



**CITY OF VAUGHAN  
HERITAGE VAUGHAN COMMITTEE AGENDA**

**If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing [clerks@vaughan.ca](mailto:clerks@vaughan.ca), or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.**

**Wednesday, October 23, 2024**

**7:00 p.m.**

**Online via Electronic Participation**

**Vaughan City Hall**

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	<b>Pages</b>
<b>1. CONFIRMATION OF AGENDA</b>	
<b>2. DISCLOSURE OF INTEREST</b>	
<b>3. COMMUNICATIONS</b>	
<b>4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION</b>	
<b>5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION</b>	
<b>6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION</b>	
1. PROPOSED DESIGNATION OF 6120 KING-VAUGHAN ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT (REFERRED) Report of the Deputy City Manager, Planning and Growth Management	3
2. DEMOLITION AND RE-BUILDING OF A NEW THREE-STOREY BUILDING LOCATED AT 65 WALLACE STREET IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT Report of the Deputy City Manager, Planning and Growth Management	31
3. THORNHILL HERITAGE CONSERVATION DISTRICT PLAN UPDATE – DRAFT STUDY PRESENTATION OF THE FIRST PHASE Report of the Deputy City Manager, Planning and Growth Management	181
<b>7. NEW BUSINESS</b>	

## 8. ADJOURNMENT

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, October 23, 2024

**WARD:** 1

**TITLE: PROPOSED DESIGNATION OF 6120 KING-VAUGHAN ROAD  
UNDER PART IV OF THE ONTARIO HERITAGE ACT  
(REFERRED)**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee's support and recommend to Council approval for the proposed designation of the property municipally known as 6120 King-Vaughan Road, located on the north side of King-Vaughan Road and west of Highway 27 as shown on Attachment 1.

**Report Highlights**

- The report proposes the designation of 6120 King-Vaughan Road, a 1½ storey building of Ontario Cottage style with Gothic influence built circa 1875.
- The property holds physical, historical, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value (Attachment 2).
- The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06.

**Recommendations**

The Heritage Vaughan Committee at its meeting of September 26, 2024, adopted the following recommendation (Item 4, Report No. 12):

- 1) That consideration of this matter be deferred to a future Heritage Vaughan Committee meeting in accordance with the recommendation contained in

Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated September 25, 2024:

1. That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 6120 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Property Owner, the Ontario Heritage Trust, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a By-law designating 6120 King-Vaughan Road and a copy of the By-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

### **Background**

6120 King-Vaughan Road was evaluated as having architectural, historical and contextual value, and was noted by Cultural Heritage staff as a “Property of Interest” in 2005. Further research on the subject property has confirmed that the cultural heritage value of 6120 King-Vaughan Road meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

In June 2019, the *More Homes, More Choice Act*, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the *Ontario Heritage Act* (‘OHA’).

The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts City Council's ability to give notice

of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

Bill 23 (the *More Homes Built Faster Act*, 2022) amendments to the OHA that came into force on January 1, 2023, mandated the municipalities to remove properties from the heritage register under section 27 if a By-law is not enacted designating the property by January 1, 2025. This was superseded by Bill 200 (the *Homeowner Protection Act*, 2024) which extended this deadline to January 1, 2027.

In light of this new legislation, it is imperative for City of Vaughan staff to identify cultural heritage properties that are currently Listed under Section 27 of the OHA or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the OHA. The Province has amended O. Reg. 9/06 under the *Ontario Heritage Act*, which establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest if it meets two or more of the nine criteria.

As set out in Vaughan's Official 2010 Plan, the City of Vaughan states that it is the policy of Council:

**6.1.1.1.** To recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

**6.1.2.6.** That the City shall use criteria established by Provincial regulation under the *Ontario Heritage Act* for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for Designation under Part IV of the *Ontario Heritage Act*. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

**6.1.2.7.** Any property worthy of Designation under Part IV of the *Ontario Heritage Act* that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.

**6.2.1.1.** To make full use of the provisions of Provincial legislation, such as the *Ontario Heritage Act*, *Planning Act*, *Municipal Act* and *Environmental Assessment Act*, to protect and conserve cultural heritage resources in Vaughan.

Following a thorough examination of archival documentation, and after a documented site visit, staff finds that the subject property holds cultural heritage value and meets the criteria set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

## **Designation Comments**

ADDRESS: 6120 King Vaughan Road

LEGAL: Lot 1, Concession 9

### **EVALUATION UNDER O.REG 9/06 CRITERIA**

Ontario Regulation 9/06 made under the *Ontario Heritage Act* establishes nine criteria for determining cultural heritage value or interest. A property may be Designated under Section 29 of the OHA if it meets two or more of these criteria. The following evaluation tables identify the application of each criterion as "N/A" (not applicable) or "X" (applicable) to the property, with explanatory text below.

#### **1. DESIGN OR PHYSICAL VALUE**

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	<b>X</b>
▪ displays high degree of craftsmanship or artistic merit	<b>X</b>
▪ demonstrates high degree of scientific or technical achievement	<b>N/A</b>

Dating to circa 1875, the MacTaggart House at 6120 King-Vaughan Road is a brick dwelling that is a good representative example of the Ontario Cottage architectural style with Gothic influence in Vaughan. The structure features Gothic motifs including steeply pitched centre gables, gothic arched and segmental arched window openings and a segmental arched entranceway with a transom and side lights.

The MacTaggart House at 6120 King-Vaughan Road has a high degree of craftsmanship and artistic merit displayed in a number of its features, including its decorative dentilated cornice moulding, elaborate dichromatic patterned brickwork featuring buff brick quoining, banding, and radiating voussoirs.

#### **2. HISTORICAL OR ASSOCIATIVE VALUE**

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>X</b>
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>X</b>
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>N/A</b>

The MacTaggart House at 6120 King-Vaughan Road has historical and associative value for its direct association with Gabirel Hawman, who was an early settler of Vaughan and King townships with a significant farming operation. The MacTaggart

House at 6120 King-Vaughan Road also has historical and associative value for its direct association with the MacTaggart family, who were significant early settlers of Vaughan and King townships, and important members of the local community throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries.

Arriving in Vaughan and King townships in the early 1830s, the MacTaggart family quickly acquired a substantial amount of property. Hugh MacTaggart purchased all 200-acres of Lot 1, Concession 9 in 1869 and constructed the subject dwelling where he raised several children with his wife Janet: William A., Robert James, Archibald, Tena, and Margaret. The MacTaggart family owned and operated the farmstead and dwellings on Lot 1 Concession 9 for 93 consecutive years from 1869 to 1962, contributing to a remarkable total of 132 years of uninterrupted agricultural use.

Kenneth MacTaggart, the first mayor of King Township and prominent figure in both King and Vaughan, inherited the subject property and dwelling in 1956 upon the death of his father Robert James, who was born and raised in the subject dwelling. Kenneth MacTaggart continued to maintain the property throughout the late 1900s.

The MacTaggart House at 6120 King-Vaughan Road also has historical and associative value for its connections to 19<sup>th</sup> and early 20<sup>th</sup> century farming practices and rural settlement patterns along King Vaughan Road, which has the potential to yield information that contributes to an understanding of early settlement patterns and practices in Vaughan and King.

### 3. CONTEXTUAL VALUE

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	N/A

The MacTaggart House at 6120 King-Vaughan Road, which has retained its original location, form, orientation, and massing, serving as a fine example of Ontario Cottage architecture with gothic influences has contextual value because it is important in defining, maintaining and supporting the fine-grained 19<sup>th</sup> and early 20<sup>th</sup> century rural character of King-Vaughan Road. Though this property was not part of Vaughan Township until 1971, it carries similar history and context to those which were always part of Vaughan Township.

The MacTaggart House at 6120 King-Vaughan Road also has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is located within an area that has a definable rural character, surrounded by remnant farmhouses/farmsteads in close proximity, contributing to a distinctive sense of place. The property has a long-standing relation

to agricultural history and practices of the area and is linked to two particular family names (Hawman and MacTaggart) who had a significant presence in the early history of Vaughan and King Townships.

### **Financial Impact**

There are no Financial Impacts associated with this report.

### **Operational Impact**

There are no Operational Impacts associated with this report.

### **Broader Regional Impacts/Considerations**

There are no Regional impacts or considerations for this application.

### **Conclusion**

Staff finds that, as examined from archival documentation, the subject property holds cultural heritage value and meets the criteria as set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

The Development Planning Department is satisfied that the proposed designation of 6120 King-Vaughan Road conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 6120 King-Vaughan Road under the *Ontario Heritage Act*.

**For more information**, please contact: Michael Maugeri, Heritage Specialist, ext. 6817.

### **Attachments**

1. 6120 King Vaughan Road - Location Map
2. 6120 King Vaughan Road - Statement of Cultural Heritage Value
3. 6120 King Vaughan Road - Historic Maps
4. 6120 King Vaughan Road - Building Photos
5. 6120 King Vaughan Road - Aerial Photo

### **Prepared by**

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Shahzad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653.

Nancy Tuckett, Director of Development Planning, ext. 8529.

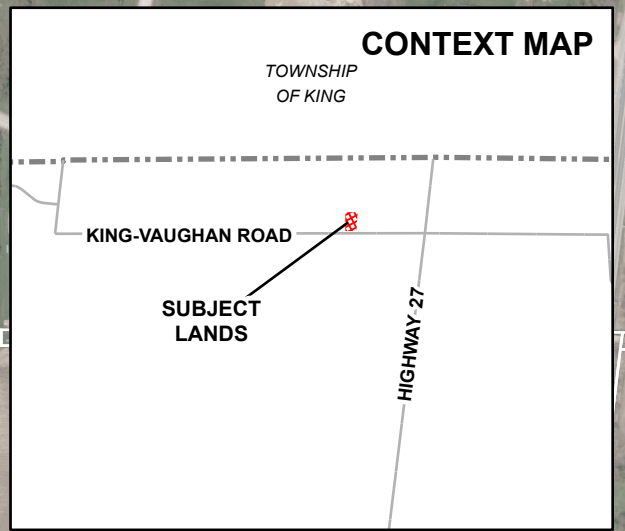








TOWNSHIP  
OF KING



6120 KING-VAUGHAN ROAD

6300

6290


6100

12330

6120

KING-VAUGHAN ROAD

HIGHWAY 27

 Subject Lands

0 60 120 240  
Metres

## Location Map

**LOCATION:**  
6120 King-Vaughan Road  
Part of Lot 1, Concession 9



## Attachment

**DATE:**  
September 26, 2024

1



## **STATEMENT OF CULTURAL HERITAGE VALUE**

### **OVERVIEW**

The cultural heritage value of the property known as 6120 King-Vaughan Road meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: The MacTaggart House  
Date Built: c. 1875  
Location: North side of King Vaughan Road, west of Highway 27  
Condition: Good



### **DESCRIPTION**

Municipal Address: 6120 King-Vaughan Road  
Legal Description: Concession 9, Part of Lot 1  
Brief description: 1-1/2 storey structure built in the Ontario Cottage style

## **SUMMARY OF CULTURAL HERITAGE VALUE**

### **Physical/Design Value**

#### **Contributing**

- A good representative and surviving example of a brick clad 1½-storey Ontario Cottage with Gothic influence
- Steeply pitched and side gabled roof with cornice returns and masonry chimney
- Elaborate dichromatic brick orange/red brick cladding with buff brick banding, quoining, and radiating voussoirs
- Decorative dentiled cornice moulding
- Segmental arched and arched window openings
- Segmental arched entranceway with transom and sidelights

### **Historical/Associative Value**

- Connection to significant archaeological resources both of early settler and indigenous peoples
- Direct connection to specific historic settler families such as the Hawman family, and MacTaggart family and their significant 19<sup>th</sup> to early 20<sup>th</sup> century farming practices
- Connection to the first mayor of King Township, Kenneth MacTaggart
- Connection to early Ontario settlers and architectural styles
- The property had roughly 132 years of continuous agricultural use since the early 1830's until the 1960's. Notably, a single family, the MacTaggart's, operated the farm for 93 years from 1869 until 1962

### **Contextual Value**

- The subject property reflects some of the earliest settler architecture and siting, giving insight into settler practices
- The subject property is contextually linked to Vaughan's agricultural history from initial settlement and land clearing, 19<sup>th</sup> and early 20<sup>th</sup> century farming practices, the evolution from subsistence farming to specialization in livestock.
- The subject structure has contextual value as it is historically linked to the Lot and Concession it was built upon
- The subject structure has contextual value as it is historically linked to the Lot and Concession it was built upon
- The subject structure has contextual value as it is historically linked to the historic village of Nobleton
- Longstanding ownership by the same family creates a significant historical link to the local community

## DESIGN OR PHYSICAL VALUE

The Ontario Cottage is a vernacular variant of the Regency Cottage style of house that was commonly built in Ontario throughout the 19<sup>th</sup> century. This style of architecture became popular in the 1820s and remained a common style until the end of the century. Ontario Cottages were mainly constructed in small towns and rural areas during a period in which European settlers began to populate the interior of the province. This architectural style borrows elements from the Regency style with symmetrical, rectangular plans and a single gable above the door in the center of the building. Similarly, by the second half of the 19<sup>th</sup> century Gothic had become an increasingly popular architectural style in Canada and many Ontario Cottages built during this era incorporate gothic ornamentation as well.<sup>1</sup>

Dating to circa 1875, the MacTaggart House at 6120 King-Vaughan Road has design and physical value as a good and well-maintained representative example of the Ontario Cottage architectural style with Gothic influence in Vaughan. The building has retained many of its original architectural details expressing Ontario Cottage and Gothic styles, including its simple floor plan, side gabled roof with cornice returns, and a steeply pitched centre gable featuring decorative dentiled cornice moulding. The dichromatic brickwork featuring red-brick laid in a stretcher bond with decorative masonry detailing in buff-brick including banding, quoining, and radiating voussoirs further contributes to the visual interest and architectural depth of the dwelling.<sup>2</sup> These decorative elements are also indicative of the popular Gothic influence at the time.

The building features segmental-arched windows on the first and second storey and arched windows in the steeply pitched centre gables, each with radiating voussoirs. The building's main entrance is raised and covered by a hip-roofed verandah that wraps around the southern and eastern facing elevations and features a doorcase with a segmental arched transom and sidelights. The original hipped roof verandah was removed at an unknown date and a new one was added with square posts along with a rear addition in 2006.<sup>3</sup>

## HISTORICAL / ASSOCIATIVE VALUE

### 6120 King-Vaughan Road

The property at 6120 King-Vaughan Road originated as part of Lot 1, Concession 9, King Township. The subject property is located on the north side of King Vaughan, west of Highway 27. Land registry records indicate that the 200-acre Lot 1 was first patented from the Crown in 1803 by James Hunter. In 1804, James Hunter sold the 200-acre Lot 1 to Abraham Horning, who owned the property until 1833 when he sold all 200-acres to Gabriel Hawman for \$800.<sup>4</sup>

### Gabriel Hawman

The Hawmans came from Pennsylvania and were of German descent. Gabriel Hawman appears as the owner of Lot 1, Concession 9 in the 1860 Tremaine map. Gabriel, the son of

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<sup>1</sup> DiStefano, Lynne D. "The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century." *Traditional Dwellings and Settlements Review* 12, no. 2 (2001): 33-43. <http://www.jstor.org/stable/41757868>.

<sup>2</sup> "The use of dichromatic brickwork (bricks of two colours) for the decoration of buildings was fashionable in Ontario in the last century. The fashion frequently involved the use of buff or yellow bricks at the corners and around window and door openings of red brick buildings and arranged in decorative designs in the walls. Examples are given of various decorative features used in dichromatic brickwork, including diamonds, zigzags, bands and crosses." *Notes on Dichromatic Brickwork in Ontario*, Richie, T, *Association for Preservation Technology Bulletin*, 11, 2, pp. 60-75, 1979 <https://nrc-publications.canada.ca/fra/voir/td/?id=b4862dc4-0c6f-4c3b-a927-62921480f466#:~:text=The%20use%20of%20dichromatic%20brickwork,Ontario%20in%20the%20last%20century.>

<sup>3</sup> Arc-GIS, City of Vaughan.

<sup>4</sup> Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 1, King Township

Michael Hawman and Elizabeth Godfrey, was born in Vaughan in 1809<sup>5</sup> and had a half-brother named John, who farmed on Lots 6 and 7 on the same concession.<sup>6</sup> Gabriel married Elizabeth Burkholder in 1830 and together they had nine children. In 1833, Gabriel Hawman purchased all 200-acres of Lot 1, Concession 9 from Abraham Horning for \$800.<sup>7</sup>

Archival records indicate that there was initially a dwelling made of mud on Lot 1 Concession 9 that burnt down and was replaced by a stone dwelling.<sup>8</sup> This stone dwelling is believed to have been constructed by Gabriel Hawman prior to the 1861 Census in which Gabriel is listed as a 52-year-old farmer living in a one-storey stone house.<sup>9</sup> The 1860 Tremaine map also depicts a structure or dwelling on the east part of Lot 1, Concession 9, likely Gabriel's stone house.<sup>10</sup>

Tax assessment records from 1860 indicate that Gabriel Hawman was a prominent early settler in King Township, listing him as a 51-year-old farmer in King Township on Lot 1, Concession 9, with a total real property value of \$5500, indicating the presence of a dwelling and additional farm buildings as well as crops and farm animals. Furthermore, the 1861 Agricultural Census also notes that Gabriel Hawman's farm was producing 900 bushels of wheat on 44 acres, 280 bushels of peas on 14 acres, 1040 bushels of oats on 14 acres, 150 bushels of potatoes on  $\frac{3}{4}$  of an acre, and 200 bushels of turnip on 1 acre, amassing a total of  $63 \frac{3}{4}$  acres under crops, 40 acres under cultivation,  $32 \frac{1}{4}$  acres under pasture, and 4 acres under gardens or orchards with the remaining 59 acres being wooded/wild. Additionally, the 1861 agricultural census notes that the total cash value of Gabriel Hawman's farm at this time was \$7000 with an additional \$325 cash value of implements, indicating a substantial farming operation.

In 1869 Gabriel sold the 200-acre Lot 1 to Hugh McTaggart for \$12,000. This substantial increase in price likely reflects not only the construction of the stone dwelling but also further enhancements to the property, including additional structures like barns and farm buildings, new farming implements, and the overall appreciation of the land. By 1870, Gabriel and his wife Elizabeth had moved to the United States.<sup>11</sup>

## **MacTaggart Family**

### *Hugh MacTaggart*

William and Martha MacTaggart, who immigrated to King Township from Scotland around 1832, originally took up land on the 8<sup>th</sup> Concession near the 16<sup>th</sup> Sideroad, and had 7 children: James, Alexander, Robert, Martha, Hugh, Isabella and Janet.<sup>12</sup>

Hugh MacTaggart, born in Vaughan in 1837<sup>13</sup>, bought all 200-acres of Lot 1, Concession 9 in 1869 from Gabriel Hawman.<sup>14</sup> Hugh married Janet MacGillivray around the same time.<sup>15</sup> Archival sources indicate that together the couple lived in a house that Hugh later bricked and

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<sup>5</sup> "Gabriel Hawman (1809 - 1883)." Wiki Tree. Accessed August 12, 2024. <https://www.wikitree.com/wiki/Hawman-9>.

<sup>6</sup> Hawman Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

<sup>7</sup> Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 1, King Township.

<sup>8</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

<sup>9</sup> 1861 Census of Canada, Ancestry- Library Edition; [www.ancestry.ca](http://www.ancestry.ca) (Vaughan Public Libraries).

<sup>10</sup> This stone house is believed to have been 12330 Highway 27, which was located on the northeastern part of Lot 1, Concession 9 until 2009 when it was lost in a fire.

<sup>11</sup> "Elizabeth Burkholder (1813 - 1893)." Wiki Tree. <https://www.wikitree.com/wiki/Burkholder-271>.

<sup>12</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

<sup>13</sup> Hugh McTaggart (1837 – 1909), Ancestry- Library Edition; [www.ancestry.ca](http://www.ancestry.ca) (Vaughan Public Libraries).

<sup>14</sup> Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 1, King Township.

<sup>15</sup> Marriage Registers, Ancestry- Library Edition; [www.ancestry.ca](http://www.ancestry.ca) (Vaughan Public Libraries).



enlarged on the King-Vaughan Town Line<sup>16</sup> (King-Vaughan Road), likely referring to the subject property. It was in this brick house that Hugh and Janet raised several children: William A., Robert James, Mary, Archibald, Tena, and Margaret.

The first evidence of the subject dwelling appears on the 1878 Tremaine Map of York County, in which two structures or dwellings can be identified in the whole of Lot 1, Concession 9. It is believed that the structure or dwelling to the east is the stone house constructed by Gabriel Hawman, and the structure to the west is the subject dwelling, constructed by Hugh MacTaggart.

Although not visible on any maps prior to the 1878 Tremaine map, Tax Assessment records indicate that the real property value of Lot 1 Concession 9 increases from \$5800 in 1875 to \$11500 in 1878. This increase in value suggests that the subject dwelling was constructed between 1875 and 1878. The 1875 Tax Assessment records also indicate that Hugh had 12 cattle, 25 sheep, 8 hogs, and 4 horses on his farm, further highlighting the presence of a significant farming operation on Lot 1, Concession 9. Tax Assessment rolls continue to note similar quantities of cattle, sheep, hogs and horses throughout the 1880s, 1890s, and early 1900s, highlighting a long-standing agricultural use of the property.

The 1891 Census lists Hugh MacTaggart and his family as living in a 2-storey brick house with 7 rooms, referring to the subject property.

Aside from running a significant farming operation, Hugh was made an executor for many estates in Scotland and often had to make trips to oversee this business. He was also an elder at the St. Andrew's Presbyterian Church on the 10<sup>th</sup> Line, which was often referred to as the "Old Kirk," and was removed in 1960.<sup>17</sup>

Sometime around 1908, Hugh left the farm and moved to the Kleinburg/Nashville area, where he lived for about a year before dying of heart failure in 1909.<sup>18</sup> Prior to his departure, Hugh divided his farm into north and south halves, with his son Archibald receiving the south half, known as *Thistlebrae*, and his other son Robert James the north half, known as *Willow Grove*.

#### *Archibald MacTaggart*

Archibald was born in Nobleton in 1836 and was raised in the subject dwelling at 6120 King-Vaughan Road. After the death of his father in 1909, Archibald was granted 100-acres of Lot 1 Concession 9, identified as the south half. Archibald rented out his half of the farm for a year and then sold it to his brother Robert James in 1910 for \$7500. Archibald then traveled to the McTaggart township in Saskatchewan in the same year, where he was a prominent pioneer and farmer.<sup>19</sup>

Archibald returned home for a year in 1919 to marry Orpha Pringle of Nobleton, and together they returned to the west, settling once more in McTaggart, Saskatchewan, where the couple resided for a total of 41 years, until Archibald's death in 1959.<sup>20</sup>

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<sup>16</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

<sup>17</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

<sup>18</sup> Deaths and Deaths Overseas, Ancestry- Library Edition; www.ancestry.ca (Vaughan Public Libraries).

<sup>19</sup> *Service Held for Pioneer*, The Leader-Post, June 23, 1959.

<sup>20</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

### *Robert James MacTaggart*

Robert James MacTaggart was born in 1879 in Nobleton and was raised in the subject dwelling with his brother Archibald. Robert married Viola Ham around 1906, and together they had four children: Margurite, Kenneth, Templeton, and Norene.

Upon the death of his father, Hugh MacTaggart, in 1909, Robert James took over the family farm that his father had left him. In the same year, Robert James also inherited 100-acres, identified as the west half of Lot 3 Concession 9 from his uncle Robert. Robert James then sold the west half of Lot 3 in 1912 and bought his brother Archibald's half of the farm on Lot 1 Concession 9, which he had been using as an income property.<sup>21</sup>

Tax Assessment records from 1910 indicate that the total value of the buildings on Lot 1 Concession 9 was \$2000 and the "Actual Value of the Parcel of Real Property Exclusive of Buildings" was \$8000. This suggests that the change in value of the property over time was largely attributed to the assessed value of the farmland itself, as well as any fencing, outbuildings, irrigation systems, crop and soil quality, and any permanent improvements such as land clearing.

Around 1910, Robert James sold his farm stock and implements and moved to Toronto to go into real estate with his brother-in-law, Herbert Patton. Robert James then returned to Nobleton in 1915 and purchased a General Store from J.W. Larkin, which he operated for many years. Along with the general store, Robert James also held the position of Secretary Treasurer of Nobleton School Section, a position which he held for 42 years.<sup>22</sup> In 1919, Robert James left the store and returned to the family farm, where he lived until his death in 1956.<sup>23</sup>

Throughout his life, Robert James was an ardent supporter of the Presbyterian Church, serving as an elder for many years in the same church on the 10<sup>th</sup> line of King Township that his father was an elder at, as well as in the United Church.

### *Kenneth MacTaggart*

Kenneth MacTaggart, a son of Robert James, worked in Toronto for the Bank of Nova Scotia for several years before returning to the family farm. After his father Robert James' death in 1956, Kenneth inherited all 200-acres of Lot 1 Concession 9. Kenneth then operated the family farm until 1962, when the barns were destroyed by a fire.<sup>24</sup> In 1966 Kenneth MacTaggart began to sell of large portions of his 200-acre property.

To shift away from farming, Kenneth entered politics in the early 1960s. Successful in this endeavor, Kenneth first served King Township as deputy reeve, a position which he held until the end of 1970. Kenneth was also elected to the King Township Council in 1963. An excerpt from Kenneth's obituary from *The Liberal* in 1990 describes Kenneth's political career as well as his other contributions to the community:

*"Mr. MacTaggart first was elected to the King Township council in 1963. He was elected deputy reeve in 1960, retaining that position in annual elections to the end of 1970. He became the township's first mayor, serving in 1971 and 1972, before retiring from the local political scene following the death of his first wife, Marion Smith... Prior to being*

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<sup>21</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

<sup>22</sup> Ibid.

<sup>23</sup> *Obituary*, *The Liberal*, March 22, 1956.

<sup>24</sup> MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

*elected to the council, Mr. MacTaggart served for 10 years as secretary-treasurer of S.S. 19, the school board that operated what is now the Nobleton Junior Public School which his grandfather [Hugh MacTaggart] had helped build... Mr. MacTaggart worked in Toronto for the Bank of Nova Scotia for a couple of years before returning to the farm.”<sup>25</sup>*

Archival sources indicate that Kenneth MacTaggart also operated a school bus for Langdon’s Coach Lines of King City.<sup>26</sup> A very active member in King Township during this time, Kenneth MacTaggart served as President of King Township’s Federation of Agriculture for multiple years.<sup>27</sup> Kenneth was also an active member in local hockey and baseball, the Nobleton Lions Club, Bolton’s True Blue Lodge, a noble of the Ramses Shrine, and part of the choir for the United Church in Nobleton.<sup>28</sup>

Kenneth MacTaggart sold the remainder of his property on Lot 1 Concession 9 and moved to Stouffville around 1983.<sup>29</sup> It was here he resided until his death in 1990.

While the original 200-acre farm has since been subdivided and sold, the MacTaggart house at 6120 King-Vaughan Road stands as a poignant symbol of the farm’s storied past. The rich history associated with this dwelling and its owners not only reflects 132 years of continuous agricultural operation, but also serves as a lasting tribute to the early MacTaggart settler family, who owned and operated the farm as well as the dwelling at 6120 King-Vaughan for at least 93 years. The dwelling stands today as a testament to their enduring connection to the land and to the generations of their descendants who were active members in the local community, further enriching the historical and associative significance of the house.

## **CONTEXTUAL VALUE**

Though this property was not part of Vaughan Township until 1971, it carries similar history and context to those which were always part of Vaughan Township. This structure, which has retained its original location, form, orientation, and massing, serves as a fine example of Victorian architecture, defining, supporting, and maintaining the fine-grained late-19th and early-20th century agricultural/rural character of King Vaughan Road.

The MacTaggart House at 6120 King-Vaughan Road also has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is located within an area that has a definable rural character, surrounded by remnant farmhouses/farmsteads in close proximity, contributing to a distinctive sense of place. The subject property also features open green space, mature trees, and shrubbery which further contributes to the historic character of the surrounding context.

The property also has a long-standing relation to agricultural history and practices of the area and is linked to two particular family names (Hawman and MacTaggart) who had a significant presence in the early history of Vaughan and King Townships.

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<sup>25</sup> *Kenneth MacTaggart was King’s First Mayor*, The Liberal, October 17, 1990.

<sup>26</sup> Ibid.

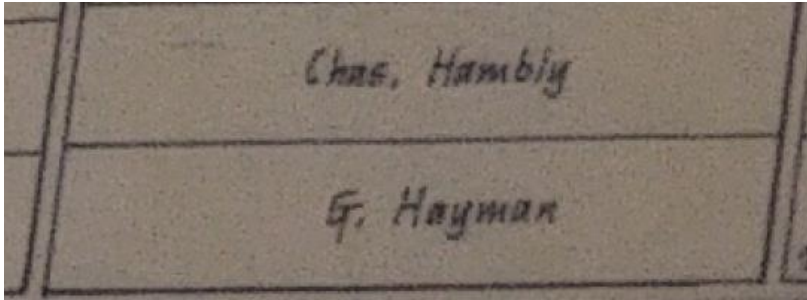
<sup>27</sup> *Battle of Veterans for Reeve, Deputy-Reeve, King*, The Liberal, December 2, 1965.

<sup>28</sup> *Kenneth MacTaggart was King’s First Mayor*, The Liberal, October 17, 1990.

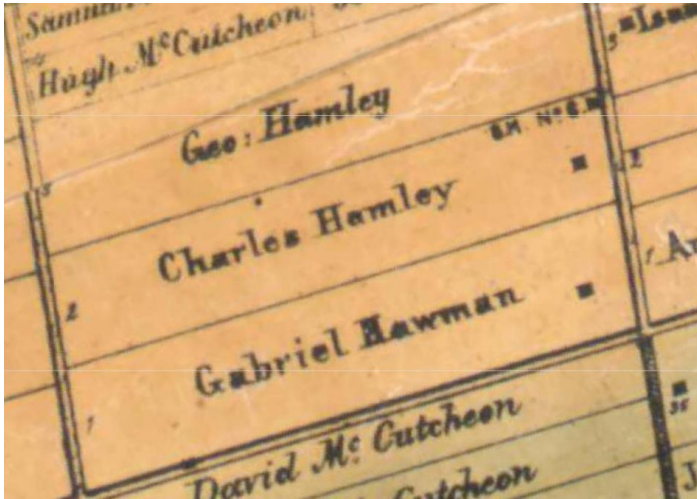
<sup>29</sup> Ibid.



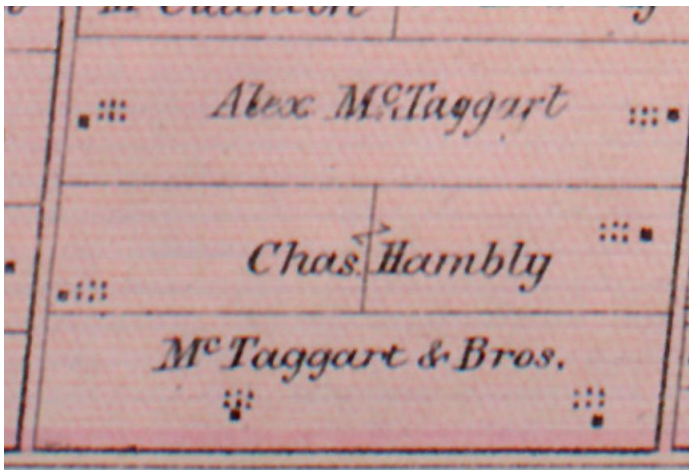
**ATTACHMENT 3**  
**6120 KING-VAUGHAN**



**Figure 1.** 1851 Map of King Township. (King City Archives, 2024).



**Figure 2.** 1860 Tremaine Map. (City of Vaughan Archives, 2024).



**Figure 3.** 1878 Tremaine Map. (City of Vaughan Archives, 2024).

15	Wm Chamberlain	R Ooks T John Dean O	
	Robt J McTaggart		F. C. Blair

Figure 4. 1917 Map of King Township. (King City Archives, 2024).



**Figure 1.** 6120 King Vaughan Road, South Elevation (City of Vaughan 2005).



**Figure 2.** 6120 King Vaughan Road, South Elevation (City of Vaughan, 2005).



**Figure 3.** Dentiled Cornice Moulding (City of Vaughan, 2007).



**Figure 4.** 6120 King Vaughan Road (Google Maps, 2024).





**Figure 5.** 6120 King Vaughan, South Elevation and yard. (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



**Figure 6.** 6120 King Vaughan, South and West Elevation (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



Figure 7. 6120 King Vaughan East Elevation and Addition. (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



Figure 8. 6120 King Vaughan, North Elevation of Rear Addition. (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



**ATTACHMENT 5**  
**6120 KING-VAUGHAN**





**C 1**  
**Communication**  
**Heritage Vaughan**  
**Committee – September 26, 2024**  
**Item No. 4-6**

**DATE:** September 25, 2024  
**TO:** Heritage Vaughan Committee  
**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management  
**RE:** HERITAGE VAUGHAN COMMITTEE, SEPTEMBER 26, 2024

**ITEM 4: PROPOSED DESIGNATION OF 6120 KING-VAUGHAN ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT;**

**ITEM 5: PROPOSED DESIGNATION OF 3740 KING-VAUGHAN ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT; and**

**ITEM 6: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 2601 KING-VAUGHAN ROAD**

---

**Recommendation**

1. That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.

**Background**

The items are deferred to a future Heritage Vaughan Committee to provide sufficient time for the Committee to discuss other Agenda items.

**Prepared By**

For more information, please contact Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage, ext. 8653

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management



# Heritage Vaughan Committee Report

**DATE:** Wednesday, October 23, 2024

**WARD:** 2

**TITLE: DEMOLITION AND RE-BUILDING OF A NEW THREE-STOREY BUILDING LOCATED AT 65 WALLACE STREET IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

**Purpose**

To seek Heritage Vaughan Committee’s support and recommend to Council approval for the proposed demolition of the existing ‘non-contributing’ structure, and the new construction of a 3-storey building located at 65 Wallace Street, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1-7.

**Report Highlights**

- The Owner is proposing demolition and the re-building of a 3-storey building located at 65 Wallace Street.
- The existing main dwelling is identified as a non-contributing property in the Woodbridge Heritage Conservation District (“WHCD”) Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Minor revisions to design must be made for staff to support approval of the proposal to align with the policies of the WHCD Plan.

**Recommendations**

THAT Heritage Vaughan recommend Council approve the proposed Demolition and Re-building of a 3-storey building located at 65 Wallace Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

- b) That prior to the issuance of a heritage permit, the applicant either provide a letter of consent for the removal of Tree #1 from the neighbour at 73 Wallace Street or revise the site plan to show tree protection zone for the tree;
- c) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- d) That prior to the issuance of a heritage permit, the applicant either provide a letter of consent to injure Tree #5 from the neighbour at 57 Wallace Street or revise the site plan to protect the root zone of the tree or sign a Release of Liability Letter to waive all claims against the City;
- e) That the brick colour, glass railing above portico, front door, and window framing be revised to better align with WHCD guidelines to the satisfaction of the City; and
- f) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

## **Background**

The Property is designated under Part V of the *Ontario Heritage Act* (OHA) as part of the Woodbridge Heritage Conservation District (WHCD). It is identified in the HCD Plan as non-contributing. The Owner plans to demolish the existing house and replace it with a new single-detached house. Demolition of the existing house and replacement with a new house is compliant with the 2009 WHCD Plan and its guidelines, however, the new construction is required to comply with the HCD Plan – specifically the guidelines for new construction in the Wallace Street heritage character area, and consideration of potential impacts to adjacent heritage properties.

In 2020, Vincent J. Santamaura Architect Inc. completed a scoped CHIA for this property with focus on proposed renovations and additions to the house. The scoped CHIA and associated heritage permit were approved by Council on January 26, 2021. These plans were initiated by the previous owner but were not implemented. As a designated property, the property's history is well established and LHC understands that no new historical background research is required for the scoped CHIA.

It is LHC's professional opinion that the property's redevelopment is unlikely to yield any direct or indirect negative impacts to the property itself, any surrounding properties, or to the Woodbridge HCD. It is generally consistent with the policies and guidelines identified in the Woodbridge HCD Plan. In some cases where the proposed redevelopment is inconsistent with the Woodbridge HCD Plan, it remains compatible and consistent with the character of the area. In other cases, the compatibility of the proposed designs with the character of the HCD is unclear and needs to be further developed in detailed design. In these cases, LHC recommends:



- the remainder of the materials should be chosen using the WHCD guidelines;
- texture of the brick cladding should be smooth;
- detailing and trim should be cut or reconstituted stone;
- window frames should be wood; and
- flashings should be painted to match the house.

A material palette may be required to be submitted with a heritage permit application.

### **Previous Reports/Authority**

[Heritage Vaughan Committee](#), January 2021.

[Committee of the Whole \(2\) Addendum](#), 25 January 2021.

[Council Meeting](#), 26 January 2021.

### **Analysis and Options**

**All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according to the WHCD Plan**

#### *5.3.3. Woodbridge's unique elements*

##### **5.3.3.1. Character Areas**

• *Woodbridge comprises several distinct 'character areas', with distinct and intertwined identities:*

1. *Kipling Avenue North and South*
2. *William and James Streets*
3. *The Fairgrounds*
4. *Woodbridge Avenue*
5. *Wallace Street*
6. *Clarence Street and Park Drive*
7. *The Humber River Corridor*

• *Each 'character area' contributes to the village experience of Woodbridge as a whole as described in Section 6.0.*

The proposed development resides within the character area of Wallace Street in the Woodbridge Heritage Conservation District.

##### **5.3.3.7. The Floodplain**

*Large portions of the district reside within the floodplain, as outlined by the Toronto Regional Conservation Authority.*

A portion of the subject property resides within the floodplain as outlined by the TRCA.

### **6.1.3 Wallace Street Guidelines**

1. *The Street should retain the existing residential character with a single-family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.*
2. *Pedestrian connections to and from Woodbridge Avenue and the park system must be protected, maintained and additional opportunities to increase connections should be secured when new development applications are considered. Views and public access to parkland must be protected and enhanced.*
3. *Consistent setbacks should provide opportunities for landscape on the west side of the street.*
4. *New buildings should be a minimum of two (2) floors (8.5 m) high and a maximum of three (3) floors (11 m).*
5. *Detached residential units must provide a side yard as per zoning with open east-west views.*

The proposed development is a single-detached residential building and supports the pedestrian streetscape. It is a 3-storey structure with a height of 10.21m and with a massing and form aligned with the WHCD Plan. Staff finds the proposed structure to conform to the minimum requirements of the WHCD Plan.

### **6.2.8 Appropriate Materials**

**Exterior Finish:** *Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.*

**Exterior Detail:** *Cut stone or reconstituted stone for trim in brick buildings.*

**Roofs:** *Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.*

**Doors:** *Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood French doors for porch entrances; single-bay, wood panelled garage doors.*

**Windows:** *Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high-quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.*

**Flashings:** *Visible step flashings should be painted the colour of the wall.*

The proposed brick is “white” in colour and features a stone wainscotting. Immediately surrounding the subject property, structures are reflecting red and orange. Wallace Street does feature variations of cladding and colour, though it is the preference of staff that the brick would be of a shade of red or generally darker than proposed.

The hipped roof and polymer-modified asphalt shingle in a “summit grey” colour, along with the five gabled dormers, satisfy the guidelines of the WHCD Plan.

Exterior doors are noted to be wood and will be dark brown. The front door features  $\frac{3}{4}$  length windowpane décor, which is not in line with the guidelines of the WHCD Plan. Front doors in the Heritage Districts typically do not have incorporated central glazing, or when they did, they would be small panes.

The building’s windows appear small double-paned, and sash is 4-over-4. Within the dormers, the windows are single paned, 4-over-4 sash, with the top pane being arched. A revision of the brick framing around the windows is suggested, with a focus on leaving the lintel, and excluding the sides and bottom framing in brick. Wood framing or shutters could be an acceptable alternative. The glass railing above the portico is not in line with the streetscape of Wallace Street or with the WHCD Plan generally as it is foreign to the chosen architectural style – and should be further reviewed for proper material replacement like a metal, such as those of neighbouring properties to the south on the east side of Wallace Street.

### **6.3.3 Architectural Guidelines**

#### **Material Palette**

*There is a very broad range of materials in today’s design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco, wood siding and trim, glass windows and storefronts, and various metals. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.*

Staff recommends that the materials and colours chosen be reviewed to better align with the architectural guidelines of the WHCD Plan and the chosen architectural style. Specifically, brick colour, glass railing above portico, front door, and window framing should be revised prior to final submission for Heritage Permit, and a review of the final choice be submitted to the satisfaction of Cultural Heritage staff.

#### **6.4.1.4 Wallace Street (CA)**

##### **Heritage Attributes**

1. *Existing contributing buildings on the west side are setback from the street and provide landscaped front yards and a significant tree canopy.*

2. *Existing contributing buildings on the east side include a minimum setback from the street.*

### **Guidelines**

1. *New buildings on the west side must setback a minimum of 3 meters from the street and a maximum of 4.5 metres.*
2. *New buildings on the east side may be built with no setback, and with a maximum setback of 2 metres.*
3. *New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*

The proposed building on the east side of Wallace Street satisfies most of the guidelines of the WHCD and is sympathetic to the setbacks of adjacent contributing buildings.

### **Financial Impact**

There are no requirements for new funding associated with this report.

### **Operational Impact**

There are no operational impacts or considerations.

### **Broader Regional Impacts/Considerations**

There are no broader regional impacts or considerations.

### **Conclusion**

Cultural Heritage staff finds that the proposed demolition and new construction partially conforms to the policies of the WHCD Plan, but requires the applicant to provide letters of consent for removal and injury of neighbouring trees and consider revisions to the choice of exterior doors, railings, brick detail at window framing, as well as brick colour to align more closely with the WHCD Plan guidelines and with surrounding architecture – prior to submission for a Heritage Permit. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed new construction located at 65 Wallace Street under the *Ontario Heritage Act* pending these aesthetic revisions.

**For more information**, please contact: Vanessa Lio, Heritage Specialist, ext. 8152.

### **Attachments**

1. 65 Wallace – Location Map
2. 65 Wallace – Cultural Heritage Impact Assessment
3. 65 Wallace – Arborist Report and Plan
4. 65 Wallace – Architectural Drawings
5. 65 Wallace – 3D Renderings
6. 65 Wallace – Site Grading Plan
7. 65 Wallace – Materials List and Specifications

**Prepared by**

Vanessa Lio, Heritage Specialist, ext. 8152

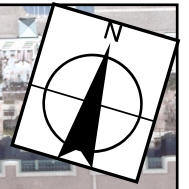
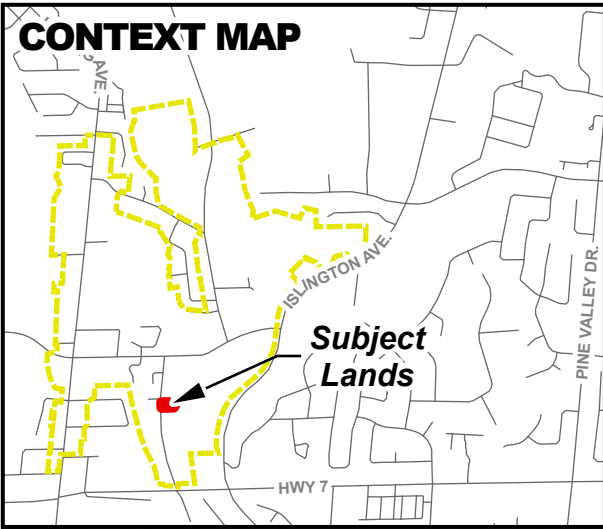
Nick Borcescu, Senior Heritage Planner, ext. 8191



Shahrazad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653

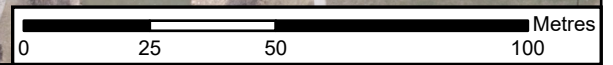
Nancy Tuckett, Director of Development Planning, ext. 8529



# CONTEXT MAP



-  Subject Lands
-  Heritage District



# Location Map

**LOCATION:**  
65 Wallace Street  
Part of Lot 6, Concession 7



# Attachment

**DATE:**  
October 23, 2024

# 1





## FINAL REPORT:

Cultural Heritage Impact Assessment

65 Wallace Street, Vaughan, Ontario



**LHC Heritage  
Planning &  
Archaeology Inc.**

Kingston | Toronto | Ottawa

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3 July 2024

Project # LHC0420

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**Report prepared for:**

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## RIGHT OF USE

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## REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts of the proposed development on the cultural heritage value or interest and heritage attributes of the Property and the surrounding area. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this CHIA. A separate archaeological assessment may be required as part of a complete application.

## EXECUTIVE SUMMARY

*The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.*

LHC was retained in January 2024 by Cantam Group Ltd. on behalf of the Owner to prepare a Scoped CHIA for the property located at 65 Wallace Street in the City of Vaughan, Ontario.

LHC understands that the Property is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Woodbridge Heritage Conservation District (HCD). The Property is classified as non-contributing. The Owner plans to build a new single-detached house on the Property.

It is LHC's professional opinion that the Property's redevelopment is unlikely to yield any direct or indirect negative impacts to the property itself, any surrounding properties, or to the Woodbridge HCD. It is generally consistent with the policies and guidelines identified in the Woodbridge HCD Plan. In some cases where the proposed redevelopment is inconsistent with the Woodbridge HCD Plan, it remains compatible and consistent with the character of the area. In other cases, the compatibility of the proposed designs with the character of the HCD is unclear and needs to be further developed in detailed design. In these cases, LHC recommends:

- The remainder of the materials should be chosen using the Woodbridge HCD guidelines. Texture of the brick cladding should be smooth; detailing and trim should be cut or reconstituted stone; window frames should be wood; and flashings should be painted to match the house. A material palette may be required to be submitted with a heritage permit application.

## TABLE OF CONTENTS

Right of Use.....	iv
Report Limitations.....	iv
Executive Summary.....	v
1 Introduction.....	1
1.1 Property Location.....	1
1.2 Property Description .....	1
1.3 Property Owner.....	2
1.4 Adjacent Heritage Properties.....	2
2 Study Approach .....	6
2.1 Policy Review.....	6
2.2 Historical Research.....	6
2.3 Site Visit.....	6
2.4 Understanding of Cultural Heritage Value or Interest.....	7
2.5 Description of Proposed Development.....	7
2.6 Impact Assessment .....	7
3 Policy and Legislation Context.....	8
3.1 Woodbridge Heritage Conservation District Study and Plan (2009) .....	8
4 Existing Conditions .....	10
4.1 Surrounding Context .....	10
4.2 Surrounding and Adjacent Heritage Properties.....	16
4.3 The Property.....	18
5 Understanding of Cultural Heritage Value or Interest .....	23
5.1 Woodbridge Heritage Conservation District.....	23
5.1.1 Statement of Significance .....	23
5.1.2 Heritage Attributes .....	24
5.1.3 Wallace Street.....	29
6 Description of Proposed Development .....	31
7 Impact of Proposed Development .....	34
7.1 Potential Impacts to 65 Wallace Street .....	34
7.2 Potential Impacts to Adjacent and Surrounding Heritage Properties .....	34

7.3 Compliance with the Woodbridge HCD Plan Policies and Guidelines and Potential Impacts to the Woodbridge HCD ..... 36

    7.3.1 Compliance with the Woodbridge HCD Plan Policies..... 36

    7.3.2 Compliance with the Woodbridge HCD Plan Guidelines..... 40

    7.3.3 Summary of Compliance with Policies and Guidelines in the Woodbridge HCD Plan and Potential Impacts to the HCD ..... 53

7.4 Alternative Options, Mitigation Measures, and Conservation Methods..... 53

8 Conclusions and Recommendations ..... 54

Signatures ..... 55

9 References..... 56

Appendix A Qualifications..... 57

Appendix B Glossary ..... 61

Appendix C City of Vaughan *Guidelines for Preparing a Cultural Heritage Impact Assessment*.. 64

**List of Figures**

Figure 1: Location Plan..... 3

Figure 2: Current Conditions..... 4

Figure 3: Location Within the Woodbridge HCD and its Character Areas..... 5

Figure 4: Proposed Site Plan ..... 32

Figure 5: Proposed Elevation Drawings for the Façade..... 33

**List of Tables**

Table 1: Surrounding and Adjacent Heritage Properties..... 17

Table 2: Impact Assessment for Adjacent and Surrounding Heritage Properties..... 35

Table 3: Proposed Development’s Compliance with Policies Pertaining to New Residential Development in the *Woodbridge HCD Plan* ..... 36

Table 4: Proposed Development’s Compliance with Guidelines Pertaining to New Development of the *Woodbridge HCD Plan* ..... 40

Table 5: City of Vaughan CHIA Requirements and their Locations in this CHIA..... 65

**List of Photos**

Photo 1: View north along Wallace Street from in front of the Property ..... 11

Photo 2: View south along Wallace Street from in front of the Property ..... 12

Photo 3: View south along Wallace Street looking towards the Property from 28 Wallace Street  
..... 12

Photo 4: View north along Wallace Street looking towards the Property from 110 Wallace Street  
..... 13

Photo 5: View northwest along Wallace Street from 148 Wallace Street ..... 13

Photo 6: View of the Humber River and Veterans' Park ..... 14

Photo 7: View east along Memorial Hill Drive from 1 Memorial Hill Drive..... 14

Photo 8: View west along Memorial Hill Drive from 1 Memorial Drive ..... 15

Photo 9: View of the Woodbridge Memorial Tower from Wallace Street..... 15

Photo 10: View of 110 Wallace Street ..... 16

Photo 11: View of the backyard..... 19

Photo 12: View of the shed near the house ..... 20

Photo 13: View of the facade..... 20

Photo 14: View of the south elevation ..... 21

Photo 15: View of the east elevation..... 21

Photo 16: View of the north elevation ..... 22



# 1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 30 January 2024 by Cantam Group Ltd. on behalf of the Owner to prepare a scoped cultural heritage impact assessment (**Scoped CHIA**) for the property located at 65 Wallace Street (the '**Property**') in the City of Vaughan, Ontario (the '**City**').

The Property is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Woodbridge Heritage Conservation District (**Woodbridge HCD**). It is identified in the HCD Plan as non-contributing. The Owner plans to demolish the existing house and replace it with a new single-detached house. Demolition of the existing house and replacement with a new house is compliant with the 2009 *Woodbridge Heritage Conservation District Study and Plan* (the **HCD Plan**) and its guidelines; however, the new construction is required to comply with the HCD Plan – specifically the guidelines for new construction in the Wallace Street heritage character area - and consider potential impacts to adjacent heritage properties.

In 2020, Vincent J. Santamaura Architect Inc. completed a Scoped CHIA for this property in regard to proposed renovations and additions to the house. The scoped CHIA and associated heritage permit were approved by City Council on 26 January 2021. These plans were initiated by the previous owner but were not implemented. As a designated property, the property's history is well established and LHC understands that no new historical background research is required for the Scoped CHIA.

This CHIA was prepared in accordance with the City's *Guidelines for Preparing Cultural Heritage Impact Assessments* (2022), and the Ministry of Citizenship and Multiculturalism's (**MCM**) *Ontario Heritage Tool Kit* (2006).

## 1.1 Property Location

The Property is located on the east side of Wallace Street, south of Woodbridge Avenue and north of the cul-de-sac before Highway 7 (Figure 1).

## 1.2 Property Description

The Property is an irregularly shaped lot of approximately 0.11 hectares (ha) (1100 square metres). It includes a two-storey brick and aluminum-siding clad residence, two one-storey frame sheds in the rear yard, and landscape features in both the front and rear yards. The house is setback approximately 9 metres (m) from the road with mature deciduous trees along the north property line, a mature coniferous tree offset to the north side of the front yard, and a mature deciduous tree south of the driveway. In the rear yard, mature trees are interspersed along the north and east property boundaries with a few interspersed in the centre area. A wood pergola is found on the north side of the rear yard (Figure 2).

### 1.3 Property Owner

The Owner of the Property is Pravisha Nagaretnam and their contact information:

65 Wallace Street  
Woodbridge, ON  
L4L 2P2.

The Owner's agent for the proposed development is Cantam Group Ltd. located at 880 Ellesmere Road, Suite 234, Scarborough, Ontario. Cantam Group can be reached by email at either [christina@cantamgroup.com](mailto:christina@cantamgroup.com) or [yaso@cantamgroup.com](mailto:yaso@cantamgroup.com) or by phone at 416-335-3353.

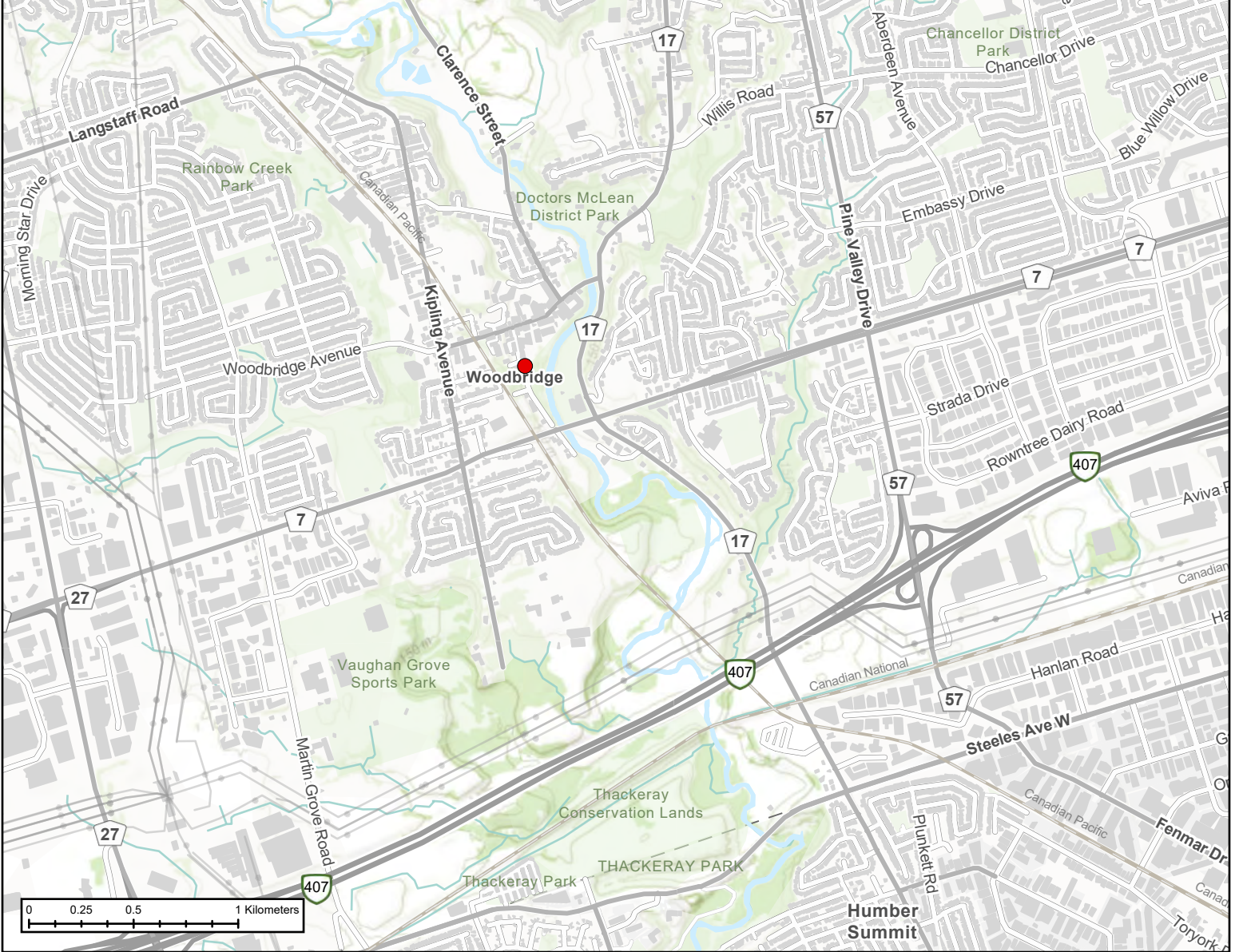
### 1.4 Adjacent Heritage Properties

The City's *Official Plan* defines 'adjacent' - as it pertains to cultural heritage - as "those lands contiguous to a protected heritage property."<sup>1</sup> Using this definition, the Property is adjacent to four heritage properties, including 57 Wallace Street, 66 Wallace Street, 73 Wallace Street, Veterans' Park / the Humber River Corridor character area, and the Woodbridge Memorial Tower. All four adjacent heritage properties are designated under Section 41 Part V of the *OHA* as part of the Woodbridge HCD. The property at 73 Wallace Street is classified as non-contributing. It is located within the Wallace Street character area and is adjacent to the Humber River Corridor character area (Figure 3).<sup>2</sup>

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<sup>1</sup> City of Vaughan, "City of Vaughan Official Plan Volume I," last modified December 2020, accessed 12 February 2024, <https://www.vaughan.ca/sites/default/files/2023-11/VOP%20Volume%201%20-%20OPA%20101%20Correction%20%28October%2017%202023%29%20Clean%20to%20Upload.pdf?file-verison=1703165857359>, 323.

<sup>2</sup> Office for Urbanism and GBCA, "Appendix," in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 12 February 2024, [https://www.vaughan.ca/sites/default/files/7lWoodbridge%20Heritage\\_appendix.pdf?file-verison=1709208884876](https://www.vaughan.ca/sites/default/files/7lWoodbridge%20Heritage_appendix.pdf?file-verison=1709208884876), 144.; Office for Urbanism and GBCA, "The Heritage Conservation District Plan," in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 12 February 2024, [https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage\\_part5.pdf?file-verison=1709208884875](https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage_part5.pdf?file-verison=1709208884875), 70.



**Legend**

● Property

NOTE(S) 1. All locations are approximate.  
 REFERENCE(S) 1. City of Toronto, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, City of Toronto, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCAN, Parks Canada

**TITLE**  
**Location Plan**

CLIENT  
 Cantam Group Ltd.

PROJECT  
 Cultural Heritage Impact Assessment, 65 Wallace Street, Vaughan, Ontario

PROJECT NO. LHC0420

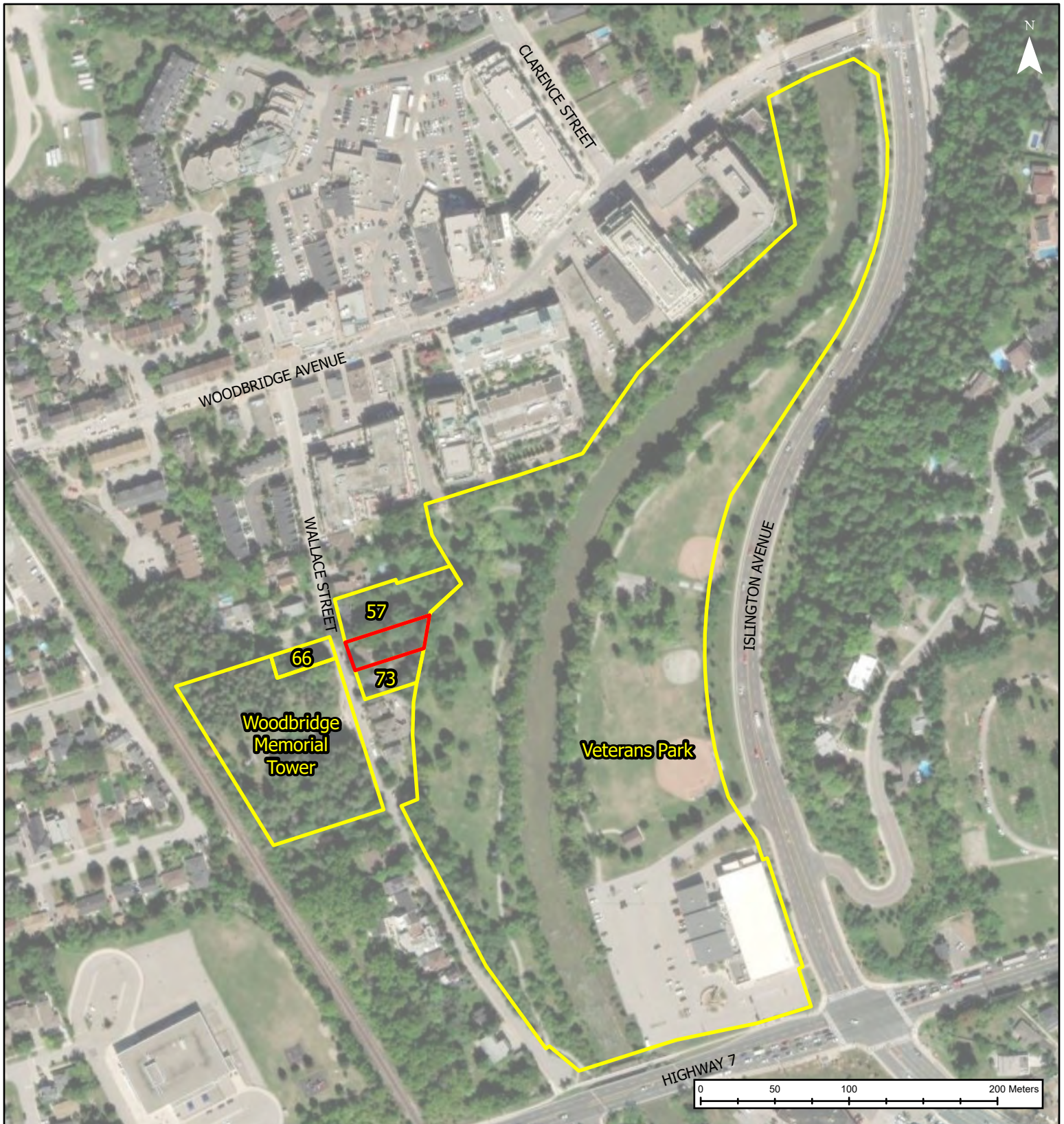


YYYY-MM-DD

2/15/2024

FIGURE #

1



**Legend**

- Property
- Adjacent and Surrounding Properties

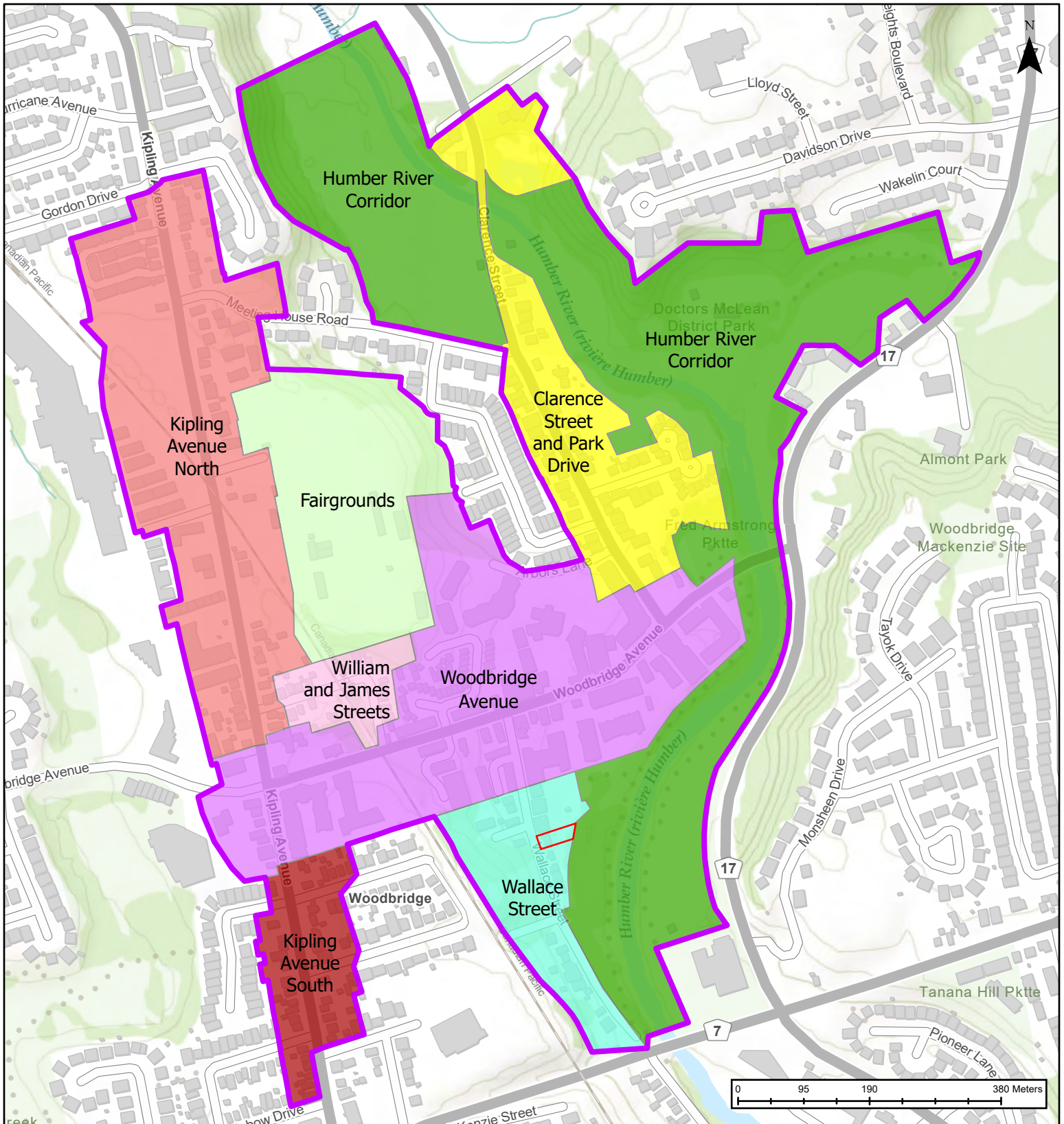
TITLE  
**Current Conditions**

CLIENT  
Cantam Group Ltd.

PROJECT  
Cultural Heritage Impact Assessment, 65 Wallace Street, Vaughan, Ontario

PROJECT NO. LHC0420

NOTE(S) 1. All locations are approximate.  
 REFERENCE(S) 1. Peel Region, iMaxar  
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**Legend**  
 Property     HCD Boundary

NOTE(S) 1. All locations are approximate.  
 2. HCD and character area boundaries are from the "Woodbridge Heritage Conservation District Study and Plan" produced by GBCA in 2009. HCD and character area boundaries shown are approximate locations and do not represent the true limits of property boundaries.

REFERENCE(S) 1. Esri Community Maps Contributors, City of Toronto, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada  
 2. Goldsmith Borgeal and Company Associate (GBCA), "Woodbridge Heritage Conservation District Study and Plan", (<https://www.vaughan.ca/about-city-vaughan/projects-and-initiatives/policy-planning-projects/woodbridge-heritage-conservation-district-study-and-plan>, accessed February 15, 2024), Part 2 - The Heritage Conservation District Study and Plan, schedule 14: HCD Character Areas within the New District Boundary, pg 70, 2009.

TITLE  
**Location within the Woodbridge HCD and its Character Areas**

CLIENT  
 Cantam Group Ltd.

PROJECT  
 Cultural Heritage Impact Assessment, 65 Wallace Street, Vaughan, Ontario

PROJECT NO. LHC0420



YYYY-MM-DD

2/21/2024

FIGURE #

3

## 2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&Gs) and the MCM's *Ontario Heritage Tool Kit*.<sup>3</sup> Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This CHIA has also been completed following guidance from the City of Vaughan's *Guidelines for Preparing a Cultural Heritage Impact Assessment* and scoped per direction from the City's heritage planning staff on the 2020 Scoped CHIA. Appendix C includes the requirements and the location of relevant information in this report.

### 2.1 Policy Review

This CHIA includes review of policy and guidance from the Woodbridge HCD Plan directly related to the proposed new building.

### 2.2 Historical Research

A Scoped CHIA was completed for this property in 2020 by Vincent J. Santamaura Architects Ltd. for the previous owner's proposed renovations and additions to the house. As a designated property, the property's history is well established and was not requested by the City of Vaughan as part of the 2020 CHIA or this CHIA. This report does not include additional or new historical background research for the Property. LHC's understanding of the history of the Property and surrounding area is from the Woodbridge HCD Plan.

### 2.3 Site Visit

A site visit was conducted on 6 February 2024 by Intermediate Cultural Heritage Specialist Colin Yu. Access to the Property was granted by the Owner. The purpose of this site visit was to document and gain an understanding of the Property and its surrounding context. Building interiors were not accessed.

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<sup>3</sup> Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada," last modified 2010, accessed 21 February 2024, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," *Ontario Heritage Tool Kit*, last modified 2006, accessed 21 February 2024, <https://www.publications.gov.on.ca/heritage-property-evaluation-a-guide-to-listing-researching-and-evaluating-cultural-heritage-property-in-ontario-communities>, 18.

Unless otherwise attributed, all photographs in this Scoped CHIA were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 5.

## **2.4 Understanding of Cultural Heritage Value or Interest**

A description of the heritage character of the area, cultural heritage value of Wallace Street and the Woodbridge HCD, and any relevant heritage attributes of the HCD will be included in this Scoped CHIA to inform the impact assessment and design advice or mitigation measures.

## **2.5 Description of Proposed Development**

This Scoped CHIA includes a description and preliminary drawings for the proposed new house on the Property. It is understood that the design process has not advanced to the point where specific material details are available. This Scoped CHIA is based on preliminary designs.

## **2.6 Impact Assessment**

The impact assessment considers the proposed house's compliance to the policy and guidelines identified in the *Woodbridge Heritage Conservation District Plan* (see Section 3.1) as well as its compliance with *Info Sheet #5* as described below. The impact assessment considers direct and indirect impacts to the HCD and to the adjacent properties at 57 Wallace Street, 66 Wallace Street, and 80 Wallace Street (the Woodbridge Memorial Tower).

### 3 POLICY AND LEGISLATION CONTEXT

#### 3.1 Woodbridge Heritage Conservation District Study and Plan (2009)

The Woodbridge Heritage Conservation District Study and Plan (Woodbridge HCD Plan) were prepared by Office for Urbanism and Goldsmith Borgal and Company Architects (GBCA) in 2009.

Per Section 6.2.6 of the Woodbridge HCD Plan, activities that are subject to review include:

- The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 6.2.7, below. (A ‘Structure’ is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes).
- All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.<sup>4</sup>

Section 5.1 of the Woodbridge HCD Plan defines its objectives, among them is to:

3. Ensure new designs contribute to the Woodbridge heritage character.
4. Manage any development or redevelopment proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District.
5. Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.<sup>5</sup>

According to the HCD Plan, there are two categories of new buildings: replica or reconstructed buildings and contemporary buildings. The proposed replacement is considered to be a contemporary building. Contemporary buildings “should be of ‘its time’” and complimentary to the character of the area while avoiding “blurring the line between real historic ‘artifacts’ and contemporary elements.”<sup>6</sup>

Sections 6.3.3 to 6.5 identifies policies pertaining to new development in the Woodbridge HCD. Section 6.1.3 discusses guidelines specific to the Wallace Street Heritage Character Area. Each

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<sup>4</sup> Office for Urbanism and GBCA, “Heritage Attributes and District Guidelines,” in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 8 February 2024, [https://www.vaughan.ca/sites/default/files/7gWoodbridge%20Heritage\\_part6.pdf?file-verison=1707407603350,77](https://www.vaughan.ca/sites/default/files/7gWoodbridge%20Heritage_part6.pdf?file-verison=1707407603350,77).

<sup>5</sup> Office for Urbanism and GBCA, “Heritage Conservation District Plan,” in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 8 February 2024, [https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage\\_part5.pdf?file-verison=1707407603350,63](https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage_part5.pdf?file-verison=1707407603350,63).

<sup>6</sup> Office for Urbanism and GBCA, “Heritage Attributes and District Guidelines,” 80.



of the relevant policies and guidelines from these sections of the HCD Plan are described in Section 8.3 of this CHIA along with commentary on how the proposed house does or does not comply with HCD Plan policy.

## 4 EXISTING CONDITIONS

### 4.1 Surrounding Context

The Property is located in the City of Vaughan in York Region. The Property is in the Woodbridge HCD located in the City's southwest corner (Figure 1). The Woodbridge HCD is irregularly shaped and is generally divided into seven character areas including Kipling Avenue, Fairgrounds, William and James Streets, Woodbridge Avenue, Wallace Street, Humber River Corridor, and Clarence Street and Park Drive (Figure 3).

The topography of the area is relatively flat along Wallace Street with moderate slopes on the west side of the street starting at the Woodbridge Memorial Tower, a gentle slope contained by retaining walls on the west side of the street leading up to Woodbridge Avenue, and moderate slopes down to the Humber River on the east side of the street (Photo 1 to Photo 5). The Humber River is approximately 68 m east of the Property and separated from the Property by a park and multi-use trail (Photo 6). The vegetation of the area consists of a combination of mature deciduous and coniferous trees, landscaped front yards, and the landscaped memorial area. Dense patches of trees are interspersed throughout the area (Photo 1 to Photo 5).

The Property is located along the east edge of the Wallace Street character area (Figure 3). It is bound by Wallace Street to the west, residential properties to the north and south, and the Humber River to the east (Figure 2). Wallace Street is a local road that provides access between residences and Woodbridge Avenue to the north and cul-de-sacs just before Highway 7. It is a two lane road with curbs on each side and a sidewalk and streetlights on the west side of the street (Photo 1 to Photo 5). Memorial Hill Drive is a local road connecting 1 Memorial Hill Drive to Wallace Street just north of the Property on the west side of Wallace Street. It is a two lane gravel road without curbs, streetlights, or a sidewalk. West of 1 Memorial Hill Drive, the street becomes a gravel trail (Photo 7 and Photo 8).

The surrounding area includes residential properties and Woodbridge Memorial Tower and Memorial Hill Park. Residential properties consist of mainly buildings of one to two storeys in height. Some three storey townhouses and apartments are located near the intersection of Woodbridge Avenue and Wallace Street. In addition, there is the occasional three storey single detached residence along Wallace Street. Building setbacks generally range from 2.5 metres (m) to 9.5m (Photo 1 to Photo 5). Building materials primarily consist of brick with some stucco and vinyl siding.

Garages (both attached and detached) are present in the Wallace Street character area; however, not every residence includes a garage. Attached garages are more prevalent. Contributing buildings with garages are generally detached and located to the rear of the property. Some contributing buildings - like 57 Wallace Street – have a garage in line with the facade of the house. Generally, non-contributing buildings – especially newer builds – have garages included as part of the first storey of the house, facing the street, and flush with the facade (Photo 10).

Woodbridge Memorial Tower and Memorial Hill Park are on the west side of the street across from the Property. It is on a hill and accessed by a staircase from the street (Photo 8). Veterans' Park surrounds the Humber River from just east of the Property to Nort Johnson District Park located just north of the Woodbridge Pool and Memorial Arena on the east bank of the river. The west bank of the park consists of a trail and mature trees. The east bank of the park includes a trail, mature trees, and a baseball diamond (Figure 3).



Photo 1: View north along Wallace Street from in front of the Property



Photo 2: View south along Wallace Street from in front of the Property



Photo 3: View south along Wallace Street looking towards the Property from 28 Wallace Street



Photo 4: View north along Wallace Street looking towards the Property from 110 Wallace Street



Photo 5: View northwest along Wallace Street from 148 Wallace Street



Photo 6: View of the Humber River and Veterans' Park



Photo 7: View east along Memorial Hill Drive from 1 Memorial Hill Drive



Photo 8: View west along Memorial Hill Drive from 1 Memorial Drive



Photo 9: View of the Woodbridge Memorial Tower from Wallace Street





Photo 10: View of 110 Wallace Street

#### **4.2 Surrounding and Adjacent Heritage Properties**


Given that the Property is in a heritage conservation district, the Property is close to several other heritage properties including 57 Wallace Street, 66 Wallace Street, 73 Wallace Street, the Humber River Corridor heritage character area / Veterans' Park, and the Woodbridge Memorial Tower (80 Wallace Street). The properties at 57 Wallace Street, 66 Wallace Street, Veterans' Park, and the Woodbridge Memorial Tower are classified as contributing properties in the Woodbridge HCD Plan. The property at 73 Wallace Street is classified as non-contributing.



Table 1: Surrounding and Adjacent Heritage Properties

Property	Description from <i>Woodbridge HCD Plan</i> <sup>7</sup>	Image
<p><b>57 Wallace Street</b></p>	<ul style="list-style-type: none"> <li>• Dated 1880</li> <li>• Ontario Cottage</li> <li>• Brick</li> <li>• Peak added later</li> <li>• Modified, new garage and windows</li> <li>• Repaired, good condition</li> <li>• The Wallace Family</li> </ul>	
<p><b>66 Wallace Street</b></p>	<ul style="list-style-type: none"> <li>• Dated 1900-1925</li> <li>• Edwardian</li> <li>• Modified</li> <li>• New windows, porch</li> <li>• Aluminium Trim</li> </ul>	

<sup>7</sup> Office for Urbanism, “Appendix,” in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 9 February 2024, [https://www.vaughan.ca/sites/default/files/71Woodbridge%20Heritage\\_appendix.pdf?file-verison=1707501262119](https://www.vaughan.ca/sites/default/files/71Woodbridge%20Heritage_appendix.pdf?file-verison=1707501262119), 160-161.

Property	Description from <i>Woodbridge HCD Plan</i> <sup>7</sup>	Image
<b>Woodbridge Memorial Tower (80 Wallace Street)</b>	<ul style="list-style-type: none"> <li>• Dated 1924</li> <li>• Split field stone tower</li> <li>• Designated under Part IV of the Ontario Heritage Act, By-law #18-96, memorial to World War I veterans</li> </ul>	

### 4.3 The Property

The Property is on a 0.11-ha irregularly – generally rectangular - shaped lot on the east side of Wallace Street in the Woodbridge HCD. The house is located on the west side of the lot and faces Wallace Street with a setback from the street of approximately 8.5 m. The area surrounding the house consists of a deep rear yard (Figure 2). The house is situated at the top of a slope that is separated from the rest of the rear yard with a retaining wall. Southeast of the house is a wood frame shed. The other wood frame shed is located in the northeast corner of the rear yard. Mature trees are interspersed throughout the rear yard (Photo 11 and Photo 12).

The house has a rectangular plan with a shallow pitch side gable roof, overhanging eaves, and a brick triple chimney on the north elevation (Photo 13). It is a split level house with two-storeys on the south side and one-storey on the north side. The first storey is clad in red brick while the second storey is clad in aluminum siding. The Property is accessed from a paved driveway leading to the south end of the front of the house (Photo 13 and Photo 14).

The first storey of the façade (west elevation) has five distinct sections. The first consists of a set of triple three pane by three pane windows with a brick lug sill on the first storey section. The side gable roof of the one-storey section extends past the wall to form a porch roof. South of the first section is the main entrance of the house, which is a flat-headed single door with sidelights on each side offset to the north side of the second storey portion of the house. A small two pane by four pane window with a brick lug sill is the third section. The fourth section is comprised of paired three pane by three pane windows with a brick lug sill. The southern end of the first storey (fifth section) has a garage door. The second storey projects slightly forward from the first storey. It has three equal sections each with a three-pane by three-pane window with a vinyl surround (Photo 13). The basement level of the façade has two sliding rectangular windows (Photo 13).

The south elevation has a single rectangular window with a brick lug sill near the top of the first storey (Photo 10). The north elevation does not contain windows (Photo 16).

The east elevation has a flat-headed single door with a south sidelight in the walkout basement level offset to the north side of the two storey portion, a flat-headed single door flanked by sidelights in the basement level in the centre of the two storey portion, and sliding balcony doors offset to the north side of the first storey of the two storey portion. A flat-headed single door offset to the south side is located on the second storey; however, it is not intended as an entrance as it cannot be accessed from the exterior and does not include a surface on which to exit (Photo 13 and Photo 15). The walkout basement of the east elevation has a one-over-one fixed window on the south side and paired one-over-one fixed windows on the north side. The basement level is divided into four sections with concrete buttresses. The first storey of the east elevation has paired one-over-one sash windows with a brick lug sill on the south side. The second storey of the east elevation has two one-over-one fixed windows (Photo 15).

The shed near the house is a one-storey wood frame structure with a gambrel roof, plywood board and batten siding, and a flat-headed single door on the east elevation (Photo 12). The shed in the northwest corner of the rear yard is a one-storey wood frame structure with a front gable roof, board and batten siding, two six pane windows with decorative shutters on the west elevation, and two six pane windows with decorative shutters on the south elevation. The location of the entrance is unclear (Photo 11).



Photo 11: View of the backyard



Photo 12: View of the shed near the house



Photo 13: View of the facade



Photo 14: View of the south elevation



Photo 15: View of the east elevation



Photo 16: View of the north elevation

## 5 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

### 5.1 Woodbridge Heritage Conservation District

#### 5.1.1 Statement of Significance

The Woodbridge HCD Plan provides the following heritage character statement for the HCD:

Woodbridge constitutes one of four historic villages within the City of Vaughan and has been an attractive place to live and to do business since its founding. This is mainly due to the village quality and character of the built and natural environment, its location within the valley and table lands associated with the Humber River, and its relative proximity to other communities. Woodbridge was historically a residential, industrial, commercial, social and community oriented destination within Vaughan. The village character and quality of the district should continue to be defined by:

- A mixture of residential, industrial, commercial and public amenities organized in a community oriented fashion, with main streets, a village core, open space and healthy neighbourhoods, all within an accessible and walkable environment;
- Primarily a low density neighbourhood fabric with two to three storey building heights, with the exception of the Village Core (Woodbridge Avenue), having three to four storeys with some buildings stepping back to six storeys;
- Lower density built form along Kipling Avenue with two to three storey building heights and a mixture of uses including residential, industry, open space and commerce;
- A concentration of increased height and density, and a mixed use built form at the village nodes of Kipling and Woodbridge Avenue and the valley portion of Woodbridge Avenue (the Woodbridge Core);
- A diversity and mixture of a minimum of 14 different architectural styles throughout the village;
- A variety of building setbacks, typically having deep frontages and sideyards;
- A “green” quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context;

- Tight tree canopied residential streets with varying single or double sided sidewalk conditions;
- Significant views that capture the vast river corridor, the rolling topography, and the interplay of the natural landscape and the built form; and,
- The Fairgrounds as a major community open space.

The heritage character of the Woodbridge HCD derives from the collection and association of its cultural heritage landscapes, properties and structures, and can be discerned from the following:

- A. Woodbridge's history and function, within Vaughan and surroundings;
- B. Woodbridge's unique sense of identity; and,
- C. Woodbridge's unique elements.

### 5.1.2 Heritage Attributes

The Woodbridge HCD Plan identifies the following list of heritage attributes:

- Layered history
  - Many layers of history overlap in Woodbridge, from native settlements, to an 1800s agricultural village, to a 1900s cotton mill village, to a present day mixed-use village, commercial core and destination for Vaughan.
  - The existing built form includes and reflects the multiple layers of history, construction periods, and architectural styles.
- Regional Function, Regional Destination
  - Woodbridge historically, has been the village hub within the region for human settlements, human activity, and significant cultural events, and should continue to function as such.
  - Woodbridge should continue to be a recreational and commercial destination for residents of Vaughan and beyond.
  - The presence of the commercial core of activity shifted over time between the locations of Woodbridge Avenue and Kipling Avenue, Wallace Street and finally the valley portion of Woodbridge Avenue. The hub of commercial activity should continue to grow at the Woodbridge Avenue and Kipling Avenue intersection as the commercial gateway and in the valley portion of Woodbridge Avenue, starting just west of Wallace Street and continuing to Clarence Street. Wallace Street, over time, has shifted to become solely residential and should continue in that manner.



- The recommendation for the commercial hub will be comprehensively reviewed, in terms of development activity within the Woodbridge Core and in terms of activity within the existing Special Policy Areas (SPA), as part of the Woodbridge Core Area Study, to be undertaken in 2009. The Woodbridge Core Area Study will determine the development capabilities of the area, especially within the areas of commercial activity.
  - Any development approvals within the valley corridor, notwithstanding they may include heritage parcels, dwellings, or structures, need to get prior approvals from the TRCA and the City of Vaughan.
  - The Fairgrounds should remain as the main open space, social, and recreational draw for the City of Vaughan and should broaden its use as a year round destination at its current location.
  - Open Spaces
    - Over half of the District is open space – 59%, which includes:
      - River Corridor / Conservation Land 25%
      - Streets and Rail Corridor 13%
      - Golf Course 10%
      - The Fairgrounds 8%
      - Parks / Parkettes 3%
    - A canopy of trees covers most of the area
    - A system of trails exists, but many are not connected to one another or to other elements of the open space system.
  - Topography
    - A rolling topography results in frequent views to the valley, and towards the surrounding hills, especially to key areas such as the Woodbridge commercial core and the Humber River Valley flood plain, and to Kipling Avenue, which is on the ridge.
  - Woodbridge is changing and maturing
    - Woodbridge has never stopped changing and never will: new buildings emerge every year and landscapes are frequently renewed.
    - The original Woodbridge village character lingers amidst this change, and is reflected in many of its buildings in terms of architecture, scale and density, in some of the monuments and
-

bridges, in its topography and open spaces, and in the pattern of walkable streets and trails.

- Village character
    - Pedestrian scale – people can walk to most places within the District.
    - A mix of uses – people live here and can find a variety of activities within walking distance.
    - Scale of buildings – which are generally in good proportion in terms of height to street width.
    - “green” park-like setting – the Humber River and its tributaries are intertwined in the built fabric and generally, buildings are generously spaced and set within a mature landscaped environment.
  - Archaeology
    - The District includes areas of potential archaeological significance (mostly in proximity to the river).
    - The District is adjacent to areas of recognized archaeological significance.
  - Architecture
    - Buildings of two to three storey building heights, from different construction periods and uses coexist, side by side, including: residential homes, barns, farmhouses, commercial buildings, institutional and industrial buildings.
  - Scale and height
    - Buildings in Woodbridge are primarily of a two to three storey scale and height that is pedestrian friendly, and allows ample sun penetration and open views.
    - Buildings include: doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.
  - Circulation, vehicular access and parking
    - Pedestrians can move freely and comfortably on all streets (there are sidewalks on both sides of the street, except for portions of Clarence Street, Wallace Street, William Street and James Street).
    - Vehicles access properties directly from the street (there are no public laneways).
-

- Most streets include street side parking.
  - On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.
  - Character Areas
    - Woodbridge comprises several distinct ‘character areas’, with distinct and intertwined identities:
      1. Kipling Avenue North and South
      2. William and James Streets
      3. The Fairgrounds
      4. Woodbridge Avenue
      5. Wallace Street
      6. Clarence Street and Park Drive
      7. The Humber River Corridor
    - Each ‘character area’ contributes to the village experience of Woodbridge as a whole as described in Section 6.0.
  - Hidden Gems – special places and monuments
    - The District includes several ‘hidden gems’, which contribute to the character and sense of place – including: The War Memorial, the bridges, the Humber trails and others.
  - Bridges
    - Woodbridge was formerly known as the “Town of Bridges”
    - 7 bridges can still be found within the area (3 CP Rail, 4 over the Humber – see Schedule 13, page 68).
    - Bridges are ever-present and visible and often act as gateways.
  - Streets
    - Streets within the Study Area play a significant role in defining the village character of Woodbridge and can be generally defined as such:
      - Are walkable (albeit some have sidewalks on only one side of the street),
      - Have a tree canopy (less so on Woodbridge Avenue), and
      - Have right-of-ways that range from 17.5m to 20m.
-

- Open Space
  - There are several open spaces and open space systems within Woodbridge that are considered significant and contributing to the heritage character because of size, quality and character of landscape, and history, including:
    - The Fairgrounds
    - Woodbridge Wesleyan Methodist Cemetery (Old Methodist Church Cemetery)
    - Forested Conservation Land Areas
    - The Old Fire Hall Parkette
    - Memorial Hill Park
    - The Humber River Corridor, which includes parks, parkettes and the Board of Trade Golf Course
    - The Humber River
- The Humber River
  - The Humber River was designated as a Canadian Heritage River in 1999, in recognition of its importance in the history of First Nations peoples, the early Euro-Canadian explorers and settlers of Upper Canada. Additionally, it contributed to the development of the Nation.
- The Floodplain
  - Large portions of the district reside within the floodplain, as outlined by the Toronto Regional Conservation Authority.<sup>8</sup>

Street wall setback heritage attributes for the HCD include:

1. Except for portions of Woodbridge Avenue, buildings are often setback from the street.
2. Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction period and original use.
3. Contributing buildings include doors and windows facing directly onto the street, creating an animated environment for pedestrians.

Street wall height and scale heritage attributes for the HCD include:

1. Except for Woodbridge Avenue, buildings are generally 2 to 3 storeys tall.

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<sup>8</sup> Office for Urbanism and GBCA, "Heritage Conservation District Plan," 65-69.

2. Contributing structures present within limits, a variety of heights and scales. Most often, the heritage attributes of individual buildings include the designed height and its relationship and views within its context.

### 5.1.3 Wallace Street

The Property is in the Wallace Street character area, which is given the following heritage attributes:

1. A residential street character, that is narrow in nature and pedestrian oriented, and includes a broad variety of housing types fronting onto Wallace Street.
2. The existing street cross section consists of a R.O.W. of only 12 meters, and a roadway width of 9 meters. This narrow roadway is meant to carry traffic associated with the established low density residential neighbourhood.
3. Provides pedestrian access to Woodbridge Avenue, from the south. Provides access and views to public open spaces, since most of the street fronts directly onto either Memorial Hill or the Nort Johnson District Park (part of the Humber River Corridor).
4. In addition to the parkland, front yards provide a significant greenery and tree canopy. Houses on the west side are setback from the street, while houses on the east side are built directly on the property line.
5. Houses are predominantly 2 to 3 storeys in height on Wallace Street.
6. Side yards provide views towards the hillside on the west, and the river valley to the east.

Street wall setback heritage attributes for the Wallace Street character area include:

1. Existing contributing buildings on the west side are setback from the street and provide landscaped front yards and a significant tree canopy.
2. Existing contributing buildings on the east side include a minimum setback from the street.

Guidelines for Wallace Street include:

1. The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, Triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.

2. Pedestrian connections to and from Woodbridge Avenue and the park system must be protected, maintained and additional opportunities to increase connections should be secured when new development applications are considered. Views and public access to parkland must be protected and enhanced.
3. Consistent setbacks should provide opportunities for landscape on the west side of the street.
4. New buildings should be a minimum of 2 floors (8.5m) high and a maximum of 3 floors (11m).
5. Detached residential units must provide a side yard as per zoning with open east-west views.<sup>9</sup>

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<sup>9</sup> Office for Urbanism and GBCA, "Heritage Attributes and District Guidelines," 73.

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## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

The Owner is proposing to demolish the existing house and build a new three-storey, single-detached nearly rectangular plan house (Figure 4). The proposed house has influences from the Classical architectural style. It is proposed to be approximately 10.5 m above grade with the façade facing west and divided into three bays. It is clad in stretcher bond red brick with stone accents in the form of string courses between each storey, window and door surrounds, and a band along the bottom of the first storey (Figure 5).

The central bay of the façade is the focal point. It has a projecting second storey balcony with a large gable roof and returning eaves that forms a covered porch over the main entrance, which resembles a frontispiece. Both the main entrance and balcony doors are flat-headed double door entrances. The covered porch is supported by square columns and has a set of paired four-over-four semi-circular sash windows with a stone surround and lug sill beneath the gable. The balcony roof is supported by thick square posts. The other two bays are each comprised of two eight-foot wood garage doors on the first storey, two sets of paired four-over-four sash windows with stone surrounds and lug sills, and two semicircular four-over-four sash dormer windows with stone surrounds, lug sills, and gables (Figure 5).

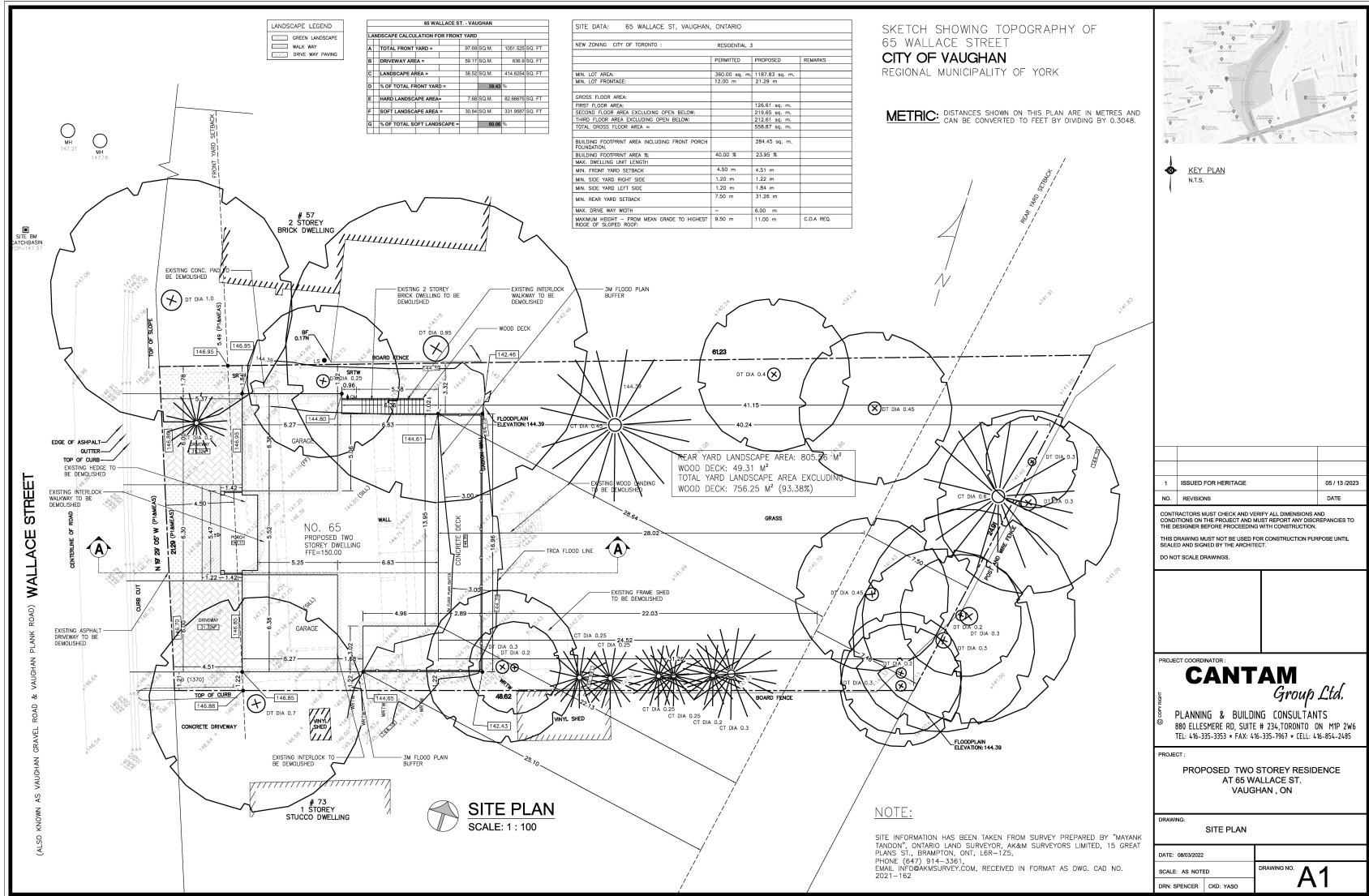


Figure 4: Proposed Site Plan





Figure 5: Proposed Elevation Drawings for the Façade

## 7 IMPACT OF PROPOSED DEVELOPMENT

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

### 7.1 Potential Impacts to 65 Wallace Street

The house on the Property is classified as non-contributing in the HCD Plan. Therefore, the Property does not have heritage attributes that can be affected by the demolition of the existing house and the construction of the proposed new house.

### 7.2 Potential Impacts to Adjacent and Surrounding Heritage Properties

Given that the heritage property at 73 Wallace Street is a non-contributing property, the proposed redevelopment will not result in the direct or indirect loss of the property's cultural heritage value or interest. The other surrounding heritage properties are classified as contributing. Potential impacts for the remaining heritage properties have been explored in Table 2 below. This CHIA also considered potential impacts on the character of the Wallace Street character area through a review of compliance with the HCD policies for this area as outlined in Section 7.3.

Table 2: Impact Assessment for Adjacent and Surrounding Heritage Properties

Address	Potential Impact (Yes / No)	Comments
<b>57 Wallace Street</b>	No	The proposed development will be restricted to the Property and will not destroy or alter the property at 57 Wallace Street. Mature trees separate the Property and 57 Wallace Street and will prevent shadow impacts and isolation of a heritage attribute. No views or vistas were identified as heritage attributes for 57 Wallace Street. This will not result in a change in land use. The project will not cause land disturbance that will impact an archaeological resource.
<b>66 Wallace Street</b>	No	The proposed development will be restricted to the Property and will not destroy or alter the property at 66 Wallace Street. The Property and 66 Wallace Street are separated by Wallace Street preventing shadow impacts and isolation of heritage attributes. No views or vistas were identified as heritage attributes for 66 Wallace Street. This will not result in a change in land use. The project will not cause land disturbance that will impact an archaeological resource on 66 Wallace Street.
<b>Veterans’ Park / Humber River Corridor character area</b>	No	The proposed development will be restricted to the Property and will not destroy or alter Veterans’ Park or the Humber River character area. Development will occur on the west side of the Property with the deep rear yard being retained. This provides a buffer between the proposed works and the Humber River corridor / Veterans’ Park. This will prevent shadow impacts, isolation of heritage attributes, and obstruction of views. This project will not result in a change in land use, nor will the project cause land disturbance that will affect an archaeological resource in Veterans’ Park or the Humber River Corridor.

Address	Potential Impact (Yes / No)	Comments
<b>Woodbridge Memorial Tower (80 Wallace Street)</b>	No	The proposed development will be restricted to the Property and will not destroy or alter the Woodbridge Memorial Tower. The Property and the Woodbridge Memorial Tower are separated by Wallace Street in addition to the Tower being on a hill with a deep setback from the street. The landscaped sections in front of the tower are also setback from the street. This will prevent shadow impacts and isolation of heritage attributes. Given the Tower’s location on the hill, views and vistas to and from the memorial will not experience an adverse impact. This project will not result in a change in land use, nor will the project cause land disturbance that will affect an archaeological resource at the Woodbridge Memorial Tower.

### 7.3 Compliance with the Woodbridge HCD Plan Policies and Guidelines and Potential Impacts to the Woodbridge HCD

#### 7.3.1 Compliance with the Woodbridge HCD Plan Policies

Table 3 assesses the proposed development’s compliance with policies pertaining to new residential development in the Woodbridge HCD Plan.

Table 3: Proposed Development’s Compliance with Policies Pertaining to New Residential Development in the *Woodbridge HCD Plan*<sup>10</sup>

Policy #	Policy	Discussion
<b>6.2.5 Approach to Non-Contributing Buildings</b>	Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued.  Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as	This CHIA is intended to be in compliance with this policy. This CHIA evaluates potential impacts to adjacent heritage properties and assesses the design of the proposed house for compliance with the HCD policies and guidelines.

<sup>10</sup> Office for Urbanism and GBCA, “Heritage Attributes and District Guidelines,” 77-87.

Policy #	Policy	Discussion
	<p>new buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.</p> <p>The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be impacted by any new construction.</p>	<p>The proposed house contributes to the heritage character of Woodbridge and the adjacent heritage properties through its continuation of materials and inspiration from elements found in the HCD.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Exterior Finish:</b> Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.</p>	<p>Red brick is proposed as the cladding material for the new house. This is in compliance with this policy. Brick should be smooth faced.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Exterior Detail:</b> Cut stone or reconstituted stone for trim in brick buildings.</p>	<p>The specific material for the proposed string courses has not been identified. Stone has been identified for the window and door surrounds and the band at the bottom of the first storey; however, the type of stone has not been specified. Cut or reconstituted stone should be selected for this purpose.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Roofs:</b> Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.</p>	<p>The proposal for the new house includes a hipped roof. Asphalt shingles have been identified for the roof. No skylights are proposed. This is in compliance with this policy.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Doors:</b> Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch</p>	<p>Specific materials have not been identified for the doors. The proposed main entrance and balcony doors are double doors. Wood doors and</p>

Policy #	Policy	Discussion
	entrances; single-bay, wood panelled garage doors.	frames with panel construction should be selected. Garage doors are proposed to be single-bay, wood panelled, which is in compliance with this policy.
<b>6.2.8 Appropriate Materials</b>	<b>Windows:</b> Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.	Specific materials for the window frames have not been identified. Wood should be utilized. Windows are proposed to be single hung with vertical proportions. Real or high quality simulated glazing bars should be utilized. The proposed design is compliant with this policy.
<b>6.2.8 Appropriate Materials</b>	<b>Flashings:</b> Visible step flashings should be painted the colour of the wall.	Flashings should be painted the colour of the wall.
<b>6.2.9 Inappropriate Materials</b>	<b>Exterior Finish:</b> Concrete block; calcite or concrete brick; textured, clinker, or wire cut brick, contemporary stucco applications, except where their use is consistent with existing conditions; precast concrete panels or cast-in-place concrete; prefabricated metal or plastic siding; stone or ceramic tile facing; “rustic” clapboard or “rustic” board and batten siding; all forms of wood “shake” siding (very rough form of cedar shingles).	The proposed house will not have concrete, stucco, prefabricated metal or plastic siding, ceramic tile facing, clapboard, board and batten, or wood shake siding. This is in compliance with this policy.  The stone elements must not be stone facing. Brick on the proposed house must not be calcite, concrete, textured, clinker, or wire cut.
<b>6.2.9 Inappropriate Materials</b>	<b>Exterior Detail:</b> Prefinished metal fascias and soffits; “stock” suburban pre-manufactured shutters, railings, and trims; unfinished pressure-treated wood deck, porches, railings, and trim.	Specific materials for the fascias, soffits, railings, and trim have not been identified. Material selection should comply with this policy.

Policy #	Policy	Discussion
<b>6.2.9 Inappropriate Materials</b>	<b>Roofs:</b> Slopes or layouts not suitable to the architectural style; non-traditional metal roofing such as pre-finished metal, corrugated metal; modern skylights, when facing the street.	The slope and layout are consistent with the appropriate materials noted above. Asphalt shingles have been identified for the roof. No skylights are proposed. This is consistent with this policy.
<b>6.2.9 Inappropriate Materials</b>	<b>Doors:</b> “Stock” suburban door assemblies; flush doors; sidelights on one side only; aluminum screen doors; sliding patio doors; double-bay, slab or metal garage doors generic or stock stained glass window assemblies for doorlights and sidelights.	Specific door materials have not been identified. The main and balcony entrances are double doors. Sliding doors, stock suburban doors, flush doors, and aluminum screen doors should not be selected. Wood garage doors are proposed.
<b>6.2.9 Inappropriate Materials</b>	<b>Windows:</b> large picture windows; curtain wall systems; metal, plastic, or fibreglass frames; metal or plastic cladding; awning, hopper, casement or sliding openers; casement windows may be appropriate on California Bungalow styled buildings; “snapin” or tape simulated glazing bars.	Large picture windows, curtain wall systems, and awning, hopper, casement, or sliding openers have not been proposed. Specific materials for frames, cladding or glazing bars have not been identified. Metal, plastic, or fibreglass should not be selected. Snapin or tape simulated glazing bars should not be selected.
<b>6.2.9 Inappropriate Materials</b>	<b>Flashings:</b> Pre-finished metal in inappropriate colours.	Specific materials for flashings have not been identified. Pre-finished metal in inappropriate colours should not be selected.

### 7.3.2 Compliance with the Woodbridge HCD Plan Guidelines

Table 4 assesses the proposed development’s compliance with guidelines pertaining to new residential development in the Woodbridge HCD Plan.

Table 4: Proposed Development’s Compliance with Guidelines Pertaining to New Development of the Woodbridge HCD Plan

Guideline #, Section	Guideline	Discussion
<p><b>6.3 Architectural Guidelines for New Buildings, Additions, and Alterations</b></p>	<p>Within the heritage district new architecture will invariably be constructed. This will occur on vacant sites, as replacement buildings for non-contributing existing structures, or severely deteriorated older buildings.</p> <p>Entirely new buildings may be proposed:</p> <ul style="list-style-type: none"> <li>• where no previous buildings existed or,</li> <li>• where original buildings are missing or,</li> <li>• where severely deteriorated buildings are removed through no fault of the current owner, or</li> <li>• where non contributing buildings are removed.</li> </ul> <p>The intention in creating designs for new buildings should not be to create a false or fake historic building. Instead the objective must be to create a sensitive well designed new structure “of its time” that is compatible with the character of the district and its immediate context. Designers of new buildings in the district should have a proven track</p>	<p>The Property is a non-contributing existing structure and proposed to be removed.</p> <p>The proposed new building does not create a false or fake historic building. The proposed new house is considered a contemporary building. This CHIA assesses and makes recommendations about the compatibility of the proposed house with the HCD Plan.</p>



Guideline #, Section	Guideline	Discussion
	<p>record with the creation of designs in similar historic contexts.</p> <p>The design of new buildings in the HCD should carefully consider requirements elsewhere in this document for density, scale, height, setbacks, coverage, landscape open space, view corridors, angular plane and shadowing. Further, character areas have been identified in the district. Each character area has identifiable characteristics including commercial mainstreet as opposed to residential, building scale, spacing, and setback, which should also be understood and respected.</p> <p>New buildings will fall into two categories - replica or reconstructed buildings, and contemporary buildings.</p>	
<p><b>6.3.2 Contemporary Design</b></p>	<p>Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy. Quoting the past can be appropriate. It should, however avoid blurring the line between real historic</p>	<p>The proposed design for the new house is a contemporary work of its time. This CHIA assesses and makes recommendations about the compatibility of the proposed house with the HCD Plan.</p>

Guideline #, Section	Guideline	Discussion
	<p>“artifacts”, and contemporary elements.</p> <p>“Contemporary” as a design statement does not simply mean “current”. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.</p>	
<p><b>6.3.3 Architectural Guidelines – Material Palette</b></p>	<p>There is a very broad range of materials in today’s design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.</p>	<p>Specific materials have not been specified in some instances. Cladding is proposed to be red brick and stone is proposed for the window and door surrounds, string courses, and band at the bottom of the first storey. The remainder of the materials will need to consider colour and texture and will need to be compatible with the HCD.</p>
<p><b>6.3.3 Architectural Guidelines – Proportions of Parts</b></p>	<p>Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key</p>	<p>The windows have vertical proportions and are organized either singly or in groups. The windows are in compliance with this policy.</p> <p>The remainder of the proposed design should further consider</p>

Guideline #, Section	Guideline	Discussion
	<p>proportions in buildings of the modern movement.</p> <p>For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit.</p> <p>An example of this might be windows. Nineteenth century buildings were arranged without fail using a vertical proportioning system, organizing windows singly or in groups. This proportioning system extends to the arrangement of panes within individual windows. In buildings of the Art Deco and Art Moderne period windows are often of a horizontal proportion. Although this horizontality is not universally the case, it is a character defining feature of these styles.</p>	<p>traditional proportions to be more compatible with the HCD. The first-floor façade on the proposed house is primarily garage doors. This façade arrangement is not consistent with classical proportions for walls and openings. Furthermore, it is very different from façade proportions on buildings in the immediate context. The volume of garage space on the first storey is inconsistent with the rest of the Wallace Street character area. However, given other planning restrictions on the Property, the first storey is the only option for garage placement.</p>
<p><b>6.3.3 Architectural Guidelines – Solidity verses Transparency</b></p>	<p>It is a characteristic of historic buildings of the 19th century to have solid walls with punched windows. This relationship of solid to void makes these buildings less transparent in appearance. It was a characteristic that was based upon technology (the ability to make large windows and to heat space came later, and changed building forms), societal standards for privacy, and architectural tradition. Buildings of many 20th century styles in contrast use large areas of glass and transparency as part of their design philosophy.</p>	<p>The solid to void ratio is 66% solid to 33% void for the facade (see Figure 5). This is consistent with this policy.</p>

Guideline #, Section	Guideline	Discussion
	<p>In this historic district the relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. The nature of the immediate context for the new building in each of the defined character areas should be studied. The level of transparency in the new work should be set at a level that provides a good fit on the street frontages.</p> <p>In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.</p> <p>In the other character areas this proportion should reflect a more traditional residential proportion of 40% solid to 80% solid.</p>	
<p><b>6.3.3 Architectural Guidelines – Detailing</b></p>	<p>In past styles structure was often hidden behind a veneer of other surfaces. “Detailing” was largely provided by the use of coloured, shaped, patterned or carved masonry and /or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic composition. Architectural, structural, mechanical and even electrical systems can contribute to the final design.</p> <p>For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the</p>	<p>The design for the proposed house includes detailing in the form of string courses between the storeys, square columns, window and door surrounds, and garage door surrounds. Traditional windows fill the window opening space in the brick. These are consistent with this guideline.</p>

Guideline #, Section	Guideline	Discussion
	<p>attributes of the Character Area in which it is to be placed.</p> <p>In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.</p> <p>In the other character areas, the detailing of new buildings should tend toward a more traditional approach. Whereas a contemporary approach is permitted, the use of moldings, brackets, architraves, entablatures, cornices and other traditional detailing is encouraged, to help ensure a good fit with the immediate context.</p>	
<p><b>6.4.1 Street Wall Setbacks</b></p> <p><b>6.4.1.1 Woodbridge HCD (General)</b></p>	<p><i>(See Section 6.5: Transitions of New Buildings in Relation to Heritage Resources)</i></p> <p>1. The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.</p> <p>2. When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and</p>	<p>The setback of the proposed house is in-line with the house at 73 Wallace Street and slightly further setback than 57 Wallace Street. This is sympathetic to the surrounding setbacks. This also maintains views and vantages of the contributing building at 57 Wallace Street. Therefore, the setback is consistent with this guideline.</p> <p>The City of Vaughan Zoning By-law has been consulted for the side yard, backyard, interior yard, and exterior yard requirements.</p> <p>The active use of the house is facing the street and is not a blank wall.</p>

Guideline #, Section	Guideline	Discussion
	<p>vantage points from the street to the contributing buildings.</p> <p>3. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.</p> <p>4. Except where noted, new buildings must follow the City of Vaughan Zoning Bylaw in regard to side yards, back yards, interior yards and exterior yards.</p> <p>5. All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.</p> <p>6. Retail is recommended as the predominant use at grade along Woodbridge Avenue, especially between Wallace Street and Clarence Avenue, to encourage an animated street character.</p>	<p>Therefore, this is consistent with this guideline.</p>
<p><b>6.4.1 Street Wall Setbacks</b></p> <p><b>6.4.1.4. Wallace Street (CA)</b></p>	<p>1. New buildings on the west side must setback a minimum of 3 meters from the street and a maximum of 4.5 metres.</p> <p>2. New buildings on the east side may be built with no setback, and with a maximum setback of 2 metres.</p> <p>3. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.</p>	<p>The proposed setback is 4.51 m. This is more than the maximum setback of 2 m for new buildings on the east side of Wallace Street as outlined in this guideline (and confirmed in Section 5.1.3 as being a heritage attribute). However, the proposed setback is in-line with the non-contributing building at 73 Wallace Street and slightly further setback than the contributing building at 57 Wallace Street. This allows the views and vantages of 57 Wallace Street from the street to</p>

Guideline #, Section	Guideline	Discussion
		<p>be maintained and establishes this as a new construction. Therefore, the proposed setback is sympathetic to adjacent contributing buildings and is consistent with this aspect of this guideline.</p>
<p><b>6.4.2 Street Wall Height and Scale</b></p> <p><b>6.4.2.1 Woodbridge HCD (General)</b></p>	<p>The height and scale of structures has a significant impact on the overall character of a street and district.</p> <p>The height of a structure is noticeable both from: a close distance, where it contributes to the character of the street wall, to the penetration of sunlight, to the views of the context and sky, to wind and microclimatic conditions, and to the experience of pedestrians; and from a greater distance, where it contributes to the skyline and district wide views.</p> <p>In Woodbridge, the height and scale of buildings has a relatively consistent “Village” character, generally free standing 2-3 storey buildings with the exception of small concentrations of up to 6 storeys in certain locations. This character is established by both historic structures and some of the more recent buildings. Maintaining a relatively uniform height and scale of buildings is a significant aspect of conserving the heritage character of individual properties, of streets, and of the Woodbridge district as a whole.</p> <p>1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m)</p>	<p>The proposed house will be three-storeys in height or approximately 10.5 m tall. This is consistent with part 1 of this guideline and the heritage attributes identified in Section 5.1.3.</p> <p>However, the height of the proposed house would be a change from the adjacent contributing building at 57 Wallace Street. It would clearly identify the proposed house as a new building. It would transition from the adjacent contributing building using an angular plane greater than the minimum 45 degrees. The mansard roof softens the transition between the proposed house and the contributing building at 57 Wallace Street. The difference in height will be partially obscured by the mature trees between the two properties and is sympathetic to other contributing buildings in the HCD.</p>

Guideline #, Section	Guideline	Discussion
	<p>and a maximum of 3 floors (11 m).</p> <p>2. The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane. (See section 6.5, Diagram A)</p> <p>3. The height of a building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof. (See Section 6.5, Diagram B)</p>	
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>ii. Conservation of Heritage Character</b></p>	<p>Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction periods and original use.</p> <ul style="list-style-type: none"> <li>• New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.</li> </ul>	<p>The setback of the proposed house is in-line with the house at 73 Wallace Street and slightly further setback than 57 Wallace Street. This is sympathetic to the surrounding character. This also maintains views of the contributing building at 57 Wallace Street. Therefore, the setback is consistent with this guideline.</p> <p>The proposed house is an abrupt change in height from the adjacent contributing building at 57 Wallace Street; however, the mature trees</p>



Guideline #, Section	Guideline	Discussion
	<ul style="list-style-type: none"> <li>The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings. (See Section 6.4.1 Guidelines)</li> </ul>	<p>between the two properties partially obscures this difference.</p>
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>iii. Height Guidelines</b></p>	<p>The height of contributing buildings should be maintained.</p> <ul style="list-style-type: none"> <li>The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of a contributing building, (see Diagram A).</li> <li>New buildings must transition from the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building. The height of a contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof;</li> </ul>	<p>The proposed side yard setback is 3.25 m. The proposed rear yard setback ranges from 21.69m to 38.25 m. Half of the building height of the adjacent contributing building is approximately 3m. Therefore, the proposed side yard and rear yard setbacks are consistent with this guideline. They are also consistent with the heritage attributes identified in Section 5.1.3, which identifies views to the west and to the Humber River from side yards as heritage attributes.</p> <p>The proposed house will transition from the adjacent contributing building at an angular plane larger than 45 degrees. This will be an abrupt change from the height of the contributing building; however, the mature trees between the two properties will partially obscure this difference.</p>

Guideline #, Section	Guideline	Discussion
	<p>and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof, (see the following Diagram B).</p>	
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>iv. Sideyard and Backyard Setback Guidelines</b></p>	<ul style="list-style-type: none"> <li>• New buildings must have a sideyard, and backyard setback from contributing buildings a distance equivalent to half the height of the contributing building, (see the following Diagram C).</li> <li>• Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when:               <ul style="list-style-type: none"> <li>○ new construction is located in the parts of the contributing building that is not visible from the street or from a public space;</li> <li>○ new construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to the contributing buildings and to support the</li> </ul> </li> </ul>	<p>The proposed sideyard setback from the contributing building at 57 Wallace Street is 3.25 m. Half the height of the contributing building is approximately 3m. Therefore, the proposed house side yard setback is consistent with this policy. This is also consistent with the heritage attributes identified in Section 5.1.3, which identifies views to the west and to the Humber River from side yards as heritage attributes.</p> <p>The proposed house does not include plans to join with a contributing building.</p>

Guideline #, Section	Guideline	Discussion
	<p>unique heritage character of the street;</p> <ul style="list-style-type: none"> <li>○ the parts of the contributing building that will be enclosed or hidden from view by the new construction, do not contain significant heritage attributes, and the three dimensional form of contributing buildings can be maintained; and,</li> <li>○ new construction is of a good architectural quality and contributes to the district’s heritage character, (see Diagram D).</li> </ul>	
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>v. Frontyard Setback Guidelines</b></p>	<ul style="list-style-type: none"> <li>● The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.</li> <li>● When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings</li> </ul>	<p>The setback of the proposed house is in-line with the house at 73 Wallace Street and slightly further setback than 57 Wallace Street. This is sympathetic to the surrounding setbacks. This also maintains views and vantages of the contributing building at 57 Wallace Street. Therefore, the setback is consistent with this guideline.</p>

Guideline #, Section	Guideline	Discussion
	<p>should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.</p> <ul style="list-style-type: none"> <li>• Where heritage contributing buildings are located on either side of a new development site, and are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue; the setback for the development site will be the average of the front yard setbacks of the two properties on either side, (see Section 6.4.1.2 and 6.4.1.3, Diagram A). The majority of the existing heritage buildings along Woodbridge Avenue already reflect a zero setback condition.</li> <li>• Where heritage contributing buildings are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue, any new development adjacent to the heritage contributing building must be set back, at a</li> </ul>	

Guideline #, Section	Guideline	Discussion
	minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building, (see Section 6.4.1.2 and 6.4.1.3, Diagram B).	

**7.3.3 Summary of Compliance with Policies and Guidelines in the Woodbridge HCD Plan and Potential Impacts to the HCD**

The proposed house generally complies with the policies and guidelines in the Woodbridge HCD Plan; however, guidance from the HCD Plan on materials and colours need to guide detailed design of the house. Considerations surrounding detailed design of materials should be explored further to be more compliant with the guidelines.

The proposed house generally complies with the policies and guidelines from the Woodbridge HCD Plan and will not have a direct or indirect adverse impact on the cultural heritage value or interest of the HCD. However, select details need to be explored further to be more compliant with the guidelines.

**7.4 Alternative Options, Mitigation Measures, and Conservation Methods**

The proposed new house is generally compliant with design guidelines from the Woodbridge HCD Plan in regard to setback and setting. The height is consistent with buildings in the HCD; however, it is an abrupt change from the height of the contributing property at 57 Wallace Street. This change will be partially obscured by the mature trees between the two properties. Materials need to be considered following the HCD guidelines. It is allowable and compatible new construction and does not create isolation of a significant built heritage or natural feature or vista. No alternative options are required.

Since the Property is non-contributing, conservation methods do not apply to this project.

## 8 CONCLUSIONS AND RECOMMENDATIONS

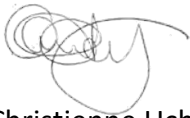
LHC was retained in January 2024 by Cantam Group Ltd. on behalf of the Owner to prepare a Scoped CHIA for the property located at 65 Wallace Street in the City of Vaughan, Ontario.

LHC understands that the Property is designated under Part V of the *OHA* as part of the Woodbridge HCD. The Property is classified as non-contributing. The Owner plans to build a new single-detached house on the Property.

It is LHC's professional opinion that the Property's redevelopment is unlikely to yield any direct or indirect negative impacts to the property itself, any surrounding properties, or to the Woodbridge HCD. It is generally consistent with the policies and guidelines identified in the Woodbridge HCD Plan. In some cases where the proposed redevelopment is inconsistent with the Woodbridge HCD Plan, it remains compatible and consistent with the character of the area. In other cases, the compatibility of the proposed designs with the character of the HCD is unclear and needs to be further developed in detailed design. In these cases, LHC recommends:

- The remainder of the materials should be chosen using the Woodbridge HCD guidelines. Texture of the brick cladding should be smooth; detailing and trim should be cut or reconstituted stone; window frames should be wood; and flashings should be painted to match the house. A material palette may be required to be submitted with a heritage permit application.

## SIGNATURES



Christienne Uchiyama, MA CAHP  
Principal, Manager of Heritage Consulting  
Services



Lisa Coles, MA RPP MCIP CAHP  
Intermediate Heritage Planner

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[https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage\\_part5.pdf?file-verison=1707407603350](https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage_part5.pdf?file-verison=1707407603350).



# APPENDIX A Qualifications

**Lisa Coles, MPL, RPP, MCIP, CAHP – Intermediate Heritage Planner**

Lisa Coles is an Intermediate Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has worked in the heritage industry for over five years. She has gained experience through various positions in museums and public and private sector heritage planning. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

At LHC, Lisa has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. She has been lead author or co-author of over thirty cultural heritage technical reports including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Environmental Assessments, and Interpretation and Commemoration Plans. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications and work with municipal heritage committees. Her work has involved a wide range of cultural heritage resources including institutional, industrial, and residential sites in urban, suburban, and rural settings.

**Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist**

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a specialized interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over 10 years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and Vice-President of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over a hundred cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

### **Jordan Greene, BA (Hons.) – Mapping Technician**

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

### **Christienne Uchiyama, MA CAHP - Principal, LHC**

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### **Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner**

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings, and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

# APPENDIX B Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, and the *Vaughan Official Plan (OP)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

**Adjacent** when applied to cultural or built heritage means, those lands contiguous to a protected heritage property (*OP*).

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (*OHA*).

**Areas of archaeological potential** means areas with the likelihood of containing archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork (*PPS*).

**Built heritage** means a building, building, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (*PPS*).

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

**Cultural heritage landscape** means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as buildings, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples (*PPS*).

**Cultural Heritage Impact Assessment** a document prepared by a qualified professional with appropriate expertise comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures. The document shall include:

- a. a description of the cultural heritage values of the Property;
- b. contextual information,

including any adjacent heritage properties; c. the current condition and use of all constituent features; d. relevant planning and land use considerations; e. a description of the proposed development and potential impacts, both adverse and beneficial, on the cultural heritage values; f. alternative strategies to mitigate adverse impacts; and g. recommendations to conserve the cultural heritage values (*OP*).

**Designated Heritage Property** real property designated under Parts IV, V or VI of the Ontario Heritage Act or real property that is subject to a heritage conservation easement under Parts II or IV of the Act (*OP*).

**Heritage attributes** means, in relation to real property, and to the buildings and buildings on the real property, the attributes of the Property, buildings and buildings that contribute to their cultural heritage value or interest (“attributs patrimoniaux”) (*OHA*).

**Heritage attributes** means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the Property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (*PPS*).

## **APPENDIX C City of Vaughan *Guidelines for Preparing a Cultural Heritage Impact Assessment***



Table 5: City of Vaughan CHIA Requirements and their Locations in this CHIA

Requirement	Location in Report
The CHIA report must be prepared by a qualified heritage specialist. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization.	Appendix A
Applicant and owner contact information.	Section 1.3
A description of the subject property, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.	Section 1; Section 4
A chronological description of the history of the subject property to date and past owners, supported by archival and historical material.	N/A
A development history and architectural evaluation of the built cultural heritage resources found on the subject property, the site's physical features, and their heritage significance within the local context.	N/A
A condition assessment of the cultural heritage resources found on the subject property.	N/A
The documentation of all cultural heritage resources on the subject property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties located within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.	Section 1; Section 4
<p>A statement of cultural heritage value if one does not already exist.</p> <p style="padding-left: 40px;">b. Part V properties will have an inventory entry that identifies features of interest on the property. Also identify the property's contributing status in the applicable HCD Plan.</p> <p>An updated statement of cultural heritage value that reflects any new information about the property may be requested.</p>	Section 5

Requirement	Location in Report
<p>A summary of the development proposal for the subject property and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6-6.2.2.9 of the Vaughan Official Plan 2010. A site plan and tree inventory/arborist report are required for this section.</p> <ul style="list-style-type: none"> <li>• Adverse impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</li> <li>• Destruction of any, or part of any, significant heritage attributes or features;</li> <li>• Removal of natural heritage features, including trees;</li> <li>• Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</li> <li>• Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden;</li> <li>• Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li> <li>• Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;</li> <li>• A change in land use where the change in use negates the subject property’s cultural heritage value, and ☐ Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.</li> </ul>	<p>Section 6; Section 7</p>
<p>An assessment of alternative options, mitigation measures, and conservation methods that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Alternative development approaches</li> </ul>	<p>Section 7.4</p>

Requirement	Location in Report
<ul style="list-style-type: none"> <li>• Isolating development and site alteration from significant built and natural features and vistas</li> <li>• Design guidelines that harmonize mass, setback, setting, and materials</li> <li>• Limiting height and density</li> <li>• Allowing only compatible infill and additions</li> <li>• Reversible alterations</li> </ul> <p>The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:</p> <ul style="list-style-type: none"> <li>• A mitigation strategy including the proposed methods</li> <li>• A conservation scope of work including the proposed methods</li> <li>• An implementation and monitoring plan</li> </ul> <p>Recommendations for additional studies/plans related to, but not limited to conservation, site specific design guidelines, interpretation/commemoration, lighting, signage, landscape, stabilization, additional record and documentation prior to demolition, and long-term maintenance.</p>	



# ATTACHMENT 3

## THOMSON WATSON CONSULTING ARBORISTS Inc.

4 Elmvale Boulevard, Stouffville, Ontario. L4A 2Y3  
416-821-5003 trish@thomsonwatson.ca

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July 30, 2024

Cantam Group Ltd  
850 Tapscott Road, Unit 51  
Toronto, Ontario. M1X 1N4

### **RE: Tree Inventory and Preservation Plan for 65 Wallace Street, Vaughan**

#### **INTRODUCTION**

Thomson Watson Consulting Arborist Inc. was engaged to prepare a Tree Inventory and Preservation Plan for 65 Wallace Street in Vaughan. It is proposed to demolish the existing dwelling and to rebuild with a larger footprint. This report provides information regarding trees on and adjacent to the subject property and should satisfy the City of Vaughan requirements.

#### **INSPECTION**

The trees were inspected on December 21, 2022. Trees on the municipal boulevard and private trees with diameters of 20 cm or more (basal diameter and/or diameter 1.4 metres from grade) on the subject property or within six metres of the subject property adjacent to the proposed construction activity, access or storage were examined and inventoried. The inventory information is provided on the attached excel spreadsheet titled Tree Inventory.

For each tree, the species was identified, diameter at breast height and at trunk base measured and the health and structural condition determined. Tree inspection was limited to visual on-ground examination without dissection, excavation, probing, or coring. Furthermore, any data and information collected is based on the conditions at the time of inspection. The number given each tree and its Tree Protection Zone were placed on the site plan and this plan is attached as Tree Preservation Plan. Photographs of the significant trees were taken and these are attached.

#### **DOCUMENTS PROVIDED**

The following documents were provided for the creation of the Tree Inventory and Preservation Plan:

-A1 Site Plan dated 07/02/2024 and

A2 Basement Floor Plan dated 04-04-2023 both by Cantam Group Ltd

Site Services Plans were not provided

#### **DISCUSSION**

It is proposed to demolish the existing house, remove a gabion basket supported deck off the back of the house and rebuild with a house footprint that extends further back on the property.

To allow adequate construction access around the house and foundation excavation overdig, it is proposed to remove Trees 1, 2, 4, 24 and 25. Tree 1 is located on the south neighbour's property and its removal will require permission of the tree's owner.

Tree 5, which has 100 cm and 80 cm diameters, has been examined by Jordan Barker, ISA Certified Arborist and Butternut Health Assessor (663). He has determined that Tree 5 is a

Butternut hybrid. A Butternut Health Assessment report dated February 10, 2023 is available which outlines the assessment.

It is proposed to preserve Tree 5 but the tree will be injured as foundation excavation and limited construction access will occur within its 6.0 metre Tree Protection Zone. The following seven paragraphs describe how to protect the tree during the separate portions of the construction process.

Branches in Tree 5 within 2.0 metres of the proposed house and roof will need to be pruned for clearance. A tree care company which is acceptable to the owner of Tree 5 should be hired to prune the tree. A minimum amount of canopy should be removed to avoid excessive injury to the tree.

When the existing house is demolished, the house foundation within 6.0 metres of Tree 5 can be pulled into the footprint of the house but no additional excavation beyond the foundation can occur. Under the direct supervision of a qualified Arborist, the raised soil deck area and stones within the gabion baskets will be pulled into the footprint of the house. The soil will be removed in layers and the Arborist will stop soil removal once the grade of the backyard is reached or significant roots are exposed within the soil.

Once the gabion basket and deck soil is removed, a Tree Protection Fence will be erected 2.0 metres north of the proposed house or 1.4 metres south of the north property line, within 6.0 metres of Tree 5. This solid Fence should be left in place for the duration of house construction,

Once the gabion basket and deck soil is removed, Horizontal Protection Boards with 10 cm of underlying wood chips will be placed over the exposed soil to the south of the Tree Protection Fence within 6.0 metres of Tree 5. The Boards do not need to be placed within the footprint of the existing house, as no roots will be within this area.

Prior to the machine excavation of the new house foundation, a trench will be dug along the northeast portion of the foundation under the direct supervision of a qualified Arborist; any Horizontal Protection Boards within the footprint of this trench will be cut to allow access. The foundation will be installed 6.0 metres south and 4.9 metres southwest of the tree. The overdig will be kept to a maximum width of 100 cm. The trench can be dug by hand, air spade or hydro-vac. It is proposed to cut all exposed roots on the tree side of the trench. The three piers which each measure 70 cm in width will be dug at the same time. These holes will not be dug larger than 70 cm in width; no footers at the bottom of the holes are proposed.

The main construction access into the backyard will be kept to the south side of the house. No machinery will be moved or used along the north side of the house, due to the presence of gabion baskets and uneven grade in this area.

Once house construction is completed, no grade changes will be allowed within 6.0 metres of Tree 5. It is recommended that 4 inches of wood chips be left over the exposed soil within 6.0 metres of Tree 5.

Tree 3 is a 73 cm Siberian Elm (*Ulmus pumila*) growing in front of 57 Wallace Avenue. The tree requires a 4.8 metre Tree Protection Zone. A Tree Protection Fence must be placed 4.8 metres to the south of the tree on the subject property. It is expected that this Fence will be placed on the gabion baskets that hold up the grade on the north side of the property.

The trees in the rear yard can be adequately protected with a Tree Protection Fence placed 5 metres to the east of the proposed concrete deck foundation or 3.0 metres west of Tree 6 and minimum 1.8 metres west of Tree 19, extending across the width of the yard.

**TREE PERMITS REQUIRED**

It is proposed to remove Trees 1, 4, 24, and 25 which have diameters of 20 cm or greater. It is proposed to injure Tree 5. It is also proposed to remove Tree 2, which has a diameter of less than 20 cm. The following documents are required to process the permit application:

- *Private Property Tree Removal & Protection: Construction or Infill Application.* This form is available on-line.
- *Written Consent from Neighbour* for the removal of Tree 1 and injury of Tree 5
- *Tree Planting Plan* showing proposed trees to be planted.
- *Application fee* payable to the City of Vaughan, Tree Permit Section – the required fee will be provided when the application form is submitted on-line.

**REPLANTING REQUIREMENTS**

The City of Vaughan calculates replacement trees as per the following table:

DBH of Tree to be Cut or Removed	Number of Replacement Trees Required	Tree # within Grouping/Inventory	Total Replacement Trees Required
20cm to 30cm	1	4, 24	2
31cm to 40 cm	2	25	2
51 cm or greater	4	1	4
			8 trees

The City of Vaughan will determine the final number of trees that must be replanted to replace the trees.

It is proposed to pay cash-in-lieu of planting these eight trees. At a fee of \$682.50 per tree not planted, a payment of \$5460.00 should be expected.

**TREE PROTECTION SPECIFICATIONS**

**1.0 Adherence to Conditions from City of Vaughan**

1.1 Compliance with all conditions specified by City of Vaughan is required.

1.2 Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work.

1.3 It is the property owner’s responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of City of Vaughan.

## 2.0 Installation of Tree Protection Fences

2.1 Tree Protection Fences must be installed prior to the commencement of any construction activities. Tree Protection Fences shall be erected to protect the trunk and root system of the trees that will remain on the construction site.

2.2 The Tree Protection Fences will be placed as shown on the Tree Preservation Plan as described:

Tree 3 -minimum 4.8 metres south of tree on subject site

Tree 5 – 1.4 metres south of north property line within 6.0 metres of Tree 5 once back deck removed

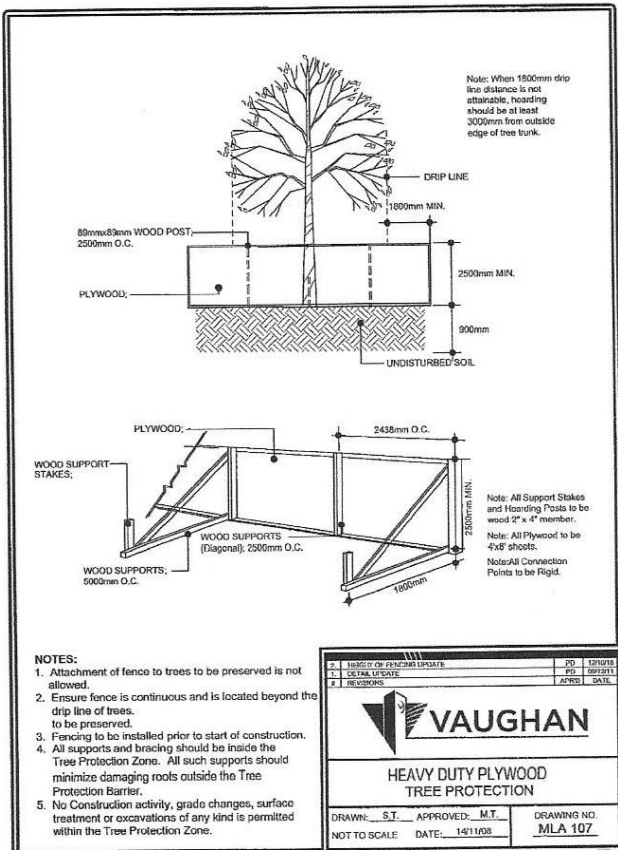
Tree 6 -minimum 3.0 metres west of Tree 6

Backyard - extending across width of yard, minimum 1.8 metres west of Tree 19

2.3 The Fences will be constructed as shown in Standard Hoarding Detail (MLA 107), below.

2.4 To the tree side of the Tree Protection Fence, the following will be required:

- no construction;
- no altering of grade by adding fill, excavating, trenching, scraping, dumping or disturbance of any kind.
- no storage of construction materials, equipment, soil, construction waste or debris.
- no disposal of any liquids e.g. concrete sleuth, gas, oil, paint.
- no movement of vehicles, equipment or pedestrians.
- no parking of vehicles or machinery.
- no location of any utilities such as hydro, gas, phone, cable.
- no temporary attachment or support of signs, lights, cables etc.



2.5 Placement of the following items will be outside of the Tree Protection Fence: parking for construction workers, garbage bins, construction equipment, building supplies, lunch area,



and washroom facilities. The area inside of the Tree Protection Fence will not be used for any purpose except the protection of trees and their roots.

2.6 Signs shall be attached to the fence denoting the purpose of the Fence and indicating the Fence cannot be moved or removed without the consent of the City of Vaughan. The sign will read as follows:

**Tree Protection Zone (TPZ)**

No grade change, storage of materials or equipment is permitted within the TPZ. The Tree Protection Fence must not be removed without the written authorization of the City of Vaughan  
For information, call City of Vaughan at 905-832-8577

2.7 City of Vaughan will be contacted once the Fences have been erected so the Fences can be inspected.

2.8 The Fences are to be inspected daily, first thing in the morning, by the Site Supervisor. Any failure or breach of the Tree Protection Fence will be fixed immediately upon discovery.

**3.0 Demolition of Existing House and Back Gabion Basket/Soil Deck**

3.1 The house will be demolished with the walls pulled into the centre of the building.

3.2 The excavation machinery will be placed within the footprint of the house. No machinery will be allowed within 6.0 metres of Tree 5.

3.3 The gabion basket and soil deck will be removed under the direct supervision of a qualified Arborist, who will direct the removal of the deck to avoid damage to Tree 5.

3.4 The soil, stones and gabion baskets will be removed in thin layers within 6.0 metres of Tree 5. The deck will be removed to either the level of the backyard or will stop once significant roots are exposed.

3.5 Once the deck is removed, the Tree Protection Fence will be erected south of Tree 5.

**4.0 Placement of Horizontal Protection Boards**

4.1 After the erection of the Tree Protection Fence, Horizontal Protection Boards will be placed over the soil to the south of the Fence within 6.0 metres of Tree 5. The placement of the Horizontal Protection Boards is shown on Tree Preservation Plan.

4.2 The Horizontal Protection Boards will be created out of a double layer of 3/4-inch thick, 4-foot wide by 8-foot long solid wood, staggered and screwed together. The ends of the boards will be flush against the Tree Protection Fence, the foundation excavation and adjacent boards. All exposed soil outside of the Tree Protection Fence and within the Tree Protection Zone of Tree 5 will remain covered. The Boards must be adequately secured to the ground.

4.3 Ten (10) cm of wood chips must be placed under the Horizontal Protection Boards to help spread the load and reduce soil compaction

4.4 The Boards must remain in place throughout the entire project. The location of the Boards cannot be altered, moved or removed in any way without the written authorization of the City of Vaughan.

4.5 No grade change, storage or temporary storage of any materials or equipment, washing of equipment, nor the dumping of any debris is permitted within this area.

### **5.0 Foundation Excavations**

5.1 Prior to the machine excavation of the proposed house, a trench will be dug 100 cm from the edge of the foundation wall within 6.0 metres of Tree 5.

5.2 The three pier holes will be dug to the required depth within 6.0 metres of Tree 5.

5.3 The trench and three pier holes will be dug by hand (alternatively by air spade or hydro-vac machinery). These locations are shown on Tree Preservation Plan.

5.4 The trench will be dug under the direct supervision of a qualified Arborist. The Arborist will document the roots exposed and cut the exposed roots.

5.5 The soil excavated should be placed within the house footprint or removed off site immediately. The soil will not be spread out over the root system of the trees or stored on the Horizontal Protection Boards.

### **6.0 Construction Phase Tree Protection**

6.1 Soil that is dug up from the building foundation will be removed off site. A small amount of soil may be stockpiled outside of the Tree Protection Fences for backfilling the foundation. Any additional soil will be brought in when needed.

6.2 No pruning of the crowns of any tree is permitted by construction staff. If branches are found to be in the way of construction activities or traffic, pruning of trees should be arranged by the Site Supervisor with ISA or Ontario Certified Arborist.

### **7.0 Post Construction Tree Maintenance**

7.1 When all construction has ceased and grading outside the Tree Protection Fences is complete, City of Vaughan will be contacted to arrange a site visit. Completeness of the project will be determined.

7.2 Once permission from City of Vaughan is granted, the Tree Protection Fences and Horizontal Protection Boards may be removed.

I trust that this report provides the information you require. If you have any questions or concerns, please contact me.

Yours truly,



Patricia Thomson, B.Sc.F.  
I.S.A. Certified Arborist ON-0132A

Attachments: Tree Photographs (2 pages)  
Tree Inventory  
Tree Condition Notes  
Tree Preservation Plan



*Tree 1 – 67 cm Norway Maple*



*Tree 2 – 14.5 cm Colorado Spruce*



*Tree 3 – 73 cm Siberian Elm*



*Gabion baskets at front of house*



*Tree 4 – Manitoba Maple*



*Tree 5 – Butternut*



*Base of Tree 5 with gabion basket supported patio to south*



*Base of Trees 24 (left) and 25 (right)*

Inventory Date  
December 21 2022  
2022

## TREE INVENTORY

### 65 Wallace Street, Vaughan, Ontario

Arborist : Patricia Thomson  
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Diameter (cm)	Condition	Ownership	Protection Distance Required	Future on Site and Reason for Removal
1	Norway Maple	67	fair	neighbours	4.2 m	remove - excavation for foundation up to base of trunk
2	Colorado Spruce	14.5	fair-good	private		remove - construction access on front yard
3	Siberian Elm	73	fair	neighbours	4.8 m	preserve
4	Manitoba Maple	17, 11	fair	private	1.8 m	remove - too close to foundation excavation and access route
5	Butternut	100, 80	fair	neighbours	6.0 m	injure with foundation excavation and access
6	Norway Spruce	49.5	fair	private	3.0 m	preserve
7	Norway Maple	48	poor-fair	private	3.0 m	preserve
8	Norway Maple	53	fair	private	3.6 m	preserve
9	Norway Maple	28.5	good	private/park	1.8 m	preserve
10	Norway Spruce	53.5	poor-fair	private	3.6 m	preserve
11	Manitoba Maple	47.5	poor structure	park	3.0 m	preserve
12	Manitoba Maple	42.5	poor-fair	park	3.0 m	preserve
13	Manitoba Maple	19.8	poor	park	1.8 m	preserve
14	Manitoba Maple	28, 23	poor structure, poor-fair health	private	1.8 m	preserve
15	Manitoba Maple	18.5	fair	private		preserve
16	Manitoba Maple	31	poor structure, fair health	private	2.4 m	preserve
17	Manitoba Maple	46.5	fair	private	3.0 m	preserve
18	White Cedar	23.5	poor-fair	private	1.8 m	preserve
19	White Cedar	18	fair	private		preserve
20	White Cedar	28	fair	private	1.8 m	removed by homeowner after inventory
21	White Cedar	24.5	fair	private	1.8 m	removed by homeowner after inventory
22	White Cedar	24.5	poor-fair	private	1.8 m	removed by homeowner after inventory
23	White Cedar	27	fair	private	1.8 m	removed by homeowner after inventory
24	Norway Maple	21	fair	private	1.8 m	remove - too close to proposed foundation excavation
25	Norway Maple	40	fair	private	2.4 m	remove - too close to proposed foundation excavation

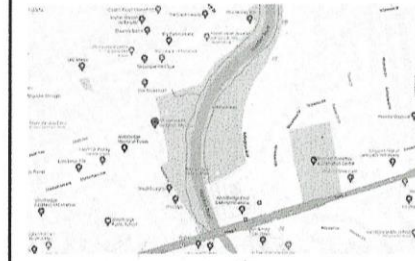
## TREE CONDITION NOTES

### 65 Wallace Street, Vaughan, Ontario

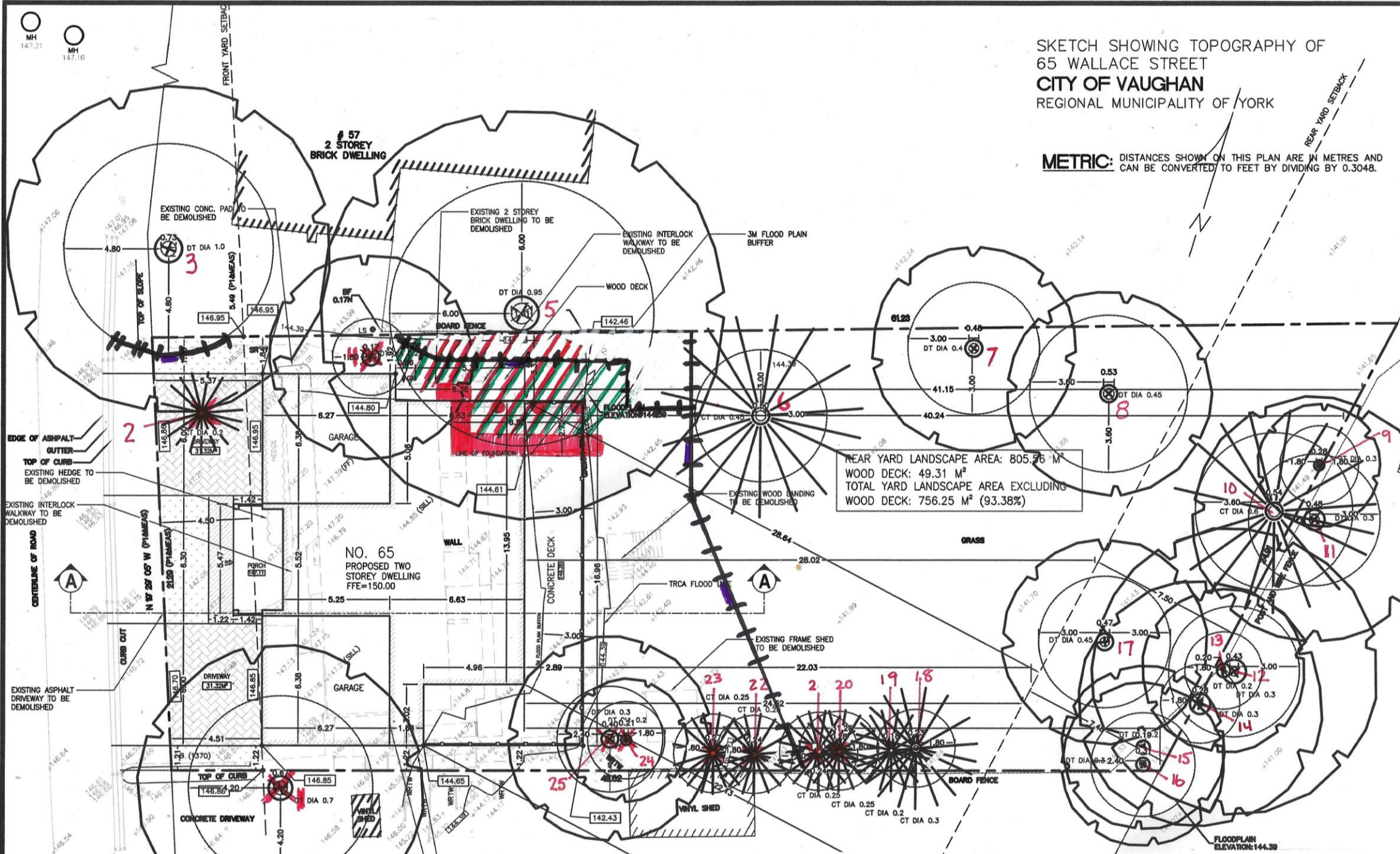
Tree No.	Tree Species	Diameter (cm)	Condition	Health and Structure Comments
1	Norway Maple	67	fair	gravel driveway to north, underground girdling roots to east and south, tree splits into three stems at 2 metres with included bark in union, storm breaks in canopy, poorly pruned to north over driveway and house
2	Colorado Spruce	14.5	fair-good	lower trunk deadwood, Pitch Mass Borer on trunk, 3 inch growth rate
3	Siberian Elm	73	fair	topped and tipped back, tree splits into two stems at 4 m with included bark in union - open crack at union, slime flux infection in wounds
4	Manitoba Maple	17, 11	fair	basal diameter of 20 cm +
5	Butternut	100, 80	fair	tree splits into three stems at 80 cm with south stem cut and decayed (wound could not be seen due to fence), branch wounds with some wound decay, few black spots on trunk
6	Norway Spruce	49.5	fair	2 to 3 inch growth rate, sparse looking canopy, stubs on lower trunk
7	Norway Maple	48	poor-fair	girdling roots over west flare, no flare to south base, one shear plane fracture on northwest branch, extensive interior deadwood, slow growth
8	Norway Maple	53	fair	wound at south base with wood decay, small deadwood
9	Norway Maple	28.5	good	trunk deadwood
10	Norway Spruce	53.5	poor-fair	extensive lower trunk deadwood, slow growth
11	Manitoba Maple	47.5	poor structure	in park, trunk on 45 degree lean to east and then grows upright
12	Manitoba Maple	42.5	poor-fair	in park, trunk on 45 degree lean to northeast and then grows upright, metal in trunk
13	Manitoba Maple	19.8	poor	in park, trunk has growth thru wood and metal fence
14	Manitoba Maple	28, 23	poor structure, poor-fair health	trunk girdling at 80 cm from grade with metal fencing, trunk splits into two stems at 80 cm with included bark in union, on lean to east
15	Manitoba Maple	18.5	fair	cavity at east base, trunk splits into two stems at 3 m
16	Manitoba Maple	31	poor structure, fair health	wound at west base, trunk on lean to east
17	Manitoba Maple	46.5	fair	underground girdling root to east, trunk splits into two stems at 2.5 m, stubs on trunk
18	White Cedar	23.5	poor-fair	old stem removed at north base, thin canopy, trunk deadwood
19	White Cedar	18	fair	thin canopy
20	White Cedar	28	fair	column of dead bark up south side of trunk from ground to 2 m, thin canopy
21	White Cedar	24.5	fair	thin canopy
22	White Cedar	24.5	poor-fair	trunk touching neighbour's shed roof, trunk on lean to south over shed, thin canopy, trunk deadwood
23	White Cedar	27	fair	thin canopy, trunk deadwood
24	Norway Maple	21	fair	in understory of Tree 25
25	Norway Maple	40	fair	tag 217970 on trunk, on slope, poorly pruned

SKETCH SHOWING TOPOGRAPHY OF  
65 WALLACE STREET  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY PLAN  
N.T.S.



NEAR YARD LANDSCAPE AREA: 805.76 M<sup>2</sup>  
WOOD DECK: 49.31 M<sup>2</sup>  
TOTAL YARD LANDSCAPE AREA EXCLUDING WOOD DECK: 756.25 M<sup>2</sup> (93.38%)

**SITE PLAN**  
SCALE: 1 : 200

**TREE PRESERVATION PLAN – 65 Wallace Street, Vaughan**  
July 30, 2024

This Plan is to be read in conjunction with the Tree Inventory and Preservation Plan

- Tree locations
- Tree Protection Zones
- Tree Protection Fence Locations
- Protection Fence Sign Locations
- Horizontal Protection Board Locations
- Hand Excavation Areas
- Trees to be Removed

Thomson Watson Consulting Arborists Inc., 4 Elmvalle Blvd, Stouffville. L4A 2Y3

1	ISSUED FOR ARBORIST	07 / 02 / 2024
NO.	REVISIONS	DATE

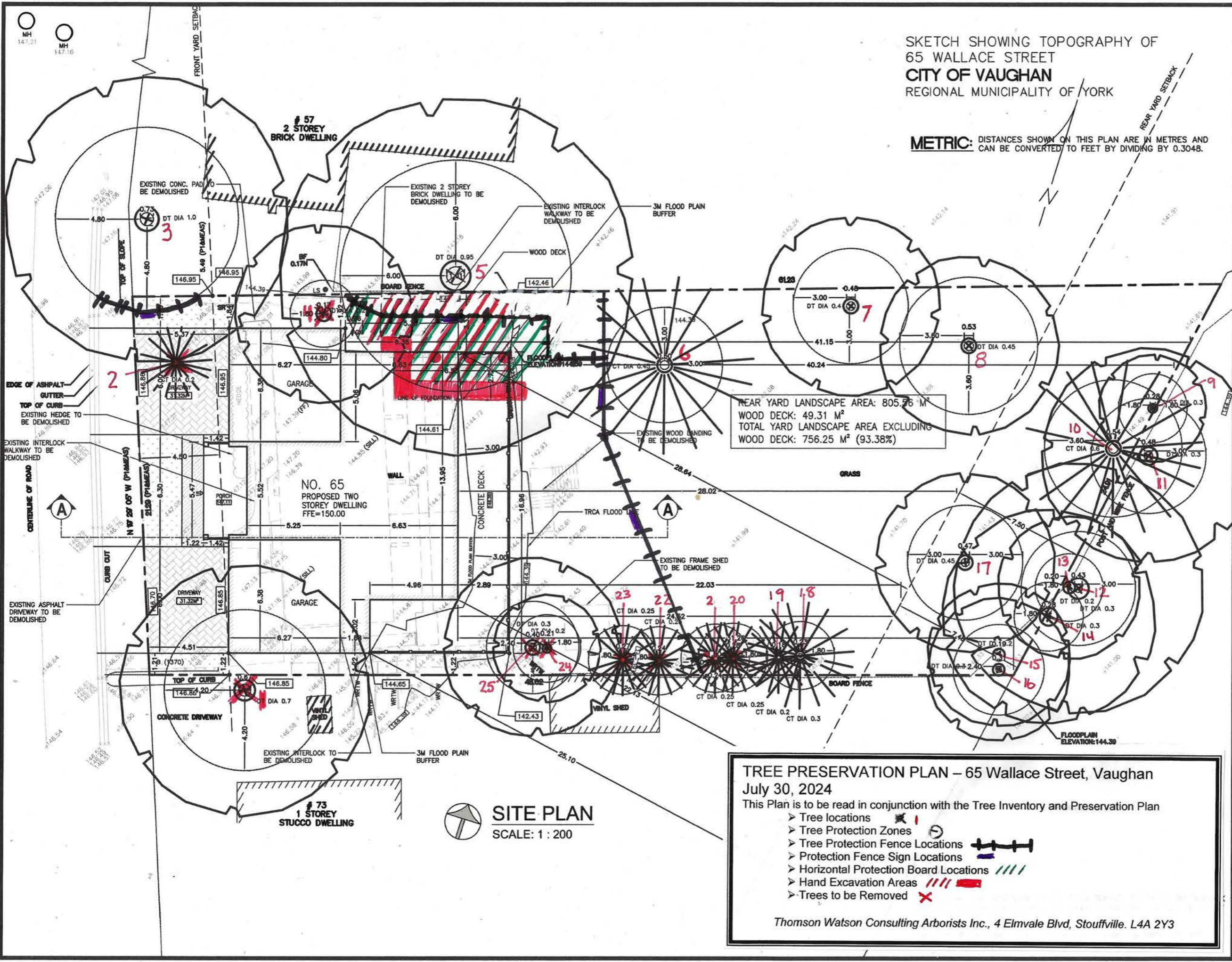
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.  
DO NOT SCALE DRAWINGS.

PROJECT COORDINATOR:  
**CANTAM**  
Group Ltd.  
PLANNING & BUILDING CONSULTANTS  
850 TAPSCOTT RD, UNIT # 51, TORONTO ON M1X 1N4  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT:  
PROPOSED TWO STOREY RESIDENCE  
AT 65 WALLACE STREET  
VAUGHAN, ON

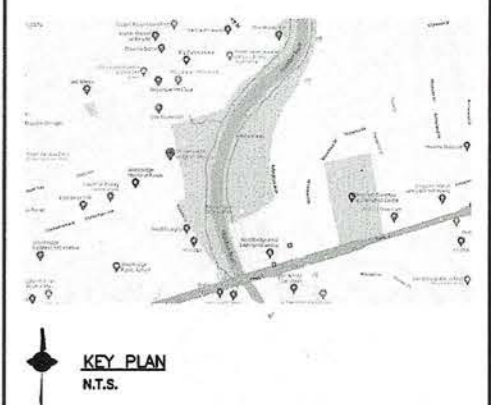
DRAWING:  
SITE PLAN

DATE: 07 / 02 / 2024	DRAWING NO. <b>A1</b>
SCALE: AS NOTED	
DRN: SS	CKD: YASO



SKETCH SHOWING TOPOGRAPHY OF  
65 WALLACE STREET  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

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**SITE PLAN**  
SCALE: 1 : 200

**TREE PRESERVATION PLAN – 65 Wallace Street, Vaughan**  
July 30, 2024

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- Trees to be Removed

Thomson Watson Consulting Arborists Inc., 4 Elmvalle Blvd, Stouffville. L4A 2Y3

1	ISSUED FOR ARBORIST	07 / 02 / 2024
NO.	REVISIONS	DATE

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PROJECT:  
PROPOSED TWO STOREY RESIDENCE  
AT 65 WALLACE STREET  
VAUGHAN, ON

DRAWING:  
SITE PLAN

DATE: 07 / 02 / 2024	DRAWING NO. <b>A1</b>
SCALE: AS NOTED	DRN: SS
	CKD: YASO



LANDSCAPE LEGEND

[Symbol]	GREEN LANDSCAPE
[Symbol]	WALK WAY
[Symbol]	DRIVE WAY PAVING

65 WALLACE ST. - VAUGHAN

LANDSCAPE CALCULATION FOR FRONT YARD

A	TOTAL FRONT YARD =	98.39 SQ.M.	1059.06 SQ. FT
B	DRIVEWAY AREA =	59.19 SQ.M.	637.1152 SQ. FT
C	LANDSCAPE AREA =	39.2 SQ.M.	421.9449 SQ. FT
D	% OF TOTAL FRONT YARD =		39.84%
E	HARD LANDSCAPE AREA =	7.69 SQ.M.	82.77439 SQ. FT
F	SOFT LANDSCAPE AREA =	31.51 SQ.M.	339.1705 SQ. FT
G	% OF TOTAL SOFT LANDSCAPE =		80.38%

SITE DATA: 65 WALLACE ST, VAUGHAN, ONTARIO

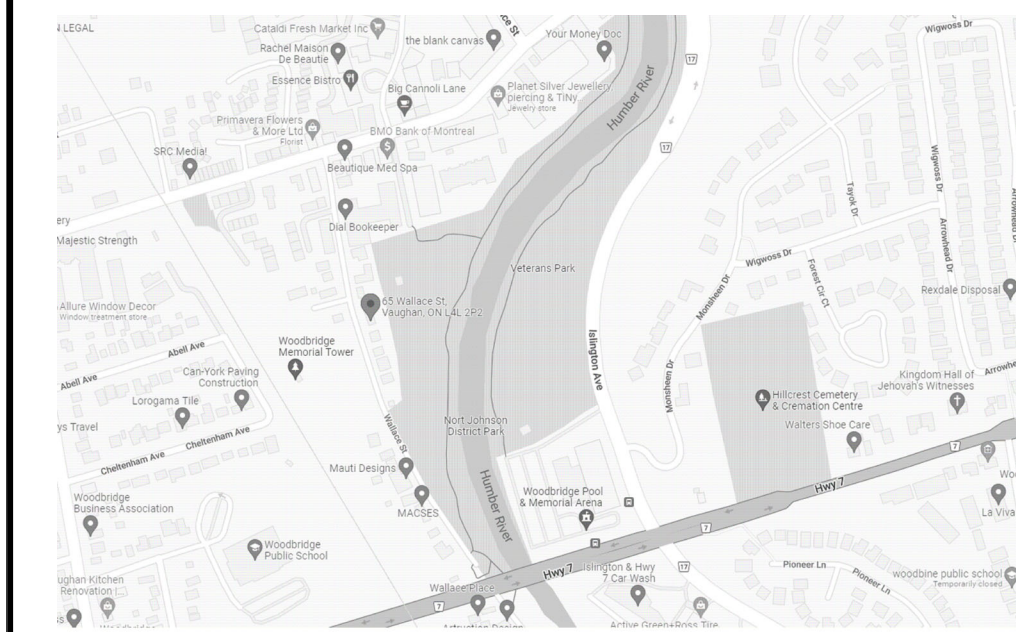
NEW ZONING CITY OF TORONTO : RESIDENTIAL 3

	PERMITTED	PROPOSED	REMARKS
MIN. LOT AREA:	360.00 sq. m.	1187.83 sq. m.	
MIN. LOT FRONTAGE:	12.00 m	21.29 m	
GROSS FLOOR AREA:			
FIRST FLOOR AREA:		127.52 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW:		212.62 sq. m.	
THIRD FLOOR AREA EXCLUDING OPEN BELOW:		212.62 sq. m.	
TOTAL GROSS FLOOR AREA =		552.76 sq. m.	
BUILDING FOOTPRINT AREA INCLUDING FRONT PORCH FOUNDATION:		283.80 sq. m.	
BUILDING FOOTPRINT AREA %:	40.00 %	23.89 %	
MAX. DWELLING UNIT LENGTH			
MIN. FRONT YARD SETBACK	4.50 m	4.51 m	
MIN. SIDE YARD RIGHT SIDE	1.20 m	1.22 m	
MIN. SIDE YARD LEFT SIDE	1.20 m	1.84 m	
MIN. REAR YARD SETBACK	7.50 m	31.26 m	
MAX. DRIVE WAY WIDTH	-	6.00 m	
MAXIMUM HEIGHT - FROM ESTABLISHED GRADE TO MIDPOINT OF SLOPED ROOF:	9.50 m	8.47 m	

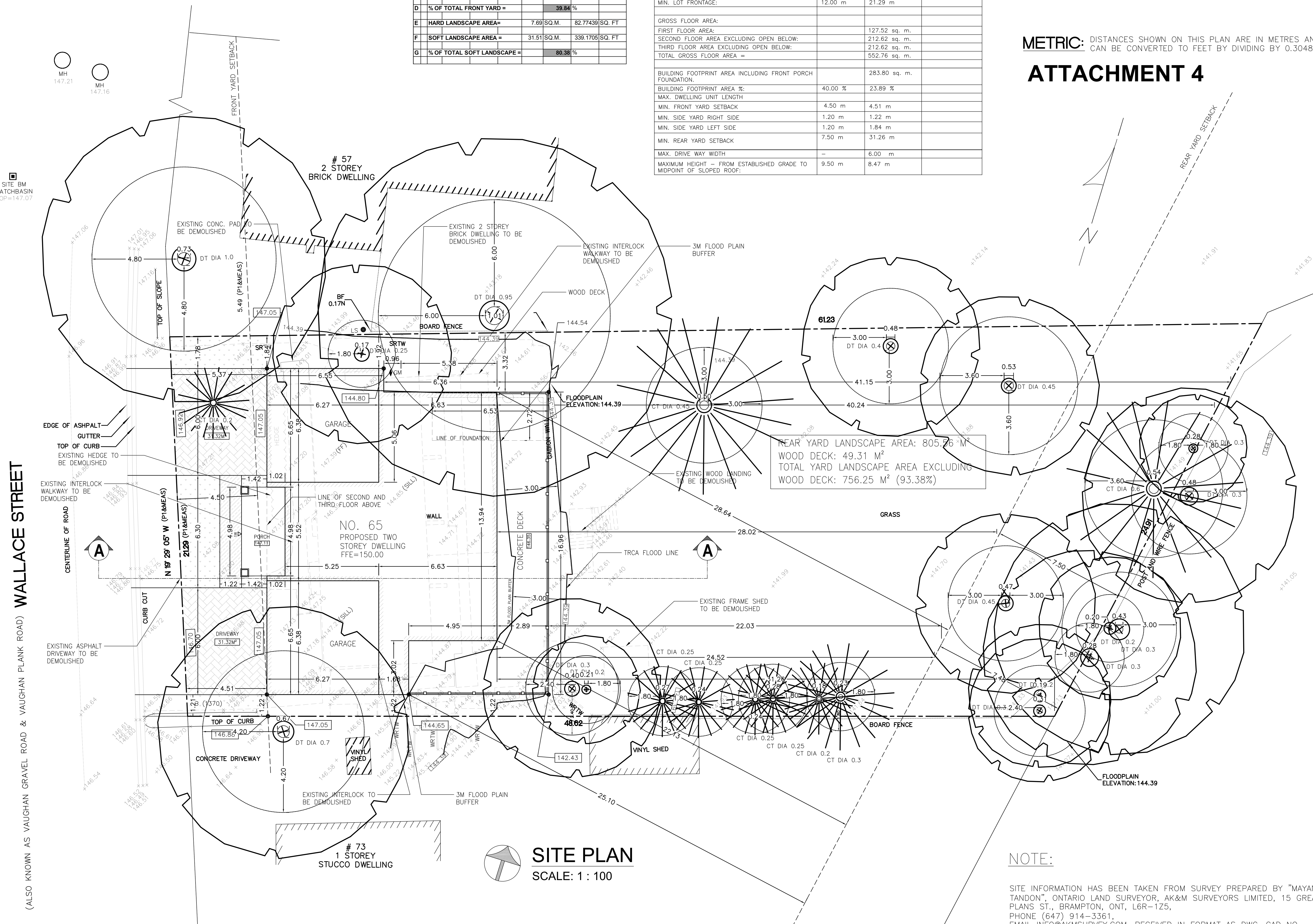
SKETCH SHOWING TOPOGRAPHY OF  
65 WALLACE STREET  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**ATTACHMENT 4**



KEY PLAN  
N.T.S.



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WOOD DECK: 49.31 M<sup>2</sup>  
TOTAL YARD LANDSCAPE AREA EXCLUDING WOOD DECK: 756.25 M<sup>2</sup> (93.38%)

**SITE PLAN**  
SCALE: 1 : 100

NOTE:  
SITE INFORMATION HAS BEEN TAKEN FROM SURVEY PREPARED BY "MAYANK TANDON", ONTARIO LAND SURVEYOR, AK&M SURVEYORS LIMITED, 15 GREAT PLANS ST., BRAMPTON, ONT, L6R-125, PHONE (647) 914-3361, EMAIL INFO@AKMSURVEY.COM, RECEIVED IN FORMAT AS DWG. CAD NO. 2021-162

4	ISSUED FOR HERITAGE	09 / 06 / 2024
3	ISSUED FOR ARBORIST	06 / 24 / 2024
2	REVISION AS PER TRCA	11 / 16 / 2023
1	ISSUED FOR REVIEW	05 / 01 / 2023
NO.	REVISIONS	DATE

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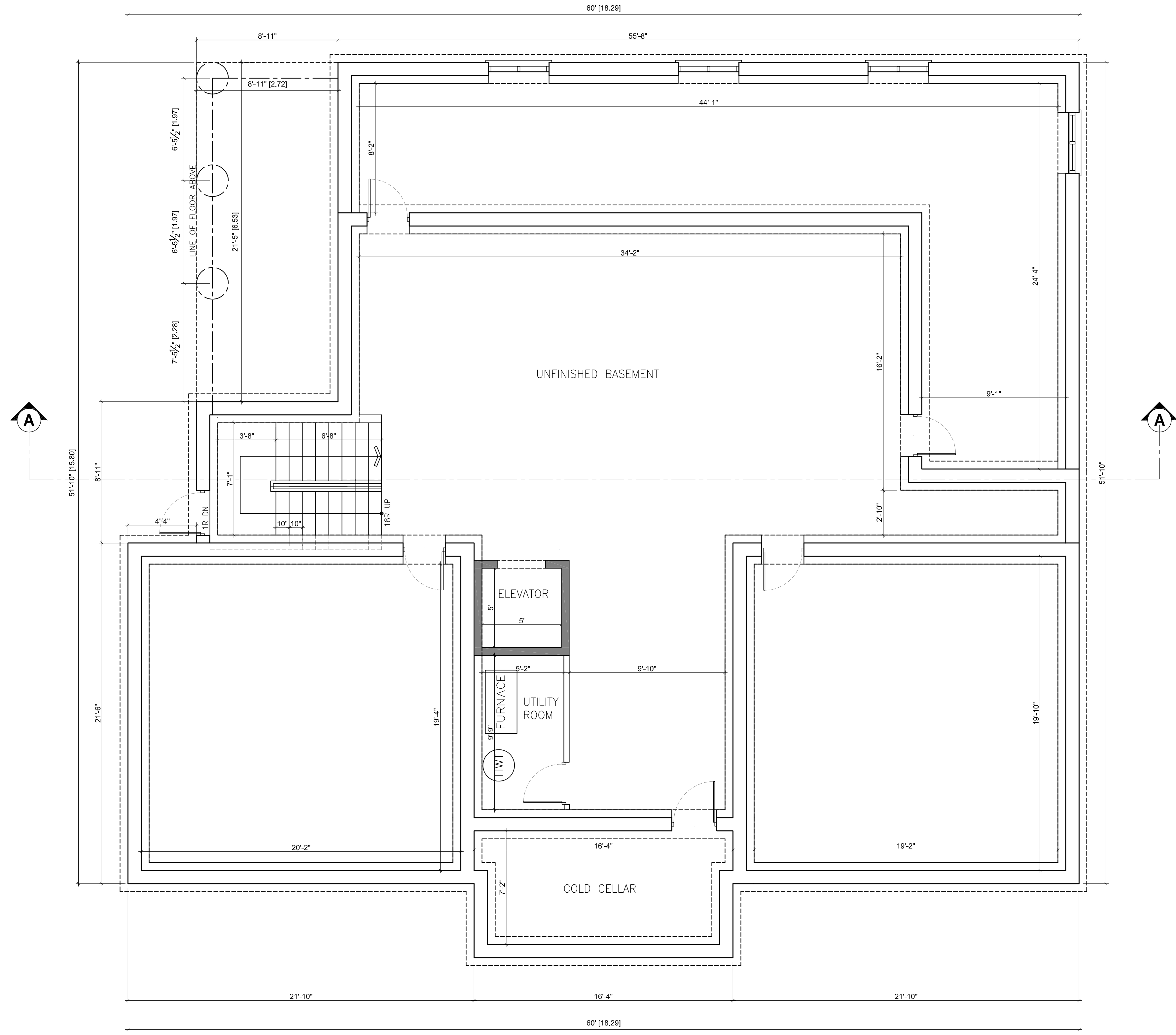
PROJECT COORDINATOR:  
**CANTAM**  
Group Ltd.  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

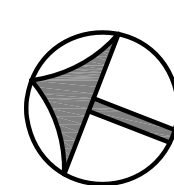
PROJECT:  
PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN, ON

DRAWING:  
SITE PLAN

DATE: 08/03/2022	DRAWING NO. <b>A1</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	

(ALSO KNOWN AS VAUGHAN GRAVEL ROAD & VAUGHAN PLANK ROAD) WALLACE STREET



 **BASEMENT FLOOR PLAN**  
SCALE : 1/4"=1'

NO.	REVISIONS	DATE
1.	ISSUED FOR HERITAGE	09 / 06 / 2024

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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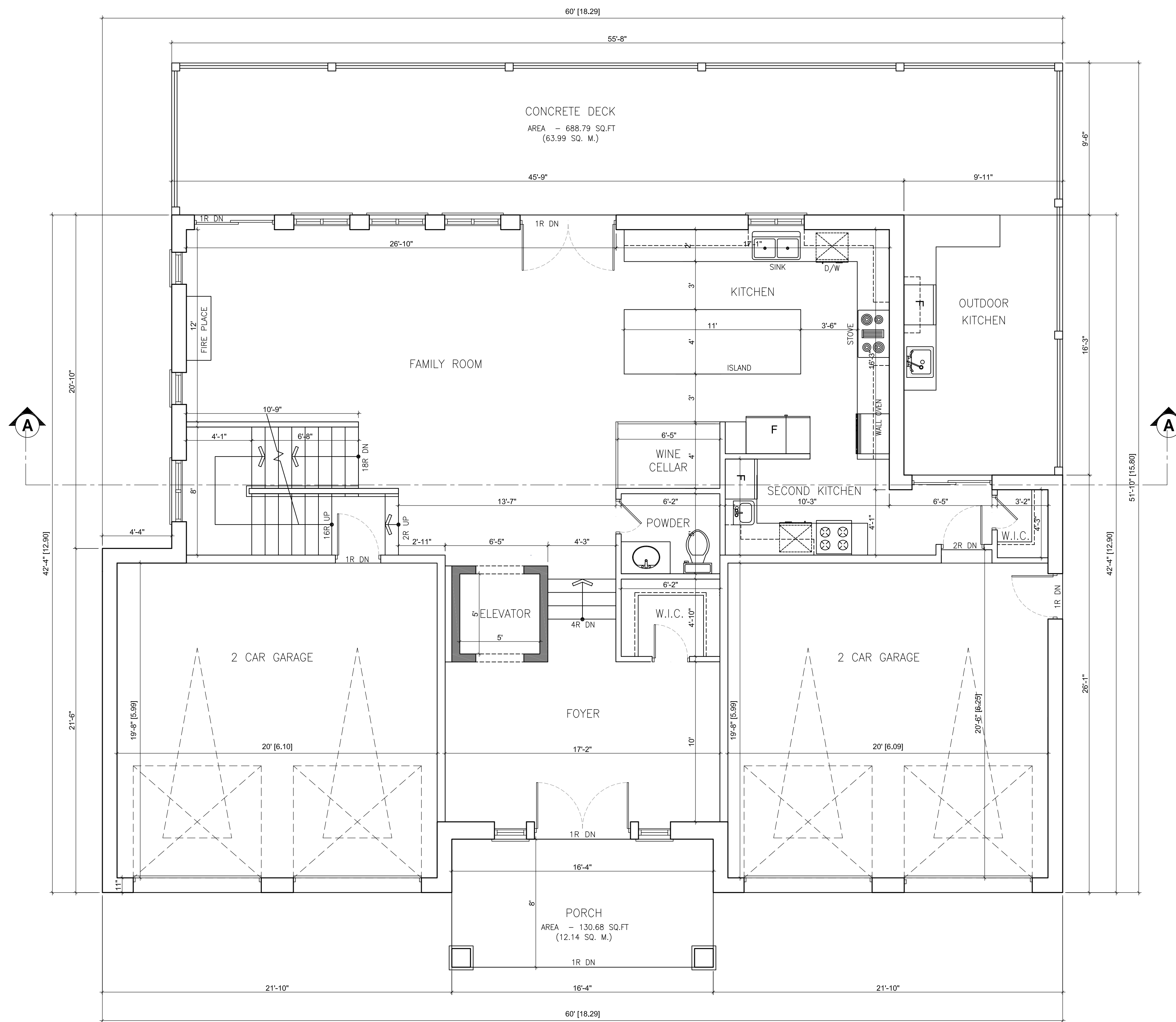
**CANTAM**  
*Group Ltd.*  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

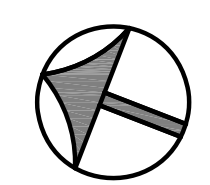
PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**BASEMENT FLOOR PLAN**

DATE: 04 / 04 / 2023  
SCALE: AS NOTED  
DRN: SPENCER CKD: YASO

DRAWING NO.  
**A2**



 **GROUND FLOOR PLAN**  
SCALE : 1/4"=1'

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

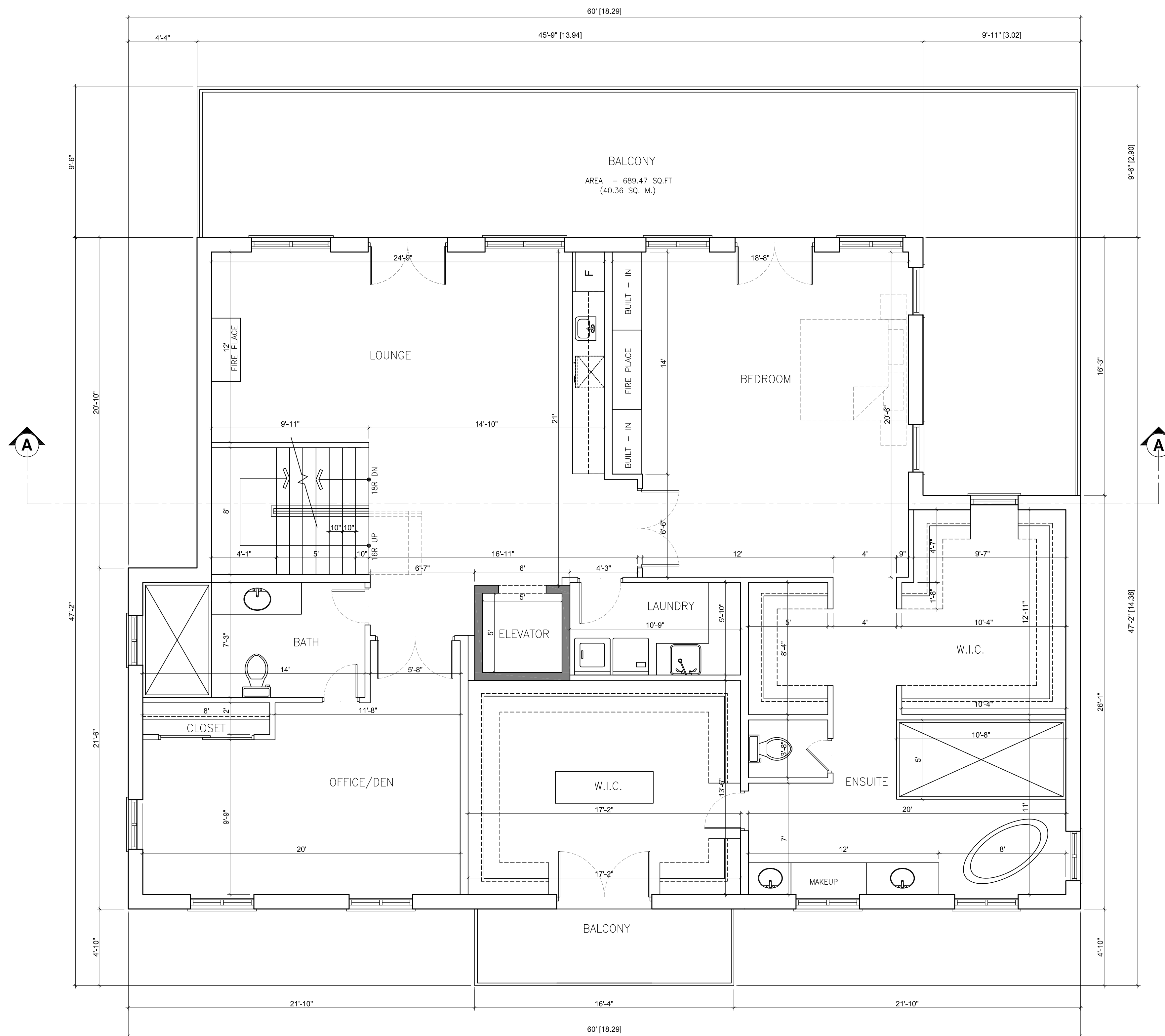
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**CANTAM**  
*Group Ltd.*  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**GROUND FLOOR PLAN**

DATE: 04 / 04 / 2023	<b>A3</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	



**SECOND FLOOR PLAN**  
SCALE : 1/4"=1'

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

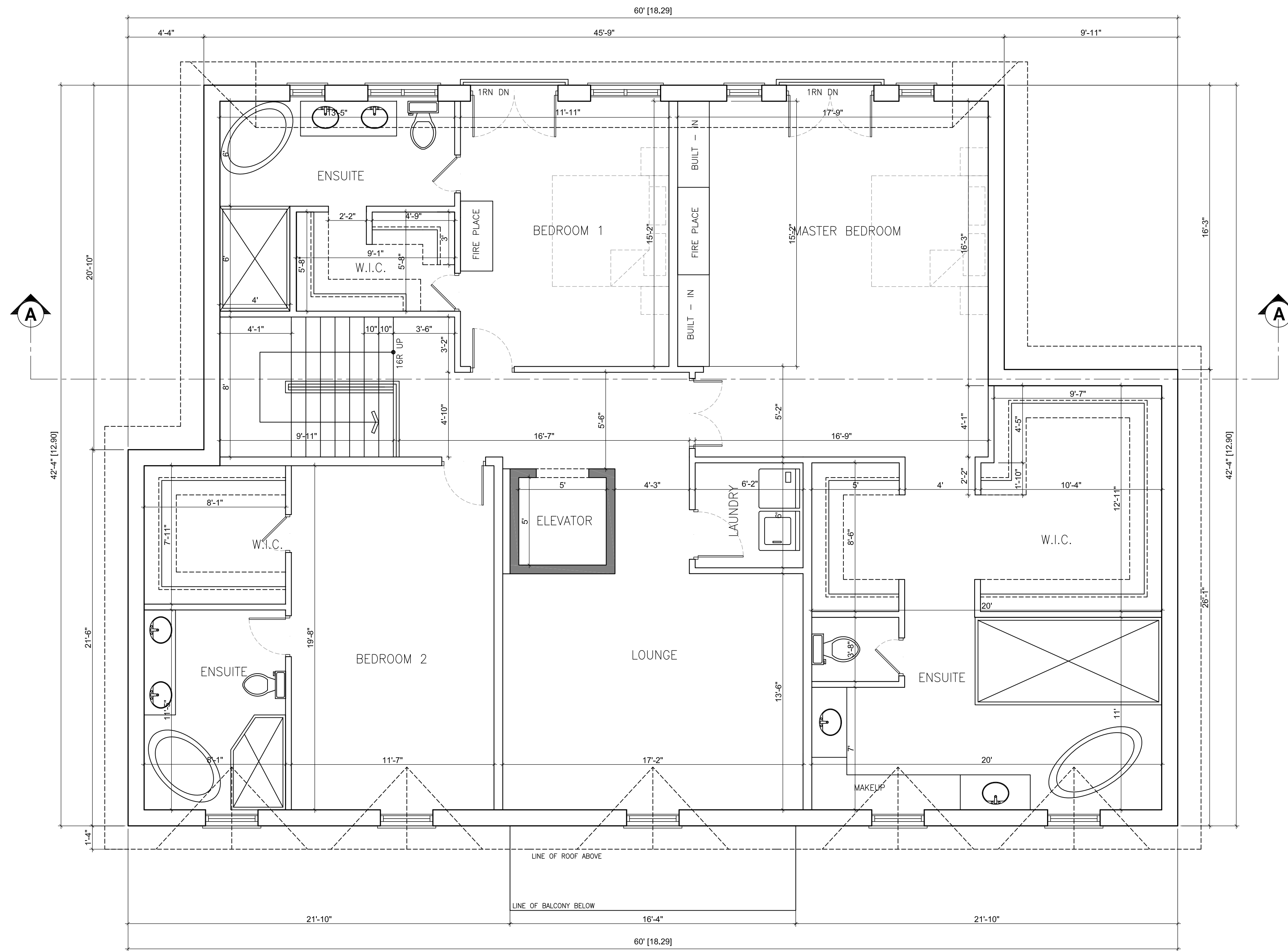
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PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**SECOND FLOOR PLAN**

DATE: 04 / 04 / 2023	DRAWING NO. <b>A4</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	



**THIRD FLOOR PLAN**  
SCALE : 1/4"=1'

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

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880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**THIRD FLOOR PLAN**

DATE: 04 / 04 / 2023

SCALE: AS NOTED

DRN: SPENCER CKD: YASO

DRAWING NO.  
**A5**





PROPOSED FRONT ELEVATION (OPTION 1)  
SCALE : 1/4"=1'

VOID TO SOLID RATIO CALCULATIONS				
LOCATION OF WALL	SOLID AREA		VOID AREA	
FRONT ELEV	961.63 SQ.FT (89.34 SQ.M)	64.50 %	529.21 SQ.FT (49.16 SQ.M)	35.50 %

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

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PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**FRONT ELEVATION**

DATE: 04 / 04 / 2023  
SCALE: AS NOTED  
DRN: SPENCER CKD: YASO

DRAWING NO.  
**A7**



**PROPOSED REAR ELEVATION**  
SCALE : 1/4"=1'

VOID TO SOLID RATIO CALCULATIONS				
LOCATION OF WALL	SOLID AREA		VOID AREA	
REAR ELEV	1487.10 SQ.FT (138.16 SQ.M)	71.68 %	587.50 SQ.FT (54.58 SQ.M)	28.32 %

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

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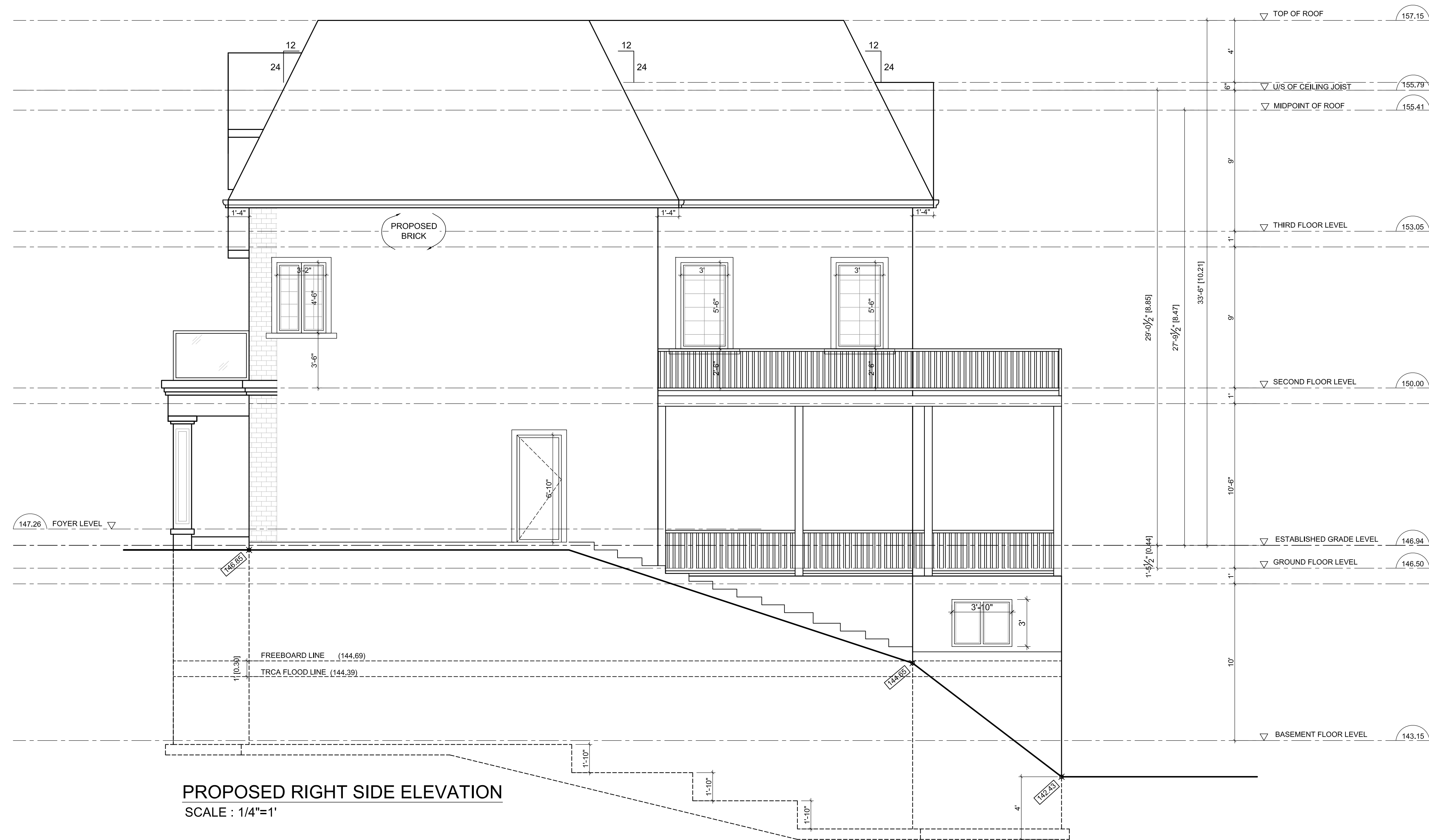
**CANTAM**  
*Group Ltd.*  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**REAR ELEVATION**

DATE: 04 / 04 / 2023  
SCALE: AS NOTED  
DRN: SPENCER CKD: YASO  
DRAWING NO. **A8**





PROPOSED RIGHT SIDE ELEVATION  
SCALE : 1/4"=1'

VOID TO SOLID RATIO CALCULATIONS				
LOCATION OF WALL	SOLID AREA		VOID AREA	
RIGHT SIDE ELEV	1012.85 SQ.FT (94.10 SQ.M)	92.85 %	77.94 SQ.FT (7.24 SQ.M)	7.15 %

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

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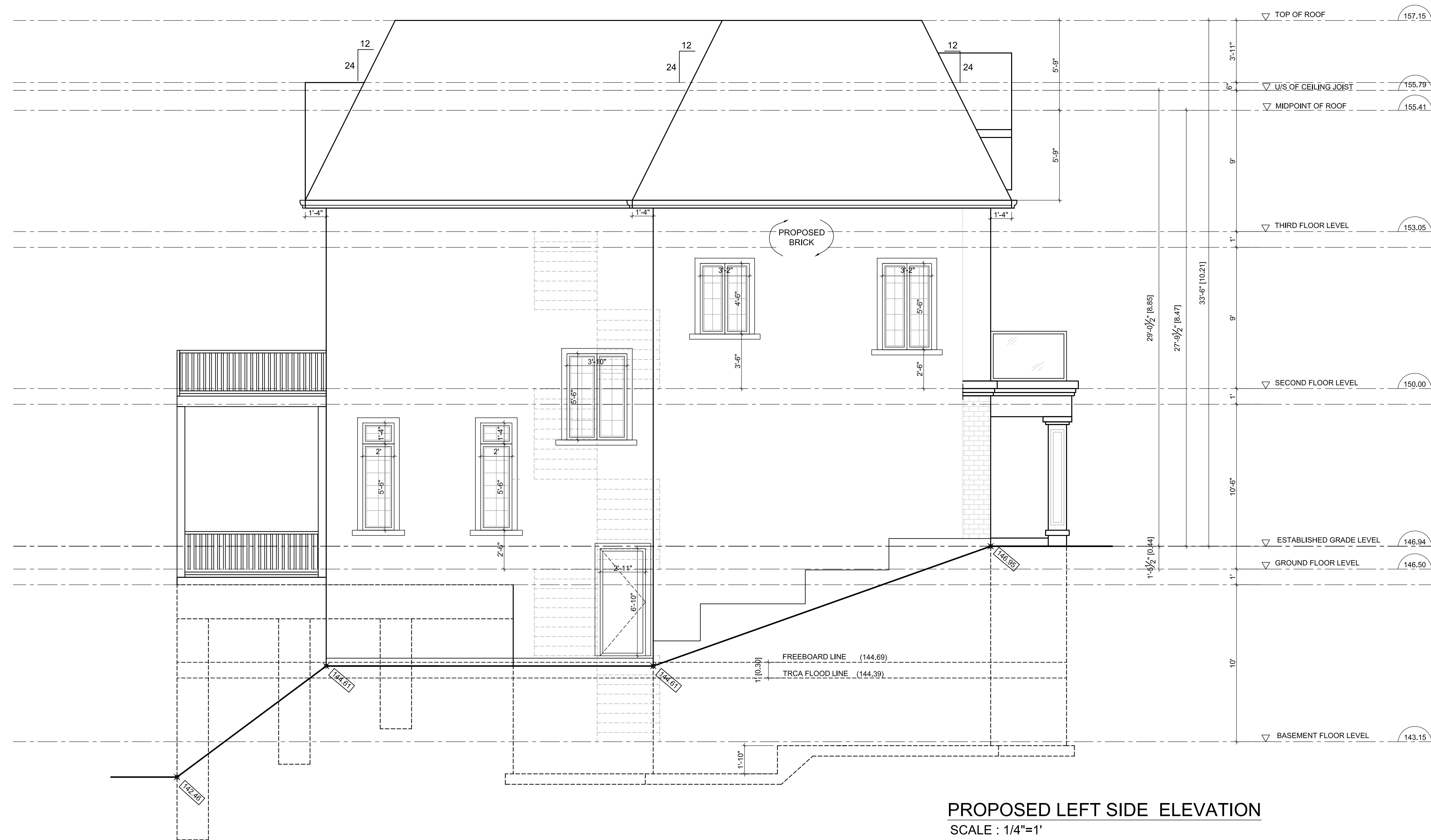
**CANTAM**  
Group Ltd.  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**RIGHT SIDE ELEVATION**

DATE: 04 / 04 / 2023  
SCALE: AS NOTED  
DRN: SPENCER CKD: YASO

DRAWING NO.  
**A9**



PROPOSED LEFT SIDE ELEVATION  
SCALE : 1/4"=1'

VOID TO SOLID RATIO CALCULATIONS				
LOCATION OF WALL	SOLID AREA		VOID AREA	
LEFT SIDE ELEV	1141.01 SQ.FT (106.00 SQ.M)	91.98 %	99.43 SQ.FT (9.24 SQ.M)	8.02 %

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

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TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON

DRAWING:  
LEFT SIDE ELEVATION

DATE: 04 / 04 / 2023  
SCALE: AS NOTED  
DRN: SPENCER CKD: YASO  
DRAWING NO. **A10**



**SECTION A-A**  
SCALE : 1/4"=1'

1.	ISSUED FOR HERITAGE	09 / 06 / 2024
NO.	REVISIONS	DATE

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PROJECT :  
**PROPOSED THREE STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAN , ON**

DRAWING:  
**SECTION A-A**

DATE: 04 / 04 / 2023	<b>A11</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF SURVEY SHOWING TOPOGRAPHY OF  
**PART OF LOT H**  
**REGISTERED PLAN No. 1200**  
**CITY OF VAUGHAN**  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:150

THE INTENDED PLOT SIZE OF THIS PLAN IS 712mm IN WIDTH BY 441mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

- 1) BEARINGS ARE GRID, AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOT H HAVING A BEARING OF N73°14'20"E AS SHOWN ON REGISTERED PLAN No.1200
- 2) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

**PART 2: SURVEY REPORT**

- 1) PART OF LOT H, REGISTERED PLAN No.1200
- 2) FENCES AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN

**BENCHMARK NOTE**

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF VAUGHAN BENCHMARK No. 237-66 HAVING A PUBLISHED ELEVATION OF 142.714 (CGVD 2013) METRES.

**LEGEND**

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
SIB	DENOTES STANDARD IRON BAR
CC	DENOTES CUT CROSS
IB	DENOTES IRON BAR
OU	DENOTES ORIGIN UNKNOWN
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
1370	DENOTES KROMAR SURVEYORS LTD., O.L.S
1943	DENOTES KAD LANKA SURVEYING INC., O.L.S
D&T	DENOTES DUNNING & TAYLOR, O.L.S
RP	DENOTES REGISTERED PLAN 1200
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY KAD LANKA SURVEYING INC., O.L.S., DATED: JUNE 5 <sup>TH</sup> , 2020
AC	DENOTES AIR CONDITIONER
BM	DENOTES BENCHMARK
BR	DENOTES BRICK
BF	DENOTES BOARD FENCE
CB	DENOTES CATCH BASIN
CLF	DENOTES CHAIN LINK FENCE
CONC	DENOTES CONCRETE
CT	DENOTES CONIFEROUS TREE
DT	DENOTES DECIDUOUS TREE
FDN	DENOTES FOUNDATION
FF	DENOTES FINISHED FLOOR
GM	DENOTES GAS METER
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
RTW	DENOTES RETAINING WALL
SRTW	DENOTES STONE RETAINING WALL
WRTW	DENOTES WOOD RETAINING WALL

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON 17<sup>TH</sup> DAY OF FEBRUARY, 2022

MARCH 6<sup>TH</sup>, 2022  
 DATE

MAYANK TANDON  
 ONTARIO LAND SURVEYOR

" This plan was signed with this scanned signature as a result of the emergency order related to the COVID-19 pandemic. "

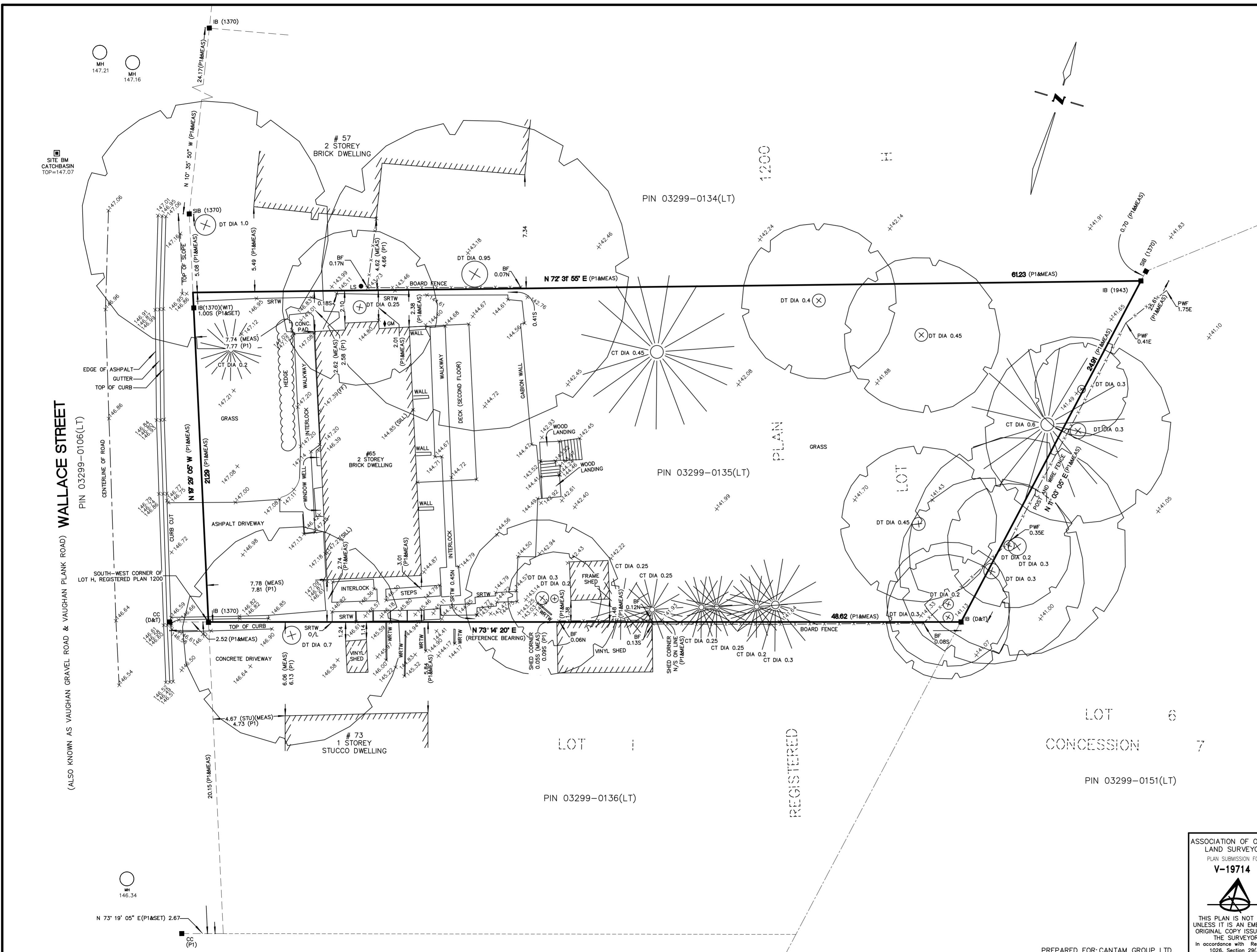
ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**V-19714**  
  
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

15 Great Plains Street  
 Brampton, Ontario  
 L6R-1Z5  
 Phone: (647) 914-3361  
 www.akmsurvey.com  
 Email: info@akmsurvey.com

**AKM**  
 AK&M SURVEYING LTD.

DATE: March 6, 2022 CHECKED BY: MT DRAWN BY: BFV PROJECT No.: 2021-162  
 FILE LOCATION: G:\Shared drives\AK&M Survey Ltd. Job Folders\2021-162\Drawing\2021-162-SRPR1.dwg

PREPARED FOR: CANTAM GROUP LTD.



WALLACE STREET  
 (ALSO KNOWN AS VAUGHAN GRAVEL ROAD & VAUGHAN PLANK ROAD)  
 PIN 03299-0106(LT)

REGISTERED  
 CONCESSION 7  
 LOT 6  
 PIN 03299-0151(LT)

PIN 03299-0136(LT)

PIN 03299-0135(LT)

PIN 03299-0134(LT)

















## Material List and Specifications

Prepared by Cantam Group Ltd.

880 Ellesmere Road Suite 234 Scarborough ON. M1P 2W6

880 Ellesmere Rd. Ste 234  
Toronto ON. M1P 2W6

Tel 416-335-3353  
Fax 416-335-7967  
[www.cantamgroup.com](http://www.cantamgroup.com)

Brick: Hamilton

# HAMILTON

**Manufactured In:**

City: Moncure

State: NC

The Moncure, North Carolina Collection is comprised of superior clay brick for building projects. Stronger and more sustainable than alternative cladding materials, its beauty, durability, and value is unmatched.



Brand: General Shale brick

Type: Face Engineer 3 1/2"W x 2 3/4"H 7 5/8"L

Colour: White

Reference: <https://generalshale.com/products/hamilton/>

Garage Door



Type: Wood

Colour: Dark Brown

### Entrance Door



Brand: Amberwood Doors Inc. (or similar)

Type: Wood (B81)

Colour: Dark Brown

Reference: <https://amberwooddoors.com/products/exterior/double-entry-doors/>

### Balcony Door



Brand: Amberwood Doors Inc. (or similar)

Type: Wood (B29)

Colour: Dark Brown

Reference: <https://amberwooddoors.com/products/exterior/double-entry-doors/>

Shingle:



Brand: IKO

Type: Nordic Performance IKO Shingles

Colour: Summit Grey

Reference: <https://www.iko.com/na/residential-roofing-shingles/performance/nordic/>

Eaves:



Black

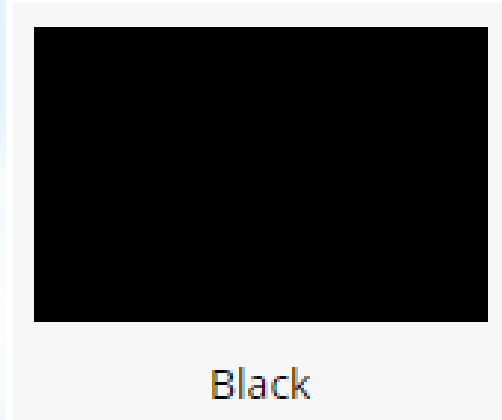
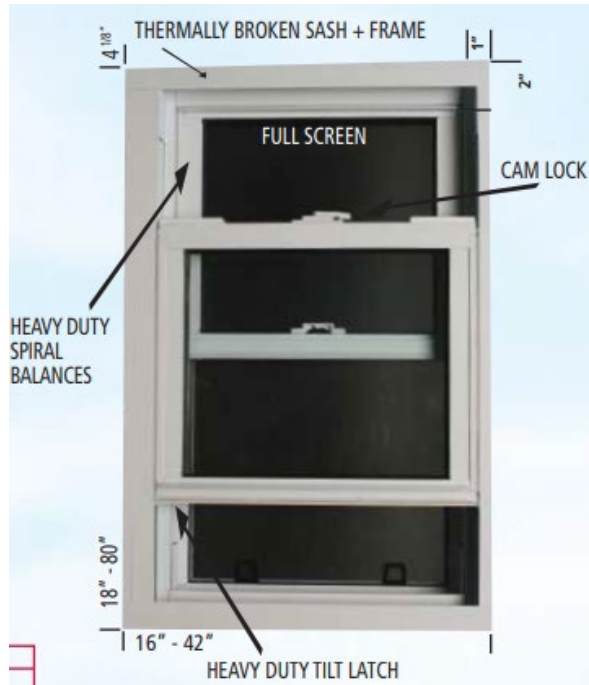
Brand: Gentek (or similar)

Type: Aluminum

Colour: Black

Reference: <https://www.gentek.ca/product-catalog/siding/eavestrough/>

Windows:



Brand: Gentek (or similar)

Type: Aluminum

Colour: Black

Reference: <https://www.gentek.ca/product-catalog/aluminum-windows/century-series-aluminum-windows/>



# PERFORMANCE

NORDIC™ & DYNASTY® SHINGLES

IKO.COM/NA



CLASS 4 IMPACT RESISTANT PERFORMANCE SHINGLES<sup>5</sup>

CLASS 3 IMPACT RESISTANT PERFORMANCE SHINGLES<sup>5</sup>

IKO PERFORMANCE SHINGLES WITH ARMOURZONE®





# BEAUTY you can see. QUALITY you can feel. PERFORMANCE you can trust.

As time goes by, you and yours will celebrate life's special occasions. You'll weather its many storms too. But when the wind whistles and blows; when the rain pours down and the snow piles up; when thunder and lightning rage outside, you'll find comfort in knowing you've provided your family safe shelter.



Shelter is among our most basic of human needs. Climate experts\* have confirmed that severe weather events such as straight-line winds, hurricanes, tornadoes, hail and thunderstorms occur more often, and in more places than ever before.

Your roof is your home's first line of defense against the ravages of Mother Nature, as well as normal, everyday temperature extremes, high winds, rain, snow and even flying debris. When it's time to replace your roof, don't take anything for granted. You want the peace of mind that comes from knowing your family is well-protected, safe and comfortable. So, don't settle for less than IKO Nordic or Dynasty Performance class shingles.

At IKO, four generations of family owned-and-operated experience go into everything we make. We go to extremes to ensure our roofing products will perform and protect your home and family for years to come. Because at IKO, it's not just roofing. It's roofing elevated.

\*The following studies and sources attest to the rise of severe weather • A 2013 climate analysis from Stanford University forecasts global warming to drive an increase in severe thunderstorm risk in the U.S. • The 2018 3M Economic Forecast for the U.S. Asphalt Roofing Study with data from the NOAA/National Weather Service Storm Prediction Center, reports the 18-year average for high-winded storm events is 24,751. • The National Geographic website cites an increase in all global weather events since 1980.

# Nordic™



Nordic shingles are available in select markets.



## Quite possibly THE BEST laminate asphalt shingle that money can buy.

When it comes to protecting your family, nothing but the best will do. We get it. IKO Nordic Performance shingles provide the ultimate in high-wind and hail protection, for your total peace of mind. No other laminated asphalt shingle offers the combination of heavy asphalt coverage, high-wind uplift prevention and highly effective impact resistance that Nordic does.

As weather patterns become more unpredictable, Nordic presents your best asphalt shingle option, no matter where you live. To achieve Nordic's superior weather resistance, we apply our special polymer-modified asphalt coating to an ultra-durable fiberglass mat. This advanced polymer coating is exceptionally pliable compared to regular-duty shingle asphalt and contributes to giving Nordic exceptional strength and resilience, high-wind resistance and added flexibility for application in cold temperatures.

Nordic shingles also outperform because they boast IKO's ArmourZone® — an enhanced nailing area that features a specially designed, tough reinforcing strip that offers incredible nail-holding power. Nordic shingles come with a 130 mph (210 km/h) limited wind warranty<sup>1</sup>. Plus, IKO's FastLock® sealant helps resist wind uplift and potential water infiltration.

To top it all off, Nordic shingles come in gorgeous hues created by combining our advanced high-definition color-blending technology with deep shadow bands for added dimension. For the ultimate in form and function, you simply can't make a better, smarter choice: IKO Nordic.

The "Power of Polymer" means that this coating acts like a shock absorber, qualifying Nordic shingles for a **Class 4 impact resistance rating**.<sup>5\*</sup> That's important because Class 4 is the highest such rating you can get for residential asphalt shingles.

\*This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details.<sup>5</sup>



# Dynasty®



## Mother Nature can howl all she wants.

Lesser shingles may tear or blow off when Mother Nature starts to howl, but IKO Dynasty holds on tight. Our oversized Dynasty shingles feature IKO's ArmourZone®. It's a 1-1/4" nailing area, made with a tough reinforcing woven band for incredible nail-holding power. In high winds, it helps shingles resist nail pull-through and shingle blow-off so well that they carry a 130 mph (210 km/h) limited wind warranty. In qualifying Dynasty for a Class 3 impact resistance rating,<sup>5\*</sup> we've further elevated the peace of mind that comes from knowing your home and family are well protected against Mother Nature's fury.

IKO Dynasty shingles qualify for a **Class 3 impact resistance rating**.<sup>5\*</sup> This may enable you to obtain a reduction in your homeowner insurance premium, if available.<sup>5\*</sup>

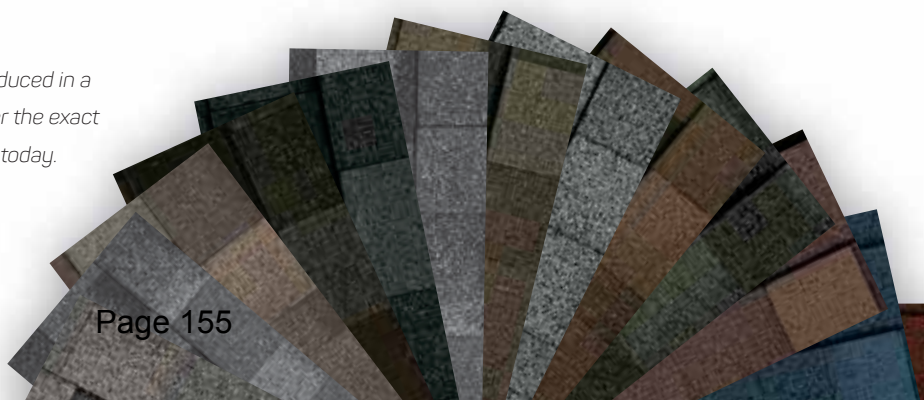
\*This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details<sup>5</sup>.

At the core of every Dynasty shingle is a durable fiberglass mat. This, along with its thick asphalt coating, makes it one of the heaviest shingles in its class. Dynasty's weight helps the shingles lie flat and stay put on your roof, thwarting the wind from prying them up. In addition, we apply IKO's proprietary FastLock® sealant along the bottom edge. When this special adhesive is activated by the radiant heat of the sun, it creates a super-strong bond to help shingles seal down to further defeat the wind.

To protect its asphalt and keep it performing its best, Dynasty is coated with colored granules. IKO's exclusive, advanced color-blending technology enables you to choose from high-definition hues to complement your home's style, enhance curb appeal and be the envy of the neighborhood.

### BEAUTIFUL HI-DEF COLOR BLENDS

IKO's Dynasty Performance shingles are produced in a wide array of unique color blends. To discover the exact color availability in your region, visit [IKO.com](http://IKO.com) today.



# Performance Elevated.

IKO Performance-class asphalt shingles are industry heavyweights because the more we put into them, the more you'll get out of them. Here's what elevates the performance of Nordic and Dynasty shingles.

## Performance Begins at the Core.

IKO Performance Shingles offer superior protection against wind uplift and water infiltration. Performance-class shingles are among the industry's heaviest thanks to a durable fiberglass mat covered with a thick coat of asphalt.



### Effective Sealing.

IKO's proprietary FastLock® sealant is among the industry's best for resisting wind uplift in hot or cold weather. When activated by the sun's heat, it gets extra-tacky and creates a strong bond to help ensure maximum protection against wind uplift and blow-off.

**Laminate Adhesive.** Five strips of our tough, construction-grade adhesive are used to laminate the shim to the tooth.

**Built-in Algae Resistance.** Colorfast algae-resistant granules help inhibit the growth of blue-green algae, which can cause unsightly black streaks, stains or discoloration.

## Impact Resistant Shingles



**IKO Nordic Shingles** Feature a Class 4 impact resistance rating.<sup>5\*</sup>

Their polymer-modified asphalt coating acts like a shock absorber.



**IKO Dynasty Shingles** Feature a Class 3 impact resistance rating.<sup>5\*</sup>

\*This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details.<sup>5</sup> Nordic shingles are available in select markets.

### Granule Coverage and Adhesion.

We quarry, crush and colorize our granules to exact specifications. The granules' main purposes are to protect the underlying asphalt against damage from the sun's harmful rays and to help inhibit the natural weathering process.

Our exclusive, advanced color-blending technology creates beautiful, high-definition color blends you'll love to see on your home.

**Nail-Holding Power.** Our Performance shingles are reinforced with IKO's "ArmourZone®." The 1 1/4-inch wide nailing surface for correct nail placement, with a tear-resistant, woven band on the back, provides even more fastening strength over a wider surface. Nails applied in this area are optimally positioned to help resist nail pull-through and shingle blow-off, even in high-wind conditions.

THE IKO ADVANTAGE<sup>3,4</sup>

Limited Warranty <sup>1</sup>	Limited Lifetime <sup>2</sup>
Iron Clad Protection <sup>1</sup>	15 Years
Limited Wind Warranty <sup>1</sup>	130 mph (210 km/h)
Blue-Green Algae Resistant <sup>1</sup>	Yes

Length	40 7/8 in (1,038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage per Bundle	33 1/3 ft <sup>2</sup> (3.1 m <sup>2</sup> )

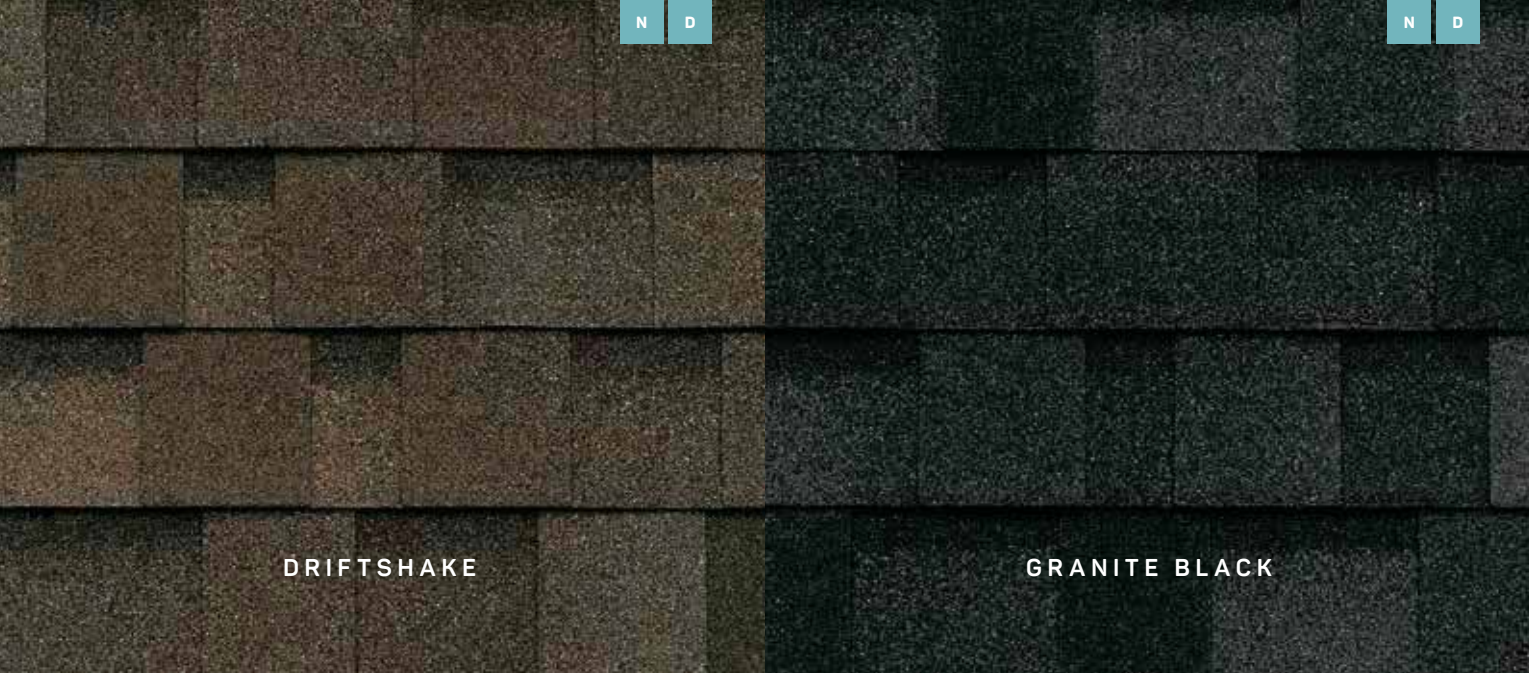
ASTM D3462, ASTM D3018, ASTM D3161 – Class F, ASTM D7158 – Class H, ASTM E108/UL 790 – Class A, FM 4473 – (Class 4<sup>5</sup> - Nordic, Class 3<sup>5</sup> - Dynasty)

**NOTE:** Product and color availability may vary by region. Products with Miami Dade NOA and FBC product approval listings are available. Meets requirements of the Texas Department of Insurance. Please contact IKO for details. <sup>1</sup>See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. <sup>2</sup>"Lifetime" means the period of time commencing on the date of the completion of the installation of the shingles on the building and continuing so long as the owner owns the building on which the shingles were installed. <sup>3</sup>All values shown are approximate. <sup>4</sup>Products are developed with reference to these standards. <sup>5</sup>This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer and damage from hail is not covered by the Limited Warranty. IKO recommends the use of its Class 4 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 4 impact resistance rated shingles, and the use of no less than its Class 3 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 3 impact resistance rated shingles. For further detail concerning the FM 4473 standards, visit the FM Approvals website.

Extreme BEAUTY you can see. You'll love how IKO Nordic and Dynasty Performance laminated shingles can enhance the appearance of your home.



Color Featured: Granite Black



N D

N D

DRIFTSHAKE

GRANITE BLACK

An array of eye-catching, high-definition color blends are offered to complement any style of home. Deep shadow bands provide breathtaking contrast, while highlights punctuate the pattern. Your biggest challenge? Narrowing your choice down to just one favorite.



N D

**CORNERSTONE/WEATHERWOOD**

**CORNERSTONE/WEATHERWOOD**

*Natural, relaxed, stately, welcoming.*

**PERFECT PAIRINGS:** Stone, wood, brick, masonry, siding (especially cream, beige or grey).

**DRIFTSHAKE**

*Warmly casual, relaxed, breezy.*

**PERFECT PAIRINGS:** Stone, logs, brick, wood, siding (especially brown, cream or grey).

**GRANITE BLACK**

*Formal, classic, urban chic, traditional, elegant.*

**PERFECT PAIRINGS:** Stone, brick, masonry, siding (especially red, white or grey).

**BROWNSTONE**

*Rustic charm, sophisticated urban chic.*

**PERFECT PAIRINGS:** Stone, brick, wood, siding (especially light, medium or dark brown, cream or grey).

**FROSTONE GREY**

*Clean, contemporary, upscale, unexpected.*

**PERFECT PAIRINGS:** Natural stone, grey masonry, grey or white siding.



N D

**BROWNSTONE**



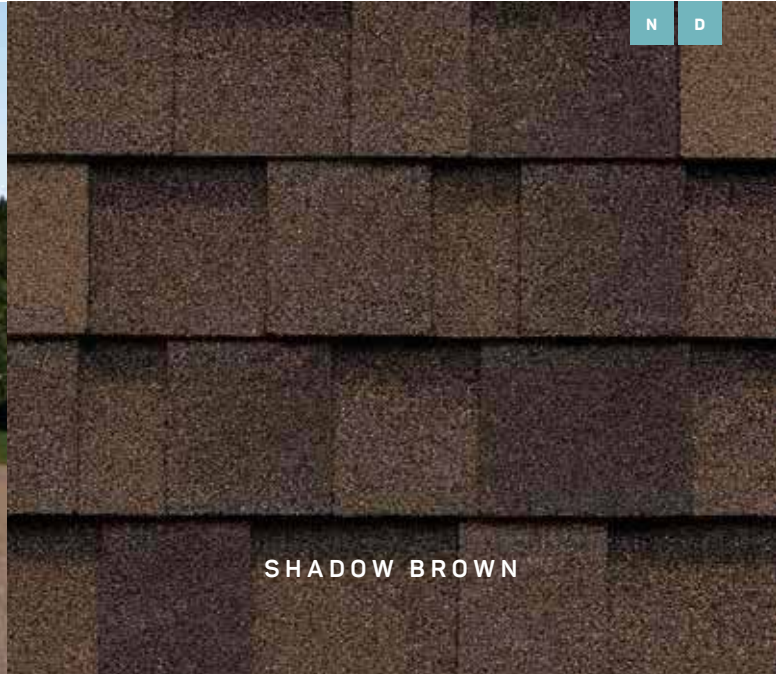
N D

**FROSTONE GREY**

Do you want your home to stand out dramatically or blend in harmoniously? Either way, you're sure to boost your home's curb appeal and potentially its resale value with our high-quality Performance shingles.



Color Featured: Shadow Brown



SHADOW BROWN

**SHADOW BROWN**

*Transitional shades and earthy tones. Classic or contemporary elegance.*

**PERFECT PAIRINGS:** Stone, wood, masonry, brick, siding (especially brown, grey or cream).

**SUMMIT GREY**

*Bold, dramatic, timeless.*

**PERFECT PAIRINGS:** White or grey stone, brick or siding; black, white or grey trim.

**GLACIER**

*Stately, formal, elegant, traditional.*

**PERFECT PAIRINGS:** Stone, brick, masonry, siding (especially white, dove-grey or midnight-blue).

**EMERALD GREEN**

*Earthy, natural, soothing.*

**PERFECT PAIRINGS:** Log, wood or earth-tone composite siding, brick (especially red); brown black or dark green trim.

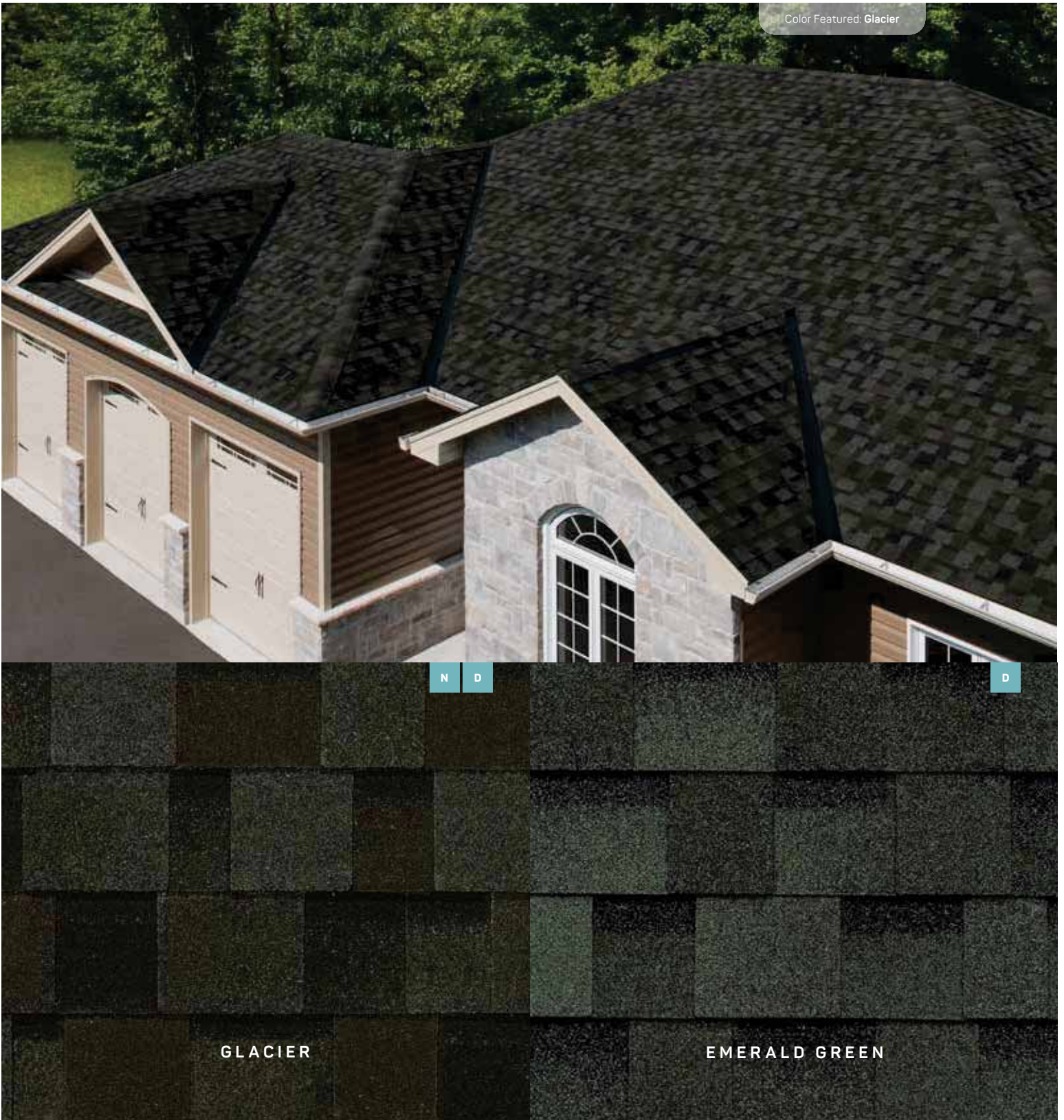


SUMMIT GREY



▶ COLOR VIDEOS

Our color blends are all high-definition, with deep shadow bands and color gradations that combine to create texture and visual appeal. Don't be surprised when people ask what kind of shingles are on your home.



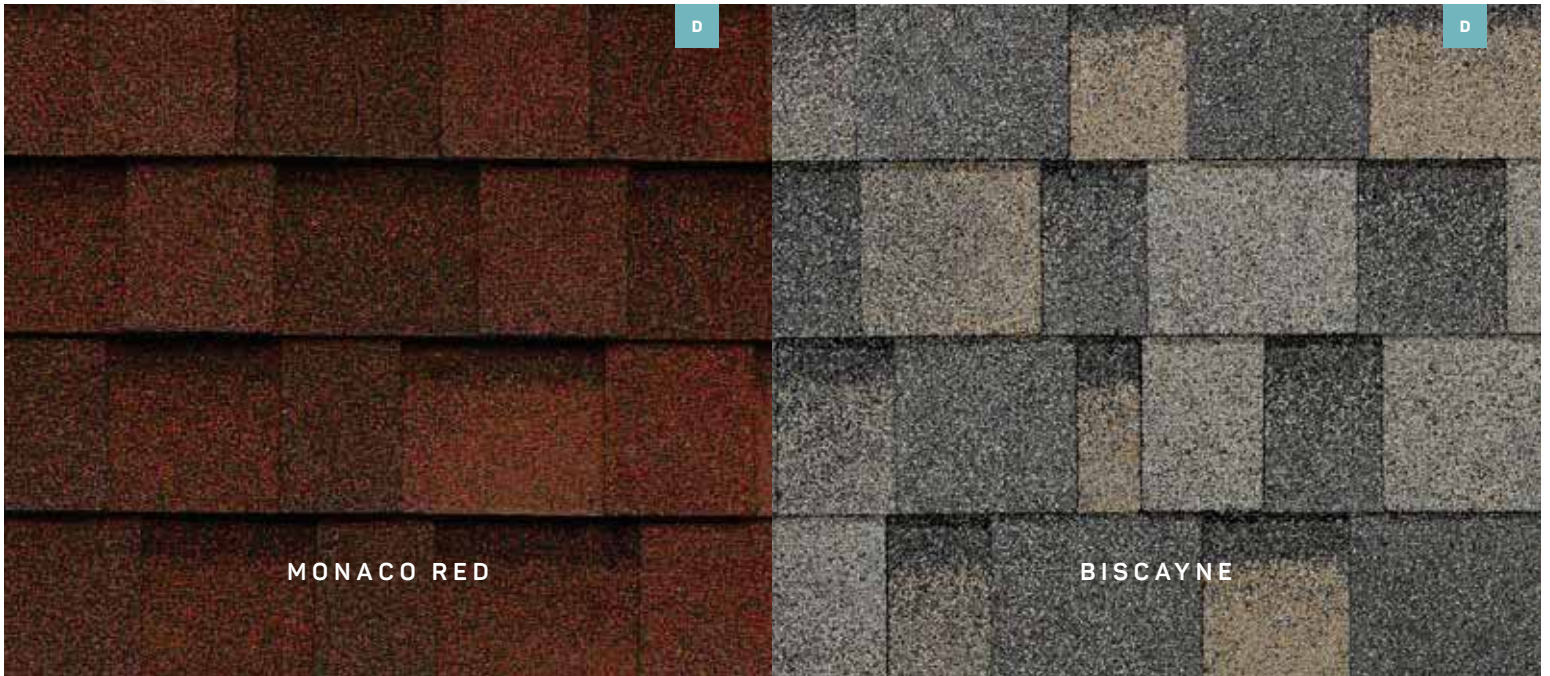


The perfect finishing touch is with IKO ridge cap shingles that complement the high-definition color blends of IKO Dynasty and Nordic Performance shingles.

**MONACO RED**

*Bold, dramatic, eye-catching.*

**PERFECT PAIRINGS:** White, grey or beige stone siding or brick; white, grey, beige or black trim.



MONACO RED

BISCAYNE

Color Featured: Monaco Red



**BISCAYNE**

*Laid-back, welcoming, carefree.*

**PERFECT PAIRINGS:** Stone, wood, brick, siding (especially white or various pastels).

**ATLANTIC BLUE<sup>6</sup>**

*Enduring, daring, different.*

**PERFECT PAIRINGS:** White or grey siding, stone or brick; white or grey trim.

**SENTINEL SLATE**

*Classic, dramatic, upscale urban.*

**PERFECT PAIRINGS:** White or grey stone, brick or siding; black, white or grey trim.



ATLANTIC BLUE<sup>6</sup>

SENTINEL SLATE  
AVAILABLE IN SELECT MARKETS

Can't decide on a shingle color? IKO **ROOFViewer**<sup>®</sup> to the rescue!

IKO's exclusive **ROOFViewer** interactive shingle selector tool available at IKO.com, lets you mix 'n' match our shingles based on home style, color of siding and other elements. Or upload a photo of your actual home.

<sup>6</sup>Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

**IMPORTANT!** To ensure complete satisfaction, please view several full-size shingles and an actual roof installation prior to final color selection, as the shingle swatches and photography shown online, in our brochures and in our **ROOFViewer** tool may not accurately reflect shingle color and do not fully represent the entire color blend range, nor the impact of sunlight.

# PROFORMAX™

INTEGRATED ROOFING ACCESSORIES

Shingles are your home's first line of defense, but they protect, perform and look their best installed with the **IKO Proformax Integrated Roofing Accessories** shown below.



PROFORMAX ROOFING COMPONENTS	1a 1b 1c DECK PROTECTION	2 SYNTHETIC UNDERLAYMENT	3 ROOF STARTERS	4 CAPPING SHINGLES
Nordic™	IKO GoldSeam™ IKO StormShield®	IKO Stormtite®	IKO Leading Edge Plus™ or IKO EdgeSeal®	IKO UltraHP® IR IKO Hip & Ridge Class 4
Dynasty®	IKO GoldSeam™ IKO StormShield®	IKO Stormtite®	IKO Leading Edge Plus™ or IKO EdgeSeal®	IKO UltraHP® IR IKO Hip & Ridge 12™

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.



IKO.COM/NA

To find out more about Dynasty and Nordic Performance shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly.

United States 1-888-IKO-ROOF (1-888-456-7663)

Canada 1-855-IKO-ROOF (1-855-456-7663)



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# Century Series Aluminum Windows



- Custom Homes
- Health Care
- Office
- Churches
- Restaurants
- Multi Family
- Residential
- Industrial
- Education

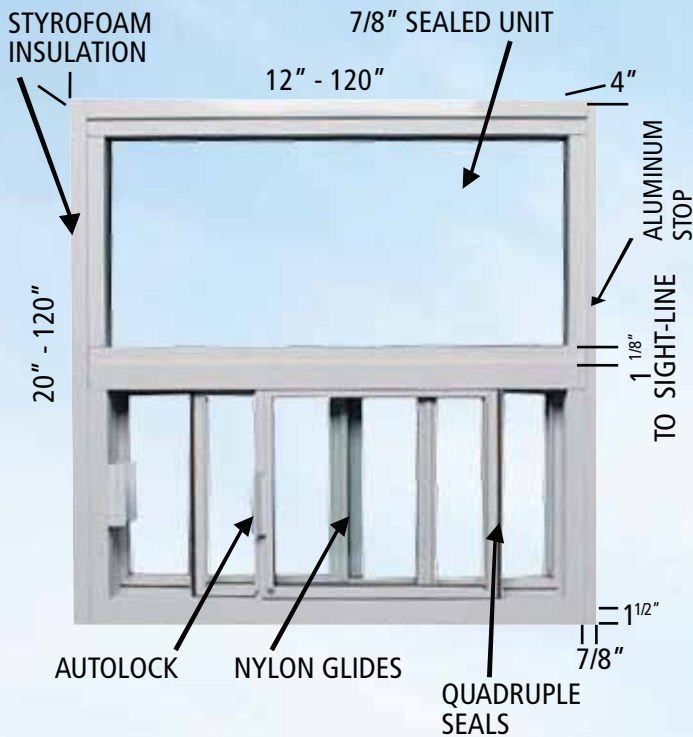
*Over forty styles to choose from*

Page 164

 **GENTEK**<sup>®</sup>  
GENTEK BUILDING PRODUCTS

# Century Series

## Aluminum Windows



### Fixed #7400 Fixed / 4 Panel Slider #7410 4 Panel Slider #7401

#### Features:

- Continuous positive pressure seal with aluminum stops
- Narrow sight lines
- Nylon glides



#### Test Results

	Fixed	Slider
Air:	Pass	A3
Water:	B6	B7
Structural:	C5	C3
Test Size:	78" W x 78" H (2000 x 2000mm)	62" W x 39" H (1600 x 1000mm)

#### Popular Combinations:



### Double Hung Tilt #7000

#### Features:

- Two-tone colours available
- Thermally broken sash and frame
- Tilt-in option for easy cleaning
- Available in double or single hung configuration



#### Test Results

Air:	A3
Water:	B3
Structural:	C3
Test Size:	39" W x 62" H (1000 x 1600mm)

#### Popular Combinations:



# Century Series

## Aluminum Windows



### Awning #7200 Casement Left #7300 Casement Right #7301

#### Features:

- Concealed hinges
- Beveled sash
- Sash flush with frame, no unsightly overlap



#### Test Results

	Casement	Awning
Air:	A3	A3
Water:	B7	B7
Structural:	C3	C4
Test Size:	32"W x 72"H (815 x 1830mm)	39"W x 39"H (1000 x 1000mm)

#### Popular Combinations:



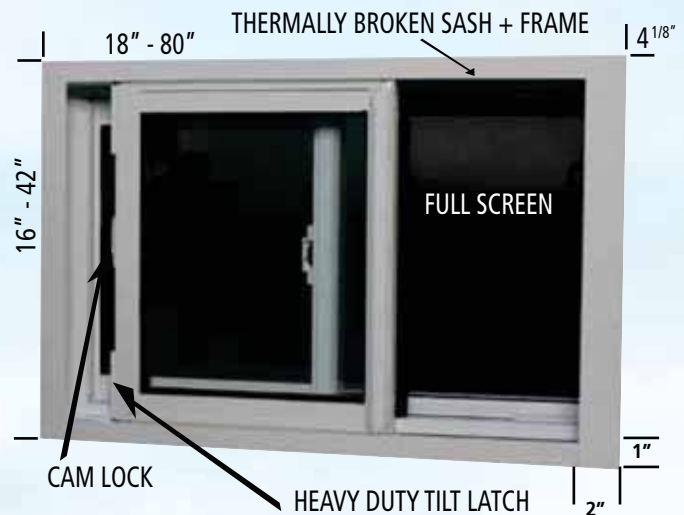
### Double Slider Tilt #7100

#### Features:

- Thermally broken sash and frame
- Double or single slider configurations

#### Test Results

Air:	A3
Water:	B2
Structural:	C2
Test Size:	62"W x 39"H (1600 x 1000mm)



#### Popular Combinations:



# Finishes

ALL PRODUCTS AVAILABLE IN TWO TONE COLOURS

Colours are: white, black, chestnut brown, commercial brown, ivory, sandalwood, clear anodized

CUSTOM COLOURS ARE AVAILABLE

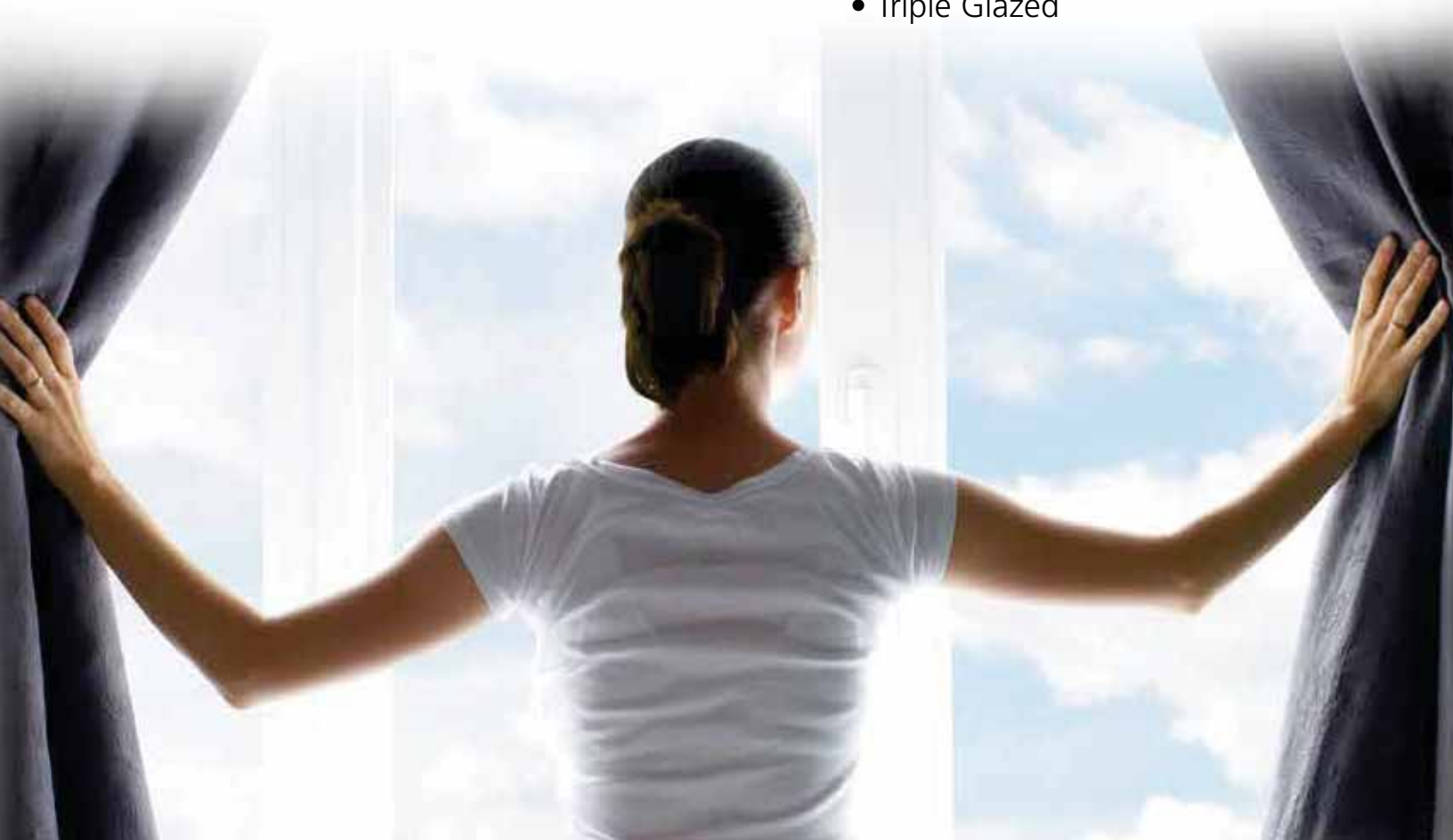
\*Not all styles available in all colours

## Options

- Limit locks
- Bay and Bow windows
- Round Tops
- Specialty Shapes
- Decorative Grills

## Glazing Options

- Low-E
- Argon gas
- Frosted glass
- Tinted glass
- Tempered
- Triple Glazed



**GENTEK®**

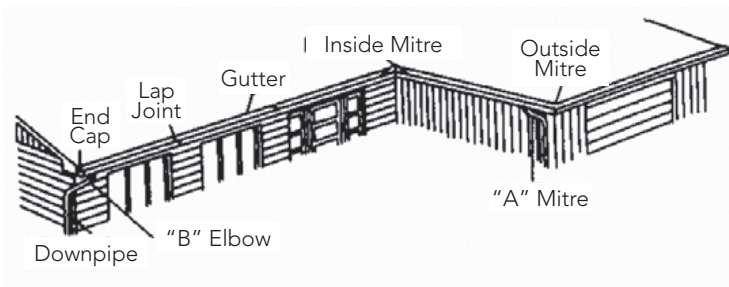
GENTEK BUILDING PRODUCTS

[www.gentek.ca](http://www.gentek.ca)



# ALUMINUM SOFFIT, FASCIA & RAINWARE INSTALLATION GUIDE





## General Information

Gentek Building Products supplies K style gutter in the standard 5" size. Contact your local branch for standard lengths and sizes in your area.

\* This installation guide applies to the standard 5" gutter.

During installation take care not to damage the baked enamel finish. When installation is complete wash the finish with a non-abrasive liquid cleaner. Touch up the heads of all pop rivets to match the gutter, elbow and downpipe colour. Working on one wall at a time, assemble gutter and accessories on the ground, starting with a corner or the end of a run. Allow a minimum of 65 mm (2 1/2") of gutter length for each lap joint.

**Note:** All measurements are written in the SI metric system, nominal imperial equivalents are provided in brackets.

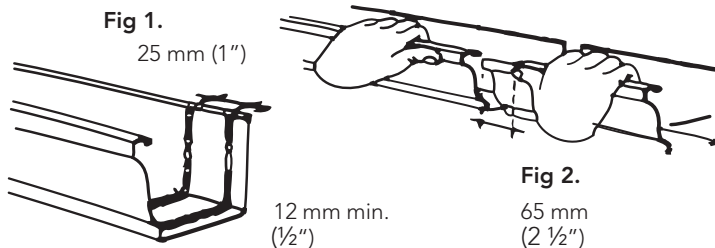
## Lap Joints

Start the lap by cutting 65 mm (2 1/2") off the top of the inside gutter front lip. Apply two beads of gutter sealant, 2 mm (1/16") thick over the inside of the outside gutter, the first bead a minimum 12 mm (1/2") from the gutter end and the second bead 25 mm (1") further in. (See Fig.1).

Fit the two gutter ends together (see Fig. 2) fastening them with seven pop rivets located between the two beads of sealant - two in the front, three in the bottom, two in the rear - making sure the completed lap is snug and free from gaps. Use a No. 30 drill for pop rivets holes. Apply sealant to the full length of seam and to pop rivets. Fit laps so that water runs over, not into, the lap joint.

In locations where the temperature range is large, pop rivets may fracture due to expansion and contraction of gutter with a total "straight line" length over 6 m (20').

Alternatively, a 65 mm (2 1/2") overlap - with generous beads of high grade silicone sealant which retains its elasticity - may prove more satisfactory. Try to ensure there is a spike and ferrule or gutter bracket close to the joint to provide good support.



## End Caps

Apply a bead of sealant inside the gutter over the full length of the joint between the end cap and gutter. Seat the cap over the gutter end and tap lightly with a hammer. Fasten the cap to the gutter in at least three places – one each at the front, the bottom, and the rear – using pop rivets or crimping tool. (See Fig. 3).

## Hanging Gutter

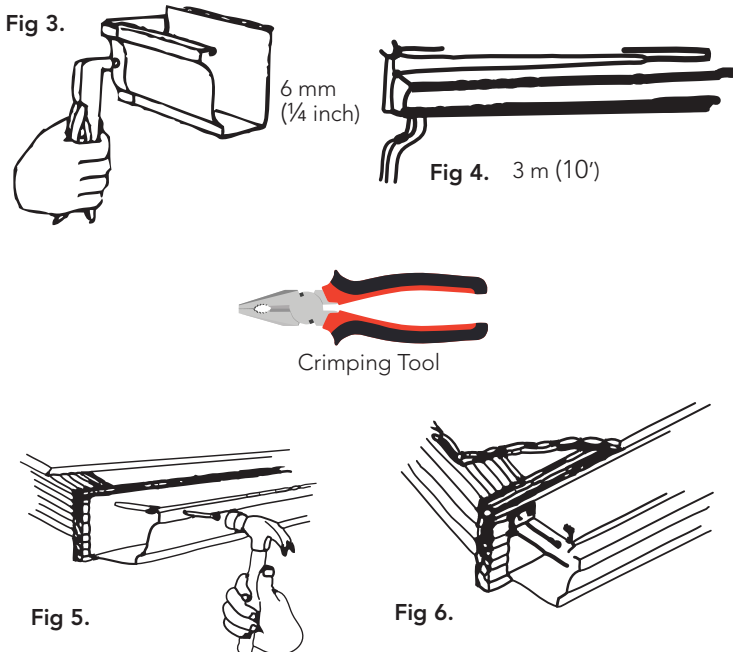
**Note:** Check outlet locations before commencing hanging.

Beginning at the end furthest from the downpipe outlet, slope the gutter at least 6 mm per 3 metres (1/4" per 10 ft) of run toward the nearest outlet. (See fig. 4). A long run may require an outlet at either end, in which case the slope is measured from the mid-point.

Hang the gutter with either aluminum spikes and ferrules (see Fig. 5) or Gentek gutter brackets. (See Fig. 6).

When hanging with spikes and ferrules, use the ferrule as a back-up, driving the spike through the face of the gutter front lip, ferrule and gutter back into the fascia board, roof rafter or lookout. To avoid denting or distorting the gutter, drive the spikes to only a snug fit. If the fascia board is nominal 25 mm (1") thick, or less, drive the spikes into the ends of the rafters or roof trusses.

When hanging with the Gentek gutter bracket, secure the bracket to the fascia board with minimum 38 mm (1 1/2") aluminum or hot dip galvanized spiral shank nails or No. 12 x 25 mm (1") hot dip galvanized wood screws (two nails or screws per bracket). Either spikes and ferrules or gutter brackets should be spaced not more than 800 mm (32") apart.



If the fascia board is nominal 25 mm (1") thick, or less, drive the spikes into the ends of the rafters or roof trusses.

When hanging with the Gentek gutter bracket, secure the bracket to the fascia board with minimum 38 mm (1 ½") aluminum or hot dip galvanized spiral shank nails or No. 12 x 25 mm (1") hot dip galvanized wood screws (two nails or screws per bracket). Either spikes and ferrules or gutter brackets should be spaced not more than 800 mm (32") apart.

## Gutter Corners

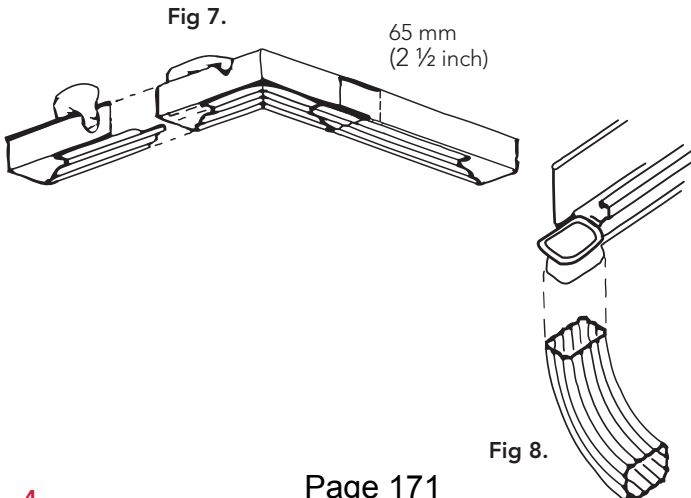
Using an inside or outside mitre, as required, apply sealant as described under "Lap Joints". Fit the first length of gutter into the mitre, seal and fasten securely as described under "Lap Joints". Fit the second length of gutter into the mitre and fasten as before. After assembly, be sure to apply sealant to the full length of all joints between gutter and mitre, all mitre seams and pop rivets. (See Fig. 7).

## Downpipes

One downpipe is usually enough for the run-off from 45m<sup>2</sup> to 55m<sup>2</sup> (475 to 600 sq. ft) of roof area. At the locations where downpipes are needed, cut holes in the bottom of the gutter the same sizes and shapes as the outlets. For aluminum outlets, spread sealant on the underside of the flange, drop the outlet into the hole in the gutter and fasten outlet and gutter securely together with four pop rivets. For round plastic outlets, use a hole saw in an electric drill to cut the required accurately sized hole in the gutter. Push the outlet down until it snaps into place in the gutter.

Fit the elbow or downpipe over the bottom end of the outlet and fasten it securely to the aluminum outlet with two pop rivets, or to the plastic outlet with two aluminum or plated steel self tapping screws one each on opposite sides of the elbow or downpipe.

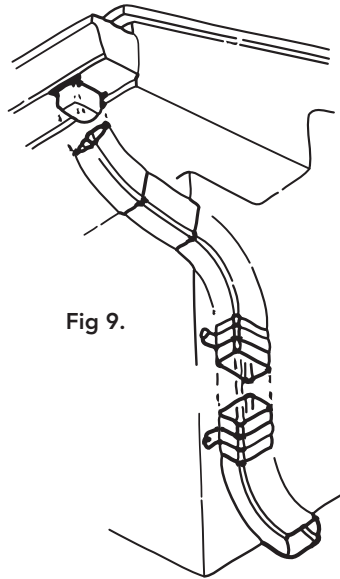
For best appearance, the side of the downpipe containing the seam should be against the wall. Use two "A" elbows to bring the downpipe against the wall and two "B" elbows to move it to the right or left. Connect elbow and downpipe by inserting the male end on one length into the female end of another, pop-riveting all connections and making the installation so that the female ends of elbows and downpipes face upwards. (See Fig. 8).



Using same nail spacing and sizes, install soffit "J" trim to cover edge of first soffit panel at end or at square or mitred corner of soffit installation.

At corners, cut mitre only when soffit lengths are equal on both sides of corner and install back-to-back "J" channels at mitred soffit edges.

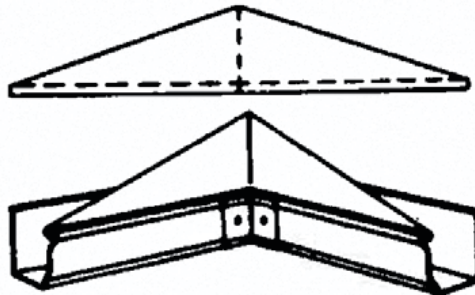
Wherever possible, downpipe should run down the side rather than the front of the building. To run the long side of the downpipe against the wall from a gutter on the building front it is necessary to use a style "B" elbow. In such cases be sure aluminum outlets are positioned properly in the gutter. Fasten the downpipe to the building wall with aluminum straps. Use a strap adjacent to the upper elbow at the wall and at least every 3 m (10') of straight run of downpipe. Unless the downpipe leads into a drain tile, use an "A" elbow at the bottom of the run to direct water away from the building foundation. (See Fig. 9).



## Dams (optional)

In heavy rainstorms, overflow of gutters sometimes occurs at corners where two roof surfaces meet to form a valley. Overflow may be minimized or eliminated by installing a dam in the gutter. Cut a triangular piece of aluminum sheet, bend it and rivet it to the underside of the gutter front lip. (See Fig. 10).

Fig 10.





Plastic  
Outlet

Downpipe Strap

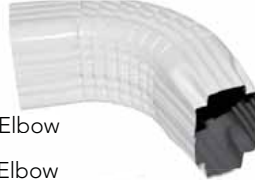


Ferrules



75° "A" Elbow

75° "B" Elbow



End Cap

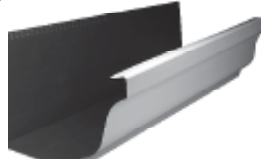


67 x 67 mm  
(2 5/8" x 2 5/8")  
Square Elbow

Gutter Bracket



5" K-Sty  
Gutter



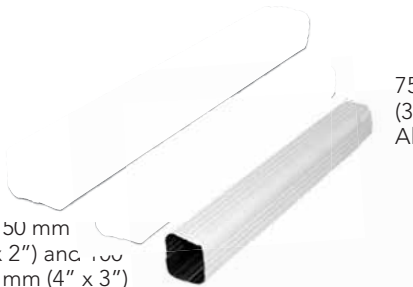
Inside Mitre



67 x 67 mm  
(2 5/8" x 2 5/8")  
Aluminum Outlet



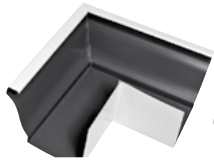
67 x  
(2 5/  
Dov



75 x 50 mm  
(3" x 2")  
Aluminum Outlet



75 x 50 mm  
(3" x 2") and 75 x 75 mm  
(4" x 3")  
Downpipe Aluminum  
Outlet



Outside Mitre



Aluminum Strainer



Aluminum Pop rivets



Touch-up Paint



Painted Coil Stock (for Gutter Machines)



150 & 175 mm (6" & 7") Aluminum Spike



Crimping Tool



Gutter Sealant



Spray Bomb

# SOFFIT & FASCIA INSTALLATION

## General:

All Gentek Siding and Soffits comply with CAN/CGSB-93.2M91, Canadian Norms for Prefinished Aluminum Siding, Soffits and Fascia, for Residential use.

Gentek Soffit is available in a variety of profiles. Vented panels are designed to allow air circulation into the attic areas to aid in the reduction of excessive heat build-up and water vapour condensation.

Following are the free flowing ventilation areas for Gentek soffit products.

PROFILE	PER LINEAR FOOT	PER PANEL
16" – 2 panel	4.02 sq. in. 26.0 cm <sup>2</sup>	48.7 sq. in. 314 cm <sup>2</sup>
18" – 3 panel	5.46 sq. in. 32.2 cm <sup>2</sup>	54.6 sq. in. 352.26 cm <sup>2</sup>
16" – 4 panel	4.12 sq. in. 26.0 cm <sup>2</sup>	51.25 sq. in. 330.64 cm <sup>2</sup>

## VENTILATION: fully vented

To meet the National Building Code requirements, attic spaces require a free flow vent area of 92,900 mm<sup>2</sup>(1 ft<sup>2</sup>) for 27.9 m<sup>2</sup> (300 ft<sup>2</sup>) of insulated ceiling area.

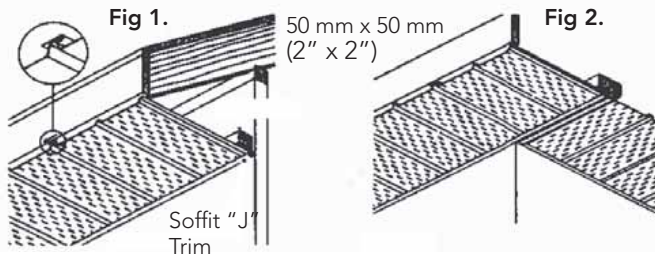
Gentek roll-formed fascia is supplied in 100 mm (4"), 152 mm (6") and 203 mm (8") widths, in 3 m (10') lengths. Soffit and fascia can be installed in new constructions as well as in re-siding projects.

## Soffit Installation

In new residential construction the building contractor must prepare for Gentek soffit application by installing a 50 mm x 50 mm (2" x 2") nailing strip (see Fig. 1), on which will be installed a soffit "J" trim. This nailing strip is seldom necessary in renovation soffit applications because it is usually possible to nail a soffit "J" trim directly to existing wood surfaces.

The bottom edge of this nailing strip and the fascia board must be at the same level. Measure from the bottom of the installed soffit "J" to the outer face of the fascia board and cut soffit panels 6 mm (1/4") shorter than this measurement, using a circular saw with suitable metal-cutting blade. Note: Because the distance from the building wall to the fascia board may vary by more than 6 mm (1/4") throughout the wall length, it is wise to check the measurement at several points before cutting fascia panels.

To begin soffit installation, nail soffit "J" trim to nailing strip or to other wood surface at the corner where wall and soffit meet. Note: Nail on 400 mm (16") centres with 25 mm or 38 mm (1" or 1 1/2") aluminum nails.



When square corner is used (see Fig. 2) always extend "J" channels the full length of front and rear of building including the side soffit overhangs, and install back-to-back "J" channels at junction between front or rear and side soffit panels.

Slip the end and the nailing tongue edge of the first soffit panel into the "J" at the building wall and/or corner of the roof overhang and nail with 25 mm (1") or 38 mm (1 1/2") prefinished aluminum nails, one nail in each of the soffit main grooves at the fascia board end and one nail in the soffit nailing edge at the wall end.

Insert nailing tongue of the next soffit panel into locking groove of first soffit panel and nail as before, continuing the way along the overhang.

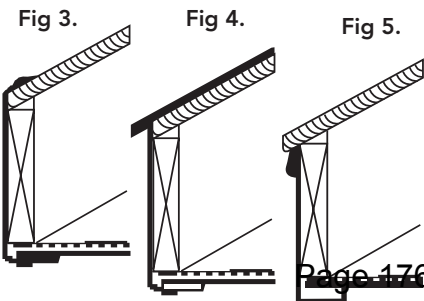
## Fascia Installation

Fascia is usually installed with roof shingles already in place. In new construction, trim roof sheathing flush with face of wood fascia board. The roofing contractor should nail the first course of shingles approximately 75 mm (3") above the butt edge. Bend fascia top edge 25 mm (1"), insert under shingles and, while shingles edges are lifted, nail fascia top edge through roof sheathing and into wood fascia using aluminum siding nails on 600 mm (24") or 900 mm (36") centres. Using aluminum nails colour-matched to fascia, nail fascia bottom edge up through soffit on approximately 760 mm (30") centres (see Fig. 3).

## Alternative installation:

As an alternative installation method with roof shingles already in place (see Fig. 4), bend fascia top edge 12 mm (1/2") and face nail with 25 mm (1") prefinished aluminum nails colour-matched to fascia. Use two rows of nails, one row approximately 25 mm (1") below the top edge of the fascia, the other approximately 25 mm (1") above the bottom edge. Nail on 760 mm (30") centres.

As an alternative to bending the fascia top edge, install large sill trim, using 25 mm (1") or 38 mm (1 1/2") prefinished aluminum nails on 400 mm (16") centres (see Fig. 5). Cut fascia to required width and, after crimping the top section with Crimping Tool (cat. FA-1-C) on approximately 400 mm (16") centres, slip the fascia cut edge in the large sill trim so that the crimps secure it in place. Using 25 mm (1") prefinished aluminum nails colour-matched to fascia, face nail the fascia approximately 25 mm (1") above bottom edge on 760 mm (30") centres.



**1)** Don't drive face nails so tight that they distort the fascia surface.

**2)** Overlap adjacent fascia panels 12 mm (1/2") by notching one of the panels to remove the vertical return. Always lap so that exposed edges face to the rear and sides away from building entrance.



- NOTES -

- NOTES -



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**GENTEK BUILDING PRODUCTS**

Gentek Building Products Installation Guides are for information only. If you are unsure of any procedure, consult Gentek Building Products or a qualified tradesman for advice. They can provide the information you need – and save you time and trouble.

Product Improvement Policy: Gentek Building Products is constantly improving product designs and manufacturing processes. We therefore must reserve the right to change specifications without notice. Please consult Gentek Building Products for current details. © 2013, Gentek Building Products.

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**Page 179**



# Heritage Vaughan Committee Report

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**DATE:** Wednesday, October 23, 2024

**WARD:** 5

**TITLE:** THORNHILL HERITAGE CONSERVATION DISTRICT PLAN  
UPDATE – DRAFT STUDY PRESENTATION OF THE FIRST  
PHASE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

---

**Purpose**

To provide information to Heritage Vaughan Committee regarding the current status of the Thornhill Heritage Conservation District (“THCD”) Plan Update as the first phase of the Study nears completion.

**Report Highlights**

- The current THCD Plan was created and implemented in 2007.
- The current THCD Plan is being updated to respond to policy and legislative changes since its original adoption.
- The THCD Plan Update project is comprised of two phases being the Study and the Plan.

**Recommendation**

1. That the information provided in this report, the consultant’s presentation on the draft Study Report and the Thornhill Heritage Conservation District SWOT Report set out in Attachment 1 be RECEIVED.

**Background**

A Heritage Conservation District Study and Plan for Kleinburg-Nashville were prepared in 2007 by Philip Carter and Paul Oberst. Since that time there has been a number of policy and legislative changes which influence planning decisions. In July 2024, the City of Vaughan commenced a comprehensive update of the 2007 THCD Plan. The project

is being undertaken in two phases. The first phase is an update of the THCD Study, and phase two is comprised of the update of the 2007 THCD Plan, including the guidelines. This report provides an update of the draft of the first phase of work.

### **Previous Reports/Authority**

There are no previous reports.

### **Analysis and Options**

The 2007 THCD Plan has provided high-level guidance for development in Thornhill for the last 14 years to protect the District's heritage and character, amidst many regulatory and policy changes in the Province of Ontario.

The first phase of the THCD Plan update is the update of the Study. The THCD Study process commenced in summer 2024, with review and mapping of the heritage resources inventory, site walks, Townscape survey, background study and policy review, and the Strengths, Weaknesses, Opportunities and Threats ('SWOT') analysis of the 2007 THCD Plan.

A stakeholder meeting will be held in November 2024 as a public open house. The input received, along with the evaluation and gap analysis of the 2007 THCD Plan, will guide the updated THCD Study draft report, which is now presented to the Heritage Vaughan Committee. The draft Study will also be made available online for digital engagement with the community. Comments received from all stakeholders will contribute to the compilation of the final THCD Study report expected to be completed in Q1 of 2025.

The second phase, the THCD Plan Update, is planned for Q2 of 2025 and will include an additional open house and a digital engagement platform. The final THCD Plan is expected to be completed in Q3 of 2025.

The purpose of the THCD Plan update is to build upon the existing HCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community's long-term vision. Key objectives of the THCD Study update:

- develop maps of existing cultural heritage resources
- undertake a SWOT analysis of the 2007 THCD Plan
- develop a list of heritage attributes
- integrate new background context for the study, including policy frameworks and plans
- engage key stakeholders and the community in an open, transparent and meaningful way, incorporating their feedback into the SWOT analysis

### **Financial Impact**

There are no requirements for new funding associated with this report.

### **Operational Impact**

There are no operational impacts or considerations.

### **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

### **Conclusion**

The THCD Plan is being updated to build upon the existing HCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based the community's long-term vision. Cultural Heritage staff recommend that the Heritage Vaughan Committee receive the draft Study and presentation regarding the TNCD Plan update.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, Development Planning, ext. 8191.

### **Attachment**

1. Thornhill Heritage Conservation District SWOT Report.

### **Prepared by**

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**Thornhill Heritage Conservation  
District—Strengths, Weaknesses,  
Opportunities, and Threats Report**

Draft Report

October 2024

Prepared for:  
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Prepared by:  
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London, Ontario N6K 0J5

Project Number:  
160941068

## Limitations and Sign-off

The conclusions in the Report titled Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from the City of Vaughan (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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## Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by the City of Vaughan (the City) to conduct an update to the Thornhill Heritage Conservation District (THCD) Plan. In 1984, the Town of Vaughan (present-day City of Vaughan) established the THCD. In 2007, the heritage conservation district (HCD) plan was updated in response to new legislation and since this time has guided conservation, restoration, demolition, new development, and streetscaping/landscaping. The overarching goal and objective of the THCD has been to maintain the village-like character of the HCD and guide new development and alterations in a sympathetic manner.

Since the establishment of the THCD in 1984 and its update in 2007, the district has continued to evolve. To determine the effectiveness of the THCD and to respond to legislative changes to the *Ontario Heritage Act* (OHA) made in 2023, the City initiated a review of the THCD. This project is a two-phase undertaking: Phase 1 includes analysis of the existing conditions of the THCD, the applicable policy framework, and completion of a strengths, weaknesses, opportunities and threats (SWOT) review related to the HCD as it currently exists. This includes a review of the existing boundary of the THCD. Phase 2 includes preparation of an updated HCD Plan to improve how change is managed in the area in response to the SWOT findings. This report is the result of the Phase 1 Study.

In general, the THCD has been successful in achieving the objectives of the 2007 THCD Update. It has provided a detailed framework for guiding new development so that it maintains a village-like character and reflects the material and architectural character of some of the heritage resources in the HCD. The presence of the HCD has resulted in the retention and incorporation of heritage residences into new development. Much of this new development has been constructed in a manner to evoke historic building styles, albeit often larger than traditional styles.

The following recommendations have been prepared to acknowledge and build on the existing strengths of the THCD, identify areas for improvement, and address potential identified threats:

**Ontario Heritage Act Conformity:** The existing THCD Plan conformed to most of the requirements of the 2005 amendment of the OHA. Subsequent amendments to the OHA that took effect on July 1, 2023 have not altered the requirements for HCD Plans, but have introduced additional changes that are to be considered during the implication of any subsequent HCD Plans. In addition, amendments to the OHA established criteria for the evaluation of an HCD. Under this amendment, 25% of properties within a HCD must meet two or more criteria of *Ontario Regulation 9/06* (O. Reg. 9/06). Following an evaluation, over 25% of the properties within THCD meet two or more criteria of the



OHA and the existing THCD is considered to meet this threshold and conform to the amendment.

**Financial and Other Incentives:** The City of Vaughan does not currently have financial incentive programs in place for owners of properties designated under the OHA. It is recommended that the City explore financial incentive opportunities to assist owners of designated properties in maintaining, restoring, and repairing heritage properties, as this benefits the community by helping to achieve the goals and objectives of the HCD. This may be in the form of a matching grant program or loan program to assist with restoration or alteration projects that meet the THCD policies and guidelines.

**Boundaries:** Based on the analysis conducted in preceding sections of this report, it is recommended that the existing THCD boundaries be maintained. Currently, 57% of properties within THCD are considered contributing and meet two or more criteria of (O. Reg. 9/06. A high-level screening of areas adjacent to THCD indicated that adjacent areas had a much higher number of mid-20<sup>th</sup> century to early 21<sup>st</sup> century structures that had limited potential to satisfy the criteria of O. Reg. 9/06 or enhance THCD's rural and village-like character.

**Sustainability and Accessibility:** The 2007 HCD Plan does not provide information regarding compatible sustainable design and accessibility improvements in the THCD. An updated HCD Plan can provide information regarding appropriate sustainable components such as solar panels, heat pumps, and electric car infrastructure. An updated HCD Plan can also provide guidance on harmonizing the need for accessible street infrastructure such as sidewalks and bike lanes with the objective of conserving the THCD's rural and village-like character.

**Revised Statement of Significance and Heritage Attributes:** The existing THCD Plan contains a statement of heritage value that links the significance of the HCD to its history as a rural hamlet and later Police Village. The statement does not clearly define the historical periods of significance, key factors of development, or heritage attributes of the HCD. An updated statement and detailed description of heritage attributes are required for the THCD and contained in Appendix B.

**Sympathetic Intensification:** Development pressure is expected to increase within and adjacent to the THCD. An updated HCD Plan can provide specific guidelines concerning parts of THCD where sympathetic intensification of existing land uses may be appropriate. This will be determined in conjunction with further community and municipal consultation.



**Revised Objectives:** The existing THCD Objectives are generally appropriate. Namely, the primary objective of the THCD Plan will continue to be the retention and conservation of the THCD’s heritage resources and character and to guide change in a way that is compatible with the THCD character. As community consultation continues, existing objectives may be refined and additional objectives may be added based on public consultation relating to active transportation, public amenities, heritage commemoration and interpretation.

**Identification of Contributing and Non-Contributing Properties:** It is recommended that the updated THCD Plan clearly articulate properties that are contributing and non-contributing to the THCD character. This should include detailed mapping and address listing so property owners, City staff, and Council can readily ascertain a property’s status and follow the applicable policies and guidelines of the updated THCD Plan.

**Revised Policies and Guidelines:** An updated HCD Plan should provide more specific policy guidance contributing properties in the THCD so it is clear to property owners, developers, City staff, and Council when alterations or additions are acceptable.

**Revised Signage and Public Art Policies and Guidelines:** Currently the THCD Plan does not permit murals within the THCD. Murals, as part of a holistic public art program, can be a valuable tool in enhancing heritage character, providing wayfinding, and promoting tourism and local identity. It is recommended that the City, as part of the THCD Plan Update, revisit policies that prohibit murals and allow them (in accordance with updated HCD policies and guidelines) as a means of enhancing the character of the THCD, tangibly linking the THCD with its historical association with the Group of Seven and fulfilling the objectives of the City-Wide Public Art Program.

*The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.*



# Table of Contents

<b>Limitations and Sign-off .....</b>	<b>i</b>
<b>Executive Summary .....</b>	<b>ii</b>
<b>Table of Contents .....</b>	<b>v</b>
<b>Project Personnel.....</b>	<b>x</b>
<b>Acronyms and Abbreviations .....</b>	<b>xi</b>
<b>1 Introduction.....</b>	<b>1</b>
1.1 Study Purpose .....	1
<b>2 Previously Completed Heritage Conservation District Studies and Plans.....</b>	<b>6</b>
2.1 1984 Thornhill Heritage Conservation District Study and Plan .....	6
2.1.1 Background.....	6
2.1.2 Objectives .....	7
2.2 2007 Thornhill Heritage Conservation District Plan Update .....	9
2.2.1 Background.....	9
2.2.2 Cultural Heritage Value or Interest.....	9
2.2.3 Objectives .....	12
<b>3 Historical Development.....</b>	<b>15</b>
3.1 Introduction .....	15
3.2 Physiography .....	15
3.3 Indigenous Context.....	15
3.4 Survey and Settlement.....	16
3.5 19 <sup>th</sup> Century Development .....	17
3.6 20 <sup>th</sup> Century Development .....	18
3.7 Identification of Key Themes.....	20
<b>4 Existing Conditions of the Thornhill Heritage Conservation District .....</b>	<b>22</b>
4.1 Introduction .....	22
4.2 Policy Framework .....	22
4.2.1 Introduction .....	22
4.2.2 Planning Act.....	23
4.2.3 Provincial Policy Statement, 2024.....	23
4.2.4 Ontario Heritage Act .....	25
4.2.5 York Region Official Plan .....	27
4.2.6 City of Vaughan Official Plan .....	28
4.2.7 Yonge-Steeles Corridor Secondary Plan .....	32
4.3 Municipal Heritage Properties.....	32
4.4 Land Use .....	35
4.4.1 Zoning By-law .....	35



4.4.2	Land Use Policies .....	40
4.4.3	Land Use Type.....	41
4.5	Municipal Policies .....	56
4.5.1	Sign By-law .....	56
4.5.2	Public Art.....	56
4.5.3	Urban Design Guidelines .....	56
4.6	Built Form .....	58
4.6.1	Introduction .....	58
4.6.2	Development Pattern .....	60
4.6.3	Building Analysis.....	60
4.7	Landscaping, Streetscaping, and Vegetation.....	87
4.7.1	Approaches and Gateways .....	87
4.7.2	Streetscape.....	88
4.7.3	Parks and Open Spaces .....	91
4.7.4	Mature Vegetation and Historic Landscapes.....	94
4.8	Views and Vistas .....	99
4.9	Supportive Elements.....	103
4.10	Transportation Infrastructure.....	104
4.10.1	Local and Regional Roads .....	104
4.10.2	Protected Major Transit Station Areas (PMTSA).....	105
4.10.3	Yonge North Subway Extension .....	105
<b>5</b>	<b>Evolution of the Thornhill Heritage Conservation District.....</b>	<b>106</b>
5.1	Introduction .....	106
5.2	Heritage Alteration Permits .....	106
5.3	Development Applications .....	116
<b>6</b>	<b>Consultation.....</b>	<b>117</b>
6.1	Public Consultation .....	117
6.2	Municipal Consultation.....	117
<b>7</b>	<b>Analysis of the Thornhill Heritage Conservation District .....</b>	<b>118</b>
7.1	Effectiveness of Land Use Planning Policies and Municipal Policies.....	118
7.2	Review of Objectives .....	118
7.3	Effectiveness of Policies and Guidelines .....	125
7.4	Heritage Conservation District Boundary .....	125
7.4.1	Character Areas.....	125
7.4.2	Adjacent Areas.....	126
7.4.3	Analysis of Existing Boundary.....	127
<b>8</b>	<b>Strengths, Weaknesses, Opportunities, and Threats.....</b>	<b>129</b>
8.1	Introduction .....	129
8.2	Strengths .....	129
8.3	Weaknesses .....	129
8.4	Opportunities .....	130
8.5	Threats.....	131



<b>9</b>	<b>Recommendations .....</b>	<b>134</b>
9.1	Introduction .....	134
9.2	Ontario Heritage Act Conformity .....	134
9.3	Financial and Other Incentives .....	134
9.4	Boundaries.....	135
9.5	Sustainability and Accessibility .....	136
9.6	Revised Statement of Significance and Heritage Attributes.....	136
9.7	Revised Objectives .....	136
9.8	Identification of Contributing and Non-Contributing Properties .....	136
9.9	Policies and Guidelines.....	137
9.10	Signage and Public Art .....	138
<b>10</b>	<b>Conclusion.....</b>	<b>139</b>
<b>11</b>	<b>References .....</b>	<b>140</b>

**List of Tables**

Table 1	HCD Characteristics of the Ontario Heritage Toolkit .....	26
Table 2	Permitted Uses and Applicable Zoning Provisions .....	36
Table 3	Known Heritage Alteration Permits Between 2007 and 2024 .....	106
Table 4	Summary of Changes to Heritage Properties since 2007 Inventory .....	110
Table 5	Review of Objectives for Heritage Buildings.....	119
Table 6	Review of Objectives for Non-Heritage Buildings .....	120
Table 7	Review of Objectives for Landscape/Streetscape Elements .....	121
Table 8	Review of Objectives for New Development.....	122
Table 9	Review of Objectives for Community Support .....	123
Table 10	Review of Objectives for Business and Tourism .....	124
Table 11	Typical HCD Characteristics as per <i>Ontario Heritage Toolkit</i> .....	127
Table A-12	Registered archaeological sites within the THCD.....	1

**List of Figures**

Figure 1	Location of the Thornhill Heritage Conservation District.....	3
Figure 2	Thornhill Heritage Conservation District Boundary .....	4
Figure 3	Designated and Listed Properties within the Thornhill Heritage Conservation District Boundary .....	33
Figure 4	Zoning within Thornhill Heritage Conservation District Boundary .....	46
Figure 5	Land Uses within Thornhill Heritage Conservation District Boundary .....	48
Figure 6	Road Classification and/or Protected Major Transit Station Area within Thornhill Heritage Conservation District Boundary .....	50
Figure 7	Original Property Use .....	52
Figure 8	Current Property Use.....	54
Figure 9	Building Height .....	73
Figure 10	Construction Period .....	75
Figure 11	Architectural Style or Influence .....	77





Figure 12	Cladding .....	79
Figure 13	Heritage Integrity .....	81
Figure 14	Historic Themes.....	83
Figure 15	Contributing Properties.....	85
Figure 16	Mature or Historic Vegetation .....	95
Figure 17	Historic Landscape Feature.....	97
Figure 18	Historic Views .....	101
Figure 19	Character Areas .....	132

**List of Photos**

Photo 1	Contemporary residential structure at 133 Brooke Street constructed between 2014 and 2018, looking east.....	43
Photo 2	Commercial structure at 7716 Yonge Street, looking west .....	43
Photo 3	Place of worship (Holy Trinity Anglican Church) at 140 Brooke Street, looking west.....	43
Photo 4	Park or open space (Thornhill Park) at 26 Old Yonge Street, looking south.....	44
Photo 5	Cemetery at 8004 Yonge Street, looking west .....	44
Photo 6	Former residence converted to civic use at 121 Centre Street (the MacDonald House and city park), looking northeast .....	44
Photo 7	Institutional structure at 7554 Yonge Street, looking west .....	44
Photo 8	Mixed use structure at 7608 Yonge Street, looking southwest.....	45
Photo 9	Residential structure converted to commercial use at 66 Centre Street, looking north .....	45
Photo 10	Structure with high heritage integrity, 7780 Yonge Street, looking west.....	59
Photo 11	Structure with medium heritage integrity, 7616 Yonge Street, looking west.....	59
Photo 12	Structure with low heritage integrity, 143 Brooke Street, looking north.....	59
Photo 13	Contemporary replica of historical style built after 2008 for which heritage integrity is not applicable, 135 Brooke Street, looking east .....	59
Photo 14	Classical Revival place of worship, 140 Brooke Street, looking west .....	64
Photo 15	Craftsman/Arts and Crafts influenced residence, 77 Centre Street, looking south .....	64
Photo 16	Edwardian influenced residence, 7666 Yonge Street, looking southwest .....	64
Photo 17	Gothic Revival residence, 18 Centre Street, looking northwest.....	64
Photo 18	19 <sup>th</sup> century vernacular residence, 34 Centre Street, looking north.....	65
Photo 19	20 <sup>th</sup> century vernacular residence, 137 Brooke Street, looking east.....	65
Photo 20	Contemporary replica of a historical style, 7646 Yonge Street, looking west.....	65
Photo 21	Minimal Traditional Residence, 109 Centre Street, looking south .....	65
Photo 22	Brutalist structure, 7700 Yonge Street, looking west .....	66



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats  
Report**

**Table of Contents**

October 2024

Photo 23	Modernist residence, 18 Mill Street, looking north .....	66
Photo 24	Other 20 <sup>th</sup> Century Modern, 156 Brooke Street, looking west .....	66
Photo 25	Gateway sign along the north side of Yonge Street, looking south .....	88
Photo 26	Yonge Street at Centre Street intersection, looking south .....	90
Photo 27	Yonge Street within Don River Valley, looking south.....	90
Photo 28	Centre Street, looking west .....	90
Photo 29	Old Jane Street, looking west.....	90
Photo 30	Bridge over creek on Elizabeth Street, looking south .....	91
Photo 31	Old Yonge Street, looking south.....	91
Photo 32	Holy Trinity Cemetery, looking east.....	93
Photo 33	Thornhill Club greens, looking north .....	93
Photo 34	Thornhill Club viewed from Yonge Street, looking west.....	93
Photo 35	Lions Club Parkette, looking northeast.....	93
Photo 36	Thornhill Park, looking north.....	94
Photo 37	Thoreau MacDonald property, showing walking path, looking north .....	94
Photo 38	Don River Valley showing slope towards valley and dense vegetation .....	100
Photo 39	Looking west on Old Jane Street towards Holy Trinity Church.....	100
Photo 40	Signposts on Yonge Street, looking south.....	103
Photo 41	Banner details on Yonge Street, looking south.....	103
Photo 42	Interpretive sign within Yonge and Centre Street Parkette .....	104
Photo 43	Interpretive plaque within Yonge and Centre Street Parkette.....	104
Photo 44	Typical white lettering on green background street sign.....	104
Photo 45	Metal street sign at intersection of Arnold Avenue and Yonge Street.....	104

**List of Appendices**

**Appendix A Archaeological Context**

**Appendix B Statement of Cultural Heritage Value**



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## Acronyms and Abbreviations

C1	Restricted Commercial Zone
C2	General Commercial Zone
CC	Convenience Commercial Zone
CHL	Cultural Heritage Landscapes
EP	Environmental Protection Zone
GC	General Commercial Zone
GGH	Greater Golden Horseshoe
GMU	General Mixed-use Zone
GTA	Greater Toronto Area
HAP	Heritage Alteration Permit
HCD	Heritage Conservation District
I1	General Institutional Zone
LACAC	Local Architectural Conservation Advisory Committee
LEED	Leadership in Energy and Environmental Design
LPAT	Local Planning Appeal Tribunal
m	Metres
m <sup>2</sup>	Square Metres
MCM	Ministry of Citizenship and Multiculturalism
MTHCD	Markham Thornhill Heritage Conservation District
N/A	Not Applicable
NC	Neighbourhood Commercial Zone
OHA	<i>Ontario Heritage Act</i>
OLT	Ontario Land Tribunal
OP	Official Plan
OS	Open Space Zone
PMTSA	Protected Major Transit Station Area
PPB	Prescribed Public Body
PPS	Provincial Policy Statement



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**Acronyms and Abbreviations**

October 2024

R1	First Density Residential Zone
RM2	Multiple Unit Residential Zone
SWOT	Strength, Weaknesses, Opportunities, and Threats Report
THCD	Thornhill Heritage Conservation District
YROP	York Region Official Plan
YSCSP	Yonge Steeles Corridor Secondary Plan

DRAFT



# 1 Introduction

## 1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Vaughan (the City) to conduct an update to the Thornhill Heritage Conservation District (THCD) Plan. In 1984, the Town of Vaughan (present-day City of Vaughan) established the THCD. In 2007, the heritage conservation district (HCD) plan was updated in response to new legislation and since this time has guided conservation, restoration, demolition, new development, and streetscaping/landscaping. The overarching goal of the THCD has been to maintain the village-like character of the HCD and guide new development and alterations in a sympathetic manner.

The THCD is located within the City of Vaughan and consists of properties fronting the west side of Yonge Street between just south of the intersection of Arnold Avenue and Yonge Street north towards Thornhill Avenue. The THCD also includes properties on Old Yonge Street, Centre Street, Brooke Street, Old Jane Street, and Elizabeth Street (Figure 1 and Figure 2). It is bounded along Yonge Street by the Markham Thornhill Heritage Conservation District (MTHCD), in the City of Markham.

The MTHCD is linked to THCD through its shared history with the former Police Village of Thornhill and parallel development as the original HCD Study and Plan for the MTHCD was completed by Philip Carter. In 2007, the MTHCD Plan was also updated by Philip Carter (Town of Markham 2007; Carter 1986). As a result of their shared historical development and the parallel evolution of both HCDs, the THCD and the MTHCD share similar objectives (City of Markham 2024). As the MTHCD is located within a separate municipality, the SWOT report and HCD Plan update for this current project pertains only to the THCD within the City of Vaughan.

In 1984, the Town of Vaughan (present-day City of Vaughan) established the THCD. In 2007, the heritage conservation district (HCD) plan was updated in response to new legislation and since this time has guided conservation, restoration, demolition, new development, and streetscaping/landscaping. The overarching goal of the THCD has been to maintain the village-like character of the HCD and guide new development and alterations in a sympathetic manner.



# Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report

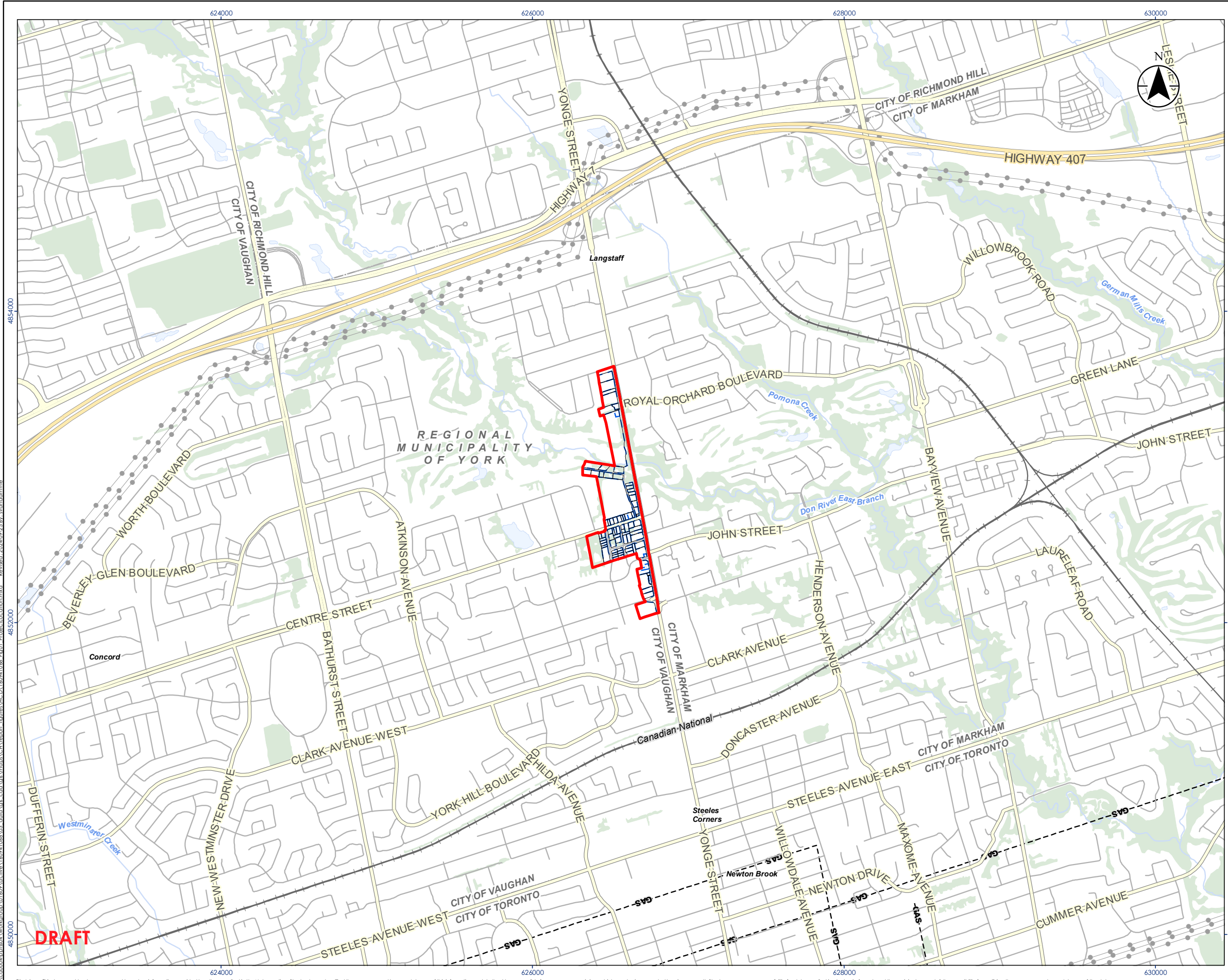
## 1 Introduction

October 2024

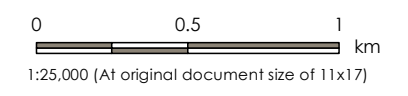
Since the establishment of the THCD in 1984 and its update in 2007, the district has continued to evolve. To determine the effectiveness of the THCD and to respond to legislative changes to the *Ontario Heritage Act* (OHA) made in 2023, the City initiated a review of the THCD. This project is a two-phase undertaking: Phase 1 includes analysis of the existing conditions of the THCD, the applicable policy framework, and completion of a strengths, weaknesses, opportunities and threats (SWOT) review related to the HCD as it currently exists. This includes a review of the existing boundary of the THCD. Phase 2 includes preparation of an updated HCD Plan to improve how change is managed in the area in response to the SWOT findings. This report is the result of the Phase 1 Study.

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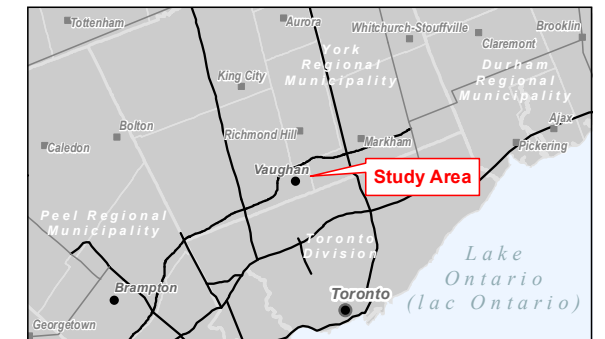




- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



- Notes**
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Project Location: City of Vaughan  
 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

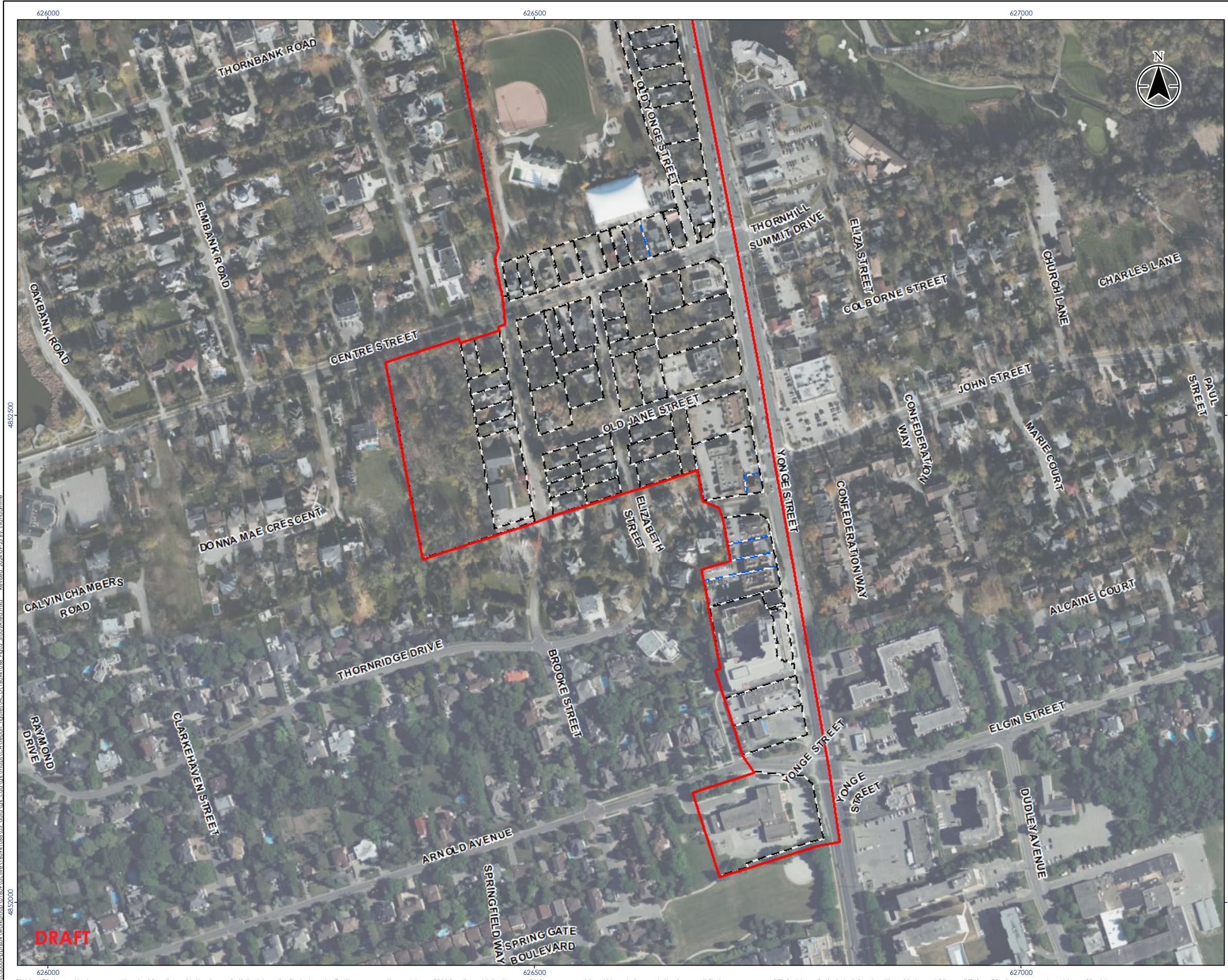
Figure No. **1** **DRAFT**

Title: **Location of the Thornhill Heritage Conservation District**

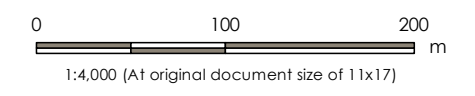
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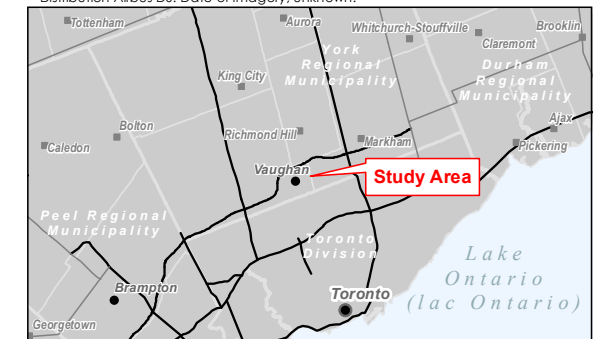




- Legend
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
  3. This figure contains parcel data sub-licensed to the City of Vaughan by Teranet Inc.
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Project Location: 160941068 REV2  
 City of Vaughan  
 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **2.2** **DRAFT**  
 Title: **Thornhill Heritage Conservation District**

## 2 Previously Completed Heritage Conservation District Studies and Plans

Conservation and enhancement of Thornhill’s village character within Vaughan began in the 1980s. In 1984, the Town of Vaughan (now the City) retained Phillip H. Carter to prepare the *Thornhill Heritage Conservation District Study* (Carter 1984). In 2007, Phillip Carter was once again retained by the City to prepare an updated HCD Plan for the district (Carter 2007). The result was the current HCD Plan that has been in effect since 2007. In 2023, updates were made to the OHA which initiated the review of the current THCD. In order to understand the context within which the THCD Plan is being reviewed, the 1984 Plan and 2007 Plan are reviewed in Sections 2.1 and 2.2.

### 2.1 1984 Thornhill Heritage Conservation District Study and Plan

#### 2.1.1 Background

In 1976, Vaughan’s Council established a Local Architectural Conservation Advisory Committee (LACAC) to compile an inventory of heritage properties. That same year, a Thornhill-specific committee was formed to prepare a report containing an inventory and history of properties in the community. This report was completed in 1979 and recommended the designation of buildings and establishment of a district (Carter 1984: 10). In 1980, the first HCDs were enacted in Ontario when the Meadowvale Village HCD and Barriefield Village HCD were established in Mississauga and Kingston, respectively (Ontario Heritage Trust [OHT] 2024). In 1983, Philip Carter was retained to prepare the Thornhill HCD Study (Carter 1984: 11).

In 1984, the *Thornhill Heritage Conservation District Study* was prepared to, “provide the supporting data and policies necessary to effect the designation of the Old Village of Thornhill” (Carter 1984: 1). The impetus for this designation was noted to be the heavy suburbanization of the Greater Toronto Area in the decades following the Second World War as rural communities were becoming increasingly absorbed by urban and suburban growth. Carter noted that, “Thornhill, which lies just north of Steeles Avenue, is now fully engulfed by the same type of urban growth” (Carter 1984: 2).

The 1984 Study noted that Thornhill was established as an agricultural community centred around milling activity and its location on Yonge Street. By the late 19<sup>th</sup> century, the importance of milling declined, and Thornhill became one of many typical rural communities in York County. During the 20<sup>th</sup> century, improvements in transportation increasingly interconnected Thornhill with Toronto. As previously referenced, this trend was accelerated after the Second World War and Carter noted, “The Old Village is part



of the Metropolitan Toronto and Area urban complex. It still retains much of its old identity and character – a unique resource in these times” (Carter 1984: 9).

The physical character of the THCD at the time was noted as distinct from the surrounding suburban developments through its presence of pre-20<sup>th</sup> century structures, mixed-uses, and the varied pattern of development which stands in contrast to postwar neighbourhoods. The 1984 Study also noted that Thornhill continued to maintain various aspects commonly associated with a village including a commercial area and downtown, post office, professional offices, churches, parks, a community centre, school, and a library (Carter 1984: 24-26).

The landscaping of the THCD also played an important role in adding a sense of distinction, including the residential areas with mature plantings and gardens. In residential areas, the lack of sidewalks and use of ditches and natural drainage were also noted as creating a distinct sense of place. At the time of the 1984 Study, some streets in the community remained paved with gravel (Carter 1984: 24-25).

Other distinct landscape elements included the creek bed within the residential area, the Don River Valley, and Trinity Cemetery (Carter 1984: 31). While the landscaping of the residential areas was praised, it was noted that Yonge Street had been largely transformed into a major provincial highway designed for high-speed traffic. As a result, the Study noted that, “the role of Yonge Street as the “Main Street” of the village, has been seriously eroded” (Carter 1984: 24-26).

The 1984 Study noted that while Thornhill’s population growth had stabilized by the late 1970s, the areas to the west and south were growing rapidly and contained a higher density. In 1984, THCD contained 60 residences, the vast majority of which were single family detached dwellings. That year, the THCD also contained seven apartment units within commercial buildings, and one semi-detached residence (Carter 1984: 21).

### **2.1.2 Objectives**

The 1984 Study included objectives through preparation of goals. This has been included to illustrate the original objectives of the HCD, their evolution over time, and assist with the SWOT analysis. The goals guiding the establishment of a boundary in the 1984 Study for THCD were the following and are taken verbatim from the 1984 Study:

- a) To establish a sense of continuity and to make the village more identifiable, the District boundaries should encompass a contiguous area.
- b) The District should include as many of the buildings identified by Vaughan LACAC as having historical or architectural merit as practical, respecting the goal of contiguity.



- c) The District should approximate the boundaries of the Old Police Village of Thornhill, especially as it concerns areas which front onto Yonge Street.
- d) The District should include areas of unique or significant landscape features, important transportation routes, and landmarks which contribute to the village character of Thornhill.
- e) The District should be large enough to maintain and encourage the evolution of an appropriate environment for the important historical and landscape elements of the Old Village.

(Carter 1984: 12)

The 1984 Plan also included goals and objectives, which were the following and are taken verbatim from the 1984 Plan:

- 1) To sensitively manage that portion of the former Village of Thornhill that remains as an identifiable entity on Yonge Street through the preservation of the existing historic buildings and the unique environmental features which give the Village its special character.
- 2) To preserve architecturally and historically significant buildings by encouraging their rehabilitation and restoration.
- 3) To encourage the development of vacant lands and other redevelopment sites in a way which will enhance the character of Thornhill as established in the HCD Study.
- 4) To recommend improvements to Yonge Street which will make the section of Yonge Street passing through Thornhill more compatible with the human scale of the Village.
- 5) To suggest improvements to Centre Street which will improve the streetscape while maintaining the existing two lane rural character of the street.
- 6) To encourage the development of the shopping area within the village in order to create a viable and healthy commercial area serving local needs.
- 7) To preserve and enhance the non-built environment in a way which compliments the existing character of the area, i.e. landscape, streetscape, signage, etc.
- 8) To reduce the visual impact of the automobile within the area.
- 9) To develop guidelines for redevelopment, renovations, alterations, additions, and restoration within both the residential and commercial areas to reinforce the village character and encourage quality development.



- 10) To suggest changes to the Official Plan and to zoning by-laws to ensure that they are compatible with the Village concept.
- 11) To establish for the residents of Thornhill-Vaughan a historical focus for the expanding community by emphasizing the significance of the Old Village.

(Carter 1984: 51-52)

## 2.2 2007 Thornhill Heritage Conservation District Plan Update

### 2.2.1 Background

In 2007, Philip Carter was once again retained by the City to prepare a revised THCD Plan based on changes to the OHA, Vaughan's Official Plan, and to reflect the continued development activity in THCD over the preceding 20 years. The 2007 Update generally noted that the THCD had been a success and the community retained much of the character described in the 1984 Plan. While nearly all heritage buildings had been retained, a number of smaller mid-20<sup>th</sup> century residences had been replaced by newer and larger structures that did not reflect "local heritage precedents" (Carter 2007: 5). Public feedback noted that the HCD had succeeded in promoting a village atmosphere and walkability. However, the public also noted that Yonge Street remained congested and noisy, and some new construction was considered out of character (Carter 2007: 8).

### 2.2.2 Cultural Heritage Value or Interest

In accordance with changes to the OHA and development of *A Guide to District Designation under the Ontario Heritage Act* (Government of Ontario 2006) since the creation of the THCD, a statement of significance was prepared for the THCD.

The 2007 statement of significance for the THCD is as follows:

The THCD is a distinct community in the City of Vaughan, characterized by a wealth of heritage buildings, historic sites, and landscapes. Although none of Thornhill's mills or earliest houses have survived, a wealth of buildings, both residential and commercial, dating from the 1830s, 40s, '50s [sic] remain—largely intact. These constitute the original basis of the village's heritage character.



The continuing development of Thornhill saw new buildings erected, decade by decade. Houses dating from the mid-19<sup>th</sup> century through the early 20<sup>th</sup> century represent many of the styles developed during those prolific decades. Victorian vernacular, Victorian Gothic, Queen Anne, Four Square/Edwardian, Arts and Crafts, and Craftsman Bungalow styles are all represented in the district. Many of the mid-20<sup>th</sup> century houses, including the Department of Veterans Affairs (DVA) housing, were built in the Cape Cod Cottage style, which shares the New England Georgian model with the old village houses of a century before, and many of the more recent houses have made an effort to reflect the heritage styles in the village.

The ongoing development of Thornhill has maintained the scale and character of the older part of the village, with a variety of lot sizes and sitings, mostly modest-sized buildings, mature and rich planting and landscaping, and a rural or modified-rural road profile in many places. This character is strongly maintained in most of the village. Although the mills and their ponds are long gone, the river valley remains unbuilt, as woodland and grass (the golf course), and serves as a reminder of the mill-town origins of Thornhill.

The quality of the heritage resources in the District is indicated by the number of properties carried on municipal, provincial and national inventories, as listed above on Page 8.

(Carter 2007: 10)

The heritage attributes of the THCD were identified as follows:

The heritage attributes of the THCD are embodied in its buildings and landscapes, which are shown and described in detail in the 1984 Study, and reviewed in Section 2 of this document, and in the built form, architectural detail, and historical associations, which are depicted and described in more detail in the District inventory. These attributes are worthy of preservation.

(Carter 2007: 11)



The 2007 Plan defined heritage buildings as structures designated or listed on the City’s heritage register; this included the following properties, whose address information has been updated based on current municipal address point data from the City.

**Designated (Part IV) Properties:**

- 140 Brooke Street  
(Holy Trinity Anglican Church)
- 121 Centre Street  
(MacDonald House)
- 42 Old Yonge Street  
(William Armstrong House)
- 7780 Yonge Street  
(Robert West House)
- 7788 Yonge Street  
(Methodist Church)
- 8038 Yonge Street  
(Soules Inn)

**Listed Properties:**

- 140 Brooke Street
- 18 Centre Street
- 19 Centre Street
- 24 Centre Street
- 33 Centre Street
- 39 Centre Street
- 46 Centre Street
- 66 Centre Street
- 78 Centre Street
- 121 Centre Street
- 25 Elizabeth Street
- 15 Mill Street
- 42 Old Yonge Street
- 7554 Yonge Street
- 7616 Yonge Street
- 7626 Yonge Street
- 7636 Yonge Street
- 7666 Yonge Street
- 7714 Yonge Street
- 7716 Yonge Street
- 7780 Yonge Street
- 7788 Yonge Street
- 7808 Yonge Street
- 7822 Yonge Street
- 8000 Yonge Street
- 8018 Yonge Street
- 8038 Yonge Street
- 8088 Yonge Street





### 2.2.3 Objectives

The 2007 THCD included a series of objectives focused on heritage and non-heritage buildings alongside specific objectives for supporting infrastructure and municipal goals. The remainder of the 2007 HCD Plan set forth the THCD policies and illustrated guidelines to achieve the objectives by outlining policies for heritage buildings, non-heritage buildings, new construction, and landscapes. These are reviewed briefly below.

The overall objective of the THCD in the 2007 Plan is as follows:

To ensure the retention and conservation of the District’s cultural heritage resources and heritage character, and to guide change so that it continues to and does not detract from, the District’s architectural, historical, and contextual character.

(Carter 2007: 11)

The objectives for heritage buildings in the THCD in the 2007 Plan is as follows:

- To retain and conserve the heritage buildings as identified in the City of Vaughan Listing of Buildings of Architectural and Historical Value.
- To conserve heritage attributes and distinguishing qualities of heritage buildings and prevent the removal or alteration of any historic or distinctive architectural feature.
- To correct unsympathetic alterations to heritage buildings.
- To facilitate the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.
- To promote retention and reuse of heritage buildings to prevent their demolition.

(Carter 2007: 11)

The objectives for non-heritage buildings in the THCD in the 2007 Plan is as follows:

- To discourage the demolition of those non-heritage buildings which are supportive of the overall heritage character of the area.
- To encourage improvements to non-heritage buildings that will enhance the District’s heritage character.

(Carter 2007: 11)



The objectives for landscape/streetscape elements in the THCD in the 2007 Plan are as follows:

- To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.
- To preserve trees and mature vegetation and encourage the planting of species characteristic of the District.
- To preserve historic fences and introduce new fences that respect historic patterns and styles while meeting contemporary needs.
- To preserve the existing street pattern and rural cross-sections and refrain from widening existing pavement and road allowances.
- To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.

(Carter 2007: 11)

The objectives for new development in the THCD in the 2007 Plan are as follows:

- To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development.
- To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

(Carter 2007: 12)

The objectives for community support in the THCD in the 2007 Plan are as follows:

- To foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the need to conserve these resources for future generations.
- To facilitate public participation and involvement in the conservation of heritage resources and further development of the District.
- To offer assistance and incentives to individual heritage property owners to encourage the use of proper conservation approaches when undertaking projects.

(Carter 2007: 12)



The objectives for business and tourism in the THCD in the 2007 Plan are as follows:

- To work with owners on Yonge Street to maintain a progressive business environment while at the same time protecting the heritage attributes of the District that make the area a unique and distinctive shopping environment.
- To acknowledge that the Heritage District is an asset that the City can leverage and celebrate in order to contribute to the greater commercial success of the City.

(Carter 2007: 12)

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## 3 Historical Development

### 3.1 Introduction

The following historical section is not meant to provide a definitive account of the history of Thornhill or Vaughan. The purpose of this overview is to provide context for the THCD Update and build upon the historical overview provided in the 1984 Study and 2007 Update by Philip Carter. While it is acknowledged that the community of Thornhill was historically situated within both the Township of Vaughan and Township of Markham, the focus of this overview is Thornhill's relationship to Vaughan.

A further discussion on the Indigenous and archaeological context of the THCD is contained in Appendix A.

### 3.2 Physiography

The community of Thornhill is located within the Peel Plain physiographic region of southern Ontario. This region consists of an approximately 775 square kilometre area of clay soil with a level to rolling topography within the Regions of York, Peel, and Halton. In general, the area slopes downwards towards Lake Ontario. Several watercourses have cut valleys into the Peel Plain including the Credit River, Don River, Rouge River, Etobicoke Creek, Oakville Creek, and Bronte Creek (Chapman and Putnam 1984: 175). The valley cut by the Don River is partially located within the THCD and presently contains the Thornhill Club.

Part of the east branch of the Don River is located within the borders of the THCD. The Don River begins to the north in the Oak Ridges Moraine and flows approximately 38 kilometres south towards Lake Ontario. The Don River watershed encompasses about 89,000 acres of land and is one of the most urbanized watersheds in Canada (Toronto and Region Conservation Authority 2024). Like many watercourses in Ontario, the Don River provided an important source of waterpower for early colonial settlers.

### 3.3 Indigenous Context

Indigenous peoples have lived in present-day southern Ontario for thousands of years, beginning with the retreat of the glaciers and gradual end of the Ice Age about 10,000 years ago (Ellis 2013). Further discussion of the pre-contact Indigenous context is provided in Appendix A. Contact between Indigenous peoples in Canada and European culture began in the 16<sup>th</sup> century (Loewen and Chapdelaine 2016). The nature of Indigenous settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory (Ferris 2009: 114). The post-contact Indigenous context is also further discussed in Appendix A



The City of Vaughan is situated on lands covered by Treaty 13, also known as the Toronto Purchase Treaty. This treaty was signed in 1805 between the Crown and the Mississaugas and included 250,800 acres of land (Government of Ontario 2024).

### 3.4 Survey and Settlement

The early colonial settlement of the Township of Vaughan and Thornhill is linked to the aftermath of the American Revolution (1775-1783). Historians continue to debate the total number of Loyalists in the Thirteen Colonies as well as the number of Loyalists who left the United States for Great Britain and other British colonies, including Canada (Ranlet 2014). Regardless, the development of the area north of Lake Ontario in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries was strongly influenced by a migration of Loyalists.

Initial plans for the settlement of Vaughan Township date to 1788, when Surveyor John Stegmon submitted a “rough plan for location in Vaughan” to the Surveyor Generals Office (Miles and Co. 1878). However, the first formal survey of the township did not begin until 1795 and was undertaken by Abraham Iredell. The survey was expanded over subsequent decades and completed in 1851 (Reaman 1971: 45). Within Vaughan Township, the community of Thornhill is historically located on Lots 29 to 33, West of Yonge Street.

Yonge Street was initially a military road planned by Lieutenant Governor John Graves Simcoe to connect York (Toronto) with Penetanguishene. While this road was envisioned foremost as a way to facilitate troop movements, it could also be used to place settlers and connect to the fur trade routes used by the North West Company. The surveyor Augustus Jones and the Queen’s Rangers were tasked with surveying the road. Despite the road’s importance, it remained ramshackle for much of the early 19<sup>th</sup> century (Reamen 1971: 50; Guillet 1963: 93-94).

To encourage settlement of Upper Canada, Simcoe offered free 200-acre land grants beginning in 1792. The earliest settlers in the Township of Vaughan were United Empire Loyalists and a later wave of American immigration to Upper Canada that lasted until the War of 1812 (Reaman 1971: 19). Early settlers in the township preferred land in the south closer to the adjacent Township of York and its growing townsite (Reaman 1971: 20). Despite its poor condition, Yonge Street served as the main thoroughfare within the township (Reaman 1971: 20).

Due to its position on Yonge Street and proximity to the Don River, the site of present-day Thornhill was one of the first parts of Vaughan Township to be settled. The township’s first log structure was completed in 1794 by Asa Johnson on Lot 29, Concession 1 (Reaman 1971: 122). While this lot is partially within the THCD, it is unclear if the structure was located within the THCD’s boundaries. The first sawmill which served Vaughan Township was built in 1801 near where Yonge Street crossed the Don River in present-day Thornhill. This mill was built by John Lyons, an immigrant



from New York State. The next year, Lyons retained Jeremiah Atkinson to build a grist mill and dam. The community of Thornhill grew around this mill site (Reaman 1971: 54-55). The lots historically associated with the community of Thornhill within Vaughan Township were granted by the Crown between 1796 and 1811 (Reaman 1971: 32). Early settlers around present-day Thornhill included John Lyons, Balser Matthew, Stillwell Wilson, S.R. Frizzell, Stephen Colby, Nicholas Cober, David Soules, Elisha Dexter, and Jacob Fisher (Reaman 1971: 122).

### 3.5 19<sup>th</sup> Century Development

As a result of the mill site's prosperity, Methodist church services began near the mill site and the first school was opened in a former home belonging to Balser Munshaw. John Lyons died in 1814 and his mill properties were purchased by William Purdy. Under his ownership, milling activity was expanded and a tannery was also opened (Reaman 1971: 55). The hamlet was originally known variously as Lyon's Mills, Atkinson's Mills, and Purdy's Mills. By the early 1820s, the settlement had grown to include the mills and tannery, a hotel, a store, and stables near the river on the west side of Yonge Street. The first post office was established in the community in 1823 (Reaman 1971: 122).

In 1828, Purdy's flour mill was destroyed by fire and he decided to sell his entire enterprise to Benjamin Thorne and William Parsons. Together, they rebuilt the flour mill and expanded operations on the site. Thorne and Parsons milled the agricultural products of many surrounding farms and much of their product was exported to the United Kingdom. As a result of Thorne's influence in the community, the hamlet variously became known as Thorn's Mills, Thorne's Hill, Thorne Hills and Thorn Hill. The name Thornhill was settled upon by the early 1840s (Reaman 1971: 122).

In 1846, *Smith's Canadian Gazetteer* described Thornhill as "A settlement on Yonge Street, eleven miles from Toronto. A branch of the River Don passes through it, on which is a grist and sawmill, and tannery. There are also in the settlement, three stores, a manufactory for making threshing machines and other machinery, one blacksmith, one waggon maker, two shoemakers, one tailor" (Smith 1846: 190). While Smith did not note a population for the hamlet, he noted that along with Richmond Hill it was among the most substantial communities in Vaughan Township despite the presence of other hamlets (Smith 1846: 199).

The railway age began in present-day Ontario during the 1850s. Between 1852 and 1859, over 1,400 miles (2,253 kilometres) of railway were built in the province (McCalla 1993: 203). By the end of the 1850s, rail transport was thoroughly entrenched in the province's export and import markets and rivaled Great Lakes shipping. Compared to shipping on the Great Lakes, rail service was cheaper, was less risky, and was not impeded by winter (McCalla 1993: 210). As a result, the arrival of a railway in a community often proved a boon to the surrounding economy. The first railway in



Vaughan Township was completed in 1853 when the Ontario, Simcoe & Huron Railroad was built in phases between Toronto and Collingwood (Peltenburg 2020). This railway line was built to the west of Thornhill. While Thornhill was bypassed by railway service, it was connected to Toronto and points north by stagecoach service along Yonge Street (Reaman 1971: 80).

Since Thornhill was not incorporated, it is not enumerated separately in census records. An article in the *Toronto Globe* from 1886 noted that the population was just over 700. The same article also noted Thornhill contained a Methodist, a Catholic, an Episcopal (Anglican), and a Presbyterian Church as well as “good public schools.” The community was most well known during this time for its mineral water and the Hawthorn Mineral Spring near the present-day Thornhill Club was an important part of the community’s economy (*Toronto Globe* 1886). The lack of growth of Thornhill during the second half of the 19<sup>th</sup> century can be attributed to its lack of direct rail service and the overall decline of Ontario’s rural population during this timeframe. Between 1871 and 1891, Vaughan Township’s population decreased from 7,657 to 5,292 (Dominion Bureau of Statistics 1953).

During this same timeframe, the importance of Thornhill as a milling centre declined as cheaper grain from the American and Canadian west proliferated. As the area’s farmers turned to dairying, the mill at Thornhill closed in 1872 and the dam was destroyed in an 1878 rainstorm. In the words of the *Globe and Mail*, Thornhill became a “a drowsy, residential village” (*Globe and Mail* 1948).

Thornhill was finally connected to Toronto by rail service in 1896 when the Metropolitan Railway was built on Yonge Street between Toronto and Newmarket. This railway line was electric and improved the movement of people and freight between Toronto and Thornhill (Reaman 1971: 81; Richmond Hill Liberal 2022).

### 3.6 20<sup>th</sup> Century Development

After 1911 the population of Vaughan Township once again began to increase and was recorded as 5,080 in 1921 (Dominion Bureau of Statistics 1953). This growth trend resulted in farms close to Toronto and along Yonge Street being purchased for residential development or subdivision into five-acre parcels for more limited agricultural use. The hamlets of Vaughan Township also began to grow, and communities such as Thornhill, Richmond Hill, Woodbridge, Maple, and Kleinburg developed into bedroom communities of Toronto (Reaman 1971: 94). Reflecting its increasingly close relationship with Toronto, the Thornhill Club was opened in the river valley in 1922. The golf club was popular with Torontonians and remains well known for its 18-hole golf course designed by the prominent golf course architect Stanley Thompson (*Toronto Globe* 1926; Thornhill Club 2024).



In 1930, the residents of Thornhill in both Vaughan Township and Markham Township began efforts to incorporate as a police village (Toronto Globe 1930). Their efforts were successful, and Thornhill became a police village in 1931 (Reaman 1971: 123). A Police Village was generally established in communities that did not wish to fully incorporate or hamlets that were too small for incorporation. A Police Village had an appointed Board of Police which had limited powers to pass by-laws and maintain public order. Otherwise, a Police Village remained part of its surrounding township (Archives of Ontario 2019).

While Thornhill experienced modest growth and incorporated as a Police Village in the early 20<sup>th</sup> century, it remained a small community known for its collection of picturesque old homes and mature trees.

During this time, the community attracted numerous artists. This included Fred S. Haines, the Principal of the Ontario College of Art, who established his art studio in Thornhill (Globe and Mail 1948). Thornhill's most celebrated artist is James Edward Hervey MacDonald, usually known as J.E.H. MacDonald. He was born in England in 1873 and moved to Canada with his parents in 1887. In Canada, MacDonald studied art and in 1894 was hired by Grip Printing in Toronto. After a brief return to England, he was rehired by Grip Printing in 1907 as their head designer. In 1911, he left Grip to pursue painting fulltime. Two years later, MacDonald purchased 121 Centre Street in the THCD. He mainly lived on the property during the summer and on holidays and the grounds were the subject of several of his paintings, most notably *The Tangled Garden*. MacDonald became a founding member of the Group of Seven and encouraged other members to reside in Thornhill. At various times during the early 20<sup>th</sup> century Group of Seven members Frank Johnson, Arthur Lismer, Franklin Carmichael, and Frederick Horsman Varley lived within the Markham side of Thornhill. (Thornhill Historical Society 2024a; City of Vaughan 2021; Silcox 2023).

Like much of Canada and the United States, Vaughan and Thornhill experienced rapid growth in the decades following the Second World War. Only two years after the end of the war, over 50 new homes had been built in Thornhill and three new subdivisions were in the planning phase. Most of the community's new residents were young families from Toronto who were drawn to the area by the easy commute to Toronto (Globe and Mail 1948). This growth in Thornhill and Vaughan was supported by the construction of King's Highway 400. The highway was completed in 1952 between Barrie and Toronto and created an important transportation corridor through Vaughan Township. It also reduced the travel time between Vaughan and Toronto, encouraging suburban development in the southern part of the township (Bevers 2020; York Region 2022).

As Thornhill grew to a population of around 1,000 by the mid-1950s, residents began efforts to fully incorporate as a village or town (Globe and Mail 1950; 1955). However, by the 1960s the provincial government started planning to consolidate the burgeoning municipalities of southern Ontario. As a result, the provincial government introduced





regional governments to replace county government in heavily populated areas. Generally, the regional government had more power than a county and could more effectively coordinate land-use planning, social services, and infrastructure (Archives of Ontario 2015). In 1970, the Regional Municipality of York was created to replace York County. As part of this reorganization, the Town of Vaughan and Town of Markham were created, the Police Village of Thornhill was dissolved, and the community was once again divided between Vaughan and Markham (Welch et al. 2020; Government of Ontario 1970; Archives Association of Ontario 2024).

During the 1970s and 1980s, the farmlands surrounding Thornhill increasingly gave way to new residential subdivisions. By the close of the 1980s, nearly all the surrounding farmlands had been developed and Thornhill was largely enveloped by suburban sprawl (York Region 2024). During the 1980s, residents of Thornhill recognized that much of the 19<sup>th</sup> century character of Thornhill remained despite the increasingly suburbanized character of the area. In response, the Town Council of Vaughan designated the former boundary of the Thornhill Police Village within Vaughan as an HCD in 1984. Around the same time, the Town of Markham also designated their portion of Thornhill as an HCD (Carter 1984; City of Markham 2024; Carter 1986).

In 1991, Vaughan changed its municipal status to a City (Welch et al. 2020). The City of Vaughan has continued to experience steady population growth in the first decades of the 21<sup>st</sup> century. Between 2001 and 2021, Vaughan's population increased from 182,022 to 323,103 (Statistics Canada 2016; Statistics Canada 2022).

### 3.7 Identification of Key Themes

The THCD reflects the evolution of Thornhill from the late 18<sup>th</sup> century to the present-day. The overall development of the THCD has been influenced by several key themes.

**Pioneer Period (1792-1850):** The early development of Thornhill is linked to the aftermath of the American Revolution and Loyalist settlement in southern Ontario. The community of Thornhill grew at the crossing of Yonge Street, an important colonization road, and the Don River. The presence of this water source and key transportation route attracted settlers to the area by the 1790s. Milling flourished in Thornhill as settlers logged the area and cleared land for agricultural use. The ample waterpower of the area made Thornhill, along with Richmond Hill, the earliest settled communities in Vaughan Township.

**Post Railway Period (1851-1871):** The first railway line in Vaughan Township was completed to the west of Thornhill in 1853. The bypassing of Thornhill contributed to a lack of growth in the community during the second half of the 19<sup>th</sup> century. However, during this time milling activity continued in Thornhill and the community was also well known for its mineral water.



**Mill Closure and Decline (1872-1895):** Increased competition from newly opened agricultural lands resulted in the end of milling in Thornhill. Farmers increasingly turned to dairying and Thornhill became one of the many typical rural hamlets which provided services to area farmers. During this time, the overall population of Vaughan Township decreased as many rural residents were attracted to Ontario's burgeoning cities.

**Street Railway and Renewed Growth (1896-1919):** In 1896, Thornhill was connected to Toronto by rail service when an electric railway line was completed on Yonge Street between Newmarket and Toronto. This railway line facilitated the movement of people and freight in the area and brought Thornhill within Toronto's sphere of influence.

**Incorporation and Early Suburbanization (1920-1945):** The first half of the 20<sup>th</sup> century marked increasing interconnection between Thornhill and Toronto as improvements to the road network and the prevalence of the automobile proliferated. This was evidenced in 1922 when the Thornhill Club was opened in the Don River Valley. The increasing growth and prosperity of Thornhill led to its incorporation as a Police Village in 1930.

**Suburbanization (1946-1969):** Like much of Canada and the United States, Vaughan and Thornhill experienced rapid growth in the decades following the Second World War as Thornhill and much of southern Vaughan Township continued to suburbanize. Only two years after the end of the war, over 50 new homes had been built in Thornhill and three new subdivisions were in the planning phase. Most of the community's new residents were young families from Toronto who were drawn to the area by the easy commute to Toronto. This growth in Thornhill and Vaughan was supported by the construction of King's Highway 400.

**Integration (1970-1984):** In 1970, the Regional Municipality of York was created to replace York County. As part of this reorganization, the Town of Vaughan and Town of Markham were created, and the Police Village of Thornhill was dissolved, once again dividing the community between Vaughan and Markham. During the 1970s and 1980s, the farmlands surrounding Thornhill increasingly gave way to new residential subdivisions. Despite the redivision of Thornhill, residents of the community continued to work together to conserve the area's history, as evidenced by the founding of the Society for the Preservation of Historic Thornhill (presently known as the Thornhill Historical Society) in 1974 (Thornhill Historical Society 2024b).

**Thornhill HCD Adopted (1985-Present):** During the 1980s, residents of Thornhill recognized that much of the 19<sup>th</sup> century character of Thornhill remained despite the increasingly suburbanized character of the area. In response, the Town Council of Vaughan designated the former boundary of the Thornhill Police Village within Vaughan as a HCD in 1984. Around the same time, the Town of Markham also designated their portion of Thornhill as an HCD.



## 4 Existing Conditions of the Thornhill Heritage Conservation District

### 4.1 Introduction

An important part of the THCD Plan update process is to determine what the HCD looks like in its current form. By taking stock of existing conditions, the City can measure how the HCD has performed since the last update undertaken in 2007 and determine whether the objectives are being met. To identify existing conditions of the HCD, the Project Team reviewed City data such as the zoning by-law and relevant planning policies, and data collected during the field program using ArcGIS Collector.

The THCD contains 80 property parcels with 85 municipal address points that reflect distinct structures with differing construction periods and physical attributes. The analysis contained within this report uses the 85 municipal address points as its basis to more accurately reflect instances where one property parcel contains multiple individual structures for which data were collected.

The team collected data for each municipal address, including the historical use of each structure (i.e., original property use), current use, building height, cladding, architectural style or influence, construction date, and presence of mature vegetation or landscape features. The results of this data collection are summarized in the following sections, and illustrated through the accompanying charts, maps, and figures. It should also be noted that property parcels and municipal addresses are subject to change over time. The addresses used in this report reflect current data provided by the City of Vaughan.

### 4.2 Policy Framework

#### 4.2.1 Introduction

The responsibilities for long-term land use planning in Ontario is a shared responsibility between the Province, the regions, and municipal governments. The Province sets out broad direction for land use planning through the *Planning Act* and the *Provincial Policy Statement* (PPS). Decisions at the municipal level are required to be consistent with the PPS.

In some parts of the province, provincial plans provide more detailed and geographically specific policies to meet certain objectives, such as managing growth. The *Growth Plan for the Greater Golden Horseshoe* is an example of a geographically defined regional plan. Municipal decisions in areas with a defined provincial plan have a more stringent standard for compliance, as decisions are required to “conform” or “not conflict” with the policies in these plans.



Other Provincial regulatory systems are connected to land use planning, including the OHA. This Act enables municipalities and the Province to preserve Ontario’s heritage by protecting heritage properties and archaeological sites. The OHA also provides specific guidance on implementing heritage conservation in HCDs.

Official plans, at the regional and local level, are the primary vehicle for implementing provincial land use policy. With official plans being updated regularly to reflect provincial interests, these documents are used as a tool to guide the integration of matters that impact land use decisions, such as infrastructure, housing, economic development, and cultural heritage. In addition, zoning is a tool enabled through the *Planning Act* and guided by municipal plans. Zoning further regulates the characteristics of the use of land within municipalities.

Together, the provincial and local policies and plans provide the framework for protection of built and cultural heritage resources. The following sections outline the existing policy framework within the City of Vaughan.

#### 4.2.2 Planning Act

The legal basis of Ontario’s land use planning system is outlined by the *Planning Act*. This legislative document identifies the approach to planning and assigns responsibilities and duties to those involved in the land use decision-making process, including policy development, land subdivision, development control, administration, and public participation. It sets out requirements for land use planning across the province.

Under the *Planning Act*, the Minister, the council of a municipality, a local board, a planning board, or the Ontario Land Tribunal (OLT) are responsible for carrying out the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest (Government of Ontario 1990). A key purpose of the *Planning Act* is to integrate matters of provincial interest into provincial and municipal planning decisions. Under the Act, the Minister of Municipal Affairs and Housing may also issue provincial statements on matters related to land use planning that are of provincial interest. Further policy guidance on these matters of provincial interest is provided in the PPS.

#### 4.2.3 Provincial Policy Statement, 2024

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province wide. Relevant policies within the PPS that speak to the conservation of heritage resources include the following:

- Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. (4.6.1)



- Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. (4.6.2)
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved. (4.6.3)
- Planning authorities are encouraged to develop and implement:
  - a) archaeological management plans for conserving archaeological resources; and
  - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. (4.6.4)
- Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.
- A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. (6.2.1 c)

(Government of Ontario 2024)

The PPS does not specifically identify HCDs but does provide the framework for conserving protected heritage properties as seen in Section 4.6. In addition, the PPS outlines that development adjacent to protected heritage properties is required to assess the impacts to heritage resources. The PPS includes properties designated under Part V of the OHA as protected properties, thereby requiring that impacts to HCD character be considered as part of the planning process.

On August 20, 2024, the Province announced the release of the new PPS, 2024, issued pursuant to Section 3 of the *Planning Act*. The new PPS replaces the PPS, 2020, and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan). The merging of these planning documents creates a comprehensive, streamlined provincial planning framework to guide land use planning. This new document will take legislative effect on October 20, 2024. However, given the timeline for this project, this document refers to the new PPS 2024, as it will be upheld going forward.



#### 4.2.4 Ontario Heritage Act

The OHA was enacted in 1975 with the purpose of giving the province and municipalities the power to protect heritage properties and archaeological sites. The OHA underwent comprehensive amendments in 2005 and 2023. The 2005 amendments strengthened and improved heritage protection in Ontario, as the province and municipalities were given new powers to delay and stop the demolition of heritage properties while an appeals process was established that respected the rights of property owners. The 2005 amendment also provided enhanced protection of marine heritage sites, archaeological resources, and HCDs.

On January 1, 2023, changes made to the OHA under the *More Homes Built Faster Act, 2022* (Bill 23) came into effect as did regulatory changes to *Ontario Regulation (O. Reg.) 9/06* and O. Reg. 385/21. With respect to HCDs, the 2023 amendments include the following:

- Adhere to the 90-day timelines for applications to alter or demolish a property protected under the OHA, issue a notice of intention to designate a property, or for Council to make decisions regarding the designation of a property
- Include clarification that the term “demolition” applies to the removal or demolition of heritage attributes in a designating by-law as well as a building or structure
- Adhere to the new process for appeals to the OLT for applications to alter heritage properties
- Adhere to the new process for objections for notices of intention to designate properties under the OHA
- Follow the guidance for designating properties under Part IV of the OHA by including a clear articulation of the heritage value of a property and its heritage attributes

In addition, it is required that 25% of the properties within a proposed HCD meet two or more of the prescribed criteria (O. Reg. 9/06 as amended by O. Reg. 385/21).

##### 4.2.4.1 Ontario Regulation 9/06

As discussed, the 2023 amendments to the OHA established criteria for the evaluation of an HCD. The following is the prescribed criteria under O. Reg. 9/06 as amended by O. Reg. 569/22:

- At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
  - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.



- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

(Government of Ontario 2023)

#### 4.2.4.2 Ontario Heritage Toolkit

To supplement evaluation of HCDs using the criteria of O. Reg. 9/06, the project team also considers guidance from the *Ontario Heritage Toolkit* (the Toolkit), which notes that while each HCD is unique, many HCDs share a common set of characteristics as outlined in Table 1:

**Table 1 HCD Characteristics of the Ontario Heritage Toolkit**

Characteristic	Description
A concentration of heritage resources	HCDs typically contain a concentration of historic buildings, structures, landscapes, or landscape elements, and/or natural features that are linked together by a shared context, culture, use, or history.
A framework of structured elements	HCDs often include structured components that define or contribute to an area’s character. These may include major natural features (topography, landforms, landscapes, or water courses) or built features such as road or street patterns, nodes or intersections, landmarks, approaches, or defined edges.



Characteristic	Description
A sense of visual coherence	HCDs often have a visual coherence that is indicative of their heritage value as being of a particular place or time. The visual coherence comes from similarities in resource types, scale, materials, massing, setbacks, or landscape patterns.
A distinctiveness	HCDs may be distinct from the surrounding area by virtue of the resources they contain or the ways in which they are situated.

#### 4.2.5 York Region Official Plan

The *York Region Official Plan* (YROP) was adopted in June 2024 to provide direction for growth and development across nine local municipalities, including Vaughan and Markham. Section 2 of the YROP outlines the policies related to providing for sustainable, complete communities with a strong economic base which includes cultural heritage. The YROP includes an objective, “to recognize, conserve, and promote cultural heritage resources, cultural landscapes and built heritage of York Region and preserve their value and benefit to the community for present and future residents”. (York Region, 2024) In particular, the following policies of Council are designed to promote and conserve cultural heritage resources:

- That cultural heritage resources shall be conserved to foster a sense of place and benefit communities. (2.4.1)
- To promote well-designed built form and cultural heritage planning and to conserve features that help define character, including built heritage resources and cultural heritage landscapes. (2.4.2)
- To ensure that cultural heritage resources under York Region’s ownership are conserved. (2.4.3)
- To require that cultural heritage resources within secondary plan study areas be identified and any significant resources be conserved. (2.4.4)
- To require local municipalities to adopt official plan policies to conserve cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes, to ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property. (2.4.5)
- To support local municipal efforts in promoting heritage awareness, establishing heritage conservation districts, and integrating identified cultural heritage landscapes into official plans and engaging with Indigenous communities in these efforts, where appropriate. (2.4.6)





- That local municipalities shall compile and maintain a register of significant cultural heritage resources protected under the Ontario Heritage Act and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government. (2.4.7)
- To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects. (2.4.8)
- To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources. (2.4.9)
- To encourage local municipalities to consider urban design standards or guidelines in core historic areas that reflect the areas' heritage, character, and streetscape. (2.4.10)
- To encourage access to core historic areas by walking, cycling, and transit, and to ensure that the design of roads, vehicular access, and parking complements the historic built form. (2.4.11)
- To recognize and celebrate the rich cultural heritage of York Region's ethnic and cultural groups. (2.4.12)

(York Region 2024)

The YROP supports the establishment of municipal tools such as HCDs and community improvement plans to encourage cultural heritage preservation across the region.

#### **4.2.6 City of Vaughan Official Plan**

The Vaughan Official Plan (OP), adopted in December 2020, describes Thornhill as one of the four historic villages in the City. The City policies aim to support the protection of cultural heritage resources and support the use and educational potential of these resources.

Generally, the cultural heritage policies of the City's OP are to:

- Recognize and conserve cultural heritage resources, including heritage buildings and structures, cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around, and adjacent to all such resources. (6.1.1.1)
- Support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources. (6.1.1.2)

(City of Vaughan 2010)



As such, the growth management strategy for the City of Vaughan, as expressed in Section 1.2 of the OP, outlines the integration and concurrent completion of the “Built Cultural Heritage Study” and the “Cultural Heritage Landscape Plan”, which include policies to preserve and protect built cultural heritage resources and significant cultural heritage landscapes, including designated property and HCDs. The policies of the OP broadly apply an understanding of heritage within its context and landscape, with direction that encourages providing for the comprehensive protection of heritage resources.

In promoting tourism and enhancing economic diversity, the OP also speaks to the unique ability for cultural resources to support the City’s goals. Vaughan continues to nurture several existing and successful main street and mixed-use retail areas, particularly in their historic villages. Policy 5.2.3.3 seeks to, “protect the economic vitality of small-scale main street retail in Vaughan’s historic villages of Nashville/Kleinburg, Woodbridge, Maple, and Thornhill and to support the development of business associations in these areas as a means to enhance retail opportunities and attract visitors”. Vaughan’s policies support existing retail areas and seek to create new main street retail environments that help provide opportunities for small-scale commercial activities, accommodate residential or office/service uses above grade, and allow for a diverse pedestrian-oriented retail experience. Furthermore, major retail uses (over 10,000 square metres [m<sup>2</sup>]) may be subject to more detailed policies contained in HCD Plans (Policy 5.2.3.6), as may gas stations (Policy 5.2.3.12 d.).

Additionally, recognizing that Vaughan’s historic villages attract a large number of visitors, the City aims to “promote cultural resources, facilities, and events as unique regional tourism destinations, and to promote tourism activities in Vaughan’s Heritage Conservation Districts” (Policy 5.2.7.5).

The OP also contains several policies related to development on and adjacent to designated heritage properties, including those in HCDs. This includes the requirement for Cultural Heritage Impact Assessments as noted in policy 6.2.2.5, and heritage permit applications as outlined in policy 6.2.2.6. The OP also includes policies specific to development adjacent to HCDs in policy 6.2.2.9, requiring that they be compatible by:

- a. respecting the massing, profile and character of adjacent heritage buildings;
- b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings
- c. maintaining the established setback pattern on the street;
- d. being physically oriented to the street in a similar fashion to existing heritage buildings
- e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;



- f. having minimal impact on the heritage qualities of the street as a public place
- g. minimizing the loss of landscaped open space
- h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and
- i. requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource

#### **4.2.6.1 Heritage Conservation District Policies**

Section 6.3 of the OP outlines the policies that guide cultural heritage landscapes (CHLs) and HCDs in the City. HCDs can be a form of CHL or may contain a CHL. The OP recognizes a CHL as an area with a recognized cluster of, “related heritage structures, lands, vegetation, archaeological resources, and other heritage resources”. The OP contains the following policies with respect to CHLs:

- To conserve and protect cultural heritage landscapes deemed significant through cultural heritage surveys or other studies. (6.3.1.1)
- To prepare and maintain an inventory of cultural heritage landscapes and include significant cultural heritage landscapes in the Heritage register. (6.3.1.2)
- To showcase cultural heritage landscapes by – among other things – encouraging, where appropriate, public access and preserving viewpoints, viewsheds, and vistas to and from cultural heritage landscapes. (6.3.1.3)
- That, where cultural heritage landscapes are located within close proximity to natural heritage resources, opportunities to integrate these resources through conservation and interpretation be considered. (6.3.1.4)

(City of Vaughan 2010)

HCDs, including the THCD, are important tools to control new development and site alteration within a historic part of the community. Therefore, more specific policy direction is provided in the OP for HCDs, including:

- That Heritage Conservation Districts shall possess one or more of the following attributes:
  - a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity, or development of a community or a neighbourhood;



- buildings and structures that are of architectural or vernacular value or interest; and
- important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites. (6.3.2.1)
- To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act. (6.3.2.2)
- To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals, and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail. (6.3.2.3)
- That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan. (6.3.2.4)
- That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines, and the policies of this Plan. (6.3.2.5)

(City of Vaughan 2010)

Cultural heritage character areas are also outlined in the City's OP as a tool that can be employed when the heritage characteristics of an area may not merit a designation under the OHA, but special conservation efforts are still warranted (e.g. farmsteads, old industrial landscapes, etc.). While designation of these areas may not be appropriate, recognition and protection of these resources is seen as important to preserve Vaughan's past. Policies enable the municipality to require impact assessments, conservation objectives, and specific design guidelines for these areas, through the policies outlined in Section 6.3.3.



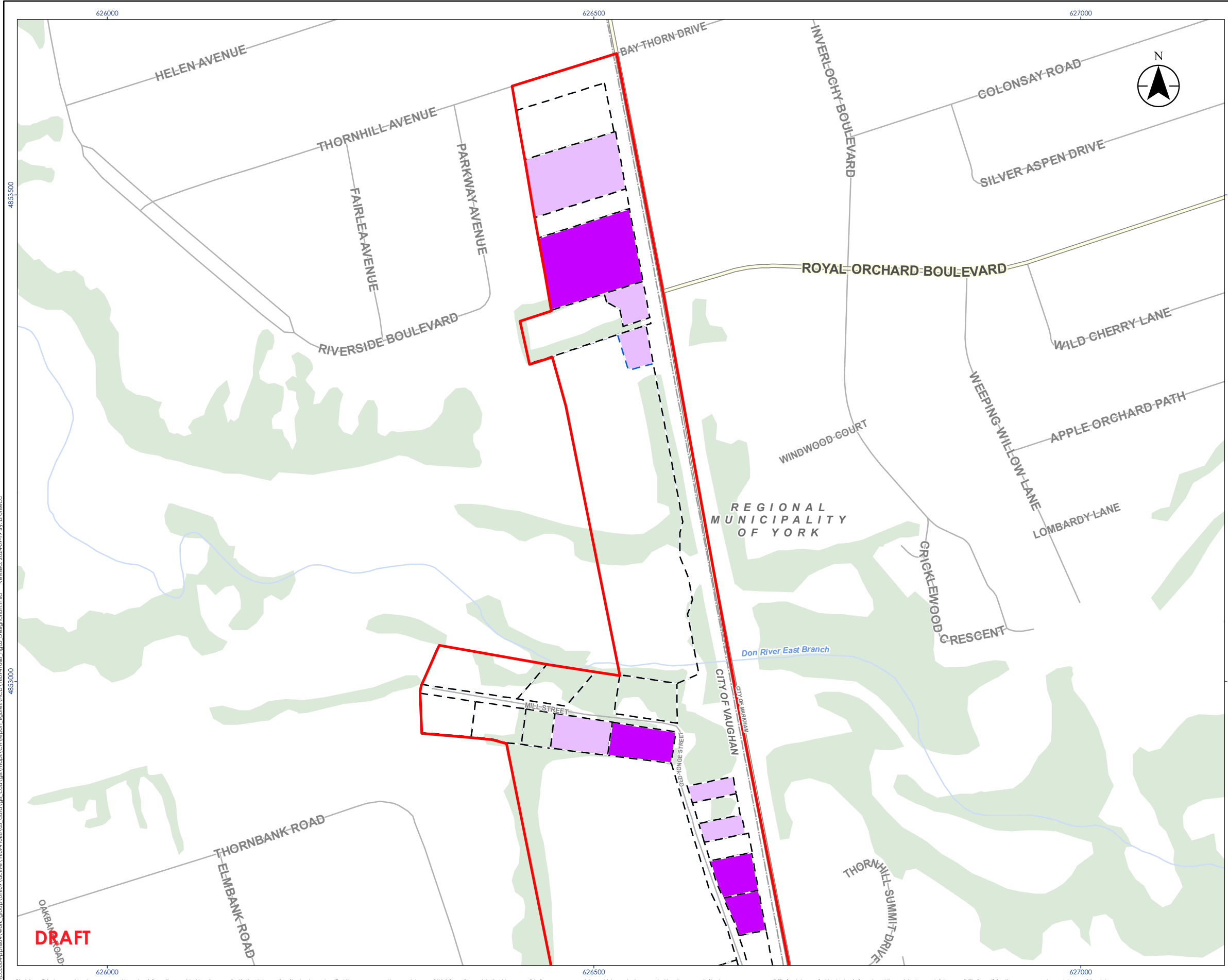
#### 4.2.7 Yonge-Steeles Corridor Secondary Plan

The *Yonge-Steeles Corridor Secondary Plan* (YSCSP) provides a framework for development and intensification of the Yonge-Steeles Corridor. The north area included in the Plan extends along Yonge Street from the main driveway of the Thornhill Club to Highway 406, part of which lies within the THCD. The south area included in the Plan, bisected by the CN Railway, is an L-shaped region along Yonge Street from Steeles Avenue to Thornhill Public School and along Steeles Avenue West, from Yonge Street to Palm Gate Boulevard (OLT 2022). The YSCSP aims to promote well-designed intensification to increase the use of existing and planned infrastructure while catering to a range of uses, activities, opportunities, and housing types. In particular, the area within the THCD, south of Thornhill Avenue, is recognized for its important heritage assets that need protection under the YSCSP and the THCD. Development potential in this area is limited to a maximum height of five storeys and a Floor Space Index (FSI) of 1.5, except for one parcel south of Thornhill Avenue, which allows a maximum height of 12 storeys and an FSI of 3.8. Lands north of Thornhill Avenue and south of Gallanough Park, which lie outside the THCD, will sensitively transition to higher mixed-use development. This Plan provides urban design policies in addition to the Guidelines to create an attractive, safe, and pedestrian-friendly neighborhood that respects the existing character. Additionally, any new development adjacent to designated heritage buildings within the Low-Rise Mixed-Use areas is required to conform to THCD policies and respect the significant built-form features of the heritage buildings through measures such as setbacks, stepbacks, landscaping, and protection of view corridors, where appropriate (OLT 2022).

### 4.3 Municipal Heritage Properties

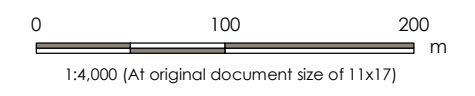
Several properties within the THCD have been designated under Part IV of the OHA and several are listed on the City's *Heritage Register* (see Section 2.2.22.2). In accordance with Section 6.2.2 of the City's OP and Section 27(1), Part IV of the OHA, a municipality may maintain a register of properties that contain or have the potential to contain cultural heritage value or interest. With amendments to the OHA in 2023, a Part IV designated property is now required to meet two or more criteria under O. Reg. 9/06. In addition, listed properties can only remain on a register for two years before a municipality must decide to designate or de-list the property. Properties cannot be re-listed within five years from their date of removal. The location of current listed and designated properties within the THCD are depicted on Figure 3 and are summarized in Section 2.2.2.





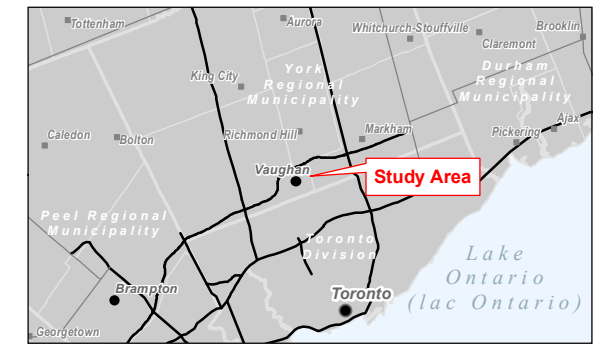
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Property Type**
- Designated (Part IV)
  - Listed
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
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Project Location: 160941068 REV2  
 City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

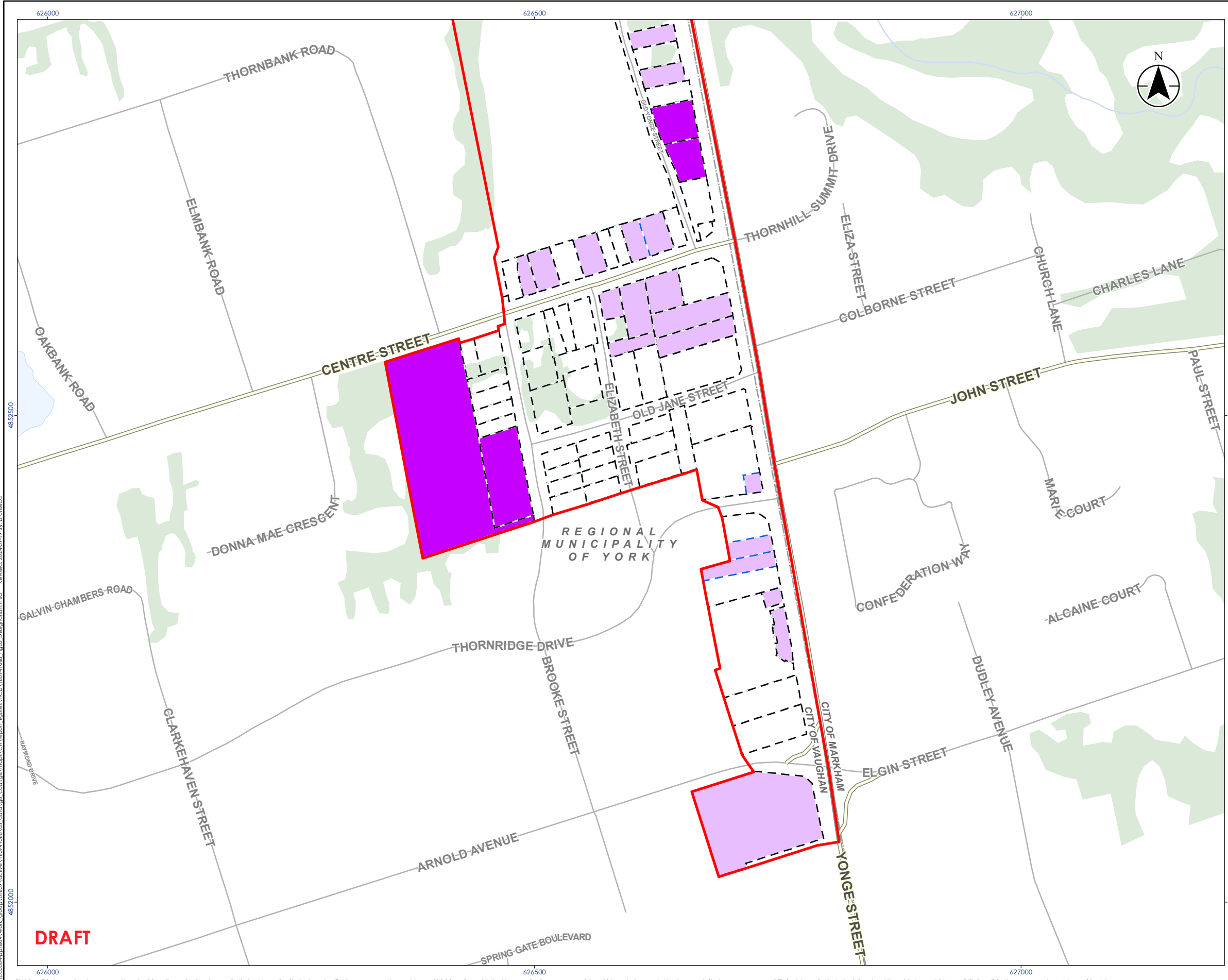
Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **3** **DRAFT**

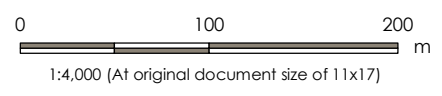
Title: **Designated and Listed Properties within HCD Boundary**

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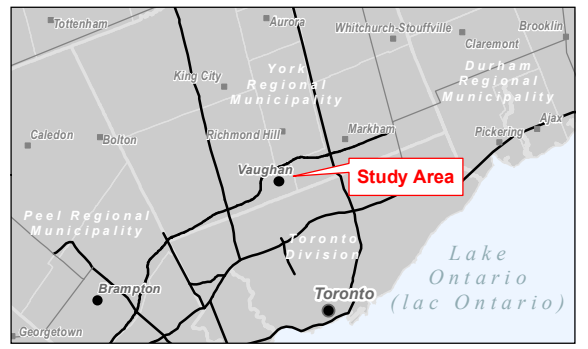
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 Revised: 2024-09-19 By: b1onesca



- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Property Type**
- Designated (Part IV)
  - Listed
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



- Notes**
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 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **3** **DRAFT**

Title  
**Designated and Listed Properties within  
 HCD Boundary**

**DRAFT**

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## 4.4 Land Use

### 4.4.1 Zoning By-law

The City's Comprehensive Zoning By-law 001-2021 came into effect on October 20, 2021. As shown in Figure 4, the THCD contains eight zones: First Density Residential Zone, Mixed-Use Zone, Commercial Zone, Neighbourhood Commercial Zone, General Commercial Zone, General Institutional Zone, Open Space Zone, and Environmental Protection Zone. In addition, a portion of the THCD is subject to the City's Zoning By-law 1-88 which contains Commercial, Residential, and Open Space Zones.

The permitted uses in each of the zones, and applicable zoning provisions are summarized in Table 2 below. Provisions applicable to the THCD include those that factor into the visual and contextual character of the area, including height, front yard setbacks, and maximum lot coverage.

The zones within the THCD support a mix of residential, non-residential, and open space uses, minimum setbacks of 3 metres from any property line, and maximum height ranging from 8 to 11 metres. While a few parcels with RM2 Zoning permit a height of up to 44 metres, there are podium, tower, and step back requirements in place that allow for a transition to the surrounding context. Overall, while the subject area is identified for intensification as per the OP, the zoning regulations generally maintain compatibility with the low-rise character and built environment of the community.

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**Table 2 Permitted Uses and Applicable Zoning Provisions**

Zone	Permitted Uses	Applicable Provisions
First Density Residential Zone (R1, R1A, R1E)	<p><b>Residential:</b> Independent living facility, single detached dwelling.</p> <p><b>Non-Residential:</b> Community garden, school, model home, temporary sales office, home occupation, secondary suite, short-term rental.</p>	<p>Minimum lot frontage: 18 metres (m)            Minimum lot area: 420 m<sup>2</sup>            Minimum front yard: 4.5 m            Minimum rear yard: 7.5 m            Minimum interior side yard: 1.2 m            Minimum exterior side yard: 2.4 m            Maximum height: 9.5 m</p>
Residential (R1) (1-88)	<p><b>Residential:</b> single family detached dwelling</p>	<p>Minimum lot frontage: 18 metres (m)            Minimum lot area: 540 m<sup>2</sup>            Minimum front yard: 7.5 m            Minimum rear yard: 7.5 m            Minimum interior side yard: 1.5 m            Minimum exterior side yard: 4.5 m            Maximum height: 9.5 m            Maximum lot coverage: 35%</p>
Multiple Unit Residential Zone (RM2)	<p><b>Residential:</b> Apartment dwelling, independent living facility, podium townhouse dwelling, retirement residence, supportive living facility.</p> <p><b>Non-Residential:</b> Community garden, school, urban square, temporary sales office, home occupation, short-term rental.</p>	<p>Minimum lot frontage: 30 m            Minimum lot area: 80.0 m<sup>2</sup>/unit            Minimum front, interior, and exterior side yard: 4.5 m            Minimum rear yard: 7.5 m            Maximum height: 44 m            Podium height: 10.5 m to 20 m            Minimum tower step-back: 3 m, 12.5 m from any rear and interior side lot line.            Minimum landscape: 10 m            Minimum required landscape strip on any interior side lot line or rear lot line abutting any other Residential Zone except Townhouse Residential or Multiple Unit Residential Zones: 3 m            Minimum landscape strip abutting a street line: 3 m</p>
Multiple Unit Residential Zone (RM2) (1-88)	<p><b>Residential:</b> apartment dwelling, multiple family dwelling, block townhouse dwelling</p> <p>Non-Residential: Day nursery</p>	<p>Minimum lot frontage: 30 m            Minimum lot area: 230 m<sup>2</sup>/unit            Minimum front, rear, and exterior side yard: 4.5 m            Minimum interior side yard: 1.5 m            Maximum height: 11 m            Maximum lot coverage: 50%</p>



Zone	Permitted Uses	Applicable Provisions
Mixed-Use Zone (GMU)	<b>Non-Residential:</b> Art studio, business service, automotive dwelling, clinic, commercial school, financial institution, funeral services, health and fitness centre, hotel, hotel (small scale), micro-manufacturing, office, personal service, pet care establishment, per services establishment, place of assembly, place of entertainment, restaurant, restaurant – take out, retail, retail – convenience, service or repair shop, supermarket, theatre, veterinary clinic, community facility, community garden, place of worship, public parking, school, urban square, outdoor display area, outdoor patio, seasonal outdoor display area, temporary sales office.	Minimum lot frontage: 18 m Minimum lot area: 800 m <sup>2</sup> Minimum front yard, exterior side yard: 3.5 m Required build-to zone: 3.5 to 7 m (to a minimum of 20% of street frontage or a minimum of 55% of street frontage on a corner lot) Minimum rear yard: 7.5 m Minimum interior side yard: 3 m Height: 8 m to 11 m Minimum ground floor height: 4.5 m Minimum landscape strip abutting a street line: 3.5 m Minimum required landscape strip on any interior side lot line or rear lot line abutting a Residential or Open Space Zone: 3 m Minimum landscape: 10%
Convenience Commercial Zone (CC)	<b>Non-Residential:</b> Financial institution, personal service, pet care establishment, restaurant, restaurant – take out, retail, retail – convenience, shopping centre, community garden, day care centre, seasonal outdoor display area, temporary sales office.	Minimum lot frontage: 15 m Minimum lot area: 6500 m <sup>2</sup> Minimum front yard, exterior side yard: 4.5 m Minimum rear yard: 7.5 m Minimum interior side yard: 3 m Maximum lot coverage: 35% Maximum height: 9.5 m Minimum setback from any building or structure to a lot line abutting a Residential, Institutional or Open Space Zone: 6 m Minimum landscape: 20% Minimum landscape strip abutting any street line: 3 m Minimum landscape strip on any interior side lot line or rear lot line butting a Residential or Open Space Zone: 4.5 m
Neighbourhood Commercial Zone (NC)	<b>Non-Residential:</b> Business service, clinic, financial institution, health and fitness centre, hotel (small scale), micro-manufacturing, office, personal service, pet services establishment, restaurant, restaurant – take out, retail, retail – convenience, shopping centre, veterinary clinic, community facility, community garden, day care centre, public parking, drive-through, outdoor display area, outdoor patio, seasonal outdoor display area, temporary sales office.	Minimum lot frontage: 30 m Minimum lot area: 1000 m <sup>2</sup> Minimum front yard: 4.5 m Minimum rear yard: 12 m Minimum interior and exterior side yard: 6 m Maximum lot coverage: 35% Maximum height: 11 m Minimum setback from any building or structure to a lot line abutting a Residential, Institutional or Open Space Zone: 7.5 m Minimum landscape: 10% Minimum landscape strip abutting any street line: 3 m Minimum landscape strip on any interior side lot line or rear lot line butting a Residential or Open Space Zone: 6 m



Zone	Permitted Uses	Applicable Provisions
General Commercial Zone (GC)	<b>Non-Residential:</b> Art studio, automotive detailing, business service, clinic, commercial school, commercial storage, financial institution, funeral services, garden centre, health and fitness centre, heavy equipment sales/rental and service establishment, hotel, hotel (small scale), micro-manufacturing, motor vehicle rental, motor vehicle repair, motor vehicle sales, office, personal service, pet care establishment, place of assembly, place of entertainment, research and development, restaurant, restaurant – take out, retail, retail – convenience, service or repair shop, shopping centre, supermarket, taxi stand, theatre, veterinary clinic, community facility, community garden, day care centre, place of worship, public parking, drive-through, outdoor display area, outdoor patio, seasonal outdoor display area, temporary sales office.	Minimum lot frontage: 20 m Minimum lot area: 900 m <sup>2</sup> Minimum interior and exterior side yard: 4.5 m Minimum rear yard: 12 m Minimum interior side yard: 3 m Maximum lot coverage: 50% Maximum height: 11 m Minimum setback from any building or structure to a lot line abutting a Residential, Institutional or Open Space Zone: 12 m Minimum landscape: 10% Minimum landscape strip abutting any street line: 3 m Minimum landscape strip on any interior side lot line or rear lot line butting a Residential or Open Space Zone: 6 m
General Institutional Zone (I1)	<b>Residential:</b> Retirement residence. <b>Non-Residential:</b> Community facility, community garden, conservation use, car care centre, long term care facility, passive recreational use, place of worship, school, urban square, agriculture, temporary sales office.	Minimum lot frontage: 15 m Minimum lot area: 650 m <sup>2</sup> Minimum interior and exterior side yard: 3 m Minimum rear yard: 7.5 m Minimum interior side yard: 4.5 m Maximum height: 11 m Minimum landscape strip abutting any street line: 3 m Minimum landscape strip along any interior side lot line or rear lot line butting a Residential or Open Space Zone: 3 m
Open Space Zone (OS1, OS2)	<b>Non-Residential (OS1):</b> Active recreational use, cemetery, community garden, conservation use, park, passive recreational use, decommissioning activities, stormwater management facility. <b>Non-Residential (OS2):</b> Driving range, golf course, active recreational use, cemetery, community garden, conservation use, park, passive recreational use, decommissioning activities, stormwater management facility.	Minimum lot frontage: 12 m (OS1), 20 m (OS2) Minimum front yard: 9 m (OS1), 15 m (OS2) Minimum rear yard: 15 m Minimum interior, exterior side yard: 4.5 m (OS1), 15 m (OS2) Maximum lot coverage: 10% Maximum height: 11 m
Environmental Protection Zone (EP)	<b>Non-Residential:</b> Conservation use, passive recreational use.	Minimum front, rear, interior and exterior side yard: 15 m Maximum lot coverage: 5% Maximum height: 9.5 m



Zone	Permitted Uses	Applicable Provisions
Commercial Zones: Restricted Commercial(C1) and General Commercial (C2) (1-88)	<p><b>Non-Residential:</b> Automotive retail store, banking or financial institution, boating showroom, business or professional office, club or health centre, eating establishment, eating, funeral home, hotel, laboratory, motor vehicle sales establishment, office building, personal service shop, pharmacy, photography studio, place of entertainment, radio transmission establishment, retail store, service or repair shop, video store, auditorium, lodge, association or institutional hall, long term care facility, public or private hospital, recreational.</p> <p><b>Additional Non-Residential Uses in C2:</b> car rental service, car wash, fruit stand, lumber or building materials supply dealing with new materials only, motel, pet grooming establishment to be contained within a wholly enclosed building, place of amusement, retail nursery, taxi stand or station, veterinary clinic, correctional or crises care group home.</p>	Minimum front yard: 9 m (C1), 15 m (C2) Minimum rear yard: 15 m Minimum interior side yard: 6 m (C2) Minimum exterior side yard: 9 m (C2) Maximum lot coverage: 50% (C1), 35% (C2) Minimum lot depth: 60 m Maximum height: 11 m Minimum landscape strip abutting any street line: 6 m Minimum landscape strip abutting an Open Space or Residential Zone: 2.4 m Minimum landscape strip along any interior side lot line or rear lot line butting a Residential or Open Space Zone: 3 m

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#### 4.4.2 Land Use Policies

The THCD is located within the City’s Urban Boundary, as outlined by Schedule 1 – Urban Structure of the City’s OP (2010). The area centering around the intersection of Centre Street and Yonge Street, has been identified as a “Local Centre” which is deemed as an “Intensification Area”, aimed at accommodating growth and greater density while providing a mixed-use focus for the surrounding community. As a “Local Centre,” this area is lower in scale compared to other areas of intensification and offers a limited range of uses to maintain compatibility with the surrounding local context.

An Open Space area within the THCD forms a “Core Feature” of the connected Natural Heritage Network in the City. Core Features of the network include wetlands, woodlands, valley and stream corridors, wildlife and fish habitat, and significant habitat of endangered and threatened species. The OP identifies these natural features to be protected and enhanced. Development and/or site alteration on these lands and lands adjacent is prohibited except for natural area management, flood/erosion control projects, transportation, infrastructure, utilities, and passive recreational activities. The OP provides several policies on the protection, restoration, and enhancement of the Natural Heritage Network over time, including the identification of “Enhancement Areas” to add to or connect the Core Features.

North and south of the Local Centre, there are areas designated as “Regional Intensification Corridors.” While these areas do not form part of the THCD, they are aimed at providing the most intensive and greatest mix of development in the city. The intended use and transit priority of these areas will encourage growth and connectivity between Regional Centers along the Yonge Street Corridor. In addition, a few “Established Large-Lot Neighbourhoods” are identified outside of the existing THCD, which are typical to see at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple, and Woodbridge. These areas are characterized by their substantial yards and lot coverages that provide opportunities for landscape development and streetscapes.

The THCD is subject to the Land Uses identified by the OP, with an area north of the Thornhill County Club along Yonge Street subject to the YSCSP. The land uses comprised within the THCD, including lands subject to the YSCSP, as seen in Figure 5, include Low Rise Residential, Low-Rise Mixed-Use, Mid-Rise Mixed-Use, Parks, Natural Areas, and Private Open Space.

Buildings in the Low-Rise Residential zone primarily comprise of dwelling units and must have a maximum height of three storeys, or five storeys within the YSCSP boundary.



Low-Rise Mixed-Use Areas integrate residential, community, and small-scale retail uses for the local community. Buildings here must blend well with their surroundings, respect existing heritage buildings, and adhere to high architectural and urban design standards to transition smoothly to adjacent low-rise residential areas. These areas should encourage ground floor activation along Yonge Street and include a 3-metre setback from the building to the lot line. The height of buildings in this zone may range from a minimum of two storeys, or a maximum of five storeys within the YSCSP boundary.

The Mid-Rise Mixed-Use zone enables transit-oriented intensification along the Yonge Street Corridor while providing smooth transitions to adjacent low-rise residential areas. It supports a mix of residential, retail, community, and institutional uses. Building heights along Yonge Street may range from a minimum of four storeys, or a maximum of twelve storeys within the YSCSP boundary. Ground floor activation and setback requirements in this zone align with those of Low-Rise Mixed-Use areas along Yonge Street.

#### 4.4.3 Land Use Type

Based on information from the previous HCD inventories and historical mapping, existing structures in the THCD were historically predominantly residential, accounting for 77% of the THCD. Of the remaining 24% of the structures within the THCD, 13% were commercial, 5% were places of worship, 1% were cemeteries, 1% were institutional, 1% were mixed use, 1% were parks or open space, and 1% were other original land use types (Figure 7).

The current land uses within the THCD have shifted compared to the historic distribution. The structures are now predominantly residential and commercial, accounting for 48% and 39% of the existing structures respectively (Photo 1 to Photo 2). In addition, 4% are currently places of worship (Photo 3), 2% are other land use types, 2% are parks or open space (Photo 4), 1% are cemeteries (Photo 5), 1% are civic (Photo 6), 1% are institutional (Photo 7), and 1% are mixed use (Photo 8) (Figure 8).

These changes indicate that multiple properties have been converted from a likely residential use (based on their structure types and architectural features) to commercial or other uses in the HCD. Commercial property use experienced the largest increase, with a more moderate increase in properties used as parks or open space and a small decrease in properties used as places of worship. These converted properties include:



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024

- 77 Centre Street
- 78 Centre Street
- 69 Centre Street
- 18 Centre Street
- 34 Centre Street
- 7626 Yonge Street
- 8000 Yonge Street
- 39 Centre Street
- 7822 Yonge Street
- 67 Centre Street
- 66 Centre Street
- 7616 Yonge Street
- 38 Centre Street
- 7808 Yonge Street
- 12 Centre Street
- 80 Centre Street
- 8088 Yonge Street
- 121 Centre Street
- 7666 Yonge Street
- 7636 Yonge Street
- 7756 Yonge Street
- 2 Centre Street
- 19 Centre Street
- 57 Centre Street
- 8054 Yonge Street
- 56 Centre Street

DRAFT



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo** Historic residential structure at 25 Elizabeth Street constructed between 1896 and 1919, looking east



**Photo 1** Contemporary residential structure at 133 Brooke Street constructed between 2014 and 2018, looking east



**Photo 2** Commercial structure at 7716 Yonge Street, looking west



**Photo 3** Place of worship (Holy Trinity Anglican Church) at 140 Brooke Street, looking west





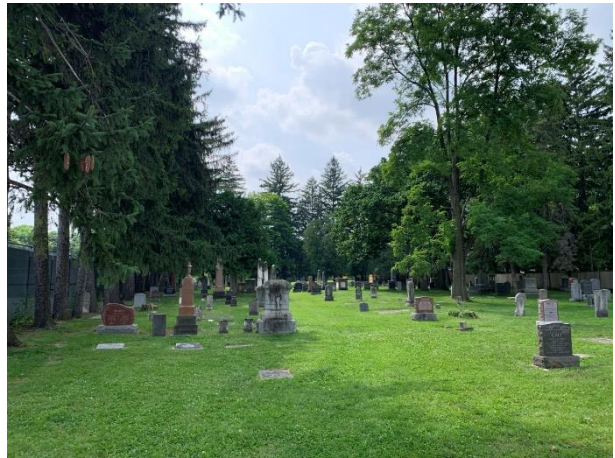
**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo 4** Park or open space (Thornhill Park) at 26 Old Yonge Street, looking south



**Photo 5** Cemetery at 8004 Yonge Street, looking west



**Photo 6** Former residence converted to civic use at 121 Centre Street (the MacDonald House and city park), looking northeast



**Photo 7** Institutional structure at 7554 Yonge Street, looking west



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo 8** Mixed use structure at 7608 Yonge Street, looking southwest



**Photo 9** Residential structure converted to commercial use at 66 Centre Street, looking north

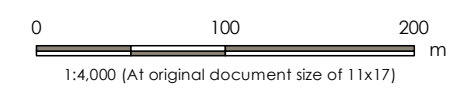
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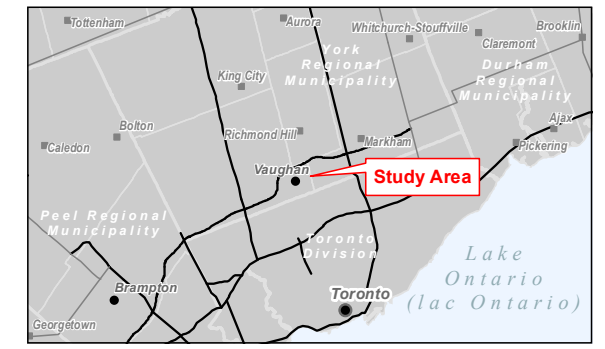
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Zone Description**
- Commercial Zone (I-88)
  - Convenience Commercial Zone (I-21)
  - Neighbourhood Commercial Zone (I-21)
  - Residential Zone (I-88)
  - First Density Residential Zone (I-21)
  - Open Space Zone (I-21)
  - Open Space (I-88)
  - Environmental Protection Zone (I-21)
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



Notes

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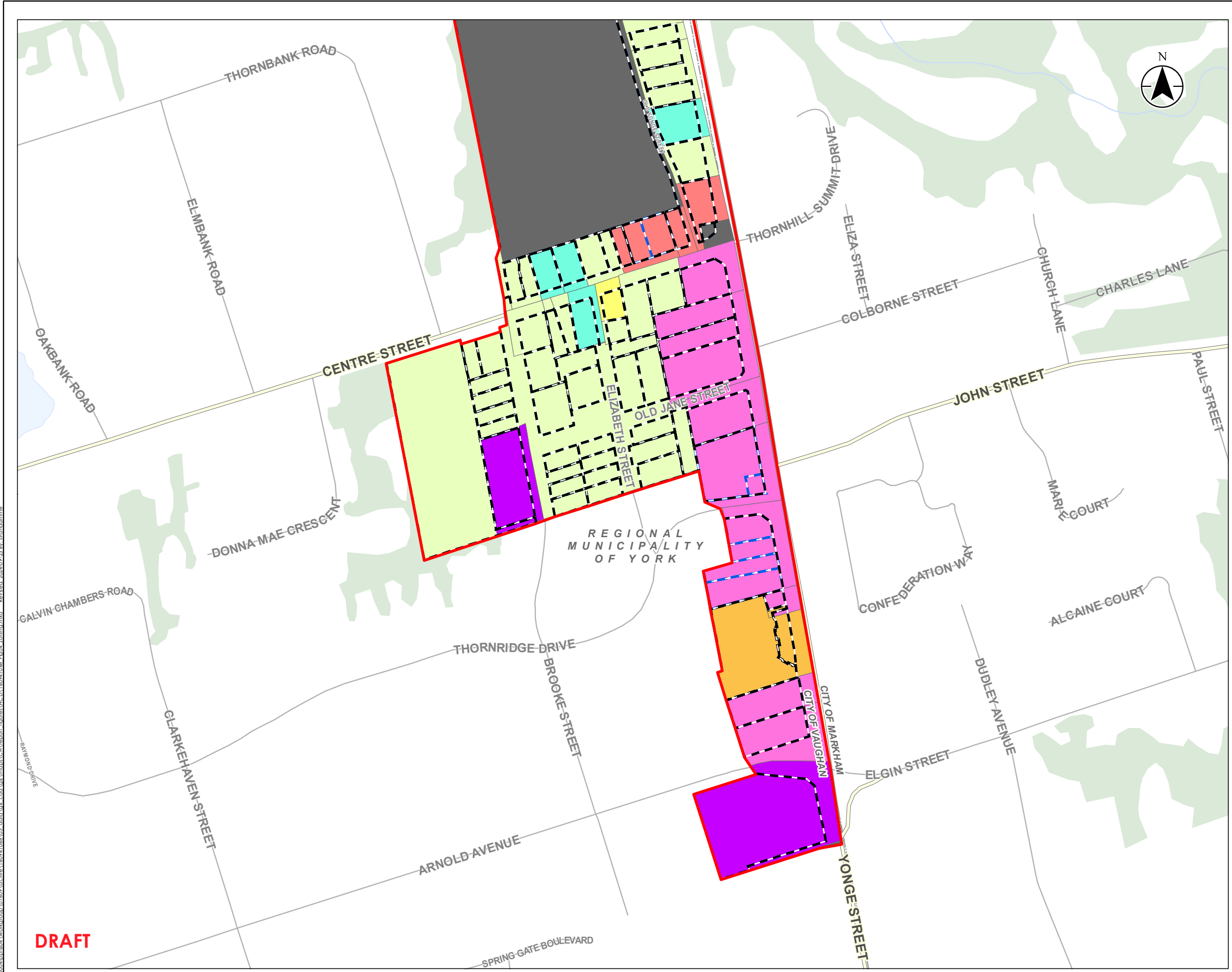
Project Location: 160941068 REV1  
 City of Vaughan  
 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

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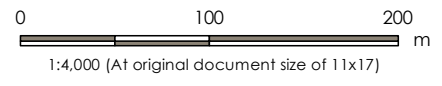
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 Title  
**Zoning within HCD Boundary**

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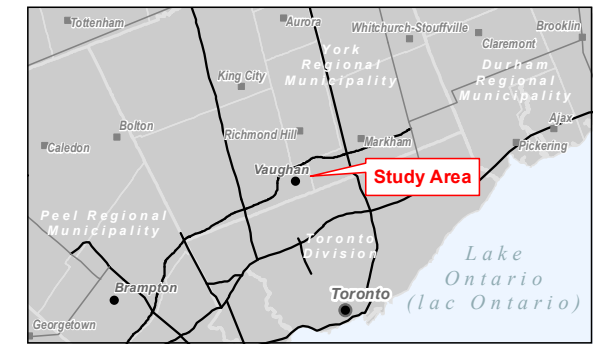
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- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Zone Description**
- Convenience Commercial Zone (I-21)
  - General Commercial Zone (I-21)
  - Neighbourhood Commercial Zone (I-21)
  - First Density Residential Zone (I-21)
  - Multiple Unit Residential Zone (I-21)
  - General Institutional Zone (I-21)
  - General Mixed-Use Zone (I-21)
  - Open Space Zone (I-21)
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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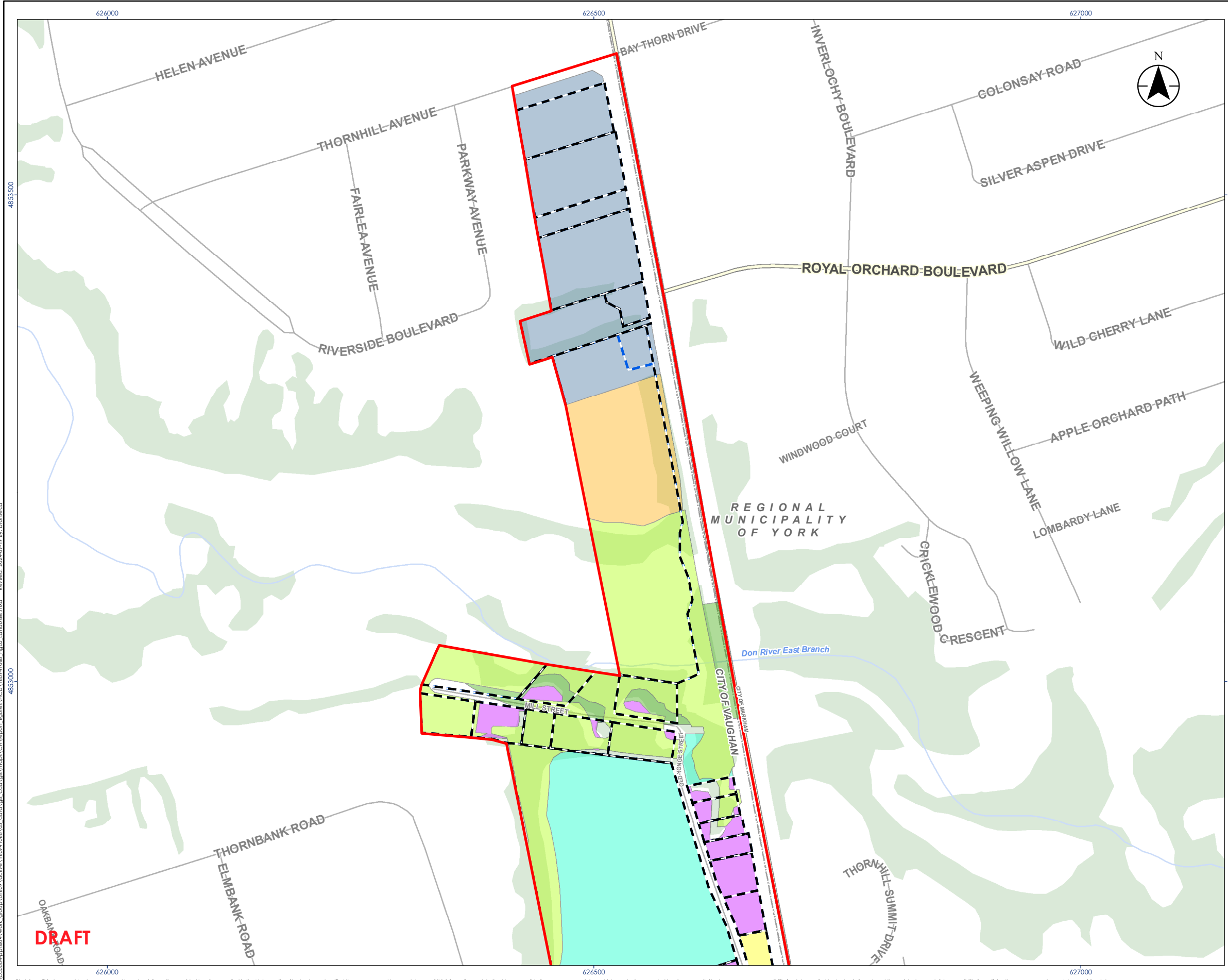
Project Location: 160941068 REV1  
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 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

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 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **4.2** **DRAFT**  
 Title  
**Zoning within HCD Boundary**

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 Rev: 2024-09-25 By: scondramme



Legend

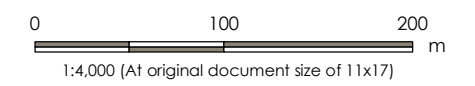
- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel

Land Use

- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Lands Subject to Secondary Plans
- Low-rise Mixed-use
- Low-rise Residential
- Natural Areas
- Parks
- Private Open Spaces

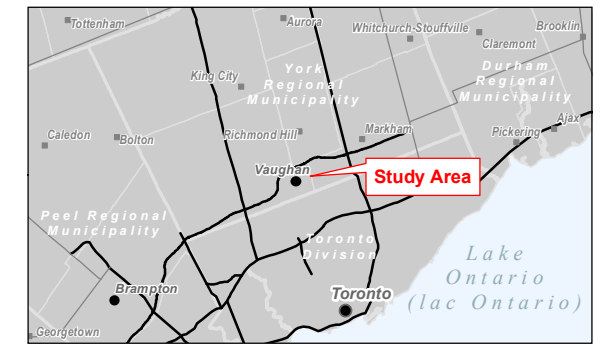
Base Features

- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area



Notes

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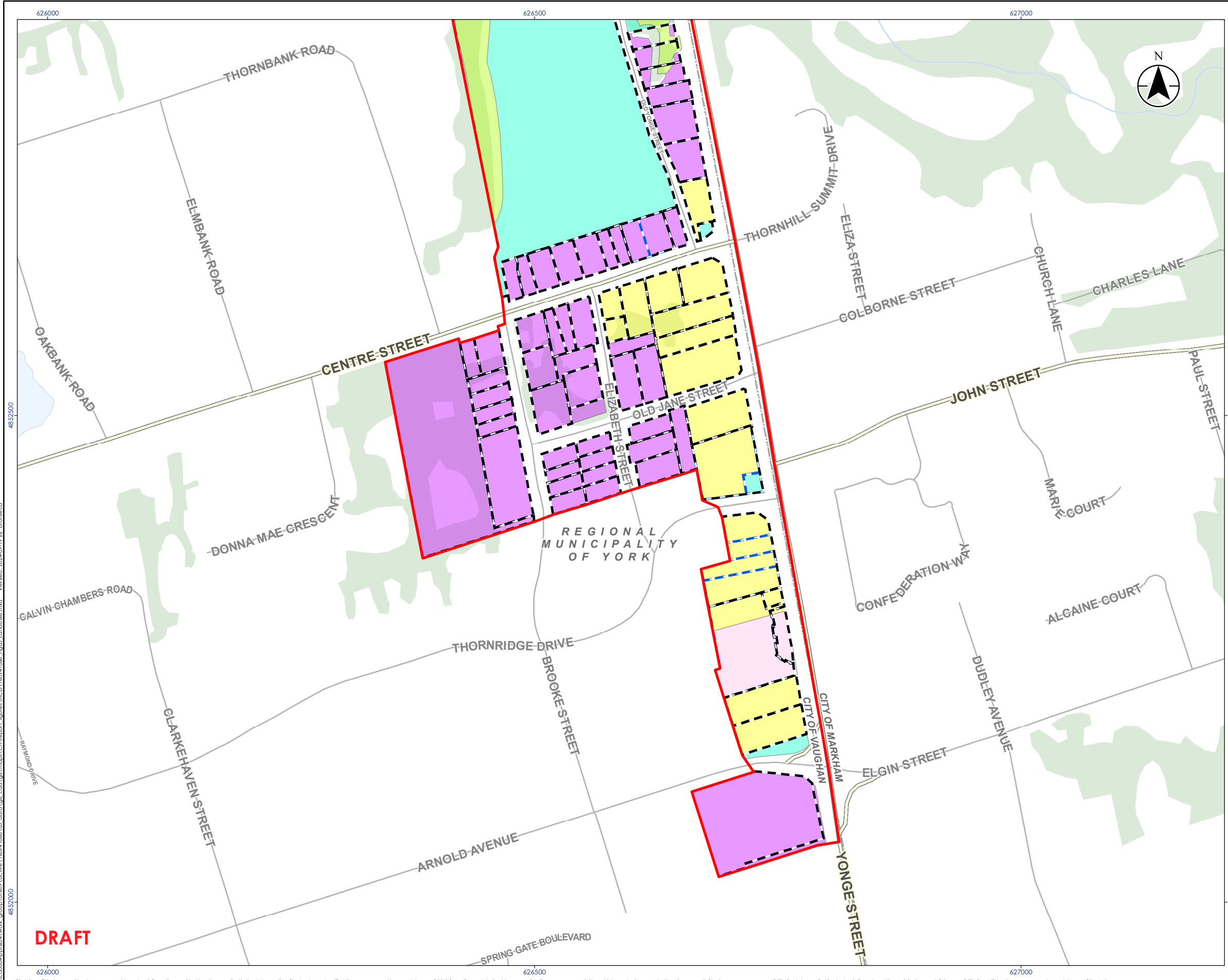
Project Location: 160941068 REV2  
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 Prepared by BF on 2024-09-19  
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Figure No.: **5.1** **DRAFT**  
 Title: **Land Uses within HCD Boundary**

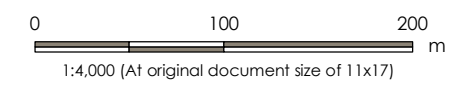
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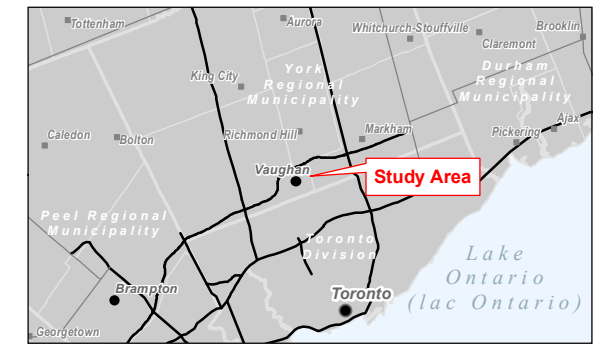
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Land Use**
- Lands Subject to Secondary Plans
  - Low-rise Mixed-use
  - Low-rise Residential
  - Mid-rise Mixed-use
  - Natural Areas
  - Parks
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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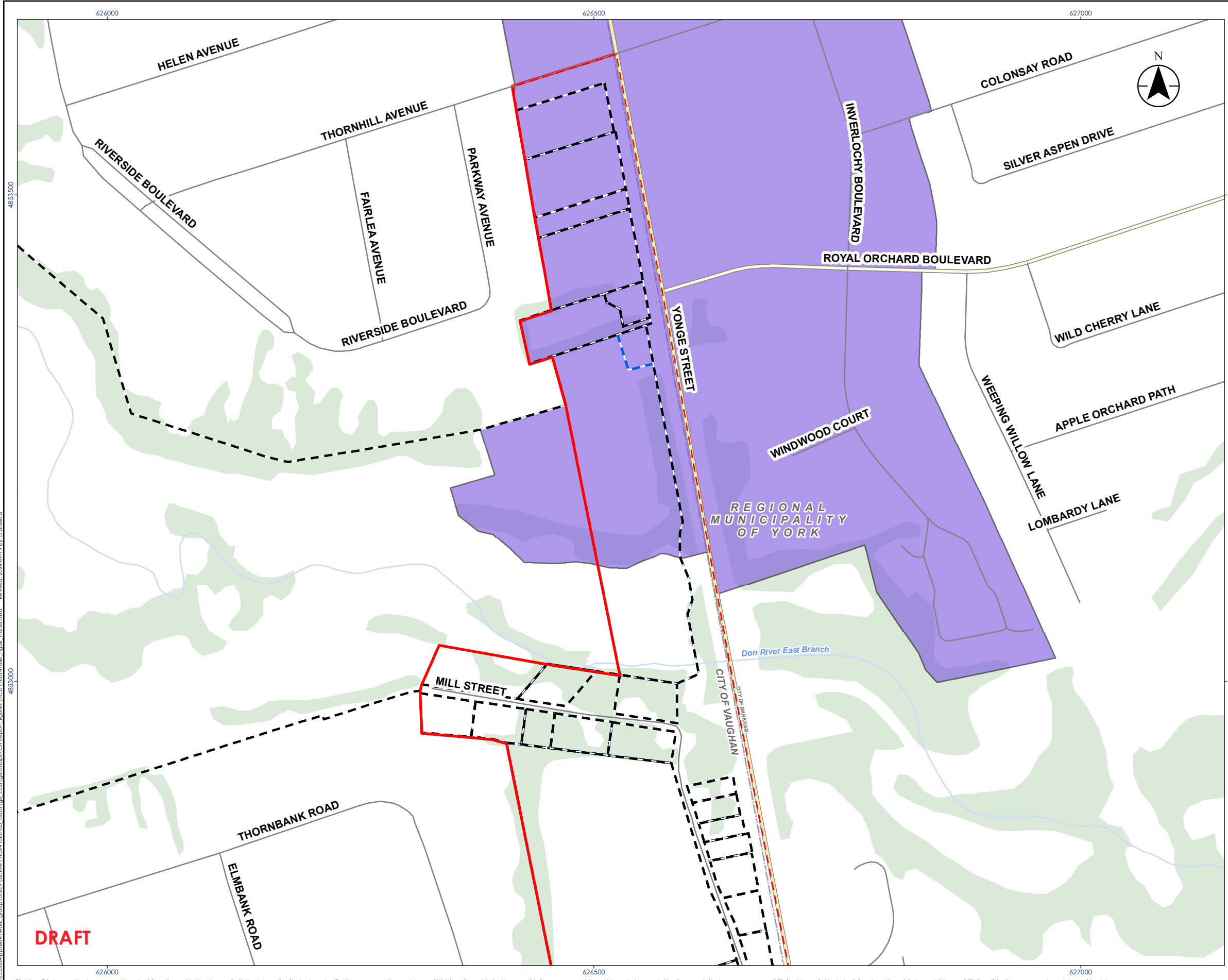


Project Location: 160941068 REV2  
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 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

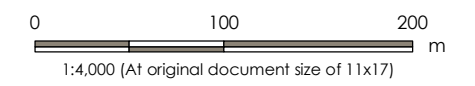
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Figure No. **5.2** **DRAFT**  
 Title  
**Land Uses within HCD Boundary**

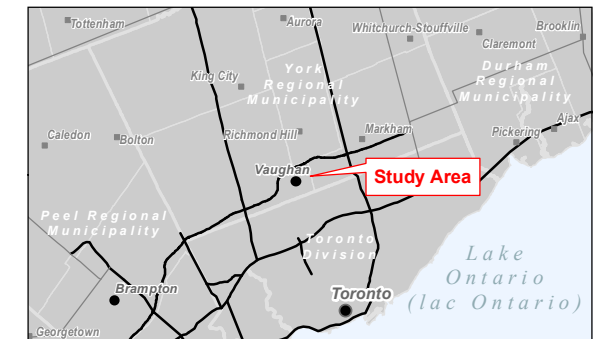
**DRAFT**



- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Road Class**
- Arterial
  - Collector
  - Local Street
- Protected Major Transit Station Area**
- PMTSA 19 - Royal Orchard Subway Station (Approximate)



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Figure No. **6.1** **DRAFT**

Title: **Road Classification and/or Protected Major Transit Station Area within HCD Boundary**

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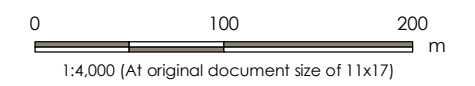






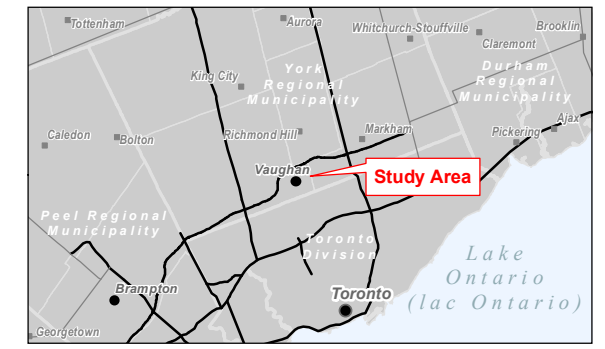
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Original Property Use**
- Cemetery
  - Commercial
  - Other
  - Park/Open Space
  - Place of Worship
  - Residential
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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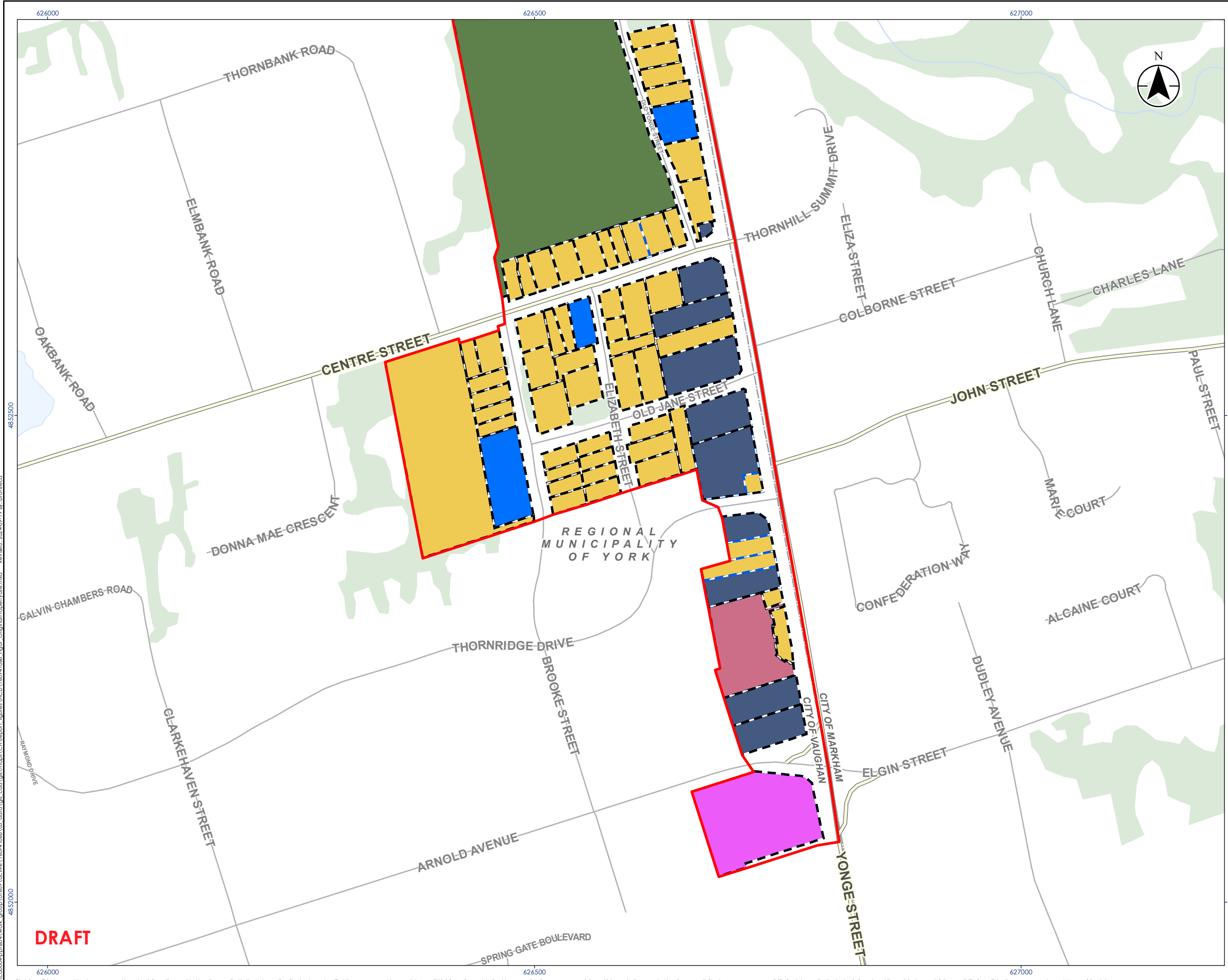


Project Location: 160941068 REV2  
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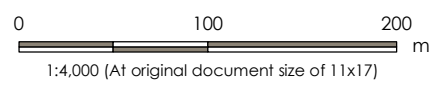
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Figure No.: **7.1** **DRAFT**  
 Title: **Original Property Use**

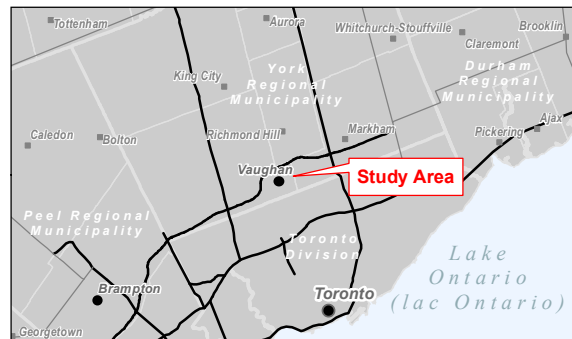
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 Reviewed: 2024-09-19 by: b1onseca  
 4853000  
 4853500



- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Original Property Use**
- Commercial
  - Institutional
  - Mixed Use
  - Other
  - Park/Open Space
  - Place of Worship
  - Residential
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



- Notes**
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Figure No. **7.2**

Title **Original Property Use**

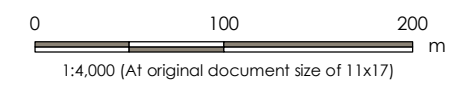
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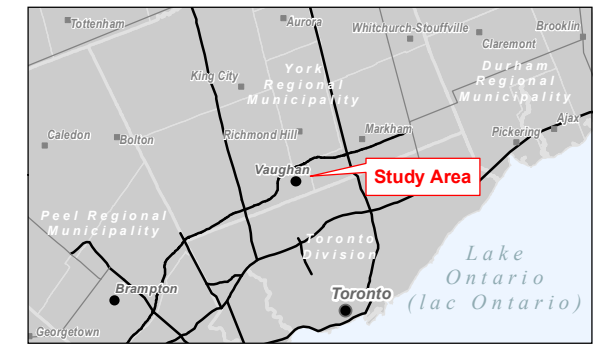
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Current Property Use**
- Cemetery
  - Commercial
  - Other
  - Park/Open Space
  - Place of Worship
  - Residential
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
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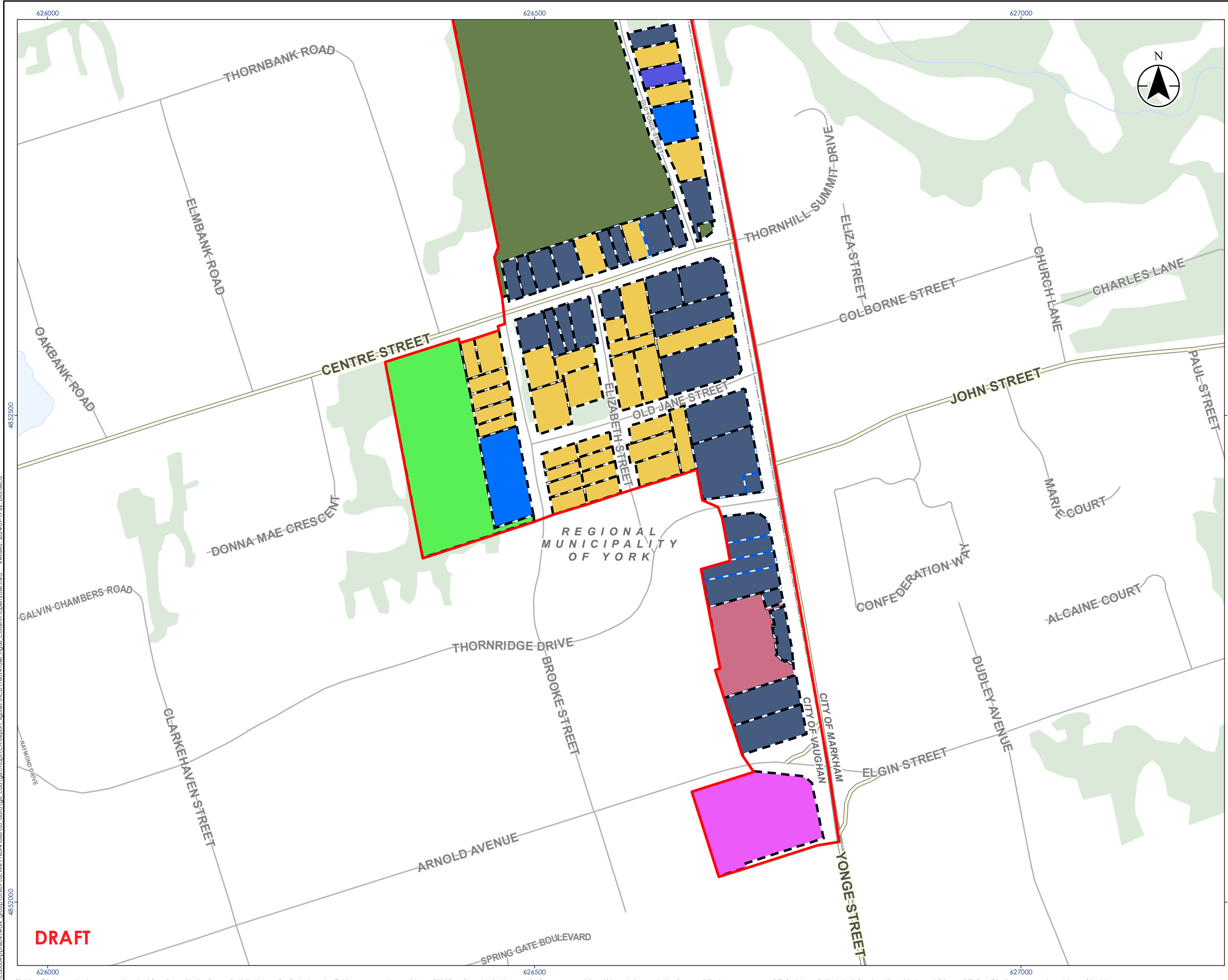


Project Location: 160941068 REV2  
 City of Vaughan  
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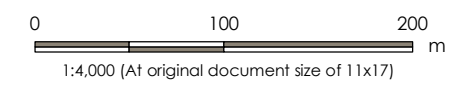
Figure No.: **8.1** **DRAFT**  
 Title: **Current Property Use**

**DRAFT**



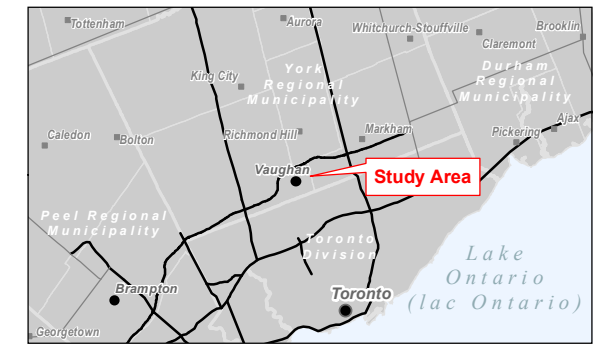
Legend

- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel
- Current Property Use**
- Civic
- Commercial
- Institutional
- Mixed Use
- Other
- Park/Open Space
- Place of Worship
- Residential
- Base Features**
- Major Road
- Minor Road
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 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **8.2** **DRAFT**  
 Title **Current Property Use**

**DRAFT**

## 4.5 Municipal Policies

### 4.5.1 Sign By-law

All signage within the THCD is subject to the City's By-law Number 140-2018: A By-law to Regulate Signs in the City of Vaughan (City of Vaughan 2018). The THCD falls under a "Special Sign District" as outlined in the bylaw, which requires that all applications for signs in the district be forwarded to the Manager of Urban Design for comment prior to being granted a sign permit. The by-law does not allow readograph signs in the THCD and requires that signs not interfere with architectural features on a building. The by-law also provides guidance in Special Sign Districts for the height and size of ground signs, wall signs, canopy signs, projecting signs, and window signs.

The existing THCD Plan provides overarching guidance for signage in support of a HCD, particularly commercial signage. It encourages a simple and distinctive signage design to promote awareness of the THCD. It supports the installation of public signage at three gateway points, a distinctive sidewalk stamp, a village notice board with a map of the THCD near Lions Club Parkette and a name sign marking the Don River's crossing at Yonge Street. In addition, it encourages interpretive signs to complement the THCD's character and street elements and maintain a listing of commemorative and interpretive plaques.

### 4.5.2 Public Art

Under the City's Special Sign District policies and the existing THCD Plan, public art is not presently permitted in the THCD. In 2016 the City of Vaughan released a City-Wide Public Art Program, which identified that HCDs in Vaughan should be focus areas for establishing more specific, local strategies for public art. The program also identifies key/preferred locations within the HCDs for situating public art such as gateways to the HCD, open spaces and trails, historic buildings and heritage sites, and public and cultural institutions.

### 4.5.3 Urban Design Guidelines

The City prepared *City-Wide Urban Design Guidelines* ("the Guidelines") in 2018 (City of Vaughan, 2018) that are applicable to new development throughout the City. The intent of these guidelines is to provide objectives and performance standards for building, landscape, and site design to achieve high quality design and place-making in support of the vision outlined in the City's policies, including the HCD Plans and Guidelines for Thornhill, Kleinburg/ Nashville, Woodbridge, and Maple. According to Section 2.2.2 of the Guidelines, Thornhill is recognized as both a Historic Settlement Node and a Local Centre located along intensification corridors. This designation



requires that the historic character of Thornhill be protected, and that any new development be designed in keeping with the local context.

The Guidelines speak specifically to development within or adjacent to HCDs in Section 4.3 Public Realm Framework, Performance Standard No. 4.3.7, which states that “development sites within or adjacent to Heritage Conservation District resources or listed/Part IV heritage properties should consider and respond to the attributes and character of Heritage buildings and landscapes. Development adjacent to heritage buildings and landscapes should contribute to and enhance their existing heritage character.” Specific policies include:

- New development sites within Heritage Conservation Districts or designated heritage properties shall be consistent with the policies and guidelines contained within the respective Heritage Conservation District Plan.
- Proposed buildings within or adjacent to a Heritage Conservation District or designated heritage property shall respond to and be sympathetic to the design characteristics of heritage resources without reflecting those characteristics in a way that is inauthentic or anachronistic.
- Infill buildings shall consider:
  - Incorporating a consistent front setback, or a recessed setback to highlight the heritage component, where appropriate.
  - Incorporating a height-to-width ratio that is similar to existing heritage buildings.
  - Retaining and highlighting important views of heritage resources.
  - Establishing similar vertical or horizontal bays and storefronts, where appropriate.
  - Using materials that complement adjacent heritage buildings.
  - Maintaining lot shape and orientation.
- Where an infill building is developed adjacent to a heritage building with a continuous street wall, the new building shall:
  - Establish a base building that has a consistent height to the heritage building.
  - Step back from the building face at or within one to two storeys of the height of the existing building.
  - Match floor heights with the adjacent heritage building or align horizontal elements to achieve consistency where contemporary commercial ground floor heights must be taller than heritage ground floor heights.



Additions to listed or Part IV heritage properties shall respect the character, scale and form of existing heritage properties. Additions shall complement preserved portions of the building and should remain subordinate to the existing architecture.

(City of Vaughan, 2018)

The guidelines also provide performance standards for CHLs, noting that “development adjacent to heritage landscapes shall preserve viewpoints, viewsheds and vistas to and from these landscapes.” (City of Vaughan, 2018) This includes maintaining clearly visible public entrances, using native, non-invasive planting species, not disrupting significant view corridors, and providing landscape buffers between CHLs and proposed development. In addition, the guidelines encourage highlighting cultural heritage features using site signage, wayfinding, and site lighting.

## 4.6 Built Form

### 4.6.1 Introduction

The following analysis of built form within the THCD is based on data collected during site visits conducted in August 2024. Data for each property were collected using ArcGIS Collector to record key information of each property: municipal address, property type (e.g. the historic building type of the property), current use, primary building or cladding material, architectural style or influence, presence of mature vegetation or landscape features, and integrity of heritage features. In assessing heritage integrity, definitions are as follows:

- **High:** The structure clearly displays historical features, such as cladding, windows, doors, porches, trim, or architectural details that demonstrate a historical architectural style or have been replaced or modified in a manner that is sympathetic to the historical architecture (Photo 10)
- **Medium:** Some elements of the building have been modified, replaced, or obscured but the historical form, building type, or understanding of architectural style or influence is still apparent (Photo 11)
- **Low:** Few, if any, heritage features are apparent and changes have been unsympathetic to the historical architecture, form, or type (Photo 12)
- **Not Applicable (N/A):** the property does not contain a structure, or the structure is of recent construction (post-1984) (Photo 13)

Data related to built form were collected for 85 existing municipal address points within the THCD. This information was used to better understand existing conditions, determine the heritage integrity of each structure, and to identify contributing properties. The construction dates provided for each municipal address point were based on historical data from the 2007 Inventory, updates and notes collected by the City in 2023



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024

and a review of mapping and aerial photographs (City of Vaughan 2007, City of Vaughan 2023). The dates were recorded in date ranges created based on available historical mapping and aerial photography sources.



**Photo 10** Structure with high heritage integrity, 7780 Yonge Street, looking west



**Photo 11** Structure with medium heritage integrity, 7616 Yonge Street, looking west



**Photo 12** Structure with low heritage integrity, 143 Brooke Street, looking north



**Photo 13** Contemporary replica of historical style built after 2008 for which heritage integrity is not applicable, 135 Brooke Street, looking east





## 4.6.2 Development Pattern

The development pattern in the THCD is largely based around the former rural hamlet and police village of Thornhill which was laid out on Lots 29 to 33, West of Yonge Street. Development still reflects the former village, including the characteristically rural layout of the streets which developed around millsites, the Don River Valley, and a concentration of historic buildings. In the late 19<sup>th</sup> to early 20<sup>th</sup> century, development in the village was encouraged by early suburbanization. By the late 20<sup>th</sup> century, Thornhill's development had begun to reflect larger regional trends of suburbanization and urban sprawl seen across southern Ontario.

Despite increasingly urban surroundings and a growing connection to the City of Vaughan and Toronto, Thornhill retained reflections of its rural character and a road network that continues to be rooted in the community's origins as a rural hamlet. Contemporary change in the THCD since the 2007 update of the HCD Plan reflects a current trend of replacing early to mid-20<sup>th</sup> century residences with larger contemporary ones that are designed to evoke historic design styles.

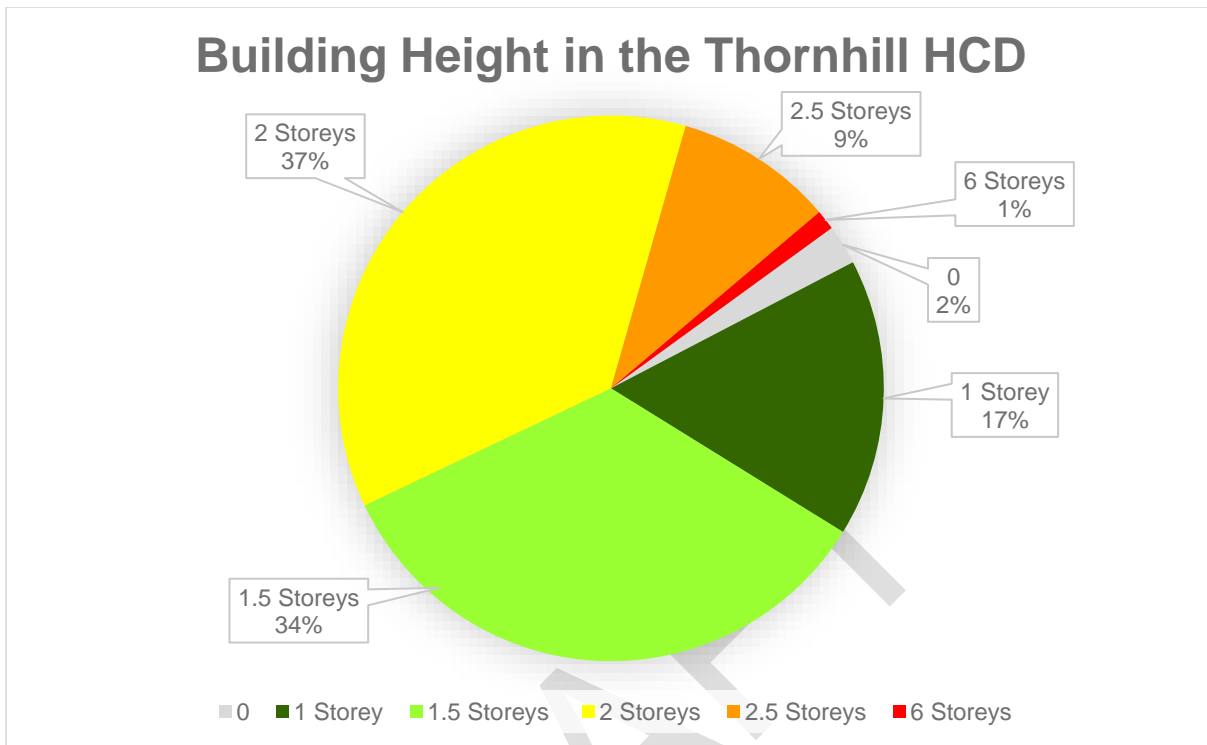
## 4.6.3 Building Analysis

### 4.6.3.1 Height

The buildings in the THCD consist almost entirely of low-rise structures ranging from 1 to 2.5 storeys. Of the 85 properties in the HCD, 2 properties contain no buildings or structures (2%), 14 properties contain one storey structures (17%), 29 properties contain one and one half storey structures (34%), 31 properties contain two storey structures (37%), 8 properties contain two and one half storey structures (9%), and 1 property contains a 6 storey structure (1%) (Chart 1) (Figure 9). When combined, one and one half to two storey structures account for 71% of the building stock within the HCD.



Chart 1 Building Height in the Thornhill HCD



#### 4.6.3.2 Construction Periods

Construction dates were recorded for buildings in the THCD using historical data from the 2007 Inventory, updates and notes collected by the City in 2023 and a review of mapping and aerial photographs (City of Vaughan 2007, City of Vaughan 2023). Stantec only altered the dates provided if discrepancies were identified. Dates were recorded within date ranges created based on available historical mapping and aerial photography sources.

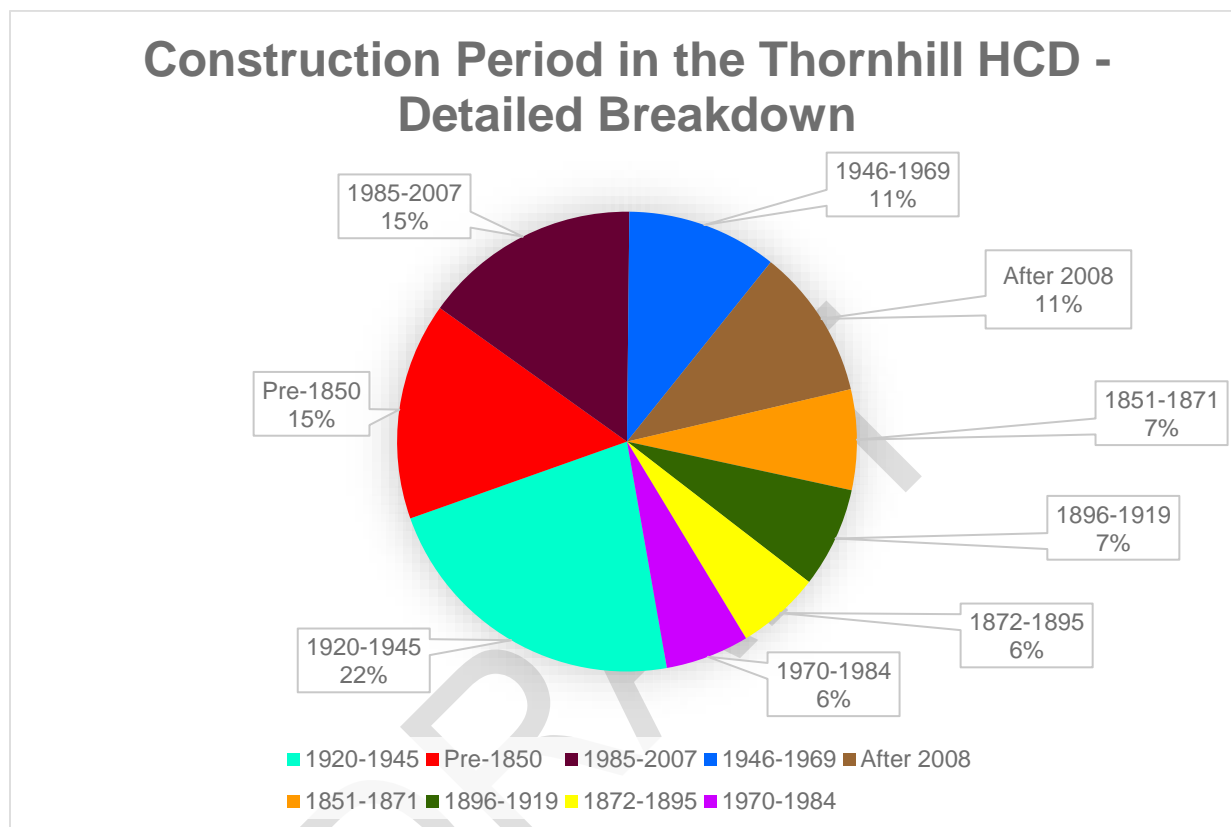
Of the 85 structures in the THCD (Chart 2 and Figure 10):

- Thirteen structures were constructed pre-1850 (15%)
- Six structures were constructed between 1851 and 1871 (7%)
- Five structures were constructed between 1872 and 1895 (6%)
- Six structures were constructed between 1896 and 1919 (7%)
- Nineteen structures were constructed between 1920 and 1945 (22%)
- Nine structures were constructed between 1946 and 1969 (11%)
- Five structures (including the portion of the Thornhill Club contained within the THCD) were constructed between 1970 and 1984 (6%)



- Thirteen structures were constructed between 1985 and 2007 (15%)
- Nine structures were constructed after 2008 (11%)

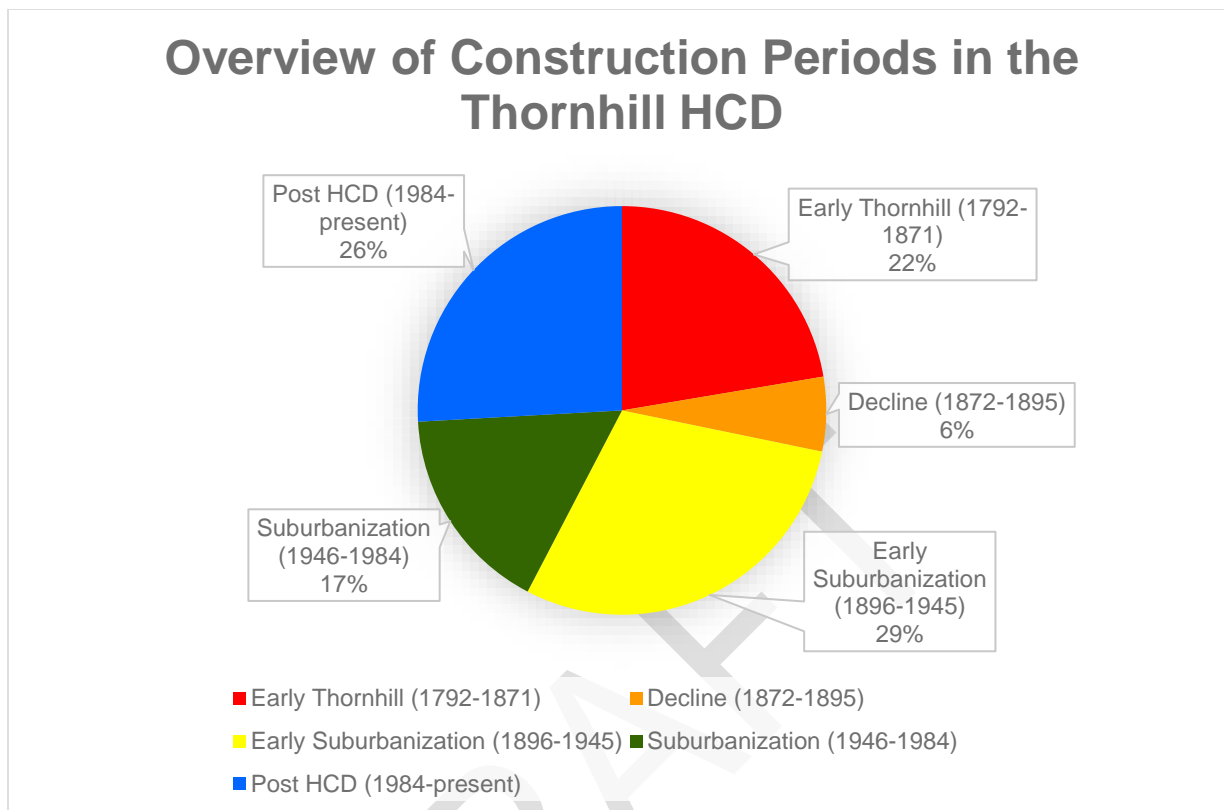
**Chart 2 Construction Period in the Thornhill HCD – Detailed Breakdown**



To categorize construction within the THCD more broadly, 22% of the THCD’s structures were constructed during Thornhill’s early development (Chart 3). This period was characterized by the arrival of European settlers and a local economy that relied heavily on milling. This early period was followed by a brief period of decline when Thornhill’s milling industry closed as a result of increased competition from the surrounding area. Thornhill’s economy shifted to dairying and providing services to area farmers, but the overall population of Vaughan Township decreased during this period as a result of rural to urban migration. Only 6% of the HCD’s structures were built during this period. The construction of a street railway and additional connection to Toronto resulted in a period of growth and early suburbanization during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when 29% of the THCDs structures were built. Moderate growth continued throughout the second half of the 20<sup>th</sup> century as Thornhill was suburbanized and incorporated into the Regional Municipality of York, resulting in construction of 17% of the HCD’s structures. Modern infill constructed after the creation of the THCD in 1984 accounts for 26% of the structures.



Chart 3 Overview Construction Periods in the Thornhill HCD



#### 4.6.3.3 Architectural Styles and Influences

The THCD contains a wide range of architectural styles and influences, both historic and contemporary. Within the THCD’s collection of 19<sup>th</sup> and early 20<sup>th</sup> century structures, the following styles or influences are present:

- Classical Revival (Photo 14)
- Craftsman/Arts and Crafts (Photo 15)
- Edwardian (Photo 16), Gothic Revival (Photo 17)
- Vernacular (Photo 18 and Photo 19)

Mid to late 20<sup>th</sup> century styles include:

- Contemporary replicas of historical styles (Photo 20)
- Minimal Traditional (Photo 21)
- Brutalist (Photo 22)
- Modernist (Photo 23)



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024

- Other 20<sup>th</sup> century Modern styles (Photo 24)

A breakdown of the architectural styles and influences present within the THCD is provided in Chart 4 below (note: N/A was applied to properties without a structure, such as the cemetery and parks/open space) (Figure 11).



**Photo 14** Classical Revival place of worship, 140 Brooke Street, looking west



**Photo 15** Craftsman/Arts and Crafts influenced residence, 77 Centre Street, looking south



**Photo 16** Edwardian influenced residence, 7666 Yonge Street, looking southwest



**Photo 17** Gothic Revival residence, 18 Centre Street, looking northwest



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo 18** 19<sup>th</sup> century vernacular residence, 34 Centre Street, looking north



**Photo 19** 20<sup>th</sup> century vernacular residence, 137 Brooke Street, looking east



**Photo 20** Contemporary replica of a historical style, 7646 Yonge Street, looking west



**Photo 21** Minimal Traditional Residence, 109 Centre Street, looking south



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo 22 Brutalist structure, 7700 Yonge Street, looking west**



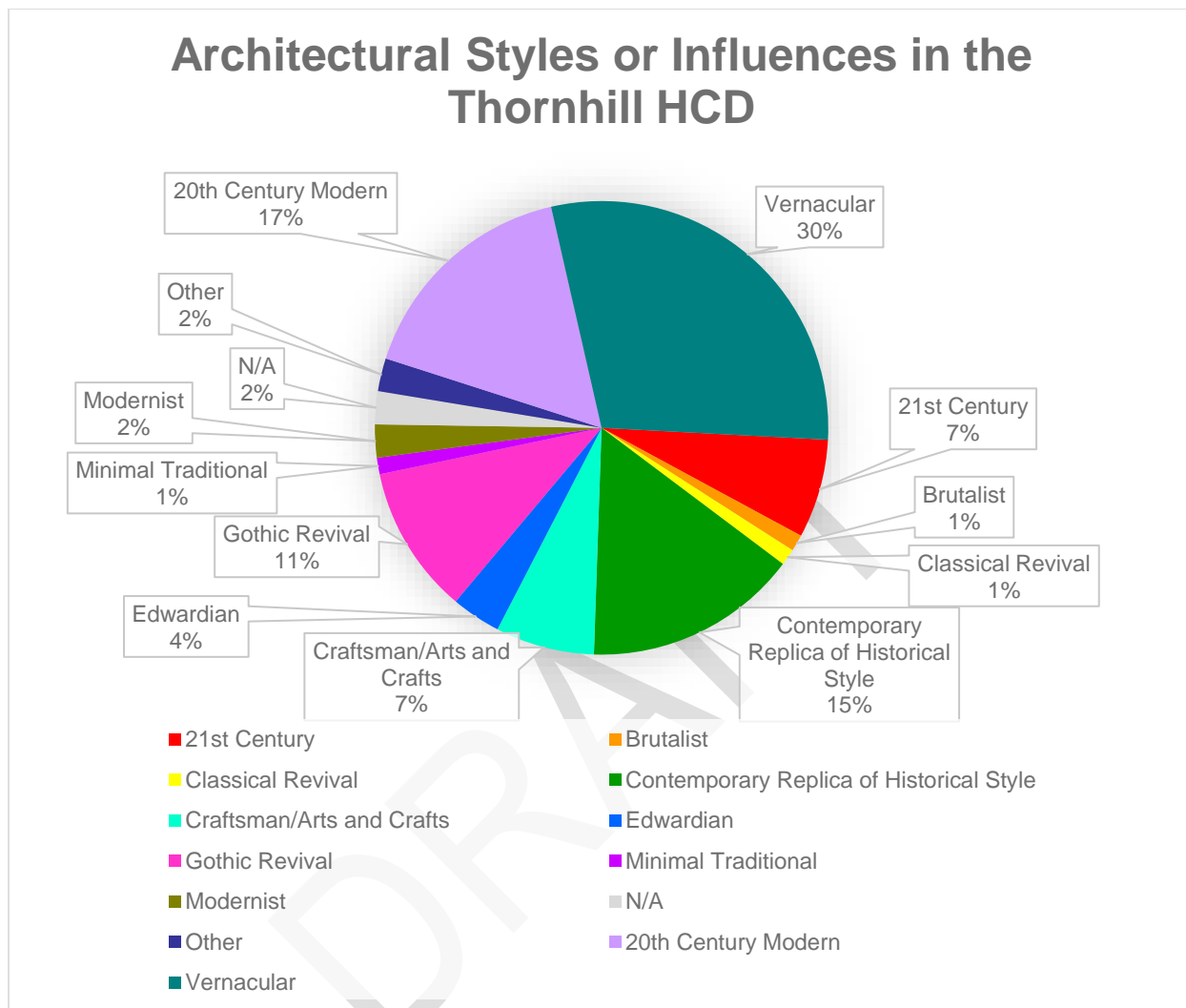
**Photo 23 Modernist residence, 18 Mill Street, looking north**



**Photo 24 Other 20<sup>th</sup> Century Modern, 156 Brooke Street, looking west**



Chart 4 Architectural Styles or Influences in the Thornhill HCD



Vernacular structures are the most common structures within the THCD at 29% of the building stock. Vernacular architecture is characterized as making use of local materials and forms (Humphreys and Sykes 1974). Within the THCD, vernacular architectural trends are illustrated in a wide variety of structures, ranging from early to mid-19<sup>th</sup> century frame or brick houses to mid-20<sup>th</sup> century bungalows and one and one half storey residences. Vernacular trends are also illustrated in the THCD through the blending of architectural styles or modifications over time that have resulted in some residences no longer having one distinct architectural style. The prevalence of vernacular architecture from the early to mid-19<sup>th</sup> century through the mid-20<sup>th</sup> century reflects Thornhill’s largely rural and mill-associated character along with the socio-economic class of Thornhill’s historic population, contributing to the historic sense of place still observable within the THCD.





4 Existing Conditions of the Thornhill Heritage Conservation District

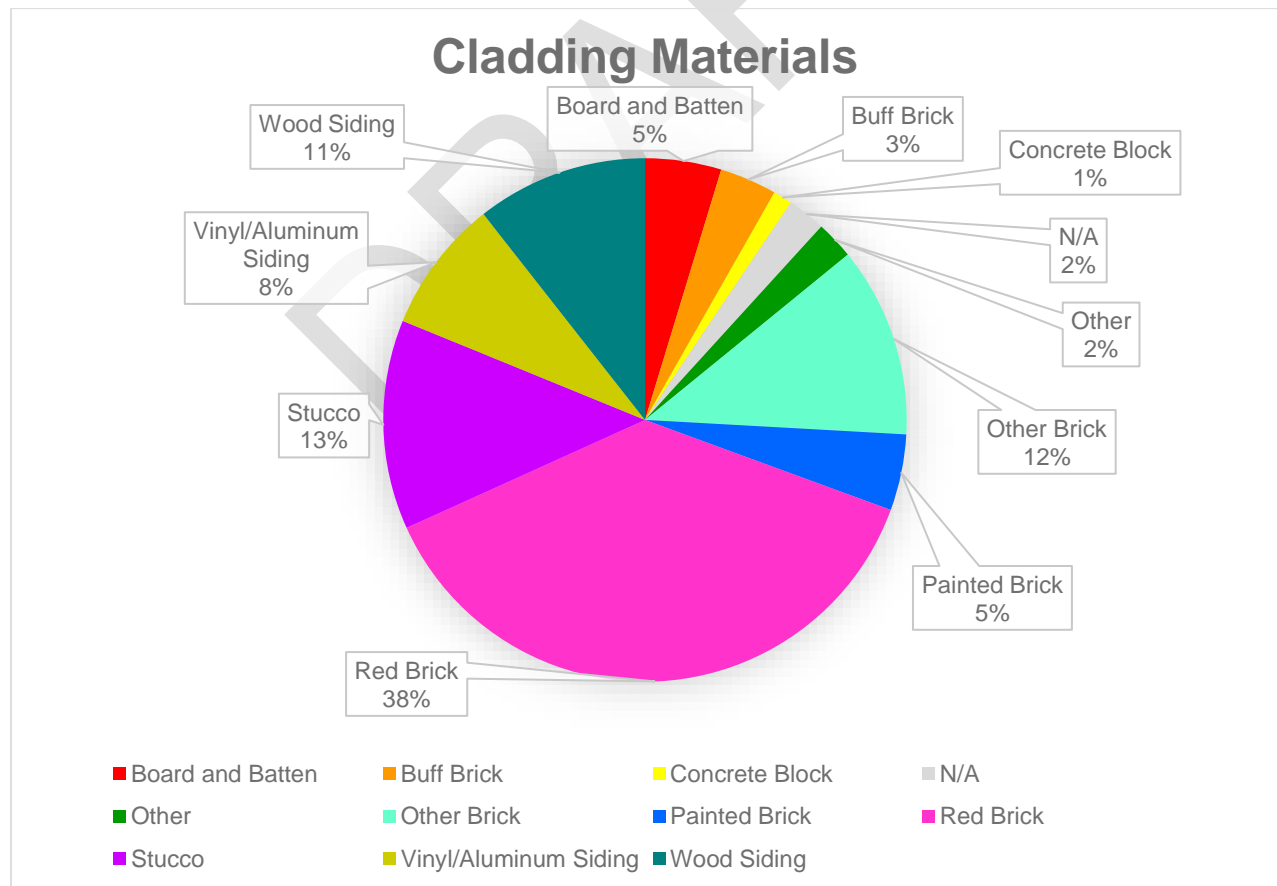
October 2024

In addition to vernacular structures, 20<sup>th</sup> century modern structures and contemporary replicas of historical styles also account for larger portions of the building stock at 17% and 15% respectively. Together, vernacular, 20<sup>th</sup> century modern, and contemporary replicas of historical styles account for 61% of the 85 structures within the THCD. The remaining 39% of the building stock is split into small groups that include 10 different architectural styles or influences.

4.6.3.4 Cladding Materials

The THCD contains structures with a variety of cladding materials. Brick is the most common of these materials, with red brick cladding accounting for 38% of the structures (Chart 5 and Figure 12). Together, buff (or yellow) brick, painted brick, and other brick account for 20% of the building stock. Combined, all four types of brick account for the cladding on just over half of the structures within the THCD (58%). Brick cladding is associated with both historical and contemporary structures within the THCD. While brick is a common building material in Thornhill, it should be noted that it was also a common historical building material across much of southwestern Ontario.

Chart 5 Cladding Materials

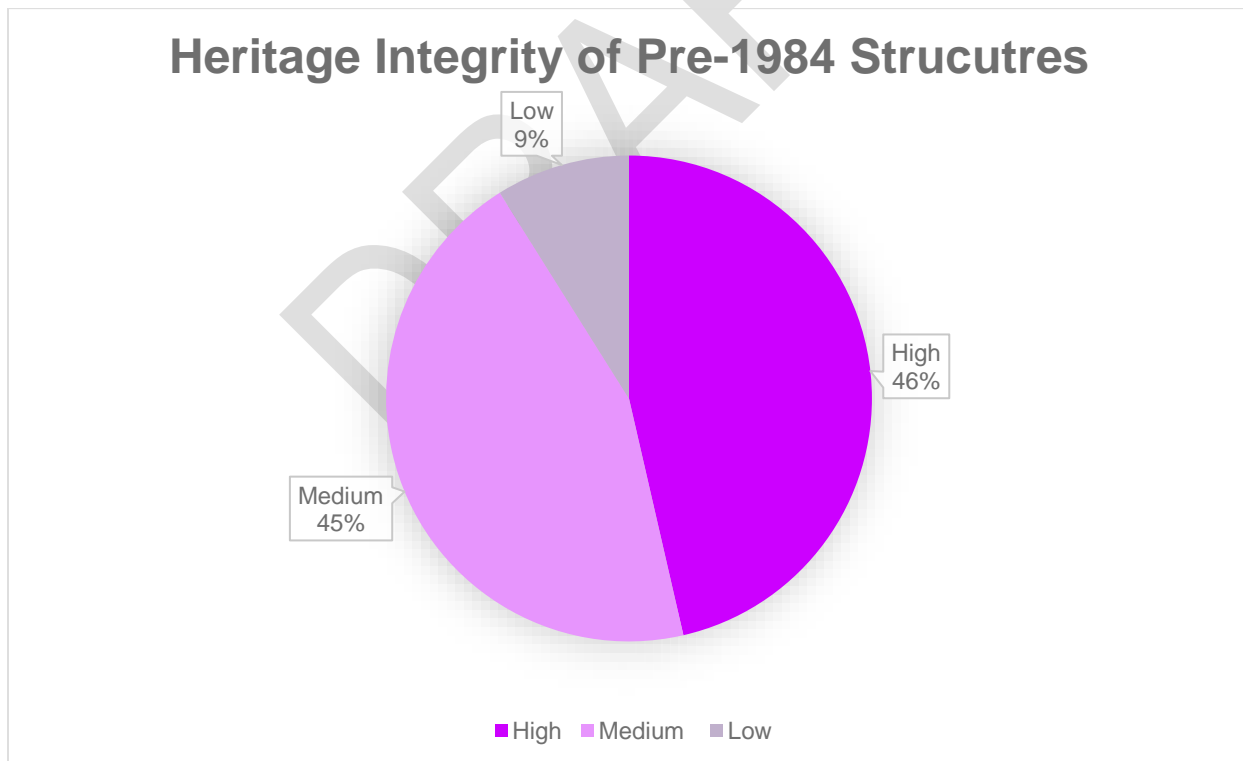


Other cladding materials identified included stucco (13%), wood siding (11%), vinyl or aluminum siding (8%), board and batten (5%), concrete block (1%), and other (2%) (Figure 12). There are two properties within the THCD that do not have structures associated with them for which cladding material was entered as N/A (2%).

#### 4.6.3.5 Heritage Integrity

The discussion of integrity is an important factor in determining cultural heritage value or interest, particularly in HCDs. Integrity is one of the characteristics identified in the *Ontario Heritage Toolkit* for evaluating the heritage attributes of an HCD. The Toolkit notes that, to be considered heritage attributes, buildings or structures, together with their site, should retain a large part of their integrity (i.e., their relationship to the historical state) (Government of Ontario 2006). As outlined in Section 4.6.1, the Project Team classified the integrity of properties as high, medium, low, or N/A (for properties constructed after 1984). A total of 47% were identified as having a high degree of integrity, 45% were determined to retain moderate integrity, and 9% were classified as demonstrating low integrity (Chart 6) (Figure 13).

Chart 6 Heritage Integrity of Pre-1984 Structures



#### 4.6.3.6 Historic Themes

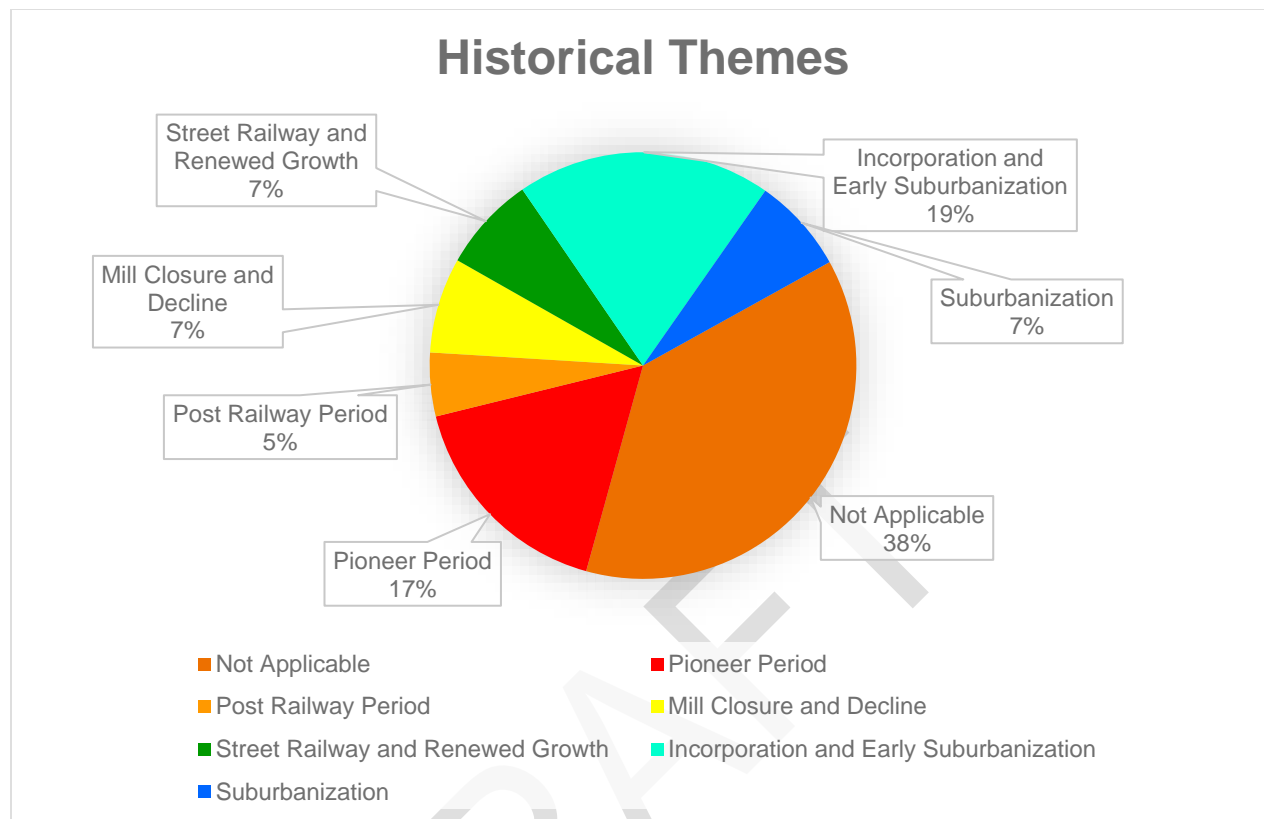
Key themes were identified in Section 3.7 to reflect the evolution of Thornhill. To identify the prevalence of these themes in the built form, each theme has been associated with a structure or property based on the structure's age and a screening of historical associations and contextual value that was previously compiled for the 2007 Inventory, where applicable. There were 31 structures (approximately 36% of the THCD's building stock) for which the identified themes were not applicable. The remaining structures can be divided amongst the identified themes as follows:

- Pioneer Period (1792-1850) – 17%
- Post Railway Period (1851-1871) – 5%
- Mill Closure and Decline (1872-1895) – 7%
- Street Railway and Renewed Growth (1896-1919) – 7%
- Incorporation and Early Suburbanization (1920-1945) – 19%
- Suburbanization (1946-1969) – 9%
- Integration (1970-1984) – 0%
- Thornhill HCD Adopted (1984 to Present) – 0% (Figure 14 and Chart 7)

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Chart 7 Historical Themes



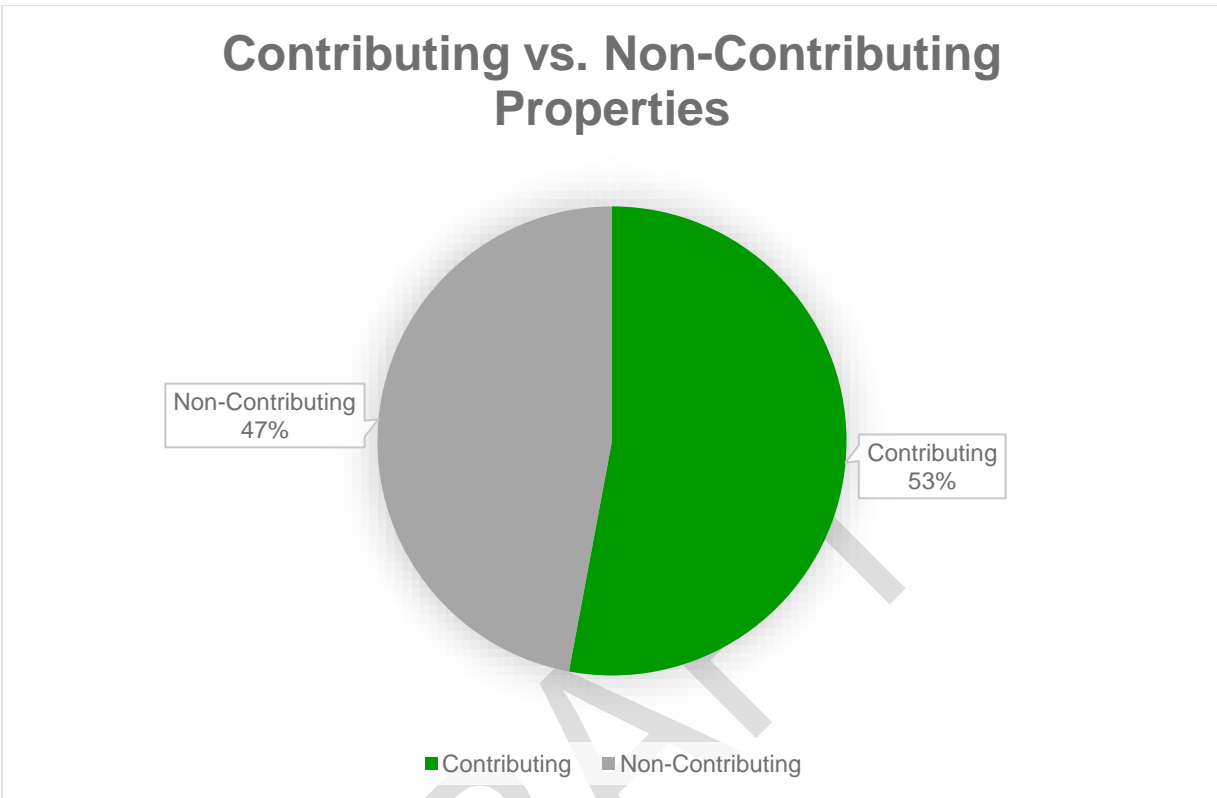
Structures constructed between 1920 and 1945 and associated with the theme of “Incorporation and Early Suburbanization” form the largest group in the THCD, accounting for 19% of the structures. By the 1970s, the development of Thornhill had begun to merge with broader, regional trends in contrast to the unique, local trends historically associated with Thornhill’s development. As a result, no structures with local, identifiably Thornhill-related connections to the “Integration” and “Thornhill HCD Adopted” themes were identified.

#### 4.6.3.7 Contributing Properties

As discussed in Section 4.2.4, revisions to the OHA and O. Reg. 9/06 require 25% of the properties within a proposed HCD meet two or more of the prescribed criteria. While THCD is already an existing HCD, this requirement provides a useful framework for determining which properties can be considered to be “contributing” to the HCD character. Within the THCD, 45 structures meet two criteria and are therefore considered to be contributing properties (Chart 8 and Figure 15).



Chart 8 Contributing vs. Non-Contributing Properties



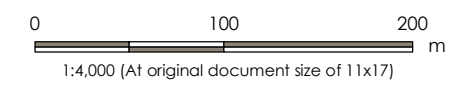
In addition to contributing and non-contributing properties, landscape components, streetscaping, and vegetation can also contribute to an HCDs character. This is further discussed in Section 4.7.





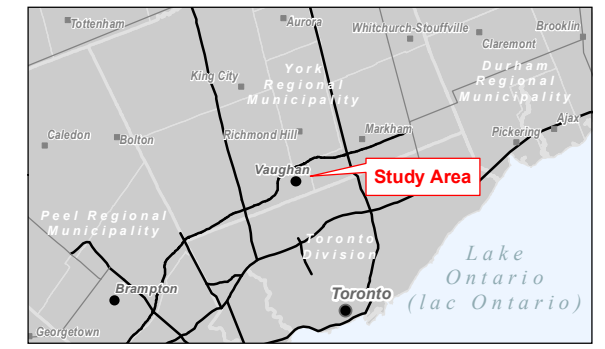
Legend

- HCD Boundary
  - Property Parcel
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- Building Height (Number of Stories)**
- 1
  - 1.5
  - 2
  - 2.5
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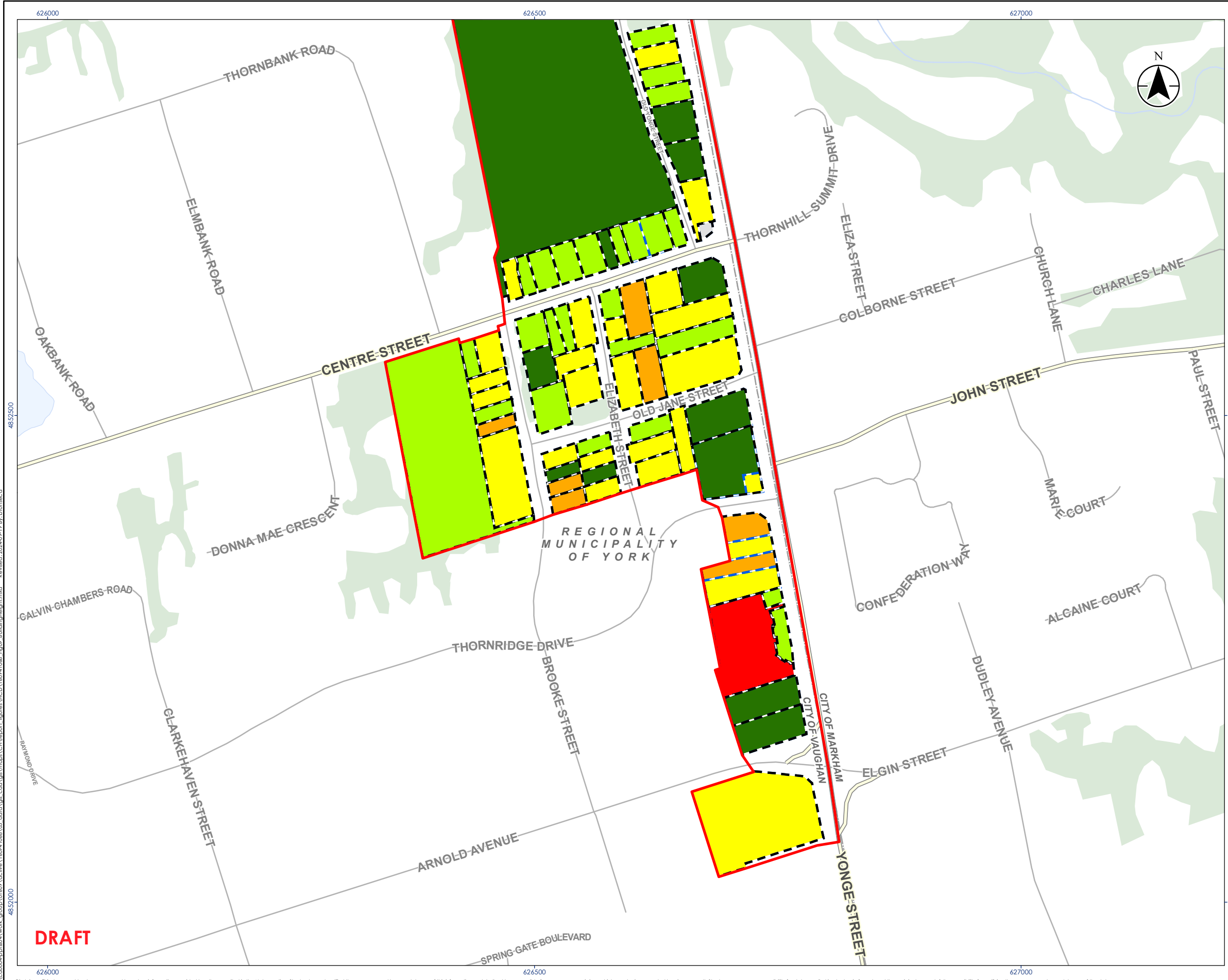
Project Location: 160941068 REV2  
 City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

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Figure No.: **9.1** **DRAFT**  
 Title: **Building Height**

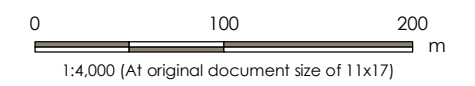
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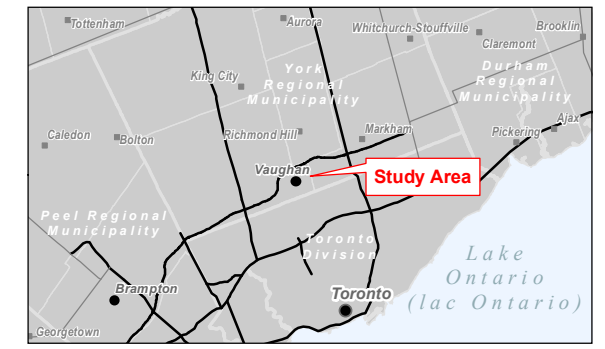
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4. Orthoimagery . Date of imagery, unknown.

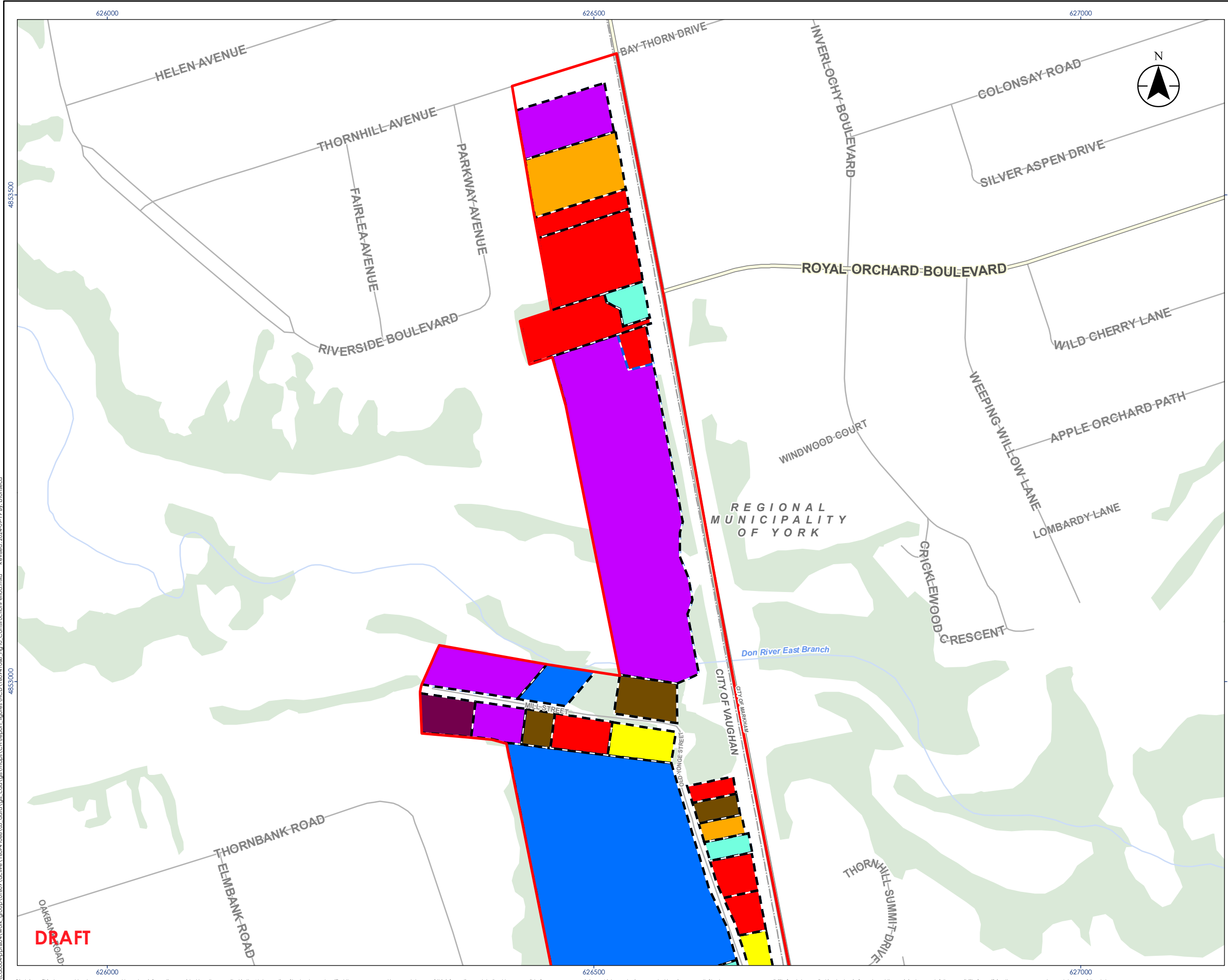


Project Location: City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **9.2** **DRAFT**  
 Title: **Building Height**

**DRAFT**



**Legend**

- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel

**Construction Period**

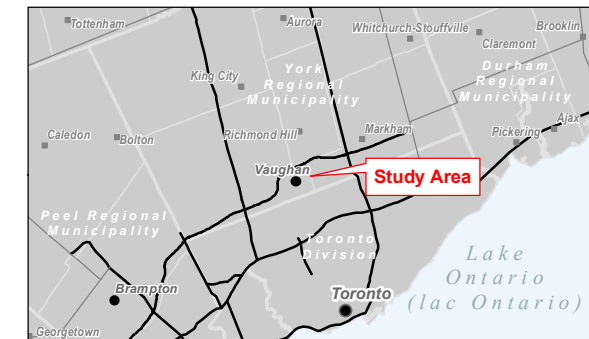
- Before 1850
- 1851-1871
- 1872-1895
- 1920-1945
- 1946-1969
- 1970-1984
- 1985-2007
- After 2008

**Base Features**

- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area

0 100 200 m  
1:4,000 (At original document size of 11x17)

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
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  4. Orthoimagery . Date of imagery, unknown.



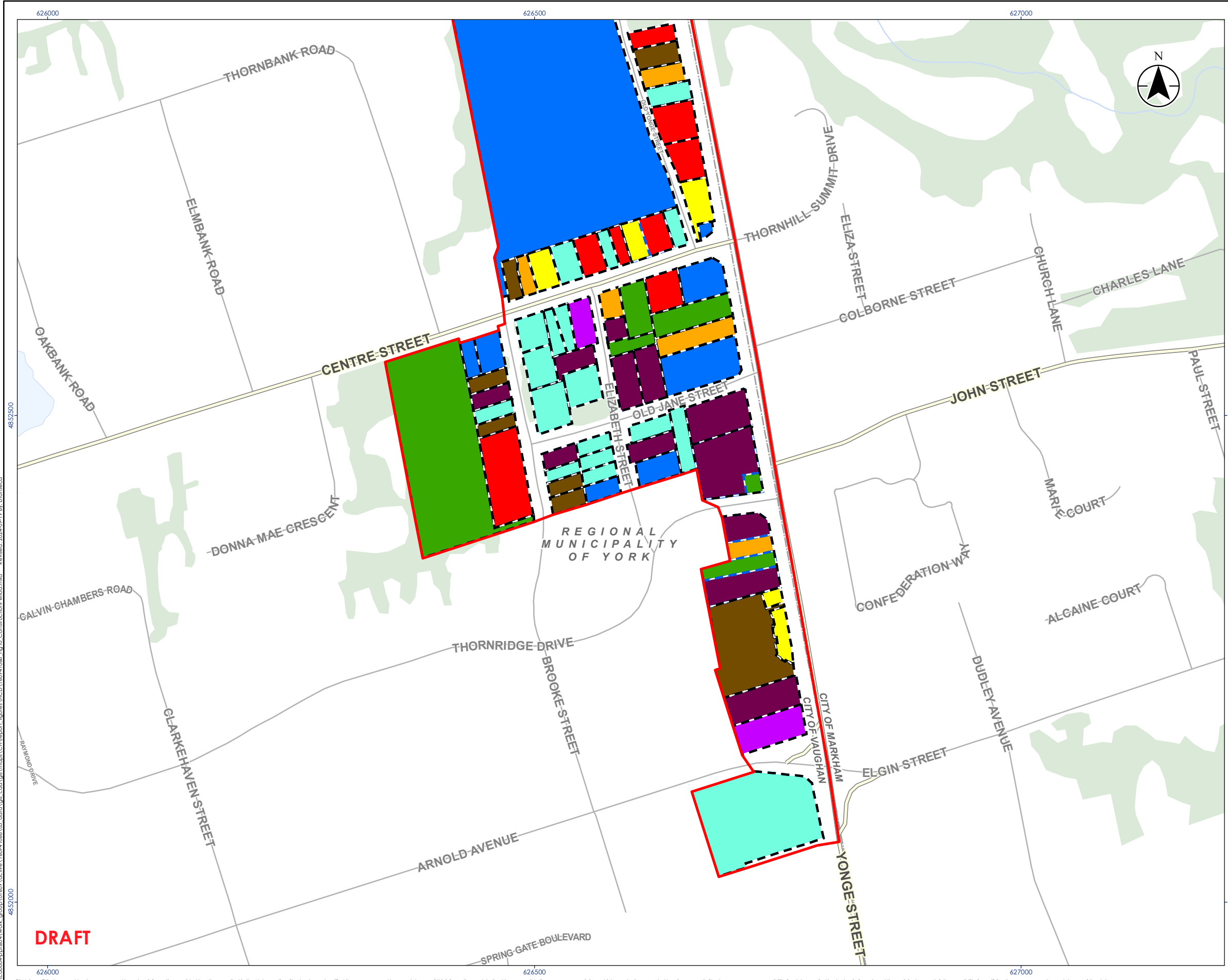
Project Location 160941068 REV2  
City of Vaughan Prepared by BF on 2024-09-19  
Technical Review by AW on 2024-09-19

Client/Project  
CITY OF VAUGHAN  
THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

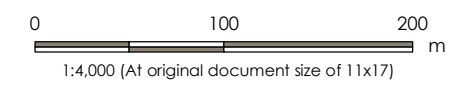
Figure No. **10.1** **DRAFT**  
Title  
**Construction Period**

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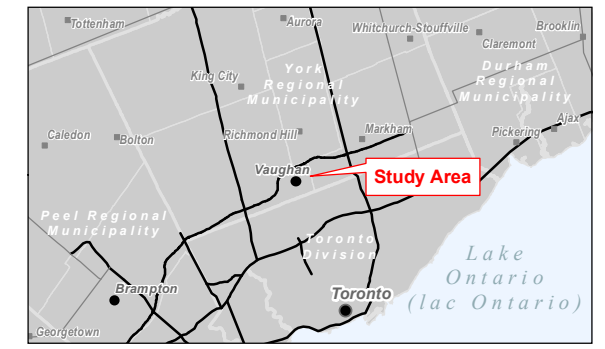




- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Construction Period**
- Before 1850
  - 1851-1871
  - 1872-1895
  - 1896-1919
  - 1920-1945
  - 1946-1969
  - 1970-1984
  - 1985-2007
  - After 2008
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



- Notes**
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  4. Orthimagery . Date of imagery, unknown.

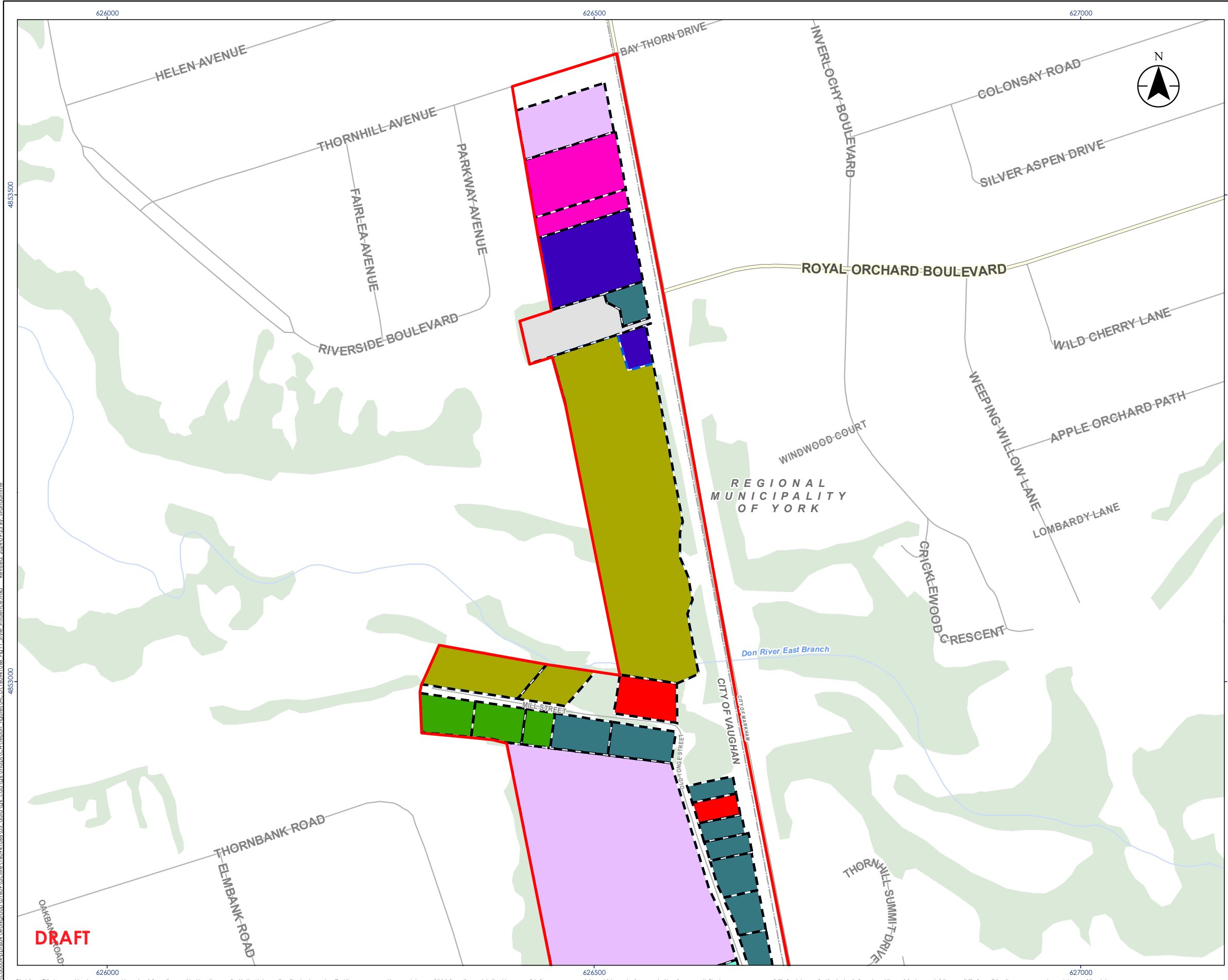


Project Location: City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **10.2** **DRAFT**  
 Title **Construction Period**

**DRAFT**



Legend

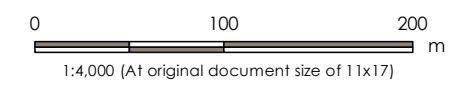
- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel

Architectural Style

- 21st Century
- Contemporary Replica of Historical Style
- Craftsman/Arts and Crafts
- Gothic Revival
- Modernist
- Other
- 20th Century Modern
- Vernacular
- N/A

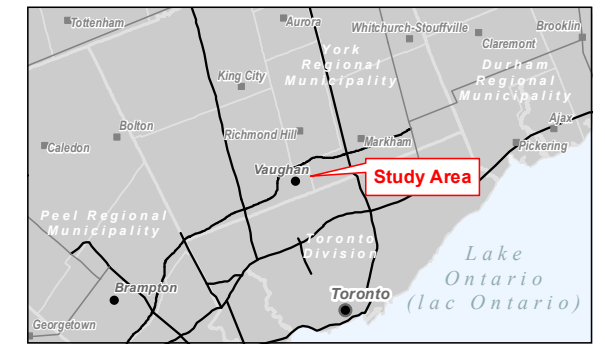
Base Features

- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area



Notes

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4. Orthoimagery . Date of imagery, unknown.



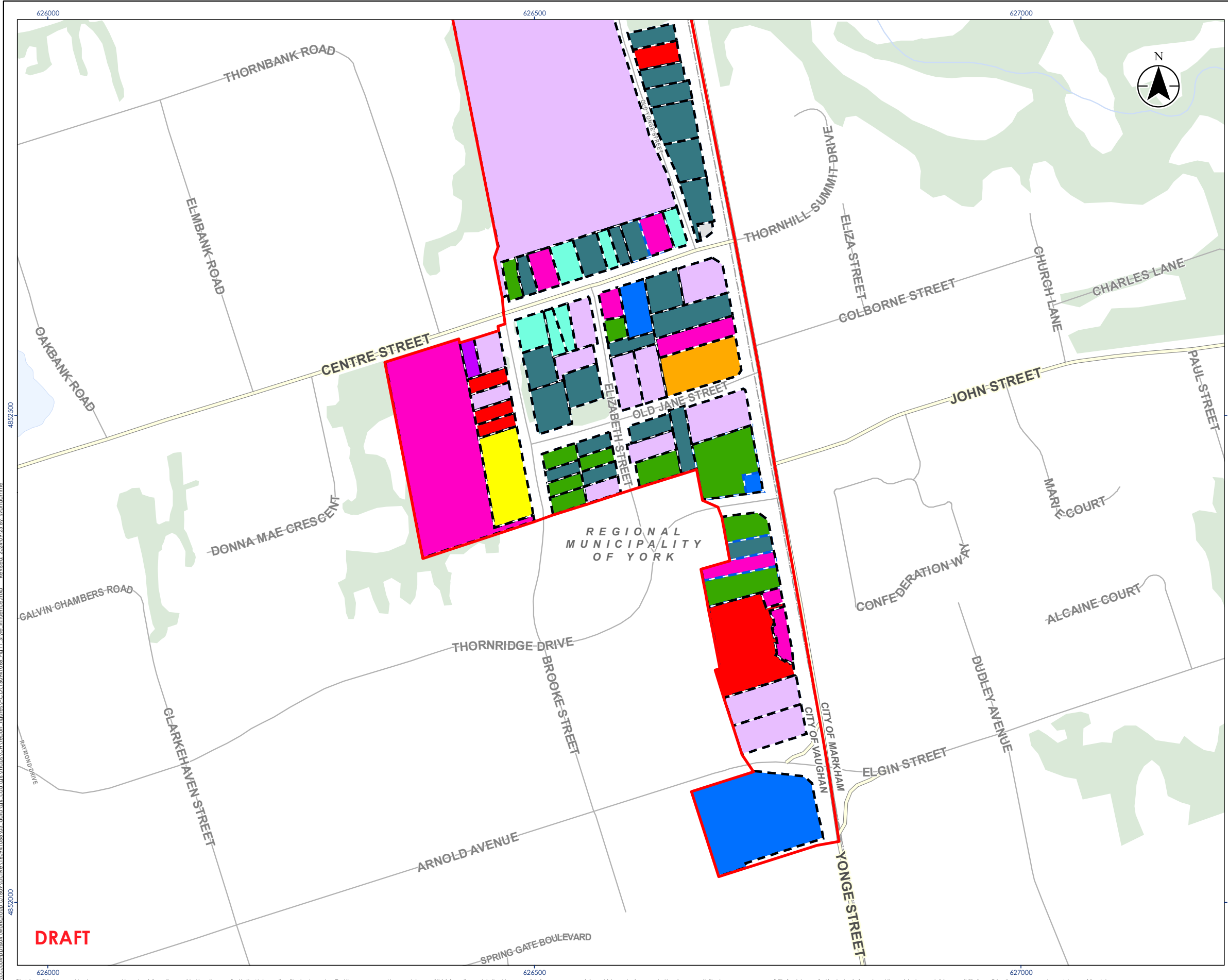
Project Location: 160941068 REV2  
 City of Vaughan  
 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

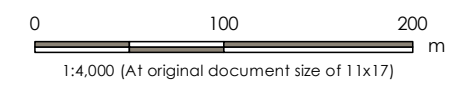
Figure No.: **11.1** **DRAFT**  
 Title: **Architectural Style or Influence**

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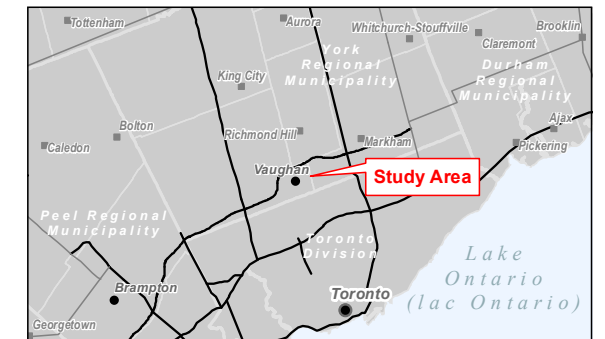
**DRAFT**



- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Architectural Style**
- 21st Century
  - Brutalist
  - Classical Revival
  - Contemporary Replica of Historical Style
  - Craftsman/Arts and Crafts
  - Edwardian
  - Gothic Revival
  - Minimal Traditional
  - Modernist
  - 20<sup>th</sup> Century Modern
  - Vernacular
  - N/A
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



- Notes**
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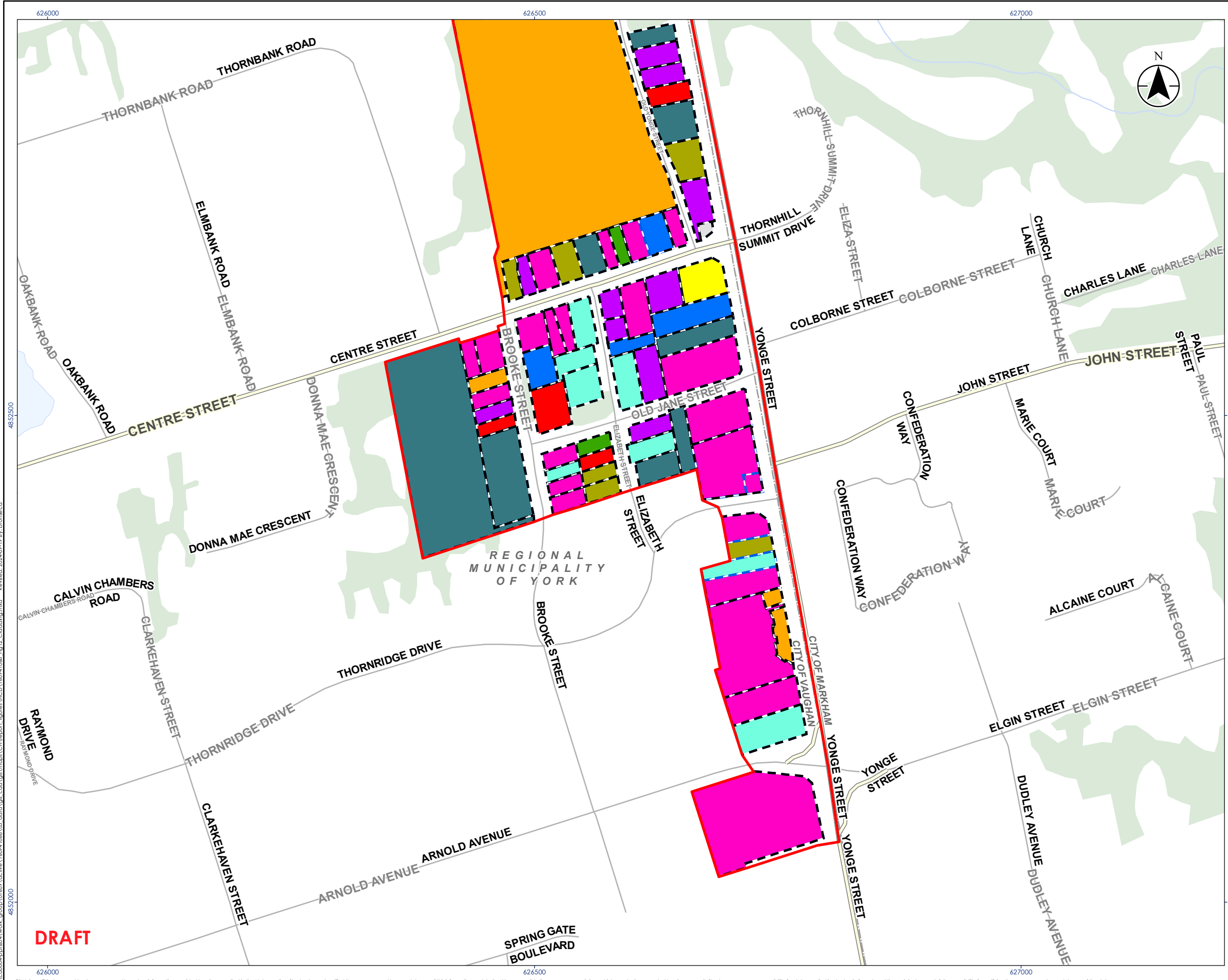
Project Location: 160941068 REV2  
 City of Vaughan  
 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

Client/Project:  
 CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **11.2** **DRAFT**  
 Title  
**Architectural Style or Influence**

**DRAFT**





**Legend**

- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel

**Cladding**

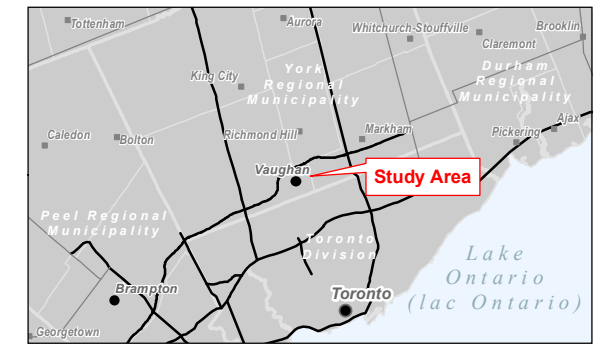
- Board and Batten
- Buff Brick
- Concrete Block
- Other
- Other Brick
- Painted Brick
- Red Brick
- Stucco
- Vinyl/Aluminum Siding
- Wood Siding
- N/A

**Base Features**

- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area

0 100 200 m  
1:4,000 (At original document size of 11x17)

- Notes**
- Coordinate System: NAD 1983 UTM Zone 17N
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  - Orthoimagery . Date of imagery, unknown.

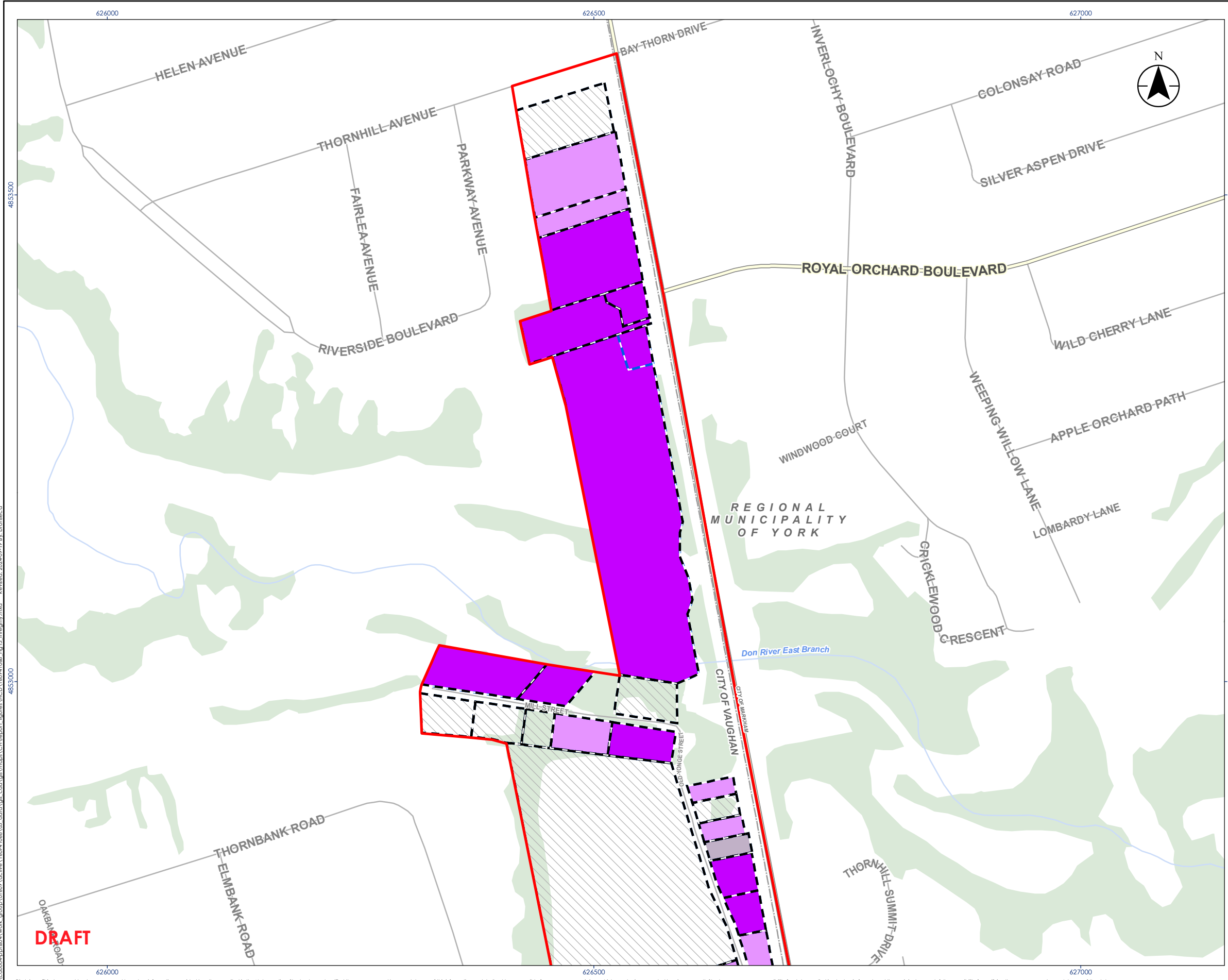


Project Location: City of Vaughan  
 160941068 REV2  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **12.2**  
 Title **Cladding**  
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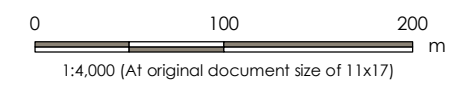


Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Heritage Integrity**
- High
  - Medium
  - Low
  - N/A

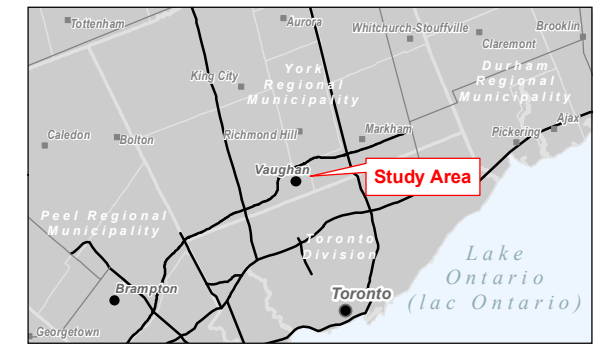
**Base Features**

- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area



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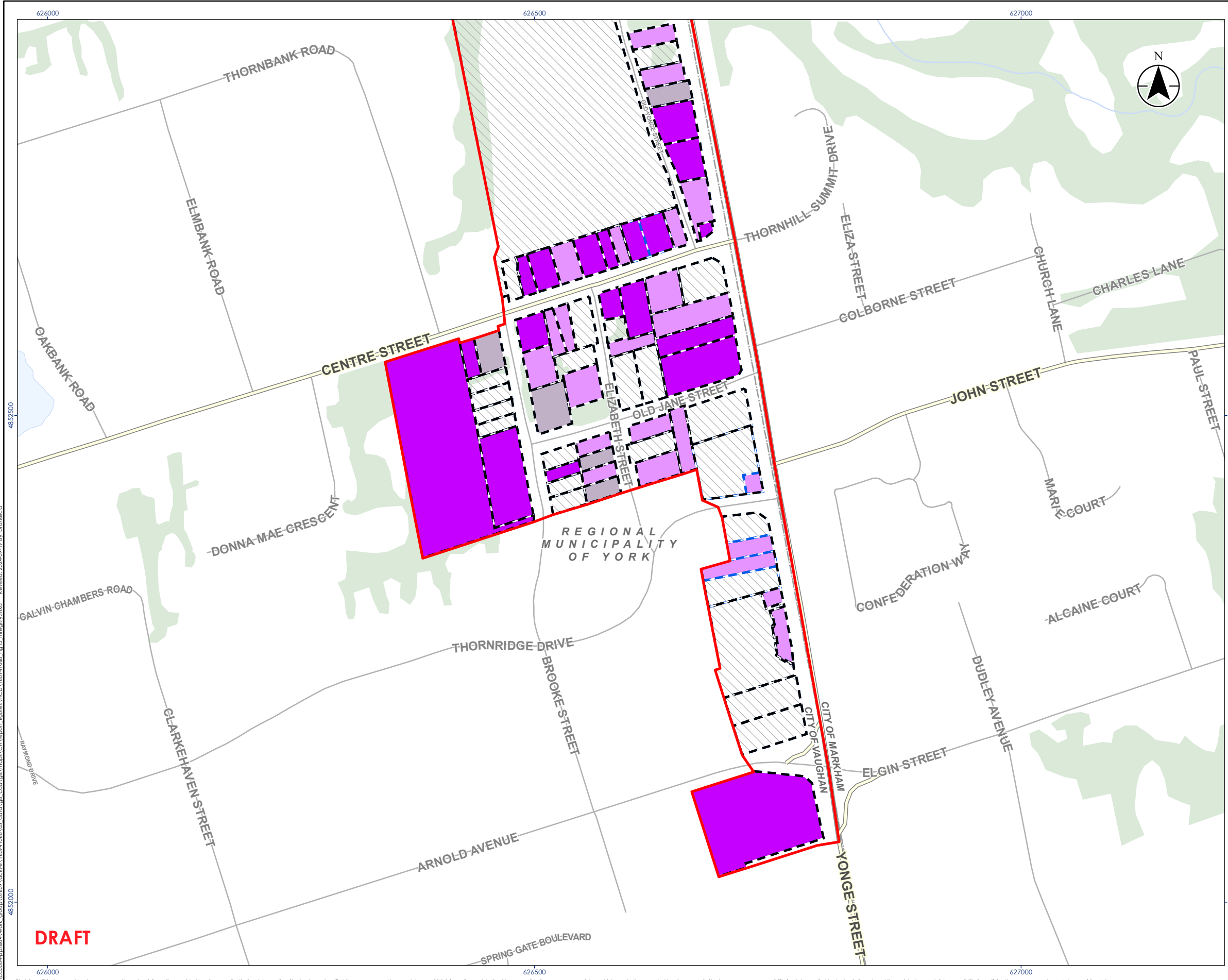
Project Location: City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **13.1** **DRAFT**  
 Title: **Heritage Integrity**

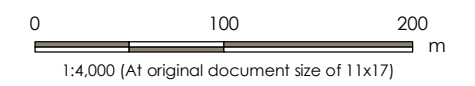
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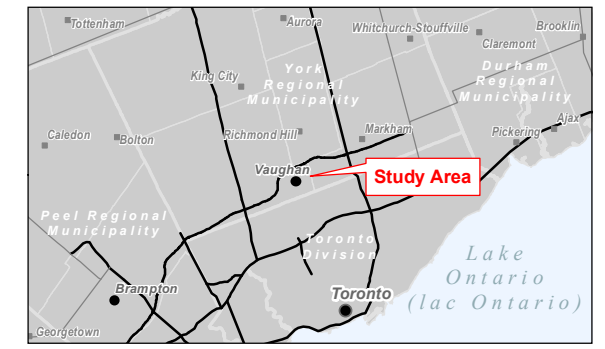
Legend

- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel
- Heritage Integrity**
- High
- Medium
- Low
- N/A
- Base Features**
- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area



Notes

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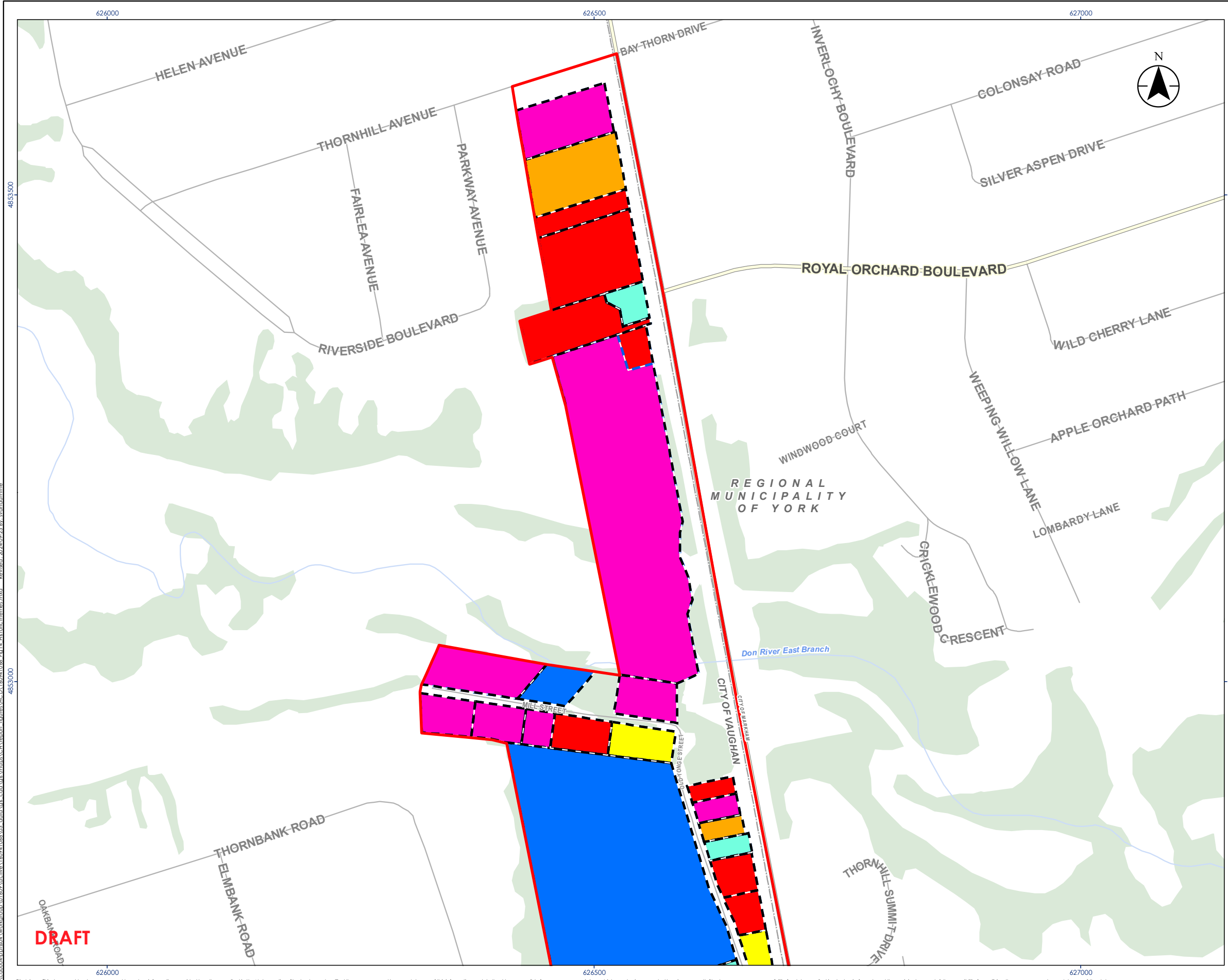


Project Location: City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

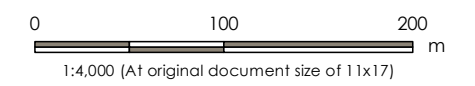
Figure No. **13.2** **DRAFT**  
 Title: **Heritage Integrity**

**DRAFT**



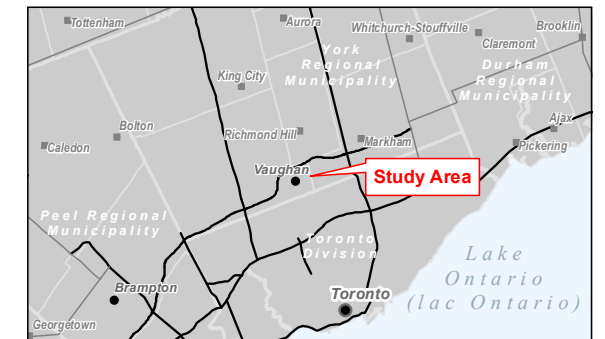
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Thematic Period**
- Pioneer Period (1792-1850)
  - Post Railway Period (1851-1871)
  - Mill Closure and Decline (1872-1895)
  - Incorporation and Early Suburbanization (1920-1945)
  - Suburbanization (1946-1969)
  - Not Applicable
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



Notes

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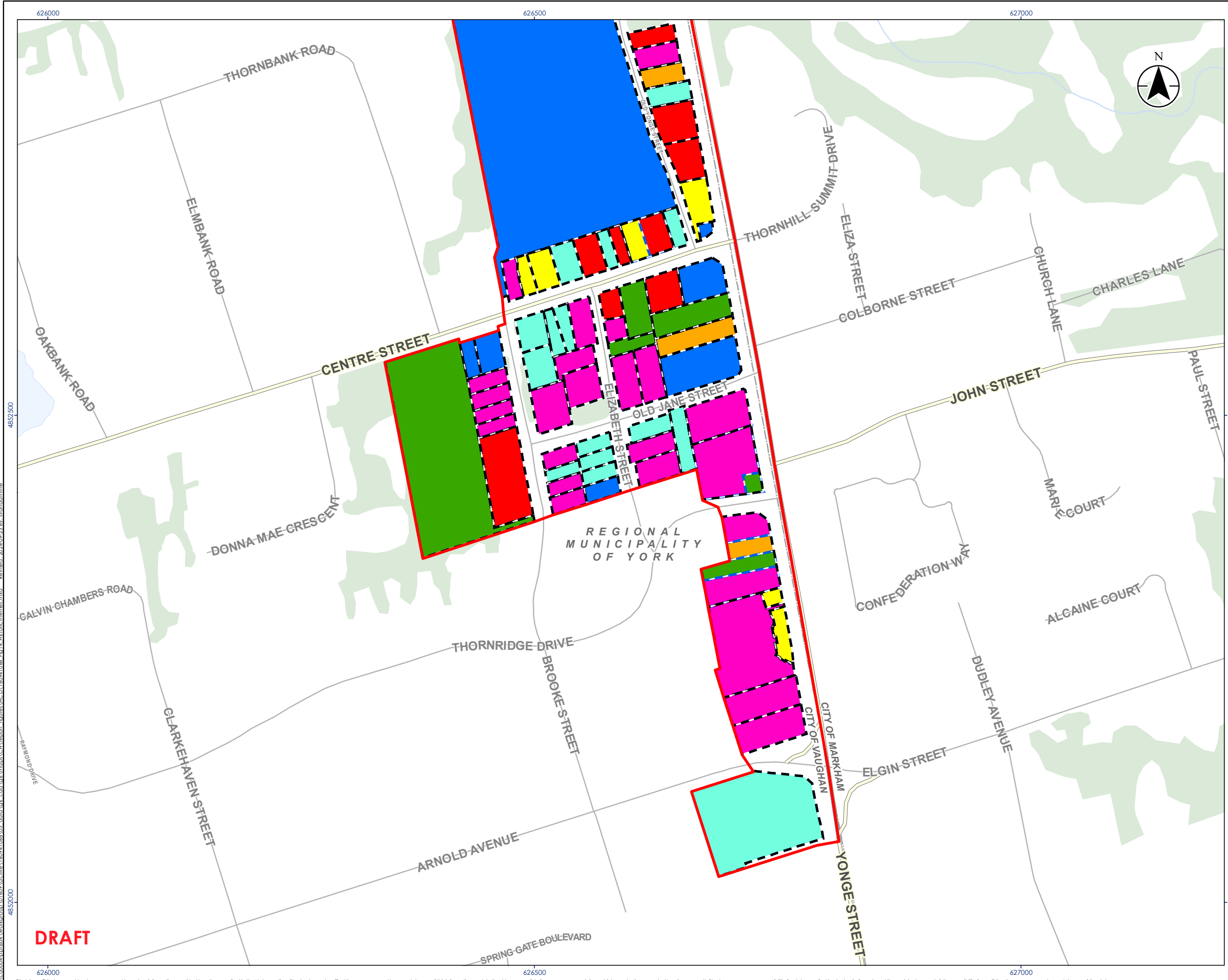
Project Location: City of Vaughan  
 Prepared by BF on 2024-09-25  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **14.1** **DRAFT**  
 Title **Historic Themes**

**DRAFT**





Legend

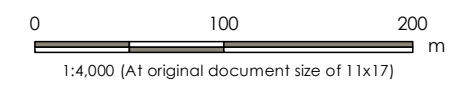
- HCD Boundary
- Property Parcel
- Separate Address and Structure within Parcel

Thematic Period

- Pioneer Period (1792-1850)
- Post Railway Period (1851-1871)
- Mill Closure and Decline (1872-1895)
- Street Railway and Renewed Growth (1896-1919)
- Incorporation and Early Suburbanization (1920-1945)
- Suburbanization (1946-1969)
- Not Applicable

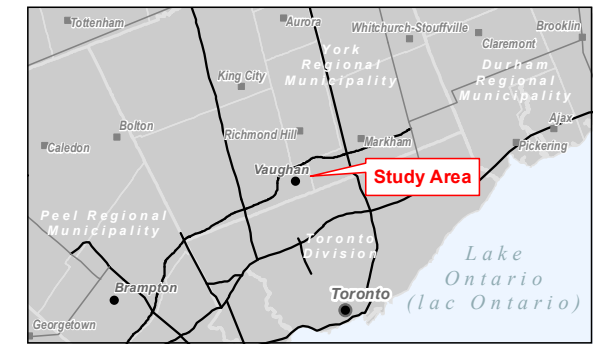
Base Features

- Major Road
- Minor Road
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Wooded Area



Notes

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Client/Project:  
 CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

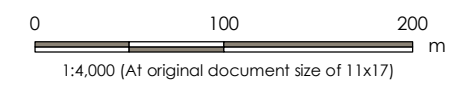
Figure No. **14.2** **DRAFT**  
 Title  
**Historic Themes**

**DRAFT**



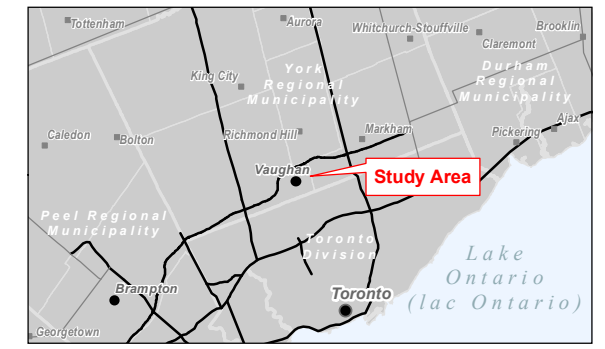
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Contributing Properties
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



Notes

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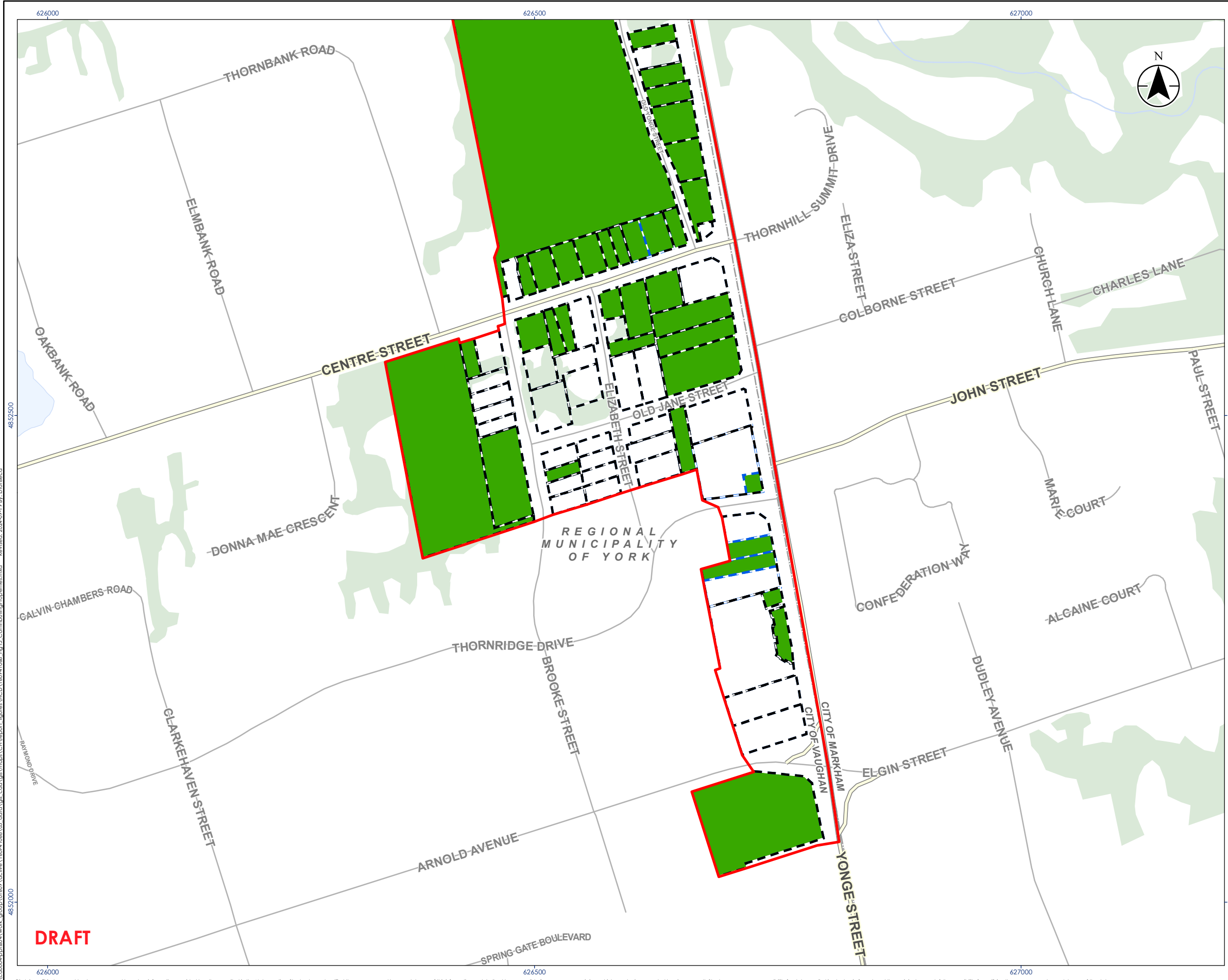
Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **15.1** **DRAFT**

Title: **Contributing Properties**

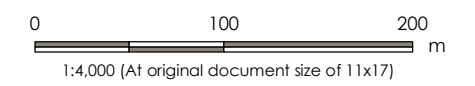
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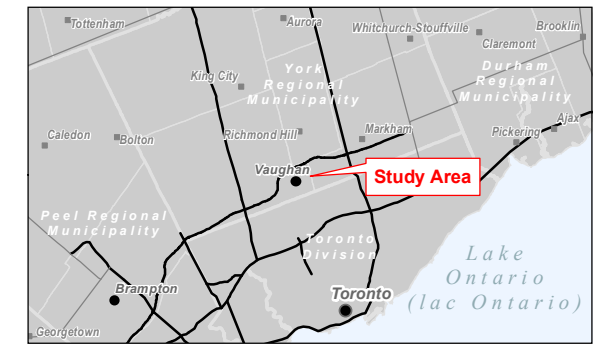
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Contributing Properties
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



Notes

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4. Orthoimagery . Date of imagery, unknown.



Project Location: City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS,  
 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **15.2** **DRAFT**  
 Title: **Contributing Properties**

**DRAFT**

## 4.7 Landscaping, Streetscaping, and Vegetation

### 4.7.1 Approaches and Gateways

The main approaches and gateways to the THCD are located on Centre Street and Yonge Street. Approaches to or from a place are either detectable or undetectable and both physical and visual. Approaches that are considered detectable are those which are emphasized by gateways, or other signals, that indicate the space or place is somehow different from adjacent areas. Undetectable approaches are entries into an area that are not clearly defined or readily discernible from the surrounding context.

Within the THCD, the approaches are relatively undetectable. There are no dominant gateway features such as plantings, public art, changes in topography, or changes in land use exist to readily delineate the start of the THCD. The primary indicators of the THCD boundary are signs located on Centre Street and Yonge Street. In the case of the signs along Centre Street and the south boundary of Yonge Street, these signs are not actually located at the THCD boundary. This is by design, as the existing THCD Plan notes:

Gateway markers at principal entrances to the District would serve to reinforce its identity and promote the District as a place of unique historical character in the community and region. Markers should be placed so they reinforce an existing sense of entrance, rather than at the exact point that a roadway crosses the District boundary.

(Carter 2007: 129)

In keeping with this guideline's policy regarding the placement of entrance signs, the signs indicating the start of the THCD are in varied locations. On Centre Street, it is located approximately 100 metres east of the THCD boundary. On Yonge Street, the south sign is located approximately 250 metres to the north of the boundary and is located within the MTHCD. The north sign on Yonge Street is located near the start of THCD. However, these approaches are mostly undetectable due to the lack of concentrations of contributing properties adjacent to the signs (Photo 25).





Photo 25 Gateway sign along the north side of Yonge Street, looking south

#### 4.7.2 Streetscape

**Yonge Street:** Within and adjacent to the THCD, Yonge Street is a four-lane arterial roadway with dedicated turning lanes (Photo 26). Yonge Street is paved with asphalt and contains concrete curbs. There is limited on-street parking along Yonge Street itself, though parking is available in many of the shopping plazas. Within the THCD, a concrete sidewalk runs along the street. This concrete sidewalk is variously separated from the roadway by a grass boulevard, asphalt paved boulevard, interlocking brick pavers, and raised planters. Wood utility poles with municipal streetlighting run along both sides of the roadway. Street trees within the THCD on Yonge Street are mostly small to intermediate trees, including Callery Pear and Japanese Lilac, some of which contain notable signs of decline. Many of the trees are located in raised planters. Busy roadways with large sidewalks are a challenging environment for street trees to flourish. The average urban street tree has a life expectancy of seven to 10 years. This is due to an inadequate volume of soil for tree root growth and the highly compacted nature of soil underneath sidewalks and roadways. Additional stress is caused by frequent salting during winter months (Cornell University 2009).

The general character of Yonge Street within the THCD is mixed and contains institutional, residential, commercial, and recreational properties. Institutional properties include the Thornhill Public School (7554 Yonge Street) and the Bell telephone building (7700 Yonge Street). Residential properties predominantly include 19<sup>th</sup> to early 20<sup>th</sup> century residences converted to commercial use, low-rise residences from the late 20<sup>th</sup> century, and a mid-rise apartment building with a commercial first storey. Commercial properties include shopping plazas and detached structures. The Thornhill Club fronts



Yonge Street within the Don River Valley. The decline in elevation towards the valley and mature vegetation of this area stands in contrast to much of the surrounding area on Yonge Street (Photo 27). As Yonge Street ascends out of the valley when traveling north, the Holy Trinity Cemetery is located on the west side of the roadway. The cemetery is set back and largely not visible from the roadway.

**Centre Street:** Within and adjacent to the THCD, Centre Street is a two-lane road paved with asphalt with concrete curbs. No on-street parking is available. Within the THCD, Centre Street contains concrete sidewalks separated from the roadway by grass boulevards. Wood utility poles with municipal streetlighting line both sides of the roadway. Small to intermediate street trees are located along parts of the boulevard and primarily consist of Norway maple trees.

The general character of Centre Street is residential and includes residential properties which have been converted to commercial use. The two-lane configuration of the roadway, grass boulevards, and continued maintenance of front lawns with mature trees gives Centre Street a more suburban character when compared to Yonge Street. In addition, a number of 19<sup>th</sup> to early 20<sup>th</sup> century residences remain present, contributing to a more distinct sense of place along the street (Photo 28).

**Old Jane Street, Brooke Street, and Elizabeth Street:** Within and adjacent to the THCD, these streets are two-lane roads paved with asphalt. These roads contain no curbs and limited on-street parking. Aside from a small section of concrete sidewalk near Holy Trinity Church, there are no sidewalks within this area. Wood utility poles line the roadways and provide municipal streetlighting (Photo 29). A small creek bed runs east through this area. Two small bridges with stone barriers, spanning the creek, are located on Brooke Street and Elizabeth Street (Photo 30).

The general character of this area is residential and consists of a mix of 19<sup>th</sup> century through 21<sup>st</sup> century detached residences. The front yards of properties are landscaped with lawns; shrubs; gardens; and small, intermediate, and mature deciduous and coniferous trees. The differing styles, setbacks, and massing of the residences give this area a rural and village-like character. This character is supported by the lack of sidewalks and curbs. The Holy Trinity Church is a landmark structure within this area and is prominently visible when looking west down Old Jane Street.

**Old Yonge Street and Mill Street:** Old Yonge Street and Mill Street are located entirely within the THCD. These streets are two-lane roads paved with asphalt. Both roads contain no curbs or sidewalks and no on-street parking is available (Photo 31). Wood utility poles line the roads and provide municipal streetlighting. Old Yonge Street begins at Centre Street and then declines in elevation towards the Don River Valley and Thornhill Club. Old Yonge Street becomes Mill Street at a sharp curve towards the west. Both sides of each road are lined with small, intermediate, and mature deciduous and coniferous trees.



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024

The general character of this area is civic and residential. The east side of Old Yonge Street is lined mostly with 19<sup>th</sup> to early 20<sup>th</sup> century residences that also front Yonge Street, while the west side provides access to Thornhill Park. Mill Street contains a mix of 19<sup>th</sup> to early 20<sup>th</sup> century residences (some of which have been heavily modified), a mid-20<sup>th</sup> century ranch style residence, and a new residence that was under construction in the spring and summer of 2024.



**Photo 26** Yonge Street at Centre Street intersection, looking south



**Photo 27** Yonge Street within Don River Valley, looking south



**Photo 28** Centre Street, looking west



**Photo 29** Old Jane Street, looking west





**Photo 30** Bridge over creek on Elizabeth Street, looking south



**Photo 31** Old Yonge Street, looking south

### 4.7.3 Parks and Open Spaces

The THCD contains a mix of private and public open space. This takes the form of a cemetery, passive and active-use parks, and a private club with a golf course. These parks and open spaces are further discussed below.

**Holy Trinity Cemetery:** The Holy Trinity Cemetery is located at 8004 Yonge Street. The cemetery is set back from the roadway and accessed from a parking lot shared with the Thornhill Baptist Church. As a result, the cemetery is not particularly notable to motorists traveling on Yonge Street. The cemetery contains mature vegetation, including a windbreak of Norway spruce trees. The cemetery contains markers comprised of mostly marble and granite, with many markers dating to the mid-19<sup>th</sup> century. The cemetery remains in active use. While the cemetery's markers are not prominently visible from the roadway, some of the mature trees are visible when traveling along Yonge Street (Photo 32).

**Thornhill Club:** The Thornhill Club is a member only club located within the Don River Valley and consists of an 18-hole golf course designed by Stanley Thompson and a 9-hole golf course for beginners. Other available sporting activities include tennis and curling. The Ladies' Golf Club of Toronto is located across the street from the Thornhill Club within the MTHCD. As a result of this similar land use and the decline in elevation towards the valley, the Thornhill Club and Ladies' Golf Club and its associated mature vegetation give this part of Yonge Street a distinct character which stands in contrast to the largely urbanized parts to the north and south. While the greens of the Thornhill Club are not visible from Yonge Street, Mill Street provides limited views of the golf course (Photo 33 and Photo 34).





**Lions Club Parkette:** Located at the northwest corner of Yonge Street and Centre Street, this small parkette plays an outsized role in the THCD. It is the location of numerous interpretive plaques, flagpoles, and landscaped gardens. Its role in the community is bolstered by its location at the busiest intersection within the THCD and its location adjacent to a bus stop. However, the noise and traffic associated with Yonge Street likely makes this parkette a less desirable recreational location when compared to the nearby Thornhill Park (Photo 35).

**Thornhill Park:** Thornhill Park is a primarily active-use park located on the west side of Old Yonge Street and entirely within the bounds of THCD. The park has a large asphalt parking lot and a variety of recreational amenities. This includes four tennis courts, an outdoor swimming pool, playground, and baseball field. The park is landscaped with a lawn, young deciduous and coniferous trees, intermediate deciduous and coniferous trees, and mature deciduous and coniferous trees. The Thornhill Park is the largest public area within the THCD (Photo 36).

**J.E.H. MacDonald House:** As discussed in Section 3.6, the property at 121 Centre Street was purchased by the artist J.E.H. MacDonald in 1913. Following his death, the property was inherited by his son Thoreau. He was an illustrator who lived on the property until 1974 when it was donated to the Town of Vaughan as a public park. The property is accessed from a pathway on Centre Street and a pathway just south of Holy Trinity Church. The property contains the MacDonalds' home and a large passive use area consisting mostly of mature vegetation and a garden where J.E.H. MacDonald is believed to have painted *The Tangled Garden*.

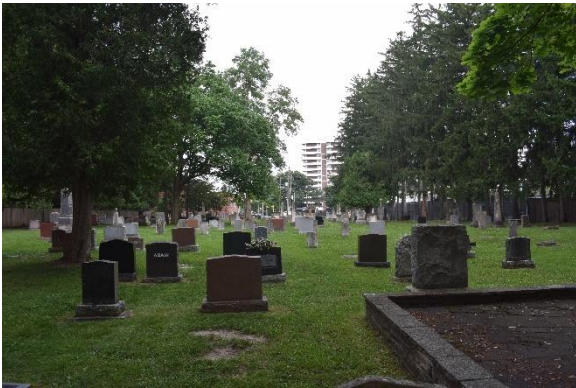
Thoreau kept written records on an interior wall to note tree plantings, and this has helped to distinguish naturally occurring trees from planted trees. Because some of these trees have appeared in paintings and sketches by both J.E.H. MacDonald and Thoreau MacDonald, the property contains a culturally significant landscape. The property also contains walking paths that follow original circulation routes used by horse drawn wagons on the property (Photo 37). Located at the west boundary of the THCD, the property serves as a buffer along the western edge of the HCD, somewhat isolating the THCD from neighbouring private properties.



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo 32 Holy Trinity Cemetery, looking east**



**Photo 33 Thornhill Club greens, looking north**



**Photo 34 Thornhill Club viewed from Yonge Street, looking west**

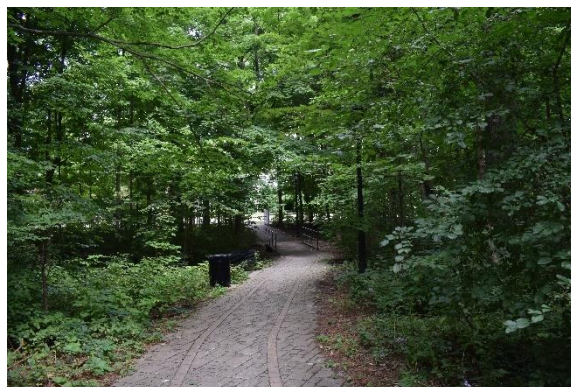


**Photo 35 Lions Club Parkette, looking northeast**





**Photo 36** Thornhill Park, looking north



**Photo 37** Thoreau MacDonald property, showing walking path, looking north

#### 4.7.4 Mature Vegetation and Historic Landscapes

Based on the above discussion, areas with concentrations of mature vegetation and historic landscapes were identified in the THCD. Areas of mature vegetation are considered to consist of parts of the THCD which contain a notable amount of mature vegetation, often forming a tree canopy. Figure 16 identifies parts of THCD which were found to contain concentrations of mature vegetation. In total, two areas were identified: a northerly area beginning at the Holy Trinity Burial ground and continuing south to Thornhill Park; and a southerly area located in many of the residential areas south of Centre Street. While it is acknowledged that other properties and areas within THCD may contain some mature trees, these properties do not contain enough of a concentration or canopy to define, maintain, or support a mature vegetation area.

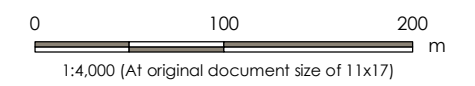
Figure 17 identifies areas with historic landscapes. This includes the Holy Trinity Burial Ground, an example of a 19<sup>th</sup> century cemetery still in active use, and the J.E.H. MacDonald House, containing a residence and property associated with J.E.H. MacDonald, a member of the Group of Seven, and the location depicted in the painting entitled *The Tangled Garden*. Municipal rights-of-way were also identified as historic landscapes including Old Yonge Street, Brooke Street south to Holy Trinity Church, Old Jane Street, and Elizabeth Street. These are examples of narrow streets without sidewalks and curbs which provide a distinct and rural sense of place within the THCD. The creek which runs through the THCD and is spanned by two small bridges with stone barriers on Brooke Street and Elizabeth Street was also identified. During the 20<sup>th</sup> century, many watercourses were channelized, and the continued presence of this watercourse also contributes to a distinct and rural sense of place.





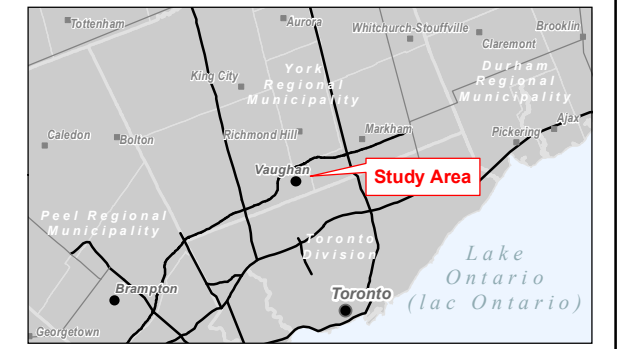
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Mature or Historic Vegetation
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



Notes

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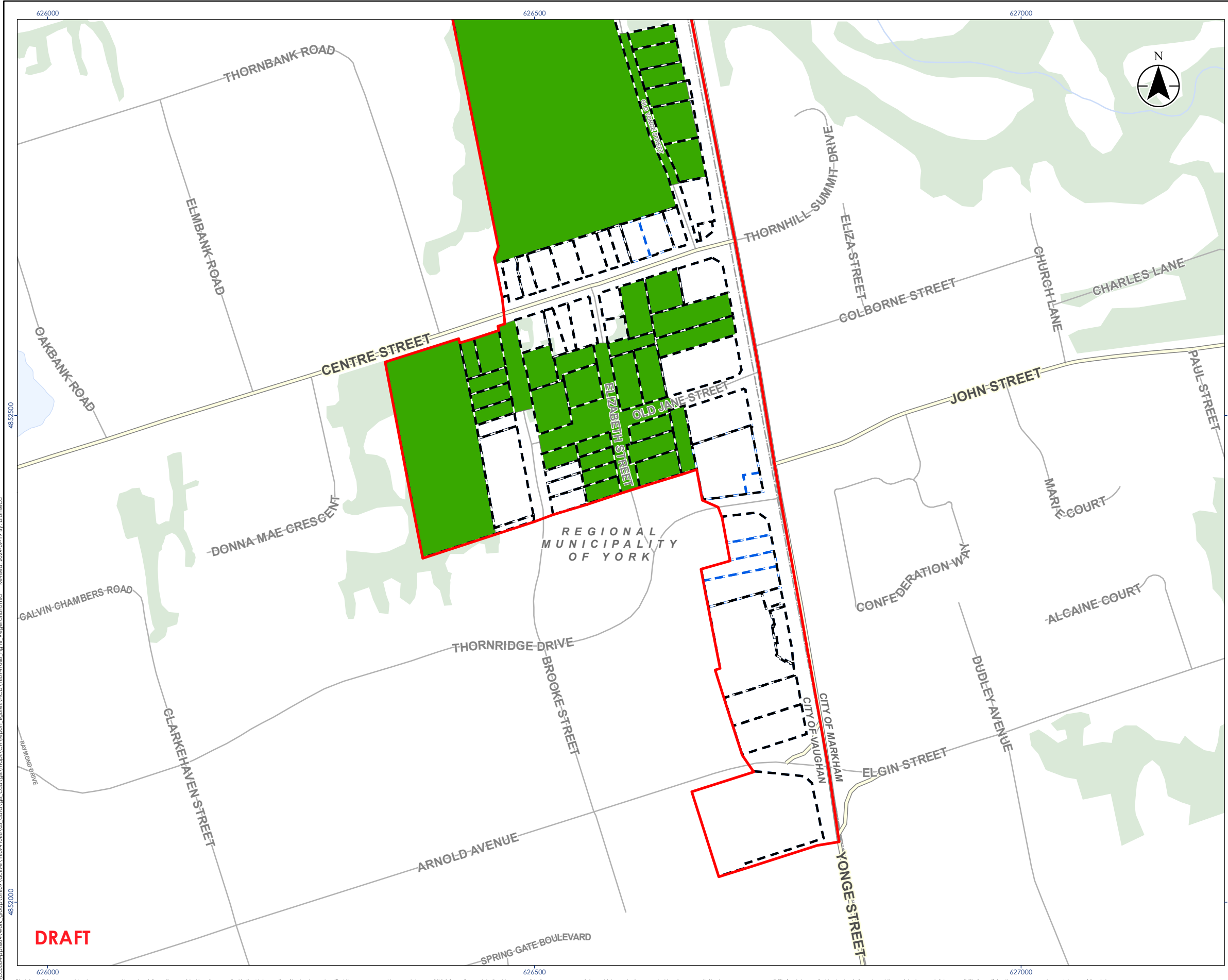


Project Location: 160941068 REV2  
 City of Vaughan  
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 Technical Review by AW on 2024-09-19

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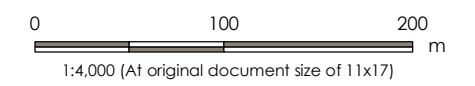
Figure No. **16.1** **DRAFT**  
 Title: **Mature or Historic Vegetation**

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 Revised: 2024-09-19 By: bbonseca  
 4853500  
 4853000  
 OAKBANK ROAD  
 DRAFT



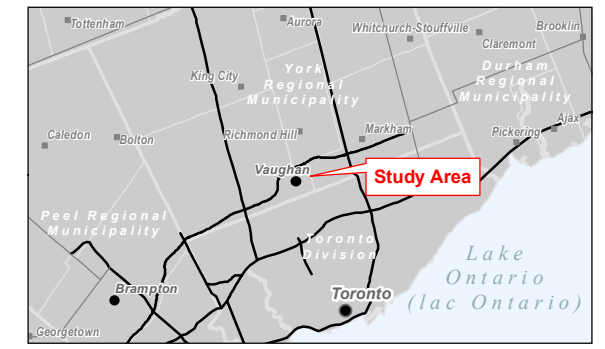
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Mature or Historic Vegetation
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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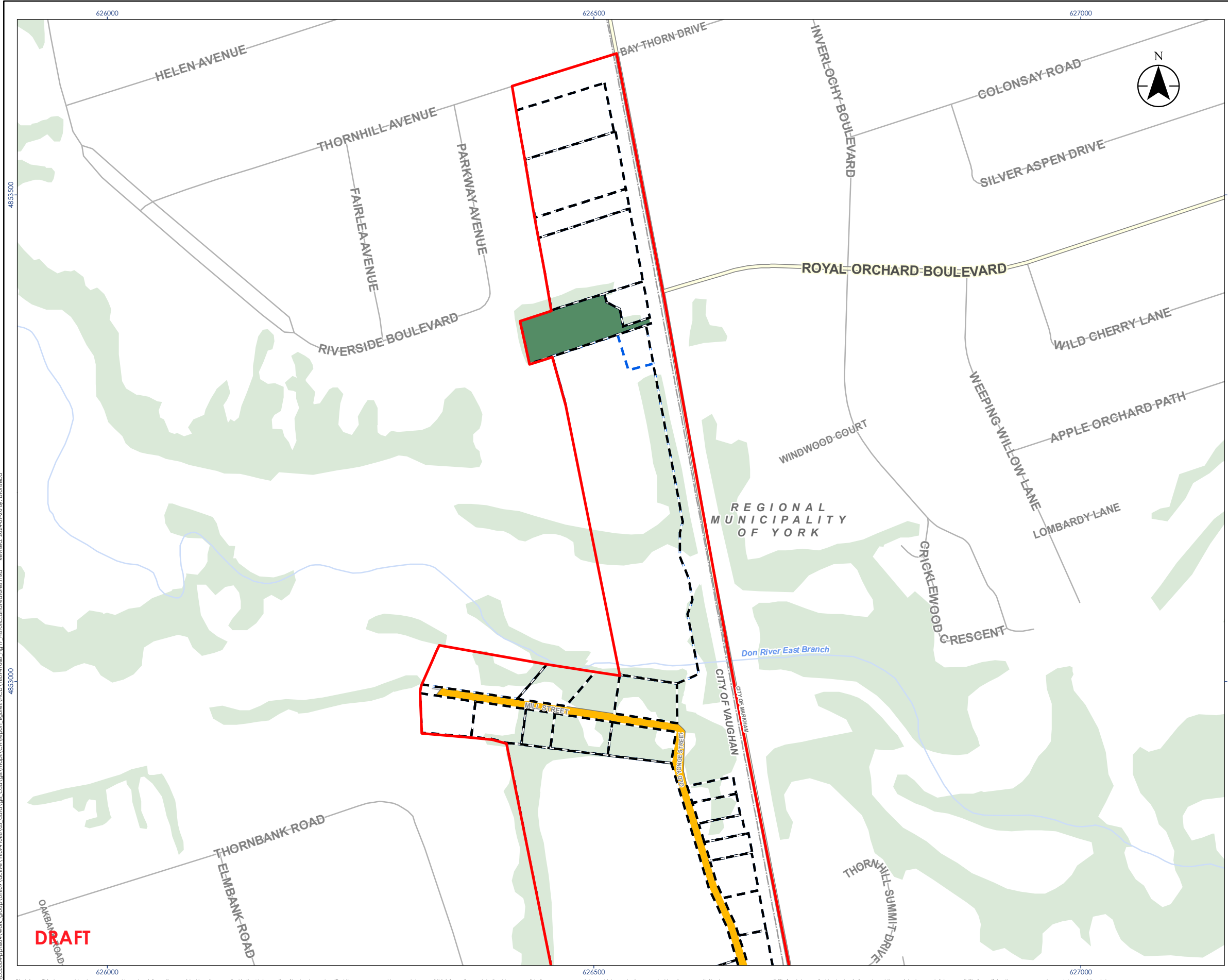


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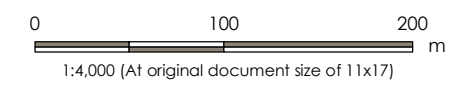
Figure No. **16.2** **DRAFT**  
 Title: **Mature or Historic Vegetation**

**DRAFT**



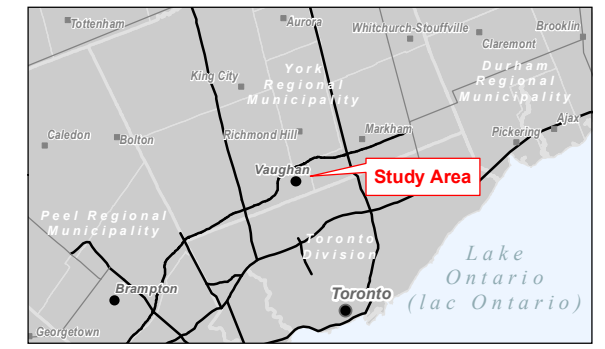
Legend

- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Historic Streetscapes
  - Holy Trinity Cemetery
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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 Technical Review by AW on 2024-09-19

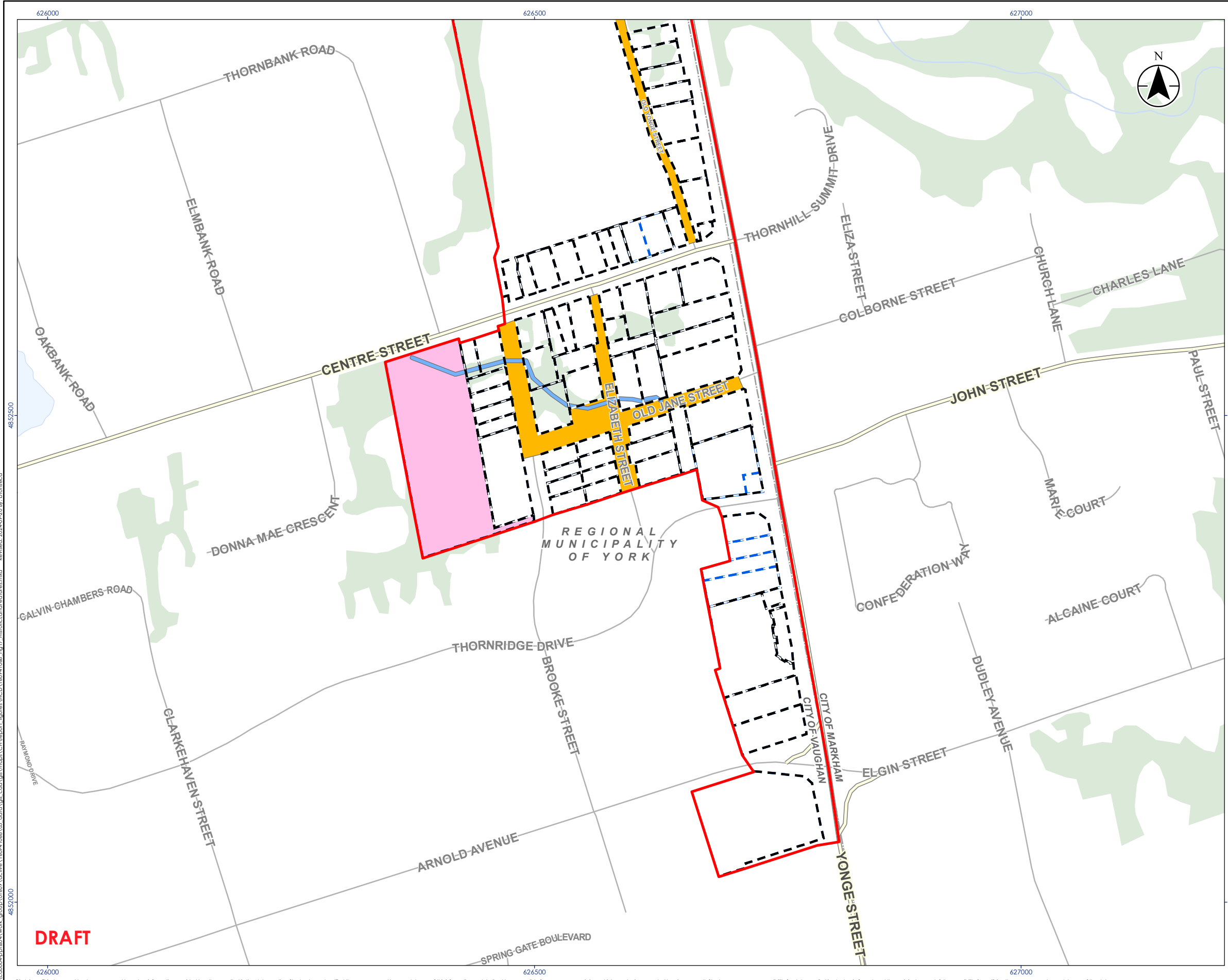
Client/Project: CITY OF VAUGHAN  
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Figure No. **17.1** **DRAFT**

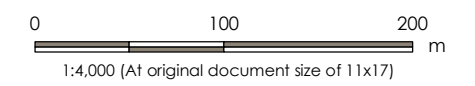
Title: **Historic Landscape Features**

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 Revised: 2024-09-20 By: cborecco  
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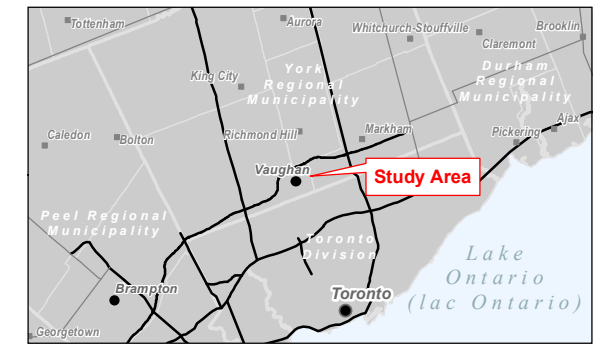
**DRAFT**



- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
  - Creek Bed
  - Historic Streetscapes
  - J.E.H. MacDonald House
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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 WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **17.2** **DRAFT**  
 Title: **Historic Landscape Features**

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## 4.8 Views and Vistas

For this report, the identification of views and vistas in the THCD is based on the analytic process called viewscape analysis. There are two basic components to the viewscape analysis process: the observer point and the viewscape itself. For this report, the observer point is defined as the fixed vantage point from which a view is seen. The boundaries of viewscales are usually high points in the landscape such as ridges and hills, or the built environment, such as buildings or landscape features that will obstruct, frame, or truncate the view. Within the THCD, one unique vista and one unique view was identified.

The Don River Valley along Yonge Street forms a unique vista within the THCD. This area stands as a distinct contrast from the heavily urbanized areas to the north and south of the valley. Given the extent of the valley, the view is noticeable when traversing through the area both as a motorist and pedestrian. This valley consists mostly of mature vegetation that is part of the Thornhill Club within Vaughan and the Ladies' Golf Club within the MTHCD (Photo 38). This view is illustrated in Figure 18.

Old Jane Street has a unique view towards Holy Trinity Church. The Church is located at the western terminus of Old Jane Street and is the only street within the THCD with such a distinct view. As a result, a motorist or pedestrian along Old Jane Street is visually drawn to the church and its spire as a focal point (Photo 39). This 19<sup>th</sup> century church, which was moved to this location in the mid-20<sup>th</sup> century, also reinforces the characterization of this part of THCD as having a rural village-like character. This view is illustrated in Figure 18.

The THCD also contains limited views of the Thornhill Club, mostly along Old Mill Street. However, these views are partially screened by fencing and vegetation, and are located along a road with no outlet.





**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**4 Existing Conditions of the Thornhill Heritage Conservation District**

October 2024



**Photo 38 Don River Valley showing slope towards valley and dense vegetation**

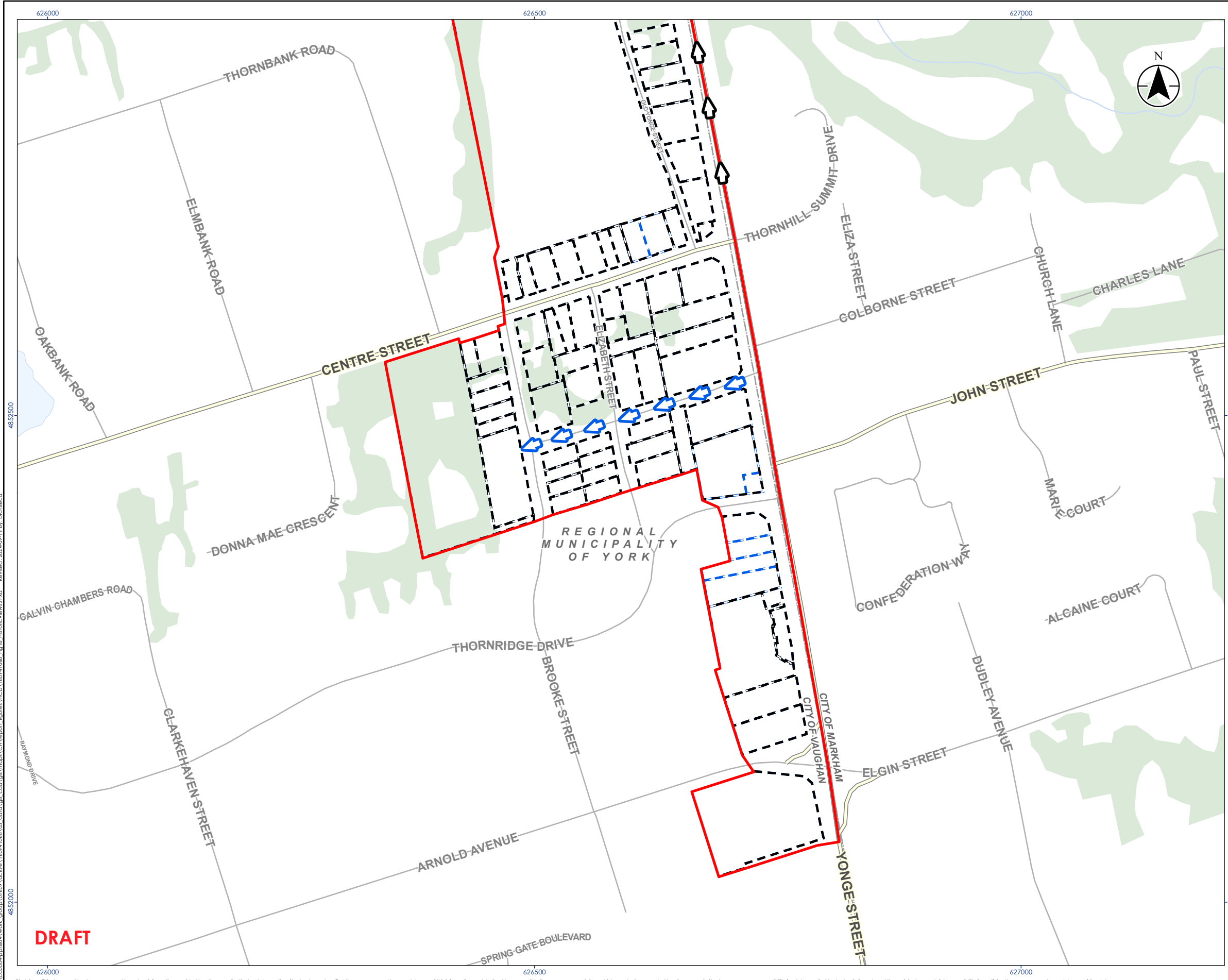


**Photo 39 Looking west on Old Jane Street towards Holy Trinity Church**

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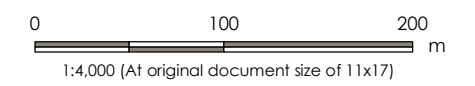






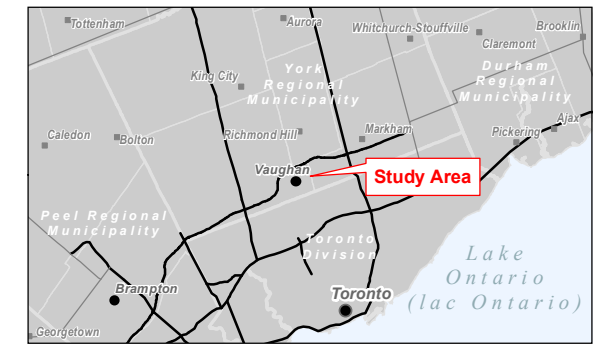
Legend

- View towards Don River Valley
  - View towards Holy Trinity Church
  - Study Area
  - Property Parcel
  - Separate Address and Structure within Parcel
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



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Figure No. **18.2** **DRAFT**  
 Title: **Historic Views**

**DRAFT**

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 Reviewed: 2024-09-19 By: blonsec  
 4852000

## 4.9 Supportive Elements

For the purpose of this report, supportive elements are considered landscaping or hardscaping that supports the character of the THCD and is consistent with the THCD’s landscaping policies. The following supportive elements were identified during the field program:

**Signposts and Banners:** Several signposts with banners and flag poles are located within the THCD along Yonge Street. These signposts and banners are also used in the MTHCD. Currently, these banners contain pictures and names of important early residents within Thornhill (Photo 40 and Photo 41).

**Interpretive Plaques and Signage:** Several metal plaques erected by Society for the Preservation of Historic Thornhill (presently known as the Thornhill Historical Society) are located within the THCD. Much of the THCD’s interpretive signage is located within the Lions Club Parkette at the intersection of Yonge Street and Centre Street (Photo 42 and Photo 43). There are also two interpretive panels within the Thoreau MacDonald property located at the location where it was believed J.E.H. MacDonald painted his iconic Canadian painting *The Tangled Garden*. The panels focus on the period when J.E.H. MacDonald and his son Thoreau lived there, and on the garden itself.

**Street Signs:** Most street signs within THCD are typical guide signs with white lettering on a green background (Photo 44). However, several intersections contain custom street signs consisting of a metal rectangle with black lettering on a white background. These signs also contain a bale of wheat as a finial and the text “Village of Thornhill, circa 1794” along with a capitalized street name. Some of these street signs are beginning to delaminate or rust (Photo 45).



Photo 40 Signposts on Yonge Street, looking south



Photo 41 Banner details on Yonge Street, looking south

# Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report

## 4 Existing Conditions of the Thornhill Heritage Conservation District

October 2024



**Photo 42** Interpretive sign within Yonge and Centre Street Parkette



**Photo 43** Interpretive plaque within Yonge and Centre Street Parkette



**Photo 44** Typical white lettering on green background street sign



**Photo 45** Metal street sign at intersection of Arnold Avenue and Yonge Street

## 4.10 Transportation Infrastructure

### 4.10.1 Local and Regional Roads

The THCD is located along Yonge Street, the eastern edge of the City of Vaughan. Yonge Street is a four-lane Major Arterial regional road, designed to accommodate all types of movement, including pedestrians, cyclists, transit, automobiles and high-occupancy-vehicle or bus lanes. It is also a Subway Extension line with four planned transit stations, one of which lies within the THCD as noted in the City's OP Schedule 10. All other roads within the THCD are local roads, designed to be low capacity, low



speed streets intended to provide access to individual properties within residential areas.

#### **4.10.2 Protected Major Transit Station Areas (PMTSA)**

A portion of the THCD Area falls within PMTSA 19 – Royal Orchard Subway Station as indicated in Schedule 1C of the City’s OP and shown in Figure 5. This area sets a minimum density target of 200 people and jobs per hectare. With a gross area of 24.49 hectares, the minimum population and jobs for this PMTSA is 7,898 and the gross minimum Floor Space Index is 1.1. While this PMTSA is not identified within an Intensification Corridor, they are primary locations to accommodate growth, and a mix of uses, heights, and densities.

#### **4.10.3 Yonge North Subway Extension**

The planned Yonge North Subway Extension is a 7.4-kilometre priority project led by Metrolinx as part of the regional rapid transit expansion efforts. This project will extend the Toronto Transit Corporation’s Line 1 service north from Finch Station to Vaughan, Markham, and Richmond Hill, enhancing the comprehensive transit system in the region. Five stations are proposed along the Yonge Street Corridor, spanning approximately 80 kilometres. They will be located at Steeles Avenue East (Steeles Station), Clark Avenue (Clark Station), Royal Orchard Boulevard (Royal Orchard Station), between Highway 7 and Highway 407 (Bridge Station), and High Tech Road (High Tech Station). The Bridge and High Tech stations are planned to be built at surface level, while the remaining stations will be underground.

Among the five proposed stations, Royal Orchard Station is proposed to be located in the THCD. This station aims to facilitate transit-oriented development by making the subway accessible within walking distance to 7,300 residents and 1,300 jobs in the Royal Orchard area of Thornhill. At this time, the detailed plans for the location and construction of the station are not known and it is not known whether station construction may impact the existing conditions of the THCD.



## 5 Evolution of the Thornhill Heritage Conservation District

### 5.1 Introduction

Forty years have passed since the initial creation of the THCD, with an update to the plan undertaken in 2007. This section reviews available alteration permits, a comparison to the 2007 Inventory, and development applications as a means of analyzing the amount and types of change that has occurred in the THCD over time. Understanding the evolution of the THCD will help determine if the current policies are effectively meeting the goals and objectives of the HCD.

### 5.2 Heritage Alteration Permits

A review of heritage alteration permits (HAPs) in the City can help to understand the changes to individual properties since the creation of the THCD. At present, the City does not have a comprehensive, centralized list of HAPs that have been approved within the THCD. City Staff have compiled as many HAPs as possible from between 2007 when the HCD Plan was last updated and present; however, this may not provide an exhaustive account of the changes to individual structures within the THCD resulting from alterations, additions, or demolitions that were not part of a development application. Similarly, this report is unable to comment on non-permitted changes or offences under the OHA.

The HAPs for the THCD that have been compiled by the City are summarized below in Table 3 (Guy 2024).

**Table 3 Known Heritage Alteration Permits Between 2007 and 2024**

Heritage Permit Number	Date	Property	Approved Work	Addenda
HP.2024.006.00	23-Jul-24	1 Brooke Street	Outdoor shade structure	N/A
HP.2023.001.00	8-Feb-23	33 Centre Street	Cut doorway into existing window	Walled up one existing opening
HP.2023.008.00	14-Jul-23	46 Centre Street	New construction	As per Heritage Vaughan (June 2022)



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**5 Evolution of the Thornhill Heritage Conservation District**

October 2024

<b>Heritage Permit Number</b>	<b>Date</b>	<b>Property</b>	<b>Approved Work</b>	<b>Addenda</b>
HP.2023.013.00	2-Nov-23	57 Centre Street	Finalized Site Plan dating back to 2020	Staff approval, no new construction or alterations to built structure, mostly changes to parking
HP.2022.007.00	10-Jun-22	10 Mill Street (THCD)	Demolition of existing structure, construction of new house	Approved at Council February 15, 2022, updated in 2024
HP.2022.013	9-Sep-22	8038 Yonge Street	Window replacement	Installation of storm door – exempt from Heritage Permit process
HP.2021.006.00	Unknown	57 Centre Street	Hard landscape alterations to driveway, yard, etc.	Approved drawing set
HP.2021.012.00	Unknown	19 Centre Street	Repair and application of stucco cladding, replacement of existing wooden shutters with same in material and design	Staff approval, September 9, 2021
HP.2021.013.00	Unknown	39 Centre Street	Site Plan DA.17.046 - Parking lot & fencing	Staff approval
HP.2019.004	Unknown	7802 Yonge Street	Alterations, removal of old addition, new additions	Proposed works that are to be approved by Cultural Heritage staff
HP.2019.007	Unknown	19 Centre Street	Removal of existing addition for new addition	June 21, 2017 Heritage Vaughan meeting





**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**5 Evolution of the Thornhill Heritage Conservation District**

October 2024

<b>Heritage Permit Number</b>	<b>Date</b>	<b>Property</b>	<b>Approved Work</b>	<b>Addenda</b>
HP.2019.007.001	Unknown	19 Centre Street	Addition of skylight in addition	Approved by staff October 31, 2019
HP.2019.011	Unknown	57 Centre Street	Portico	Staff issued permit
HP.2017.016.00	Unknown	25 Elizabeth Street	Addition of three pairs of shutters and new carport	N/A
HP.2016.007.00	Unknown	31 Old Jane Street	Railings	N/A
HP.2016.016.00	Unknown	133 Brooke Street	Demolition and new house	Heritage Vaughan and Council
HP.2015.022	Unknown	21 Mill Street	New construction	Appealed to Ontario Municipal Board in 2015 and required to fulfill Heritage Permit Review Process and provide landscaping plan

Additional information regarding HSPs within the THCD is pending. Once provided by the City of Vaughan, this information will be incorporated into the finalized SWOT report.

To supplement the review of HAPs in determining change in the THCD, a review of the 2007 Inventory and photographs taken during the August 2024 site visit was conducted. The review demonstrates that approximately 39 of the structures within the THCD had no visible changes; 27 structures were subject to minor alterations, repairs, or maintenance (e.g., replacement of windows or roofing, painting or landscaping changes); 7 structures have undergone major alterations (including 5 properties with major changes like additions or recladding and 2 that underwent restorative changes like removal of paint from brick); and 6 structures have been demolished and replaced with contemporary structures. There were 6 structures included for which comparative data was not available (either because the structures were not present in 2007 or were obscured from view during the August 2024 fieldwork) and 2 structures in the 2007 Inventory that are not included in the current inventory.



The properties not incorporated in the current inventory included 141 Centre Street and 7830 Yonge Street. The lot containing 141 Centre Street was subdivided to create a new house at 151 Centre Street. The residence that was referred to as 141 Centre Street in the 2007 Inventory remains extant on the new parcel associated with 151 Centre Street and has been listed, but the City no longer considers it within the THCD boundary. The address 7830 Yonge Street has been retired. The buildings were demolished between 1970 and 1978, and the lot is now vacant land. Table 4 summarizes the changes since 2007, where information is available.

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**Table 4 Summary of Changes to Heritage Properties since 2007 Inventory**

Address of Heritage Property	Summary of Alterations
133 Brooke Street	Demolished: Vernacular Bungalow from 1952 demolished and replaced with a Contemporary Replica of a Historical Style constructed between 2014 and 2018
135 Brooke Street	Demolished: Vernacular Bungalow from the 1930s demolished and replaced with a Contemporary Replica of a Historical Style constructed between 2009 and 2014
137 Brooke Street	New asphalt shingles, vegetation has matured
140 Brooke Street	No visible changes, vegetation has matured
143 Brooke Street	Extensive renovations: Extensive alterations and additions have been used to create a frontage facing Old Jane Street, the residence contains replacement windows, the exterior has been reclad in board and batten and the asphalt shingles have been replaced with a metal roof. Landscaping and a driveway have also been added to the property.
144 Brooke Street	Demolished: Vernacular Bungalow from 1942 demolished and replaced with a 21 <sup>st</sup> Century Style residence between 2007 and 2014
146 Brooke Street	No visible changes, vegetation has matured
148 Brooke Street	Windows, doors, and garage doors replaced
150 Brooke Street	Demolished: Vernacular Bungalow with an unknown construction date demolished and replaced with a 21 <sup>st</sup> Century Style residence between 2011 and 2015
151 Brooke Street	No visible changes
156 Brooke Street	No visible changes
2 Centre Street	No visible changes, planters contain annuals changed seasonally (formerly 7750 Yonge Street in 2007 Inventory)
12 Centre Street	No visible changes



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**  
**5 Evolution of the Thornhill Heritage Conservation District**  
 October 2024

<b>Address of Heritage Property</b>	<b>Summary of Alterations</b>
18 Centre Street	No visible changes
19 Centre Street	Stucco, soffits, porch gable, and porch columns have been repainted
24 Centre Street	Trim, shutters and porch supports have been painted, foundation plantings added, one mature tree from front lawn has been removed
33 Centre Street	No visible changes
34 Centre Street	Trim and porch supports painted, foundation plantings altered, vegetation has matured
38 Centre Street	No visible changes, vegetation has matured
39 Centre Street	Reclad in stucco (formerly siding) and trim has been painted =
46 Centre Street	Fabric awnings removed from windows
56 Centre Street	Siding has been painted or replaced and asphalt shingles have been replaced
57 Centre Street	Trim, shutter, porch roof, and porch supports have been painted, additional landscaping has been added, metal fence has been replaced
66 Centre Street	No visible changes to structure, foundation plantings have been changed
67 Centre Street	No visible changes, vegetation has matured
69 Centre Street	No visible changes, vegetation has matured
77 Centre Street	No visible changes
78 Centre Street	Stucco and trim have been repainted, central projecting bay has been clad in wood siding, picket fence has been removed
80 Centre Street	No data available – not contained in 2007 Inventory, constructed after 2008
109 Centre Street	Door replaced or painted, foundation plantings changed, vegetation has matured
121 Centre Street	No visible changes



<b>Address of Heritage Property</b>	<b>Summary of Alterations</b>
5 Elizabeth Street	Windows replaced, shutters replaced or painted, siding replaced with slightly wider siding in the same colour, gable roof pediment over door replaced with flat roof porch with square support columns, landscaping altered
7 Elizabeth Street	Semi-circular windows replaced; vegetation has matured
8 Elizabeth Street	Door painted or replaced
10 Elizabeth Street	Shutters painted or replaced, metal porch supports replaced with turned supports with decorative brackets
12 Elizabeth Street	Shutters and porch supports painted, railing added to porch, large tree added to front yard
21 Elizabeth Street	No visible changes (This parcel is also referred to as 23 Elizabeth Street on some sources and maps, but note that the structure included as 23 Elizabeth Street in the 2007 Inventory was misfiled and is actually a second structure located on the parcel associated with 25 Elizabeth Street)
24 Elizabeth Street	No visible changes
25 Elizabeth Street	Brick and trim painted, shutters replaced or painted, porch supports replaced, asphalt shingles replaced, picket fence removed, landscaping altered
26 Elizabeth Street	No visible changes
27 Elizabeth Street	No data available – not contained in 2007 Inventory (constructed between 1985 and 2007)
10 Mill Street	Demolished: Modern style residence from 1969 demolished and is being replaced with a contemporary residence that is currently under construction
15 Mill Street	Single shed roof dormer has been replaced with three gable roof dormers, siding has been painted, window openings have been altered, windows and doors have been replaced, landscaping has been altered
18 Mill Street	No visible changes



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**  
**5 Evolution of the Thornhill Heritage Conservation District**  
 October 2024

<b>Address of Heritage Property</b>	<b>Summary of Alterations</b>
21 Mill Street	No data available – not contained in 2007 Inventory, constructed after 2008
29 Mill Street	Shutter, trim, and garage doors have been painted
37 Mill Street	No visible changes (formerly 33 Mill Street in 2007 Inventory)
11 Old Jane Street	No visible changes, vegetation has matured
12 Old Jane Street	Residence has been reclad in stucco (formerly brick), windows have been replaced, vegetation has matured
17 Old Jane Street	The dormer has been reclad in board and batten (formerly stucco), some of the windows have been replaced, the stucco has been painted, the shutters and garage door have been painted
23 Old Jane Street	Windows have been replaced, trim has been repainted, steps/railing leading to the front entrance have been replaced, garage door has been removed, asphalt shingles appear to have been replaced
31 Old Jane Street	No visible changes, vegetation has matured
26 Old Yonge Street	Asphalt shingles on park buildings have been replaced, play structures have been replaced
42 Old Yonge Street	Stucco, trim, and door have been painted
7554 Yonge Street	No visible changes
7562 Yonge Street	No visible changes (formerly 7572 Yonge Street in 2007 Inventory)
7582 Yonge Street	No visible changes to structure, new signage and a metal fence has been added
7608 Yonge Street	Demolished: Strip plaza from the 1950s has been demolished and replaced with a 21 <sup>st</sup> century style low rise mixed use building (formerly 7584-7604 Yonge Street in 2007 Inventory)



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**  
**5 Evolution of the Thornhill Heritage Conservation District**  
 October 2024

<b>Address of Heritage Property</b>	<b>Summary of Alterations</b>
7616 Yonge Street	Paint has been removed from brick exposing dichromatic brick work, enclosed verandah has had the angle bay windows and doors removed, the upper storey of the verandah has been painted or reclad, the windows have been replaced, foundation plantings have been removed, and a fence has been added
7620 Yonge Street	No visible changes
7626 Yonge Street	Brackets removed from porch
7636 Yonge Street	No visible changes
7646 Yonge Street	No visible changes
7666 Yonge Street	No visible changes
7670 Yonge Street	No visible changes
7690 Yonge Street	No visible changes to structures, large trees removed
7700 Yonge Street	No visible changes
7714 Yonge Street	Siding and porch railings repainted; shutters added
7716 Yonge Street	Brick has been repainted (the 2007 Inventory uses both 7716 and 7724 Yonge Street as the address for this structure)
7738 Yonge Street	No visible changes
7756 Yonge Street	Building has been repainted, new signage and shutters have been added, evergreen trees and a fence have been added along Yonge Street
7780 Yonge Street	No visible changes to structure, picket fence has been moved and replaced, some of the vegetation has been removed/altered
7788 Yonge Street	Door, pilasters and trim in front vestibule have been repainted



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**  
**5 Evolution of the Thornhill Heritage Conservation District**  
 October 2024

<b>Address of Heritage Property</b>	<b>Summary of Alterations</b>
7802 Yonge Street	Residence has been extensively renovated including addition, new dormer, and enclosed porch, paint has been removed from brick on chimney (or the chimney has been replaced), the exterior of the residence has been reclad in board and batten (formerly brick)
7808 Yonge Street	Property not occupied, windows and door have been boarded over, vegetation is overgrown
7820 Yonge Street	No data available – not contained in 2007 Inventory (constructed <i>circa</i> 2010)
7822 Yonge Street	Trim has been removed from the gable peak, the residence has been resided, window and door trim has been painted, door has been replaced
7994 Yonge Street	Obscured by distance from public right-of-way (the 2007 Inventory uses 7994, 7934, and 7946 Yonge Street as the addresses for this structure)
8000 Yonge Street	No visible changes
8004 Yonge Street	No visible changes (the 2007 Inventory uses 8010 Yonge Street as the address for this structure)
8018 Yonge Street	No visible changes (the 2007 Inventory uses 8010 Yonge Street as the address for this structure)
8038 Yonge Street	No visible changes
8054 Yonge Street	Bargeboard has been added to gable peak, enclosed porch has been opened and awning has been removed from the porch roof, railings on the steps have been replaced
8088 Yonge Street	No visible changes to structure, stepped brick wall has been removed (the 2007 Inventory uses 8064 Yonge Street as the address for this structure)
8100 Yonge Street	No visible changes (labeled as Corner of Yonge Street and Thornhill Avenue in 2007 Inventory)





### 5.3 Development Applications

A summary of development applications from the City is pending and will be incorporated into the final version of this report.

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## 6 Consultation

### 6.1 Public Consultation

Public consultation was gathered using an online survey made available beginning in July 2024 to determine community familiarity and experience with the THCD. Questions included considering if the THCD's objectives were being met, if the THCD requires new objectives, and if the boundaries of the THCD should be revised. As of September 2024, no responses to the survey have been received.

Additional information regarding the survey will be incorporated into the finalized SWOT report.

### 6.2 Municipal Consultation

Municipal consultation will take place following the completion of the draft SWOT and its presentation to Heritage Vaughan. The results of the municipal consultation will be included in the finalized version of this report.

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## 7 Analysis of the Thornhill Heritage Conservation District

### 7.1 Effectiveness of Land Use Planning Policies and Municipal Policies

The 2007 THCD Plan noted that land use policies in place within the HCD at the time of its preparation included residential, commercial, and open space. The 2007 THCD Plan recommended not deviating from these uses, but also noted that some of the existing development standards and zoning by-laws did not reflect traditional built form and streetscape character of the THCD. The THCD Update recommended that the zoning be altered to ensure that applications deemed to be consistent with the THCD Plan did not require variance applications to the Committee of Adjustment. Overall, the recent zoning by-laws do limit most of the HCD to residential, commercial, and open spaces uses, however as noted in Section 4.4.1 there are some parcels in the HCD that have been designated with RM2 Zoning permit a height of up to 44 metres, which is not reflective of the historic built form of the HCD.

### 7.2 Review of Objectives

As outlined in Section 2.2, the 2007 THCD Plan contained objectives regarding heritage buildings, non-heritage buildings, landscape/streetscape, new development, community support, and business and tourism.

Table 5 to Table 10 summarize how the objectives of the 2007 THCD Plan have been met and identifies areas where the objectives have not been satisfied.

It is important to note that in many cases the question of whether the objective has been met is nuanced and is not always strictly yes or no. In some cases, objectives have been met, but have also resulted in unintended consequences for the THCD's character and heritage attributes.

Note to Draft: Additional information from the City regarding development applications and responses from the community survey, have not been included in this analysis, as they were not yet available at the time of report preparation.



**Table 5 Review of Objectives for Heritage Buildings**

Objective	Met (Yes/No)	Discussion
Retain and conserve the heritage buildings as identified in the City of Vaughan Listing of Buildings of Architectural and Historical Value	Yes	No Part IV designated properties or listed properties have been demolished since the adoption of the 2007 THCD Plan.
Conserve heritage attributes and distinguishing qualities of heritage buildings and prevent the removal or alteration of any historic or distinctive architectural feature	Yes	No Part IV designated properties or listed properties have had significant alterations to historic or distinctive architectural features since the adoption of the 2007 THCD Plan.
Correct unsympathetic alterations to heritage buildings	Yes	Since the adoption of the 2007 THCD Plan, two properties have had unsympathetic alterations reversed, including the removal of unsympathetic cladding and removal of an unsympathetic enclosed porch.
Facilitate the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community	Yes	When 7616 Yonge Street was restored as part of a redevelopment, the restoration has been based on an examination of evidence and understanding of the typical features and elements that would have been part of the original building style and/or type.
Promote retention and reuse of heritage buildings to prevent their demolition	Yes	No Part IV designated properties have been removed and all Part IV designated properties in THCD are currently occupied. Only 11% of listed properties (33 Centre Street, 7808 Yonge Street, and 42 Old Yonge Street) are unoccupied at the time of preparation of this report.



**Table 6 Review of Objectives for Non-Heritage Buildings**

Objective	Met (Yes/No)	Discussion
Discourage the demolition of those non-heritage buildings which are supportive of the overall heritage character of the area	No	Since the completion of the 2007 THCD Plan, six demolitions have occurred of residences built between the 1930s and 1960s which were supportive of the THCD’s overall heritage character. The loss of mid-20 <sup>th</sup> century residences isolates the THCD from one of its historical thematic periods when it suburbanized and entered into a period of renewed growth in the early to mid-20 <sup>th</sup> century.
Encourage improvements to non-heritage buildings that will enhance the District’s heritage character	Yes and No	Since the completion of the 2007 THCD Plan, improvements to non-heritage buildings have generally not diminished the character of THCD. Since 2007, no significant instances of non-heritage buildings being modified to enhance the character of THCD have been noted.

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**Table 7 Review of Objectives for Landscape/Streetscape Elements**

Objective	Met (Yes/No)	Discussion
Facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm	Yes and No	In general, since the completion of the 2007 THCD Plan, the historic landscape has been conserved in the public realm and most historic landscape treatments in the private realm have been conserved. However, as the commercial use of Centre Street intensifies, there has been some loss of grassed boulevards and landscaped areas as parking is expanded.
Preserve trees and mature vegetation, and encourage the planting of species characteristic of the District	Yes and No	Much of THCD retains a mature tree canopy and there has been no notable loss of mature trees since the completion of the 2007 THCD Plan. However, trees are living entities with a finite lifespan, and some trees in the THCD, especially along Yonge Street, are in decline.
Preserve historic fences and introduce new fences that respect historic patterns and styles while meeting contemporary needs	Yes	There has been no notable loss of historic fences since the completion of the 2007 THCD Plan nor have new fences notably deviated from respecting historic patterns and styles.
Preserve the existing street pattern and rural cross-sections and refrain from widening existing pavement and road allowances	Yes	The THCD retains the street pattern and cross sections noted in the 2007 THCD Plan. No road widenings have been completed.
Introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District	Yes	New street furniture and interpretive signage have been introduced to the THCD since the completion of the 2007 THCD Plan. These new elements contribute to the heritage character of the THCD.



**Table 8 Review of Objectives for New Development**

Objective	Met (Yes/No)	Discussion
Ensure compatible infill construction that will enhance the District’s heritage character and complement the area’s village-like, human scale of development	Yes and No	While infill has generally evoked compatible historical building styles, it has also introduced some building types with a size and massing not typically found in a small rural village, such as the replacement of one and one and one half storey structures with two storey structures. This infill differs from the heritage character of the THCD.
Guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.	Yes and No	While infill has generally evoked compatible historical building styles, it has introduced some building types with a size and massing not typically found in a small rural village, such as the replacement of one and one and one half storey structures with two storey structures which overshadows many of the existing more modest mid-19 <sup>th</sup> century structures.

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**Table 9 Review of Objectives for Community Support**

Objective	Met (Yes/No)	Discussion
<p>Foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the need to conserve these resources for future generations</p> <p>Facilitate public participation and involvement in the conservation of heritage resources and further development of the District.</p>	<p>Yes</p>	<p>Community support for THCD is bolstered by the Thornhill Historical Society, which for over 50 years has advocated for Thornhill’s architectural heritage within both Vaughan and Markham.</p> <p>However, the results of the public survey are required to fully review this objective.</p>
<p>Offer assistance and incentives to individual heritage property owners to encourage the use of proper conservation approaches when undertaking projects.</p>	<p>No</p>	<p>No heritage grants or incentives specific to the THCD or City are available.</p>

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**Table 10 Review of Objectives for Business and Tourism**

Objective	Met (Yes/No)	Discussion
<p>Work with owners on Yonge Street to maintain a progressive business environment while at the same time protecting the heritage attributes of the District that make the area a unique and distinctive shopping environment.</p> <p>Acknowledge that the Heritage District is an asset that the City can leverage and celebrate in order to contribute to the greater commercial success of the City</p>	<p>Unknown</p>	<p>Direct feedback from business owners regarding THCD and a competitive business environment has not been received to date. Several developments in THCD since 2007 have included commercial space at ground-level, allowing for the area to increase opportunities as a shopping and/or service environment.</p>

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## 7.3 Effectiveness of Policies and Guidelines

As many of the contributing buildings in the THCD have not been substantially altered, it is difficult to determine the effectiveness of the THCD policies and guidelines. It may be that the presence of the THCD in part deters property owners from making substantial changes (like additions or major restoration/alterations). Conversely, it may be that the presence of the THCD has encouraged minimal change to heritage resources, many of which have a medium to high level of integrity.

The THCD has not succeeded in correcting unsympathetic changes to heritage properties for properties that have low levels of integrity unless properties are subject to major development applications and are required to be integrated and restored as part of the development process. However, it is important to note that relatively few unsympathetic changes are overall present within THCD. This has perhaps been one of the most visibly effective aspects of the THCD, in that when development is approved, it has retained several 19<sup>th</sup> to early 20<sup>th</sup> century residences along Yonge Street that have been restored and integrated into shopping plazas and other developments.

The THCD policies have also been effective in influencing the architectural style of new construction. While most new buildings are recognizable as contemporary structures, they have been designed to evoke 19<sup>th</sup> and early 20<sup>th</sup> century design language, as directed by the 2007 THCD Plan. New buildings have also generally followed guidance to reflect the immediate physical context, though it is noted that some of the new residences are distinct from existing more modest 19<sup>th</sup> century to mid-20<sup>th</sup> century structures and their scale and massing changed the built form within the THCD's desired rural character.

## 7.4 Heritage Conservation District Boundary

### 7.4.1 Character Areas

Historical research, analysis, and the field program identified five distinct character areas within THCD. The identification of character areas assists with the contextual evaluation of the THCD and helps to denote distinct characteristics and subareas within the THCD. These character areas are further discussed below and depicted in Figure 19.

**Yonge Street South of Centre Street Area:** This section of the THCD along Yonge Street consists of a variety of structures, including civic, residential, and commercial. These structures are a mix of 19<sup>th</sup> century to early 20<sup>th</sup> century residences, an early 20<sup>th</sup> century school, a mid-20<sup>th</sup> century telephone exchange, and mid to late 20<sup>th</sup> century shopping plazas. The overall character of this area is mixed and heavily influenced from a visual and auditory perspective by Yonge Street, a major arterial roadway.



**Old Jane Residential Area:** This section of the THCD is located south of Centre Street and west of Yonge Street. It consists primarily of single detached residences from the early 20<sup>th</sup> century to early 21<sup>st</sup> century. This area is visually tied together by its network of streets that mostly have no sidewalks or curbs and widespread mature vegetation. The Holy Trinity Anglican Church is an important landmark within this character area. The borders of this area are also clearly defined when contrasted with the mixed character of Centre Street and Yonge Street. These borders are defined by the wooded buffer from structures to the west provided by the J.E.H. MacDonald House, and the more contemporary design style of residences to the south.

**Don River Valley Area:** This section of THCD is located north of Centre Street, west of Yonge Street, and south of Royal Orchard Boulevard. It consists primarily of residential and recreational properties, and also includes the Holy Trinity Cemetery and Thornhill Baptist Church. While Old Yonge Street and Mill Street are reminiscent of rural roads and stand in stark contrast to Yonge Street, this entire area is unified by its location within the Don River Valley and the general slope downwards towards the river. The area is also unified by its mature vegetation and recreational use, including the public Thornhill Park and the private members only Thornhill Club.

**Yonge Street North of Royal Orchard Boulevard Area:** This relatively small area of THCD is located north of Royal Orchard Boulevard and consists of a commercial plaza and three 19<sup>th</sup> century structures integrated into mid to late 20<sup>th</sup> century redevelopments. As a result, the overall character of this area is mixed and heavily influenced from a visual and auditory perspective by Yonge Street, a major arterial roadway.

#### 7.4.2 Adjacent Areas

Areas adjacent to the THCD within the City of Vaughan were screened at a high level to determine if they merited consideration as part of an expanded HCD boundary. Along Yonge Street within Vaughan, areas north of the THCD contained a similar land use consisting of commercial plazas. However, these plazas do not integrate 19<sup>th</sup> to early 20<sup>th</sup> century structures and are typical mid-20<sup>th</sup> to late 20<sup>th</sup> century shopping centres. To the south of the THCD along Yonge Street, the density begins to increase as mid-rise buildings increase in prevalence, which is uncharacteristic of the lower density found in much of the THCD along Yonge Street.

While residential areas to the west of the THCD also contain detached residences and many streets without sidewalks, most of these residences date from the mid-20<sup>th</sup> to early 21<sup>st</sup> century and contain limited 19<sup>th</sup> to early 20<sup>th</sup> century structures. In addition, residences built in the late 20<sup>th</sup> to early 21<sup>st</sup> century typically were not built to evoke historic building styles.



### 7.4.3 Analysis of Existing Boundary

At their core, HCDs are designated based on whether they demonstrate natural, historic, aesthetic, architectural, scenic, scientific, social, or spiritual values (Government of Ontario 2006: 10). These may be expressed in the architectural building stock, landscape design, or through an association with historical themes, events, or people that may have shaped the appearance or development of the area. Many HCDs demonstrate value through the relationship they have to their surroundings or are landmark areas of character within the community.

As discussed in Section 4.2.4.2, the *Ontario Heritage Toolkit* provides a list of characteristics that are useful to consider when determining the merit of an HCD. Table 11 provides a summary of their applicability to the boundary of the THCD.

**Table 11 Typical HCD Characteristics as per *Ontario Heritage Toolkit***

Characteristic	Met (Yes/No)	Applicability to Thornhill Heritage Conservation District Boundary
A concentration of heritage resources	Yes	Following an analysis of structures within the THCD, 53% were found to be contributing properties by satisfying at least two criteria of O. Reg. 9/06. Therefore, the existing HCD boundary contains a concentration of heritage resources.
A framework of structured elements	Yes	The THCD contains a framework based on its road network, concentration of mature vegetation, and collection of residences. Much of the THCD's road network retains a rural and village-like atmosphere consisting of narrow roadways and no sidewalks or curbs. This framework is further supported by the mature vegetation and residences of varied age, setback, and massing. This provides a structured framework based around Thornhill's history as a rural village. While Yonge Street is a major arterial roadway it is still a key structuring element of the THCD that is historically linked to the history of the THCD as it follows its original alignment and crosses the Don Valley.



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**7 Analysis of the Thornhill Heritage Conservation District**

October 2024

<b>Characteristic</b>	<b>Met (Yes/No)</b>	<b>Applicability to Thornhill Heritage Conservation District Boundary</b>
A sense of visual coherence	Yes	While Yonge Street is a major arterial roadway, it retains a high concentration of contributing properties as many structures have been incorporated into newer developments, which provides a sense of visual coherence not exhibited in adjacent parts of Yonge Street. The THCD also retains a high sense of coherence through its road network, mature vegetation, and number of contributing properties.
A distinctiveness	Yes	When compared to surrounding areas, the THCD has a distinctive sense of place. While much of Yonge Street has been urbanized, the densely vegetated Don River Valley stands in distinctive contrast to the surrounding area. THCD also contains a distinctiveness along Centre Street and its side streets for retaining a high number of contributing properties and retaining elements of a rural village such as mature vegetation, residences with a varied age, setback, and massing, and many streets with no sidewalks or curbs.

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## 8 Strengths, Weaknesses, Opportunities, and Threats

### 8.1 Introduction

Based on the review and analysis contained in the preceding sections, a SWOT analysis was conducted for the THCD. The SWOT analysis helps to determine the priorities and direction for next steps in the THCD Plan Update process by identifying what is currently working well, what has not been effective, what the major threats to the THCD are, and how they can be resolved. This analysis will be supplemented and adjusted to reflect community consultation and internal consultation with different City of Vaughan departments.

### 8.2 Strengths

**Limited Alteration of Many Heritage Properties:** Many of the heritage properties in the THCD, particularly those not subject to development, have seen relatively little change since the establishment of the district. In this regard, their character, as was identified at the time of the original HCD Study, has largely been preserved.

**Adherence of New Development:** New development has occurred since the creation of the THCD and has largely followed the policies and guidelines of the HCD Plan. Most new development is low rise, residential or mixed use, and evokes historical design styles and materials. New development also incorporates and restores existing heritage structures within the THCD.

**Limited Alteration of Landscape:** The THCD retains areas of mature vegetation, sections of street networks with no sidewalks or curbs, both of which are identified as contributing to the THCD's rural and village-like character.

### 8.3 Weaknesses

**Heritage Attributes:** The 2007 HCD Plan Update did not strictly conform to the requirements of the OHA, as it does not clearly state heritage attributes of the HCD, but rather referred generally back to large descriptive sections of the HCD Study. This makes articulating the specific elements that contribute to the cultural heritage value or interest of the THCD challenging and open for interpretation. A clear list of attributes will provide the framework from which alterations, additions, and new development can be assessed to determine if they will impact the THCD character.



**Inventory:** The 2007 HCD Plan Update does not identify contributing and non-contributing properties. An updated HCD Plan can provide consistent information for each property and a definition for what is considered a “contributing” and “non-contributing” property. A defined list of contributing and non-contributing properties can be developed as part of an updated HCD Plan.

**Sustainability and Accessibility:** The 2007 HCD Plan does not provide information regarding compatible sustainable design and accessibility improvements in the THCD. An updated HCD Plan can provide information regarding appropriate sustainable components such as solar panels, heat pumps, and electric car infrastructure. An updated HCD Plan can also provide guidance on harmonizing the need for accessible street infrastructure such as sidewalks and bike lanes with the objective of conserving the THCD’s rural and village-like character.

## 8.4 Opportunities

**OHA Amendments:** Amendments to the OHA and O. Reg. 9/06 concerning HCDs that came into effect in 2023 can be incorporated into the HCD Plan Update process. Updated plans will be prepared in conformity with the Act with regard to implementing new procedures and timelines related to heritage alteration permit applications.

**Heritage Attributes:** An updated HCD Plan can provide specific heritage attributes that can be used by Staff and Council when making decisions regarding changes in the THCD. This can help to determine whether streetscaping, public works, alterations, additions, demolitions, or new development have a positive or negative effect on the THCD’s attributes.

**Sympathetic Intensification:** Development pressure is expected to increase within and adjacent to the THCD. An updated HCD Plan can provide specific guidelines concerning parts of the THCD where sympathetic intensification of existing land uses may be appropriate. This will be determined in conjunction with further community and municipal consultation.

**Signage and Public Art:** Current THCD policies prohibit murals in the THCD. However, murals can be an effective way of commemorating an area’s history, contributing to an area’s character, and creating a distinct sense of place. Given the THCD’s historical associations with the Group of Seven, a revision of the public art policy can provide an opportunity to make this historical association more tangible and relevant in the present-day THCD. There are opportunities through the THCD Plan Update process to reflect on these guidelines with the community to determine if updates are required.



**Financial Incentives:** The City does not currently have a financial incentive program in place for grants, loans, or property tax incentives for heritage property owners. These programs can be beneficial in assisting property owners in restoring heritage attributes where the cost would otherwise be prohibitive.

**Continued Collaboration with MTHCD:** As discussed in Section 1, Introduction and Study Purpose, both the THCD and the MTHCD contain a shared pattern of historical development and each HCD developed in parallel. The original 1980s study and planning documents for both HCDs were written by Philip Carter as well as the 2007 updates for each HCD. As a result, both HCD Plans contain similar objectives. Due to the strong historical relationship between both HCDs, efforts should be made to continue to update each HCD in parallel.

## 8.5 Threats

**Development Pressure:** Recent development applications near the HCD have proposed higher density than the existing planning or HCD framework currently permits. It is anticipated that continued development pressure for residential, commercial, and mixed-use buildings will occur in the surrounding area and within the THCD.

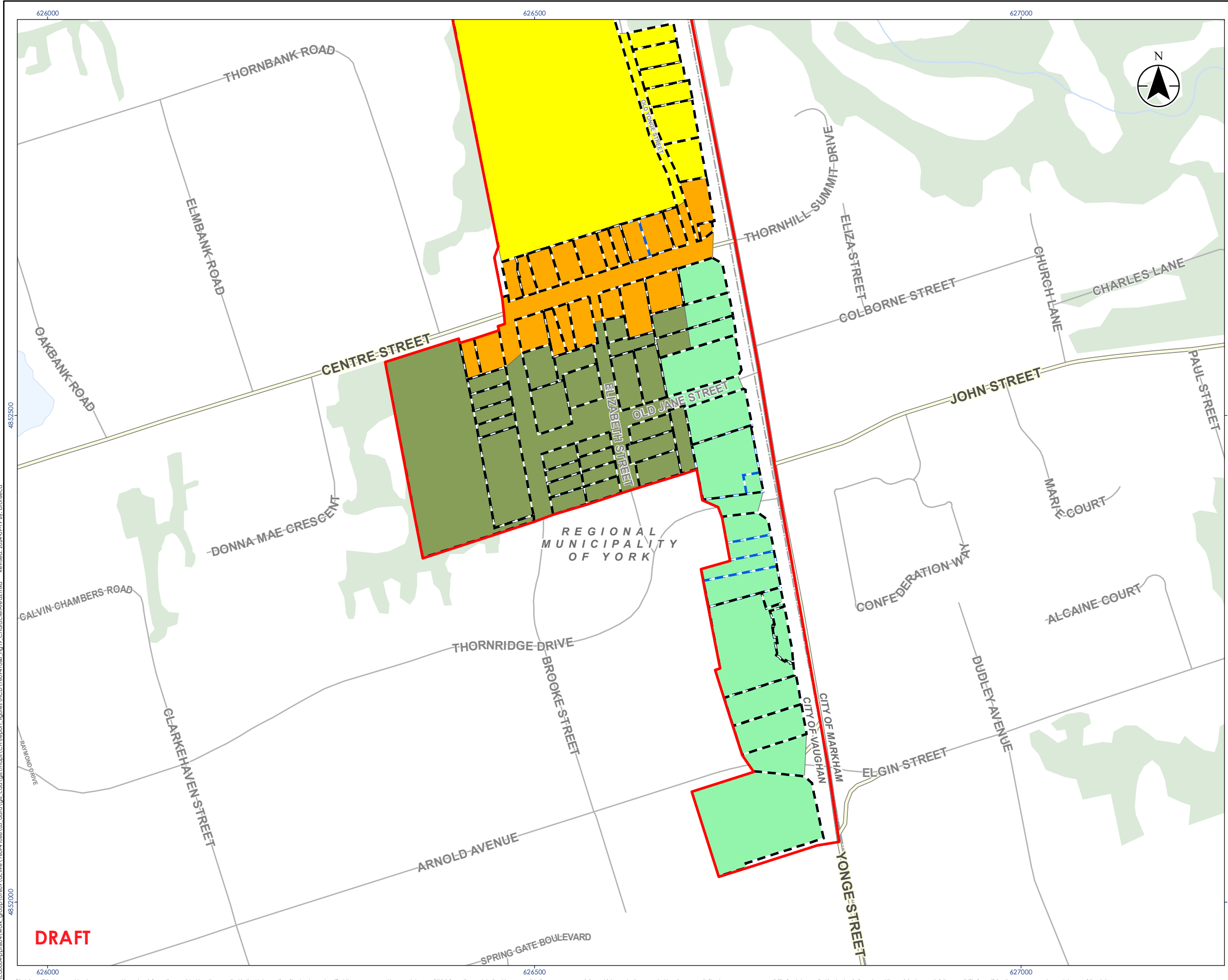
**New Development:** The amount of development in the HCD completed since the original adoption of THCD currently stands near 25%. Depending on the nature of future infill and redevelopment, there is potential that it may begin to overwhelm the concentration of buildings dating to the historic periods of the THCD's development.

**Transportation Projects:** The planned Yonge North Subway Extension and its associated Royal Orchard Station are located in the THCD. Efforts should be made to avoid negatively impacting the overall heritage character of the THCD by avoiding expropriation or limiting expropriation and mitigating potential indirect impacts to adjacent properties. However, it is important to note Metrolinx is a Prescribed Public Body (PPB) and is not subject to Part IV or V of the OHA. PPBs are subject to Part III of the OHA, and the MCM *Standards and Guidelines for the Conservation of Provincial Heritage Properties* under which requirements are made to consider impacts to Part IV and Part V designated properties in the planning stage of provincial projects.

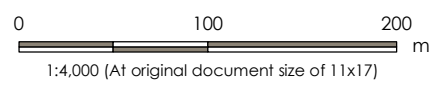




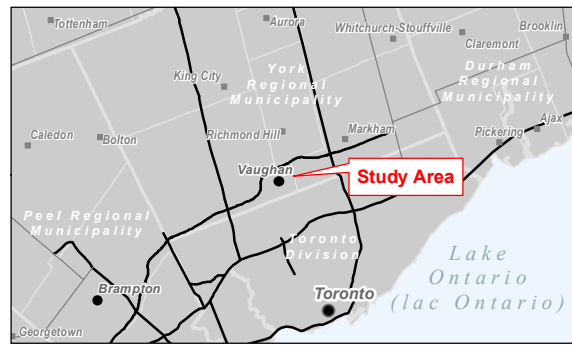




- Legend**
- HCD Boundary
  - Property Parcel
  - Separate Address and Structure within Parcel
- Character Area**
- Centre Street
  - Don River Valley
  - Old Jane and Elizabeth Residential Area
  - Yonge Street South of Centre Street
- Base Features**
- Major Road
  - Minor Road
  - Watercourse
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
  3. This figure contains data owned by the City of Vaughan and parcel data licensed to the City of Vaughan by Teranet Inc.
  4. Orthoimagery . Date of imagery, unknown.



Project Location: City of Vaughan  
 Prepared by BF on 2024-09-19  
 Technical Review by AW on 2024-09-19

Client/Project: CITY OF VAUGHAN  
 THORNHILL HERITAGE CONSERVATION DISTRICT—STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS REPORT

Figure No. **19.2** **DRAFT**  
 Title: **Character Areas**

**DRAFT**

## 9 Recommendations

### 9.1 Introduction

In general, the THCD has been successful in achieving the objectives of the 2007 THCD Update. It has provided a detailed framework for guiding new development so that it maintains a village-like character and reflects the material and architectural character of some of the heritage resources in the HCD. The presence of the HCD has resulted in the retention and incorporation of heritage residences into new development. Much of this new development has been constructed in a manner to evoke historic building styles, albeit often with larger massing. The following recommendations have been prepared to acknowledge and build on the existing strengths of the THCD and identify areas for improvement.

### 9.2 Ontario Heritage Act Conformity

The existing THCD Plan conformed to most of the requirements of the 2005 amendment of the OHA. Subsequent amendments to the OHA that took effect on July 1, 2023 have not altered the requirements for HCD Plans. In 2023, amendments to the OHA established criteria for the evaluation of an HCD. Under this amendment, 25% of properties within a HCD must meet two or more criteria of O. Reg. 9/06. As outlined in Section 4.6.3.7, over 25% of the properties meet two or more criteria of the OHA and the existing THCD is considered to meet this threshold and therefore conforms.

### 9.3 Financial and Other Incentives

Under the *Municipal Act*, municipalities have the authority to provide tax relief to heritage property owners by passing by-laws to create a property tax relief which can be between 10% and 40% of the owner's property taxes. Relief may come in the following forms, as outlined in *Getting Started: Heritage Property Tax Relief, a Guide for Municipalities* (Government of Ontario 2005):

- Reduction of taxes by applying a credit against the owner's property tax account to reduce the total balance owed in the current year (owners would see a credit adjustment posted on their property tax bill)
- Refunding taxes by issuing a cheque
- Crediting all or part of the tax reduction against the owner's outstanding property tax liability from the current year and/or previous years, if applicable



The City of Vaughan does not currently have financial incentive programs in place for owners of properties designated under the OHA. It is recommended that the City explore financial incentive opportunities to assist owners of designated properties in maintaining, restoring, and repairing heritage properties, as this benefits the community by helping to achieve the goals and objectives of the HCD. This may be in the form of a matching grant program or loan program to assist with restoration or alteration projects that meet the THCD policies and guidelines.

The City may also consider exploring other incentives in the THCD alteration permit process, outside of financial incentives, such as fast-tracking or prioritizing applications that follow THCD Plan guidelines in addition to the required policies or include energy efficient or Leadership in Energy and Environmental Design (LEED) certified designs while conserving or respecting heritage attributes and character.

The City may also consider other non-financial incentives such as heritage-specific awards that recognize the accomplishments of heritage restoration projects or integration of heritage properties into new development. Alternatively, the City could expanding on categories in the existing city Urban Design awards to have a heritage-specific category. While these incentives do not offer financial benefit to the recipients, they can help foster a sense of pride and recognition in local heritage projects.

## **9.4 Boundaries**

Based on the analysis conducted in preceding sections of this report, it is recommended that the existing THCD boundaries be maintained. Currently, 57% of properties within THCD are considered contributing and meet two or more criteria of O. Reg. 9/06. A high-level screening of areas adjacent to THCD indicated that adjacent areas had a much higher number of mid-20<sup>th</sup> century to early 21<sup>st</sup> century structures that had limited potential to satisfy the criteria of O. Reg. 9/06 or enhance THCD's rural and village-like character.

While this report does not recommend altering the boundaries of the THCD, it also acknowledges that the property parcel belonging to the Thornhill Club is only partially within the bounds of the THCD. While the boundaries of this parcel extend well beyond the historical Police Village boundaries, consideration should be given to conserving the 18-hole golf course historically associated with the prominent golf course architect Stanley Thompson through the listing or designation process.



## 9.5 Sustainability and Accessibility

The 2007 HCD Plan does not provide information regarding compatible sustainable design and accessibility improvements in the THCD. An updated HCD Plan can provide information regarding appropriate sustainable components such as solar panels, heat pumps, and electric car infrastructure. An updated HCD Plan can also provide guidance on harmonizing the need for accessible street infrastructure such as sidewalks and bike lanes with the objective of conserving the THCD's rural and village-like character.

## 9.6 Revised Statement of Significance and Heritage Attributes

The existing THCD Plan contains a statement of heritage value that links the significance of the HCD to its history as a rural hamlet and later Police Village. The statement does not clearly define the historical periods of significance, key factors of development, or heritage attributes of the HCD. An updated statement and detailed description of heritage attributes are required for the THCD and contained in Appendix B.

## 9.7 Revised Objectives

The existing THCD Objectives are generally appropriate. Namely, the primary objective of the THCD Plan will continue to be the retention and conservation of the THCD's heritage resources and character and to guide change in a way that is compatible with the THCD character. As community consultation continues, existing objectives may be refined and additional objectives may be added based on public consultation relating to active transportation, public amenities, heritage commemoration and interpretation.

## 9.8 Identification of Contributing and Non-Contributing Properties

It is recommended that the updated THCD Plan clearly articulate properties that are contributing and non-contributing to the THCD character. This should include detailed mapping and address listing so property owners, City staff, and Council can readily ascertain a property's status and follow the applicable policies and guidelines of the updated THCD Plan.



## 9.9 Policies and Guidelines

An updated HCD Plan should provide more specific policy guidance contributing properties in the THCD so it is clear to property owners, developers, City staff, and Council when alterations or additions are acceptable. Revisions to policies and guidelines should consider the following:

Alterations, including:

- Maintenance
- Façade patterns
- Windows
- Doors and entrances
- Porches and storefronts
- Exterior materials (masonry, wood, metal, glass, overcladding, paint, architectural details, and trim)
- Roofs
- Signage and lighting

Additions, including:

- Height and massing
- Location of additions
- Windows
- Doors and entrances
- Architecture and style
- Materials
- Roofs
- Signage and lighting

New construction, including:

- Height, massing, and setback
- Façade composition
- Windows
- Doors and entrances
- Architectural style and detailing
- Building materials
- Roofs
- Signage and lighting

Additional consultation will occur during the preparation of the updated THCD Plan to seek public feedback on specific policies and guidelines that should be included in the updated THCD Plan. The updated THCD Plan will continue to provide a list of actions that are exempt from requiring a heritage alteration permit, as well as policies for demolition.



## 9.10 Signage and Public Art

Currently the THCD Plan does not permit murals within the THCD. Murals, as part of a holistic public art program, can be a valuable tool in enhancing heritage character, providing wayfinding, and promoting tourism and local identity. It is recommended that the City, as part of the THCD Plan Update, revisit policies that prohibit murals and allow them (in accordance with updated HCD policies and guidelines) as a means of enhancing the character of the THCD, tangibly linking the THCD with its historical association with the Group of Seven and fulfilling the objectives of the City-Wide Public Art Program.

As these policies appear to be in conflict, consideration should be given during the THCD Plan Update process to identifying new policies for murals and public art that align with the City-Wide Public Art Program.

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## 10 Conclusion

In general, the findings and analysis contained in this SWOT report have determined that the THCD has been successful in achieving the objectives outlined in the 2007 THCD Update. It has provided a detailed framework for guiding new development so that it maintains a village-like character and reflects the material and architectural character of some of the heritage resources in the THCD. The presence of the THCD has resulted in the retention and incorporation of heritage residences into new development. Much of this new development has been constructed in a manner to evoke historic building styles, albeit often with large massing.

As per the recommendations of the SWOT report, the THCD Plan should be updated to address sustainability and accessibility concerns, conformity with the OHA, a consideration of financial incentives, a revised statement of significance, revised objectives, a list of contributing and non-contributing properties, improved guidance and policies regarding alterations, and revised policies and guidelines concerning signage and public art.

Following the completion of the draft SWOT report, additional public consultation will occur, including with municipal staff. The results of the additional consultation will be reflected in the finalized SWOT report and updated HCD Plan.

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# Appendices

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## Appendix A Archaeological Context

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## A.1 Existing Archaeological Resources in the Vicinity of the Thornhill Heritage Conservation District

In Canada, archaeological sites are registered within the Borden system, a national grid system designed by Charles Borden in 1952 (Borden 1952). The grid covers the entire surface area of Canada and is divided into major units containing an area that is two degrees in latitude by four degrees in longitude. Major units are designated by upper case letters. Each major unit is subdivided into 288 basic unit areas, each containing an area of 10 minutes in latitude by 10 minutes in longitude. The width of basic units reduces as one moves north due to the curvature of the earth. In southern Ontario, each basic unit measures approximately 13.5 kilometres east-west by 18.5 kilometres north-south. In northern Ontario, adjacent to Hudson Bay, each basic unit measures approximately 10.2 kilometres east-west by 18.5 kilometres north-south. Basic units are designated by lower case letters. Individual sites are assigned a unique, sequential number as they are registered. These sequential numbers are issued by the MCM who maintain the *Ontario Archaeological Sites Database*. The THCD is located within Borden Block AkGu.

Information concerning specific site locations is protected by provincial policy and is not fully subject to the *Freedom of Information and Protection of Privacy Act* (Government of Ontario 1990c). The release of such information in the past has led to looting or various forms of illegally conducted site destruction. Confidentiality extends to media capable of conveying location, including maps, drawings, or textual descriptions of a site location. The Archaeology Program Unit at the Ministry of Citizenship and Multiculturalism will provide information concerning archaeological site locations to the party or an agent of the party holding title to a property, or to a licensed archaeologist with relevant cultural resource management interests.

To date, 14 archaeological sites have been registered within one kilometre of the THCD (Government of Ontario 2024). Six archaeological sites have been documented within the limits of the HCD as indicated by bold entries in the summarized list in Table A-12.



**Table A-12 Registered archaeological sites within the THCD**

<b>Site Borden Number</b>	<b>Site Name</b>	<b>Classification</b>
AkGu-14	Thornhill	Indigenous (Woodland era), campsite
AkGu-18	Ladies Golf Course	Indigenous (Woodland era and perhaps others), indeterminate
<b>AkGu-61</b>	<b>Soules' Inn</b>	<b>Euro-Canadian, inn</b>
<b>AkGu-69</b>	<b>MacDonald Horse Barn</b>	<b>Euro-Canadian, homestead</b>
<b>AkGu-321</b>	<b>Thornhill Golf and Country Club Burial</b>	<b>Euro-Canadian, burial</b>
<b>AkGu-327</b>	<b>Pearl</b>	<b>Euro-Canadian, homestead</b>
<b>AkGu-334</b>	<b>Location 1</b>	<b>Euro-Canadian, homestead</b>
<b>AkGu-335</b>	<b>Location 2</b>	<b>Euro-Canadian, midden</b>
AkGu-336	Location 1	Euro-Canadian, scatter
AlGu-95	Langstaff Jail Farm	Euro-Canadian, homestead
AlGu-116	POW	Indeterminate Indigenous, scatter
AlGu-118	None assigned	Indigenous (Archaic period), findspot
AlGu-120	Over	Multi-component (Euro-Canadian, Post-contact Indigenous), village
AlGu-506	Balser Munshaw	Euro-Canadian, homestead



The Soules' Inn site (AkGu-61) was first registered in 1995, identified through four positive test pits yielding 35 artifacts from four areas within the site. The Stage 1-2 archaeological assessment completed by Archaeological Services Inc. determined that the Soules's Inn site (AkGu-61) relates to the original 1830s structure from the area. Stage 3 and Stage 4 reporting has been included in the *Ontario Register of Archaeological Reports* library for the Soules' Inn Site (AkGu-61) but has not been updated on the *Ontario Archaeological Sites Database*. The Soules' Inn site (AkGu-61) may retain cultural heritage value or interest and further archaeological assessment is recommended prior to any future impacts to the site (Government of Ontario 2024).

The MacDonald Horse Barn site (AkGu-69) was first registered in 2002 with Stage 2 followed by Stage 3 archaeological assessments documenting the site. A total of 265 artifacts were recovered following the excavation of seven one-metre test units. The site still retains cultural heritage value or interest and further archaeological assessment is recommended prior to any future impacts to the site (Government of Ontario 2024).

The Thornhill Golf and Country Club Burial site (AkGu-321) was first registered in 2015 during Stage 2/3 monitoring of asphalt removal adjacent to a documented church cemetery. A single burial was identified during the assessment but since the study area was only a small area around the church the potential for other burials in the adjacent areas remains. Further Stage 4 mitigation is required in the vicinity prior to any future impacts (Government of Ontario 2024).

The Pearl site (AkGu-327) was first registered in 2018 during a Stage 2 archaeological assessment with 30 artifacts collected from a 25 metre by nine metre area adjacent to an existing residential structure. During Stage 3 test unit excavation in 2019, over 800 additional Euro-Canadian artifacts were recovered. However, due to the late 19<sup>th</sup> century date of the site and evidence of previous disturbance, it was determined that the Pearl site (AkGu-327) did not retain further cultural heritage value or interest and no further archaeological assessment was recommended (Government of Ontario 2024).

Location 1 (AkGu-334) and Location 2 (AkGu-335) were first registered in 2022 during a Stage 2 archaeological assessment. Location 1 (AkGu-334) produced 299 Euro-Canadian artifacts from a 14 metre by 10 metre area associated with a Euro-Canadian homestead while Location 2 (AkGu-335) produced 31 Euro-Canadian artifacts from an adjacent six metre by four metre area that was interpreted as a midden area. Location 1 (AkGu-334) retains further cultural heritage value or interest and further archaeological assessment is recommended prior to any future impacts to the site. Location 2 (AkGu-335) was determined to have been sufficiently documented and does not retain further cultural heritage value or interest; no further archaeological assessment (Government of Ontario 2024).



## A.2 Pre-contact Indigenous Resources

It has been demonstrated that Indigenous people began occupying southern Ontario as the Laurentide glacier receded, as early as 11,000 years ago (Ellis and Ferris 1990:13). Much of what is understood about the lifeways of these Indigenous peoples is derived from archaeological evidence and ethnographic analogy. In Ontario, Indigenous culture prior to the period of contact with European peoples has been distinguished into archaeological periods based on observed changes in material culture. These archaeological periods are largely based on observed changes to formal lithic tools and are separated into the Early Paleo, Late Paleo, Early Archaic, Middle Archaic, Late Archaic, and Terminal Archaic periods. Following the advent of ceramic technology in the Indigenous archaeological record, archaeological periods are separated into the Early Woodland, Middle Woodland, and Late Woodland periods, based primarily on observed changes in formal ceramic decoration. It should be noted that these archaeological periods do not necessarily represent specific cultural identities but are a useful paradigm for understanding changes in Indigenous culture through time.

### A.2.1 Paleo Period

Between 9000 and 8000 BCE, Indigenous populations were sustained by hunting, fishing, and foraging and lived a relatively nomadic existence across an extensive geographic territory. Despite these wide territories, social ties were maintained between groups. One method of maintaining social ties was through gift exchange, evident through exotic lithic material documented on many sites (Ellis 2013:35-40).

### A.2.2 Archaic Period

By approximately 8000 BCE, evidence existed and became more common for producing ground-stone tools such as axes, chisels, and adzes. These tools themselves are believed to be indicative specifically of woodworking. This evidence can be extended to indicate an increased craft production and, arguably, craft specialization. This latter statement is also supported by evidence, dating to approximately 7000 BCE of ornately carved stone objects which would be laborious to produce and have explicit aesthetic qualities (Ellis 2013:41). This is indirectly indicative of changes in the social organization which permitted individuals to devote time and effort to craft specialization. Since 8000 BCE, the Great Lakes basin experienced a low-water phase, with shorelines significantly below current lake levels (Stewart 2013: Figure 1.1.C). It is presumed that most human settlements would have been focused along these former shorelines. At approximately 6500 BCE, the climate had warmed considerably since the recession of the glaciers, and the environment had grown more similar to the present day. By approximately 4500 BCE, evidence exists from southern Ontario for the utilization of native copper, i.e., naturally occurring pure copper metal (Ellis 2013:42). The recorded



origin of this material along the north shore of Lake Superior indicates the existence of extensive exchange networks across the Great Lakes basin.

At approximately 3500 BCE, the isostatic rebound of the North American plate following the melt of the Laurentide glacier had reached a point that significantly affected the Great Lakes basin watershed. Before this, the Upper Great Lakes had drained down the Ottawa Valley via the French-Mattawa River valleys. Following this shift in the watershed, the drainage course of the Great Lakes basin changed to its present course. This also prompted a significant increase in water-level to approximately current levels (with a brief high-water period); this change in water levels is believed to have occurred catastrophically (Stewart 2013:28-30). This change in geography coincides with the earliest evidence for cemeteries (Ellis 2013:46). By 2500 BCE, the earliest evidence exists for the construction of fishing weirs (Ellis *et al.* 1990: Figure 4.1). However, the construction of fishing weirs could have occurred as early as 6650 BCE (Stevens 2004). Regardless, the construction of these weirs would have required a large amount of communal labour and are indicative of the continued development of the social organization and communal identity. The large-scale procurement of food at a single location also has significant implications for the permanence of settlement within the landscape. This period is also marked by further population increase, and by 1500 BCE, evidence exists for substantial permanent structures (Ellis 2013:45-46).

### A.2.3 Woodland Period

By approximately 950 BCE, the earliest evidence exists for populations using ceramics. Populations are understood to have continued to exploit natural resources seasonally. This advent of ceramic technology correlated, however, with the intensive exploitation of seed foods such as goosefoot and knotweed as well as mast such as nuts (Williamson 2013:48). The use of ceramics implies changes in the social organization of food storage as well as in the cooking of food and changes in diet. Fish also continued to be an important facet of the economy at this time. Evidence continues to exist for the expansion of social organization (including hierarchy), group identity, ceremonialism (particularly in burial), interregional exchange throughout the Great Lakes basin and beyond, and craft production (Williamson 2013:48-54).

By approximately 550 CE, evidence emerged for the introduction of maize into southern Ontario. This crop would have initially only supplemented Indigenous people's diet and economy (Birch and Williamson 2013:13-14). Maize-based agriculture gradually became more important to societies. By approximately 900 CE, permanent communities emerged primarily focused on agriculture and the storage of crops, with satellite locations oriented toward procuring other resources such as hunting, fishing, and foraging. By approximately 1250 CE, evidence exists for the common cultivation of historic Indigenous cultigens, including maize, beans, squash, sunflower, and tobacco. The extant archaeological record demonstrates many cultural traits similar to historical Indigenous nations (Williamson 2013:55).



This archaeologically defined culture, known as the Late Woodland in southern Ontario, is often divided into three temporal components: Early, Middle, and Late Late Woodland. Sites associated with the Early Late Woodland period indicate that there was a continuation of similar subsistence practices and settlement patterns as the Middle Woodland. Villages tended to be small, with small longhouse dwellings that housed either nuclear or, with increasingly, extended families. Smaller camps and hamlets associated with villages served as temporary bases from which wild plant and game resources were acquired. Horticulture appears to have been for the most part a supplement to wild foods, rather than a staple.

The Middle Late Woodland period marks the point at which a fully developed horticultural system emerged, and at which point cultivars became the staple food source. By approximately 1250 CE, evidence exists for the common cultivation of the historical Indigenous cultigens, such as maize, beans, squash, sunflower, and tobacco. In this period villages become much larger than in the Early Late Woodland period, and longhouses also become much larger, housing multiple, though related, nuclear families. For those Indigenous peoples who began practicing cultivation, food production through horticulture resulted in the abandonment of seasonal mobility that had characterized Indigenous life for millennia. Hunting, fishing, and gathering of wild food activities continued to occur at satellite camps. However, for the most part, most Iroquoian people inhabited large, sometimes fortified villages throughout southern Ontario.

During the Late Late Woodland period longhouses became smaller again, although villages became even larger. The villages were abandoned in the 16<sup>th</sup> century and the region was used as a buffer between the Huron and the Five Nations Iroquois. The Late Late Woodland period along the north shore of Lake Ontario is marked by the emergence of the Huron-Wendat people, one of several discrete groups that emerge out of the Middle Late Woodland period. Pre-contact Huron villages have been documented in clusters along the north shore of Lake Ontario from just west of Toronto to Bellville, and north up through the Kawartha Lakes region. The Huron were similar to other Iroquoian societies in many ways, including material culture, semi-permanent settlement practices, and a tendency toward agricultural mixed with hunting and gathering subsistence strategy (Ramsden 1990). Huron settlements include large villages of several longhouses and camps for specialized extractive activities such as hunting and fishing, although there is discussion that these camps may actually be ancestral Mississauga sites (J. Kapyrka, personal communication, 2019). During the Late Late Woodland period, Huron settlements along the north shore of Lake Ontario begin to move through the Humber River, Don River, Duffins Creek/Rouge River and Trent River systems and eventually coalesce into what is now Simcoe County and the area traditionally identified as “Huronian” (Birch 2015).



These communities living within the region of the THCD are believed to have possessed many cultural traits similar to the historic Indigenous Nations (Williamson 2013:55). Both Huron-Wendat and Anishnaabeg traditional history indicate that the Huron-Wendat and Anishnaabeg cohabited the region (Kapyrka 2018).

### **A.3 Post-contact Indigenous Resources**

During the early post-contact period the north shore of Lake Ontario was occupied by two distinct peoples with different cultural traditions: the Michi Saagiig Nishnaabeg (Mississauga Anishinaabeg) and the Huron-Wendat. It has long been the understanding of archaeologists that prior to the 16<sup>th</sup> century the north shore of Lake Ontario was occupied by Iroquoian-speaking populations (Birch and Williamson 2013; Birch 2015; Dermarker et al. 2016). Recently, the direct correlation in Ontario between archaeology and ethnicity, and especially regional identity, has been questioned (cf. Fox 2015:23; Gaudreau and Lesage 2016:9-12; Ramsden 2016:124). Recent considerations of Indigenous sources on cultural history has led to the understanding that prior to the 16<sup>th</sup> century the north shore of Lake Ontario was co-habited by Iroquoian and more mobile Anishnaabeg populations (Kapyrka 2018), the latter of whom have not been represented in previous analyses of the archaeological record and most likely left a more ephemeral archaeological record than that of more densely populated agricultural settlements. The apparent void of semi-permanent village settlement along the north shore of Lake Ontario continued through the first half of the 17<sup>th</sup> century; however, this does not preclude the occupation of the region by mobile Anishnaabeg peoples. Both Huron and Mississauga traditional history indicate that the Huron-Wendat and Mississauga cohabited the region (Kapyrka 2018).

The Mississauga traditional homeland stretched along the north shore of Lake Ontario and its tributary rivers from present-day Gananoque in the east to Long Point on Lake Erie in the west. In the winter the communities dispersed into smaller groups and travelled in-land to the north, to the area around present-day Bancroft and the Haliburton Highlands. Mississauga oral history relates that their ancestors occupied this part of southern Ontario from the time of the last deglaciation and continued to occupy it up to the start of the Contact period (Migizi 2018:119-123).

The Mississauga traditional territory was located between two powerful confederacies: the Three Fires Confederacy (consisting of the Odawa, Ojibwa, and Pottawatomi) located to the north and west and the Haudenosaunee (Five Nations Iroquois) Confederacy on the south shore of Lake Ontario in present-day New York State. In this geo-political context, the Mississauga acted as peacekeepers among the various Indigenous communities and nations, acting as negotiators and emissaries (Migizi 2018:29).

Traditionally, the Huron-Wendat were farmers and fishermen-hunter-gatherers with a population of between 30,000 and 40,000 individuals. The Huron-Wendat traveled





widely across a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence, along both sides of the Saint Lawrence River, and throughout the Great Lakes. The Huron-Wendat were, and continue to be, intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other Indigenous partners among the networks that stretched across the continent, and later incorporated the French into that trading network.

By the turn of the 16<sup>th</sup> century, the region of the THCD appears to have been abandoned of semi-permanent village settlement. In 1649, the Seneca and the Mohawk led a campaign to the north shore of Lake Ontario and dispersed the Huron-Wendat, Tionontati (Petun) and Atawandaron (Neutral) nations (Trigger 1978:354-356). At this time the semi-permanent settlements associated with the Huron-Wendat (the Huron) were abandoned and the Mississauga retreated from the area along the north shore of Lake Ontario into the hinterlands of their territory, waiting until the conflicts had ended and the political situation had stabilized before returning (Heidenreich 1990; Migizi 2018:122-123; Ramsden 1990).

After 1650 a series of villages affiliated with the Five Nations Iroquois were established along the north shore of Lake Ontario and through the Trent Valley. The closest of these were the Seneca villages of Teiaiagon, located at Baby Point on the Humber River, approximately 17 kilometres to the southwest, and Ganestiquiagon, located at the mouth of the Rouge River, 23 kilometres to the southeast of the THCD (Konrad 1981). Travel along the north shore of Lake Ontario and the connecting rivers occurred frequently.

In 1667, surviving Huron-Wendat warriors joined in alliance with the French-allied Ojibwa and Mississaugas to counterattack the Iroquois who had settled along the north shore of Lake Ontario. By 1690, Ojibwa (Anishinaabe) speaking people had begun moving south into the lower Great Lakes basin (Konrad 1981; Rogers 1978). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1905, indicate that after the Mississauga defeat of the Mohawk Nation, the Mohawk retreated to their homeland south of Lake Ontario and a peace treaty was negotiated between those groups around 1695 (Paudash 1905). Upon the Mississaugas' return they settled permanently in southern Ontario and began to reestablish their role as peacekeepers in the region, extending that to include the incoming Euro-Canadian settlers (Curve Lake First Nation no date [n.d.]; Migizi and Kapyrka 2015). The Huron-Wendat permanently left the region, moving to the east in Quebec and to the southwest in the present-day United States.



# Appendix B Statement of Cultural Heritage Value

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## **Description of Historic Place**

The Thornhill Heritage Conservation District (THCD) is located in the City of Vaughan, Ontario. The THCD includes: portions of Yonge Street between Thornhill Public School and Thornhill Avenue; Old Yonge Street; Mill Street; portions of Centre Street between 121 Centre Street and Yonge Street; Old Jane Street; portions of Brooke Street between Centre Street and the Holy Trinity Anglican Church; and Elizabeth Street approximately 55 metres north of Thornridge Drive to Centre Street. The THCD is comprised of a mix of residential properties, commercial properties, places of worship, parks and open spaces, a school, and a cemetery. The THCD constitutes a concentration of historic properties which are associated with part of the former hamlet and later Police Village of Thornhill that is located within the City of Vaughan. The adjacent portion of the former hamlet and Police Village located within the City of Markham is also a designated heritage conservation district (HCD).

## **Heritage Value**

The THCD is located within the bounds of the former Police Village of Thornhill that is presently located within the City of Vaughan. The remainder of the former police village is located within the City of Markham. Thornhill was an early and important community in 19<sup>th</sup> century Vaughan Township and Markham Township located along Yonge Street. This roadway was a military and colonization roadway between Toronto and Georgian Bay. Early settlers in both of these townships were attracted to the site of present-day Thornhill due to its location along Yonge Street and the proximity to the Don River. Due to ample waterpower, Thornhill became a milling centre in the area. During the mid-19<sup>th</sup> to late 19<sup>th</sup> century, the community declined as milling activity diminished and eventually ended due to changes in farming patterns. However, Thornhill once again began to grow as electric railway service was completed along Yonge Street in 1896. In 1930, Thornhill was incorporated as a Police Village, a type of small municipality with limited powers to pass bylaws and maintain public order.

The boundary of the THCD reflects the former borders of the Police Village of Thornhill located within Vaughan and contains a concentration of heritage resources that date to the establishment of the rural hamlet in the early 19<sup>th</sup> century to its incorporation as a Police Village in 1930. After the Second World War, Thornhill continued to grow and became increasingly interconnected with Toronto and rapidly suburbanized. This is reflected by the number of mid-20<sup>th</sup> to early 21<sup>st</sup> century residences located within the THCD.

The THCD demonstrates design value for its collection of heritage resources which include low rise (one storey to two storey) single detached residences, two churches, a cemetery, and mixed use or commercial structures that reflect the history of the community as a rural village. Some of these residences, particularly along Centre Street, have been converted to commercial use. The architectural character of the THCD reflects the design influences and range of styles common to 19<sup>th</sup> and early 20<sup>th</sup>



century Ontario, including vernacular, Classical Revival, Gothic Revival, Edwardian, and Craftsman.

The THCD demonstrates historical and associative value for its concentration of heritage resources which are linked to the early development of Thornhill in the early 19<sup>th</sup> century through its incorporation as a police village in 1930. Thornhill was a significant and important community in both Vaughan Township and Markham Township that contributed to the overall prosperity of the surrounding area as a milling centre and later regional service centre for farmers. As the 20<sup>th</sup> century began, Thornhill became increasingly interconnected and associated with Toronto as suburbanization and urbanization proceeded north in York County.

The THCD demonstrates contextual value in the streetscapes and landscapes that reflect the former rural character of the community. The streetscapes of Old Yonge Street, Mill Street, Old Jane Street, parts of Brooke Street, and parts of Elizabeth Street contain mature vegetation and roads with no sidewalks or curbs that support a rural character. South of Centre Street, a creek bed meanders through this area and is spanned by two bridges with stone barriers on Brooke Street and Elizabeth Street. This character is also supported by the J.E.H. MacDonald House and Thornhill Park, which contains concentrations of mature deciduous and coniferous trees which support the character of the THCD. On Yonge Street, the notable descent towards the Don River and the mature vegetation provides a contrast with the surrounding area and provides a distinct sense of place. Together, these help to define the character of the THCD.

### **Heritage Attributes**

The following attributes have been identified that reflect the cultural heritage value or interest of the THCD:

- Concentration of early 19<sup>th</sup> century to mid 20<sup>th</sup> century residences, commercial buildings, places of worship, and a cemetery located within the former bounds of the Police Village of Thornhill.
- Concentration of architectural styles and elements related to typical early 19<sup>th</sup> century to mid 20<sup>th</sup> century styles including vernacular, Classical Revival, Gothic Revival, Edwardian, and Craftsman
- Predominance of one to two storey detached residential structures
- Predominant use of brick as a building material
- Residential side streets with no sidewalks or curbs
- Mature vegetation within residential areas and within the Don River Valley on Yonge Street



**Thornhill Heritage Conservation District—Strengths, Weaknesses, Opportunities, and Threats Report**

**Appendix B Statement of Cultural Heritage Value**

October 2024

- Views of mature vegetation and slope towards the Don River Valley on the municipal right-of-way on Yonge Street north of Centre Street and south of Royal Orchard Boulevard
- Views towards Holy Trinity Anglican Church on the municipal right-of-way on Old Jane Street
- Creek bed which travels east from Centre Street to Old Jane Street and associated two bridges with stone clad barriers
- Public parks and open spaces including the J.E.H. MacDonald House, Lions Parkette, and Thornhill Park
- Physical and historical link between the THCD and Yonge Street
- Physical and historical link between the THCD and the adjacent Markham Thornhill Heritage Conservation District

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