2011**

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**Regional Implications**

N/A

**Conclusion**

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

**Attachments**

None

**Report prepared by:**

Lauren Archer  
Cultural Heritage Coordinator  
Recreation and Culture Department

Angela Palermo  
Manager of Cultural Services  
Recreation and Culture Department

**5. NEW BUSINESS – COMMUNICATION FROM WESTON CONSULTING GROUP INC.**

Heritage Vaughan advises that they approved the following recommendation:

1. That the communication from Mr. Kurt Franklin BMath, Vice President, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 16, 2011, be received.

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The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Chair.



**CITY OF VAUGHAN**  
**REPORT NO. 4 OF THE**  
**TASK FORCE ON ADVISORY COMMITTEES**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on June 14, 2011*

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The Task Force on Advisory Committees met at 2:48 p.m., on June 7, 2011.

Present: Councillor Alan Shefman, Chair  
Councillor Tony Carella  
Councillor Sandra Yeung Racco

Also Present: Regional Councillor Deb Schulte  
Councillor Marilyn Iafrate

The following items were dealt with:

**1 SPECIFIED TERMS OF REFERENCE FOR AD HOC COMMITTEES UNDER CONSIDERATION**

The Task Force on Advisory Committees advises:

1. That the City Clerk was requested to submit the revised Terms of Reference for the Task Force on City's Role in Festivals and Community Events to the Committee of the Whole for approval; and
  2. That the Chair was requested to develop Terms of Reference for a Task Force on Accountability matters.
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The meeting adjourned at 4:37 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair