CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (2)
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, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, April 14, 2026
1:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Dr., Vaughan, ON
and Online via Electronic Participation

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

Pages

1. CONFIRMATION OF AGENDA

2. DISCLOSURE OF INTEREST

3. COMMUNICATIONS

4. CEREMONIAL PRESENTATIONS

    1. VAUGHAN RECEIVES ONTARIO AGE-FRIENDLY COMMUNITY RECOGNITION
    Vaughan has been officially recognized as an Age-Friendly Community by the Ontario Government. Highlighting Vaughan’s contributions in making Ontario more accessible and inclusive for people of all ages and abilities.

2. RECREATION SERVICES VAUGHAN - FESTIVALS AND EVENTS ONTARIO TOP 100 FESTIVALS AND EVENTS AWARDS
The City of Vaughan was awarded Top 100 Awards for Culture Days and for Winterfest at the Festivals and Events Ontario "SUSTAIN" Conference held February 23-25, 2026

5. DEPUTATIONS

6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)

Planning and Infrastructure Development

1. SHARED MICROMOBILITY (E-BIKES AND E-SCOOTERS) PILOT UPDATE 5
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.

Community Services

2. STANDING WATER BY-LAW REVIEW 35
Report of the Deputy City Manager, Community Services, with respect to above.

3. VAUGHAN ANIMAL SERVICES AND TOWNSHIP OF KING ANIMAL CONTROL SERVICE LEVEL AGREEMENT 41
Report of the Deputy City Manager, Community Services, with respect to the above.

Strategic Initiatives

4. ECONOMIC AND CULTURAL PARTNERSHIP – GRAND RAPIDS, 2026 45
Report of the Deputy City Manager, Strategic Initiatives, with respect to the above.

5. TOURISM HOST IN VAUGHAN GRANT – 2026 SPRING-SUMMER FUND RECOMMENDATIONS 53
Report of the Deputy City Manager, Strategic Initiatives, with respect to the above.

6. VENTURELAB ANNUAL UPDATE 2025 79
Report of the Deputy City Manager, Strategic Initiatives, with respect to the above.

Council

7. MOTION URGING PARLIAMENT TO ENACT A CANADIAN CHINESE HERITAGE MONTH 99
Resolution of Regional Councillor Mario G. Racco with respect to the above.

Transmittal Reports

8. ACCESSIBILITY CHAMPION AWARDS - 2026 (TRANSMITTAL REPORT) 101
Report forwarded from the Accessibility Advisory Committee with respect to the above.

9. VPL DEVELOPMENT CHARGES PLAN (TRANSMITTAL REPORT) 103
Report forwarded from the Vaughan Public Library Board with respect to the above.

10. CULTURAL HERITAGE REVIEW OF LISTED PROPERTIES UNDER SECTION 27 OF ONTARIO HERITAGE ACT WITHIN THE HISTORIC VILLAGE OF TESTON (TRANSMITTAL REPORT) 109
Report forwarded from the Heritage Vaughan Committee with respect to the above.

11. YONGE NORTH SUBWAY EXTENSION TRACTION POWER SUBSTATION (TPSS) BUILDING IN VICINITY OF ROYAL ORCHARD AND YONGE STREET (TRANSMITTAL REPORT) 173
Report forwarded from the Heritage Vaughan Committee with respect to the above.

12. 21 SPRING GATE BLVD. – PROPOSED REHABILITATION OF THE JOHN ARNOLD HOUSE (TRANSMITTAL REPORT) 203
Report forwarded from the Heritage Vaughan Committee with respect to the above.

13. PROPOSED LISTING OF 11363 HUNTINGTON RD. UNDER PART IV OF THE ONTARIO HERITAGE ACT (TRANSMITTAL REPORT) 287
Report forwarded from the Heritage Vaughan Committee with respect to the above.

14. RENEWING THE AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE: 2026-2030 COUNCIL TERM (TRANSMITTAL REPORT) 393
Report forwarded from the Age-Friendly Vaughan Advisory Committee with respect to the above.

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

9. CONSIDERATION OF STATUTORY/ADVISORY COMMITTEE REPORTS

1. Transportation and Infrastructure Advisory Committee meeting of March 23, 2026 (Report No. 1) 399

2. Accessibility Advisory Committee Meeting of March 23, 2026 (Report No. 2) 401

3. Heritage Vaughan Committee meeting of March 25, 2026 (Report No. 3) 403

4. Audit Committee meeting of March 30, 2026 (Report No. 2) 409

5. Age-Friendly Vaughan Advisory Committee Meeting of March 30, 2026 (Report No. 2) 411

10. STAFF INFORMATION MEMORANDA

11. NEW BUSINESS

12. CLOSED SESSION RESOLUTION FOR COMMITTEE OF THE WHOLE (CLOSED)

13. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: SHARED MICROMOBILITY (E-BIKES AND E-SCOOTERS) PILOT UPDATE

FROM:
Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide an update on the performance of the Shared Micromobility Pilot Program following the completion of Phase 1, which was implemented from June to October 2025. This includes key insights from a detailed analysis of trip patterns and a summary of public feedback received through engagement and user surveys. It also outlines actions staff have taken to response to operational issues and proposes improvements for the upcoming season.

Report Highlights

- The pilot delivered strong early uptake and demonstrated clear potential to reduce short‑distance car trips and strengthen first‑ and last‑mile transit connections.
- Community engagement showed broad awareness and interest in the program, while also identifying early issues related to parking and user behavior.
- Staff implemented meaningful operational adjustments, including improved parking infrastructure, expanded monitoring, and safety-focused changes, which contributed to improved user compliance over the season.
- For the next operational year, the program plans to expand service coverage eastward to Bathurst Street between Teston Road and Highway 7 and Yonge Street between Highway 7 and Steeles Avenue to respond to demonstrated demand. The expansion will be supported by an increased fleet size, optimized parking station deployment, and a consistent and transparent process to address community input.

Recommendations

1. That the report be received for information.

Background

Vaughan's Growth Presents Opportunities to Strengthen the Transportation Network

Vaughan's rapid population and economic growth is increasing pressure on the transportation network while creating opportunities to advance a more modern, sustainable mobility system. To guide this evolution, the City is implementing the MoveSmart Mobility Strategy (The Strategy), which operationalizes these goals through four key program areas. First, the Road Safety Program tackles speed and safety concerns through traffic calming and enforcement. Second, the Mobility Management Program focuses on ensuring all modes of travel continue to move safely and efficiently. Third, the Sustainable Mobility Program supports active and sustainable transportation by expanding the network and considering long-term operations and maintenance. Finally, the Traffic Data Management Program strives to modernize data collection to support evidence-based decision-making.

Positioning Shared Micromobility Within Vaughan's Broader Mobility Strategy

As Vaughan continues to grow, the Shared Micromobility Pilot serves as a key initiative within the Sustainable Mobility Program. By introducing shared e‑bikes and

e-scooters, the program adds a flexible travel option that complements transit and active transportation networks, strengthens first- and last-mile connections, and contributes to the integrated multimodal system envisioned in The Strategy. In addition, the pilot supports the Traffic Data Management program by enabling the City to test emerging mobility technologies and gather meaningful data on travel patterns. This data-driven approach allows staff to evaluate how private-sector partnerships can support long-term mobility and strengthen economic vitality.

Previous Reports/Authority

ITEM 1, REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE (WORKING SESSION) – September 13, 2023, ACCOMMODATING MICROMOBILITY (E-BIKES AND ESCOOTERS) AND INITIATE A SHARED PILOT

STAFF COMMUNICATION – September 28, 2022 Council Meeting MICROMOBILITY UPDATE

STAFF COMMUNICATION September 14, 2021 Committee of the Whole MICROMOBILITY FRAMEWORK

Analysis and Options

The following section examines Phase 1 findings and the opportunities they present for refining and improving the program.

From Innovation to Insight: Why the Pilot Matters

The Shared Micromobility Pilot directly advances The Strategy by enabling the City to test, monitor, and refine how emerging mobility options function in real-world conditions. Through this pilot, staff are gaining valuable insights into rider behavior, travel demand, and operational needs. These learnings support evidence-based decisions regarding future policies, infrastructure, and technology integration, ensuring shared micromobility can evolve into a safe, accessible, and effective component of Vaughan's transportation network. The pilot also strengthens the City's exploration of mobility-as-a-service by evaluating how private-sector partnerships can integrate shared micromobility with transit and other sustainable travel modes. This work supports long-term goals within The Strategy by enhancing sustainable mobility choices, improving multimodal connectivity, and contributing to the City's economic vitality through improved access and mobility.

Community Insights Are Shaping the Shared Micromobility Pilot

Since the launch of the Pilot, staff have engaged residents through multiple channels, including in-person surveys at City events (e.g., Concerts in the Park), direct emails and phone calls, and monitoring comments on social media. Staff conducted more than 180 in-person surveys, and across all outreach efforts, more than 500 residents were engaged. These in-person engagements focused on three core objectives:

- Educate the public on who can ride, how to use devices safely, and where they are permitted.
- Engage residents to identify preferred and non‑preferred service locations and direct them to the website for ongoing feedback.
- Raise awareness of the pilot by introducing service providers, answering operational questions, and offering trial rides.

Most respondents were aware of the pilot, expressed interest in learning more, and were open to trying shared micromobility devices. Detailed engagement metrics can be found in Attachment 1.

Early Feedback Shows Growing Adoption While Highlighting Key Safety and Parking Concerns

Public comments, emails, calls, and social media feedback show that early users are beginning to integrate shared e-bikes and e-scooters into their daily travel routines. More than 100 comments were collected across social media, with 76 percent focused on safety and parking concerns. This aligns with the 160 inquiries received through Service Vaughan, Council offices, and staff, of which 79 percent raised similar feedback. Half of all inquiries (50 percent) occurred in June, 32 percent in July, and fewer than 10 percent per month afterward, indicating that most concerns surfaced during the early period of the pilot prior to adjustments being made to address the concerns. See Attachment 2 for more details.

Residents' feedback centered on two main areas. First, parking issues were raised, particularly around the lack of designated or proper use of parking areas and the clutter caused by e-scooters left on sidewalks or lawns, which could create tripping hazards, block access, and, in some cases, made neighborhoods appear disorderly. Second, safety concerns focused on underage or helmetless users riding on sidewalks and roads, the hygiene concerns on shared helmets, and clarity on enforcement around age limits and traffic rules. Despite these issues, residents also highlighted the value of shared micromobility as a quick, affordable, and equitable travel option and expressed appreciation that Vaughan provides these services. A summary of comments can be found in Table 2 of Attachment 2.

City staff responded to this feedback by implementing several operational adjustments to improve safety, parking compliance, and overall user experience. Parking stations were refined through a more rigorous review process, with many digital stations converted to physical ones based on demand and complaints about clutter or obstruction. Additional no-go zones were added to address safety concerns. Staff also expanded real-time monitoring through an internal dashboard, required operators to promptly resolve mis-parked devices, and enhanced education efforts at City events and through youth outreach programs. These actions reflect the City's commitment to responding to resident concerns and improving the pilot's accessibility, safety, and community integration. Details on these operational adjustments can be found in Attachment 3.

Data-Driven Insights Show Shared Micromobility's Increasing Potential in Mobility Options

Operator-conducted user surveys further reinforce the growing utility of shared micromobility. Across survey data, 40 to 60 percent of riders use e-scooters or e-bikes for commuting and 30 to 40 percent use them for essential trips, such as appointments and errands. Notably, approximately 40 percent of these trips replaced a car-based journey, indicating the service as a potential tool in shifting car-based trips off the road. These findings show that shared micromobility is emerging as a practical option for day-to-day travel in the City. Detailed user survey statistics can be found in Attachment 4.

Shared Micromobility Is Emerging as a Potential Short-Trip, First-Last Mile, and Community-Serving Travel Mode

Phase 1 data from the Shared Micromobility Pilot provides evidence of how shared micromobility can potentially support mode shift, reduce short-distance car trips, and improve first- and last-mile access to transit. Data shows high levels of public uptake, averaging 400 to 500 trips per day and exceeding 64,000 total trips from June to October.

Potential in shifting short-distance car trips – Shared micromobility trips are predominantly short in length, averaging approximately three kilometers and about 20 minutes. These trip characteristics closely mirror areas of the city that experience high volumes of car trips under three kilometers, highlighting a strong opportunity for shared micromobility to replace short-distance auto travel. This alignment suggests that e-bikes and e-scooters can serve as convenient alternatives for everyday local trips that are currently made by car. See Map 1: Concentration of Car-based short distance trips and Shared Micromobility Activities in Attachment 5.

Potential use for first- and last-mile travel – The share of shared micromobility trips that start or end at a transit station or bus stop increased steadily throughout the pilot, rising from 65 percent at launch to 77 percent. This growing proportion indicates that many users are connecting to transit services, highlighting shared micromobility's potential to serve as an effective first- and last-mile solution that supports and enhances overall transit use. Detailed data can be found on Map 2 and Table 1 of Attachment 5.

Relationship with Active Transportation Facilities - Analysis comparing micromobility activity with existing and planned active transportation infrastructure shows a strong complementary relationship between the two networks:

- Existing active transportation facilities attract higher micromobility use - regional roads with cycling facilities, such as Major Mackenzie Drive and Highway 7, show significantly higher ridership, while roads without active transportation facilities, including areas like Rutherford Road where improvements are planned or underway, experience lower ridership.
- Planned active transportation networks align with demand - Areas identified for future active transportation investments correspond closely with current micromobility activity clusters, reaffirming the City's planned network expansion and reflecting the desire lines of active transportation users.

These findings indicate that shared micromobility thrives where safe, connected active transportation infrastructure exists, and that closing remaining gaps in the active transportation network will further support and encourage sustainable travel choices. A visual representation of these insights is shown in Map 3: Shared Micromobility Activities and Active Transportation Facilities in Attachment 5.

Shared Micromobility: Early Challenges, Iterative Improvements, and Eventual Community Adoption

Shared micromobility programs rarely begin without challenges. Early issues are common when introducing a new travel mode into a growing city, and municipalities across Canada have demonstrated that these challenges can be effectively addressed through iterative program adjustments and strong partnerships with operators. Cities similar to Vaughan have experienced early concerns, such as parking conflicts, sidewalk riding, and safety complaints, but have shown that these issues can be mitigated as the program matures.

Experiences from Mississauga and Brampton show that early challenges in shared micromobility programs such as parking issues, sidewalk riding, and rider behavior can be effectively managed through clear program adjustments and strong coordination with operators. Mississauga, which launched its shared micromobility program in 2024, improved parking organization and reduced clutter after adjusting its parking model, installing 100 physical parking stations, and implementing stronger monitoring practices supported by operator‑initiated enforcement tactics. These measures resulted in a 61 percent decrease in resident inquiries. Brampton, which launched its pilot in 2023, refined its operations by adopting a hybrid parking model consisting of designated and free‑floating parking and by implementing enhanced data‑driven oversight tools. This led to improved parking organization, a reduction in e‑scooter‑related service requests from 11 percent to 3 percent, and strong integration with transit, with 69 percent of trips beginning or ending near transit stations. Both municipalities have extended their pilots into 2026.

Vaughan is at the beginning of this progression. Experiences from comparable Canadian municipalities demonstrate that early operational challenges are a normal part of piloting shared micromobility services. Evidence shows that with continued monitoring, targeted program refinements, and strong collaboration with operators, these services can evolve into safe, reliable, and well‑integrated components of the transportation network. By maintaining a proactive and adaptive management approach, Vaughan is well positioned to guide the pilot toward a stable, widely utilized multimodal travel option that supports the City's long‑term mobility goals.

Next Steps in the Upcoming Operational Season

To strengthen program performance in the next season and respond to feedback collected in 2025, several targeted operational adjustments are proposed. These measures are designed to address early challenges, improve system reliability, and better align the program with Vaughan's evolving mobility needs. The service area is planned to expand eastward to Bathurst Street between Teston Road and Highway 7, and to Yonge Street between Highway 7 and Steeles Avenue, to meet demonstrated demand and evaluate system performance across the city. Fleet sizes would increase progressively, as outlined in operator contracts, to enhance availability and support a larger operating area. Parking management would be optimized by initially expanding digital parking stations and then converting high‑performing locations to physical infrastructure and removing low‑performing stations. Where appropriate, on‑street physical parking stations would be introduced to reduce sidewalk conflicts and support safer trip activity. Refinements to the parking station location review process will also be

adopted to ensure changes are made consistently and transparently, with a stronger focus on addressing actionable community concerns.

Financial Impact

The Shared Micromobility Pilot Program operates on a user-pay model. The three approved operators are required to pay the City an annual fee, as well as per‑device and per‑trip fees. The collected fees were used to offset previously approved capital spending (capital account IM-7221-22 Innovative Transportation Pilots) and were used to purchase pilot-supportive infrastructure such as signage and pavement marking, as well as for education and outreach activities.

During the 2025 season, the total offset capital spend was $31,961.

Operational Impact

The implementation of the Shared Micromobility Pilot required extensive operational coordination across multiple City departments and external partners to ensure safe, efficient, and responsive service delivery. Throughout the 2025 season, staff collaborated closely with By-law and Compliance, Licensing and Permit Services, Parks, Forestry and Horticulture Operations, Service Vaughan, Transportation and Fleet Management Services, and Communications, Marketing and Engagement to address parking management, no-go zone enforcement, accessibility, and community safety. Operational oversight was strengthened through the development of a real-time monitoring dashboard, with technical and data integration support from the Office of the Chief Information Officer. Service Vaughan also worked with the project team to integrate the CRM system with the pilot's monitoring and compliance processes. Communications, Marketing and Engagement team supported education and outreach efforts to the public. These cross-departmental partnerships enabled the City to refine parking station standards, enhance compliance, respond rapidly to resident feedback, and maintain an adaptable, coordinated operational framework. The pilot will continue to work closely with these departments as it evolves.

Broader Regional Impacts/Considerations

The Shared Micromobility Pilot has important regional implications, requiring close coordination with York Region Transit (YRT) and York Regional Police (YRP) to ensure seamless and safe integration across municipal and regional facilities. Throughout the 2025 season, staff collaborated with YRT to identify suitable parking locations at bus stops and transit terminals, ensuring that micromobility parking supports first‑ and last‑mile travel without interfering with transit operations. Staff also worked proactively with YRP to identify potential safety risks, particularly during special events and in

high‑traffic areas and implemented geofenced no‑go zones as needed. In addition to strengthening multimodal connections, shared micromobility demonstrates significant potential to reduce car‑based short trips on regional roads. Looking ahead, the City will continue partnering with YRT to explore service integration and potential incentive programs that further encourage micromobility‑to‑transit connections. These regional partnerships will remain essential in advancing a cohesive and sustainable multimodal network across the City and the Region.

Conclusion

Phase 1 of the Shared Micromobility Pilot has delivered strong early results, demonstrating clear demand, meaningful potential to shift short car trips, and growing integration with transit and community destinations. While initial challenges related to parking and safety emerged, staff responded quickly with targeted operational adjustments, strengthened monitoring, and expanded education, resulting in improved compliance, smoother system performance, and reduced complaints. Engagement findings and user surveys show that residents value the service and are increasingly incorporating shared e‑bikes and e‑scooters into their daily travel, including essential and commute-related trips.

The pilot has also proven valuable insights that directly support the Sustainable Mobility and Traffic Data Management program areas within The Strategy, offering real-world data that helps staff better understand travel patterns, infrastructure needs, and opportunities to integrate shared micromobility more effectively with transit and active transportation networks. With continued refinement and strong collaboration across City departments, regional partners, and operators, shared micromobility can play an important role in Vaughan’s evolving transportation network.

Given these promising outcomes, staff look forward to restarting the program in mid-April and implementing the necessary operational adjustments to further enhance safety, user experience, and alignment with citywide mobility objectives.

For more information, please contact: Selma Hubjer, Director, Infrastructure Planning and Corporate Asset Management, ext. 8674.

Attachments

1. In-Person Engagement Summary
2. Feedback Summary – Phase 1
3. 2025 Operational Adjustments
4. Operators User Survey Summary

5. Supporting Data Map

Prepared by

Winnie Lai, Program Manager, Transportation Innovation and Partnerships, 8192
Jillian Britto, Project Manager, Transportation, 8410
Rosalie Shan, Project Manager, Transportation, 6081
Qing Su, Transportation Specialist - Data Analytics, 7020
Myles Chan, Transportation Innovation Intern, 6053
Christopher Tam, Manager, Transportation Planning and Engineering, 8702

Table 1: In-person Engagement Summary

Event	Number of Engagement
Ward 2 Concert – The Eagles	40
Ward 1 Concert – Santana	30
Ward 4 Concert – Bruce Sringsteen	112
Engineering Week	164
Earth Hour	100
Youth Week	58
NMRP Pop-up	22
Bike Month Bonanza	20
Total In-person Engagement	546

Key Activities and objectives for in-person engagement:

Educate the public on how e-bikes and e□scooters operate—who can ride them, how to ride safely, and where they are permitted. Education was delivered through interactive games, prize giveaways, and informational materials such as postcards, pamphlets, safety□focused stickers, and website resources.

Engage the community to identify preferred and non□preferred rental locations. Staff gathered input through surveys, simplified engagement trackers, and idea boards, while directing residents to the micromobility website for ongoing feedback.

Raise awareness of the Shared Micromobility Pilot by introducing the operators, answering questions about their operating models, and offering trial rides. Operators attended select events to provide hands□on demonstrations, respond to inquiries, and collect feedback on service expectations.

Feedback Summary

Summary of Social Media Feedback

Social media feedback was collected from three primary platforms: the City of Vaughan's official Facebook page, the City's Instagram account, and the r/Vaughan subreddit, which includes posts and comment threads from residents discussing the Shared Micromobility Pilot.

A total of 101 comments were reviewed. Of these, 70 comments were from Facebook, 8 comments were from Instagram, and 23 comments were from Reddit.

Comments from Reddit were drawn from discussion threads in r/Vaughan related to the micromobility pilot, while Facebook and Instagram comments were taken from posts on the City's official channels, Councillors' posts, and posts made by local community groups.

The chart below summarizes the primary themes that emerged across all comments:

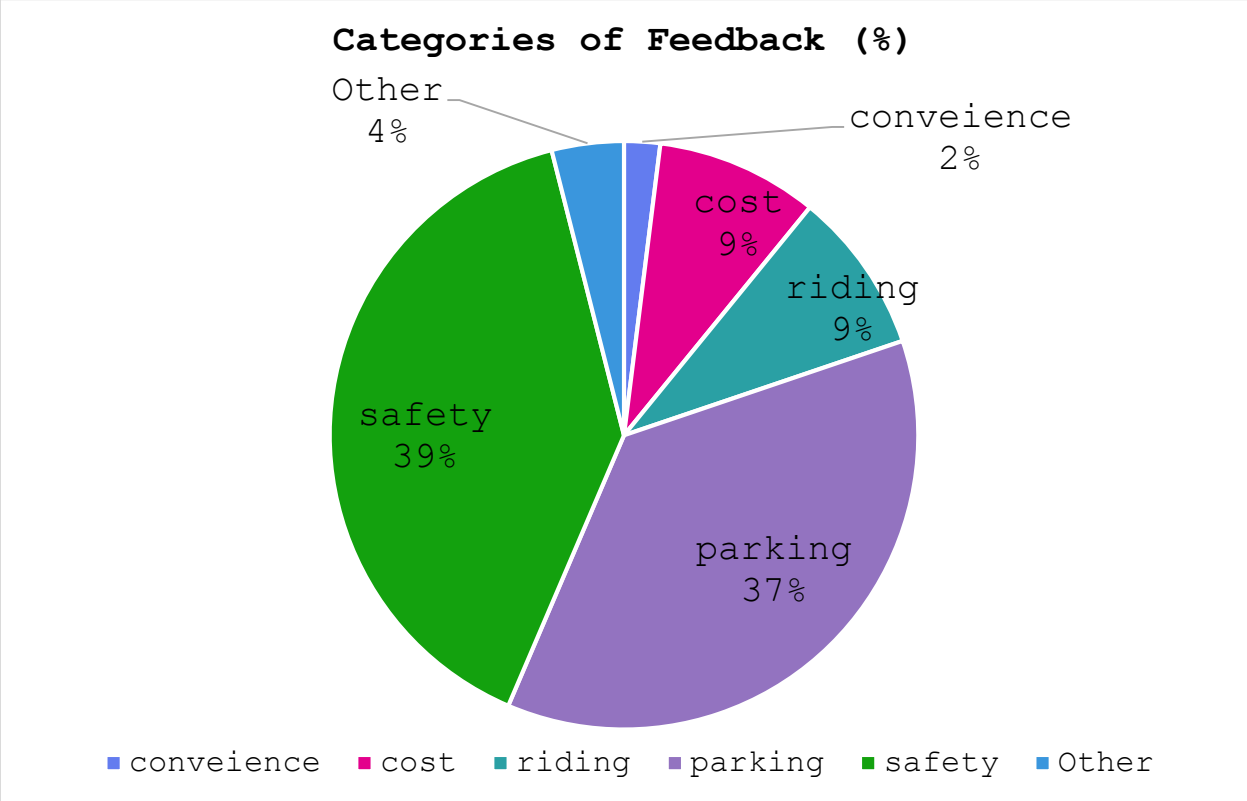
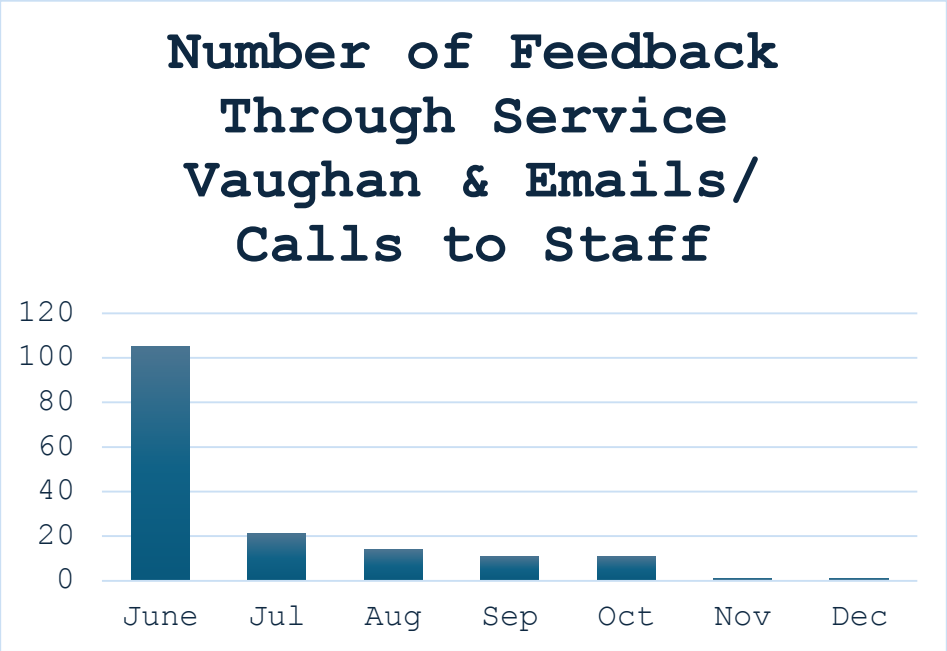


Chart 1: Feedback collected through Service Vaughan, emails and calls to Staff or Councillors' offices

The following shows the distribution of the number of feedback received throughout Phase 1 of the pilot:

Table 1: Number of Feedback through Service Vaughan, emails, and calls to staff or Council Office

Month	Number of Feedback
June	105
Jul	21
Aug	14
Sep	11
Oct	11
Nov	1
Dec	1
Total	164



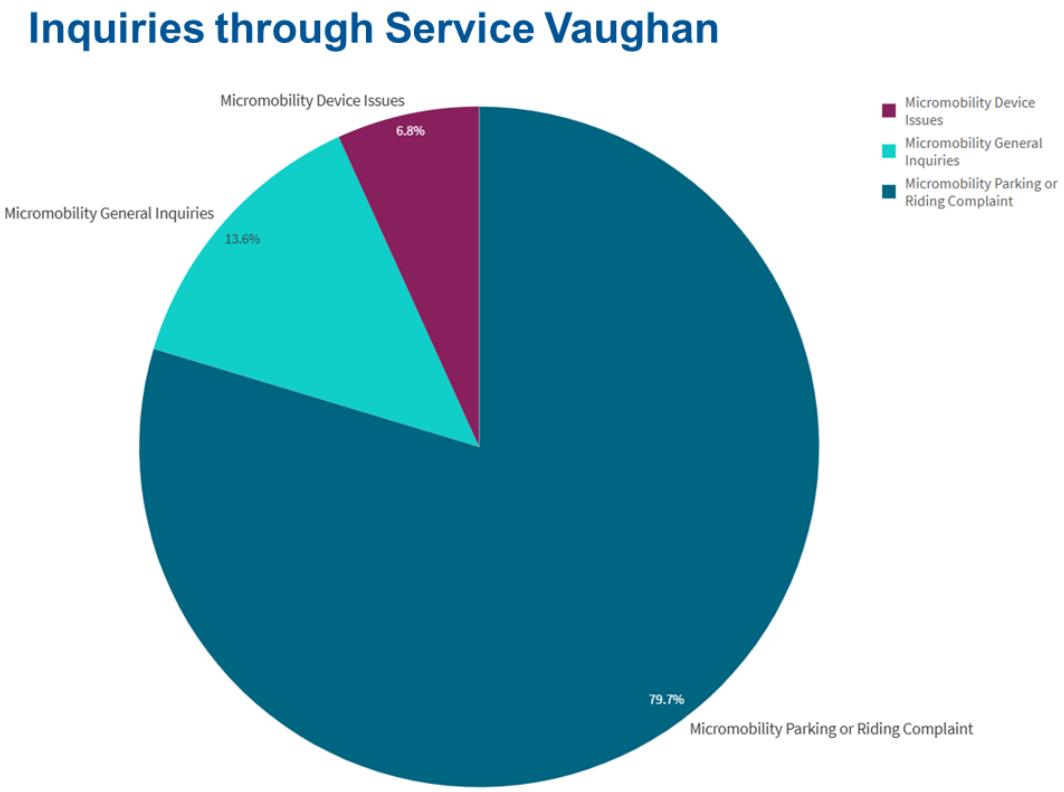


Chart 2: Inquiries through Service Vaughan

Table 2: Summary of Comments received

Category	Applaud	Feedback
Convenience	- Quick and easy way to get around. - Reduces wait times compared to fixed transit. - Provides an easy transportation option. - Renting and use called "great" and "super convenient".	N/A
Cost	- Good option for those who can't afford their own scooter	- High "Per-Minute" cost. - Higher cost compared to uber and other transportation options. - Cost undermines environmental benefits. - Too pricy for short trips.

Category	Feedback
Riding	- Excessive restricted areas. - Lack of bike lanes. - No secure area for riders. - Scooters are vandalized and misused for stunt riding.
Parking	- Lack of designated or proper use of parking area - Scooters littered on sidewalks and lawns creating tripping hazards, blocking access, and making neighborhoods look like "junk yards."
Safety	- Uncontrolled, unsafe riding by underage, helmetless users on sidewalks and roads poses severe dangers to pedestrians and themselves. - The communal helmets are seen as unhygienic and are often stolen - No clear enforcement of age or traffic rules exists.

Additional Note: During the temporary service interruption in early September 2025, several residents contacted the City to report disruptions to their commutes. Many indicated they relied on shared e scooters to get to work and were directly affected when the devices went offline. This demonstrates that users had begun depending on shared micromobility for essential weekday travel.

Parking Station Adjustments

To make the shared micromobility service more accessible, operators initially proposed 500 digital parking stations within the Phase 1 service area at the start of the pilot. Of the 500 digital parking stations, City staff approved of 469 digital stations and requested 15 physical parking stations for the June 4th launch. Despite strong initial uptake, some residents raised concerns about improper parking at digital stations and tipped-over devices causing visual clutter. In response, several stations were removed, relocated or upgraded based on the evaluation criteria outlined in

Table 1.

Table 1 – Parking Station Evaluation Criteria

Neighborhoods	Do's	Don'ts
VMC / Intensification Areas	• Furniture zones along Highway 7 & Millway Avenue • Within public right-of-way • Near TTC entrance along Millway Ave without excess visual clutter from bicycles and scooters • Tape can be used on unit pavers • NE Corner of Millway and Apple Mill Road (Concrete paved area) • Adjacent to the YMCA/VMC Library • Cortellucci Square • Transit City 4 and 5 – near the POPS	• No bollards or flexi-posts or painting on unit pavers (Millway and Highway 7) • No Parking stations in the southeast quadrant due to ongoing construction activities • No parking along New Park Place (currently not City-owned)
Transit Stops / Terminals	• Keep a minimum of 1.5m clear distance for wheelchair accessibility • Explore bus pads on major arterial roads that are at least 10m long	• On-street hatched areas on local or collector roads • Bus pads on collector or local roads • Use existing bicycle racks at bus stops / terminals • Within the horseshoe area at the VMC YRT terminal
Community Centres	• Near existing bike racks • Good pavement conditions • Clear signage	• Too close to building entrances • Block pedestrian accesses
Public Right-of-Way	• Within the amenity/furniture zones • Beside cycle lanes • Within daylight triangle areas • Concrete or unit pavers	• Block sidewalks • Block light poles/fire hydrants/utility boxes • Block crosswalks at intersections • On grass fronting low density houses (single detached, semis, townhouses, etc.)

By the end of the season in October, the total number of parking stations was reduced to 355, including:

- **133 physical parking stations** - marked with a white box and micromobility decal, visible to riders and non-riders. Located within the boulevard, either in the furniture zones or paved/concrete areas at major intersections.



- **22 signed parking stations** - marked with a 30cm by 45cm aluminum sign per the Ontario Traffic Manual Guidelines. Installed in grass areas within the boulevard.



- **12 stations with parking mats** - installed temporarily for key parking stations on grass areas within the boulevard.



- **188 digital parking stations** - visible only through the operator's app and not physically marked.

These parking station locations were selected to ensure equitable distribution of parking across the operating area, avoid blocking public accesses, minimize disruption to other road users, reduce aesthetic impacts for residents, and provide users with easier access to devices

No-GO Zone Adjustments

In 2025, operators were restricted to deploy e-scooters and e-bikes only within the Phase 1 service area. E-scooters could operate in bike lanes, cycle tracks, in-boulevard multi-use paths, and on municipal roadways with a speed limit of 50km/h or less. They were prohibited on sidewalks, trails and in park areas. E-bikes were permitted anywhere that conventional bicycles are permitted (including roadways with speed limits greater than 50 km/h), except for trails and in park areas.

Trails, regional roads and 400-series Highways were geofenced as no-go zones, along with all the parks in accordance to the City's by-laws. Additional no-go zones were added in response to requests from property owners, York Regional Police, and other agencies. These included Vaughan Mills Mall, Wonderland, CN Railyard between Rutherford Road and Highway 7, fire stations, community centres, and McMichael Art Gallery.

Operators' User Surveys

BIRD CANADA User Survey Summary:

(Source: Extracted from 2025 End of Season Report - Bird Canada)

● Do you Identify as Disabled

○ No - 88%

○ Yes - 6%

○ Prefer Not to Say - 6%

● What do you use e-scooters and/or e-bikes mostly for? (check all that apply)

○ Commuting (to work or school) - 57%

○ Leisure, entertainment and recreation (restaurants, events, shopping) - 67%

○ Getting to appointments and running errands - 39%

○ Connecting to public transport(bus, train, etc.) - 21%

● How often do you see mis-parked Bird Canada e-scooters and/or e-bikes? 2025 End of Season Report | Vaughan

○ Often - 13%

○ Sometimes - 22%

○ Rarely - 36%

○ Never - 29%

● For your most recent trip, if Bird was not available, what other mode of transportation would you have used instead?

○ I wouldn't have made the trip - 16%

○ Rideshare (ie. Uber/Lyft/Taxi) - 25%

○ Personal car or Motorbike - 40%

○ Public Transit - 19%

● What do you appreciate most about Bird e-scooters and/or e-bikes in your area? (Check all that apply)

○ Great alternative to public transport - 56%

○ Sustainable and Environmentally friendly option - 42%

○ An easier way to explore a town or city - 56%

○ A faster way to get around and extend my range - 57%

○ More Fun/Enjoyment - 69%

● What overall impact do you think Bird has had in your city?

○ 5 - Extremely Positive - 36%

○ 4 - Positive - 38%

○ 3 - Somewhat Positive - 23%

○ 2 - Neutral - 2%

○ 1 - Negative Impact - 1%

NEURON CANADA User Survey Summary:

(Source: Extracted from 2025 End of Season Report - Neuron)

More than nine out of ten respondents said e-scooters have had a positive impact on the City of Vaughan

● 42% of trips replaced a car journey (e.g. personal vehicle, uber, taxi)

● Approximately 40% of trips connect to public transit

● Do you Identify as Disabled

○ No - 90%

○ Yes - 6%

○ Prefer Not to Say - 4%

● What do you use e-scooters and/or e-bikes mostly for? (check all that apply)

○ Commuting (to work or school) - 43%

○ Leisure, entertainment and recreation (restaurants, events, shopping) - 38%

○ Getting to appointments and running errands - 28%

○ Connecting to public transport(bus, train, etc.) - 28%

● For your most recent trip, if Neuron was not available, what other mode of transportation would you have used instead?

○ I wouldn't have made the trip - 12%

- Rideshare (ie. Uber/Taxi) - 28%
- Personal car - 19%
- Public Transit - 35%

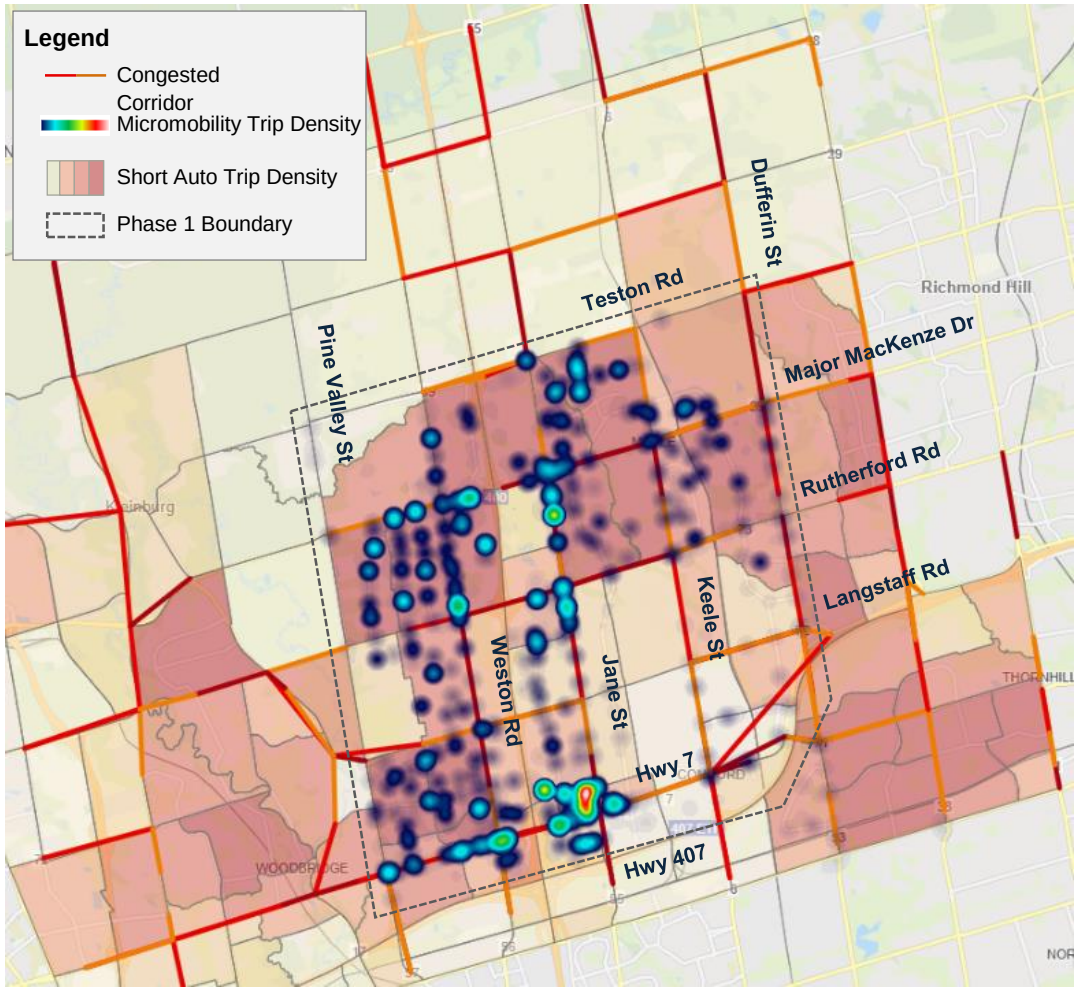
● For your most recent trip did you combine Neuron with any of the following?

- Personal car or ride share (e.g. Uber/taxi) 8%
- I did not combine my trip with anything 15%
- Public transit 39%
- Walking 62%

● What overall impact do you think Neuron has had on Vaughan?

- Extremely positive impact 34%
- Positive impact 40%
- Somewhat positive impact 22%
- Negative Impact 2%
- Extremely Negative Impact 1%

Map 1: Concentration of Car-based short distance trips and Shared Micromobility Activities



Map 2: Shared Micromobility Activities starting or ending at a transit stop or station



Table 1: Shared Micromobility Trips that start/ end at a transit station or bus stop

Transit Stations or Bus Stops	Total	Jun	Jul	Aug	Sept	Oct
# of Start/End Trips	44,658	11,510	13,428	10,610	5,492	3,593
% of Start/End Trips	70%	65%	69%	71%	73%	77%

Map 3: Shared Micromobility Activities and Active Transportation Facilities



Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: STANDING WATER BY-LAW REVIEW

FROM:
Gus Michaels, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

Staff propose repealing the Standing Water By-law and replacing it with a new by-law that creates administrative penalties, clarifies enforcement actions that can be taken and reduces the amount of time granted to property owners to clear standing water. The intent of the proposed regulatory changes is to better enable the City of Vaughan (the City) to reduce mosquito breeding areas that can in turn provide breeding grounds for various types of water-borne illnesses.

Report Highlights

- To repeal and replace the Standing Water By-law with a new by-law that imposes administrative penalties for non-compliance, updates enforcement provisions, and changes the amount of time a person has to clear out standing water.

Recommendations

1. That Council authorize the repeal and replacement of Standing Water By-law 142-2023, as amended, substantially in accordance with Table 1 in the Analysis and Options section, in a form satisfactory to the Office of the City Solicitor.

Background

Stagnant water can be a dangerous breeding ground for disease

As explained by the World Health Organization, stagnant or 'standing' water can contribute to a number of serious infectious diseases, as it is an attractive breeding

ground for mosquitoes and various organisms that transmit diseases, which in this case, happens when a mosquito bites someone. [1] Examples of infectious diseases that can be transmitted by mosquitoes include Chikungunya, Dengue Fever, Encephalitis, Malaria, West Nile and the Yellow Fever. [2] As well, there are a number of pathogens known to breed well in stagnant water, such as typhoid, dysentery, and cholera. [1] Although most of those diseases are not common in this part of the world, although the Regional Municipality of York monitors disease outbreaks and confirms that there have been confirmed cases of the West Nile virus in the region, with 8 cases in the City in 2025. [5]

Mosquitoes are one of the most dangerous animals in the world

The World Health Organization estimates that vector-borne diseases kill approximately 700,000 people world-wide annually, spread mainly by mosquitoes, but also by ticks, flies, parasites, bacteria and viruses. [4]

The range of mosquitoes has been increasing in Canada

According to the organization Climate Atlas of Canada, the geographic range of mosquitoes in Canada has been expanding due to warmer temperatures combined with precipitation, increasing 10% over the last 20 years, thus putting Vaughan residents more at risk of the diseases that can be spread by mosquitoes. [3]

York Region works to monitor and eliminate insect vectors and their diseases

The Regional Municipality of York (York Region)'s Public Health Unit performs a variety of important work to monitor and prevent diseases transmitted by various insects. Although the current Standing Water By-law provides the Region's Medical Officer of Health to enforce the City's by-law, Regional staff instead conduct their work under the authority of the *Health Protection and Promotion Act*, R.S.O. 1990, c. H.7, usually based on Section 13(2), which states the following:

"A medical officer of health or a public health inspector may make an order under this section where he or she is of the opinion, upon reasonable and probable grounds,

a) that a health hazard exists in the health unit served by him or her; and
b) that the requirements specified in the order are necessary in order to decrease the effect of or to eliminate the health hazard. R.S.O. 1990, c. H.7, s. 13 (2).

York Region's staff perform the following activities:

- **Mosquito trapping and testing:** The Region has over 30 sites where mosquitoes are trapped, identified and tested for various mosquito transmissible diseases. This is crucial in preventing disease transmission before it happens.

- **Destroying mosquitoes and their habitats on public property:** On public property, York Region staff clear stagnant water, apply larvicides and take other measures to kill mosquitoes, ticks and other insects, working in tandem with the Ministry of the Environment, Conservation and Parks who provide oversight through a permitting system.
- **Collaboration with lower-tier municipalities for private property:** For incidents on private property, the Region provides suggested actions to property owners on how to address issues, as well as collaborates with lower-tier municipalities such as Vaughan, to investigate and take action under municipal by-laws.
- **Monitoring disease outbreaks:** They also monitor disease outbreaks, such as West Nile Virus, which is transmitted by mosquitoes, and Lyme disease, which is transmitted by ticks.
- **Public information:** This and other useful information is listed on the York Region website, Infectious Diseases and Prevention.

The City's Standing Water By-law helps reduce the risk of water-borne illnesses
As mentioned above, the City, like many governments around the world, has a by-law, the Standing Water By-law, which currently requires property owners to keep their properties free of depressions, excavations and debris capable of holding standard water for more than four days.

Because we know that vector-borne diseases, mainly transmitted by mosquitoes, are responsible for an estimated 700,000 deaths world-wide every year, and that the geographic range of mosquitoes in Canada has been increasing over the last 20 years, staff believe it is important to strengthen the City's ability to reduce the potential for disease transmission. Thus, in line with the Council-approved By-law Strategy, staff propose repealing and replacing the Standing Water By-law to strengthen enforcement provisions to help ensure its efficacy, including to:

- remove the four-day time period property owners have to clear standing water on their property, requiring properties to just be free from standing water, which allows any potentially serious issues to be addressed promptly;
- add an administrative penalty of $350 for non-compliance (as an alternative to the provincial fine); and
- update the enforcement provisions in line with the current standard in new by-laws.

The intent of this new by-law is to continue to contribute to the health and safety of residents and visitors to Vaughan and strengthening the City's ability to prevent and address these health and safety concerns in a timely manner.

Previous Reports/Authority

By-laws

Standing Water By-law 142-2003
Administrative Penalties By-law 240-2024

Reports

Council-approved By-law Strategy, Item 3, Report No. 3 of the Priorities and Key Initiatives Committee, adopted without amendment by Council, June 24, 2014.

Analysis and Options

In addition to general by-law conditions being added and updated, the more significant changes being proposed by staff in the new Standing Water By-law are set out below:

No	Current state	Recommendation	Reasoning
1	The current by-law allows for provincial fines, however, not municipal Administrative Penalties. In line with direction from the Regional municipality of York, City staff continue to create municipal administrative penalties in by-laws for non-criminal matters.	Staff recommend creating an administrative penalty of $350 for non-compliance with the Standing Water By-law and amending the Administrative Penalties By-law to include the Standing Water By-law.	To provide the City with additional options to encourage compliance with the by-law.
2	The by-law was enacted in 2003, after which the by-law layout and standard enforcement and general provisions have been updated.	To repeal and replace the current by-law, updating the by-law's enforcement and general provisions in line with current by-laws.	To create greater consistency across City by-laws, contributing to ease of by-law review.
3	The current by-law allows four days to clear any standing water, however, given the seriousness of diseases transmitted by mosquitoes which breed in standing water, staff recommend eliminating this four-day period and requiring property to just be clear of standing water.	To have the new by-law require properties to be clear of standing water, with no minimum timeframe to clear the water.	To enable the City to order that standing water be cleared right away if needed, such as if there are many mosquitoes in the area, providing greater ability to address potential health and safety concerns.

No	Current state	Recommendation	Reasoning
4	The current Standing Water By-law, enacted in 2003, currently gives York Region's Medical Officer of Health to authority to enforce the by-law; however, City staff have confirmed with York Region's Public Health Unit that they do not use the City's By-law, and instead, apply the Province of Ontario's *Health Protection and Promotion Act* when investigating standing water.	Staff suggest removing the authority of the Region to enforce the City's Standing Water By-law, as well as to create a City website page referring readers to York Region's website as well.	To ensure the City's Standing Water By-law, as well as City media, reflect current practices and their legislative authority.

Review the following resources for more information about mosquitoes and the diseases they spread

[1] *Water Sanitation and Health*. (n.d.) World Health Organization. Retrieved January 14, 2026, from https://www.who.int/teams/environment-climate-change-and-health/water-sanitation-and-health/environmental-health-in-emergencies/humanitarian-emergencies.

[2] *Mosquitoes and Mosquito-borne diseases.* (n.d.) Government of Canada. Retrieved January 14, 2026, from https://www.canada.ca/en/public-health/services/diseases/mosquitoes.html.

[3] *Mosquito-borne diseases and climate change*. (n.d.) Climate Atlas of Canada. Retrieved January 14, 2026, from https://climateatlas.ca/mosquito-borne-diseases-and-climate-change.

[4] *Vector-borne diseases*. (n.d.) World Health Organization. Retrieved January 14, 2026, from https://www.who.int/en/news-room/fact-sheets/detail/vector-borne-diseases.

[5] *West Nile Virus*. (n.d.) Regional Municipality of York. Retrieved February 5, 2026, from https://www.york.ca/health/infectious-diseases-and-prevention/west-nile-virus.

Financial Impact

There is no anticipated financial impact as a result of the recommendations of this report.

Operational Impact

There is no significant anticipated impact on operations as a result of the recommendations of this report.

Broader Regional Impacts/Considerations

The City's new Standing Water By-law will continue to contribute to York Region's work to prevent, monitor and mitigate insect-vector diseases, for which standing water is breeding ground for these insects. The proposed new by-law will further contribute to the Region's work by enabling the City to more swiftly address potential issues, as well more accurately reflect the legal authority under which activities are being undertaken.

Eliminating standing water and potential breeding grounds for mosquitoes, may reduce the incidence of mosquito-transmitted diseases, and the incidence of West Nile and other water-borne illnesses in Vaughan.

Conclusion

The recommendations of this report support maintaining healthy communities in Vaughan, and City Council's Term of Council priorities of Community Well-being and Environmental Sustainability. The proposed by-law changes are intended to address the increased risk of mosquito-transmitted diseases and standing water–borne illnesses, by enabling the City to have greater latitude in dealing with adverse conditions and thus responding to potential threats. Through strengthened enforcement powers, the focus of City efforts can increasingly support water-borne disease prevention.

For more information, please contact: Rudi Czekalla-Martinez, Director and Chief Licensing Officer (Acting), By-law and Compliance, Licensing and Permit Services, ext. 8782.

Attachments

There are no attachments.

Prepared by

Carol Ramchuram, Regulatory Policy Analyst, ext. 8783

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: VAUGHAN ANIMAL SERVICES AND TOWNSHIP OF KING ANIMAL CONTROL SERVICE LEVEL AGREEMENT

FROM:
Gus Michaels, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

Staff are seeking Council approval for the City of Vaughan to enter into a service level agreement with the Township of King whereby the City of Vaughan's Animal Services team would provide animal control services to the Township of King for a term of five years, with the option to extend for two additional one-year terms.

Report Highlights

- Animal Services has been providing animal enforcement and sheltering services to the Township of King since 2011.
- Both municipalities are satisfied with the services provided and contractual relationship.
- Wildlife control services will be added to the scope of work.
- The new agreement considers additional resources and incremental cost increases over the contract period that are required to maintain expected service levels.
- Council approval is needed to implement this agreement.

Recommendations

1. THAT Council authorize the Mayor and City Clerk to enter into, execute, amend, terminate, and renew a service level agreement with the Township of King for the provision of animal services, generally in accordance with what is set out in this

report and other terms and conditions satisfactory to the Deputy City Manager, Community Services, and in a form satisfactory to the Office of the City Solicitor;
2. THAT staff be authorized to hire the appropriate staff as identified within this report; and
3. THAT the City Clerk forward a copy of this report and the decision of Council to the Township of King.

Background

Animal Services has been providing animal services to the Township of King since 2011 under the terms of a written agreement.

Animal Services has maintained a strong, long-standing partnership with the Township of King. Renewing the animal control services agreement reflects both municipalities' shared commitment to providing consistent, effective, and dependable animal care and control services for residents across the region. This includes, but is not limited to, public education, community outreach, awareness initiatives, by-law enforcement and shelter operations.

The Township of King has requested to renew the animal service agreement, with the addition of wildlife control services.

Satisfied with the animal control and sheltering services provided by Animal Services over the past five years, the Township of King approached staff in late 2025 to initiate renewal of the service level agreement ahead of its expiry in May 2026. The new agreement will include wildlife control services, the addition of which reduces service gaps and supports comprehensive public education on coexisting with urban wildlife between the neighboring municipalities.

Previous Reports/Authority

- Item 6, Report No. 11 of the Committee of the Whole which was adopted without amendment by the Council of the City of Vaughan on March 25, 2025.
- Item 11, Report No. 41 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 17, 2024.
- Item 18, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 22, 2021.

- Item 19, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

Analysis and Options

Staff from the City of Vaughan and the Township of King have collaborated to develop an agreement acceptable to both municipalities.

In coordination with the Office of the City Solicitor and Financial Planning and Analysis, Animal Services staff have prepared an agreement that supports the continued delivery of responsive and effective animal control services, and that reflects the addition of wildlife control services. The proposed agreement includes a five‑year term, with two optional one‑year extensions, to the Township of King at a first‑year cost of $210,664 (8 months from May 1 – December 31, 2026) and annual increases of three per cent thereafter. The agreement value reflects the resources required to deliver the requested service level, including additional staffing, enhanced sheltering and animal care, and the incorporation of wildlife control services.

In addition to setting out the terms and costs of the animal services provided by Animal Services, the agreement will also clearly outline each respective municipalities' responsibilities with respect to animal services within the Township of King and address other standard agreement terms including liability, insurance, and indemnification.

Financial Impact

The proposed service agreement is valued at approximately $1.57 million over five years, including annual fee increases of three per cent. The contract includes two optional one-year extensions under the same terms which, if executed, would bring the total value of the contract to $2.31 million over seven years. Revenue from this agreement will fully offset all incremental costs associated with delivering animal services that fully support the Township of King's Animal Control By-law. Services include routine patrols, wildlife enforcement, animal pick-up and transportation, the housing and reunification of domestic animals, pet licensing and adoption programs.

Operational Impact

There are minimal operational impacts associated with implementing the new animal services agreement with the Township of King, as the services outlined in the agreement are already being delivered by Animal Services. The agreement also provides for the hiring of one additional part-time staff member required to support the delivery of wildlife control services, who will be in place by the contract start date, ensuring there are no adverse operational or service level implications.

In consultation with Animal Services, the Office of the City Solicitor is preparing the draft agreement, and Financial Planning and Analysis has developed the corresponding costing model.

Broader Regional Impacts/Considerations

Staff have shared a final draft of the agreement with the Township of King's Manager of Legislative Services and Deputy Clerk for their review and further circulation to the appropriate staff.

Conclusion

Because the two municipalities share geographic boundaries, the provision of animal control services by the City of Vaughan to the Township of King aligns with the 2022–2026 Term of Council Strategic Priority to foster a high quality of life through safe and healthy communities. This partnership advances the objective of enhancing community safety through collaboration with regional, provincial, and federal partners by establishing a coordinated approach to animal control between neighboring municipalities.

For more information, please contact: Rudi Czekalla-Martinez, Director and Chief Licensing Officer (Acting), By-law and Compliance, Licensing and Permit Services, ext. 8782.

Attachments

N/A

Prepared by

Alexandra Scarr, Policy Implementation Specialist, extension 8448

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: ECONOMIC AND CULTURAL PARTNERSHIP – GRAND RAPIDS, 2026

FROM:
Michael Genova, Deputy City Manager, Strategic Initiatives

ACTION: DECISION

Purpose

On the advice of Ontario's Agent-General in the Northeastern United States, staff in Strategic Initiatives have evaluated the City of Grand Rapids, Michigan, as a potential cultural and economic partner capable of advancing the city's economic interests in the region. This report seeks Council's approval to enter a Cultural and Economic Partnership agreement with the City of Grand Rapids, Michigan, in accordance with City Policy 02.c.01 – Cultural and Economic Partnerships (the "**Policy**").

Report Highlights

- The Great Lakes St. Lawrence Region is a highly industrialized economic area that generates $8 trillion in Gross Domestic Product (GDP).
- Vaughan is at the heart of the Greater Toronto Area and is deeply integrated into the Great Lakes St. Lawrence Region.
- The City of Grand Rapids, in Kent County, is the second-largest city in Michigan, with a population of 198,890 as of the 2023 Census.
- To help Vaughan's companies connect to the global supply chain and diversify their markets, Vaughan's Economic Development department works with economic development partners to facilitate access to target geographies.
- Grand Rapids has been identified, with the help of Ontario's Agent-General in Chicago, as a partner for Vaughan in the heart of the Great Lakes St. Lawrence Region.

Report Highlights continued

- The establishment of a formal partnership aligns with the City of Vaughan's existing Cultural and Economic Partnership Policy.
- Since the spring of 2024, staff have been working to advance a partnership with Grand Rapids. The partnership has passed a series of milestones, including staff-led delegations, meetings between City Managers and the cities' respective Mayors, and it has received endorsement from Grand Rapids Sister Cities International.
- The City of Grand Rapids Council has formally approved a partnership with the City of Vaughan. This report will reciprocate approval and enable staff to finalize a partnership workplan.
- Cross-border partnerships in the Great Lakes St. Lawrence Region are key drivers of collaboration and a best practice across North America.

Recommendations

1. That Council approve entering into a Cultural and Economic Partnership agreement with the City of Grand Rapids (the "**Agreement**"), and authorize the Mayor and City Clerk to execute the Agreement on behalf of the City, in a form satisfactory to the City Solicitor (or designate) and content satisfactory to the Deputy City Manager, Strategic Initiatives (or designate), in accordance with the Policy, together with any ancillary, related or supplemental documents as may be necessary or desirable in connection with the Agreement;

2. That Council direct Strategic Initiatives staff to develop the Work Plan Addenda contemplated by the Agreement, setting out activities, measures, responsibilities, budget considerations, designated contacts and other matters deemed appropriate under the Policy, in a form satisfactory to the City Solicitor (or designate) and content satisfactory to the Deputy City Manager, Strategic Initiatives (or designate), in accordance with the Policy; and

3. That staff report annually to Council on activities, outcomes and progress under the Agreement and any Work Plan Addenda, consistent with Policy.

Background

The Great Lakes St. Lawrence Region is a highly industrialized economic area that generates $8 trillion in Gross Domestic Product.[1]

The Great Lakes and St. Lawrence regional supply chain accounts for more than 50 per cent of Canada's cross-border merchandise trade. This trade spans several advanced manufacturing and logistics sectors, including automotive, food processing, construction, mineral processing and machinery development.

[1] See: Great Lakes St. Lawrence Cities Initiative: https://glslcities.org/wp-content/uploads/2025/02/Cities-Initiative-CA-Resolution-February-6-2025-GLSL-Strong-1.pdf

Vaughan is at the heart of the Greater Toronto Area and is deeply integrated into the Great Lakes St. Lawrence Region.

Vaughan is York Region's largest economy and accounted for 47 per cent of York Region's total exports in 2019. Vaughan generated $27.6 billion in real GDP in 2024 and achieved an average annual growth rate of 2.33 per cent between 2015 and 2024. Vaughan's economy is highly diversified, with strong groups of companies in the automotive sector, supply chain and logistics, construction and building materials, medical technology, and food processing, among others.

To future-proof the economy, the City has undertaken a series of major initiatives over the past few years. These include:

- Advancing a destination for the development of the future of healthcare at the Vaughan Healthcare Centre Precinct in partnership with Mackenzie Health, York University and ventureLAB.
- Becoming a site for municipally tested automobility innovation in partnership with the Ontario Vehicle Innovation Network and the Ontario Centre of Innovation.
- Incentivizing complete community development through a Community and Economic Development Fund to attract office and neighbourhood amenities like grocery stores, retail and cultural and knowledge economy spaces.
- Supporting strategic investments through an Investment Concierge service.

The City of Grand Rapids, in Kent County, is the second-largest city in Michigan, with a population of 198,890 as of the 2023 Census.

Like Vaughan, Grand Rapids is an economic leader in its region. The city generates a nominal GDP of $82.3 billion, supported by a diversified economy led by advanced manufacturing and industrial production.

Grand Rapids boasts several economic and cultural assets. These include:

- The Grand Rapids Smart Zone to support innovation, incubation, and commercialization.
- A "Medical Mile" anchored by healthcare, research, and educational institutions.
- The Michigan Manufacturing Technology Center-West, which supports small- and medium-sized manufacturers and is a historical hub for furniture manufacturing.
- An international soft-landing program called the Right Place to help companies work with the local ecosystem and help them integrate into the supply chain.
- Home to major industries and corporations in the manufacturing, health sciences, IT and food processing sectors, such as Steelcase, Bissell and Meijer.

Complementing these economic and cultural assets, Grand Rapids is actively advancing transformational city-building and infrastructure investments that integrate

mobility, housing and placemaking to support its sustained economic growth. These include the:

- Grand Rapids Soccer Stadium to support sport tourism and downtown development.
- Michigan State University's MSU Innovation Center Campus expansion to support knowledge-based economy growth and talent development.
- Market Avenue Gateway as a comprehensive vision for future development on the east bank of the Grand River to connect with and serve diverse communities.
- Gerald R. Ford International Airport to support logistics, business travel and export connectivity.
- Active downtown residential development and public-private partnerships to support affordable housing.
- The development of a 14,000-seat outdoor amphitheatre contributing to year-round programming, tourism and talent attraction.

To help Vaughan's companies connect to the global supply chain and diversify their markets, Vaughan's Economic Development department works with economic development partners to facilitate access to target geographies.

Under the leadership of the federal and provincial governments, Vaughan has undertaken a series of initiatives since 2022 to enhance connectivity to Europe and Asia.

In each trade area, specific markets have emerged as gateway economies for Vaughan. For example, Italy has been identified as a gateway to the European market, and Taiwan and the Philippines are gateways to Asia and the Association of Southeast Asian Nations region.

To support our companies and grow our economy in the Great Lakes St. Lawrence Region, staff have sought a partner in the Midwest and Northeastern U.S. to focus activities. Vaughan's ongoing participation in the Great Lakes St. Lawrence Cities' Initiative is an example of the City's engagement with this region.

Previous Reports/Authority

INTERNATIONAL ECONOMIC RELATIONS – 2025 RECAP AND 2026 ACTIVITIES
Committee of the Whole (1) Report, January 26, 2026.

PROGRESS UPDATE: GRAND RAPIDS, MICHIGAN SISTER CITY AGREEMENT,
Intergovernmental Relations Sub Committee, October 6, 2025.

INTERNATIONAL ECONOMIC RELATIONS 2025 – EARLY 2026 ACTIVITIES,
Committee of the Whole (2) Report, June 17, 2025

INTERNATIONAL ECONOMIC RELATIONS – ITALY 2024 – SUMMARY AND NEXT STEPS, Committee of the Whole (2) Report, September 17, 2024.

VAUGHAN ECONOMIC DEVELOPMENT ACTION PLAN, 2024-27, Committee of the Whole (Working Session) Report, April 10, 2024.

CITY OF VAUGHAN – CORPORATE POLICY - CULTURAL AND ECONOMIC PARTNERSHIPS, January 21, 2024.

Analysis and Options

Grand Rapids has been identified, with the help of Ontario's Agent-General in Chicago, as a partner for Vaughan in the heart of the Great Lakes St. Lawrence Region.

Because of its geographic proximity, sectoral alignment and commitment to inclusive and sustainable cultural and economic development, Grand Rapids was recommended as a partner by, amongst others, Ontario's Agent-General in the region.

The assessment of this partnership has been supported by Grand Rapids Sister City International, a non-profit organization established by the City of Grand Rapids to administer and foster relationships with jurisdictions worldwide. Grand Rapids Sister Cities International is part of the Sister Cities International network, which has promoted more than 1,200 relationships between 780 U.S. cities and cities in 86 other countries.

The City of Grand Rapids' deep commitment to public art and culture, embedded within a strong focus on building diverse and inclusive communities, mirrors Vaughan's values and strategic objectives. This alignment is reflected in the City of Vaughan's ongoing investment in cultural infrastructure, including the McMichael's Canadian Art Collection and the future of the Cultural and Performing Arts Centre.

The City of Grand Rapids' investments in transformational projects that integrate cultural infrastructure and city-building vision with economic development present a strong opportunity for knowledge exchange with Vaughan, particularly as the City advances the development of the Vaughan Metropolitan Centre.

The City of Grand Rapids' clusters in Life Sciences and MedTech, driven by its unique approach to the Medical Mile Cluster, align closely with the City of Vaughan's vision for the Vaughan Health Care Precinct. This alignment presents a unique opportunity for cross-border collaboration and knowledge exchange, particularly as Vaughan continues to develop its own life sciences ecosystem. Both cities share core economic priorities in advanced manufacturing, healthcare and food processing, creating a solid foundation for mutually beneficial partnerships and innovative initiatives.

Grand Rapids' strong manufacturing ecosystem, supported by the Michigan Manufacturing Technology Center-West, aligns closely with Vaughan's strong advanced

manufacturing sector, creating a strategic opportunity for cross-border collaboration focused on technology adoption and supply chain integration to support export readiness in both cities.

The City of Grand Rapids' investments in transformational projects that integrate cultural and city-building goals with economic development present a strong opportunity for knowledge exchange with Vaughan.

Shared strengths across industries provide a strong foundation for collaboration, including business-to-business engagement and supplier matchmaking between companies in both cities.

The establishment of a formal partnership aligns with the City of Vaughan's existing Cultural and Economic Partnership Policy.

Consistent with the City's mandate on cultural partnerships, this Agreement would promote cultural diversity, strengthen bridges of mutual understanding and respect, and facilitate collaboration, providing local cultural organizations with the opportunity to act as cultural ambassadors. It also creates opportunities to enhance tourism while advancing international engagement.

From an economic perspective, the proposed partnership supports the City's economic development objectives by encouraging collaboration and the exchange of best practices, enabling joint initiatives, attracting investment into the City and promoting export development. Collectively, these outcomes would enhance the City's economic and business profile and increase economic development opportunities, supply chain integration and market access for Vaughan businesses and industry associations.

Since the spring of 2024, staff have been working to advance a partnership with Grand Rapids. The partnership has passed a series of milestones, including staff-led delegations, meetings between City Managers and the Cities' respective Mayors, and it has received endorsement from Grand Rapids Sister Cities International.

Progress made to date:

- **Spring 2024:** The City of Vaughan and the City of Grand Rapids were identified as potential partners by Ontario's Agent-General and the City of Grand Rapids Sister City International.
- **Summer/fall 2024**: Initial meetings were held between staff in Grand Rapids and Vaughan. Grand Rapids Sister Cities International formed a local Vaughan Inquiry Committee and initiated preliminary conversations with the City of Vaughan's Economic Development department.
- **April 2025:** Vaughan hosted a staff delegation led by Grand Rapids' City Manager, Mark Washington. City Manager Zoran Postic and City Manager Washington met to discuss city-building priorities.

- **June 2025:** Council adopted an international plan of activities that included the continued work towards a partnership.
- **June 2025:** A delegation from Vaughan, led by Deputy City Manager, Strategic Initiatives, Michael Genova, visited Grand Rapids.
- **July 2025:** Mayor Steven Del Duca and Mayor David LaGrand met at the City of Vaughan.
- **October 2025:** Vaughan's Intergovernmental Relations Sub-Committee received an update on Grand Rapids.
- **January 27, 2026:** Grand Rapids Sister Cities International's leadership presented an overview of next steps to the City Commission in Grand Rapids.
- **February 10, 2026:** Deputy City Manager Genova presented to the City Commission and the Mayor in Grand Rapids Council, followed by the Commission's vote in favour of expanding the Sister City program to the City of Vaughan, adding Vaughan as the seventh sister city of Grand Rapids and the first in Canada.

The City of Grand Rapids Council has formally approved a partnership with the City of Vaughan. This report will reciprocate approval and enable staff to finalize a partnership workplan.

Following approval of the partnership with Vaughan by Grand Rapids' Council, a staff delegation from Grand Rapids is joining the April 14, 2026, Committee of the Whole (2) meeting to provide support for the future partnership.

If Vaughan Council approves this report, a signing ceremony will be held in Vaughan in May. Following the signing, staff will finalize a workplan that may include:

- An annual business mission to encourage cross-border trade.
- The creation of a Grand Rapids-Vaughan economic gateway program.
- A staff-led partnership working group to facilitate:
    - Cross-border learning in city building.
    - Public art celebrations, including a future ARTonBOXES (Vaughan) activation and an on the SLATE exhibition, celebrating the partnership.
    - Talent and cultural exchange, internship opportunities or short-term workforce exchanges to support skills development (e.g., in the food or culinary sector).

Financial Impact

N/A

Operational Impact

All activities are accounted for through the Economic Development department's action plan.

Broader Regional Impacts/Considerations

Cross-border partnerships in the Great Lakes St. Lawrence Region are key drivers of collaboration and a best practice across North America.

While Grand Rapids does not currently have a formal Sister City relationship with an Ontario municipality, Michigan and Ontario have a long-standing relationship. This is enhanced by active partnerships between Ontario and Quebec municipalities and various U.S. partners in the region. These include:

- Kingston, Ontario, and Syracuse, New York
- Barrie, Ontario, and Saginaw, Michigan
- Toronto, Ontario, and Chicago, Illinois
- Quebec City, Quebec, and Albany, New York
- Windsor, Ontario, and Detroit, Michigan

Conclusion

Establishing structured cross-border municipal relationships is integral to advancing the City's municipal economic development strategy, reinforcing integrated regional economies and strengthening supply chain connectivity and resiliency. This approach is reflected through frameworks such as the Kingston-Syracuse Pathway, the Windsor-Detroit cross-border manufacturing and automotive partnership, and the Toronto-Chicago Sister-City collaboration model.

Advancing a similar Sister-City relationship supports Vaughan's active participation in the Great Lakes and St. Lawrence Cities Initiative. It enables the City to serve its business community by expanding market reach, facilitating key partnerships and fostering meaningful exchanges.

For more information, please contact Raphel Costa, Director of Economic Development.

Attachments

N/A

Prepared by

Ghazal Mardmomen, Senior Advisor, International Economic Relations, ext. 7127
Christian Zavarella, Economic Development Officer, ext. 8095
Genevieve Gabanna-Leblanc, Manager, Economic Development, ext. 8889
Raphael Costa, Director, Economic Development, ext. 8891

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: TOURISM HOST IN VAUGHAN GRANT – 2026 SPRING-SUMMER FUND RECOMMENDATIONS

FROM:
Michael Genova, Deputy City Manager, Strategic Initiatives

ACTION: DECISION

Purpose

On behalf of the Tourism Vaughan Corporation Board of Directors, this report seeks Council ratification of the recommendations to fund 29 organizations for projects proposed under the Tourism Host in Vaughan Grant program. The Tourism Vaughan Corporation Board adopted a recommendation on March 18, 2026, to distribute up to $232,500 to local fairs, festivals, and sporting events that contribute to the city's tourism industry. The program is funded from revenues collected under the Vaughan Municipal Accommodation Tax.

Report Highlights

- The Tourism Vaughan Corporation was founded in 2019 to develop and promote Vaughan as a tourist destination for visitors and business travelers. Tourism Vaughan is wholly funded by the encumbered portion of the Municipal Accommodation Tax.
- The Tourism Vaughan Corporation is wholly funded by the encumbered portion (50 per cent) of the Municipal Accommodation Tax. Since the inception of the Municipal Accommodation Tax in 2019, the City has collected more than $18 million in total.
- As a municipal services corporation, the Tourism Vaughan Corporation is operated by City staff within the City of Vaughan's Economic Development department in the Strategic Initiatives portfolio.

Report Highlights continued

- In 2025, the Host in Vaughan Grant program awarded $231,640 in grant funding to 27 recipients, who in turn, directly invested $3.6 million in the local economy, and generated an estimated $4.2 million in economic impact.
- Tourism Vaughan received 37 applications for support from the program between Jan. 21 and March 4, 2026. The submissions were reviewed by a committee of adjudicators, including members of the Tourism Vaughan Advisory Committee and City staff from Economic Development and Recreation Services.
- On March 18, 2026, the Tourism Vaughan Corporation Board of Directors adopted the recommendations to fund 29 organizations for projects proposed under the Tourism Host in Vaughan Grant program in an amount up to $232,500 out of the available funds in 2026, subject to the approval of the Tourism Vaughan Corporation's Voting Member, Vaughan City Council.
- Based on the application details submitted by these 29 applicants, it is projected that these organizations will invest more than $3.6 million in direct spending in the local economy with event supply companies, entertainment providers, and other vendors to execute their projects, representing an overall dollar value of investment leveraged ratio of 15:1 on the $232,500 in contributions that the Host in Vaughan Grant program will invest; meaning, that for every $1 of grant funding disbursed, the event organizers then invest $15 in the local economy to deliver their project.
- Grant recipient organizations are required to provide a final report that outlines their event's final budget and operations, including visitation. To improve operations and accountability, Tourism Vaughan will implement an enhanced visitation tracker in 2026 and adjust the grant funding distribution from releasing 75 per cent up front, to instead release 50 per cent up front.

Recommendations

1. THAT the 29 projects presented in Attachment 2 in this report be approved to receive funding from the Tourism Vaughan Corporation through the Host in Vaughan Grant program, conditional on confirmation with each applicant of satisfactory proof of their: special events permit status, insurance, venue confirmation, prior year financials, and status of good standing with the City of Vaughan.

Background

The Tourism Vaughan Corporation was founded in 2019 to develop and promote Vaughan as a tourist destination for visitors and business travelers. Tourism Vaughan is wholly funded by the encumbered portion of the Municipal Accommodation Tax.

The Tourism Vaughan Corporation is Vaughan's destination marketing and development organization. To achieve its goals, the Tourism Vaughan Action Plan and budget utilize 50 per cent of the revenues generated by the Vaughan Municipal Accommodation Tax under By-law 029-2019.

In Vaughan, the Municipal Accommodation Tax is a four per cent sales tax on hotel night charges. Neighbouring municipalities also levy this sales tax. Vaughan's four per cent sales tax is the lowest in the region. Markham, Toronto and Mississauga, for example, have a higher municipal accommodation tax.

The Tourism Vaughan Corporation is wholly funded by the encumbered portion (50 per cent) of the Municipal Accommodation Tax. Since the inception of the Municipal Accommodation Tax in 2019, the City has collected more than $18 million in total.

Through legislation, the Municipal Accommodation Tax is split between the encumbered portion and the unencumbered portion. A destination marketing and development organization must manage the encumbered portion, and the municipality is assigned the unencumbered portion to offset costs associated with municipal growth, destination development and management.

	Total Collections
2019	$2,117,140
2020	$624,660
2021	$1,315,784
2022	$2,834,266
2023	$3,729,360
2024	$3,830,784
2025	$3,764,040
Total	**$18,216,034**

Table 1: Municipal Accommodation Tax Collections

As a municipal services corporation, the Tourism Vaughan Corporation is operated by City staff within the City of Vaughan's Economic Development department in the Strategic Initiatives portfolio.

The following Council-approved initiatives guide the Tourism Vaughan Corporation:

- the City of Vaughan's Term of Council Strategic Plan.
- the Economic Development Action Plan.
- the Tourism Vaughan Action Plan.
- the Vaughan Destination Master Plan.

As such, City staff, offices, and other resources are invested in supporting Tourism Vaughan's operations.

In 2025, the Host in Vaughan Grant program awarded $231,640 in grant funding to 27 recipients, who in turn, directly invested $3.6 million in the local economy, and generated an estimated $4.2 million in economic impact.

The Host in Vaughan Grant aims to enhance tourism across Vaughan by encouraging visitation and participation at local events. It also encourages strong partnerships between stakeholders in the Vaughan tourism sector. This program helps grow existing events and projects in Vaughan and attracts new activations to the city.

Consideration is given to projects that meet the following objectives:

- delivery of events, product packages and thematic campaigns that support tourism in Vaughan.
- demonstrated traction for the project to draw participants and visitors into Vaughan from more than 40 kilometers away.
- events, activities and programs must take place in the city of Vaughan.
- proposed events and activations encourage residents to participate in their community and generate a sense of pride of place in the city of Vaughan.
- the project promotes inclusivity, cross-cultural collaboration and participation of a diversity of groups and organizations in the city of Vaughan.

The full program guidelines are included as Attachment 1.

Council approved the Tourism Vaughan Corporation's annual budget, which included an additional $230,000 in 2026 for Host in Vaughan Grant fund recommendations. The Tourism Vaughan Corporation budget is fully funded through revenues collected under the Municipal Accommodation Tax. The funding categories and corresponding funding levels are presented in Table 2.

Table 2: Host in Vaughan Grant funding categories

Category	Available funding per project/applicant
Sports Events (sanctioned)	Up to $15,000 or up to $25,000 for International
Business Conferences	Up to $5,000 or up to $10,000 for National/International
Tourism Partnerships	Up to $10,000
Major Festivals and Events	Up to $10,000
Community Activations	Up to $5,000

Previous Reports/Authority

Tourism Host in Vaughan Grant – 2025 Fall-Winter Fund Recommendations
Nov. 25, 2025, Committee of the Whole (Item 4, Report No. 42)

Tourism Vaughan Action Plan – 2025
Feb. 25, 2025, Committee of the Whole (Item 8, Report No. 6)

Vaughan Economic Development Action Plan, 2023-27
April 22, 2024, Committee of the Whole (Working Session) (Item 3, Report No. 13)

Strengthening and Advancing Small Business and Entrepreneurship Services
Mar. 22, 2022, Committee of the Whole (Item 7, Report No. 12)

Vaughan Destination Master Plan
Oct. 20, 2021, Committee of the Whole (Item 5, Report No. 46)

City of Vaughan By-Law 029-2019 - Municipal Accommodation Tax

Analysis and Options

Tourism Vaughan received 37 applications for support from the program between Jan. 21 and March 4, 2026. The submissions were reviewed by a committee of

adjudicators, including members of the Tourism Vaughan Advisory Committee and City staff from Economic Development and Recreation Services.

The program received submissions under the following categories:

- Nine Community Activations (seven recommended for funding).
- 18 Major Festivals (16 recommended for funding with four as a Community Activation).
- Five Sports Events (four recommended for funding).
- Two Business Conferences (both recommended for funding).
- Three Tourism Partnerships (not recommended for funding).

On March 18, 2026, the Tourism Vaughan Corporation Board of Directors adopted the recommendations to fund 29 organizations for projects proposed under the Tourism Host in Vaughan Grant program in an amount up to $232,500 out of the available funds in 2026, subject to the approval of the Tourism Vaughan Corporation's Voting Member, Vaughan City Council.

The 29 organizations and associated projects recommended for funding support by the committee of adjudicators and the Tourism Vaughan Corporation Board of Directors are summarized in Attachment 2.

The disbursement of funds for any approved applicant is conditional on confirmation with each applicant of satisfactory proof of their special events permit status, insurance, venue confirmation, prior year financials, and status of good standing with the City of Vaughan.

This is in alignment with the Council-approved recommendation on March 22, 2022, that the Manager, [Economic Services] (or designate) or City Clerk be authorized to execute agreements, as required during the 2022-2026 time frame related to awarding grants and/or sponsorship funding to eligible individuals and organizations through programs funded by the Federal Government, Province of Ontario, Regional Municipality of York, or non-governmental organizations (NGOs), and administered by the City of Vaughan.

Approved recipients will receive an initial disbursement of 50 per cent of the approved funding amount which will be released to the recipient no earlier than 45 days prior to the start of the project. The remaining 50 per cent will be held back and will only be released upon receipt and successful acceptance of the final report.

Based on the application details submitted by these 29 applicants, it is projected that these organizations will invest more than $3.6 million in direct spending in

the local economy with event supply companies, entertainment providers, and other vendors to execute their projects, representing an overall dollar value of investment leveraged ratio of 15:1 on the $232,500 in contributions that the Host in Vaughan Grant program will invest; meaning, that for every $1 of grant funding disbursed, the event organizers then invest $15 in the local economy to deliver their project.

It is anticipated that demand for funding support will only continue to increase and that the amount of funding requested from the Host in Vaughan grant will continue to exceed the available funding envelope.

During intake for the 2025 program year, applicants requested a total of $536,800 out of the $230,000 annual available funding envelope. As the demand increases, the program will have to seek additional sources of funding to keep up with demand. This should also be taken as a reminder that current funding recommendations should not be seen to set a precedent for subsequent decisions in future years. Increasing demand will result in increasing competition which implies that organizations selected to receive funding in one intake period may not end up qualifying in the same way in a future intake period, especially if other applicants can demonstrate better alignment to the fund objectives.

Financial Impact

There is no financial impact on the municipal tax base. Fund recommendations are allocated from the Council-approved 2026 Tourism Vaughan Action Plan and budget, which is fully funded through revenues collected under the Municipal Accommodation Tax.

Operational Impact

Grant recipient organizations are required to provide a final report that outlines their event's final budget and operations, including visitation. To improve operations and accountability, Tourism Vaughan will implement an enhanced visitation tracker in 2026 and adjust the grant funding distribution from releasing 75 per cent up front, to instead release 50 per cent up front.

A key lesson from the first two years of operation is that enhanced visitation tracking would support participating organizations. Tourism Vaughan and Economic Development will collaborate with Procurement, Finance, Information Technology, and Human Resources as needed to assist participating organizations in counting their visitors in 2026. Starting in late August 2025, staff have already piloted an automated

digital attendee tracking solution and are confident in the technology's accuracy, reliability and privacy features through its anonymized data aggregation.

In addition, Tourism Vaughan staff will work with Legal to adjust the grant funding distribution percentages and link them to key deliverables reported in the organization's post-event reporting in combination with confirmed visitation numbers.

Broader Regional Impacts/Considerations

Beyond delivering on the Council-approved Vaughan Destination Master Plan, the launch and continuation of the Host in Vaughan Grant program in 2026 align with best practices in other communities. Grant support programs for festivals, events, and projects offered by municipalities and tourism destination development and marketing organizations are available Provincially and in many neighbouring municipalities from Toronto, Mississauga, Brampton, Markham, York Region, and beyond.

Additional funding sources will need to be identified in future years to keep pace with the anticipated increase in demand for support and maintain competitiveness with neighbouring municipalities that currently allocate a greater amount of funds than the $230,000 annual funding envelope in the Host in Vaughan Grant program.

Conclusion

As the sole voting member of the Tourism Vaughan Corporation, Council is responsible for approving the Host in Vaughan grant recommendations, as discussed in this report. With approval of the recommendations in this report, Council will continue to support the growth of the local tourism industry.

Upon Council approval, City staff will contact applicants to inform them of the decisions. Approved applicants will be provided with standardized reporting requirements and be required to enter into a written agreement with the City of Vaughan.

In an effort towards continuous improvement of the program, between the 2025 and 2026 funding years, Staff have explored options for third-party verification of applicant-reported participation and attendance key performance indicators for projects funded by the Host in Vaughan Grant program. This will help ensure that organizations continue to adhere to the program objectives and that the post-event reporting provided by organizations maintain the principles of integrity and accountability. In addition, the grant funding distribution will be adjusted from releasing 75 per cent up front to 50 per cent up front, to ensure the release of funding is tied to key deliverables reported in the organization's post-event reporting.

A new funding intake cycle for the 2026 Fall-Winter period opened in early April 2026.

For more information, please contact: Don De Los Santos, Senior Manager, Economic Services, ext. 8874.

Attachments

1. Host in Vaughan Grant program guidelines, January 2026
2. Host in Vaughan Grant funding recommendations, Mar. 18, 2026

Prepared by

Don De Los Santos, Senior Manager, Economic Services, ext. 8874

Tourism Vaughan Festival and Sports Events Hosting Grant and Partnership Funding Program ("Host in Vaughan Grant")

Application Guidelines

2026

Contents

About the Fund 2
Fund Objective 2
Funding Categories 2
Available Funding 4
Funding Term 4
Eligibility 4
Ineligible Organizations 6
Eligible Project Costs 7
The Application Process 7
How to Apply 8
Submitting the Application 12
If Approved for Funding 12

About the Fund

The Host in Vaughan Grant, established in 2024, aims to enhance tourism across Vaughan by encouraging visitation and participation at local events. It also encourages strong partnerships between stakeholders in the Vaughan tourism sector. This program aims to grow existing events and projects in Vaughan and attract new activations to the city.

Fund Objective

Consideration will be given to projects that meet the following objectives:

- Delivery of events, product packages and thematic campaigns that support tourism in Vaughan
- Demonstrated traction for the project to draw participants and visitors into Vaughan from greater than 40 kilometres away
- Events, activities and programs must take place in the city of Vaughan
- Proposed events and activations encourage residents to participate in their community and generate a sense of pride of place in the city of Vaughan
- The project promotes inclusivity, cross-cultural collaboration and participation of a diversity of groups and organizations in the city of Vaughan

Funding Categories

Projects will be assessed under one of the following Funding Categories:

1. Sports Events (sanctioned)
2. Business Conferences
3. Tourism Partnerships
4. Major Festivals and Events
5. Community Activations

Funding Category descriptions:

1. Sports Events (sanctioned)
    - Include a minimum of two (2) consecutive days of amateur competition at a minimum of seven (7) hours per day
    - Occupy a minimum of 50 room nights (#rooms x #nights) in recognized Vaughan paid accommodation providers
    - Are events sanctioned by a recognized sport body or if an emerging sport with no official status, the sport has official rules/regulations that are being adhered to
    - Events are typically characterized as a regional, provincial, national, international or world level competitive, ranking event (as opposed to a participation or festival focused event)
    - E-sports events that satisfy the above requirements are considered eligible

2. Business Conferences
    - The event must be a conference, meeting and/or event that takes place over two nights or more. Some exceptions may apply.
    - The event must attract a minimum number of 250 delegates and/or occupy a minimum of 50 room nights (#rooms x #nights). Some exceptions may apply.
    - Annual General Meetings are not eligible.
3. Tourism Partnerships
    - Non-event based project (see other categories)
    - Projects must clearly demonstrate a direct ability to draw visitors into Vaughan from greater than 40km away
    - Marketing plan includes paid promotion targeting communities outside of Vaughan, York Region.
4. Major Festivals and Events
    - May include festivals and events, that are celebrations of art, culture, food, music, dance, recreation, sport and other special attractions
    - Are open to the public, accessible and welcoming to Vaughan residents and visitors
    - Marketing plan includes paid promotion targeting communities outside of Vaughan, York Region.
    - Have an attendance greater than 2,500 unique participants in-person
    - Typically takes place over multiple days.
    - Have a minimum overall event-specific budget of $50,000
5. Community Activations
    - Lead applicant is a registered not-for-profit corporation
    - May include festivals and events, that are celebrations of art, culture, food, music, dance, recreation, sport and other special attractions
    - Are open to the public, accessible and welcoming to Vaughan residents and visitors
    - Have an attendance greater than 500 unique participants in-person
    - Have a minimum overall event-specific budget of $12,500
    - Priority for consideration will be given to Vaughan-based organizers

Available Funding

Available funding per project, for the funding term, as well as the total funding envelope are outlined in the table below (note: all references to funding amounts are in Canadian Dollars):

Category	**Available funding per project/applicant**	**Total funding envelope**
Sports Events (sanctioned)	Up to $15,000 or up to $25,000 for International	$60,000
Business Conferences	Up to $5,000 or up to $10,000 for National/International	$40,000
Tourism Partnerships	Up to $10,000	$40,000
Major Festivals and Events*	Up to $10,000	$50,000
Community Activations	Up to $5,000	$40,000

* 20 per cent of the total funding envelope in this category will be reserved for new-to-Vaughan events that were not hosted in Vaughan in the prior year

Funding requests will be considered and allocated based on evaluation from the Fund Review Committee. The number of organizations selected will be determined by the strength of the applicant pool and the availability of funding. Applicants should be able to demonstrate their experience and capacity to run the type of event or activation being proposed through examples of prior projects. Funding must be used to complement and leverage other resources (cash and in-kind support such as donations and volunteers) to support the project.

The total Funding Envelope per category may be subject to change, depending on available budget and evolving strategic tourism priorities. All funding is subject to availability in Tourism Vaughan's budget, as Tourism Vaughan determines in its sole discretion.

Funding Term

Funds for each project will be allocated for a term, from January 1, 2026, to December 31, 2026. There is no funding available for multi-year projects. **Projects must be delivered within the allotted timeframe.**

An organization may only qualify to receive funding for one project during each funding term.

Eligibility

Organizations must meet the following criteria in order to receive funding:

- For Event-based proposals, the applicant must read, review, and understand the relevant Hosting an Event in Vaughan guidelines
- Project venue/location must be confirmed by the venue/property management in order to qualify for the release of funding
    - Note: If your event will be at a City-owned facility or park, please book the facility through Recreation Services prior to applying for a Special Event permit.

- Approval of a special events permit (if applicable) shall be made at least fifteen (15) business days prior to the event and must be confirmed by the By-law and Compliance, Licensing and Permit Services department of the City of Vaughan in order to qualify for the release of funding
    - Note: If the presence of paid duty officers is required, this must also be secured and confirmed in order to qualify for the release of funding – confirm this early as certain weekends may already be fully booked by York Region Police – which may force an organization to change their dates
- Organizations proposing a project at the $10,000 or greater support level – must provide third-party audited financial statements (income statement and balance sheet) of the organization for the most recent fiscal year-ended that demonstrates the organization is in good financial standing
- For organizations proposing a project at less than $10,000 support level – must provide board/management prepared financial statements (income statement and balance sheet) of the organization for the most recent fiscal year-ended that demonstrates the organization is in good financial standing
- Have established and documented financial management systems in place
- Have a mandate that benefits Vaughan's residents and/or business communities
- Project operates within the boundaries of Vaughan and provide services to residents/businesses of Vaughan (note: for activations that may have elements that take place outside the City, only the activation elements taking place in Vaughan will be given consideration in terms of impact)
- Have evidence of insurance coverage, including a minimum $2/$5 million liability coverage acceptable to the City of Vaughan
- Comply with the Ontario Human Rights Code in hiring practices and in the provision of all services
- Comply with relevant federal, provincial and municipal laws, bylaws and regulations including *Accessibility for Ontarians with Disabilities Act, 2005*, as amended
- Not be in unresolved litigation with the City of Vaughan or affiliated with an entity engaged in unresolved litigation with the City of Vaughan. "Unresolved litigation" means any unresolved dispute between the City of Vaughan and any other party or related party adverse in interest, including third party and cross-claims, where a legal proceeding has been commenced for an injunction, a mandatory order, a declaration, or the recovery of money
- Must be in good standing with Tourism Vaughan and the City of Vaughan as per above, but also is up-to-date with any prior final reporting requirements from past funding cycles.

In addition, for organizations applying to the **Community Activations category**, organizations must:

- Be a registered Community Service Organization (CSO), in good standing with the City of Vaughan Recreation Department; and/or,
- Be incorporated as a not-for-profit/non-profit organization or registered as charity by the Canada Revenue Agency for the purposes of the *Income Tax Act* (Canada); and,

- Be governed by a Board of Directors that has been democratically elected and has remained active in the last few months

Collaborations between organizations is encouraged. **At least one partner must meet the eligibility criteria**.

Organizations must **submit only one application form**. Collaborative applications with two or more eligible organizations will be considered, however only one organization must serve as the applicant. Collaborative proposals should clearly define roles of each organization and any funding amounts to be transferred by the applicant to the collaborator.

Ineligible Organizations

The following organizations are not eligible for funding:

- Organizations acting in the capacity of a funding body, exclusively for fundraising drives/events
- Building managers and property owners
- Individual residents
- Grant making organizations
- Entities that promote, endorse, or any other way support:
  - Tobacco, vaping, cannabis, hookah
  - Illicit substance use
  - The support of, or involvement in the production, distribution, and sale of weapons and other life-threatening products
  - Terrorism
  - Businesses and offerings that are not family-friendly or may be considered graphic, explicit, offensive, obscene, or that promotes violence, hate, discrimination, intolerance, substances
  - Any activity or organization which, if associated with the City, may constitute a reputational risk for the City as determined by City staff
- Religious organizations unless the program/project being funded:
  - is open to all, regardless of faith, race, or sexual orientation
  - will not incorporate religious teachings or participation in religious services/rites
- Political organizations, including political parties, campaigns, advocacy or lobby groups
- Schools (private, charter or independent, fee-based schools), and public pre-schools, elementary or secondary schools
- Organizations in major deficit or debt positions

Eligible Project Costs

Funding can only be used for eligible **direct personnel and non-personnel project costs** for the proposed project. Eligible projects will be funded up to 40 per cent of the total costs of the project to a maximum per category based on the levels outlined in the 'Available Funding' section.

Direct personnel and non-personnel project costs:

Direct personnel costs for delivery, implementation, monitoring and evaluation of the project:

- Management and coordination – up to 50% of staff salaries for time allocated to the proposed project

Direct non-personnel costs:

- Purchased services from contractors or consultants specifically relating to the delivery, implementation, monitoring and evaluation of the project (i.e. communication, translation etc.)
- Supplies and materials purchased or rented to use in the delivery of the project

Restricted and Ineligible costs

- Applications will not be considered for the following:
  - Purchase of property
  - Religious or political activities or proselytizing
  - Event sponsorships and fund-raising activities
  - Annual General Meeting events
- Funds must **not** be used to support overhead and administration costs (e.g. accounting, legal fees, rent, utilities, etc.)
- Up to 50% of the funding request may be used for direct personnel costs for any project related position, including Project Management/Coordination staff time
- Funding must be used to complement and leverage other resources (cash and in-kind support such as donations, volunteers), with a minimum of 60% of eligible direct personnel and non-personnel costs required for the project funded by other resources. Applicants are required to identify all funding sources in their project budget in their application

The Application Process

The application process includes three stages:

1. Please complete the online application form at https://cityofvaughan.smartsimplebk.ca/s_Login.jsp - during the application intake period. TVC Staff will review and confirm eligibility of proposed projects. If TVC Staff determines that an Application is incomplete, Tourism Vaughan may reject the

application in its sole discretion. Tourism Vaughan is not required to seek clarification or further information from any applicants.

2. The Application will be sent directly to eligible proposals to be completed and submitted for review by the Fund Review Committee.
3. The Fund Review Committee makes recommendations about the applications received to the Tourism Vaughan Board. Final decisions on funding approval are made by the Tourism Vaughan Board. Decisions of the Tourism Vaughan Board are final.

Please note:

- Applicants are strongly encouraged to contact the coordinator of the Host in Vaughan Grant before applying, to discuss the proposed project and application process
- Incomplete applications will be disqualified
- Each applicant can only submit one application per intake period. If more than one application is submitted by the same applicant, the applicant must decide which one application to submit for consideration during that intake period.

How to Apply

The Application form involves completing the following:

Section 1: Contact Information: Organization/Community Group,
Provide the name and contact details of your organization as well as any collaboration partner organizations.

Contact Information: Project Lead
Provide the name and contact details of the individual that will be your organization's key contact and project lead for this project.

Contact Information: Secondary Contact
Provide the name and contact details of an alternate contact from your organization who can be contacted related to this application and proposed project.

All contact information will be used for funding application purposes only.

Section 2: Project Information
Provide a title/name for the proposed project; the specific location(s) where the project will take place; and the start and end date of the project. All approved projects are expected to be completed by December 31, 2026.

Section 3: Project Overview
This section should provide an overview of your proposed project.
This should include:

A. *History of the Project* – has your organization successfully delivered this project in the past or will this be the first time this project gets delivered? If yes, describe how many years the project has been delivered and a brief overview of the project's evolution from then until now. And what, if anything, do you plan to do differently this time around?
B. *Project Goal* – state what you hope to accomplish by the end of this project.
C. *Target Audience* – identify the specific community or group you hope to impact through the proposed project. Define that target audience by highlighting relevant characteristics of this group, including but not limited to demographics, values, attitudes and behaviours, geographic area(s) of the target audience. Additionally, provide the number of people that will be impacted by your project.

Section 4: Project Delivery

The answers in this section should clearly explain why your organization/community group is well-suited to deliver this project. Here you will also explain how the project will be delivered by identifying who else is working with you and what their role in the project will be. You will also be required to outline the proposed work plan (a summarized version) by listing the key steps required to carry out your project.

A. *What skills, expertise, experience and accomplishments make your community group/organization well-suited to deliver this project?* For this question, consider the following: (150 words)
    - What is the mandate of your organization/community group?
    - What are the goals and objectives of your organization?
    - What are some of the current or past programs/services your organization/community group or members of staff have provided and/or delivered to local communities?
    - What are some community-based projects, past grant/funding awards or other special accomplishments that could help with your delivery of this project?
    - Do your staff members have any special skills or experiences that would help ensure project success?

B. *Identify all stakeholders in the proposed project and how each of them will be involved in its delivery*. Define the following groups and explain the specific role each group will play in your project: (150 words)

    - your target audience/community – highlight general details, number of people, any characteristics, behaviours or barriers that could help or hinder the project
    - if applicable, any other organizations or partners that you will work with to help deliver the project. This would include groups or individuals who could influence the success of your project

C. *List the key steps your group/organization will take to deliver your project.* Outline a high level project work plan by listing the key dates for milestones that are expected to be

completed as the project progresses. Your work plan outline should provide a clear picture of how the estimated amount of funding needed for your project will be used. (150 words)

D. *Describe what paid advertising tactics you have committed to which target communities outside of Vaughan, York Region.* Specify the publications, platforms, geographic markets, and total amount of spending budgeted on these initiatives to directly promote your proposed project. (150 words)

Section 5: Project Impact

Explain the potential impacts and outcomes of your proposed project, how your group/organization expects to measure and quantify these impacts and how those results satisfy the objectives of the Host in Vaughan Grant.

A. *What are the intended impacts and/or outcomes of the proposed project?* Outline the expected results of your proposed project. The project outcomes should be specific, measurable and relevant to the project and the objectives of the Host in Vaughan Grant. Include anticipated short and long-term results. (150 words)

B. *What are the estimated **tourist** impacts and/or outcomes of the proposed project?* How many visitors from outside 40km do you anticipate engaging with. How many will be travelling from outside of Ontario? And how many will be travelling from outside of Canada? Provide an estimate of the total number of hotel room nights (at a hotel in Vaughan) that visitors will occupy as a direct result of participation in your proposed project. Have you already identified hotel partner(s) that will be offering a group block or offer for participants in your project? (if yes, please name them).

C. *How will your group/organization measure (quantitatively and/or qualitatively) these impacts and/or outcomes?* Explain how you will monitor and evaluate the success of the project's delivery. Discuss the different methods, strategies and techniques you will use to capture both qualitative and quantitative data. (multiple choice: on-site surveys, post-event survey, advance registration/ticketing, other).

D. *How do the intended impacts and or/outcomes align with the objectives of the Host in Vaughan Grant?* Describe how the intended outcomes of your project satisfy one or more of the core objectives of the Host in Vaughan Grant as outlined in the 'Fund Objectives' section of this Application Guidelines document. (150 words)

E. *What are the potential risks to this project and how will these risks be mitigated?* Identify the potential issues that would threaten the delivery and success of the project. Highlight the steps that will be taken to lessen these risks. For example, presence of emergency first-aid, or paid-duty officers or security. (150 words)

Section 6: Budget Projection

Provide a preliminary evaluation of your proposed project budget. This is the sum of your funding request through the Host in Vaughan Grant and any other funding sources your group/organization may be directing towards this project. Other funding sources refer to monetary donations, other grants or funding your group/organization has been awarded for the proposed project or any financial contributions from any project partners that may be working with you.

Your project's additional funding sources (*i.e.*, all other funding apart from the grant requested from the Host in Vaughan Grant) should represent no less than 60% of the eligible project costs. In other words, the grant request from the Host in Vaughan Grant can only cover **up to 40% of the total eligible project costs**. And therefore, your total project budget should be the sum of your funding request from the Host in Vaughan Grant combined with all additional funding sources.

For example: An organization is contributing (a) $20,000 out of their own reserves to pay for project related costs. The organization also has a project partner that is contributing (b) $5,000 towards the project. The organization anticipates receiving another (c) $10,000 in other grant funding to support the project. Finally, the organization hopes to qualify for a grant from the Host in Vaughan Grant in the amount of (d) $5,000. Therefore, the total project budget is $40,000 – calculated as (a) + (b) + (c) + (d). In this example, the $5,000 grant requested from the Host in Vaughan Grant represents 12.5% of the total $40,000 budget. Because 12.5% is less than 40%, the request is eligible.

i. Other funding sources do not have to be confirmed at the time of the submission of the Application. If you have or think you may have other funding sources, please indicate the agency or provider, the amount (approximate value if unknown) and whether or not the funding source has already been confirmed or is expected (i.e., your group/organization is in the process of applying/has applied and you are awaiting a decision). If the other funding sources are not confirmed at that time, any un-confirmed amount may be excluded from your total project budget, which may impact the amount of grant funding the organization is eligible for.

ii. List any in-kind donations or support that will be directed towards the project. In-kind contributions are the cash equivalent of goods or services (e.g. volunteer time) donated to the project. Only list in-kind donations or support that are confirmed at the time of submission of the Application.

iii. Provide a breakdown of your proposed budget for each of the listed budget categories. Briefly outline the associated actions, activities and/or items that would fall into that category. Where the total dollar amount is unknown, please estimate the amount to the best of your ability. Fill out the funding request, other funding sources (if applicable) and total project budget columns accordingly.

If a certain budget category does not apply to your budget, enter N/A in the description. You may also add other budget categories as needed for your specific project.

Submitting the Application

- Application Submission Deadline: a minimum of two months prior to the event.
- Please complete the online application form at https://cityofvaughan.smartsimplebk.ca/s_Login.jsp - during the application intake period.
- HARD COPY SUBMISSIONS WILL NOT BE ACCEPTED. Please do not send a printed version of your application. Thank you for helping us reduce waste!
- If Tourism Vaughan determines that an Application is incomplete, Tourism Vaughan may reject the application in its sole discretion. Tourism Vaughan is not required to seek clarification or further information from any applicants.
- The City of Vaughan accepts no responsibility for any reason whatsoever, including computer system failures of either the Applicant or the City of Vaughan's service provider, if the Applicant is unable to submit its Application before the Application Submission Deadline, and the Applicant agrees that the City of Vaughan shall have no liability for delays caused by internet/network traffic, degraded operation or failure of any computer system element, including, but not limited to, any computer system, power supply, telephone or data connection or system or software or browser of any type whatsoever.
- It is the sole responsibility of the Applicant to ensure that it can access and exchange data with the City of Vaughan's service provider's computer systems electronically and that it allows sufficient time to successfully access and share data with the City of Vaughan's service provider's computer systems, having regard to the possibility of delays caused by internet/network traffic. Applicants are solely responsible for ensuring that they plan their access to the City of Vaughan's service provider's computer/servers, so that the Applicants can reach the City of Vaughan's service provider's computers/servers, and submit their Applications, before the Application Submission Deadline.

Next steps:

- All funding is subject to availability in Tourism Vaughan's budget, as Tourism Vaughan determines in its sole discretion.
- Tourism Vaughan reserves the right to reject any or all Applications. In addition, Tourism Vaughan also reserves the right to approve a lower funding amount than the amount requested in any or all Applications.

If Approved for Funding

Tourism Vaughan will promote the project, as applicable, on its channels, which may include social media, website, online events calendar or other channels.

Role of the Fund Recipient

Successful funding recipients must submit a final report and evaluation of their project within one month of the end of the event/initiative. Evaluations will determine whether funding recipients have:

- adhered to the project plans submitted during the application phase; and
- made progress towards or achieved the Host in Vaughan Grant goals and objectives

Funding recipients will be provided with standardized reporting requirements and required to enter into a written agreement in form and content satisfactory to the City of Vaughan in its sole discretion as a condition of funding. The City of Vaughan will only advance funds to recipients who accept to enter into such an agreement. Funding recipients will also be asked to provide photos or video documentation of their project activities.

Acknowledgement of Funding

Funding recipients must acknowledge the financial assistance provided by Tourism Vaughan in program materials and signage, including any promotional materials used in project activities. The City of Vaughan and Tourism Vaughan will need a minimum of 2 (two) business days to approve the use of its marks on marketing and promotional materials. This requirement will be discussed in greater detail after a funding decision is made and incorporated into the previously-mentioned agreement.

In addition, for event-based projects, organizations will be asked to specify how Vaughan elected officials, Mayor and members of Council will be invited to an opportunity to speak if there are welcome remarks, including approval requirement on where in the agenda that occurs, in adherence with the events protocol of the City of Vaughan.

Funding Disbursement

The project venue/location must be confirmed by the venue/property management to qualify for the release of funding. In addition, approval of a special events permit (if applicable) must be confirmed by the City's By-law and Compliance, Licensing and Permit Services (BCLPS) department to qualify for the release of funding. Tourism Vaughan and the City of Vaughan have the right to attend the event site or pre-event site visit if required by BCLPS or any other City of Vaughan department without prior notice.

An initial disbursement of 50 per cent of the approved funding amount will be released to the recipient no earlier than 45 days prior to the start of the project and only once the recipient has met the following criteria:

- successful execution of the grant funding agreement
- confirmation of venue/location
- confirmation of permit requirements
- demonstrated proof of insurance satisfactory to the City of Vaughan

The remaining 50 per cent will be held back and will only be released upon receipt and successful acceptance of the final report including satisfactory performance against key

deliverables reported in the organization's post-event reporting in combination with confirmed visitation numbers.

If a proposed project does not or cannot proceed as planned, the entire amount of approved funding will be cancelled, and any portion of funding already disbursed will immediately need to be repaid in full.

Host in Vaughan Grant funding recommendations, March 18, 2026

Applicant/Organization	Project/Event Name	Amount Recommended
Vaughan in Motion	Vaughan Health and Wellness Expo	$ 5,000
Municipal Engineers Association	2026 MEA Conference	$ 10,000
McMichael Canadian Art Collection	Moonlight Gala	$ 5,000
International Chang-Hon Taekwondo Federation (ICTF)	ONTARIO 2026 ICTF UNITY Championship	$ 10,000
Steel Peak Climbing & Ninja (11640038 Canada Ltd.)	2026 Vaughan Climbing and Ninja Warrior Series	$ 5,000
Jewish Russian-Speaking Community of Toronto	Chanukah Wonderland – Festival of Light	$ 5,000
Shier Media Inc.	Persian Festival	$ 5,000
Vaughan International Film Festival	VFF 2026	$ 10,000
City of Vaughan Baseball and Softball Association	Ontario Baseball Association Provincials/National Qualifier 15U	$ 15,000
Muslim Women of Vaughan	Vaughan Multicultural Festival	$ 10,000
Astro Zodiac Enterprises Limited	Boo Fest	$ 10,000
Filipino-Canadian Association of Vaughan	Vaughan Fiesta Extravaganza	$ 5,000
Advantage Tennis International	ITF J200 Woodbridge	$ 10,000
Screemers Inc	Screemers	$ 10,000
Runanthropic - Art In Motion 10K/5K/2K	Art In Motion 10K/5K/2K	$ 5,000
Princess Margaret Cancer Foundation	Princess Margaret Cancer Foundation Road Hockey (formerly Road Hockey to Conquer Cancer)	$ 10,000

Applicant/Organization	Project/Event Name	Amount Recommended
Shadowpath Theatre Productions	Forest of Shadows: Vaughan's Forgotten Folklore	$ 5,000
Ride for SickKids	Ride For SickKids	$ 5,000
Granada Day Cultural Association	Granada Day Festival	$ 10,000
Environmental Science & Engineering Publications Inc.	CANECT 2026	$ 7,500
Vaughan International Music Festival	Vaughan International Music Festival 2026	$ 10,000
Rotary Club of Woodbridge	Humber River Festival and Frog Race 2026	$ 5,000
Vaughan Con Inc.	Vaughan Con	$ 10,000
Woodbridge Agricultural Society	Woodbridge Fair and Woodbridge Village Farmers Market	$ 10,000
The Female Eye Film Festival	24th Female Eye Film Festival	$ 5,000
Cortellucci Hospice Vaughan	Kleinburg Festival of Lights Christmas Market	$ 5,000
The Interactive Jewish Education Centre (IJEC)	Lag Ba'omer Festival	$ 10,000
360 Collectors Expo	360 Collectors Expo	$ 10,000
Fuerza Latina Community Services	Vaughan Latin Festival 2026	$ 10,000

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: VENTURELAB ANNUAL UPDATE 2025

FROM:
Michael Genova, Deputy City Manager, Strategic Initiatives

ACTION: DECISION

Purpose

In accordance with the 2022-2026 partnership agreement between the City of Vaughan and ventureLAB, this report seeks to maintain the partnership in 2026 to continue the work that supports Vaughan's innovators in, for example, medical technology and automobility. 2026 is the final year of the existing agreement with ventureLAB. Economic Development will seek Council advice on a future arrangement with ventureLAB as part of its action planning for 2027 and beyond.

Report Highlights

- Health technology, auto parts manufacturing, and advanced manufacturing innovation are key established and emerging industries in Vaughan's economy. Further, the Information and Communications Technology sector is a growing industry in Vaughan, employing more than 5,600 workers.
- In 2022, Council endorsed a renewed partnership agreement between the City and ventureLAB for 2022-2026 to expand the resources and support available to Vaughan-based technology companies. As per the City's agreement, Council must annually approve the continuation of the partnership and the disbursement of the City's annual contribution.
- ventureLAB is a member of the Vaughan Healthcare Centre Precinct partnership and is contributing to business support programming, such as business advisory services for technology companies and dedicated support for medical device firms, to develop the Precinct into a leading destination for excellence in healthcare and health technology.

Report Highlights (Continued)

- In 2025, ventureLAB delivered programs and services to build innovation capacity, drive job creation and enable economic growth in the city of Vaughan and York Region's technology and innovation sector by supporting companies on their way to generating $131 million in revenue and creating more than 400 jobs.
- In 2026, ventureLAB will continue to deliver services to high-potential technology startups in the MedTech and automobility sectors, promote Vaughan as a key destination for innovation, and contribute to the technology and innovation goals of the Vaughan Healthcare Centre Precinct initiative.

Recommendations

1. That, as per Section 4.4 of the ventureLAB/City of Vaughan 2022-2026 partnership agreement, Council approve the continuation of the partnership in 2026.

Background

Health technology, auto parts manufacturing, and advanced manufacturing innovation are key established and emerging industries in Vaughan's economy. Further, the Information and Communications Technology sector is a growing industry in Vaughan, employing more than 5,600 workers.

Integrating technology into traditional manufacturing processes is central to the success and growth of Vaughan's advanced manufacturing sectors. These sectors are a major driver of the city's economy. With more than $4 billion in economic output and 42,000 workers, Vaughan has one of the most concentrated advanced manufacturing sectors in the Greater Toronto Area. As one of Canada's advanced manufacturing hubs, Vaughan is also an integral part of Canada's Advanced Manufacturing Supercluster, which is developing next generation manufacturing capabilities and incorporating technologies, such as advanced robotics and 3D printing. The automotive sector accounts for a significant share of Vaughan's advanced manufacturing industry, with 45 automotive parts manufacturing companies employing more than 7200 workers.

In 2022, Council endorsed a renewed partnership agreement between the City and ventureLAB for 2022-2026 to expand the resources and support available to Vaughan-based technology companies. As per the City's agreement, Council must annually approve the continuation of the partnership and the disbursement of the City's annual contribution.

To leverage ventureLAB, Vaughan and York Region's provincially designated Regional Innovation Centre, the partnership agreement focuses on advancing three strategic objectives:

1. Contribute to the Diversification and Competitiveness of Vaughan's Economy by building capacity for clusters in Health and Advanced Manufacturing.
2. Establish a ventureLAB facility in Vaughan.
3. Promote and profile Vaughan as a hub for entrepreneurship.

ventureLAB is a member of the Vaughan Healthcare Centre Precinct partnership and is contributing to business support programming, such as business advisory services for technology companies and dedicated support for medical device firms, to develop the Precinct into a leading destination for excellence in healthcare and health technology.

As a Vaughan Healthcare Centre Precinct partner, ventureLAB provides services in Vaughan that contribute to the technology development and commercialization, talent development and innovation goals of the Vaughan Healthcare Centre Precinct partnership.

In 2025, ventureLAB continued to operate the Hardware Catalyst Initiative MedTech Lab in Vaughan. This facility serves as a critical magnet, supporting the growth of high-potential medical device companies and attracting them to Vaughan. ventureLAB opened the lab in 2023 and has continued to develop it as a destination for companies that require specialized equipment to test and develop medical device technologies. The lab is hosted by Sterling Industries, a contract medical device manufacturer, at one of the company's two locations in Vaughan.

In March 2025, the Chairman and the Commissioner, Corporate Services, of the Regional Municipality of York, joined by the City of Vaughan's City Manager, Deputy City Manager of Strategic Initiatives, and Vaughan Economic Development staff toured ventureLAB's facilities. The tour included a visit to the MedTech Hardware Catalyst Initiative in Vaughan and demonstrated ventureLAB's importance to the development of technology products and the growth of technology firms in York Region.

In 2025, ventureLAB delivered programs and services to build innovation capacity, drive job creation and enable economic growth in the city of Vaughan and York Region's technology and innovation sector by supporting companies on their way to generating $131 million in revenue and creating more than 400 jobs.

ventureLAB operates three core initiatives in semiconductors, artificial intelligence, and MedTech. These are areas where Canada holds a strong global advantage and where Canadian businesses continue to demonstrate remarkable need and potential.

ventureLAB has driven impact across York Region with various initiatives. These include:

- ventureLAB has continued to operate the Hardware Catalyst Initiative MedTech lab in Vaughan in partnership with Sterling Industries, which is a more than $2 million provincially funded facility catalyzing the growth of Vaughan's medical technology sector by supporting the growth and development of leading MedTech start-ups and raising the profile of Vaughan as a world-class destination for health innovation.
- In 2025, ventureLAB-supported companies generated $131 million in revenue, raised $55.7 million in capital, and created 423 new jobs.
- In 2025, ventureLAB engaged 66 Vaughan-based companies, including nine companies in the MedTech sector.
- In 2025, six companies were accepted to the MedTech Hardware Catalyst Initiative in Vaughan and gained access to the advisory services, equipment, and research and development support.
- In October 2025, ventureLAB hosted the annual HardTech Summit in Vaughan and welcomed more than 1,700 attendees. The conference is Canada's premier technology event focused on semiconductor technology development. It attracts tech sector institutions, investors, enterprises, and innovators to Vaughan to explore the latest trends and opportunities in the national semiconductor sector.

Previous Reports/Authority

Regional Innovation Centre (ventureLAB) Update – Committee of the Whole, Tuesday, May 07, 2019

Vaughan Economic Development Action Plan 2024-2027

Supporting Vaughan's Innovators – Update and Next Steps – Committee of the Whole (2), Tuesday, February 8, 2022

ventureLAB Annual Update 2022 – Committee of the Whole (2), March 8, 2023

ventureLAB Annual Update – 2023 – Committee of the Whole (2), April 16, 2024

ventureLAB Annual Update 2024 - Committee of the Whole (2), June 17, 2025

Analysis and Options

In 2026, ventureLAB will continue to deliver services to high-potential technology startups in the MedTech and automobility sectors, promote Vaughan as a key destination for innovation, and contribute to the technology and innovation goals of the Vaughan Healthcare Centre Precinct initiative.

In 2026, ventureLAB will continue to advance the growth of Vaughan's emerging technology sector by providing dedicated advisory support to Vaughan-based companies, with a focus on clients in the MedTech and automobility sectors. ventureLAB will also host quarterly content workshops, focused on these two sectors, to advance the availability and accessibility of relevant programming for Vaughan-based clients. Additionally, ventureLAB will collaborate with Vaughan Economic Development staff to create and host two Med-Tech-focused events to amplify Vaughan's visibility with MedTech founders, profile the Vaughan Healthcare Centre Precinct initiative, and highlight opportunities for MedTech firms to grow in Vaughan.

ventureLAB and Vaughan Economic Development staff will also collaborate on international investment attraction activities, leveraging ventureLAB's Soft Landing Program which provides a pathway for international startups to expand their businesses in York Region. ventureLAB and Vaughan Economic Development staff will continue to collaborate on targeted engagements with international companies and partners, including inbound missions, advisory support for expanding companies, and focused promotion with target international jurisdictions in Europe and Asia.

Finally, in 2026, ventureLAB will be exploring opportunities to expand the Hardware Catalyst Initiative for MedTech in Vaughan. Expansion of the lab would enable ventureLAB to support a broader range of MedTech companies at various stages of their development by providing them with access to the equipment, resources, and lab space they need to develop and commercialize their technology. ventureLAB will collaborate with Vaughan Economic Development staff, the Vaughan Healthcare Centre Precinct partners, and the provincial and federal governments to identify potential sites, programming resources, and funding options for lab expansion.

Financial Impact

There are no new financial requests associated with this report.

In 2022, Council endorsed a renewed partnership with ventureLAB for 2022-2026. In accordance with the terms of this partnership, ventureLAB reports annually to Council

on the three key objectives of the agreement to secure approval for the continuation of the partnership.

For 2024-2026, a capital budget request was approved to meet the requirements for the continuation of this partnership agreement, in accordance with the payment schedule set out below:

Year	Payment
2022	$55,000
2023	$75,000
2024	$100,000
2025	$125,000
2026	$150,000

The progressive payment schedule from 2022 to 2026 supports the expansion and intensification of ventureLAB's activities and service levels in Vaughan. The payment schedule was negotiated to bring the City of Vaughan's contributions in line with those of the Regional Municipality of York and the City of Markham.

The City's current partnership agreement with ventureLAB will expire at the end of 2026.

Operational Impact

Economic Development's partnership with ventureLAB enables an expansion of the services and support available to local technology firms and supports efforts to attract new investment in the technology sector to Vaughan.

The partnership with ventureLAB supports key activities across all three units of the Economic Development department: Economic Development by supporting the growth and prosperity of the health technology and automobility sectors; Economic Services by enhancing programs and supports for emerging startups and entrepreneurs; and Strategic Economic Initiatives by contributing to the strategy and implementation of the Vaughan Healthcare Centre Precinct project.

There is no new operational impact associated with this report.

Broader Regional Impacts/Considerations

ventureLAB has a mandate to serve companies in York Region. By working with the

City, ventureLAB continues to fulfil its regional mandate to service tech entrepreneurs – a vital segment of the local and regional economy.

Vaughan is uniquely positioned to develop thriving MedTech and automobility technology sectors by building on existing regional partnerships, expanding resources and support for emerging industry leaders, and attracting new companies to invest in Vaughan's clusters. Many other municipalities in the Greater Toronto and Hamilton Area are responding to economic trends by making significant investments in assets and partnerships to support the innovation sector and secure long-term economic prosperity. Continued investments in expanded services, resources and physical spaces for Vaughan's technology companies will help Vaughan remain competitive relative to other hubs in the Region.

Conclusion

In 2025, ventureLAB delivered services and programs to build innovation capacity, drive job creation and economic growth, and generate an investment pipeline to attract top-tier tech companies from around the globe to Vaughan. Integrating technology into traditional manufacturing processes is central to the success and growth of Vaughan's advanced manufacturing sectors. With more than $4 billion in economic output and 42,000 workers, Vaughan has one of the most concentrated advanced manufacturing sectors in the Greater Toronto Area.

The partnership with ventureLAB supports key objectives across the Economic Development department, including supporting the growth and prosperity of Vaughan's medical technology and automobility sectors, enhancing programs and support for emerging startups and entrepreneurs, and contributing to the strategy and implementation of the Vaughan Healthcare Centre Precinct project. The Hardware Catalyst lab for MedTech, based in Vaughan, continues to be an important resource for emerging medical device firms and reinforces Vaughan's value proposition as a destination for health innovation.

The annual update from ventureLAB highlights major milestones and successes from 2025, including continued support for high-potential startups through the Hardware Catalyst Initiative MedTech lab in Vaughan. With Council approval, Economic Development will continue the partnership with ventureLAB in 2026.

For more information, please contact Raphael Costa, Director, Economic Development, at ext. 8891.

Attachments

1. ventureLAB/City of Vaughan Partnership Agreement (2022-2026)

Prepared by

Julie Flesch, Manager, Strategic Economic Initiatives, ext. 8893
Raphael Costa, Director, Economic Development, ext. 8891

FUNDING AGREEMENT

(the "**Agreement**")

This Agreement is effective as of the 1 day of January, 2022 (the "**Effective Date**").

BETWEEN:

THE CORPORATION OF THE CITY OF VAUGHAN

("CITY")

-and-

VENTURELAB REGIONAL INNOVATION CENTRE

("VL")

(each a "Party" and collectively the "Parties")

RECITALS:

1. WHEREAS VL is a leading technology hub that supports tech entrepreneurs and small businesses, with a vision to make York Region a destination of choice for technology firms to create globally competitive companies, building and scaling in Canada;

2. WHEREAS as a leading innovation partner in York Region with a sustainable governance, funding and staffing model, VL works to grow globally competitive tech titans that build-to-scale in Canada;

3. WHEREAS VL manages programs and services that contribute to business growth and innovation, thereby stimulating the economy and strengthening key sectors in York Region and Vaughan, such as advanced manufacturing, hardware and medtech and other emerging technology sectors;

4. WHEREAS the CITY works to make Vaughan a place where entrepreneurship, business, tourism, art and culture prosper and grow, with one of its strategic goals to develop Vaughan as an entrepreneurial, small business and innovation hub;

5. WHEREAS VL and the CITY share a mutual long-term goal to increase technology related entrepreneurship, research and commercialization services, including the development and operation of an innovation lab in Vaughan;

6. WHEREAS VL has partnered with the CITY, York University and Mackenzie Health to establish and operate an innovation lab on CITY-owned lands at the Healthcare Centre Precinct, adjacent to the new Mackenzie Vaughan Hospital;

7. WHEREAS the CITY and VL have planned tech entrepreneurship services, projects and programs that drive-toward achieving mutual goals (the "Program");

8. WHEREAS the CITY desires to formalize a partnership with VL and fund a portion of

the Program by making a financial contribution to VL pursuant to the terms and conditions set out herein; and

In consideration of the covenants, rights and obligations set out below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1.0 SCHEDULES AND ENTIRE AGREEMENT

1.1 The following schedules form part of this Agreement:

Schedule	Description
Schedule "A"	CITY Official Mark
Schedule "B"	VL Mark
Schedule "C"	Partnership Objectives

1.2 This Agreement constitutes the entire agreement between the Parties concerning the Program. There are no warranties, representations, covenants or agreements, expressed or implied, between the parties except those expressly set forth in this Agreement. Any amendments or modifications of this Agreement shall be in writing and executed by the Parties.

2.0 PARTNERSHIP OBJECTIVES AND BENEFITS

2.1 The purpose of the partnership between VL and the CITY is set out in Schedule C "Partnership Objectives". The Parties acknowledge and agree that Schedule C sets out the objectives and key performance indicators to guide activities under this agreement. The intent is to enable the talent, entrepreneurship, and robust industry clusters in Vaughan and to coordinate CITY and VL efforts to scale Vaughan companies into global enterprises.

3.0 TERM

3.1 The term of this Agreement shall commence on the Effective Date and remain in effect until December 31, 2026, unless terminated earlier in accordance with Article 13 of this Agreement (the "Term").

4.0 PAYMENT TERMS

4.1 The CITY shall pay to VL the sum of $505,000 in accordance with the payment schedule set out below, and VL shall provide the Program hereto:

Year	Payment
2022	$55,000
2023	$75,000
2024	$100,000
2025	$125,000
2026	$150,000

4.2 Payment will be made by cheque, or electronically, payable to VL for the Program.

4.3 The Parties acknowledge and agree that the payments made pursuant to this Agreement are in consideration for only the Program described herein and do not replace, reduce, eliminate or otherwise abate any current obligations, financial or otherwise between the Parties.

4.4 The first payment under this agreement shall be made yearly. Subsequent payments to be made at the start of each calendar year, but will be conditional upon:

(a) successful achievement of the objectives in this Agreement in the preceding calendar year, as evidenced by VL reporting on and meeting, to the satisfaction of the CITY, the key performance indicators set out in Schedule C, and

(b) future CITY budget approvals as required.

5.0 USE OF OFFICIAL MARK

5.1 The CITY grants VL a non-exclusive, royalty-free, world-wide license to use its Official Mark (as set out in Schedule A) during the Term on marketing, advertising, operation, and promotion of the Program subject to the CITY's consent on the initial use

5.2 VL will comply with any guidelines set for the use of the Official Mark. VL will obtain the written approval of the CITY at least five (5) days prior to the use of any marketing or advertising material which uses the Official Mark or refers to CITY in the Program.

5.3 In the event VL defaults on any of the obligations set out in this Article, the CITY will have the right to terminate use of the Official Mark immediately upon written notice of such default. The City may, at its sole and absolute discretion, provide a period in which VL may cure the default, during which time VL may continue to use the Official Mark pursuant to this Article.

5.4 Upon termination of its rights to use the Official Mark, VL will immediately cease any and all use or display of the Official Mark.

6.0 USE OF VL MARK

6.1 VL grants to the CITY a non-exclusive, royalty-free, world-wide license to use VL's Mark (as set out in Schedule B) in association with the operation, advertising and promotion of the Program.

6.2 The CITY's use of VL's Mark will be subject to VL's consent. The CITY will comply with any guidelines set by VL for the use of VL's Mark. The CITY will make a reasonable effort to obtain written approval from VL at least forty-eight (48) hours prior to the use of any marketing or advertising material which uses VL's Mark. The Parties acknowledge and agree that under urgent circumstances the CITY may seek such approval on a same-day or several-hour basis, and VL shall use best efforts to provide approval under such circumstances.

6.3 The CITY is not obligated to use a particular form of VL's Mark and reserves the right to use a colour or black-and-white version of VL's Mark.

6.4 In the event the CITY defaults on any of the conditions set out in the Article of this Agreement, VL has the right to terminate the CITY's right to use VL's Mark after receiving written notice of such default, provided that the CITY is given five (5) business days to cure such default, or such other greater period of time set by VL, after written notice of the default is given.

6.5 In the event of termination of the CITY's right to use VL's Mark, the CITY will promptly cease to produce materials that contain VL's Mark. The CITY may continue to use or display materials that contain VL's Mark for a period of up to three (3) months after the date of termination.

7.0 THIRD PARTY AFFILIATION

7.1 VL shall not permit any trademark, trade name, emblem, logo or other 'official mark denoting or identifying any third party or any third party's products or services to appear in or otherwise form a part of any marketing or advertising materials which display the CITY's Official Mark without the prior written consent of the CITY.

7.2 VL shall not participate in a promotion or activity with a person who is not a party of the Program using the Official Marks or otherwise implying an association with the CITY, or its events, programs, services, and/or facilities without the prior written consent of the CITY.

8.0 PUBLIC ANNOUNCEMENTS

8.1 The Parties will not publicly announce the existence or nature of the Program formed under this Agreement until both Parties consent to such announcement.

8.2 The Parties will provide reasonable advance notice to each other of public announcements, events and ceremonies respecting activities governed by this Agreement. The Parties will make a reasonable effort to provide an opportunity for the other Party to participate in such announcements, events and ceremonies.

9.0 REPRESENTATIONS AND WARRANTIES

9.1 Each of the Parties represents and warrants that the signatories to this Agreement have been duly authorized to execute and deliver this Agreement on its behalf, that the execution, delivery and performance of this Agreement have been duly and validly authorized and that when executed and delivered, this Agreement will constitute a legal, valid and binding obligation enforceable in accordance with its terms.

10.0 NOTICES AND AMENDMENTS

10.1 All notices, demands, amendments, or other communications ("Notices") required or permitted by this Agreement, to be given to any Party, shall be in writing and shall be

(a) delivered either to the individual designated below for such Party, or to an individual having apparent authority to accept deliveries on behalf of such Party at its physical address set out below; or

(b) sent by registered mail; or

(c) sent by electronic mail

at or to the applicable addresses or electronic mail addresses set out below or to such other contact, address or electronic mail address as may be designated by a Party from time to time:

VL contact information:

Jane Gertner
3600 Steeles Ave. E
Room E171
Markham, ON L3R 9Z7
jgertner@venturelab.ca

CITY contact information:

Raphael Costa
Vaughan CITY Hall, 2nd Floor
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
raphael.costa@vaughan.ca

11.0 DISPUTE RESOLUTION

11.1 If a dispute arises concerning the application or interpretation of this Agreement, the Parties will attempt to resolve the matter through negotiation, and may, by mutual consent and at the sole and absolute discretion of the Parties, resolve the matter through mediation with a mutually acceptable mediator or arbitration process in accordance with the *Commercial Arbitration Code* set out in the *Commercial Arbitration Act* (Canada).

12.0 DEFAULT AND TERMINATION

12.1 In the event of default by either Party of any material term or condition of this Agreement, and subject to Section 5.3, the defaulting Party will have thirty (30) days after receiving notice of the default to cure the default or to take steps satisfactory to

the other Party to remedy the default, failing which the other Party may terminate this Agreement effective immediately at the end of such thirty (30) day period by providing notice of termination.

12.2 Either Party may terminate this Agreement

(a) immediately, upon written notice to the other, if the other Party becomes bankrupt or insolvent or enters into liquidation (other than a voluntary liquidation for reconstruction, amalgamation, or similar reorganization) or has a receiver appointed;

(b) on thirty (30) days prior written notice, if the other Party has ceased to carry on business or undergoes a material change in its business activities; and

(c) on ten (10) days prior written notice, in the event that the other Party, including its affiliates and representatives, commits or becomes involved in any activity after the date of this Agreement that results in a material reputational risk to either Party, including without limitation activities which cause offense, outrage, ridicule or contempt and which otherwise may negatively affect the reputation of either Party among the public.

12.3 If this Agreement is terminated before the expiration of the Term, and except if it is terminated pursuant to Sections 13.1 and 13.2(c),

(a) the CITY will receive a pro rata refund of any amounts paid, or pro rata extinguishing of any amounts due, or both as the case may be for any rights or benefits not received by CITY at the time of termination; and

(b) VL shall make a pro rata payment for any rights or benefits received and not paid for at the time of termination.

13.0 INDEMNITY AND LIMITATION OF LIABILITY

13.1 Each Party will indemnify the other Party, its affiliates, and each of their respective directors, officers, employees, elected officials, agents, successors and assigns from and against any liability, loss, cost, damage, settlement, penalty or expense they may incur, including reasonable legal fees and court costs, as a result of

(a) the gross negligence or willful misconduct of the indemnifying Party or any agent or contractor acting on its behalf;

(b) any improper use of the Official Mark (in the case of VL), and VL's Mark (in the case of the CITY); and

(c) any injuries to persons and/or property sustained at any event or activity held or conducted pursuant to the Program, except to the extent that such injury to property or person was caused by the negligence or misconduct of the other Party or any agent, employee or contractor acting on its behalf.

13.2 In no event shall either Party be liable to the other for any consequential, incidental, special reliance or indirect damages (including without limitation lost revenue and lost profits) arising out of or related to the Program, its cancellation or any changes thereto in location, date or otherwise, whether such claim is based in contract or tort.

13.3 Each Party shall defend and indemnify the other Party and its Indemnified Associates against any third party claim, suit, or proceeding arising out of, related to, or alleging unauthorized disclosure or exposure of personally identifiable information and personal information .

14.0 INSURANCE

14.1 Each Party will be responsible for maintaining a commercially reasonable type and amount of insurance to cover its participation in Program activities. Without limiting the foregoing, each Party will provide and maintain comprehensive general liability insurance coverage in an amount of not less than two million dollars ($2,000,000.00) per occurrence during the Term.

15.0 ATTENDANCE

15.1 The Parties agree to attend meetings of the VL Board of Directors and CITY Council (or a Standing Committee of Council), if required, to report on the performance of this Agreement, and the Program.

16.0 GENERAL PROVISIONS

16.1 **Construction.** The Parties agree that the terms of this Agreement result from negotiations between them. This Agreement will not be construed in favour of or against either Party by reason of authorship.

16.2 **Agency.** Nothing in this Agreement is to be construed as authorizing one Party to contract for or to incur any obligation on behalf of the other, or to act as agent for the other Party; or creating a joint venture or agency relationship between the Parties.

16.3 **Severability.** If any one or more of the provisions of this Agreement shall be found to be illegal or unenforceable, this Agreement shall remain in full force and effect, and such term or provision shall be deemed severed.

16.4 **Confidentiality.** The data, phrases and circumstances of this Agreement are completely confidential between the Parties and shall not be disclosed to anybody else. Any disclosure in violation shall be deemed a breach of this Agreement. Neither Party shall use confidential information for any purpose other than to facilitate the transactions contemplated by the Agreement.

16.5 **Intellectual Property and Acquired Data.** All right, title, and interest in generated Intellectual Property and Acquired Data will remain the property of the respective Parties who originated it. Both Parties will promptly notify each other if either becomes aware of any potential infringement with generated Intellectual Property and Acquired Data in the performance of the Program.

16.6 **Waiver.** No failure by either Party hereto at any time to give notice of any breach by the other party of, or to require compliance with, any condition or provision of this Agreement shall be deemed a waiver of similar or dissimilar provisions or conditions at the same or at any prior or subsequent time.

16.7 **Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

16.8 **Assignment.** Neither Party may assign this Agreement to another Party, or any part thereof, nor any amount payable there under, without the prior written consent of the other Party.

16.9 **Force Majeure.** No delay, failure, or default, other than a failure to pay fees when due, will constitute a breach of this Agreement to the extent caused by acts of war, terrorism, earthquakes, other acts of God or of nature, strikes or other labour disputes, riots or other acts of civil disorder, embargoes, or other causes beyond the performing Party's reasonable control.

16.10 **Counterparts.** This Agreement may be executed in one or more counterparts. Each counterpart will be an original, but all such counterparts will constitute a single instrument.

16.11 **Morality Clause.** VL, and all its employees, directors and management, is not involved in any situation or occurrence which subjects VL to public scandal, disrepute, widespread contempt, public ridicule, dishonesty, moral turpitude, or which is widely deemed by members of the general public, to embarrass, offend, insult or denigrate individuals or groups, or that will tend to shock, insult or offend the community or public morals or decency or prejudice the CITY in general, including without limitation involvement in obscene publications or hate groups. Failing any of the foregoing, the CITY may terminate the Agreement effective immediately and provide written notice post facto. VL would be responsible for any fees from the CITY's termination of the Agreement.

IN WITNESS WHEREOF the Parties have signed, by their duly authorized representatives:

VENTURELAB REGIONAL INNOVATION CENTRE

Per: _____

Name: Melissa Chee
Title: President and CEO

Date: May 10, 2022

THE CORPORATION OF THE CITY OF VAUGHAN

Per: _____

Name: Todd Coles
Title: City Clerk

Date:

CITY OF VAUGHAN
APPROVED BY COUNCIL
DATE: May 1, 2019
BY-LAW: ----------
ITEM: CW Rpt. 14 (9
INITIAL: FL

SCHEDULE A

CITY's OFFICIAL MARK



The City of Vaughan logo depicts the clock tower of the municipality's eco-friendly City Hall. This distinctive architectural feature provides an iconic symbol of the City and its development as a sustainable community. The five white lines represent Vaughan's historic centres, symbolizing a continuity with the past since the City's incorporation in1991. The choice of bright corporate colours recalls a rural heritage and highlights the preservation of green space as the City evolved into a major urban centre. The logo design has a modern flair with clean typography that reflects the City's growth as a vibrant and successful community. The new logo design was approved by Council on May 4, 2010.

The logo typeface is called Gotham. Modern and accessible in terms of legibility, Gotham is a family of geometric sans serif typefaces designed by American type designers Tobias Frere-Jones and Jesse Ragan in 2000.

The City of Vaughan logo should appear in its two-colour version whenever possible. The logo can only appear in blue pantone 294 and green pantone 376. No other brand colour is allowed.

Printing limitations will determine the need for grayscale and one-colour logo options. The reversed one-colour option should only appear on dark solid-coloured backgrounds.

Source: City of Vaughan Logo: Standards of Use. (2010). The Corporation of the City of Vaughan. Vaughan, ON.

SCHEDULE B

VL MARK



SCHEDULE C

PARTNERSHIP OBJECTIVES

1. **Rationale/Preamble:**

VentureLAB ("VL") is York Region's Regional Innovation Centre (RIC). It works to scale technology companies in a variety of sectors, including Hardware, Advanced Manufacturing, Medtech, and other emerging technology sectors.

The City of Vaughan ("CITY") is home to York Region's largest economy. With more than 85% of its businesses employing fewer than 20 people, and roughly two-thirds of its firms employing fewer than 10 people, the CITY is a hub for Small Business and Entrepreneurship. Furthermore, the CITY of Vaughan's talented workforce supplies a large manufacturing sector and is one of the reasons why Mackenzie Health opened the Cortellucci Vaughan Hospital – Canada's First Smart Hospital – in 2020.

To enable the talent, entrepreneurship, and robust industry clusters in Vaughan, the CITY's Economic Development Department and VL will coordinate their efforts to scale Vaughan companies into global enterprises.

2. **Partnership Objectives:**

Through an annual report to Council, ventureLAB will report on the following objectives:

Objectives	1-year Key Performance Indicators	5-year Objectives
Contribute to the Diversification and Competitiveness of Vaughan's Economy by building capacity for clusters in Health and Advanced Manufacturing	• # Business engaged in Vaughan (by sector) • # Jobs created in Vaughan, by sector • Funding raised by Vaughan clients • Revenue generated by Vaughan clients • IP filed or granted by Vaughan clients • Establishing a Hardware Catalyst Lab in Vaughan	• Increase the number of Vaughan businesses accessing vL help resulting in funds raised, jobs created, and IP generated • Accelerate the progress of Vaughan-based tech clients from "growth" to "scale" stage • Support Vaughan's medtech, automotive, and advanced manufacturing cluster-building through strategic partnership and access to capital and funding programs • Increase Vaughan's MNEs competitiveness through

		technological and innovation adoption by pairing with vL startup ecosystem • Attract foreign tech SMEs and investment through start-up visa and soft launch programs that are aligned with Vaughan EcDev strategy
Establish a ventureLAB facility in Vaughan.	• Continue to operate and promote Vaughan Beachhead facility • # companies accessing the Space by key sector • # of workshops and mentoring hours in the Space	• Expand from ventureLAB's existing satellite location in Vaughan into a cutting-edge hardware and medtech innovation space and lab to attract founders, industry leaders, and talent to Vaughan
Promote and profile Vaughan as a hub for entrepreneurship.	• Promote and profile ventureLAB lab in Vaughan o Dedicated website presence • Thought leadership demonstrated through publication of: o # of Op-Ed/ News stories/ Blog posts/ Vaughan Success stories	• Promote Vaughan as the Canadian epicenter at the intersection of hardware and health through the publication of stories, thought leadership, media opportunities, highlighting company success stories, commercialization and entrepreneurship

3. **Hardware Catalyst Initiative and Tech Undivided Collaborator:**

City of Vaughan will become an official Hardware Catalyst Initiative and Tech Undivided Collaboration Partner, and as such, will be formally recognized on the ventureLAB website, and will be mentioned, as appropriate, in press announcements and extended marketing activities.

MEMBER'S RESOLUTION

Committee of the Whole (2)

DATE: Tuesday, April 14, 2026

TITLE: MOTION URGING PARLIAMENT TO ENACT A CANADIAN CHINESE HERITAGE MONTH

FROM:
Regional Councillor Mario G. Racco

Whereas, Canada is strengthened by its cultural diversity, and the contributions of Chinese Canadians have been integral to the social, economic, and cultural fabric of the nation;

Whereas, Chinese Canadians have played a significant role in the development of Canada, including contributions to the building of the Canadian Pacific Railway, entrepreneurship, public service, and community leadership;

Whereas, Chinese Canadians have faced historical injustices, including the Chinese Head Tax and the Chinese Exclusion Act, and continue to demonstrate resilience and commitment to building an inclusive Canada;

Whereas, recognizing and celebrating the heritage, culture, and contributions of Chinese Canadians promotes greater understanding, inclusion, and unity across all communities in Canada;

Whereas, other cultural heritage months have been established to recognize and celebrate the contributions of diverse communities across Canada;

Whereas, the City of Vaughan adopted a resolution on March 19, 2024 proclaiming February s Chinese Heritage in the City of Vaughan, a factor leading the Government of Ontario to adopt Bill 183 on December 19, 2024 proclaiming that February be Chinese Heritage Month everywhere in the province;

Whereas, Chinese organizations across Canada and United Against Hate Canada have urged Parliament to enact a Canadian Chinese Heritage Month and called on municipalities to voice their support,

It is therefore recommended:

1. That the City of Vaughan Council recognizes the contributions of the Chinese community to the success and growth of the City of Vaughan, Ontario and Canada;
2. That the City of Vaughan Council urge Parliament to enact a Canadian Chinese Heritage Month; and
3. That a copy of this resolution be sent to all the Members of Parliament.

Financial and Staff Resource Impact

Existing operating budget will be leveraged.
Existing staff resources will be leveraged.

Attachments

N/A

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: ACCESSIBILITY CHAMPION AWARDS - 2026 (TRANSMITTAL REPORT)

FROM:
Accessibility Advisory Committee

ACTION: DECISION

Purpose

To forward recommendations from the Accessibility Advisory Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the Accessibility Advisory Committee to bring forward recommendations to Committee of the Whole for consideration.

Recommendations

The Accessibility Advisory Committee forwards the following recommendation from its meeting of March 23, 2026 (Item 3, Report No. 2), for consideration:

1. That the recommendations in Communications C3, confidential presentation titled “Accessibility Advisory Committee”, dated March 2026, be approved;

2. That a Ceremonial Presentation take place at the May 26, 2026 Council meeting and that staff be directed to contact the awardees to inform and invite them to the ceremony; and

3. That this decision be ratified by Council at the Committee of the Whole meeting of April 14, 2026.

Background

At its meeting of March 23, 2026, the Accessibility Advisory Committee put forward recommendations for this application.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Accessibility Advisory Committee are being brought forward for consideration.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This report is submitted on behalf of the Accessibility Advisory Committee and seeks consideration of recommendation put forth.

For more information, please contact Todd Coles, City Clerk, Extension 8281.

Attachments

1. Accessibility Advisory Committee – Agenda – March 23, 2026 Link
2. Confidential Communication C3 from the Accessibility Advisory Committee Meeting March 23, 2026 *(under separate cover)*

Prepared by

Adelina Bellisario
Acting Supervisor, Council and Legislative Services

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: VPL DEVELOPMENT CHARGES PLAN (TRANSMITTAL REPORT)

FROM:
Vaughan Public Library Board

ACTION: FOR INFORMATION

Purpose
To forward a resolution from the Vaughan Public Library Board meeting of February 19, 2026.

Report Highlights
- This is a transmittal report from the City Clerk forwarding a resolution from the Vaughan Public Library Board for information.

Recommendations
The Vaughan Public Library Board forwards the following resolution from its meeting of February 19, 2026, for information:

1. That the Board receive the presentation by Hemson Consulting on the draft Development Charges and Community Benefit Charges Update;

2. That the Board approve the VPL content contained in the draft Development Charges Update, presented February 19, 2026;

3. That the Board endorsement of the draft VPL Capital Plan and associated Development Charge rates as presented on February 19, 2026, be forwarded to City of Vaughan Council;

4. That the Board formally request that the City of Vaughan include funding for the VPL portion of the land to be procured for the proposed Kleinburg-Nashville joint facility;

5. That the Board formally request that the City of Vaughan continue to advocate for Provincial and Federal infrastructure funding to support VPL capital projects serving new growth; and

6. That the Board inform the City of Vaughan that the reliance on Development Charges (DCs) and Community Benefits Charges (CBCs) funds may be inadequate to support all VPL's growth-related needs, and that additional funding mechanisms should be explored.

Background

The Vaughan Public Library Board's purpose is to ensure the delivery of library services to people who live, work or study in Vaughan, as required by the Public Libraries Act. The Library Board provides guidance and oversight to the Vaughan Public Library Executive Management Team and plays a key role in their strategic direction.

Previous Reports/Authority

None.

Analysis and Options

At its meeting on February 19, 2026, the Board welcomed Andrew Mirabelli from Hemson Consulting Limited and staff from the Finance Department at the City of Vaughan. A presentation was made in relation to the Development Charges (DCs) and Community Benefit Charges (CBCs) and a motion for Item 7.1 was adopted as shown in Attachment 1.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This is a transmittal report from the City Clerk forwarding a resolution from the Vaughan Public Library Board at its meeting of February 19, 2026 for information.

For more information, please contact: Lisa McDonough, Chief Executive Officer, Vaughan Public Libraries.

Attachments

1. Minutes of Vaughan Public Library Board Meeting of February 19, 2026

Prepared by

Isabel Leung, Deputy City Clerk, ext. 8190

7.1 **Presentation re VPL Development Charges Plan**

The Board welcomed Andrew Mirabelli from Hemson Consulting Limited, and Brianne Clace, Michael Marchetti, McPhee Cui, and Nelson Pereira from the Finance Department at the City of Vaughan. A presentation was made in relation to the Development Charges (DCs) and Community Benefit Charges (CBCs). Discussion ensued.

MOTION: **THAT the Board receive the presentation by Hemson Consulting on the draft Development Charges and Community Benefit Charges Update,**

AND THAT the Board approve the VPL content contained in the draft Development Charges Update, presented February 19, 2026;

AND THAT the Board endorsement of the draft VPL Capital Plan and associated Development Charge rates as presented on February 19, 2026, be forwarded to City of Vaughan Council.

AND THAT the Board formally request that the City of Vaughan include funding for the VPL portion of the land to be procured for the proposed Kleinburg-Nashville joint facility,

AND THAT the Board formally request that the City of Vaughan continue to advocate for Provincial and Federal infrastructure funding to support VPL capital projects serving new growth,

AND THAT The Board inform the City of Vaughan that the reliance on Development Charges (DCs) and Community Benefits Charges (CBCs) funds may be inadequate to support all VPL's growth-related needs, and that additional funding mechanisms should be explored.

MOVED BY: **Antonella Nicaso**
SECONDED BY: **Laurie Hewitt**
MOTION CARRIED.

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** 1

TITLE: CULTURAL HERITAGE REVIEW OF LISTED PROPERTIES UNDER SECTION 27 OF ONTARIO HERITAGE ACT WITHIN THE HISTORIC VILLAGE OF TESTON (TRANSMITTAL REPORT)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of March 25, 2026 and seek Council's approval for the possible designation of individual properties located in the historic village of Teston to be designated under Part IV of the Ontario Heritage Act.

Report Highlights

- In accordance with Section 8.1 of Procedure By-law 001-2026, recommendations from Advisory Committees requiring implementation, expenditures, reports, or staff actions must be approved by Council before any action is taken.
- This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee for consideration by Committee of the Whole, and to seek Council's approval.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 1, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved, subject to replacing Recommendation 1. a., to read as follows:

    1. That only the house located at 10891 Jane St. be designated, not the entire property;
    2. That the former Grange Hall located at 10911 Jane St. only be designated, not the entire property; and
    3. That the former Blacksmith Shop and former Lund residence located at 10921 Jane St., not be designated;

2. That the presentation by Katrina Guy, Heritage Specialist and Amanda Sherrington, Heritage Specialist, entitled “Cultural Heritage Review of the listed properties under Section 27 of Ontario Heritage Act within the historic village of Teston”, be received; and

3. That Communication C1, from Joseph Morriello, Jane Street, Vaughan, dated March 24, 2026, be received.

Recommendation of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

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

    a. That Council approve the recommendation of the Heritage Vaughan Committee to designate the following: the former Blacksmith Shop located at 10921 Jane St., 10911 Jane St., and 10891 Jane St. in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18. 2.

    b. That Staff be authorized to publish and serve the Notices 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 Owners, the Ontario Heritage Trust, and published on the City Website.

    c. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention to Designate, Council shall pass a by-law designating the properties and a copy of the by-law shall be served on the Owners and Ontario Heritage Trust and notices shall be published on the City Website.

2. That while the remaining properties have not yielded enough information for designation at this time, they may still contain some cultural heritage value and therefore shall be subject to a Cultural Heritage Impact Assessment as part of a demolition permit application or an application under the Planning Act that would require site alteration of the property as per the requirement of Block 27 Secondary plan.

Background

At its meeting on March 25, 2026, the Heritage Vaughan Committee considered a staff recommendation on the subject matter (Attachment 1 – Report of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026).

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, are being presented for consideration by Committee of the Whole. Council approval is required for these recommendations to take effect.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281

Attachments

1. Report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026.

Prepared by

Francesca Laratta, Legislative Specialist, extension 8628

Heritage Vaughan Committee Report

DATE: Wednesday, March 25, 2026 **WARD(S):** 1

TITLE: CULTURAL HERITAGE REVIEW OF LISTED PROPERTIES UNDER SECTION 27 OF ONTARIO HERITAGE ACT WITHIN THE HISTORIC VILLAGE OF TESTON

FROM:
Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

Cultural Heritage staff are seeking direction from the Heritage Vaughan Committee regarding the possible designation of three individual properties located in the historic village of Teston to be designated under Part IV of the Ontario Heritage Act. This report reviews the seven Jane Street properties that are Listed under Section 27 of the Ontario Heritage Act, to assess their current cultural heritage value under Regulation 9/06 of the *Ontario Heritage Act.*

Report Highlights

- In 2023, as part of the Block 27 Secondary Plan process, the Cultural Heritage Impact Assessment was updated by ASI in July 2015 to review and confirm potential heritage properties and Cultural Heritage Landscapes located in Block 27
- In April of 2024, eight properties on Jane Street that were included as retaining cultural heritage value from the above report and located within the historic village of Teston, were Listed under Section 27 of the Ontario Heritage Act
- This report reviews these properties with recommendations to pursue designation under Section 29 of the Ontario Heritage Act for three of them.

Recommendations

1. That Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:
    a. That Council approve the recommendation of the Heritage Vaughan Committee to designate the following: the former Blacksmith Shop located at 10921 Jane St., 10911 Jane St., and 10891 Jane St. in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18. 2.
    b. That Staff be authorized to publish and serve the Notices 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 Owners, the Ontario Heritage Trust, and published on the City Website.
    c. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention to Designate, Council shall pass a by-law designating the properties and a copy of the by-law shall be served on the Owners and Ontario Heritage Trust and notices shall be published on the City Website.
2. That while the remaining properties have not yielded enough information for designation at this time, they may still contain some cultural heritage value and therefore shall be subject to a Cultural Heritage Impact Assessment as part of a demolition permit application or an application under the Planning Act that would require site alteration of the property as per the requirement of Block 27 Secondary plan.

Background

The potential Cultural Heritage Value of the historic village of Teston was first identified by municipal staff in 1975 as part of a Concession and Lot study of the then Town of Vaughan. From this study the Lund General Store (10933 Jane St.) was first selected for designation in 1987 through By-Law 290- 87. Within the designation itself, the role and importance of the Lund family to the establishment of Teston, formerly Thanesville, informed the historical and associative value of the property, recognizing Teston as a significant settlement within the Town of Vaughan. Although no further designations were pursued, the historic settlement of Teston continued to be referenced in official documents.

In 2015, the City of Vaughan initiated the planning process for Block 27 which is described variously as Concession 4 and Lots through 26 to 30 and is bordered by the streets of Teston Road at the south, Jane Street at the west, Kirby Road at the north and Keele Street at the east edges of the Block. Several studies were commissioned as part of the Block Plan process including the 2015 Cultural Heritage Resource Assessment Report, Attachment 4. Of the 16 properties that are located on the east side of Jane Street, north of Teston Road, this study identified 14 properties on Jane

Street as Built Heritage Resources (BHR) and together identified them as part of one large Cultural Heritage Landscape (CHL).

The properties identified at the time included the following municipal addresses:

- 10811 Jane St.
- 10819 Jane St.
- 10831 Jane St.
- 10841 Jane St.
- 10851 Jane St.
- 10861 Jane St.
- 10885 Jane St.
- 10891 Jane St.
- 10911 Jane St.
- 10915 Jane St.
- 10921 Jane St.
- 10933 Jane St.
- 10945 Jane St.
- 10953 Jane St.
- 10967 Jane St.

The above addresses were identified as the historic village of Teston (CHL 8). The Cultural Heritage Resources and the cultural heritage value of several properties in Block 27 were affirmed throughout the planning process. In 2018, the Block 27 Secondary Plan was passed by the City of Vaughan Council, and the following Cultural Heritage policies were included within the Block 27 Secondary Plan:

> 3.14.5 Cultural Heritage Landscapes – Hamlet of Teston
> "CHL 8, which includes BHR 1 through 14, comprises the Hamlet of Teston. In addition, the Hamlet includes 10933 Jane Street which is designated under Part IV of the *Ontario Heritage Act*. This existing development should be conserved and integrated into future development. A Cultural Heritage Impact Assessment is required as part of the Block Plan approval process. The Cultural Heritage Impact Assessment shall establish the parameters of development for this area, which may include identifying the Hamlet as a Cultural Heritage Character Area as defined in the [Vaughan Official Plan] VOP 2010. The intent will be to provide the maximum flexibility to allow adaptive reuse in conformity with the Low-Rise Mixed-Use designation while still maintaining the heritage character of the Hamlet."

Cultural Heritage staff can confirm that the current Geographic Information Systems (GIS) archaeological map layer overlaps significantly with several Teston village properties and includes significant indigenous and Euro-Canadian 19th century sites. The Block 27 Secondary Plan also requires archaeological monitoring for predevelopment topsoil removal within 1000 meters of indigenous village sites and the Teston ossuary – a requirement that effectively includes all 16 properties.

Within the existing Block 27 Secondary Plan draft Map, the subject properties are identified on the map in an overlapping combination of low-rise mixed use and open space natural buffer land that is part of the Greenbelt area. While these are part of the natural heritage of the area, they provide a natural context for the properties of the

historic village of Teston with several properties in the north extent are wholly or partly within this Greenbelt area. Attachment 2 and Attachment 3.

In 2024, the Block 27 Landowner Group commissioned an updated Cultural Heritage Technical Memo of the properties to provide updated assessments and updated policy context for cultural heritage properties moving forward. The memo did recognize some decline in the routine maintenance of the properties within CHL 8 but still recommended that each previously identified Built Heritage Resource (BHR) require a Cultural Heritage Impact Assessment as part of each individual draft plan application. As a whole, the Teston village properties were described as,

> "CHL 8 - Strong candidate for conservation and integration into future land use development in the secondary plan area. An H.I.A. should be conducted for this resource, and individual properties as needed, during the Block Plan stage to establish a conservation plan and appropriate mitigation measures."

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, for the proposed listing of eight properties: 10831 Jane St., 10841 Jane St., 10891 Jane St., 10915 Jane St, 10921 Jane St., 10945 Jane St., 10953 Jane St., and 10967 Jane St. within the historic village of Teston. The properties were subsequently Listed following Council's meeting on April 22, 2024.

Of the remaining six properties, two were not included at the time as they were part of a separate development application/Ontario Land Tribunal (OLT) proceeding (OP.22.006 & Z.22.009). The remaining 4 properties needed further research to confirm details of construction timeline to determine if the structure is pre 19th century original or post 19th century addition.

The properties of Teston Village are located on the east side of Jane Street, located on the western portion of lot 26 and lot 27. This area would be considered the community's "main street" that would include businesses and residential properties. Earlier maps do show a few buildings located on the west side of Jane Street but only at the intersection of Jane Street and Teston Road. The majority of the village has always been located on the east side of Jane Street, north of Teston Road, see archival mapping on Attachment 6.

Bill 23 (the More Homes Built Faster Act, 2022) amendments to the *Ontario Heritage Act* that came into force on Jan. 1, 2023, mandated that in the case of a property to be listed in the heritage register on or after Jan. 1, 2023, the council of a municipality shall

remove the property from the register if the council of the municipality does not give a Notice of Intent to Designate the property on or before the second anniversary of the day the property was included in the register.

Additionally, Bill 200 (Homeowner Protection Act, 2024) which came into force June 6, 2024, introduced further provisions, such as to ensure that there is a five-year restriction on relisting the property to the heritage register.

In light of these legislations, it is imperative for City of Vaughan staff to identify cultural heritage properties that are currently Listed under Section 27 of the *Ontario Heritage Act* or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the *Ontario Heritage Act*.

The Teston village properties were listed on April 22, 2024, and will lose their listing status on April 22, 2026. While the properties cannot be re-Listed for another five years after the two-year listing period has lapsed, it does not mean that a municipality is required to wait five years before designation. Should a property meet the required criteria for designation under Regulation 9/06, the City may directly designate the property without re-listing.

On Feb. 25, 2026, Cultural Heritage staff prepared a report to Heritage Vaughan Committee with proposal to designate property at 10945 Jane St. under Part IV of the *Ontario Heritage Act* for its design/physical, associative/historical, and contextual heritage value at the Feb. 25, 2026, Heritage Vaughan meeting. Heritage Vaughan Committee voted to not proceed with the designation and passed the following motion:

> "That staff be directed to review the below mentioned properties that are currently listed within Teston Village to determine the feasibility of removing them from the significant heritage structure listing with the City Of Vaughan and that this report, be brought forward to the March Heritage Vaughan committee meeting:
>
> - 10831 Jane Street
> - 10841 Jane Street
> - 10891 Jane Street
> - 10911 Jane Street
> - 10921 Jane Street
> - 10953 Jane Street
> - 10967 Jane Street

Cultural Heritage staff have reviewed the properties listed above and provided recommendations as to which of the properties meet at least two of the nine criteria as outlined in the updated Regulation 9/06 of the *Ontario Heritage Act* for determining a property's design/physical, historical/associative, and/or contextual value or interest, and provided Statement of Cultural Heritage Value or Interest, describing the heritage attributes.

It is important to note that Regulation 9/06 criteria not only award a property points for their structures aesthetic value and high craftsmanship, but also applies to simpler, vernacular architecture and functions. This allows for the consideration of properties that reflect middle and working-class architecture typologies and forms of the 19th and 20th century.

Ontario Heritage Act Designation Criteria

"1. 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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. 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.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark."

Previous Reports/Authority

NEW COMMUNITY AREA - BLOCK 27 SECONDARY PLAN STUDY – June 19, 2018, Addendum Item, 33) Committee of the Whole

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10831 JANE STREET – April 22, 2024, Council Meeting (Item 5, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10841 JANE STREET – April 22, 2024, Council Meeting (Item 7, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10891 JANE STREET – April 22, 2024, Council Meeting (Item 6, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10915-10921 JANE STREET – April 22, 2024, Council Meeting (Item 8, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10945 JANE ST. – April 22, 2024, Council Meeting (Item 9, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10953 JANE STREET – April 22, 2024, Council Meeting (Item 10, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10967 JANE STREET – April 22, 2024, Council Meeting (Item 11, Report No.12), Committee of the Whole (1) Transmittal Report

PROPOSED DESIGNATION OF 10945 JANE ST. UNDER PART IV OF THE ONTARIO HERITAGE ACT
February 25, 2026, Committee of the Whole (2) Transmittal Report

Analysis and Options

Teston represents an intact middle and working class community dating to the early 19th century that was settled primarily along the east side of Jane Street, as shown on Attachment 6, on and adjacent to meadow land and wetlands to the east and which still comprises a significant portion of its rural character. Aerial photographs confirm this pattern from 1954, and these properties still represent the majority of the settled properties. Unlike the disappearance of Edgely, Concord, Purpleville and Patterson village, Teston is a surviving representation of a simple village layout that demonstrates Ontario vernacular architecture on several properties.

The Origins of Historic Teston Village

A review of the Land Titles history for this area shows that although there were some residents in the area as early as 1809 with some renting land from the property owners and the Crown/College land, the settlement and severance of the lots known as 26 and 27 did not start to intensify until the 1840's. When John Thane (or Thain) arrived in the mid 1840's from Heyshaw, Lancashire, England, he purchased property in 1846 that joined the other houses that had been already built.

Shortly after John Thane moved to the area, it was called Thanesville,
Many of the first residents to live in the village also came from Lancashire, and they included the Wilsons, Garners, Jacksons, Hadwens (Hadwins), and Lunds. After Thane returned to England in 1852, the name of the village continued to be known as Thanesville. The name of the village was later changed to Teston sometime between 1867- 1868, after Confederation and when a few formal post offices were being set up. The new name is derived from the birthplace of an early settler by the name of T. Chapman, who was born in Teston, near Maidstone, in Kent, England.

LIFE IN THE VILLAGE

The village of Teston would become a thriving location. Two general stores (10933 and 10953 Jane St.), a church, two halls (including the Grange Hall at 10911 Jane St.), a blacksmith shop (10921 Jane St.), a woodworking shop (10891 Jane St.), undertaking business, school (10841 Jane St.), hotel, and a beer shop were all located in the village. George Wilson was the first postmaster, and his son Thomas J. Wilson, later succeeded him.

Joseph Lund was a significant member within the community. His home at 10945 Jane St. was identifiable, as it was the only home built of brick in the village at the time, as shown on the 1919 Bolton topographic map. Mr. Lund was not only known as a businessman, but he was also a local preacher of the Primitive Methodists. Among his various business operations, he served as a blacksmith, storekeeper, undertaker, and

wheelwright. The building located at 10933 Jane St. was Lund's General Store. Built in 1870, it was believed to be called "The Spite Store" because Mr. Lund felt the price for coal oil was expensive at Mr. Wilson's store. Since Mr. Wilson owned the first general store in Teston, it is alleged that the Lund store was then built in spite. Mr. Lund also built coffins and is responsible for building the first hearse that was used in the area. When Mr. Lund passed away in 1879, his son-in-law William Knight carried on the business until he moved to Maple.

The Teston United Church was another element in the village. The original log cabin dates back to 1870 and was built by the Wesleyan Methodists. At that time, it was known as Hadwin's (interchangeable with Hadwen) chapel, or Hadwen's appointment. The first minister was Rev. Thomas Hadwen, and his descendants were active in church activities. After the new church was built, opening services were held in January 1872. Beginning in 1890, Sunday School was led by Mrs. Adam Dicemen. To write lessons, a sandbox was initially used. This was later replaced by the blackboard. The church would go through various changes throughout the years. An extensive remodeling project occurred in the 1930's due to a decaying foundation; this would cost $1,000. The interior of the church sanctuary was renovated in the 1940's, there was a ceremony for the breaking of the sod for the addition that was added to the church in the 1950's, and in the 1960's the basement was renovated; with contributions made from people from the community. In 1952, an article from The Liberal indicates the celebrations were held to mark the 80th anniversary of Teston United Church. The church would later be demolished in 2005. There were also homes that were once located south of the church. Evidence of their existence are marked by groupings of lilac trees. The decline of the growth of Teston is contributed to the railway expansion in other parts of Vaughan. It is understood that the population of Teston grew to a little over 100 people.

Archaeological Potential

In the 1920's, one of Ontario's earliest archaeologists, A.J. Clark first documented the presence of what we know now as the Indigenous Village of Teston, which would have occupied the area in the 1300's. The significant archaeological potential of the area has been confirmed and affirmed in the Block 27 Secondary Plan as well:

3.14.6 Archaeological Resources

a. Block 27 has the potential for the presence of significant pre-contact or Euro-Canadian archaeological resources throughout the majority of the Secondary Plan Area. Any future developments, beyond those areas that have already been assessed and cleared of any further archaeological concern, must be preceded by a Stage 2 archaeological assessment.

b. Lot 26 is identified as having significant archaeological potential. Any alterations in this area must be preceded by further archaeological assessment to ensure the protection and retention of any documented site.

Built Heritage Resources Review
Cultural Heritage staff have completed research and assessment of the above-noted properties, and have determined that 10891 Jane St. (Bethel Church), 19011 Jane St. (former Grange Hall), and 10921 Jane St. (former blacksmith shop) meet four or more of the nine criteria outlined in the Ontario Reg. 9/06.

All properties were considered to meet criteria 5 pertaining to historical or associative value, because they have the potential to yield information that contributes to the understanding of the Teston site, a Late Woodland Iroquoian site, as well as Teston Village and its community during the mid-19th century.

The Teston site (A1Gv-2) is a 2-3 hectare (5-7 acre) Late Woodland Iroquoian site, which was first observed and recorded by A.J. Clark in 1925 at the northeast corner of Teston Road and Jane Street on Lot 26, Concession 4. The Village was registered within the Ontario Archaeological Site Database in 1971.

The structures built in Teston during this time were located on the east side of present-day Jane Street, and of them most buildings were located close to the road. The village once contained two general stores, a church, a school, a blacksmith shop, and an undertaker business. The population would grow to about 100 people. With a small population, the structures are a reflection of how members of the community lived during that time.

All properties were considered to meet criteria 7 and 8 pertaining to contextual value, as they are important in defining, maintaining or supporting the character of the historic village of Teston, and are physically, functionally, visually or historically linked to its surroundings within the area identified as a Cultural Heritage Landscape.

A short analysis of each property's design/physical & associative/historical values is provided below, with detailed Statements of Cultural Heritage Value provided for the ones recommended for designation as Attachments 7 to 9.

10831 Jane St.
The property at 10831 Jane Street has design and physical value as a representative example of an early-to-mid-19th-century vernacular interpretation of the Georgian

architectural style, typically utilized by Loyalists, with classical detailing that includes rough opening surround mouldings with plain projecting cornice and plain cornice eave returns at the north and south gable ends.

The 1 ½-storey structure is clad with painted wooden horizontal clapboard siding at its south, west, and north elevations, and asphalt shingles at its gabled roof. The main (west) elevation, fronting Jane Street, comprises three bays with its central door and two symmetrical window openings. Openings are detailed with simple wood surrounds and include a restrained entablature above the entrance door that is reminiscent of the Doric order. A simple brick masonry chimney is situated at the north elevation's gable-end. Although original window and door units have since been replaced with new, the structure's integrity largely remains.

The structure at 18031 Jane St. is similar in form, setting (set-back from Jane Street), massing, architectural style, and detailing to the structures at 10819 and 10921 Jane St., suggesting homes may have been constructed by the same builder.

Although the structure's form, proportions, fenestration and detailing are typical of log construction typologies, Cultural Heritage staff could not confirm the construction date or type at this time. Additional research is required to further evaluate cultural heritage value or interest. Further research is required and it is recommended that a future Cultural Heritage Impact Assessment be submitted as part of a demolition or development application under the *Planning Act*.

10841 Jane St.
The property is a rare example of a log home built c.1812, per the 1975 *Old Buildings in the Town of Vaughan* survey, that was converted to a school around c.1860. The building's use as a school was brief, as it had only two teachers: first was Jane Lucas, followed by Ann J. Lockhart. The students paid only twenty-five cents per month, and were taught reading, writing, and arithmetic. Further research is recommended, to confirm potential cultural heritage value or interest.

Further work is required to confirm physical heritage value, and it is recommended that a future Cultural Heritage Impact Assessment be submitted as part of a demolition or development application under the Planning Act.

10891 Jane St. - Recommended for Designation
The property at 10891 Jane St. has design and physical value as **a representative example of a vernacular interpretation of the Gothic Revival architectural style and "Ontario House" typology. This architectural style was grafted onto an earlier log cabin.**

The 1972 *Sketch of the History of Teston* identifies the building as a log house, covered with imitation-brick tar paper, while the 1975 *Old Buildings in the Town of Vaughan s*urvey identifies it as a c.1880 construction, originally owned by Mr. McLaughlin (also spelled McLaughlan). A review of the Ontario Land Titles indicated that what is more likely is that the original house was built in the later 1860's and then later remodelled by Joseph McLaughlin when he purchased the property in 1878.

The structure is currently clad with contemporary vinyl horizontal siding, possibly covering earlier faux brick covering, with a significantly pitched gable roof, with centered front gable. A 'stovepipe stack' brick masonry chimney, typical after c.1830, was built offset the north and south gable ends. The main (west) elevation, fronting Jane Street, comprises three bays with its central door and two symmetrical window openings, detailed with simple wood surrounds. A pointed arch window is set within the front gable above the centred entrance. Although the exterior cladding has been updated, original window and door units at the ground level have since been replaced with new, and a cantilevering open porch built above the entrance, these are distinguishable alterations that are likely reversible. As a result, the structure's condition appears to be good and its integrity largely intact with the structure's setting, form, massing, fenestration pattern, and the front gable window.

The property has historical/associative value due to its association with Joseph McLaughlin a well-known carpenter in the 1870's and 1880's in Vaughan.

10911 Jane St. - Recommended for Designation
The property includes what is believed to be the former Thane Home, as identified in the 1975 Old Buildings in the Town of Vaughan survey, that is representative of a vernacular interpretation of the Ontario Regency architectural style (c.1830-1860), and is a rare example of the Regency style in Vaughan.

The Thane Home is considered to be the first house constructed in Teston, not including previous log constructions. Though the integrity of its original design intent has been partially obstructed due to contemporary exterior cladding throughout and a new central covered porch addition at the main (west) elevation, these appear to be reversible alterations. At this time, Vaughan's municipal heritage register includes two other properties that are designed in the Regency style: 11151 York Regional Rd. 6 and 10499 Islington Ave. The property does not display or demonstrate a high degree of craftsmanship, artistic merit or technical achievement.

The property includes a rare example of a former Grange Hall typology in Vaughan. The vernacular wood structure with board-and-batten cladding and gable roof, finished with corrugated metal, is currently situated parallel to Jane Street. The structure was previously located on the west side and moved to its current location before 1954 per York Maps archival aerial photography.

The property has direct associations with a person that is significant to a community, as it is considered to be the former Thane Home, associated with Mr. Thane, considered to be the founder of Teston, formerly Thanesville. John Thane (spelled Thain) purchased one acre of land from John Wright in 1846 (instrument no.26421).

The property has the potential to yield information that contributes to an understanding of Teston. The former Grange Hall, a building typology historically used for civic functions in a community, such as local meetings and dances, was also used by Grangers, a farmers' co-operative similar to United Farmers Organization.

10921 Jane St - Recommended for Designation
The property includes **a rare example of a vernacular former blacksmith shop and includes a residence that is representative of a vernacular interpretation of the Georgian-style.**

The building known as Joseph Lund's former blacksmith shop at the southwest corner of Lot 27, Concession 4, is the second-known industrial structure on this site. Joseph Lund constructed this blacksmith shop to replace the blacksmith shop owned by John Jackson. The existing building was likely constructed in c.1870 and operated by Mr. Lund between c.1869 and 1886, at which time he owned the property, and is shown as a wagon shop on the 1878 Atlas map of the Township. Although the residence structure's form, proportions, and fenestration are typical of early-to-mid-19th-century log construction typologies, Cultural Heritage staff could not confirm the construction date or type at this time.

Alterations made to convert the former blacksmith shop as a farm machinery establishment 'Hesston' have been clearly documented through archival photo documentation, and speak to the continuing use of the building for industrial purposes which contributes to an understanding of the structure's layers of change and the 'main street' character of Teston. These alterations were largely made to the main (west) elevation and include the infill of second floor openings, the removal of the wood-frame ramp to access the attic floor from the exterior, the introduction of a large garage door, and altering a window opening to suit as a door.

The property has direct associations with a person significant to a community and it reflects the work or ideas of a builder significant to the community. The construction of both the former blacksmith shop and residence properties are associated to Joseph Lund, a local preacher and successful entrepreneur, with the

residence serving as Mr. Lund's home prior to the construction of his home at 10945 Jane St.

Joseph Lund originated from Heysham, Lancashire, England, to parents Richard Lund and Ann Willacy. According to Census of England records and a marriage license, Joseph Lund came to Canada sometime between 1841 and 1846, likely after the completion of his *Joiner Apprenticeship*. He was married to Susanna Crawshaw on 30 Sept 1846 in Toronto. Records indicate the couple moved to Vaughan Township between their marriage and birth of their first daughter, Ann Lund in July of 1847, as Vaughan Township is listed as her place of birth. In total, the couple had 11 children, all who were born in Vaughan Township. Heartache knew no bounds for the poor family, as four of their children died within their first year of life, starting with their first born, Ann, who died in August 1847 and is buried in Hope Cemetery (off Keele St., near the old village of Teston).

At the age of 15, Lund was a *Joiner Apprentice*, and living in a house with 4 other males, as noted in the 1841 Census. A *Joiner* is "one who makes furniture, house fittings and other woodwork, lighter than a carpenter's". The apprenticeship system in England was a long-standing method for skills transfer, and an apprenticeship typically lasted for seven years. Individuals began their apprenticeship in their mid-teens, serving until their early twenties. The apprentice lived with and worked for a "master" joiner, who provided training, lodging and food in exchange for the apprentice's labour.

Joseph Lund was an active member of the Teston community and was a well-liked member of his community who was considered "everybody's friend'. He was a successful businessman who operated several businesses including a blacksmith shop – on the subject site, and built wagons, buggies, sleighs, cutters, coffins and he built the first hearse that was used in Teston. Tremaine's 1860 map of the County of York shows the *Village of Thanesville*, with an already boasting community, indicating two Wagon shops, one likely belonging to Lund.

10953 Jane Street

The buildings have direct associations with a person and institution that is significant to the community. The property's Gothic Revival home was first used as a general store and the post office for Teston, depicted on the 1878 Atlas map, under the charge of George Wilson. The general store's operations were later relocated to the projecting two-storey addition to the south of the frame home, designed with a storefront facing Jane Street, and later influenced Joseph Lund's 'spite store' at 10933 Jane St. The property has since been converted to exclusive residential use, and its exterior Gothic Revival detailing and commercial storefront altered as a result. Currently, the

building is difficult to further assess due to overgrowth, maintenance and modifications. This property requires a future Cultural Heritage Impact Assessment as part of a demolition or development application under the *Planning Act*.

10967 Jane St.
The building may have direct associations with a person that is significant to the community. The property was constructed by the Hadwen family, with possible associations to the Lot 27, Concession 4, pioneering homestead – John Hadwin purchased 150 acres (west ¾ of Lot 27) from King's College in 1865 (instrument no.85411).

The building was originally a one-storey structure, with a second floor added later by the Kyles, grand-daughter of the Hadwen who constructed the home. Further research is recommended, to confirm potential cultural heritage value or interest.

Financial Impact
N/A

Operational Impact
N/A

Broader Regional Impacts/Considerations
N/A

Conclusion
The historic village of Teston has several properties that, individually and together, hold cultural heritage value as now rare surviving examples of Vaughan's working-class settlement from the mid-late 19th century. Successful preservation and conservation has been possible in other areas of York and there is reason to believe that the selective conservation of heritage attributes at Jane and Teston would assist in maintaining the area's heritage character.

The following properties are deemed to retain cultural heritage value but either some attributes could not be confirmed and further work and research is required: 10831 Jane St., 10841 Jane St., 10953 Jane St. and 10967 Jane St. For these properties, a Cultural Heritage Impact Assessment as part of a demolition permit application or an application under the *Planning Act* that would require site alteration of the property as per the requirement of Block 27 Secondary plan.

Staff find that, as examined from archival documentation, the subject properties 10911 Jane St., 10921 Jane St. and 10891 Jane St. hold cultural heritage value and meet 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 and Parks Planning Department is satisfied with the proposed designation of 10891 Jane St., 10911 Jane St., and 10921 Jane St. as they conform 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 designations under the *Ontario Heritage Act*.

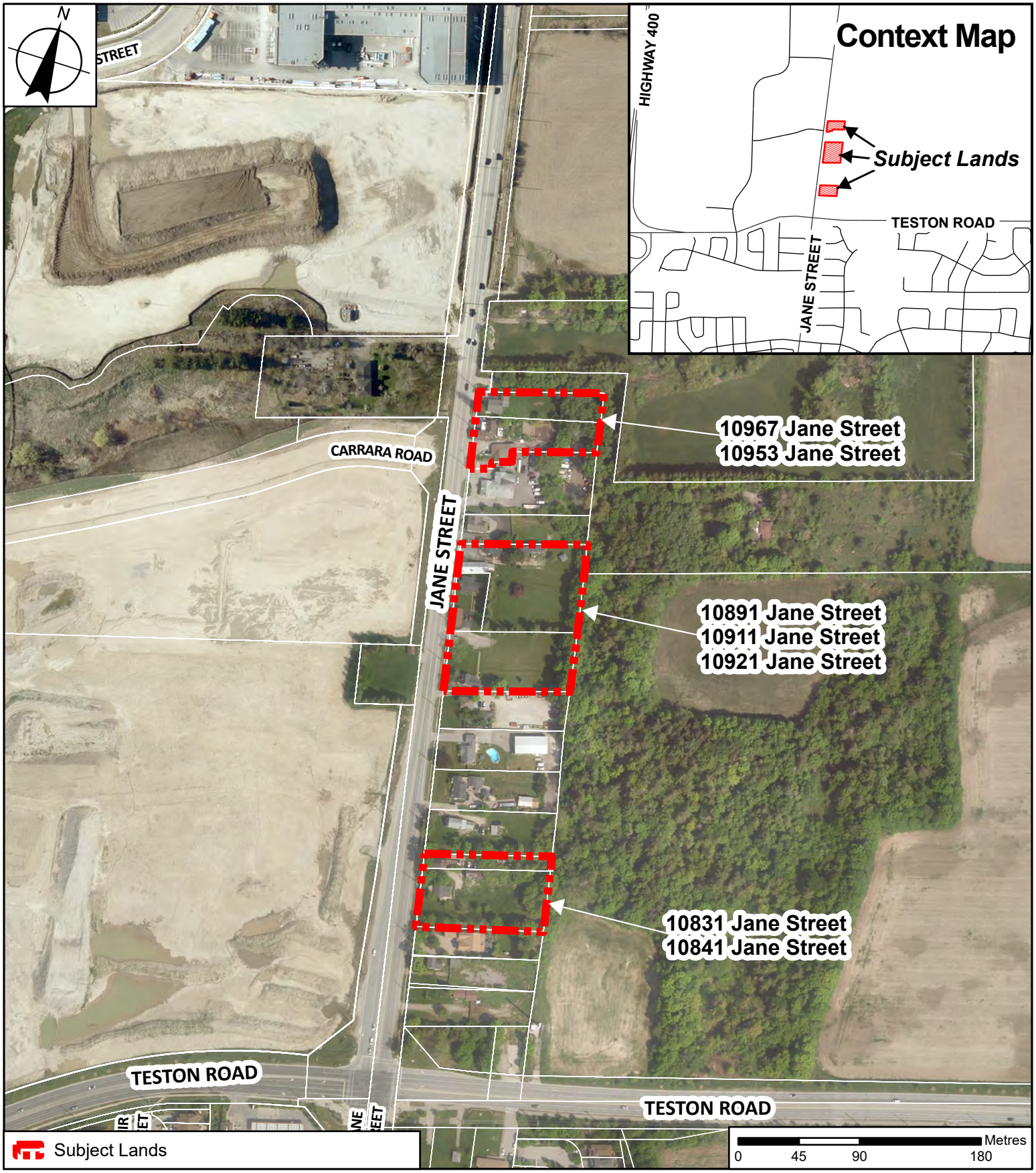
For more information, please contact: Katrina Guy, Heritage Specialist, ext. 8115.

Attachments

1. Location Map
2. Block Plan 27 Secondary Plan map
3. Block Plan 27 Proposed Natural Heritage System – Drawing 4.11.1-C
4. Block 27 Cultural Heritage Resource Assessment Report - July 2015
5. 2024 Cultural Heritage Technical Memo Excerpt
6. Teston Archival Mapping
7. 10891 Jane St. – Statement of Cultural Heritage Value
8. 10911 Jane St. - Statement of Cultural Heritage Value
9. 10921 Jane St. - Statement of Cultural Heritage Value

Prepared by

Katrina Guy, Heritage Specialist, ext. 8115
Amanda Sherrington, Heritage Specialist, ext. 3124
Shahrzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653
Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Location Map

Location:
10831, 10841, 10891, 10911, 10921,
10953 and 10967 Jane Street
Part of Lots 26 and 27, Concession 4

VAUGHAN | Development and Parks Planning

Attachment 1

Date:
March 25, 2026

N:\GIS_Archive\Attachments\Heritage\2026\10831-10967 Jane Street\Map\10831-10967 JaneSt_Map.aprx
Created on: 2/27/2026

BLOCK 27
CITY OF VAUGHAN
BLOCK PLAN

Attachment 2

FUTURE COMMUNITY BLOCK 28

CONCESSION 4

KIRBY ROAD

Lot 30

Lot 29

Lot 28

Lot 27

Lot 26

(Reg. Rd. 55)

JANE STREET

KEELE STREET (Reg. Rd. 6)

BLOCK 20

NP-1
2.5 ha
(1.84 ha)
(0.66 ha)

COMMUNITY HUB
6.75 ha

VISTA GATE EXT. (MAIN ST.)

SWMP-A
2.17 ha
(1.33 ha)
(0.84 ha)

SWMP-B
2.34 ha
(1.59 ha)
(0.75 ha)

COLLECTOR STREET 1

COLLECTOR STREET 4

PIPELINE

TRAIL ALIGNMENT TO BE DETERMINED

NP-2
2.97 ha
(0.95 ha)
(2.02 ha)

ES-II
(YRDSB)
2.40 ha

COLLECTOR STREET 2

Underpass

COLLECTOR STREET 8

SS-IV
(YRDSB)
5.92 ha

NA
4.16 ha

SWMP-D
2.91 ha
(2.0 ha)
(0.91 ha)

ES-III
(YCDSB)
2.4 ha

SWMP-C
2.13 ha

NP-3
2.17 ha

Cemetery

COLLECTOR STREET 3

SWMP-F
3.0 ha

COLLECTOR STREET 5

ES-VI
(YRDSB)
2.4 ha

ES-I
(CSV)
2.0 ha

COLLECTOR STREET 6

SWMP-J
3.4 ha

NP-5
2.5 ha

COLLECTOR STREET 7

SWMP-E
2.61 ha
(1.96 ha)
(0.65 ha)
(0.24 ha)

NP-4
2.68 ha
(2.44 ha)

ES-V
(YRDSB)
2.40 ha

SWMP-H
1.57 ha

SWMP-G
2.10 ha

SWMP-I
2.67 ha

TESTON ROAD (Reg. Rd. 49)

BLOCK 26 COMMUNITY

30

LEGEND

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Transit Hub*
- Transit Hub Special Study Area**
- Private Open Space
- Natural Areas (Including Buffers)
- Infrastructure and Utilities
- Additional Natural Areas (Compensation)
- SWM Facility
- Greenbelt Area
- Neighbourhood Parks
- Schools
- Block Plan Boundary
- Property Lines
- Trails
- Non-Participating Owners
- Kirby GO - Transit Hub Centre
- Public Squares

* The ultimate configuration (size and location) of the Transit Hub lands will be determined through the Transit Hub Special Study or a development application, which will inform subsequent amendments to the Block Plan and Official Plan

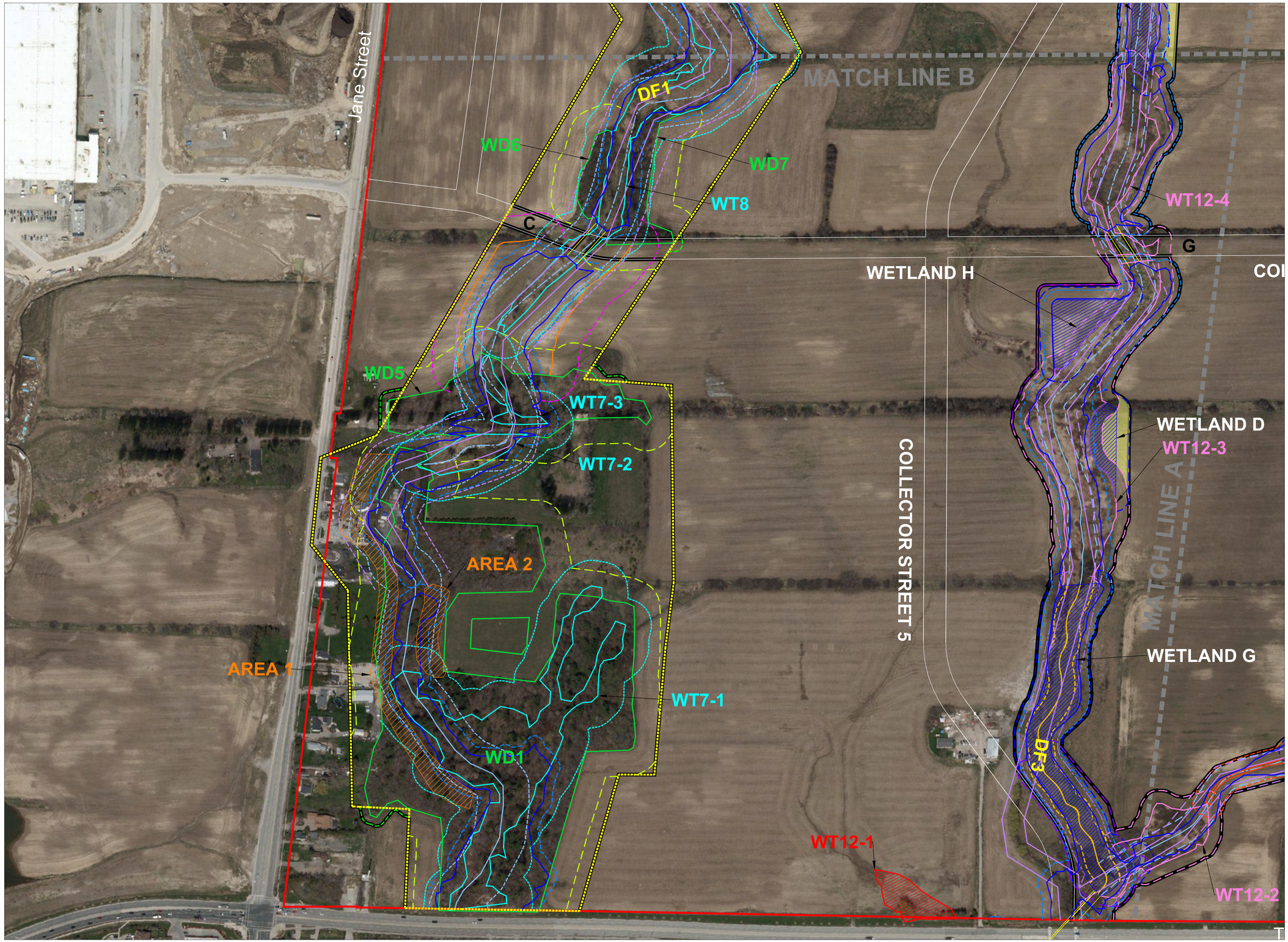
** As Identified in the Secondary Plan

Land Use	Area outside Transit Hub Centre (ha)	Area within Transit Hub Centre (ha)	Total (ha)
Parks (outside Greenbelt)	10.9597	0.0000	10.9597
SWM Facility (outside Greenbelt)	20.4083	0.0000	20.4083
Low Rise Residential	86.3894	0.0000	86.3894
Low Rise Mixed Use	46.3677	0.0000	46.3677
Mid Rise Residential	0.0000	29.7063	29.7063
Mid Rise Mixed Use	0.0000	13.2706	13.2706
Transit Hub	0.0000	1.3190	1.3190
Schools	17.5031	0.0000	17.5031
Roads	57.2178	9.7273	66.9451
Developable Area	**238.8460**	**54.0232**	**292.8692**
Greenbelt Area	7.5903	0.0000	7.5903
Natural Areas (Including Buffers)	67.8378	10.9604	78.7982
Parks (within Greenbelt)	1.8572	0.0000	1.8572
SWM Facility (within Greenbelt)	4.4636	0.0000	4.4636
Additional Natural Areas (Compensation)	2.7564	0.9136	3.6700
Infrastructure and Utilities	4.2751	6.0639	10.3390
Private Open Space	0.0000	0.1422	0.1422
Non-Developable Area	**88.7804**	**18.0801**	**106.8605**
Gross Area	**327.6264**	**72.1033**	**399.7297**

0 50 100 200m

BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1:4000	December 6, 2024	18189 - 140sk
Scale	Date	Drawing Number





Legend

- Block 27 Boundary

Woodlands
- Significant Woodland
- Staked Woodland + 10 m
- Staked Woodland in Greenbelt + 10 m (for areas beyond Greenbelt boundary)
- Staked Woodland in Greenbelt + 30 m
- Staked Woodland - Not Significant (TRCA and Beacon, 2019 and 2020)
- Proposed Woodland Creation
- Proposed Removal of Woodland Units Outside of the Proposed NHN

Drainage Features
- Permanent Drainage Feature
- Intermittent Drainage Feature
- Intermittent and Permanent Drainage Features + 15 m
- Intermittent and Permanent Drainage Features + 30 m
- Watercourse Realignment
- Watercourse Realignment + 15 m

Top of Bank
- Proposed Top of Bank (Beacon 2021) Accepted by TRCA
- Staked Top of Bank + 10 m
- Staked Top of Bank + 30 m
- Realigned DF3 Top of Bank + 10 m

Wetlands
- Provincially Significant Wetlands (PSW)
- Staked Wetlands + 15 m
- Staked Wetlands + 30 m
- Proposed Wetland Creation
- Proposed Wetland Creation + 15 m
- Proposed Removal of Wetland Units Outside of the Proposed NHN
- MNRF Mapped PSW (Re-evaluated by Beacon as non PSW)
- MNRF Mapped Wetland + 15 m
- Wetland Re-evaluated non PSW (Beacon 2023)
- Wetland Re-evaluated non PSW (Beacon 2023) +15 m
- Wetland Re-evaluated non PSW (Beacon 2023) +30 m
- Wetland Re-evaluated non PSW +10 m (Property 9)

Others
- New Corridor (Including 15m wide Meander Belt +10m)
- Meander Belt
- Meander Belt + 10 m
- Meander Belt + 30 m
- Meander Belt for Realigned Portions of DF3 + 10 m
- Greenbelt (MMAH 2017)
- Future Uncontrolled Floodline (SCE 2024)
- Future Uncontrolled Floodline (SCE 2024) + 10 m
- Proposed Collector Road Network Infrastructure (SCE 2023)
- Proposed Culverts (SCE 2023)
- NHS Proposed Additions
- NHS Proposed Withdrawals
- Proposed NHS Addition Subject to the Transit Hub Station Study
- Proposed Natural Heritage Network (NHN) Limits
- Areas of Steep Slopes

NOTES: SCALE SHOWN IS FOR AN 36" X 24" PAGE.
FOR ILLUSTRATIVE PURPOSES, DO NOT SCALE

BEACON ENVIRONMENTAL

PROJECT
Block 27 Vaughan

SHEET TITLE
Proposed Natural Heritage System

DESIGN BY:	--	PROJECT Nº:	219115.1
DRAWN BY:	CMN	NORTH ARROW	
CHECKED BY:	JM		
DATE:	31 July 2025		
SCALE:	N.T.S.	Drawing Nº:	4.11.1-C

2025-06-16, Block 27 - Figure 9_219115.1.dwg

CULTURAL HERITAGE RESOURCE ASSESSMENT

NEW COMMUNITY AREA – "BLOCK 27"
LOTS 26 TO 30, CONCESSION 4,
GEOGRAPHIC TOWNSHIP OF VAUGHAN

CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK, ONTARIO

Prepared for:

Macaulay Shiomi Howson Ltd.
600 Annette Street,
Toronto, ON M6S 2C4
T 416-487-4101
F 416-627-0982

ASI File 14SP-052

May 2015 (revised July 2015)

ASI Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
416-966-1069 F 416-966-9723 asiheritage.ca

Table 2: Built Heritage Resources and Cultural Heritage Landscapes within the Block 27 New Community Area

Feature[3]	Location	Feature Type	Heritage Recognition	Description	Photograph(s)
CHL 7	11244 Keele Street	Farmstead	Register	*Existing Conditions:* The property features a nineteenth-century Victorian vernacular farmhouse, a large gambrel barn and a variety of landscape features. The dichromatic brick structure features an irregular footprint, a cross gable roof, decorative wooden barge board, buff brick decorative elements like quoins and detailed arches over windows, covered verandas on the east and south elevations, and a number of more recent additions to the rear. The gambrel barn has fieldstone foundations and has been repurposed as "The Maple Barn Store," which sells antiques and farm supplies. Both the farmhouse and the barn are in excellent condition. There are a number of other outbuildings on the property. Landscape features include mature trees, circulation routes, tree lines, and fence lines. *Historical Summary:* The property at 11244 Keele Street is located in the southeast quarter of Lot 29, Concession 4 in the former Township of Vaughan. Historic mapping indicates that the property was occupied by D. Barker in 1860, Charles Nixon in 1878, and Homilius (?) and son and William Thomas in 1917. No farmhouses are illustrated in the vicinity of the extant structures of CHL 7 on the maps. Aaron Barker emigrated from Yorkshire, England in 1832, and farmed in Vaughan Township until he moved to Etobicoke. It is unclear if D. Barker is related to this man. William Nixon was born 1848 in Vaughan to father Robert Nixon, born 1823 in Ireland. Charles Nixon is presumed to be the son of William Nixon. William Thomas purchased Lot 28, Concession 4 in 1876. He sold the farm to his brother Henry in 1893, who then bought the adjoining farm in Lot 29 from the Nixons. Henry's son George moved onto the farm in 1922. Historic topographic maps from the first half of the twentieth century depict a brick or stone structure in the same location as the existing farmstead, which can also been seen on orthophotography from the second half of the twentieth century.	
CHL 8	Teston	Historical Settlement	Identified: field review and/or historical mapping (as a historical settlement) Individual properties have their own level of heritage recognition.	*Existing Condition:* The historical settlement of Teston features a number of nineteenth and early twentieth century residences of similar scale and massing on long and narrow lots. Houses tend to be of frame construction in simple vernacular architectural styles and are generally set relatively close to the road. A narrow sidewalk is separated from Jane Street by a narrow grass median and shallow ditch. The sidewalk extends to just north of 10967 Jane Street (BHR 14) and then stops. Most of the entrance drives are gravel and are carried over the ditch by metal culverts. Mature trees dot the properties along this stretch of Jane Street and tree lines mark the boundaries between a number of lots. Individual built heritage resources identified within CHL 8 include: • BHR 1: 18011 Jane Street (Inventory: of interest) • BHR 2: 10819 Jane Street (Identified: field review) • BHR 3: 10831 Jane Street (Inventory: of interest) • BHR 4: 10841 Jane Street (Inventory: of interest) • BHR 5: 10851 Jane Street (Inventory: of interest) • BHR 6: 10861 Jane Street (Identified: field review) • BHR 7: 10885 Jane Street (Inventory: of interest)	 BHR 1  BH 2  BHR 3  BHR 4

Table 2: Built Heritage Resources and Cultural Heritage Landscapes within the Block 27 New Community Area					
Feature[3]	**Location**	**Feature Type**	**Heritage Recognition**	**Description**	**Photograph(s)**
				• BHR 8: 10891 Jane Street (Inventory: of interest) • BHR 9: 10911 Jane Street (Inventory: of interest) • BHR 10: 10921 Jane Street (Inventory: of interest) • BHR 11: 10933 Jane Street (Designated Part IV of the OHA) • BHR 12: 10945 Jane Street (Inventory: of interest) • BHR 13: 10953 Jane Street (Inventory: of interest) • BHR 14: 10967 Jane Street (Inventory: of interest) Of note is Lund's General Store (BHR 11) which was Designated in 1987 (By-law 290-87) for its historical and architectural values. The reason for designation as described in the by-law is as follows: *Lund's General Store, constructed in 1870 features two large multi-paned, arcaded, storefront windows aside a recessed entranceway; features which clearly characterize the structure's merchantile origins. Decorative trimwork below the eaves reflects the arched design of the windows. This building is one of the few remaining structures in Teston which played an important role in the Village's moderate commercial infrastructure. Furthermore, its role of providing materials and goods to Teston's early resident was an essential element of 19th century lifestyle.* *Historical Summary:* The historic settlement of Teston is located at the intersection of Jane Street and Teston Road, two historical thoroughfares. As is indicated in *A History of Vaughan Township*, Teston "At one time… was a very flourishing place and could boast two stores, a church, two halls, a blacksmith shop, a woodworking shop, undertakers business, school, hotel and even a beer shop" (Reaman 1971:121). The village was originally named Thanesville after its English founder who built a home on the land somewhere between 1847 and 1852. The name was changed to Teston shortly after 1867, after the eponymous village near Maidstone, in Kent, England, which was the birthplace of early settler T. Chapman. (Reaman 1971:121). Two wagon shops, shown on the 1860 *Tremaine Map of the County of York*, developed into carriage factories and became the main industry of the community throughout the nineteenth century. The hamlet experienced a decline in the late nineteenth and twentieth century. During the 1960s to the mid-1970s, a number a new residences were erected particularly on the east side of Jane Street and Teston Road.	 BHR 5  BHR 6  BHR 7  BHR 8  BHR 9  BHR 9  BHR 10  BHR 10  BHR 11  BHR 12

Table 4: Summary of Results					
Feature	**Location**	**Feature Type**	**Recognition**	**Results of Analysis and Heritage Evaluation as Applicable**	**Follow-up/Recommendations**
				contextual values	
CHL 6	CN Rail	Railscape	Identified: field review and/or historical mapping	This transportation corridor follows the alignment of a rail line that was established in the mid-nineteenth century. The railscape contributes to the overall scenic and historical character of the landscape.	This railscape should be documented in advance of development
CHL 7	11244 Keele Street	Farmstead	Register	Previously identified architectural, historical, or contextual values.	Strong candidate for conservation and integration into future land use development in the secondary plan area. An HIA should be conducted for this property during the Block Plan stage to establish a conservation plan and appropriate mitigation measures.
CHL 8	Teston	Historical Settlement	Identified: field review and/or historical mapping	Confirmed architectural, historical, or contextual values.	Strong candidate for conservation and integration into future land use development in the secondary plan area. An HIA should be conducted for this resource, and individual properties as needed, during the Block Plan stage to establish a conservation plan and appropriate mitigation measures.
CHL 9	Kirby Road	Roadscape	Identified: field review and/or historical mapping	This roadscape continues to retain scenic features that are evocative of its nineteenth century origins and function as an original concession road.	This roadscape should be documented in advance of road improvements.

Providing Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
T416-966-1069 F416-966-9723 asiheritage.ca

September 9, 2024

TO: Richard Unterman, Unterman McPhail Associates

FROM: Annie Veilleux, M.A., C.A.H.P., and John Sleath, M.A., Archaeological Services Inc.

RE: **Cultural Heritage Technical Memo for New Community Area "Block 27", City of Vaughan**

ASI File: 24CH-048

In May 2024, Archaeological Services Inc. (A.S.I.) was retained by Block 27 Landowner's Group to update recommendations for the New Community Area – "Block 27" Cultural Heritage Resource Assessment (C.H.R.A.) completed by A.S.I. in May 2015 (Archaeological Services Inc., 2015) based on the current existing conditions of the properties within Block 27. To complete this technical review, a field review of the Block 27 study area was completed to document any physical and contextual changes to Built Heritage Resources (B.H.R.s) and Cultural Heritage Landscapes (C.H.L.s) identified in the 2015 C.H.R.A. This memo provides updated recommendations where changes to identified B.H.R.s and C.H.L.s have occurred, and confirmation of recommendations and mitigation measures for all unchanged properties. All properties of interest in the Block 27 Study Area are in the City of Vaughan, and are bound by Jane Street on the west, Kirby Road in the north, Keele Street on the east, and Teston Road to the south (Figure 1).

This technical memo includes the following:

- A summary review of the 2015 C.H.R.A. findings is provided in Section 1.0;

Memorandum

- A brief description of the existing conditions of the study area is provided in Section 2.0;
- An updated inventory of B.H.R.s and C.H.L.s, which includes a description of changes to the identified properties since the 2015 field review as well as photographs from 2015 and 2024, is included in Section 3.0;
- A review of the recommendations from the 2015 C.H.R.A. – including updates where necessary – is included in Section 4.0; and
- A list of references is included in Section 5.0.

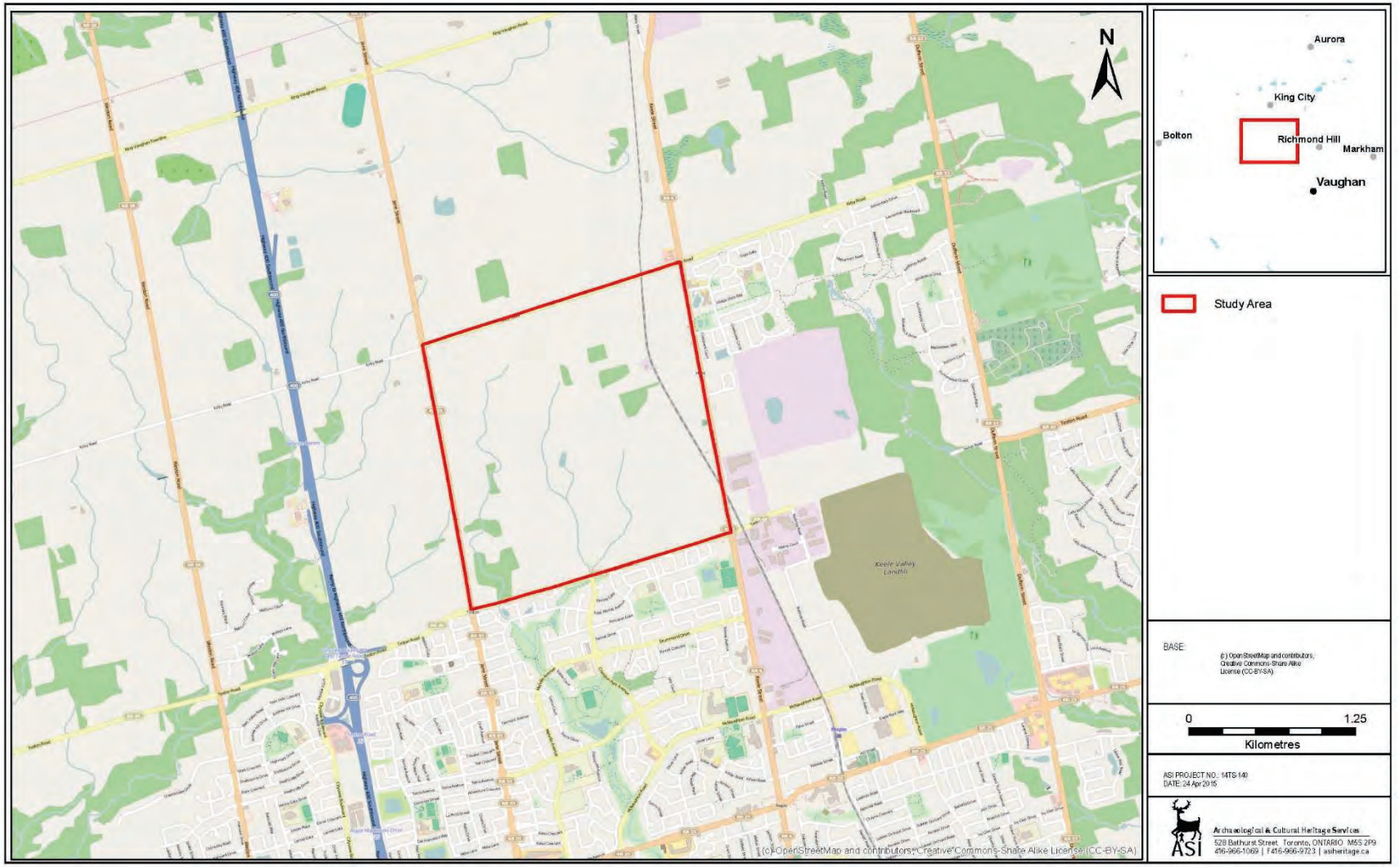


Figure 1: Location of the study area (Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (C.C.-By-S.A.)).

1.0 Review of Previous Reporting

The purpose of the 2015 C.H.R.A. (Archaeological Services Inc., 2015) was to describe the existing conditions of the study area, present an inventory of built heritage resources (B.H.R.s) and cultural heritage landscapes (C.H.L.s), and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified cultural heritage resources.

The results of archival research and field survey in 2015 confirmed that the Block 27 study area has an Indigenous land use history spanning millennia and a Euro-Canadian agricultural settlement history that dates to the mid-nineteenth century. The results of analysis of historical research, field survey, and applicable heritage evaluations confirmed the following:

- Three C.H.L.s (C.H.L. 3, C.H.L. 7, and C.H.L. 8) then extant on the landscape were strong candidates for conservation and integration into future land uses in the secondary plan area and/or should be subject to heritage impact assessments and/or archaeological assessment during the Block Plan stage.
- Two C.H.L.s (C.H.L. 1 and C.H.L. 2) and four B.H.R.s (B.H.R. 15, B.H.R. 16, B.H.R. 17, and B.H.R. 18) were identified and evaluated as retaining (or potentially retaining) historical, architectural, and/or contextual values and were recommended to be subject to the preparation of a heritage impact assessment during the Block Plan stage.
- Two C.H.L.s were identified as historical transportation routes that continue to retain elements that are evocative of their nineteenth century origins and function as an original concession road or rail line (C.H.L. 6 and C.H.L. 9).[1]

[1] Note that the 2015 C.H.R.A. screened out C.H.L. 4 and C.H.L. 5 from further evaluation based on their low potential for historical, architectural, and/or contextual values. Note, also, that B.H.R. 1 to B.H.R. 14 were evaluated together as C.H.L. 8 (Archaeological Services Inc., 2015).

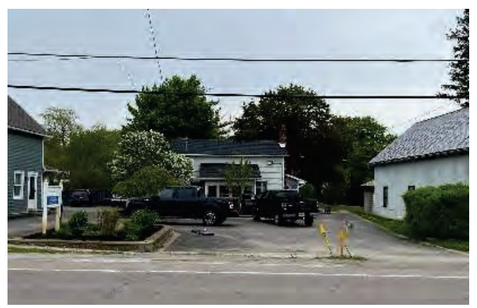
Table 1:Inventory of Built Heritage Resources and Cultural Heritage Landscapes, 2024

Feature # and Type	Location and Recognition	Change In Property Since 2015	2015 Photographs (A.S.I. 2015)	2024 Photographs (A.S.I. 2024)
B.H.R. 1[2] Residence	10811 Jane Street Potential B.H.R.: Inventory of Interest	• New exterior cladding for both residence and garage • Removal of a second storey window • Removal of entrance area • Appears to be vacant	 Figure 11: Residence at 10811 Jane Street	 Figure 12: Residence at 10811 Jane Street
B.H.R. 2 Residence	10819 Jane Street Potential B.H.R.: Identified during field review	• Deterioration of the integrity of the roof, windows, siding, and eavestroughs • Appears to be vacant	 Figure 13: Residence at 10819 Jane Street	 Figure 14: Residence at 10819 Jane Street

[2] See C.H.L. 8 entry for further information on B.H.R. 1 to B.H.R. 14.

Feature # and Type	Location and Recognition	Change In Property Since 2015	2015 Photographs (A.S.I. 2015)	2024 Photographs (A.S.I. 2024)
B.H.R. 3 Residence	10831 Jane Street Potential B.H.R.: Inventory of Interest	• Deterioration of the physical integrity, including siding • Appears to be vacant	 Figure 15: Residence at 10831 Jane Street	 Figure 16: Residence at 10831 Jane Street
B.H.R. 4 Residence	10841 Jane Street Potential B.H.R.: Inventory of Interest	• Covered up windows in enclosed front porch area	 Figure 17: Residence at 10841 Jane Street	 Figure 18: Residence at 10841 Jane Street
B.H.R. 5 Residence	10851 Jane Street Potential B.H.R.: Inventory of Interest	• Removal of fenced in exterior area at rear	 Figure 19: Residence at 10851 Jane Street	 Figure 20: Residence at 10851 Jane Street

Feature # and Type	Location and Recognition	Change In Property Since 2015	2015 Photographs (A.S.I. 2015)	2024 Photographs (A.S.I. 2024)
B.H.R. 6 Residence	10861 Jane Street Potential B.H.R.: Identified during field review	• No visible changes	 Figure 21: Residence at 10861 Jane Street	 Figure 22: Residence at 10861 Jane Street
B.H.R. 7 Residence	10885 Jane Street Potential B.H.R.: Inventory of Interest	• Deterioration of integrity of the roof • Removal of chimney • Addition of a chain link fence	 Figure 23: Residence at 10885 Jane Street	 Figure 24: Residence at 10885 Jane Street
B.H.R. 8 Residence	10891 Jane Street Potential B.H.R.: Inventory of Interest	• No visible changes	 Figure 25: Residence at 10891 Jane Street	 Figure 26: Residence at 10891 Jane Street

Feature # and Type	Location and Recognition	Change In Property Since 2015	2015 Photographs (A.S.I. 2015)	2024 Photographs (A.S.I. 2024)
B.H.R. 9 Residence with outbuilding	10911 Jane Street Potential B.H.R.: Inventory of Interest	• No visible changes	 Figure 27: Residence at 10911 Jane Street  Figure 28: Outbuilding at 10911 Jane Street	 Figure 29: Residence at 10911 Jane Street  Figure 30: Outbuilding at 10911 Jane Street
B.H.R. 10 Residence with large, detached garage	10921 Jane Street Potential B.H.R.: Inventory of Interest	• New shingles on roof of residence	 Figure 31: Residence at 10921 Jane Street	 Figure 33: Residence at 10921 Jane Street

Feature # and Type	Location and Recognition	Change In Property Since 2015	2015 Photographs (A.S.I. 2015)	2024 Photographs (A.S.I. 2024)
			 Figure 32: Garage building at 10921 Jane Street	 Figure 34: Garage Building at 10921 Jane Street
B.H.R. 11 Residence	10933 Jane Street Designated Part IV of the *Ontario Heritage Act*	• New exterior cladding	 Figure 35: Former Lund’s General Store at 10933 Jane Street	 Figure 36: Former Lund’s General Store at 10933 Jane Street
B.H.R. 12 Residence	10945 Jane Street Potential B.H.R.: Inventory of Interest	• No visible changes	 Figure 37: Residence at 10945 Jane Street	 Figure 38: Residence at 10945 Jane Street

Feature # and Type	Location and Recognition	Change In Property Since 2015	2015 Photographs (A.S.I. 2015)	2024 Photographs (A.S.I. 2024)
B.H.R. 13 Residence	10953 Jane Street Potential B.H.R.: Inventory of Interest	• No visible changes	 Figure 39: Residence at 10953 Jane Street	 Figure 40: Residence at 10953 Jane Street
B.H.R. 14 Residence	10967 Jane Street Potential B.H.R.: Inventory of Interest	• Addition of new exterior cladding • Removal of enclosed portions of front verandah	 Figure 41: Residence at 10967 Jane Street	 Figure 42: Residence at 10967 Jane Street
B.H.R. 15 Residence	11320 Keele Street Potential B.H.R.: Identified during field review and/or historical map review	• No visible changes	 Figure 43: Residence at 11320 Keele Street	 Figure 44: Residence at 11320 Keele Street

4.0 Review of Recommendations

Table 2 presents the 2015 recommendations and revised recommendations (where necessary) for the Built Heritage Resources (B.H.R.s) and Cultural Heritage Landscapes (C.H.L.s) within Block 27.

Table 2: Review of Recommendations

Feature # and Address	2015 Recommendations	2024 Recommendations
B.H.R. 1[3] 10811 Jane Street	See C.H.L. 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 2 10819 Jane Street	See C.H.L. 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 3 10831 Jane Street	See C.H.L. 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 4 10841 Jane Street	See C.H.L. 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.

[3] For B.H.R.s 1-14, see C.H.L. 8 for more information on recommendations for the historical settlement of Teston as a whole.

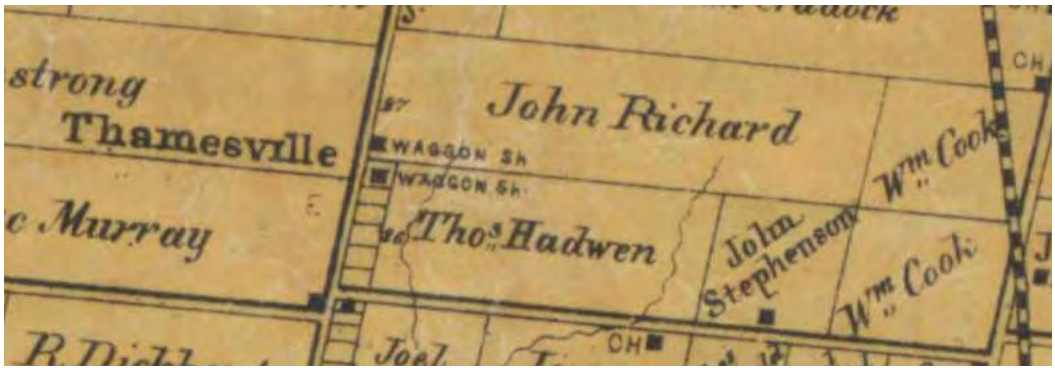
B.H.R. 5 10851 Jane Street	See C.H.L. 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 6 10861 Jane Street	See C.H.L. 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 7 10885 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 8 10891 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 9 10911 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 10 10921 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 11 10933 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.

B.H.R. 12 10945 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 13 10953 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 14 10967 Jane Street	See C.H.L 8	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 15 11320 Keele Street	Retains heritage significance but not a strong candidate for conservation or integration in the secondary plan area. An H.I.A. should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
B.H.R. 16 11290 Keele Street	Retains heritage significance but not a strong candidate for conservation or integration in the secondary plan area. An H.I.A. should be conducted	As the residence on the subject property was demolished, B.H.R. status can be removed, and the property should be removed from the

C.H.L. 7 11244 Keele Street	Strong candidate for conservation and integration into future land use development in the secondary plan area. An H.I.A. should be conducted for this property during the Block Plan stage to establish a conservation plan and appropriate mitigation measures.	A Cultural Heritage Evaluation Report was prepared by A.S.I. for this property in 2022 (A.S.I. 2022). This report determined that the property has local cultural heritage value or interest, and an H.I.A. should be completed prior to any site disturbance or alteration to the residence and barn. An Heritage Impact Assessment will be provided as part of the individual draft plan application.
C.H.L. 8 Teston	Strong candidate for conservation and integration into future land use development in the secondary plan area. An H.I.A. should be conducted for this resource, and individual properties as needed, during the Block Plan stage to establish a conservation plan and appropriate mitigation measures.	An Heritage Impact Assessment will be provided as part of each individual draft plan application.
C.H.L. 9 Kirby Road	This roadscape should be documented in advance of road improvements.	The recommendations presented in 2015 remain appropriate and should be carried forward for future

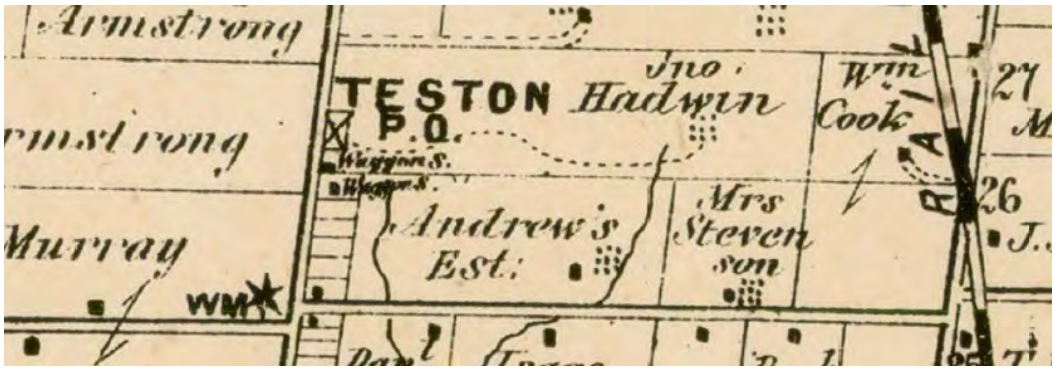
Teston: Archival Mapping

1860



Tremaine, George R. Map of the County of York, Canada West: 1860 (DETAIL)

1878



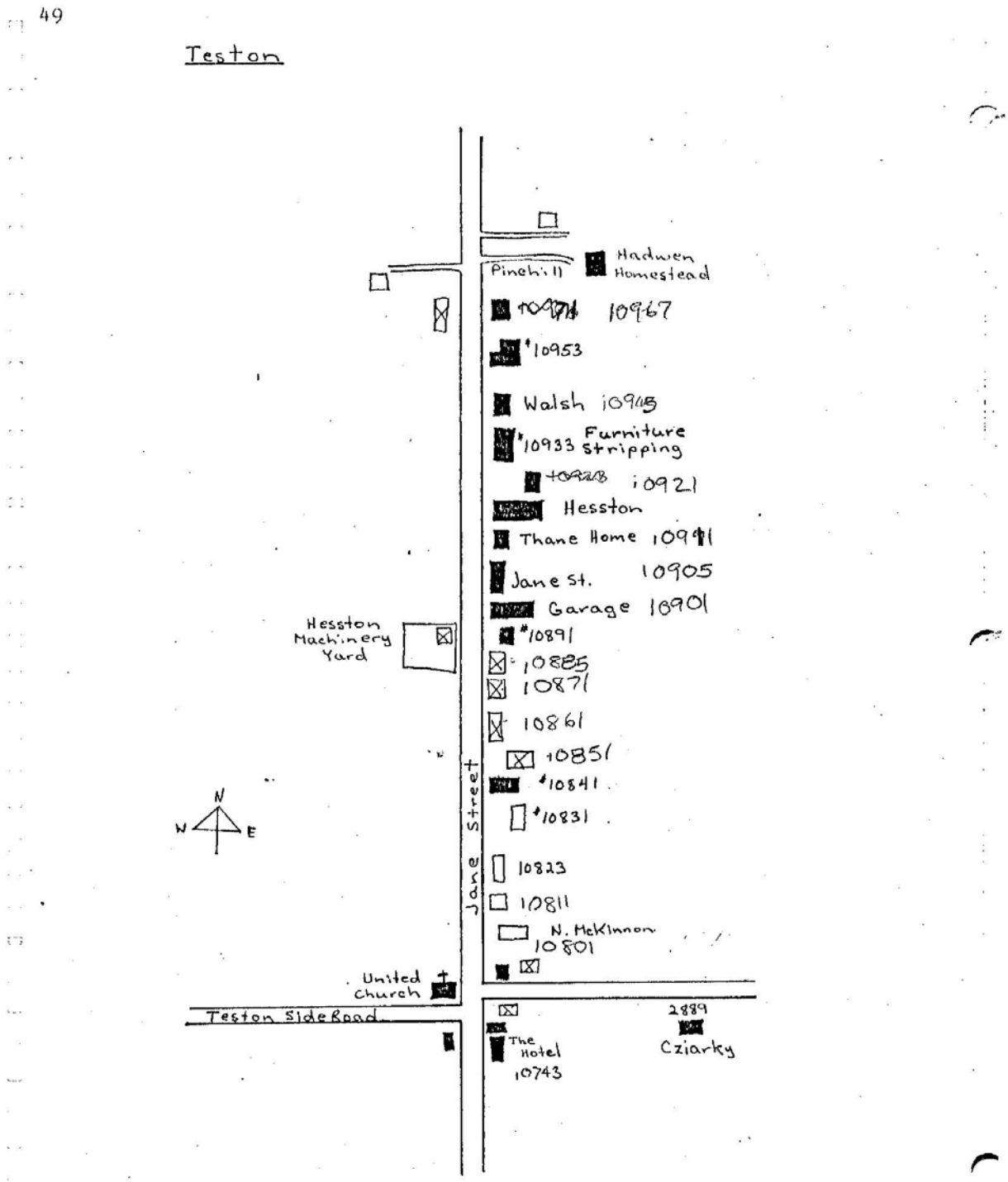
Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont. Toronto: Miles & Co., 1878 (DETAIL)

1919



"Bolton," *Historical Topographic Map Digitization Project*. Ontario Council of University Libraries: 1919 (DETAIL)

1975



Old Buildings in the Town of Vaughan, 1975, page 49 (The City of Vaughan Archives)

STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION
Municipal Address: 10891 Jane St.
Legal Description: CONC 4 Part of Lot 26
Brief description: Bethel Church, North of Teston Rd. on the east side of Jane St.



OVERVIEW
The 1972 *Sketch of the History of Teston*[1] identifies the building as a log house, covered with imitation-brick tar paper, while the 1975 *Old Buildings in the Town of Vaughan*[2] survey identifies it as a c.1880 construction, originally owned by Mr. McLaughlin (also spelled McLaughlan). A review of the Ontario Land Titles[3] indicated that what is more likely is that the original house was built in the later 1860's and then later remodelled by Joseph McLaughlin when he purchased the property in 1878.

The structure's form, proportions, and fenestration are typical of early-to-mid-19th-century log construction typologies – often altered to include a front gable to increase liveable space after 1820 (when the 1807 legislation was revised to reduce the half-storey taxing rate).[4] In the history of Teston, several lots of Concession 4, Lot 26 were created and we know that one George Forbes, a wagon maker listed in the Census of 1861, purchased the property in 1866 and that within the year, the property was then valued at $300 dollars. From 1866 to December 1877, the property changed hands a number of times before it was purchased by Joseph McLaughlin who would have been around 21 years old.

At this time the "Ontario Cottage" style was coming into fashion and McLaughlin, a carpenter,

[1] "Sketch of the history of Teston," in *Glowing Memories*, 1972 (City of Vaughan Archives).
[2] Plander, B., "#10891," in *Old Buildings in the Town of Vaughan*, 1975 (The City of Vaughan Archives).
[3] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.
[4] Thomas F. McIlwraith. *Looking for Old Ontario*. Toronto: University of Toronto Press, 1997: 112-113.

would have had the skills to remodel it and reflect current trends. It is an interesting example of 19th century re-modelling work and done on a substantially small scale to update the house style to what was considered a fashionable and updated appearance. An 1881 newspaper article in the *The Liberal Newspaper* noted that McLaughlin had painted the house, further improving its appearance.[5]

The structure is currently clad with contemporary vinyl horizontal siding, possibly covering earlier faux brick covering, with a significantly pitched gable roof, with centered front gable. A 'stovepipe stack' brick masonry chimney, typical after c.1830[6], was built offset the north and south gable ends. The main (west) elevation, fronting Jane Street, comprises three bays with its central door and two symmetrical window openings, detailed with simple wood surrounds. A pointed arch window is set within the front gable above the centred entrance. Although the exterior cladding has been updated, original window and door units at the ground level have since been replaced with new, and a cantilevering open porch built above the entrance, these are distinguishable alterations that are likely reversible. As a result, the structure's condition appears to be good and its integrity largely intact with the structure's setting, form, massing, fenestration pattern, and the front gable window.

The property previously included a garage and Mr. MacLachlan's former carpentry shop, to the north of the residence. The wood structure was built similarly to the former Grange Hall located at the municipal address known as 10911 Jane Street. The rectangular structure with gable ends at the east and west elevations, was demolished in c.2008.[7] Archival documentation of the former blacksmith shop structure is currently limited to a couple photographs dating to 1972, collected as part of a centennial booklet publication including a *Sketch of the History of Teston,* and partial view documented in 1986 photograph of Teston.[8]

For a number of years the property remained within the McLaughlin family, as his daughter Ella McLaughlin continued to live in the house after Joseph's McLaughlin's death in 1938, and her marriage into the Gray family. After the Grays passed, the house was purchased from the estate by her niece and it was owned by the Kelloway family into the 1980's. It was purchased by the Bethel Teston Church in the early 2000's and had been owned by the church since.[9]

The property known as 10891 Jane St. has cultural heritage value, and meets 6 of the 9 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. Cultural Heritage staff, following their evaluation finds that the property is eligible for designation under Part IV of the *Ontario Heritage Act*.

[5] Source ?
[6] McIlwraith, 106.
[7] "York Maps," York Region historical imagery. The Regional Municipality of York (1954-2024).
[8] "Teston, 1986," Archival Photo in *RG 18 City of Vaughan Recreation Services Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-04-698>.
[9] Source ?

ARCHITECTURAL 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	**X**
▪ displays high degree of craftsmanship or artistic merit	**X**
▪ demonstrates high degree of scientific or technical achievement	**N/A**

The property has design and physical value as a representative example of a vernacular interpretation of the Gothic Revival architectural style. It also demonstrates a high level of craftsmanship in that it was originally a simple log cabin, but updated to the Ontario Gothic cottage. This is unique example of an 1878 makeover that survives into the 21st century, almost 150 years from its remodel, and 160 years from its original construction.

Heritage Attributes:
Attributes that contribute to the design and physical value of the property at 10891 Jane Street as representative of a vernacular Gothic Revival residential typology include:

- ❑ The building's scale, form, and 1 ½-storey massing
- ❑ The building's gable roof with front gable above entrance
- ❑ The building's three-bay main elevation with central entrance and symmetrical windows
- ❑ The building's pointed-arch window within front gable

HISTORICAL / 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	**X**
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**X**
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**N/A**

This property has strong associative value with the historic village of Teston, first representing the boom years of the village from the 1840's as it began to grow from some local farms and businesses to a thriving village.

It has the potential to yield information contributing to the history of Teston and potential to yield information regarding mid 19th century construction techniques both in its construction and its remodelling.

It has associations with the early settlers of Teston and its working class community.

Heritage Attributes:
Attributes that contribute to the historical and associative value of the property at 10891 Jane Street as having direct associations with a person that is significant to a community and having

the potential to yield information that contributes to an understanding of a community or culture include:

- ❑ The property's connection to the McLaughlin family, carpenter, and the former carpenter's shop (since demolished)
- ❑ The property's Bethel Church, with its connection to the historic village of Teston's community and civic functions

The property's connection to significant archaeological resources both of early settler and indigenous peoples, with proximity to the Teston Site, a Late Woodland Iroquoian siteCONTEXTUAL 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**

Contextually, the property helps to define, maintain and support the character of the area once known as the Village of Teston, previously Thanesville, where some residents settled in the area as early as 1809.[10] The building is physically, functionally, visually and historically linked to its current and former surroundings. The remaining structure is located close to the road on the east side of Jane Street, like many of the structures in the area.

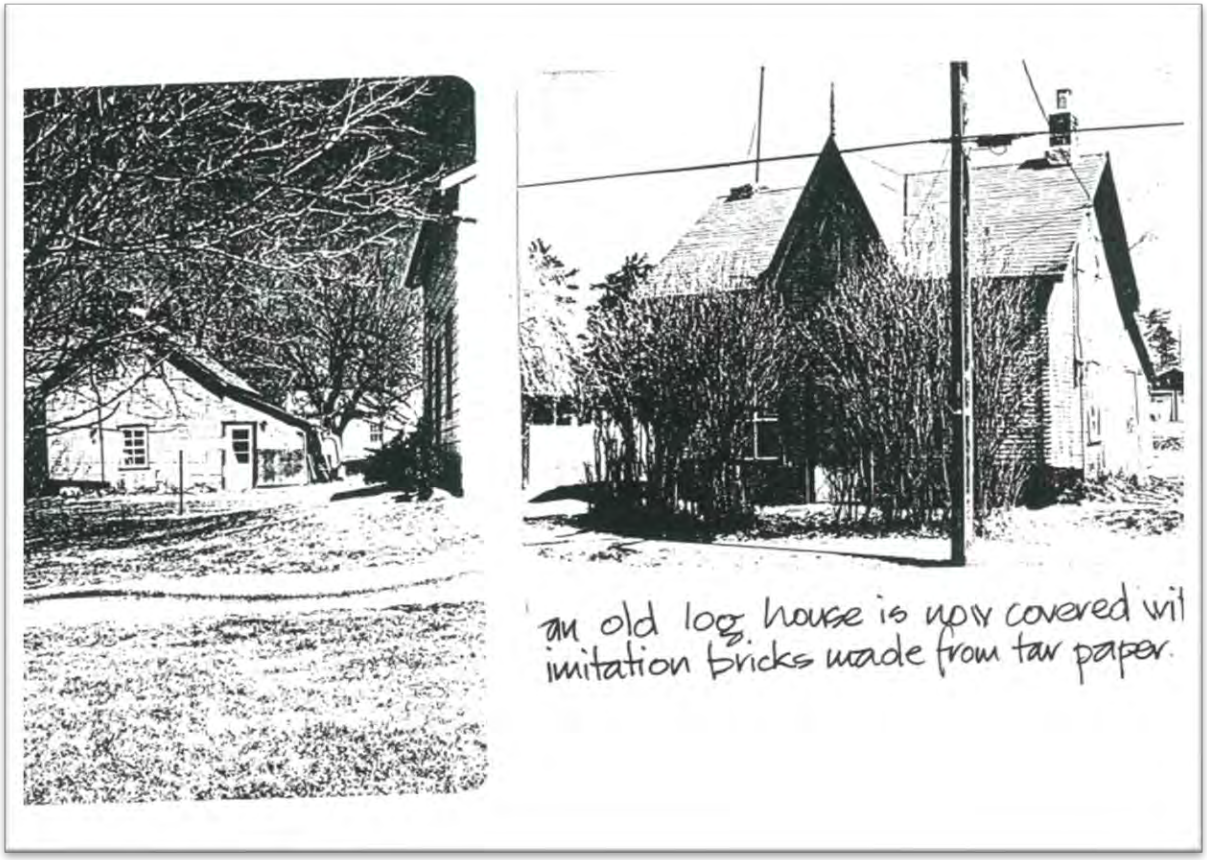
As a property, it is also one of the deeper and wider lots remaining on this section of Jane Street, due in part to the removal of earlier buildings. Because of this however, several older trees remain on the property that contribute to the streetscape and maintain its rural aspect.

Heritage Attributes:
Attributes that contribute to the contextual value of the property at 10891 Jane Street as being important in defining, maintaining or supporting the character of an area, as well as being physically, functionally, visually or historically linked to its surroundings include:

- ❑ The property's siting, orientation, scale, and set-back at the east side of Jane Street, with a main elevation fronting Jane Street.
- ❑ The property's proximity and inclusion within the remnants of the historic village of Teston, formerly Thanesville.

[10] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.

Archival Photos





STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION
Municipal Address: 10911 Jane St.
Legal Description: CONC 4 Part of Lot 26
Brief description: North of Teston Rd. on the east side of Jane St.



The former Thane Home
(March, 2026, Cultural Heritage)



The former Grange Hall
(March, 2026, Cultural Heritage)

OVERVIEW
The property at 10911 Jane St. is located on the east side of Jane Street, at the south-north corner of Lot 26, Concession 4, to the north of Teston Road within the historic village of Teston. The property's west portion fronting Jane Street comprises two vernacular buildings:

- The one-storey Regency-style residence, formerly Thane's home, mid-19th-century
- The 1 ½ -storey former Grange Hall, late 19th-century

The former Thane Home
The residence is believed to have been built by Mr. Thane, who emigrated from Heyshaw, Lancashire, England in the mid-1840s.[1] [2] Although log homes pre-date the construction of Thane's home, built mid-19th-century, Plander's 1975 *Old Buildings in the Town of Vaughan* survey described it as the first home constructed in the historic village Teston.

The one-storey home is defined by a three-bay design at its main (west) elevation, fronting Jane Street, with a central entrance door and symmetrical windows. The 1910 coloured postcard[3] depicts the building as a wood frame structure, clad with stucco on wood lath, and with a truncated hipped roof with a shallow pitch and projecting eaves. The main (west) elevation is

[1] Plander, B., "Thane Home," in *Old Building in the Town of Vaughan*, 1975 (The City of Vaughan Archives).
[2] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193: Instrument no.26421
[3] "5th Street, Jane and Elgin Mills, Teston, 1910," archival postcard in *MG 5 Vaughan Township Historical Society Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-02-514>.

shown with a generous 2-over-2 sash window within a moulded wood surround with modest projecting cornice, symmetrically placed on either side of the entrance door detailed with pilaster-mouldings supporting an entablature with projecting cornice. Though the building retains its original form and patterns of fenestration at the main elevation, its exterior detailing and finish have since been altered.

The former Grange Hall
The vernacular wood structure with board-and-batten cladding and gable roof, finished with corrugated metal, is currently situated parallel to Jane Street on the east side of the street (formerly referred to at address 10905 Jane St.). The structure was previously located on the west side of Jane Street and was used as the farmer union hall[4] as well as the Grangers, a farmers' co-operative, similar to United Farmers Organization (U.F.O.).[5] Per York Maps' archival aerial photography, the structure was moved to its current location before 1954.

A similarly constructed wood structure previously stood perpendicular to the south of the former Grange Hall at the municipal address known as 10891 Jane St (also known as 10901 Jane St.).[6] This rectangular structure previously served as a garage and Mr. MacLachlan's former carpentry shop.[7] The former carpentry shop was photo-documented, along with the former Grange Hall, in 1972[8] and 1986.[9] The former was demolished in c.2008.[10]

The property known as 10911 Jane St. has cultural heritage value, and meets five of the nine 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. Cultural Heritage staff, following their evaluation finds that the property is eligible for designation under Part IV of the *Ontario Heritage Act*.

ARCHITECTURAL 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	**X**
▪ displays high degree of craftsmanship or artistic merit	**N/A**
▪ demonstrates high degree of scientific or technical achievement	**N/A**

The property at 10911 Jane Street includes the former Thane's Home that is representative of a vernacular interpretation of the Ontario Regency architectural style (c.1830-1860), and is a rare example of the Regency style in Vaughan.

[4] "10905 Jane St. and 10901 Jane St. info, Teston," Archival Photo in *RG 18 City of Vaughan Recreation Services Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-09-529>.
[5] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.
[6] "10905 Jane St. and 10901 Jane St. info, Teston," Archival Photo in *RG 18 City of Vaughan Recreation Services Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-09-529>.
[7] Plander, B., "Garage," in *Old Buildings in the Town of Vaughan*, 1975 (The City of Vaughan Archives).
[8] "Sketch of the history of Teston," in *Glowing Memories*, 1972 (City of Vaughan Archives).
[9] "Teston, 1986," Archival Photo in *RG 18 City of Vaughan Recreation Services Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-04-698>.
[10] York Maps

The property includes what is believed to be the former Thane Home, as identified in Plander's 1975 *Old Buildings in the Town of Vaughan* survey, that is representative of a vernacular interpretation of the Ontario Regency architectural style,[11] and is a rare example of the Regency style in Vaughan. The Regency style, favored by retiring British officers immigrating to Upper Canada, is typically defined as a romantic cottage with a low and lengthy profile, lightened with generous floor-to-ceiling heights and detailing which took symmetrical cues from Georgian and Classical styles, as well as its picturesque setting and landscaping.[12] At this time, Vaughan's municipal heritage register includes two other properties that are designed in the Regency style: 11151 York Regional Rd. 6 and 10499 Islington Ave.

The Thane Home is considered to be the first house constructed in Teston, not including previous log constructions.[13] The construction of Thane's home corresponds to an intensification of settlement in the area with the severances of Lots 26 and 27, Concession 4.[14] Though the integrity of its original design intent has been partially obstructed due to contemporary exterior cladding throughout and a new central covered porch addition built c.2009[15] at the main (west) elevation, these appear to be reversible alterations. The property does not display or demonstrate a high degree of craftsmanship, artistic merit or technical achievement.

The property includes a rare example of a former Grange Hall typology in Vaughan. The vernacular wood structure with board-and-batten cladding and gable roof, finished with corrugated metal, is currently situated parallel to Jane Street. The structure was previously located on the west side and moved to its current location before 1954 per York Maps' archival aerial photography.

Heritage Attributes:
Attributes that contribute to the design and physical value of the property at 10911 Jane Street (former Grange Hall) as representative of a vernacular grange hall typology include:

- ❑ The building's scale, form, rectangular plan, and 1 ½-storey massing
- ❑ The building's vernacular timber construction, with board-and-batten wood cladding
- ❑ The building's gable roof
- ❑ The building's varied wood windows at upper level with decorative wood surrounds

[11] "Regency (1830-1860)," in *Ontario Architecture: 1784 to the present*. Blumenson, John. Toronto: Fitzhenry & Whiteside, 1990: 20-22.
[12] Ibid.: 20-22.
[13] Plander, B., "Thane Home," in *Old Buildings in the Town of Vaughan*, 1975 (The City of Vaughan Archives).
[14] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.
[15] "10911 Jane St.," Google, 2009.

HISTORICAL / 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	**X**
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**X**
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**N/A**

The property has direct associations with a person that is significant to a community, as it is considered to be the former Thane Home, associated with Mr. Thane, considered to be the founder of Teston, formerly Thanesville. John Thane (spelled Thain) purchased one acre of land from John Wright in 1846 (instrument no.26421),[16] with the area subsequently being called Thanesville, even after his return to England in 1852.[17]

The property has the potential to yield information that contributes to an understanding of Teston. The former Grange Hall is a building typology historically used for civic functions in a community, such as local meetings and dances. The structure also housed the farmer union hall[18] and was also used by Grangers, a farmers' co-operative similar to United Farmers Organization.[19]

The property has the potential to yield information that contributes to the understanding of the Teston site, a Late Woodland Iroquoian site, as well as Teston Village and its community during the mid-19th century.

The Teston site (A1Gv-2) is a 2-3 hectare (5-7 acre) Late Woodland Iroquoian site, which was first observed and recorded by A.J. Clark in 1925 at the northeast corner of Teston Road and Jane Street on Lot 26, Concession 4. The Village was registered within the Ontario Archaeological Site Database in 1971.

A review of the Land Titles history for this area shows that although there were some residents in the area as early as 1809 with some renting land from the property owners and the Crown/College land, the settlement and severance of the lots known as 26 and 27 did not start to intensify until the 1840's, at which time John Thane (or Thain) arrived from Heyshaw, Lancashire, England and purchased property on Lot 26 in 1846 that joined the other houses that had been already built.[20]

The Village of Teston was initially called Thanesville, named after John Thane. The construction of Thane's home coincides, believed to be the first constructed in Thanesville, coincides with an

[16] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.
[17] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.
[18] "10905 Jane St. and 10901 Jane St. info, Teston," Archival Photo in *RG 18 City of Vaughan Recreation Services Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-09-529>.
[19] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.
[20] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.

intensification of settlement in the area with the severances of Lots 26 and 27, Concession 4.[21] Many of the first residents to live in the village also came from Lancashire, and they included the Wilsons, Garners, Jacksons, Hadwens, and Lunds[22]. The name of the village was later changed to Teston sometime between 1867-1868, after Confederation. The new name is derived from the birthplace of an early settler by the name of T. Chapman, who was born in Teston, near Maidstone, in Kent, England.[23]

Heritage Attributes:
Attributes that contribute to the historical and associative value of the property at 10911 Jane Street (former Grange Hall) as having direct associations with a person that is significant to a community and having the potential to yield information that contributes to an understanding of a community or culture include:

- ❑ The property's connection to John Thane (Thain), considered to be the founder of Teston, formerly Thanesville
- ❑ The property's former Grange Hall, with its connection to the historic village of Teston's community civic, agricultural functions, and former preservation efforts to relocate the structure to its current location
- ❑ The property's connection to significant archaeological resources both of early settler and indigenous peoples, with proximity to the Teston Site, a Late Woodland Iroquoian site

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**

Contextually, the property helps to define, maintain and support the character of the area once known as the Village of Teston, previously Thanesville, where some residents settled in the area as early as 1809.[24] The building is physically, functionally, visually and historically linked to its current and former surroundings. The main structure is located close to the road on the east side of Jane Street, like many of the structures in the area.

The structures which comprised Teston were located on the east side of present-day Jane Street. The village once contained two general stores, a church, a school, a blacksmith shop, and an undertaker business – with the blacksmith shop being located on the subject property.[25]

[21] Ibid.
[22] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.
[23] Ibid.: 121.
[24] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.
[25] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.

Heritage Attributes:
Attributes that contribute to the contextual value of the property at 10911 Jane Street (former Grange Hall) as being important in defining, maintaining or supporting the character of an area, as well as being physically, functionally, visually or historically linked to its surroundings include:

- ❑ The property's siting, orientation, scale, and set-back at the east side of Jane Street, with a main elevation fronting Jane Street.
- ❑ The property’s proximity and inclusion within the remnants of the historic village of Teston, formerly Thanesville.

ARCHIVAL PHOTOGRAPHS



1910 coloured postcard, showing former Thane Home at 10911 Jane St. (City of Vaughan Archives)



1910 coloured postcard, detail of former Thane Home showing original design features (City of Vaughan Archives)



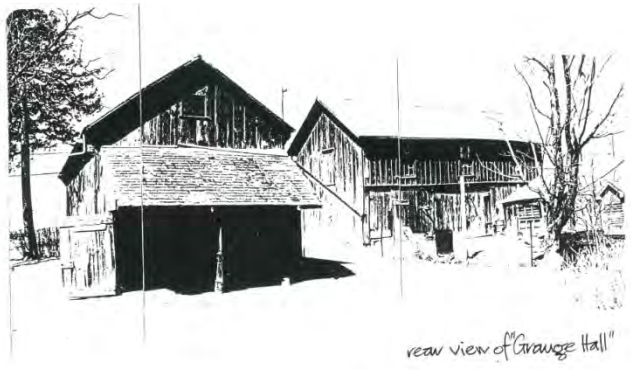
2007, showing prior hedges landscaping at former Thane Home (Google Streetview)



1986 photo showing former Grange Hall, and former Thane Home obscured by landscaping beyond (City of Vaughan Archives)



c.1972 showing former Grange Hall at centre (source: Glowing Memories: Sketch of the History of Teston (City of Vaughan Archives)



c.1972 showing former Grange Hall at right (source: Glowing Memories: Sketch of the History of Teston (City of Vaughan Archives)

STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION
Municipal Address: 10921 Jane St.
Legal Description: CONC 4 Part of Lot 27
Brief description: North of Teston Rd. on the east side of Jane St.



The former blacksmith shop
(March, 2026, Cultural Heritage)



The former Lund residence
(March, 2026, Cultural Heritage)

OVERVIEW
The property at 10921 Jane St. is located on the east side of Jane Street, at the southwest corner of Lot 27, Concession 4, to the north of Teston Road within the historic village of Teston. The property's west portion comprises of three vernacular buildings adjacent to Jane Street:

- The 1 ½ -storey former blacksmith shop, built c.1870;
- The 1 ½ -storey residence, built mid-to-late19th-century in the Georgian style (originally with classical detailing at window and door surrounds), with rear addition, situated to the north of the former blacksmith shop and set-back from Jane Street; and
- The one-storey ancillary barn structure, situated at the rear of the residence, and largely obstructed from view from the public realm.

The construction of both the former blacksmith shop and residence properties are associated to Joseph Lund, a local preacher and successful entrepreneur, with the residence serving as Mr. Lund's home prior to the construction of his home at 10945 Jane Street.[1] Cultural Heritage staff could not assess the structure to the rear of the residence, nor the residence's addition(s). Further research is required to date the construction of the residence, and confirm whether it is a log or wood frame construction.

[1] Plander, B., "Hesston" and "First North of Hesston," in *Old Buildings in the Town of Vaughan*, 1975: page 53.

The former blacksmith shop

The building known as Joseph Lund's former blacksmith shop at the southwest corner of Lot 27, Concession 4, is the second-known industrial structure on this site. [2] [3] Joseph Lund constructed this blacksmith shop to replace the blacksmith shop owned by John Jackson.[4] The first blacksmith shop's construction would appear to pre-date the land's patent transfer from King's College to John Hadwin in 1865 (instrument no.85411), as the 'waggon shop' is depicted on Tremaine's map of 1860.[5] We can surmise that John Jackson owned and operated the blacksmith shop between c.1865 and 1869, at which time Mr. Jackson's owned the property.[6] The latter was the first blacksmith shop in Teston, formerly Thanesville.[7] Joseph Lund's blacksmith shop, the existing building being assessed, was likely built c.1870 and operated by Mr. Lund between c.1869 and 1886, at which time he owned the property.[8]

Along with the blacksmith shop, Joseph Lund owned the adjacent general store (10933 Jane Street) and also operated an undertaking business, its office previously located in a clapboard shop between 10945 and 10953 Jane Street.[9] Mr. Lund built wagons, buggies, as well as the first hearse that was used in the area.[10]

The blacksmith shop continued to operate on the property, and confirmed to be later owned by Jeremiah Piercey, a blacksmith on Vaughan's 1903 Voters' List.[11] Jeremiah and his wife Dianah were owners of the property between June 1900 and August 1908.[12] The Pierceys were

---

[2] "Sketch of the history of Teston," *Glowing Memories*, 1972: 13.

[3] Plander, B., "Hesston" and "First North of Hesston," in *Old Buildings in the Town of Vaughan*, 1975: page 53.

[4] Ibid.

[5] Tremaine, George R. *Map of the County of York*, *Canada West*, 1860.

It is important to note that not all existing features were annotated since atlas maps, such as the Tremaine Atlas map of 1860, were subscriber-based.

[6] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193: Instrument no. 88760 and 167.

[7] "*The original blacksmith shop was a frame structure owned by Mr. J. Jackson which faced north*," Plander, *Old Building in the Town of Vaughan,* 1975: page 53.

[8] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193:

The construction date is surmised by Joseph Lund acquiring the 2-acre property at the southwest corner of Lot 27, Concession 4, in Dec. of 1865 from John Hadwin (instrument no.88758) and subsequently selling Pt. ¼ acre of the property to John Jackson (instrument no.88760). Joseph Lund again purchased the southwest corner ¼ acre property from Sarah Bell in Jan. 1869 (instrument no.168). The 2-acre property remained in Joseph Lund's ownership until June 1886, when the 2-acres property was sold to Richard N. Lund (instrument no.4398), with a ½-acre parcel of the west half of Lot 27 granted to Joseph B. Lund (instrument no.4400) – the location of the current-day former blacksmith shop. The latter ½-acre property was mortgaged to Alexander Cameron in Sept. 1886 (instrument no.4415).

[9] Plander, B., "Walsh," in *Old Buildings in the Town of Vaughan*, 1975.

[10] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.

[11] Vaughan 1903 Voters' List, Page 53

[12] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193: Instrument no. 7002 and 8597

pictured in front of the property's residence with front yard gardens (undated), situated to the north of the blacksmith shop.[13]

Some archival documentation of the blacksmith shop has been discovered to-date. Findings include a coloured postcard dating to 1910[14] and a few early 20th-century (undated) photographs depicting similar building features as shown on 1910 postcard.[15] [16] These sources depict a main elevation fronting Jane Street (previously 5th Street), which comprised of 3-bays, with two 6-over-6 wood sash windows at the attic level, symmetrically placed on either side of a large opening detailed with a distinct lintel, accessible by a large wooden platform and ramp, as well as two 6-over-6 wood sash windows at the ground level.

The blacksmith shop was later converted to a farm machinery establishment known as David Gray's 'Hesston,' at a date currently unknown. A c.1972 photograph[17] depicting Hesston with a sign 'Geo Gray Son,' depicts the building as largely corresponding to the today's existing building's features. Exterior alterations associated with Hesston were largely made at the building's main (west) elevation. These alterations include infilling the openings at the attic level, altering the southernmost window opening at the ground level to suit an entrance door, and introducing a large garage door. The building ultimately retains its rectangular form, gabled roof, and four 6-over-6 wood sash windows at the north elevation (the south and east (rear) elevations could not be assessed. Hesston was in operation by the 1970s, with the business identified in the 1972 *Glowing Memories: Sketch of the History of Vaughan* and in Plander's 1975 *Old Buildings in the Town of Vaughan* survey.

The former Lund residence

The 1 ½ -storey residence is a vernacular interpretation of the Georgian architectural style popular in Upper Canada c.1784-1860,[18] with an undated (early 20th-century) archival photo[19] showing classical detailing at window and door openings.

The residence is defined by a three-bay main (west) elevation fronting Jane Street. The undated archival photograph of the property with the Pierceys (who owned the property between 1900-1908),[20] depicts the original building's design intent and condition with its wooden

[13] "Teston, The Pierceys at Lund's General Store, 10933 Jane Street, n.d.," Archival Photo in *M989.82 Hart-Piercey Family Fonds (ca.1890-1934)*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-01-433>.
[14] "5th Street, Jane and Elgin Mills, Teston, 1910," archival postcard in *MG 5 Vaughan Township Historical Society Fonds*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-02-514>.
[15] "Blacksmith shop at Teston, paint shop up the ramp, Piercey's, n.d.," archival photo in *MG 10 Mary Wood Collection,* City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-08-156>.
[16] "Teston Piercey Family with Gertie Tracie on far right woodworking show, n.d.," archival photo in *M989.82 Hart-Piercey Family Fonds (ca.1890-1934)*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-02-118>.
[17] "Sketch of the history of Teston," in *Glowing Memories*, 1972 (City of Vaughan Archives).
[18] "Georgian (1784-1860)," in *Ontario Architecture: 1784 to the present*. Blumenson, John. Toronto: Fitzhenry & Whiteside, 1990: 5.
[19] "Teston, The Pierceys at Lund's General Store, 10933 Jane Street, n.d.," Archival Photo in *M989.82 Hart-Piercey Family Fonds (ca.1890-1934)*, City of Vaughan Archives, <https://vaughan.cname.accesstomemory.org/image-01-433>.
[20] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193: Instrument no. 7002 and 8597

clapboard siding, its central door and two symmetrical window openings, and openings detailed with simple wood surrounds, including a restrained entablature above the entrance door that is reminiscent of the Doric order. Both original brick masonry chimneys appear to have been dismantled, with a newer brick chimney at the south elevation's gable-end. An enclosed verandah has been constructed, obstructing the entrance door, and the structure entirely clad in vinyl siding. Original 6-over-6 wood windows appear to remain at the west (main) elevation. A rear addition, most likely the original summer kitchen, extends from the main building's volume, with saltbox roof profile above an enclosed verandah at the south elevation. The construction date, and the building's construction type (log or wood frame), is currently unknown to cultural heritage staff.

The property known as 10921 Jane St. has cultural heritage value, and meets six of the 9 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. Cultural Heritage staff, following their evaluation finds that the property is eligible for designation under Part IV of the *Ontario Heritage Act*.

ARCHITECTURAL 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	**X**
▪ displays high degree of craftsmanship or artistic merit	**N/A**
▪ demonstrates high degree of scientific or technical achievement	**N/A**

The property includes a rare example of a vernacular former blacksmith shop. The building known as Joseph Lund's former blacksmith shop at the southwest corner of Lot 27, Concession 4, is the second-known industrial structure on this site. Joseph Lund constructed this blacksmith shop to replace the blacksmith shop owned by John Jackson. The existing building was likely constructed in c.1870 and operated by Mr. Lund between c.1869 and 1886, at which time he owned the property,[21] and is shown as a 'waggon shop' on both the 1860[22] and 1878[23] Atlas maps.

Alterations made to convert the former blacksmith shop as a farm machinery establishment 'Hesston' have been clearly documented through archival photo documentation, and speak to the continuing use of the building for industrial purposes which contributes to an understanding of the structure's layers of change and the 'main street' character of Teston. These alterations were largely made to the main (west) elevation and include the infill of second floor openings, the removal of the wood-frame ramp to access the attic floor from the exterior, the introduction of a large garage door, and altering a window opening to suit as a door.

[21] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193: Instrument no.168 and no.4398.
[22] Tremaine, George R. *Map of the County of York*, *Canada West*, 1860.
[23] *Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont.* Toronto : Miles & Co., 1878.

Heritage Attributes (former Blacksmith Shop):
Attributes that contribute to the design and physical value of the property at 10921 Jane Street (former Blacksmith Shop) as representative of a vernacular 19th-century industrial typology include:

- ❑ The building's scale, form, rectangular plan, and 1 ½-storey massing with gable roof
- ❑ The building's original three-bay main elevation and its documented alterations to accommodate alternate industrial and agricultural uses, including installation of a large garage door
- ❑ The building's 6-over-6 wood sash windows and stucco cladding

HISTORICAL / 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	**X**
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**X**
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**X**

The property has direct associations with a person that is significant to a community, yields information that contributes to an understanding of Teston, and reflects the work or ideas of a builder that is significant to the community. The construction of both the former blacksmith shop and residence properties are associated to Joseph Lund, a local preacher and successful entrepreneur, with the residence serving as Mr. Lund's home prior to the construction of his home at 10945 Jane Street.

Joseph Lund originated from Heysham, Lancashire, England to parents Richard Lund and Ann Willacy. According to Census of England records[24] and a marriage license[25], Joseph Lund came to Canada sometime between 1841 and 1846, likely after the completion of his *Joiner Apprenticeship.* He was married to Susanna Crawshaw on 30 Sept 1846 in Toronto. Records indicate the couple moved to Vaughan Township between their marriage and birth of their first daughter, Ann Lund in July of 1847, as Vaughan Township is listed as her place of birth. In total, the couple had eleven children, all who were born in Vaughan Township. Heartache knew no bounds for the poor family, as four of their children died within their first year of life, starting with their first born, Ann, who died in August 1847 and is buried in Hope Cemetery (off Keele St., near the old village of Teston).[26]

[24] 1841 England Census; ancestry.com
[25] 1846 Marriage Record, Toronto, York, Canada West; ancestry.com
[26] *Find a Grave*, database and images (https://www.findagrave.com/memorial/94940961/ann-lund: accessed December 3, 2025), memorial page for Ann Lund (Jul 1847–16 Aug 1847), Find a Grave Memorial ID 94940961, citing Hope Primitive Methodist Pioneer Cemetery, Vaughan, York Regional Municipality, Ontario, Canada; Maintained by Doreen Lund (contributor 49499655).

At the age of 15, Lund was a *Joiner Apprentice*, and living in a house with 4 other males, as noted in the 1841 Census[27]. A *Joiner* is "one who makes furniture, house fittings and other woodwork, lighter than a carpenter's".[28] The apprenticeship system in England was a long-standing method for skills transfer, and an apprenticeship typically lasted for seven years. Individuals began their apprenticeship in their mid-teens, serving until their early twenties. The apprentice lived with and worked for a "master" joiner, who provided training, lodging and food in exchange for the apprentice's labour.[29]

Joseph Lund was an active member of the Teston community and was a well-liked member of his community who was considered "everybody's friend'. He was a successful businessman who operated several businesses including a blacksmith shop – on the subject site, an undertaking business, and a wheelwright.[30] He built wagons, buggies, sleighs, cutters, coffins and he built the first hearse that was used in Teston. Tremaine's 1860 map of the County of York shows the Village of *Thamesville*, with an already boasting community, indicating two Waggon shops, one likely belonging to Lund.[31] Lund was also an active member of Hope Methodist Church, where he also acted as one of the first trustees. This church was located on Lot 24, Concession 4 of Vaughan Township.[32]

Joseph Lund opened a second general store at 10933 Jane Street, directly to the north of the subject property, colloquially known as "The South Store" and "The Spite Store," since it is believed that Lund was motivated to open this store after being overcharged on items from the Wilson Store, "the north store."[33]

The property has the potential to yield information that contributes to the understanding of the Teston site, a Late Woodland Iroquoian site, as well as Teston Village and its community during the mid-19th century.

The Teston site (A1Gv-2) is a 2-3 hectare (5-7 acre) Late Woodland Iroquoian site, which was first observed and recorded by A.J. Clark in 1925 at the northeast corner of Teston Road and Jane Street on Lot 26, Concession 4. The Village was registered within the Ontario Archaeological Site Database in 1971.

The Village of Teston was initially called Thanesville, named after John Thane. The construction of Lund's residence and blacksmith shop in Thanesville, coincides with an intensification of settlement in the area in the mid-19th century with the severances of Lots 26 and 27, Concession 4.[34] Many of the first residents to live in the village also came from Lancashire, and

---

[27] 1841 England Census; ancestry.com
[28] Christensen, Penelope Dr., The International Institute of Genealogical Studies - excerpt from their course *English: Occupation Records-Professions and Trades and English: Occupations-Military & Services*, June 2012
[29] A short history of apprenticeships in England: from medieval craft guilds to the twenty-first century; UK National Archives website, 9 March 2015
[30] Plander, B., "Walsh", in *Old Buildings in the Town of Vaughan, 1975,* p.54
[31] 1860, Tremaine's Map of the County of York, Canada West, Geo. C., Geo. R. & G.M. Tremaine
[32] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121-22.
[33] Plander, B., "Hesston" and "#10933," in *Old Buildings in the Town of Vaughan*, 1975.
[34] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.

they included the Wilsons, Garners, Jacksons, Hadwens, and Lunds[35]. The name of the village was later changed to Teston sometime between 1867-1868, after Confederation. The new name is derived from the birthplace of an early settler by the name of T. Chapman, who was born in Teston, near Maidstone, in Kent, England.[36]

Heritage Attributes:
Attributes that contribute to the historical and associative value of the property at 10921 Jane Street (former Blacksmith Shop) as having direct associations with a person that is significant to a community, and having the potential to yield information that contributes to an understanding of a community or culture include:

- ❑ The property's connection to Joseph Lund, a pioneer of Teston with significant contribution and influence on the village's development
- ❑ The property's former blacksmith shop, the second shop to be constructed on this site, and its associations with Lund's hearse – the first to be built and used in the area
- ❑ The property's former blacksmith shop, with its connection to the historic village of Teston's industrial and agricultural industries
- ❑ The property's connection to significant archaeological resources both of early settler and indigenous peoples, with proximity to the Teston Site, a Late Woodland Iroquoian site

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**

Contextually, the property helps to define, maintain and support the character of the area once known as the Village of Teston, previously Thanesville, where some residents settled in the area as early as 1809.[37] The building is physically, functionally, visually and historically linked to its current and former surroundings. The main structure is located close to the road on the east side of Jane Street, like many of the structures in the area.

The structures which comprised Teston were primarily located on the east side of present-day Jane Street.[38] The village once contained two general stores, a church, a school, a blacksmith shop, and an undertaker business – with the blacksmith shop being located on the subject property.[39]

[35] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.
[36] Ibid.: 121.
[37] "Concession 4, Lot 22 to 30" in *Abstract/Parcel Register Book*, York Region (65), Vaughan, Book 193.
[38] "Bolton," *Historical Topographic Map Digitization Project*. Ontario Council of University Libraries. (1914, 1919, 1926, 1934, 1938, 1939, 1940).
[39] George Elmore Reaman. "Villages," in *A history of Vaughan Township*, Toronto: Printed at the University of Toronto Press, 1971: 121.

Heritage Attributes:
Attributes that contribute to the contextual value of the property at 10921 Jane Street (former blacksmith shop) as being important in defining, maintaining or supporting the character of an area, as well as being physically, functionally, visually or historically linked to its surroundings include:

- ❑ The property's siting, orientation, scale, and set-back at the east side of Jane Street, with a main elevation fronting Jane Street.
- ❑ The property’s proximity and inclusion within the remnants of the historic village of Teston, formerly Thanesville.

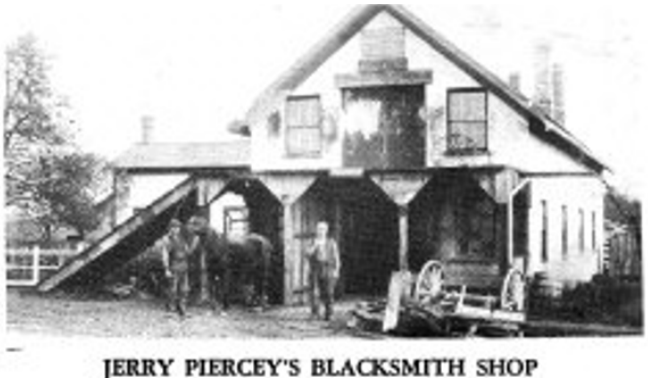
ARCHIVAL PHOTOGRAPHS



1910 coloured postcard, "5th Street, Jane and Elgin Mills, Teston," (City of Vaughan Archives MG 5)



n.d. Blacksmith shop at Teston, paint shop up the ramp, Piercey's (City of Vaughan Archives MG 10)



n.d. (source: Glowing Memories: Sketch of the History of Teston)



n.d. Teston, Piercey Family with Gertie Tracie on far right woodworking (source: City of Vaughan Archives M989.82)



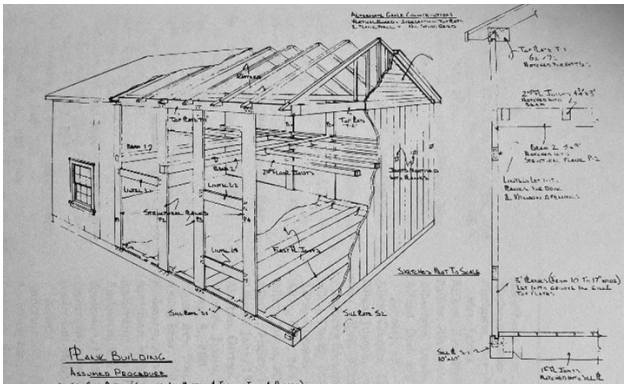
c.1970 Teston Blacksmith shop (City of Vaughan Archives RG 18)



c.1972 (source: Glowing Memories: Sketch of the History of Teston



n.d. The Pierceys (source: City of Vaughan Archives)



c.1844 Plank Building, assumed procedure (Reaman, page 293)

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** 5

TITLE: YONGE NORTH SUBWAY EXTENSION TRACTION POWER SUBSTATION (TPSS) BUILDING IN VICINITY OF ROYAL ORCHARD AND YONGE STREET (TRANSMITTAL REPORT)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of March 25, 2026 and seek Council's approval for the proposed Yonge North Subway Extension Traction Power Substation (TPSS) proposed at 7994 Yonge St., located within the Thornhill Heritage Conservation District, under Section 41, Part V of the Ontario Heritage Act and receive delegated authority for staff to execute and finalize related approvals and agreements.

Report Highlights

- In accordance with Section 8.1 of Procedure By-law 001-2026, recommendations from Advisory Committees requiring implementation, expenditures, reports or staff actions must be approved by Council before any action is taken.
- This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee for consideration by Committee of the Whole and to seek Council's approval.t

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 2, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved.

Recommendation of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

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

1. That Council approves the Traction Power Substation (TPSS) conceptual design in principle.
2. That Council gives delegated authority to Senior Manager of Urban Design and Cultural Heritage to review and approve any demolition, site alteration and new construction related to Royal Orchard station until such time as Metrolinx acquires ownership of the property(ies).
3. That Council gives delegated authority to the Deputy City Manager of Planning and Infrastructure Development to enter into a Municipal Heritage Process Exemption Agreement with Metrolinx for Royal Orchard related infrastructure when the Metrolinx becomes the owner of the related property(ies).

Background

At its meeting on March 25, 2026, the Heritage Vaughan Committee considered a staff recommendation on the subject matter (Attachment 1 – Report of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026).

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, are being presented for consideration by Committee of the Whole. Council approval is required for these recommendations to take effect.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281

Attachments

1. Report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026.

Prepared by

Francesca Laratta, Legislative Specialist, extension 8628

Heritage Vaughan Committee Report

DATE: Wednesday, March 25, 2026 **WARD(S):** 5

TITLE: YONGE NORTH SUBWAY EXTENSION TRACTION POWER SUBSTATION (TPSS) BUILDING IN VICINITY OF ROYAL ORCHARD AND YONGE STREET

FROM:
Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

Staff is seeking a recommendation of approval in principle from the Heritage Vaughan Committee to Council for the proposed Yonge North Subway Extension Traction Power Substation (TPSS) proposed at 7994 Yonge St., located within the Thornhill Heritage Conservation District, under Section 41, Part V of the *Ontario Heritage Act*. And receive delegated authority for staff to execute and finalize related approvals and agreements.

Report Highlights

- A Traction Power Substation (TPSS) building is proposed in the Thornhill Heritage Conservation District.
- If Metrolinx purchases or leases the property or portion of it, then the Traction Power Substation (TPSS) will be subject to Standards and Guidelines for Provincial Heritage Properties and exempt from the Thornhill Heritage Conservation District policies and guidelines and City's Heritage Permit approval process.
- Metrolinx is finalizing the above agreement, however, would like to move forward with some demolition, site alteration and tree removal to expedite the construction of the Traction Power Substation (TPSS) in advance of the agreement.

Recommendations

1. That Council approves the Traction Power Substation (TPSS) conceptual design in principle.
2. That Council gives delegated authority to Senior Manager of Urban Design and Cultural Heritage to review and approve any demolition, site alteration and new construction related to Royal Orchard station until such time as Metrolinx acquires ownership of the property(ies).
3. That Council gives delegated authority to the Deputy City Manager of Planning and Infrastructure Development to enter into a Municipal Heritage Process Exemption Agreement with Metrolinx for Royal Orchard related infrastructure when the Metrolinx becomes the owner of the related property(ies).

Background

As part of the Moving Ontario Forward Plan, Metrolinx is committed to delivering rapid, more reliable, and seamless transit in the GTA. As part of this plan, four new subway projects are being implemented, including the Yonge North Subway Extension which entails extending the existing Yonge Subway Line 1 from its current terminus at Finch Subway Station in the City of Toronto approximately 8 kilometers north to High Tech Station in the City of Richmond Hill. Royal Orchard Station will be located east of Yonge Street south of Royal Orchard Road in City of Markham. Infrastructure that is required to support the subway line and Royal Orchard Station is proposed to be in a smaller building known as a Traction Power Substation (TPSS) (including an emergency exit for Royal Orchard Station). This small support structure will be located on the west side of Yonge Street within Thornhill Club property located in the Thornhill Heritage Conservation District.

To facilitate this substation Metrolinx must remove 31 mature trees and one utilitarian shed, however, in advance of acquiring ownership, 4 mature trees will need be removed to enable archeological work on the property. The Ministry of Citizenship and Multiculturalism has provided a Letter of Consent concluding that since Metrolinx has executed a Permission to Enter Agreement with property owner, Metrolinx can exercise its rights to control the property under section 25.2(2)b of the *Ontario Heritage Act*, for removing these 4 trees but no other trees or the shed are to be removed. (Attachment 2)

The proposed substation will also require the demolition of an existing shed on the property. Demolition will happen after the transfer of ownership and will not be subject to the Heritage Permit process at that time.

***Ontario Heritage Act* excerpt**
Section 25.2 (2)(b)

Application

(2) This Part applies to property,

(b) that is occupied by a ministry or a prescribed public body if the terms of the occupancy agreement are such that the ministry or public body is entitled to make the alterations to the property that may be required under the heritage standards and guidelines approved under subsection (5). 2005, c. 6, s. 13.

Staff are requesting delegated authority for approval of all demolitions, site alterations and new constructions to advance the project, removing the need for Ministry's Consent Letter for each application.

Previous Reports/Authority

No previous reports.

Analysis and Options

The proposed site for the Traction Power Substation (TPSS) is located west of Yonge Street within the Thornhill Club property at 7994 Yonge St. and will be within the boundaries of the Thornhill Heritage Conservation District.

As this is a project under the control of a Provincial Crown Agency, The Ontario Heritage Act provides the following language: The project will be following the Standards and Guidelines for Conservation of Provincial Heritage Properties, and a Heritage Permit from the City will not be required once Metrolinx formally purchases or leases a portion of the property. The property is currently part of 7994 Yonge St and Metrolinx is currently in discussions with the property owner regarding this project.

The report and attached presentation are to inform the Vaughan Heritage Committee and City Council of the conceptual designs for the Traction Power Substation (TPSS) building and to seek delegated authority for staff to expedite any demolition, site alterations or new construction in the interim until such time as Metrolinx acquires ownership.

The proposed design Principles for the Traction Power Substation (TPSS) building are:

- Maintaining visual rhythm of Yonge Street
- Using classical proportions
- Screening mechanical equipment
- Utilizing local material palette

- Simple vernacular design

City of Vaughan Cultural Heritage staff is in support of the above principles and has worked with Metrolinx staff providing a copy of the Thornhill Heritage Conservation District Plan, information about the subject lands and newer construction along Yonge Street. Cultural Heritage Impact Assessments have been submitted to staff for comment and will be updated once the designs for the construction have been finalized.

The presentation is to provide an overview of the subject lands and some of the proposed designs for the proposed building. Staff and Heritage Vaughan's feedback regarding materials will be provided to Metrolinx. (Attachment 3)

Financial Impact

There are no financial impacts to the City from this report.

Operational Impact

NA

Broader Regional Impacts/Considerations

There are no Regional Impacts from this report

Conclusion

The subject presentation is to provide information to the Heritage Vaughan Committee and Council regarding the future infrastructure project in the Thornhill Heritage Conservation District in the vicinity of Yonge Street and Royal Orchard Drive. As the project will be moving forward under the process outlined in the Provincial Standards and Guidelines, a Heritage Permit approval from the City will not be required.

Nonetheless, the Urban Design and Cultural Heritage Division of the Development and Parks Planning Department is satisfied that the proposed design principles for the Traction Power Substation (TPSS) building meet the intent of the policies and guidelines of the Thornhill Heritage Conservation District Plan. Accordingly, staff can support Council approval of the conceptual design in principle under section 42 of the *Ontario Heritage Act*.

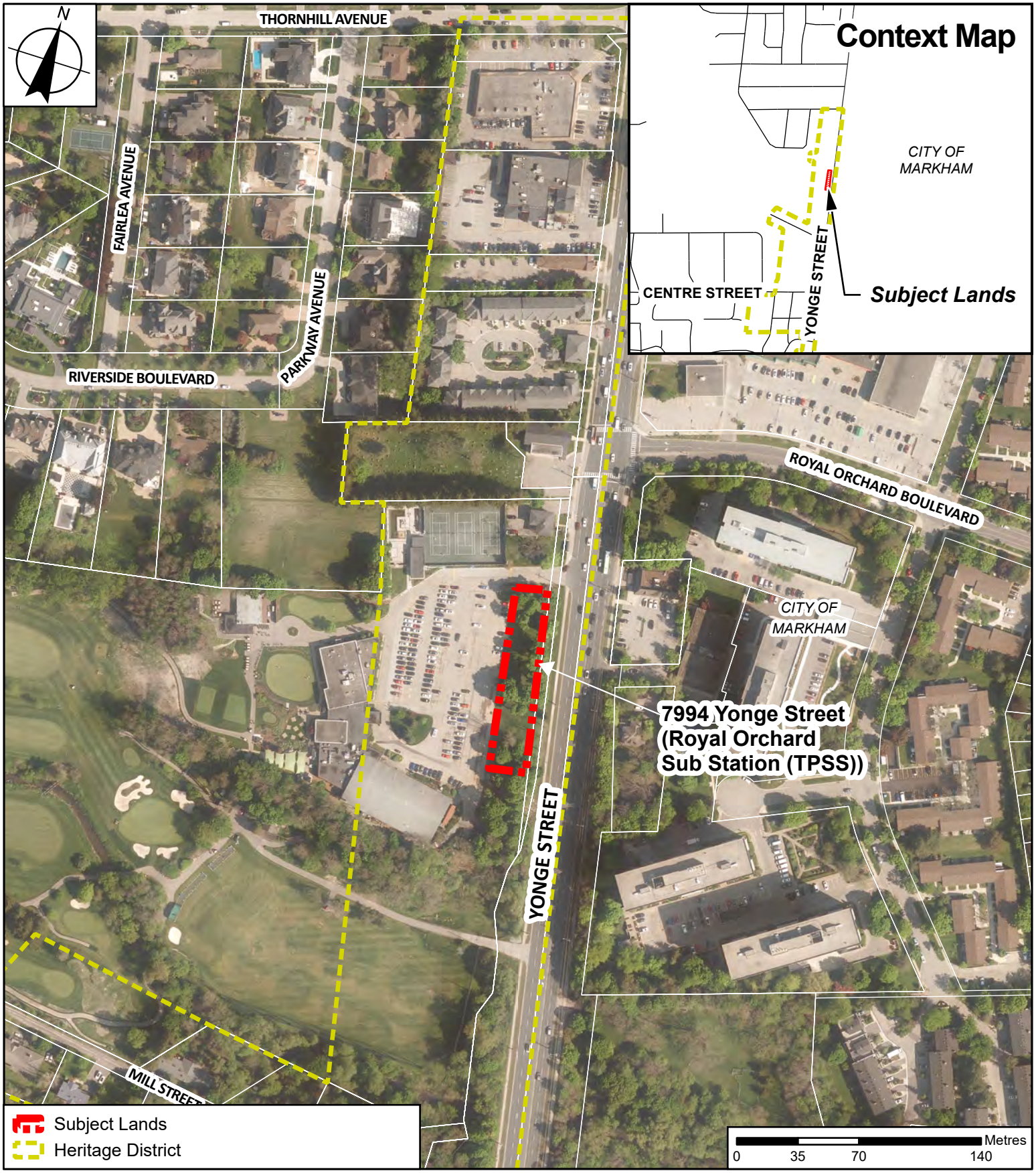
For more information, please contact: (Katrina Guy, Heritage Specialist, ext. 8115

Attachments

1. Location Map
2. Ministry's Consent Letter
3. Presentation

Prepared by

Katrina Guy, Heritage Specialist, ext. 8115
Shahrzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653
Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Location Map

Attachment 1

Location:
7994 Yonge Street
Part of Lot 32, Concession 1

VAUGHAN | Development and Parks Planning

Date:
March 25, 2026

N:\GIS_Archive\Attachments\Heritage\2026\Royal Orchard SubStation\Map\Royal Orchard SubStation_Map.aprx
Created on: 2/13/2026

Ministry of Citizenship and Multiculturalism

Director
Heritage Operations Branch
Citizenship, Inclusion and Heritage Division
5th Flr, 400 University Ave
Toronto, ON M5G 1S7

caitlyn.tindale@ontario.ca

Ministère des Affaires civiques et du Multiculturalisme

Directeur
Opérations relatives au patrimoine Division des affaires civiques, de l'inclusion et du patrimoine
5e étage, 400, av. University
Toronto, ON M5G 1S7

Ontario

February 2, 2026 EMAIL ONLY

Thomas Wicks
Manager, Environmental Programs and Assessment - Cultural Heritage
Metrolinx
10 Bay Street
Toronto, ON M5J 2W3
thomas.wicks@metrolinx.com

Proponent : Metrolinx
Project : 7994-8000 Yonge Street, Yonge North Subway Extension
Subject : Minister's Consent Conditions Project Update

Dear Thomas Wicks:

Thank you for your email of January 21, 2026, providing the Ministry of Citizenship and Multiculturalism (MCM) with updated information about Metrolinx's plans for the removal of 31 mature trees and the demolition of one utilitarian shed at the Thornhill Club property, 7994-8000 Yonge Street, which is a provincial heritage property of provincial significance.

On December 16, 2026, the Minister of Citizenship and Multiculturalism granted his consent, pursuant to Section F.5 of the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (PHP S&Gs), for the removal of 31 mature trees and the demolition of one utilitarian shed on the Thornhill Club property, 7994-8000 Yonge Street. Metrolinx completed a Heritage Impact Assessment (HIA) for this work (prepared by OneT+, dated August 28, 2025) and submitted it to MCM in support of its application for the Minister's consent.

The Minister's consent was granted subject to conditions, including:

1. Mitigation Measures
That Metrolinx implement the undertaking in a manner consistent with the proposed mitigation measures outlined in Section 1.20 of the Heritage Impact Assessment (prepared by OneT+, dated August 29, 2025).

2. Changes to Project Plans or Proposed Mitigation Measures
Where Metrolinx project plans change as they relate to this Minister's consent or where these conditions cannot be completed as described above, Metrolinx will advise MCM and implement such other requirements or fulfill such other conditions as the Ministry may advise prior to proceeding.

When the Minister's Consent was granted in December 2025, it was understood that Metrolinx would be acquiring ownership of the subject property prior to removal of the trees and demolition of the shed. In a meeting on December 22, 2025, and by email on January 21, 2026, Metrolinx staff informed MCM that, to enable archaeological work on the property, Metrolinx needs to remove 4 of the 31 trees before acquiring these lands. MCM understands that the 4 trees will be removed under a Permission to Enter (PTE) agreement already executed between Metrolinx and the property owner.

Upon review and having discussed this matter with Metrolinx, MCM has concluded that, under the PTE, Metrolinx is exercising 'control' of the property as that term is understood in the context of Section 25.2 (2) b of the *Ontario Heritage Act* (OHA).

MCM understands that no other trees (or the shed) will be removed before Metrolinx acquires all the lands subject to this Minister's Consent. Acquisition of the land is scheduled to occur by July 2026, at which time the remaining trees and shed will be removed. In the January 21 email, Metrolinx confirmed that an expropriation process has been initiated, the Certificate of Approval from the MTO is expected to be received in the coming weeks, and that all conditions of the December 16, 2025 Minister's Consent will be met.

As this proposal is generally consistent with the proposed Metrolinx activities described in the Minister's consent (and with the mitigation measures proposed in the HIA) MCM has no concerns with the above-described revision to Metrolinx's project plan.

Thank you for keeping us updated as this project progresses.

Regards,

James Hamilton
Acting Director, Heritage Operations Branch

Copied to:
Karla Barboza, Team Lead, Heritage Planning Unit, MCM
Liam Smythe, Heritage Advisor, Heritage Planning Unit, MCM

ROYAL ORCHARD TRACTION POWER SUBSTATION

HERITAGE DESIGN



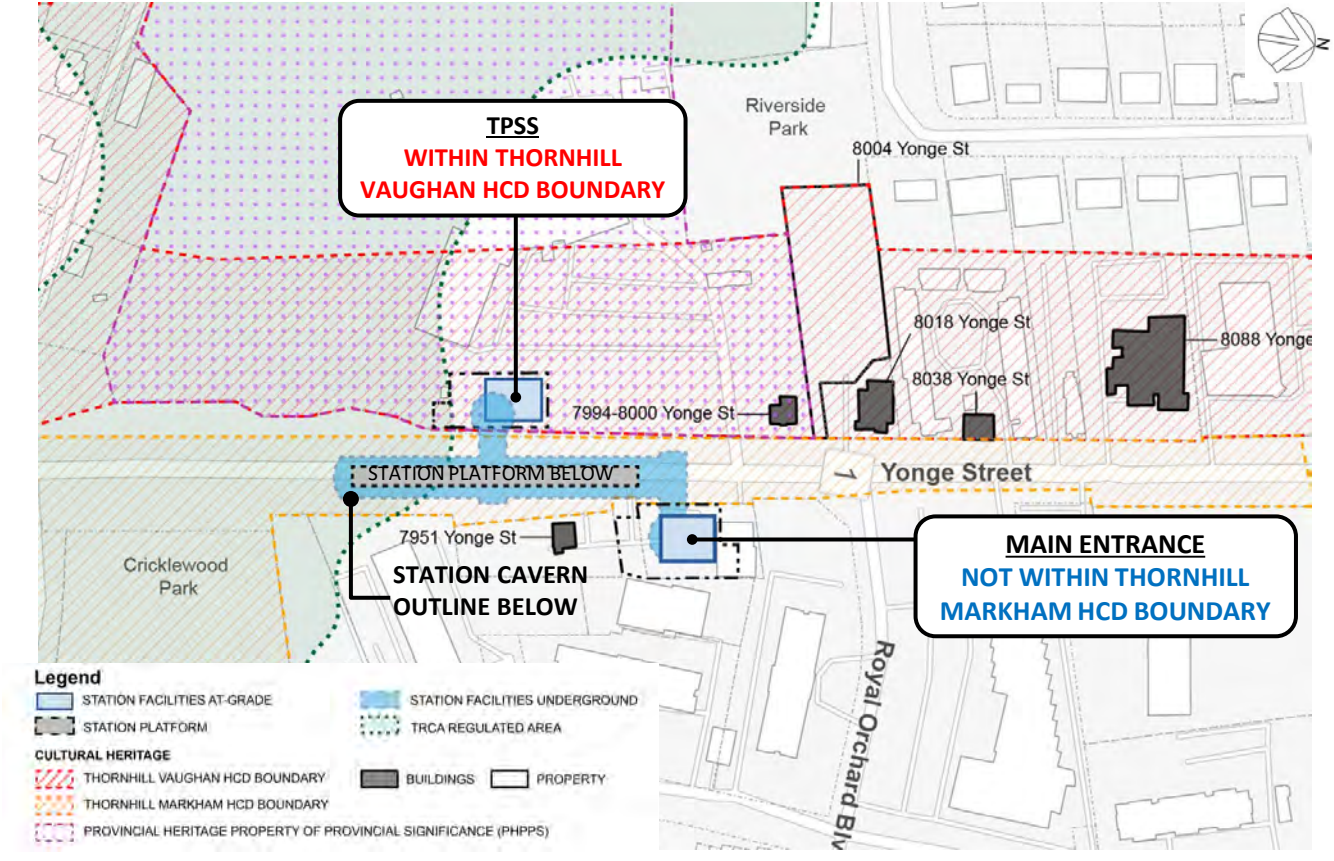
Objective

- To design and construct a **Traction Power Substation (TPSS)** building which will provide necessary power the subway. The building will also integrate with required station egress stairs and ventilation shafts.
- To share potential **Reference Concept Design (RCD) concepts (non-contractually binding)** that align with heritage design guidelines. These are proof-of-concept designs and examples of how the TPSS structure can meet Metrolinx and HCD design objectives.
  - In keeping with Recommendation 2.b.i of the HIA:
    - 2.b.i - "*To align with sections 4.1.1, 4.1.4, 4.1.5, and 4.1.6 of Standards and Guidelines and sections 4.2.2, 6.1.1, 9.1 and 9.5.2.2 of the Thornhill Vaughan HCD, consider redesigning the new TPSS-4 with exterior treatments that are sympathetic with the heritage character of the Thornhill Vaughan HCD.*"

***RCD:** *Reference Concept Design*

Background Information

Site Plan



Station Elements

- **Main Entrance:** South of Royal Orchard Blvd, On Yonge Street
- **Traction Power Substation (TPSS) with Emergency Exit Stair:** West side of Yonge Street

Background Information

Heritage Context

* 8000 Yonge Street is part of the PHPPS →



Background Information

- HIA has been submitted to City of Vaughan (Feb 2025) and a final HIA was provided on March 2026.
- Royal Orchard Station Main Entrance **does not lie within either the Vaughan's Thornhill Heritage Conservation District or Markham's Thornhill Heritage Conservation District.**
- Royal Orchard TPSS is located within the **City of Vaughan's Thornhill Heritage Conservation District** and on lands identified by Metrolinx as Provincial Heritage Property (PHPPS). As the Province will own the lands, the provincial heritage process applies. Minister's Consent for 7994–8000 Yonge Street was granted by the Minister of Citizenship and Multiculturalism on December 16, 2026
- While TPSS-4 will fall under the provincial heritage process, per HIA recommendations 2.b.i., Metrolinx is looking to consider designs for the TPSS that align with HCD guidelines.
- The TPSS is a mainly utilitarian building housing predominately mechanical/electrical spaces, ventilation and smoke shafts, and an emergency exit stair. **There are no public passenger facilities in this building. This is a low traffic building.**
- Due to the program of the building, elements such as louvres on the façade, rooftop exhaust, hollow metal doors, and screened rooftop equipment might be required and can have impacts to the TPSS aesthetic.

***PHPPS:** *Provincial Heritage Property of Provincial Significance*

TPSS DESIGN OPTIONS



Design Principles and precedent images

(Adapted from *7.9.4 Traction Power Substation (TPS) and Large Ancillary Structures*)

- **Integration with context** to reduce impact
  - Integrated with station facilities such as **ventilation shafts, EEBs**, or entrances where space permits
  - TPSS shall be integrated with urban fabric through study of building proportions and massing
  - "If adjacent to significant buildings or structures, [the TPSS] shall reflect the design language and rhythm of its context using kit of parts materials"
- Consistent, low-impact, and durable materials
  - **Precast concrete panels** and **perforated metal panels**
  - "… **perforated metal** shall be used in a creative way to contribute to its surroundings by patterning, …. or printing of imagery on the perforated screen"
  - Cladding or screening of the TPSS shall be **secure, climb-proof, cut-proof, and vandal-proof.**
- Roofs **shall be flat**, and rooftop equipment shall be **screened and consolidated**





Precedent image from DS-09 showing a TPSS. Brunswick East, Australia. Image Credit: *Beca*.

Design Principles and precedent images

Heritage work implemented:

- Cultural Heritage Impact Assessment
- Archeological assessment

Design Principles and precedent images

- Maintain **visual rhythm** of Yonge St by breaking façade down into 6-8m sections
- Use **classical proportions** (base 1/3, middle and top) and emphasize horizontality in keeping with traditional main street typologies
- Screen rooftop mechanical equipment
- Utilize local material palette, of its own time
- Simple, vernacular design language

Artwork and Motifs

- Suggestion to integrate motifs or artwork into the façade. Can pay homage to significant local figures such as Stanley Thompson, Canadian golf course architect and architect of the Thornhill Golf Club.

Heritage Studies

Heritage studies completed:

- Cultural Heritage Evaluation Report (completed 2022)
- Heritage Impact Assessment (completed 2025)
- Stage 1 and 2 Archaeological Assessments (completed 2025)

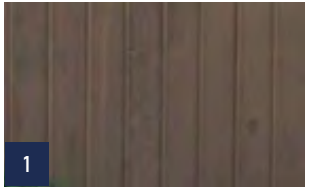
Heritage reports in progress:

- Stage 3 Archaeological Assessment with MCM for final approval
- Stage 4 Archaeological Assessment to be Started in April 2026

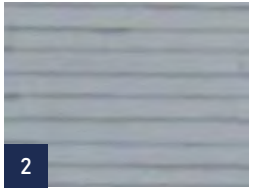
Approvals obtained:

- Heritage Impact Assessment approved by MCM (2025)
- Stage 1 and 2 Archaeological Assessments approved by MCM (2025)
- Minister's Consent from the Ministry of Citizenship and Multiculturalism (MCM) was obtained on December 16, 2025 for the removal of 31 mature trees and demolition of one utilitarian shed

Heritage Material Palette







Wood Siding
(painted or stained)

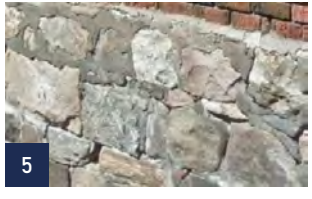






Red Brick



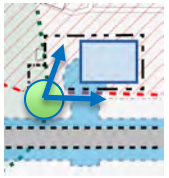


Flagstone

Locations

1. The Thornhill Club
2. 8000 Yonge St.
3. Thornhill Baptist Church, 8018 Yonge St
4. TD Bank, 7967 Yonge St
5. 8054 Yonge St

Option 1 – Brick Veneer





Materials



Running bond precast brick panels



Stone veneer

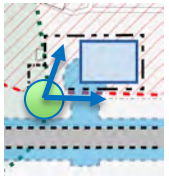


Green wall with suitable indigenous species



Bell Telephone company, Toronto

Option 1 – Brick Veneer

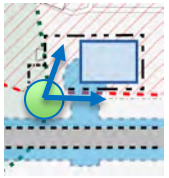




Design Elements

1. Brick precast panels
2. Green wall
3. Mechanical louvre
4. Equipment removal doors
5. Emergency exit door
6. Landscape Buffer
7. Retaining Wall

Option 2 – Wood-Effect Siding





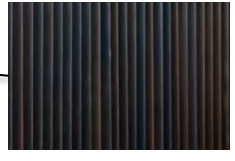
Materiality



Diagonal wood-effect siding



Stone veneer

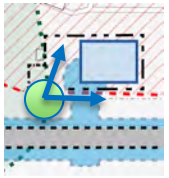


Vertical aluminum fins



Green wall with suitable indigenous species

Option 2 – Wood-Effect Siding





Design Elements

1. Diagonal Wood-Effect Siding
2. Vertical aluminum fins
3. Green wall
4. Mechanical louvre
5. Equipment removal doors
6. Emergency exit door
7. Landscape Buffer
8. Retaining Wall

Next Steps

1. Work with City of Vaughan on detail design of TPSS-4

THANK YOU

FOR YOUR SUPPORT AND ATTENTION

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** 5

TITLE: 21 SPRING GATE BLVD. – PROPOSED REHABILITATION OF THE JOHN ARNOLD HOUSE (TRANSMITTAL REPORT)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of March 25, 2026 and seek Council's approval for the proposed rehabilitation and repair works at 21 Spring Gate Blvd., the Arnold House, a City owned property designated through By-Law 74-82 under section 29, Part IV of the Ontario Heritage Act.

Report Highlights

- In accordance with Section 8.1 of Procedure By-law 001-2026, recommendations from Advisory Committees requiring implementation, expenditures, reports, or staff actions must be approved by Council before any action is taken.
- This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee for consideration by Committee of the Whole, and to seek Council's approval.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 3, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved.

Recommendations of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

1. That Heritage Vaughan Committee recommends Council approve the proposed renovations at 21 Spring Gate Blvd. under Section 33 of the *Ontario Heritage Act*, subject to the following conditions:

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

    b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;

    c) 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

At its meeting on March 25, 2026, the Heritage Vaughan Committee considered a staff recommendation on the subject matter (Attachment 1 – Report of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026).

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, are being presented for consideration by Committee of the Whole. Council approval is required for these recommendations to take effect.

Financial Impact
N/A

Operational Impact
N/A

Broader Regional Impacts/Considerations
N/A

Conclusion
This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281

Attachments

1. Report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026.

Prepared by
Francesca Laratta, Legislative Specialist, extension 8628

Heritage Vaughan Committee Report

DATE: Wednesday, March 25, 2026 **WARD(S):** 5

TITLE: 21 SPRING GATE BLVD. – PROPOSED REHABILITATION OF THE JOHN ARNOLD HOUSE

FROM:
Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

Seeking a recommendation of approval from Heritage Vaughan Committee to Council for the proposed rehabilitation and repair works at 21 Spring Gate Blvd., the Arnold House, a City owned property designated through By-Law 74-82 under section 29, Part IV of the *Ontario Heritage Act*.

Report Highlights

- The Owner (City of Vaughan) is proposing rehabilitation of the Arnold House including repair of over 30% of the brick masonry, window repair & replacement, shutter replacement and the existing front porch among others.
- The proposal is consistent with the relevant policies of the City of Vaughan's Official Plan regarding designated properties and in keeping with the by-law designation. Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposed works as it will repair and restore the Arnold House

Recommendations

1. That Heritage Vaughan Committee recommends Council approve the proposed renovations at 21 Spring Gate Blvd. under Section 33 of the *Ontario Heritage Act*, subject to the following conditions:

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

b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;

c) 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

Arnold House, municipally known as 21 Spring Gate Blvd., was originally built circa 1872 and fronting onto Yonge Street (7460 Yonge St.). During re-development along this section of Yonge Street in the late 1970's, local interest in the house permitted its preservation and it was relocated to its present position on a new foundation in 1981 as shown in Attachment 1 in what is now the northwest corner of Gallanough Park.

Once the property was relocated to its present location, the ownership was transferred over to the then Town of Vaughan in 1981. Designation of the property occurred the following year through By-Law 74-82 as shown in Attachment 2 and through the 1980's several restoration and renovation projects were done to restore and to readapt the house for public programming.

The following elements are identified in the Designation By-Law as significant heritage attributes:

- Large two storey red brick in vernacular Italianate style with cubic proportion
- A simple rectangular addition of one and half storey at the rear
- Façade is classically composed of 3 bays with the Centre door allowing a deep jamb.
- Windows to the north and south and the door are accented with yellow brick segmented voussoirs.
- Large double sash windows on the second storey following the pattern of the three lower appertures.

In addition to the new foundation in 1981, additional elements were either added or replaced in 1980's. Below is summary of some of those exterior works:

- the wood door on the north elevation;
- the right-hand wood double-hung window beneath the porch
- two existing lintel insert brick arches above the basement windows
- original windows were replaced with storm fixed glass windows
- the welded bars secured at head and sill at all basement windows;
- the wood canopy above the basement door located on the south façade;
- the wooden rear deck at porch and the wood treads;
- the wooden mechanical platform and its wooden fence;
- the wooden deck called verandah in front of the main facade (west);
- asphalt roof and the pre-finished aluminum eavestrough;

Some original elements were also lost during this time, with several windows being filled in, as well as one of the sidelights at the south elevation door and a chimney removed. A full list of the alterations of the property may be reviewed in the attached Cultural Heritage Impact Assessment as shown in Attachment 3. The interior has also been altered for public use and art programs but is not being reviewed as part of the scope of this report.

Previous Reports/Authority

NA

Analysis and Options

The proposed works fall into two broad categories, the restoration and repair of the existing original with sympathetic materials and the removal of the existing verandah and platform with a new more accessible construction.

Restoration and Repair:
The proposed work includes the following actions for the repair and restoration of the following:
Brickwork:

- Re-point cracks or large joints in brick mortar;
- Remove efflorescence from brick surfaces, clean, and make good;
- Remove damaged brick and replace with a heritage brick to match existing;

Repair and repaint all wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters and structure);

Window Rehabilitation

- Off Site: Remove existing glazed sash assemblies from frames, temporarily board-up openings, strip existing glazing compound and replace all with new, clean glass, restore all wood components, and make good;
- On Site: Restore frames and sill, install restored sashes, replace all sealant, and make good;

Other repair and restoration work:

- Replace existing shutter assembly;
- Replace all eavestroughs and downspouts with galvanized steel with paint finish;
- Parge exposed concrete block foundation, repair and repaint existing foundation wall;
- Where wiring is redundant and where required, remove ferrous metal anchors from masonry and patch with mortar;
- Repair soffit and trim to prevent animal infiltration;
- Patch, repair and make good damaged segments of wood cornice and soffit;
- Replace and seal mechanical penetrations with mortar;

Proposed works with the Barrier Free door and other elements include:

Barrier-Free Door(s)

- Sidelights and Transom Assembly: Remove existing door and relocate existing wood jambs to accommodate a new 965 mm wide solid wood door - details and hardware to match existing Replace sidelight glass with new and provide auto swing door opener with electric strike and barrier-free wave operators inside and out;
- Barrier-Free Door with Transom: Remove existing door, transom, and frame assembly. Saw cut existing opening in wall to accommodate a wider new door, frame and transom assembly (similar to existing) complete with a 965 mm wide door - details & hardware to match existing. Provide a new steel lintel, auto swing door opener with electric strike, and barrier-free wave operators inside and out;
- Barrier-Free Basement Door Assembly: Remove existing door and frame. Widen existing door opening by saw cutting foundation to accommodate a new 965 mm wide insulated metal door complete with frame - details and hardware to match existing. Provide a new steel lintel, auto swing door opener with electric strike, and barrier-free wave operators inside and out;
- Remove deteriorated wood fence and gate assembly and replace with new;
- Remove modern wood deck/platform called “verandah” on the west elevation and replace with a new exterior accessible ramp.

A full description of the proposed works is discussed in the Cultural Heritage Impact Assessment in Attachment 3 and the Architectural Drawings shown in Attachment 4.

Vaughan Official Plan 2010

The proposed alterations to properties designated under Part IV of the *Ontario Heritage Act* are subject to the policies of the Vaughan 2010 Official Plan (VOP 2010) with the objective to minimize and/or eliminate negative impacts to the identified heritage attributes, as a result of the proposed alterations. Heritage attributes were identified in the Cultural Heritage Impact Assessment per Attachment 3, in keeping with the reasons for designation included in By-Law 74-82.

Section 6.2.2.6 outlines the following:

> "That, in reviewing heritage permit applications, the City be guided by the following: heritage conservation principles:
>
> a. good heritage conservation practices.
>
> b. protecting heritage buildings, Cultural heritage landscapes and archaeological sites including their environs from any adverse impacts of the proposed alterations, additions, works or development;
>
> c. retaining and repairing original building fabric and architectural features;
>
> d. new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principal façade so as to make the addition unobtrusive from the pedestrian realm".

Standards and Guidelines for the Conservation of Historic Places in Canada.

	Recommended	Not Recommended
ACCESSIBILITY CONSIDERATIONS		
18	**Finding** solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	Radically altering the building's exterior form to comply with accessibility requirements. Relocating primary entrances when undertaking interventions to accommodate accessibility-related features.
19	**Working** with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	Altering character-defining elements, without consulting the appropriate specialists and users.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	**Understanding** the exterior form and how it contributes to the heritage value of the historic building.	
2	**Understanding** the design principles used by the original designer or builder, and any changes made to the exterior form over time.	
3	**Documenting** the building's exterior form before undertaking an intervention, including the form and massing, and viewscapes, sunlight and natural ventilation patterns.	Undertaking an intervention that affects the building's exterior form without first documenting building, site and setting relationships.
4	**Assessing** the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions.	
5	**Protecting** and maintaining elements of the building's exterior form through cyclical or seasonal maintenance work.	
6	**Retaining** the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.	
7	**Stabilizing** deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated elements that could be stabilized or repaired.
8	**Protecting** adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.	
9	**Documenting** all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.	

The proposed alterations, which include localized repairs, introducing a new accessible ramp and doors and screening the mechanical elements are proposed in a way that would minimize negative impact on the building and are in keeping with good conservation practices outlined in Standards and Guidelines for the Conservation of Historic Places in Canada.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development and Parks Planning Department is satisfied with the proposed work which conforms to the policies of the City of Vaughan Official Plan and conserves the identified heritage properties of the properties. Accordingly, staff can support the proposed renovation of 21 Spring Gate Blvd. under Section 33 of the Ontario Heritage Act.

For more information, please contact: Katrina Guy, Heritage Specialist, ext. 8115.

Attachments

1. Location Map
2. Designation By-law
3. Cultural Heritage Impact Assessment
4. Architectural Drawings

Prepared by

Katrina Guy, Heritage Specialist, ext.8115
Shahrzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653
Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Location Map

Location:
21 Spring Gate Boulevard
Block 121, Plan M-2005
Part of Lot 29, Concession 1

VAUGHAN | Development and Parks Planning

Attachment 1

Date:
March 25, 2026

N:\GIS_Archive\Attachments\Heritage\2026\21 Spring Gate Boulevard\Map\21 Spring Gate Blvd_Map.aprx
Created on: 2/12/2026

A By-law to designate the building situated on the lands known municipally as 15 Spring Gate Boulevard, Thornhill, as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the "John Arnold House" formerly at 7460 Yonge Street, Thornhill, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

THEREFORE The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the real property known as the "John Arnold House" formerly at 7460 Yonge Street and now located on Block 121, Registered Plan M-2005, Thornhill.

2. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the said property in the proper Land Registry Office.

this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a FIRST and SECOND time this 5th day of April, 1982.

MAYOR

CLERK

READ a THIRD time and finally passed, this 5th day of April, 1982.

MAYOR

CLERK

CORPORATION OF THE TOWN OF VAUGHAN

REASON FOR DESIGNATION

This house is built in a classical tradition. It is classical in that it is well proportioned and with good details in the wood and brickwork. It is one of the houses built by the Arnold family who were old and prominent citizens of Thornhill. The previous 2 storey frame house that is mentioned in the census records has since been burnt or taken down. This house was built by Robert Arnold's son after his death. It completes the group of five buildings in this area of Yonge Street which make up an important grouping in terms of the architecture and history of the area.

CONDITION

This building is in good structural condition, though repairs are needed on the chimneys. Renovation could be carried out at any time on the front porch, in favour of a more sympathetic structure.

HISTORICAL SIGNIFICANCE

Robert J. Arnold was deeded lot 29, Concession 1 in Vaughan from John Arnold, his Father in 1848. His Father had bought the land from James Miles, a relative of his wifes'
The 1851 census shows that Robert was still living with his parents in their two storey frame house. In 1862 Robert and his wife took out a mortgage for $ 1,000 which was discharged in 1869. It was probably at this time that the house was erected, which seems to relate to the one and a half storey frame house.
In 1871 Robert left to his daughter Bertha, the north half of his property and the south to Robert C. In 1872, John R. Arnold took out a mortgage for $ 1,600. It may have been at this date that the building was started. The 1851 and 1861 census shows that the family lived in a two storey frame house. This may have been torn down or burnt and the present house built.

ARCHITECTURAL DESCRIPTION

This large two storey red brick house is designed in a vernacular Italianate style. This is seen in the cubic proportions. A simple rectangular addition of one and a half storey lies at the rear (west) The house is set on a plinth with fieldstone foundations. The house fronts east onto Yonge Street. This facade is classically composed of 3 bays with the centre door allowing for a deep jamb. The original lights from the sides and transom are gone, but the basic frame is intact. The windows to the north and south and the door are accented with yellow brick segmented voussoirs. These are large double sash windows on the second storey . the three windows follow the pattern of the three lower appertures. The veranda on this front is certainly not the original nor does it attempt to sympathize with the style of the house. If a veranda was intended in the original design it would have been built with more delicate forms and included some reference to the classical vocabulary of architectural members.

LARKIN ARCHITECT LIMITED

JOHN ARNOLD HOUSE,
21 SPRING GATE BOULEVARD, THORNHILL
CULTURAL HERITAGE IMPACT ASSESSMENT



View of subject property while heading north on Spring Gate Boulevard
Google Streetview December 2020

JANUARY 2025 - Rev1

Prepared by:
Roberto Chiotti, OAA, FRAIC, LEED AP, APT, CAHP
Founding Principal, Larkin Architect Limited

Larkin Architect Limited
43 Davies Avenue, 2nd Floor
Toronto, Ontario M4M 2A9

larkin architect limited

TABLE OF CONTENTS

1. Introduction & Summary 3

2. Statement of qualifications, professional opinion, report limitations 4

3. Applicant and Owner contact information 4

4. Description of the subject property 5

5. Selective colonial settlement & development history of subject property 7

6. Architectural evaluation of built cultural heritage resources 16

7. Condition assessment of the built heritage resources 18

8. Documentation of cultural heritage resources on the subject property 19

9. Statement of cultural heritage value, designated under Part IV of the Ontario Heritage Act, By-law 74-82 27

10. Summary of proposed alterations 28

11. Recommendations (assessment of alternative options, mitigation measures, and conservation methods) 29

12. Bibliography 30

13. Appendices 31

1.0 INTRODUCTION & SUMMARY

1.1 General

The City of Vaughan, owner of the property, proposes exterior envelope rehabilitation and the addition of a new exterior ramp and entrance door to improve barrier-free accessibility for the built heritage John R. Arnold House, 21 Spring Gate Blvd., Thornhill, ON.

Our firm was engaged as heritage consultant by Baron Nelson Architects Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) report and provide certain other services related to proposed work defined in the City's Request for Proposal. The scope of work, as refined by the recommendations in this report, is intended to include no significant negative impact on the heritage resources and character-defining elements. The recommended subject building primary conservation treatment is rehabilitation, as defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and is assumed to be consistent with intentions of previous work carried out to support the current/ongoing use of the building and property, while conserving historic fabric and visible character-defining elements.

1.2 Purpose of report – amended CHIA scope

The purpose of this Cultural Heritage Impact Assessment (CHIA) report is to (1) identify & (2) evaluate heritage resources on the subject building and (3) assess the impacts on these cultural heritage attributes that may result from the proposed alterations to the subject building. The recommended alterations are limited to exterior envelope repairs to the heritage house and related exterior access. No impact on landscape or archaeological potential is anticipated by design.

Given the proposed focus on repair work, the related CHIA, as defined in the City's *Guidelines For Preparing A Cultural Heritage Impact Assessment*, may be 'scoped' or limited to the detail design, execution, quality assurance, and quality control, related to conserving the heritage resources during and after the proposed work. As they are the subject of any conservation treatment, these heritage resources and character-defining elements are intended to be identified through evaluation and preparation, or refinement, of a statement of heritage value or interest.

Part 9 confirms the property's cultural heritage value and interest designated under Part IV of the Ontario Heritage Act.

1.3. Proposed work

The proposed scope of work focuses on the conservation of the building's exterior and sensitively integrating accessibility upgrades. Key interventions include:

• Masonry and Foundation Repair: Re-pointing deteriorated mortar joints, replacing damaged bricks with matching heritage bricks, cleaning efflorescence, and parging the exposed concrete block foundation.

• Wood Element Restoration: Repairing and repainting all exterior wood surfaces, including soffits, fascias, frames, and sills.

• Window Rehabilitation: A key conservation measure is the rehabilitation, rather than replacement, of the historic wood windows. This involves removing existing sashes for off-site restoration and restoring the wood frames on-site, preserving original material and design.

• Accessibility Upgrades: To improve barrier-free access, three exterior door openings will be widened to accommodate new, wider doors with automatic openers. On the main (west) elevation, a modern wood deck will be removed and replaced with a new accessible ramp.

• Other Repairs: Replacement of non-original elements like eavestroughs, downspouts, and shutters with new components that respect the building's heritage character.

The conservation approach for this project is rehabilitation, as defined by the Standards and Guidelines for the Conservation of Historic Places in Canada. The work prioritizes the repair of character-defining elements and ensures that any replacements are physically and visually compatible with the building's heritage character. The proposed alterations have been designed to have no significant negative impact on the cultural heritage value and character-defining elements of the John R. Arnold House.

2.0 STATEMENT OF QUALIFICATIONS, PROFESSIONAL OPINION, REPORT LIMITATIONS

2.1 Author of the report

The heritage architect, Roberto Chiotti, OAA, FRAIC, CAHP, APT, founding principal of Larkin Architect Limited is the author of this report.
LAL is an award-winning, full service architectural practice with a broad portfolio encompassing project planning, heritage restorations, renovations, additions, and the design of new buildings. Roberto has completed dozens of projects at listed and designated properties, especially in the religious sector. He brings 25 years of experience working with historic buildings to protect and preserve their built legacy, while adapting them to contemporary needs and uses.
As a member of the Canadian Association of Heritage Professionals, and Association of Preservation Technologists, Roberto has extensive experience with the assessment, and preservation of heritage buildings. He works to find solutions that protect the character defining features, ensure building safety, comfort, functionality, and sustainability. Significant recent projects include Basilica Church of our Lady Immaculate, a restoration of the national historic site's neo-gothic church, and the adjacent seminary; the adaptation of the old St. Andrew's Church in Toronto for Grace Toronto Church; Our Lady of Sorrows, the restoration and addition to a historic church, and Regis College, the restoration and addition to the old Christie Mansion to create new classroom space for a theological college. Roberto is currently the lead heritage and design consultant for the rebuilding of St Anne's Anglican Church, a national historic site severely damaged by fire in June 2024.

This report represents the observations and professional opinion of the author, Larkin Architect Limited, based on the information and site access available to the author at the time of preparation, and within the limitations of the scope of our engagement.

This report is prepared exclusively for the use of Client/Owner for the stated purpose and considered in its entirety. The author denies any liability to other parties for any injury, loss, or damages suffered by such parties arising from their use of, or reliance upon, the contents of this report without the express written consent of the author and the Client/Owner.

3.0 APPLICANT AND OWNER CONTACT INFORMATION

The Corporation of the City of Vaughan, contact:
John-Paul Zentena john-paul.zentena@vaughan.ca

4.0 DESCRIPTION OF THE SUBJECT PROPERTY

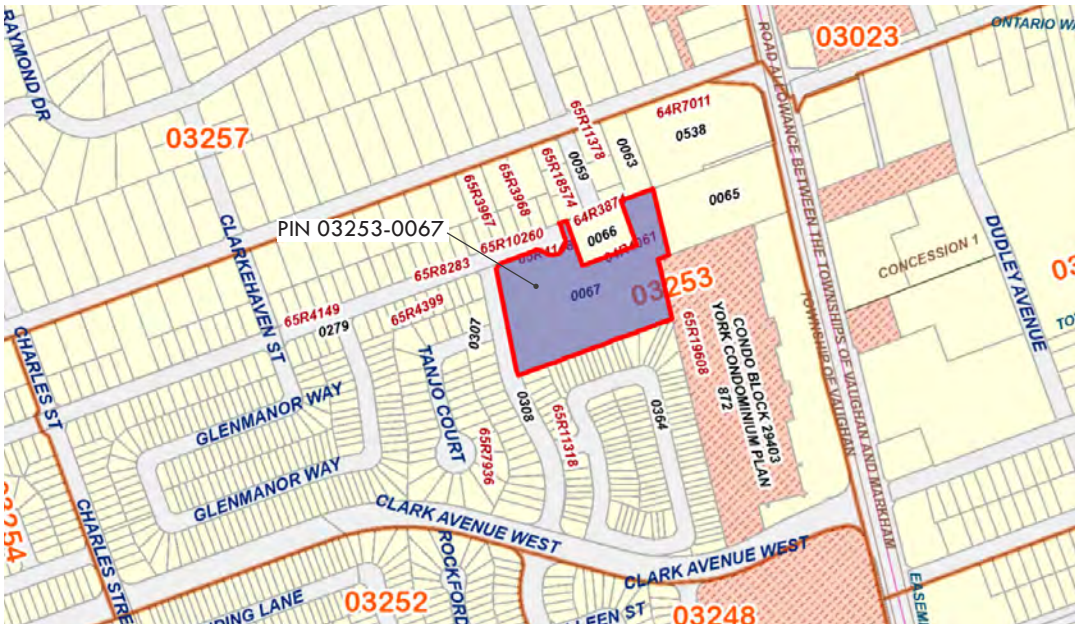
4.1. Legal Description of property

Block 121, Registered Plan M-2005,
Municipal address is Thornhill, 21 Spring Gate Blvd, ON
PIN 03253-0067

4.2. Ownership & Heritage Status

The property at 21 Spring Gate Blvd, Thornhill, ON, forms part of Gallanough Park and is owned by The Corporation of the City of Vaughan. The building area is approximately 135m² and the property area is 21,810m².
The building is designated since April 5, 1982, under By-law number 74-82 as being of architectural value or interest under Part IV of the Ontario Heritage Act, R.S.O, 1980, Chapter 337, in reason of "its architectural and historical grounds. The house is built on a classical tradition (Georgian) in that it is well proportioned and exhibits good details in the wood and brickwork. It was built by John R. Arnold, son of Robert Arnold, whose family were old and prominent citizens of Thornhill. The house was built after Robert Arnold's death. It completes the group of five buildings in this area of Yonge Street which make up an important grouping in terms of the architecture and history of the area." (By-Law Number 74-82)
It is important to remind that for the purpose of this present CHIA report that the designation makes reference to its original location along Yonge Street, as completing a group of five buildings. Since the building was relocated in 1981, this reference to its original context is not longer relevant, but all the reasons for its designation are still applicable.

4.3. Location, PIN, Context and Current Use



Context Map showing property location



Google Satellite view of the house and related park

5.0 SELECTIVE COLONIAL SETTLEMENT & DEVELOPMENT HISTORY OF SUBJECT PROPERTY

5.1. Chain of Title Summary

Early History: From Crown Grant to the Arnold Family

- December 14, 1798: The history begins with a Crown Patent (P.) granting the entire 210-acre lot to Asa Johnson;
- May 13, 1799: The property is transferred from Asa Johnson and his wife to Abner Miles for £312.10;
- January 20, 1832: James Miles (a relative to John Arnold's wife) sold all the 210 acres to John Arnold, a United Empire Loyalist who left New Jersey after the American Revolution, and settled first in New Brunswick before settling to Thornhill;
- January 28, 1848: John Arnold sold all the 210 acres to his son, Robert Joseph Arnold for £1,500;
- November 7, 1871: Robert J. Arnold's son, Robert C. Arnold inherited the south half of the property, and Bertha Arnold, his sister, the north half of the property;
- January 9, 1899, Jemima G. Arnold became the Grantor of the south half of the property from Robert C. Arnold.

20th Century Transfers

- March 31, 1909: Jemima G. Arnold sold the south half of the lot to John W. Breakey for $1000, subject to a mortgage. This marks the beginning of the Breakey family's involvement with the property, as John W. Breakey occupied the house until 1934;
- In 1940, John F. Hauseman was registered as Grantor of the north half of the property and George J. Spring, as Grantor of the south half of the property, from William J. Breakey;
- September 21, 1943: Wesley Thomson grants the North half of the property to J. Charles Smith for $11,000.

The Development Era

The mid-20th century saw the land transition from individual owners to corporate developers.

- April 23, 1946: J. Charles Smith and his wife sold two parts of the lot to Thornhill Estates Ltd.
- March 26, 1956: George J. Spring and his wife Muriel sold the south half to a consortium of development companies who were in partnership as Spring Valley Development Co..
- April 2, 1962: El-Jo Enterprises Ltd. (one of the partner companies) granted the south half to Shields-Snow Developments Ltd..
- April 25, 1963: Shields-Snow Developments Ltd. and the other partner companies grant a portion of the land, specifically, the part located west of Yonge St, to Rexdale Investments Ltd..

The End of the Abstract Record

The final entries on the abstract sheets consist mainly of mortgages and other financial instruments involving Rexdale Investments Limited in the late 1960s and early 1970s.

- October 17, 1974: The very last entry notes the registration of Plan 9834. It states: "No further entries will be made on this abstract index. See pages opened for lots on Registries Compiled Plan 9834".

From this note, we understand that Lot 29 was formally subdivided into many smaller lots under Plan 9834. From this date forward, the history of each new, smaller lot would be tracked on its own separate title record, and this master abstract for the original Lot 29 was closed.

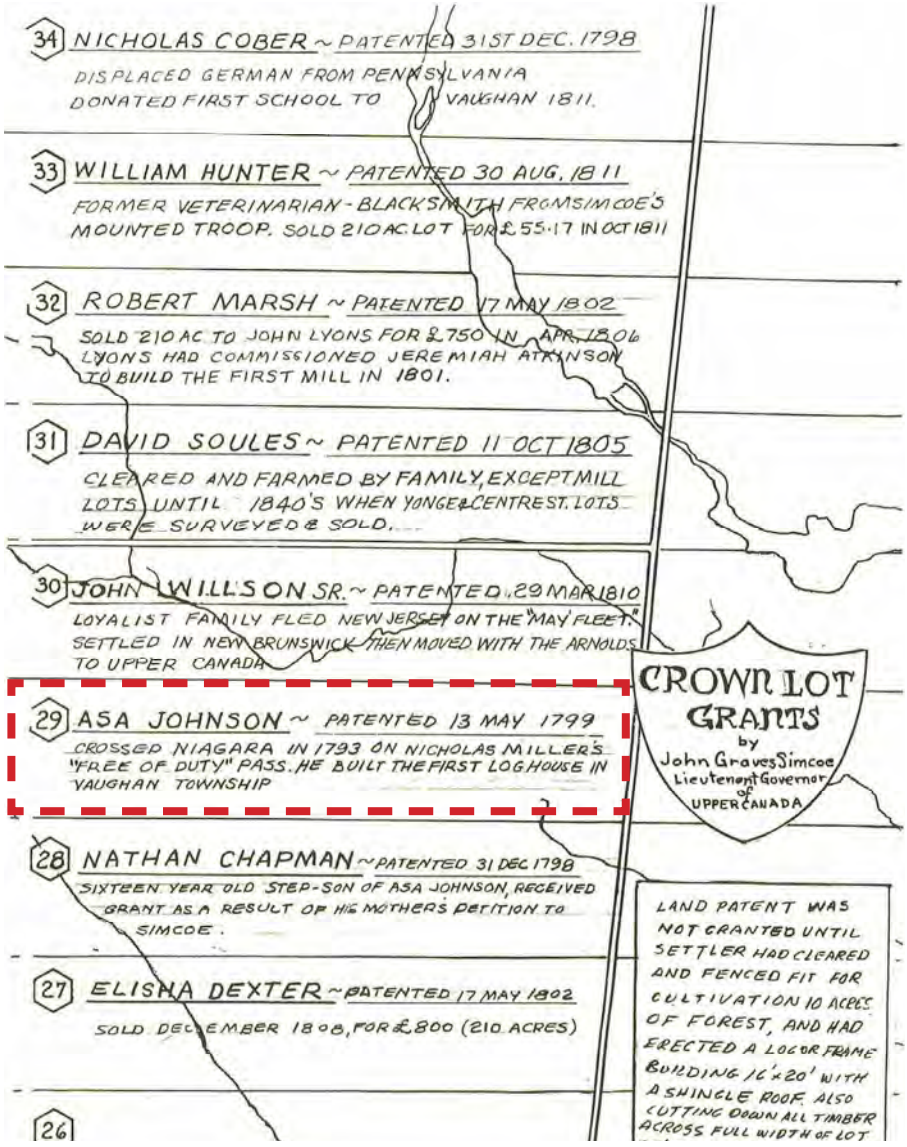
Property transfer towards the Township of Vaughan

While, our research failed to determine the exact date of the property transfer towards the Township of Vaughan, Runnymede Development Corporation Limited and the Township of Vaughan entered into a subdivision agreement dated the 21st day of November, 1980 and subsequent revisions dated the 15th December 1980, 16th February 1981, 12th September 1983 and 2nd February 1987. This agreement ruled that:

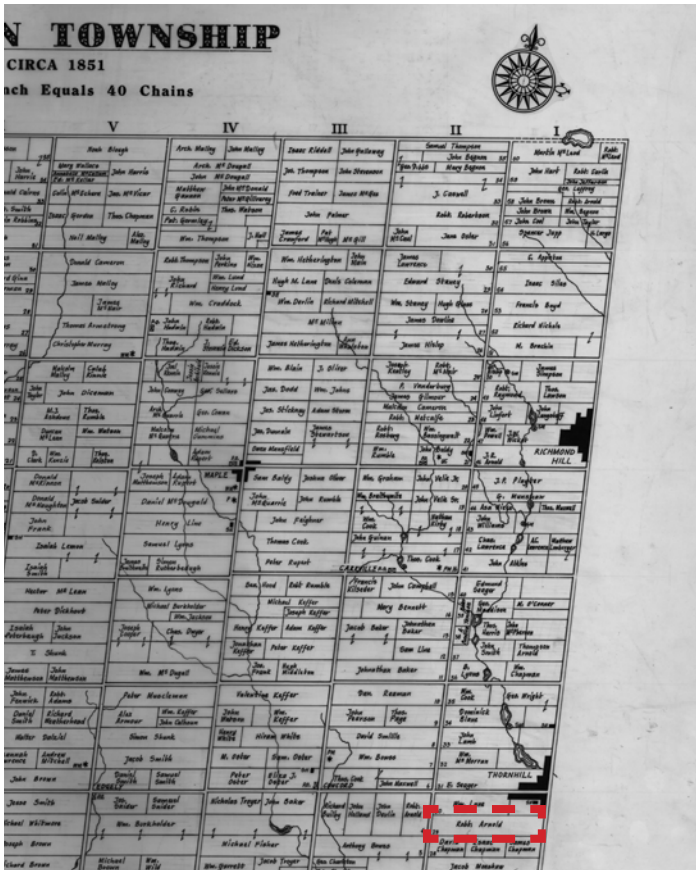
1. "Runnymede shall, [...] be responsible for the preservation of 7460 to the Town (of Vaughan) and relocating it (by removal and placement on a new fully excavated basement foundation) at its own cost to a location to be designated by the Town adjacent to the Gallanough Library,[...]
2. Runnymede shall transfer the ownership of and relocate 7460 within 45 working days, [...], but not in any case later than September 30, 1981."

In 1981, the house was moved to Spring Gate Boulevard, on the west corner of Gallanough Park and is known since then as the Arnold Centre for the Arts.

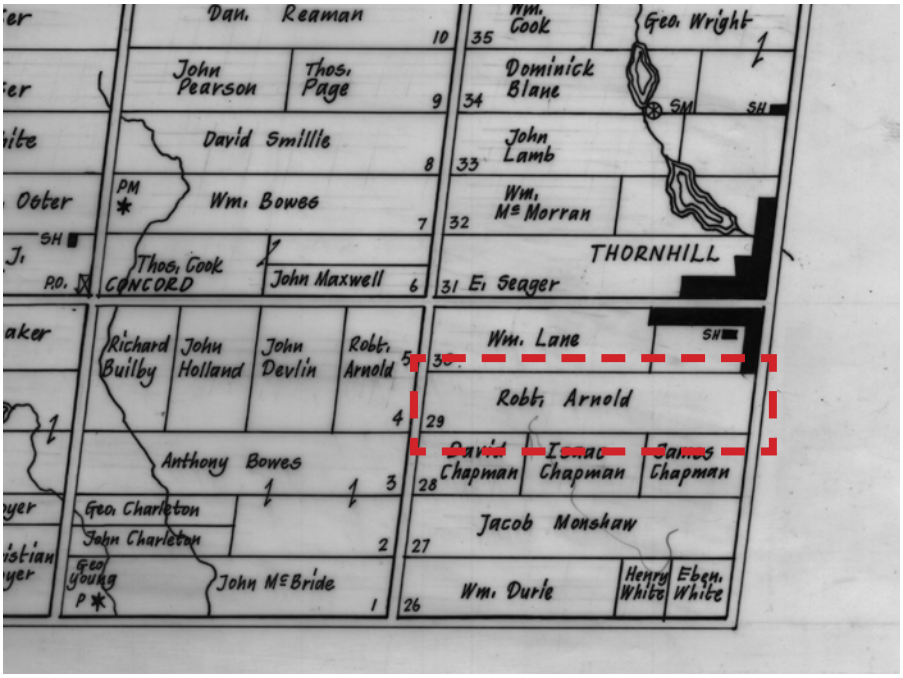
5.2 Map of Crown Lot Grants, Circa 1810's



5.3 Vaughan Township Map circa 1850's



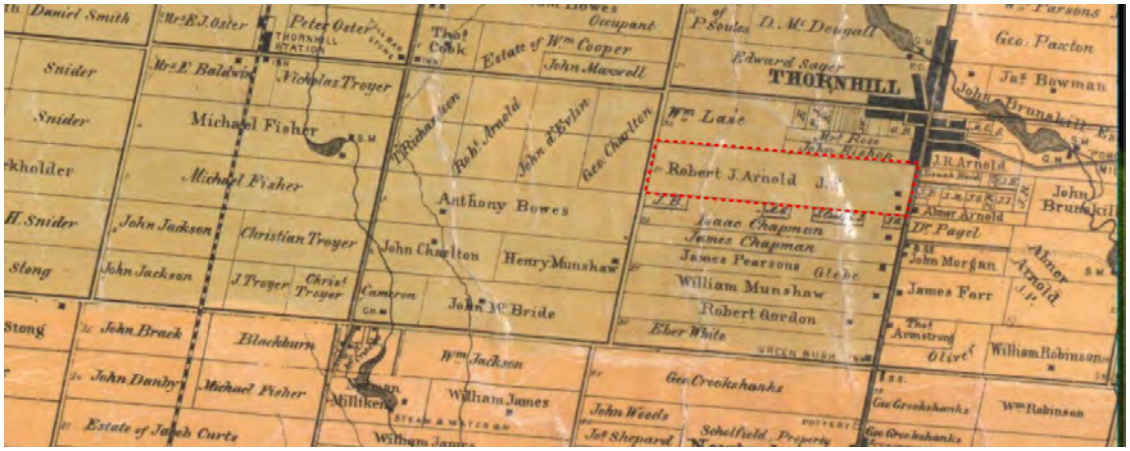
5.4 Detail of Vaughan Township Map circa 1850's with Subject Property Identified



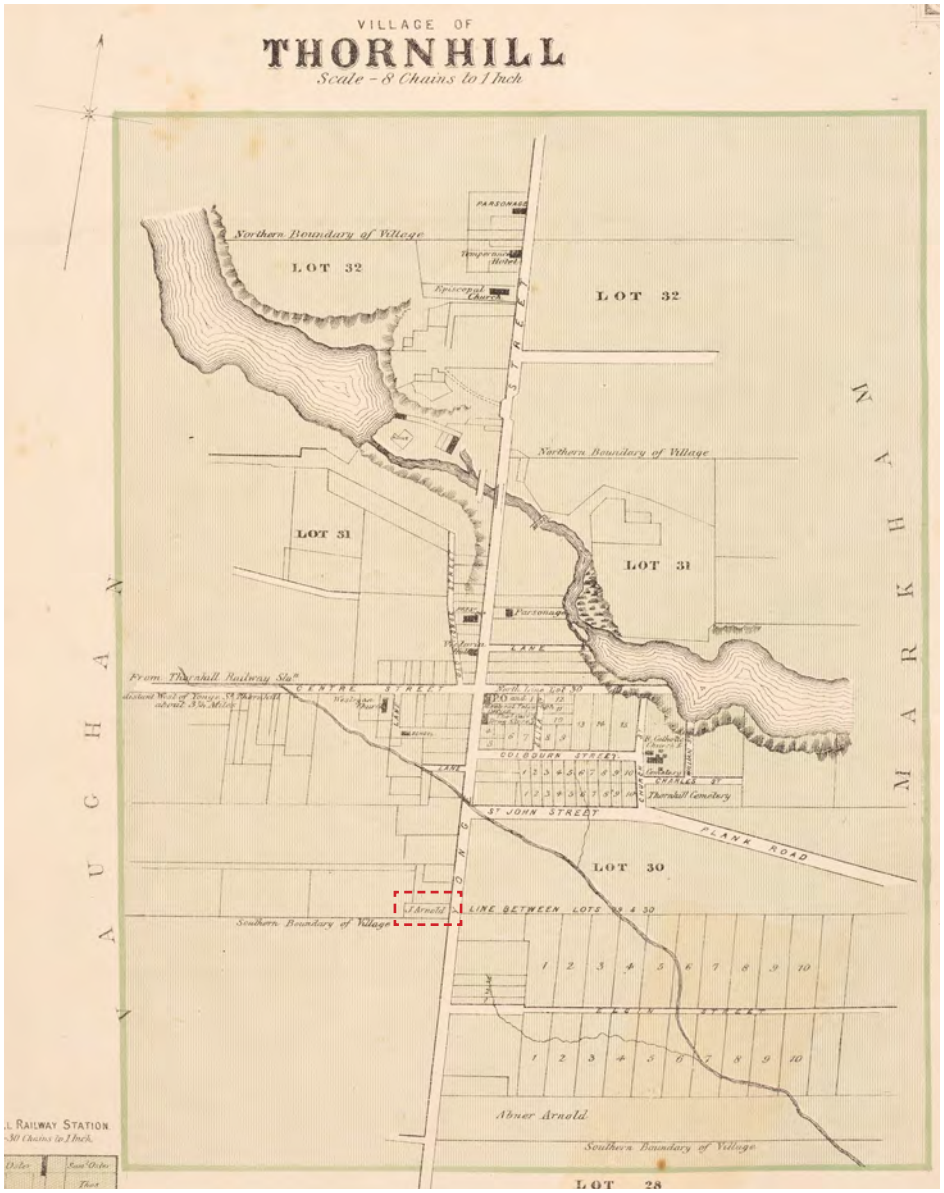
5.5 Tremain Map of York County circa 1860's



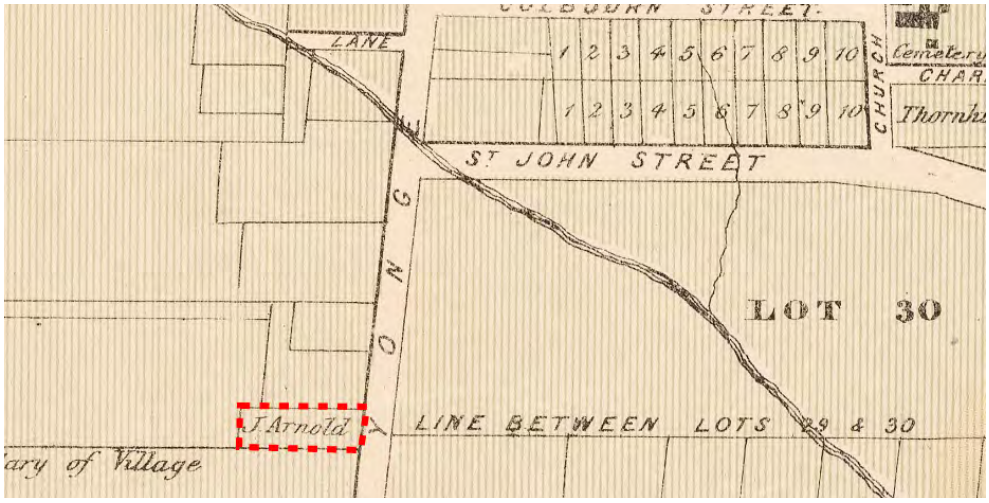
5.6 Detail of Tremaine Map with Subject Property Identified



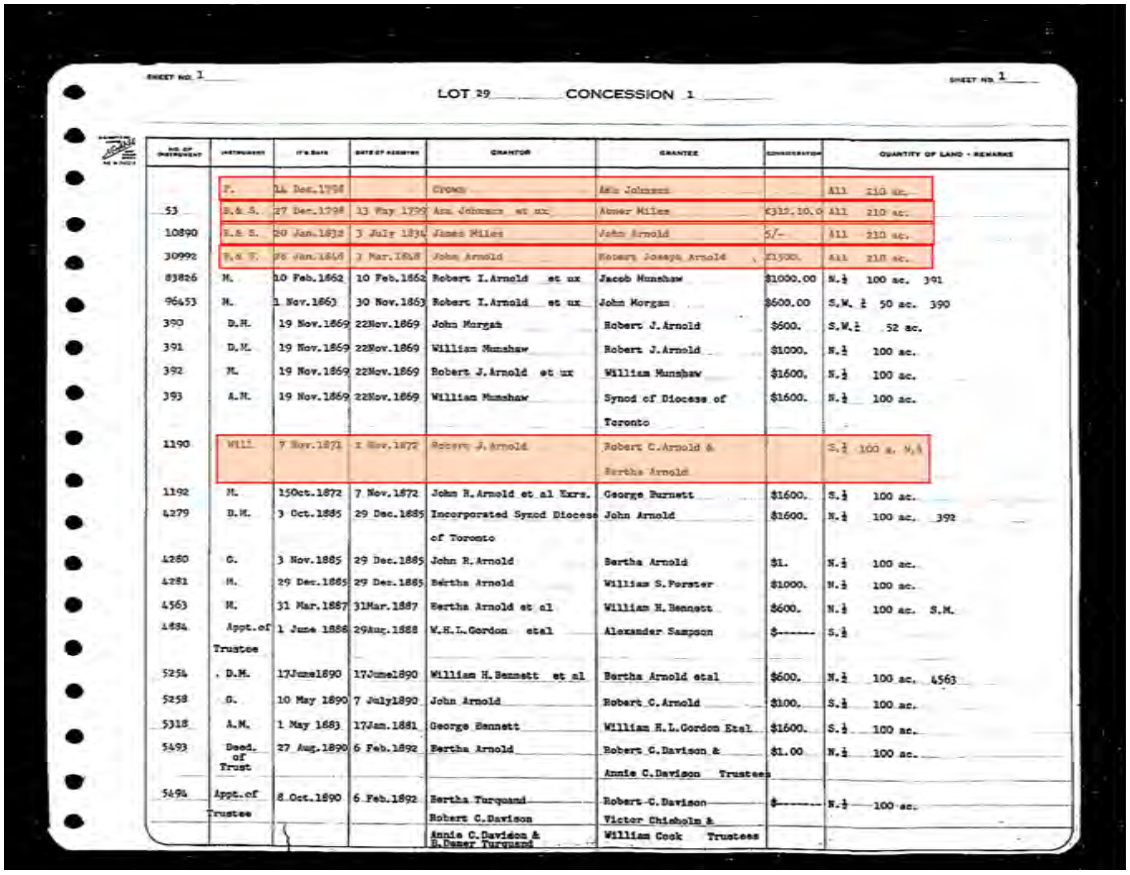
5.7 Atlas Map of 1878 with Subject Property Identified



5.8 Detail of Atlas Map with Subject Property Identified

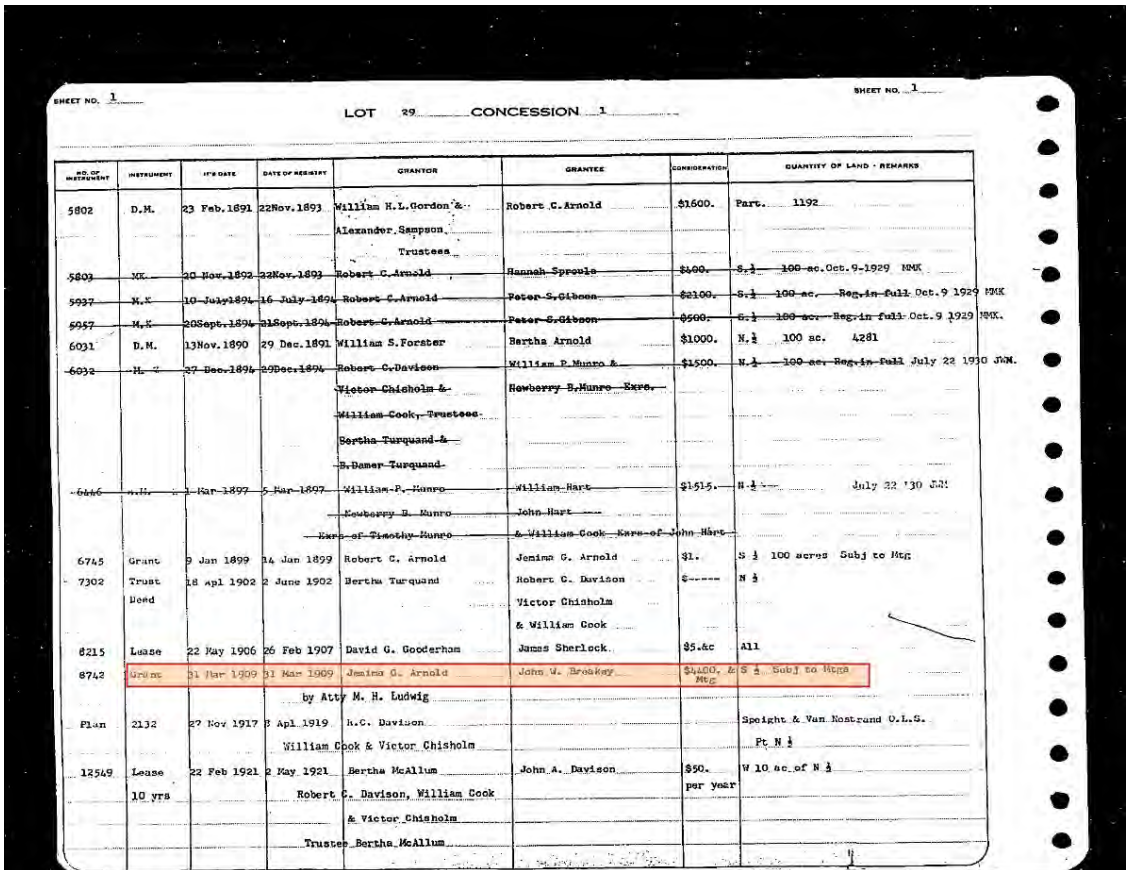


5.9 Chain of Title Document Page 1/4



SHEET NO. 1 — LOT 29 — CONCESSION 1 — SHEET NO. 1

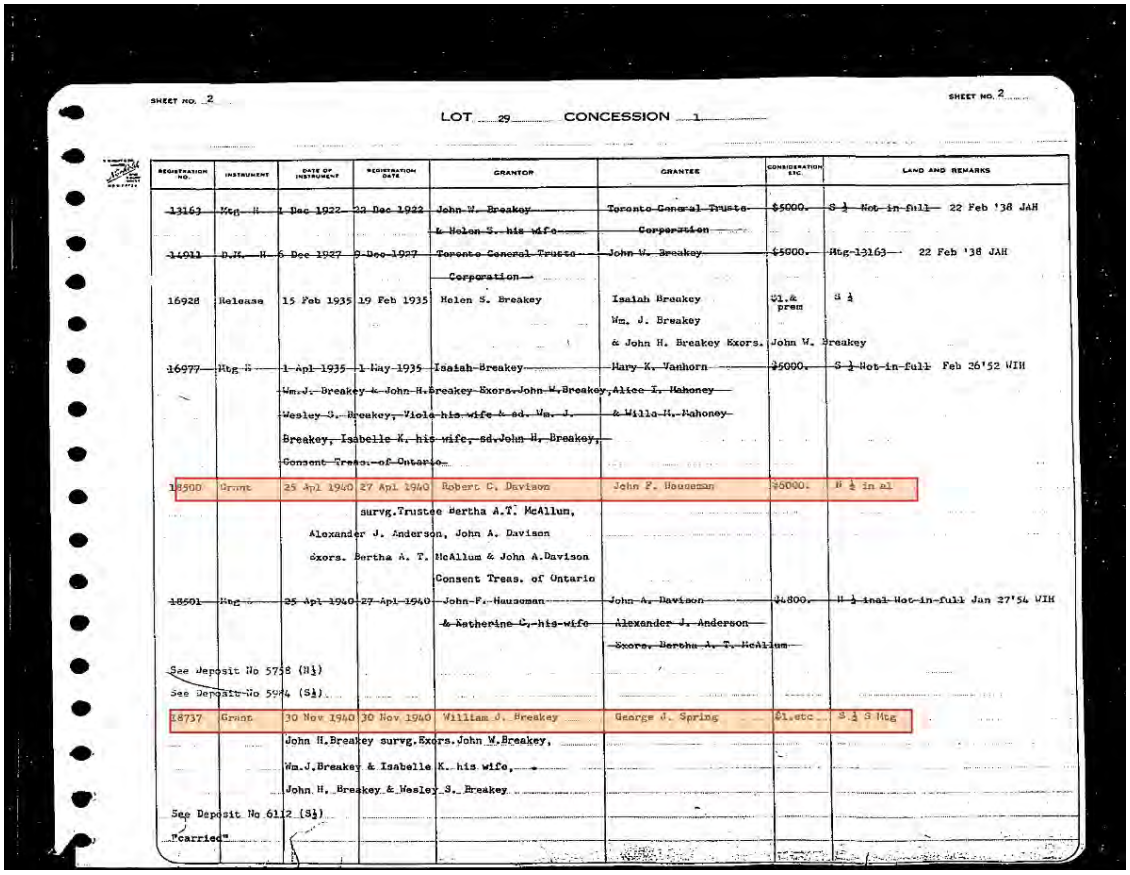
NO. OF INSTRUMENT	INSTRUMENT	IT'S DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	CONSIDERATION	QUANTITY OF LAND - REMARKS
	P.	14 Dec.1798		Crown	Ann Johnson		All 210 ac.
53	B.& S.	27 Dec.1798	13 May 1799	Ann Johnson et ux	Abner Miles	£312.10.0	All 210 ac.
10890	B.& S.	20 Jan.1832	3 July 1834	James Miles	John Arnold	5/-	All 210 ac.
30992	B.& S.	26 Jan.1846	3 Mar.1848	John Arnold	Robert Joseph Arnold	£1500.	All 210 ac.
83826	M.	10 Feb.1862	10 Feb.1862	Robert I.Arnold et ux	Jacob Munshaw	$1000.00	N.½ 100 ac. 391
96453	M.	1 Nov.1863	30 Nov.1863	Robert I.Arnold et ux	John Morgan	$600.00	S.W. ¼ 50 ac. 390
390	D.M.	19 Nov.1869	22Nov.1869	John Morgan	Robert J.Arnold	$600.	S.W.¼ 52 ac.
391	D.M.	19 Nov.1869	22Nov.1869	William Munshaw	Robert J.Arnold	$1000.	N.½ 100 ac.
392	M.	19 Nov.1869	22Nov.1869	Robert J.Arnold et ux	William Munshaw	$1600.	N.½ 100 ac.
393	A.M.	19 Nov.1869	22Nov.1869	William Munshaw	Synod of Diocese of Toronto	$1600.	N.½ 100 ac.
1190	Will	7 Nov.1871	1 Nov.1872	Robert J.Arnold	Robert C.Arnold & Bertha Arnold		S.½ 100 a. N.½
1192	M.	15Oct.1872	7 Nov.1872	John R.Arnold et al Exrs.	George Burnett	$1600.	S.½ 100 ac.
4279	D.M.	3 Oct.1885	29 Dec.1885	Incorporated Synod Diocese of Toronto	John Arnold	$1600.	N.½ 100 ac. 392
4280	G.	3 Nov.1885	29 Dec.1885	John R.Arnold	Bertha Arnold	$1.	N.½ 100 ac.
4281	M.	29 Dec.1885	29 Dec.1885	Bertha Arnold	William S.Forster	$1000.	N.½ 100 ac.
4563	M.	31 Mar.1887	31Mar.1887	Bertha Arnold et al	William H.Bennett	$600.	N.½ 100 ac. S.M.
4834	Appt.of Trustee	1 June 1888	29Aug.1888	W.H.L.Gordon etal	Alexander Sampson	$------	S.½
5254	D.M.	17June1890	17June1890	William H.Bennett et al	Bertha Arnold etal	$600.	N.½ 100 ac. 4563
5258	G.	10 May 1890	7 July1890	John Arnold	Robert C.Arnold	$100.	S.½ 100 ac.
5318	A.M.	1 May 1883	17Jan.1881	George Bennett	William H.L.Gordon Etal	$1600.	S.½ 100 ac.
5493	Deed. of Trust	27 Aug.1890	6 Feb.1892	Bertha Arnold	Robert C.Davison & Annie C.Davison Trustees	$1.00	N.½ 100 ac.
5494	Appt.of Trustee	8 Oct.1890	6 Feb.1892	Bertha Turquand Robert C.Davison Annie C.Davidson & B.Damer Turquand	Robert C.Davison Victor Chisholm & William Cook Trustees	$------	N.½ 100 ac.



SHEET NO. 1 — LOT 29 — CONCESSION 1 — SHEET NO. 1

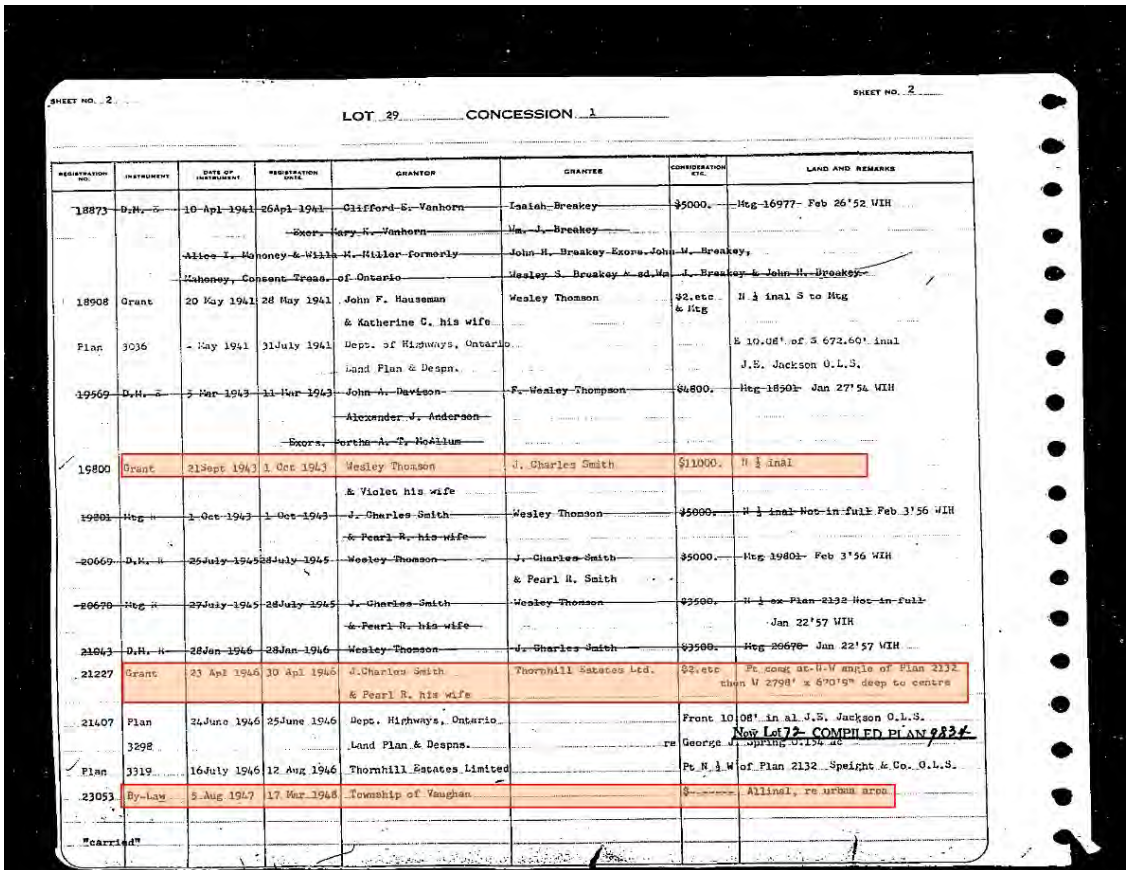
NO. OF INSTRUMENT	INSTRUMENT	IT'S DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	CONSIDERATION	QUANTITY OF LAND - REMARKS
5802	D.M.	23 Feb.1891	22Nov.1893	William H.L.Gordon & Alexander Sampson Trustees	Robert C.Arnold	$1600.	Part. 1192
~~5803~~	~~M.~~	~~20 Nov.1892~~	~~22Nov.1893~~	~~Robert C.Arnold~~	~~Hannah Sproule~~	~~$100.~~	~~S.½ 100 ac.~~ Oct.9-1929 NMK
~~5937~~	~~M.~~	~~10 July1894~~	~~16 July 1894~~	~~Robert C.Arnold~~	~~Peter S.Gibson~~	~~$2100.~~	~~S.½ 100 ac. Reg.in full~~ Oct.9 1929 NMK
~~5957~~	~~M.~~	~~20Sept.1894~~	~~21Sept.1894~~	~~Robert C.Arnold~~	~~Peter S.Gibson~~	~~$500.~~	~~S.½ 100 ac. Reg.in full~~ Oct.9 1929 NMK.
6031	D.M.	13Nov.1890	29 Dec.1891	William S.Forster	Bertha Arnold	$1000.	N.½ 100 ac. 4281
~~6032~~	~~M.~~	~~27 Dec.1894~~	~~29Dec.1894~~	~~Robert C.Davison Victor Chisholm & William Cook, Trustees Bertha Turquand & B.Damer Turquand~~	~~William P.Munro & Newberry B.Munro Exrs.~~	~~$1500.~~	~~N.½ 100 ac. Reg.in full~~ July 22 '30 J.M.
~~6446~~	~~M.~~	~~3 Mar 1897~~	~~5 Mar 1897~~	~~William P. Munro Newberry B. Munro Exrs of Timothy Munro~~	~~William Hart John Hart & William Cook Exrs of John Hart~~	~~$1515.~~	~~N.½~~ July 22 '30 J.M.
6745	Grant	9 Jan 1899	14 Jan 1899	Robert C. Arnold	Jemima G. Arnold	$1.	S ½ 100 acres Subj to Mtg
7302	Trust Deed	18 Apl 1902	2 June 1902	Bertha Turquand	Robert C. Davison Victor Chisholm & William Cook	$------	N ½
8215	Lease	22 May 1906	26 Feb 1907	David G. Gooderham	James Sherlock	$5.&c	All
8742	Grant	31 Mar 1909	31 Mar 1909	Jemima G. Arnold by Atty M. H. Ludwig	John W. Brookey	$1400. & Mtg	S ½ Subj to Mtge
Plan	2132	27 Nov 1917	3 Apl 1919	R.C. Davison William Cook & Victor Chisholm			Speight & Van Nostrand O.L.S. Pt N ½
12549	Lease 10 yrs	22 Feb 1921	2 May 1921	Bertha McAllum Robert C. Davison, William Cook & Victor Chisholm Trustee Bertha McAllum	John A. Davison	$50. per year	W 10 ac of N ½

5.9 Chain of Title Document Page 2/4



SHEET NO. 2 — LOT 29 — CONCESSION 1 — SHEET NO. 2

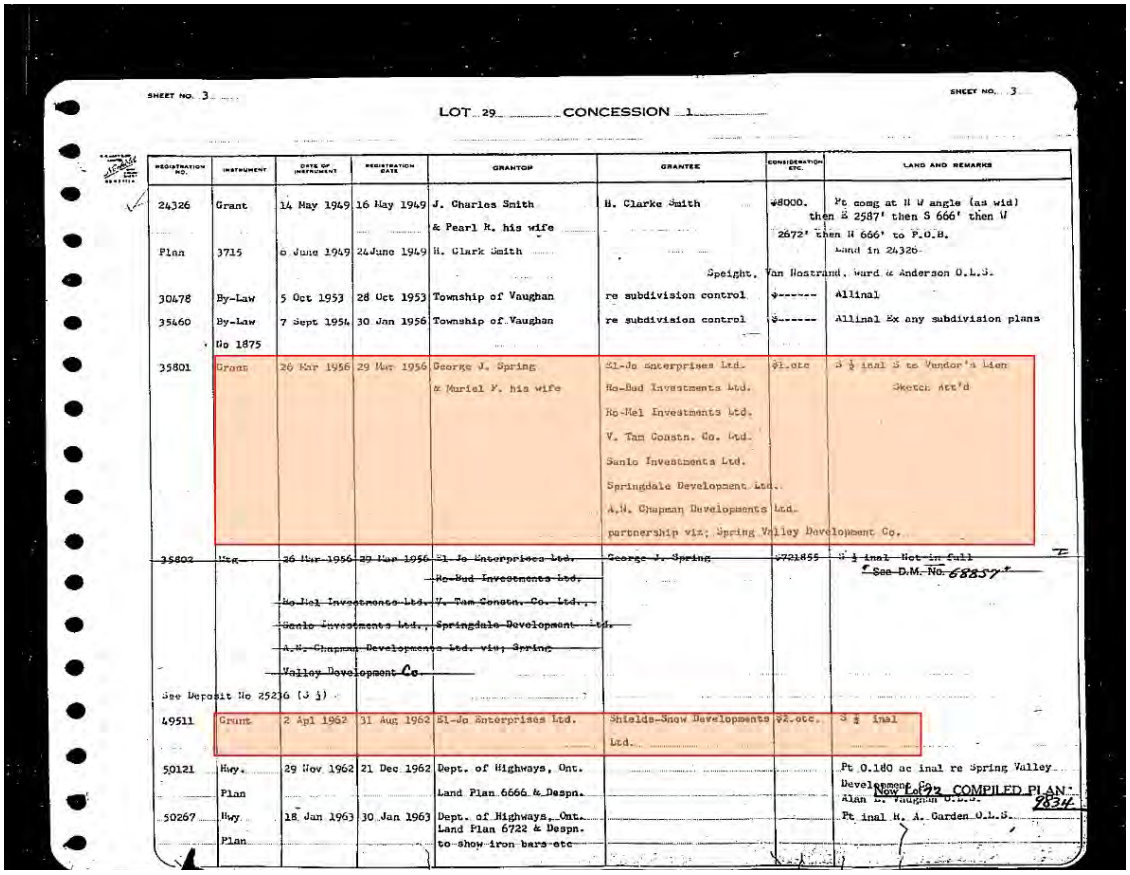
REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
~~13163~~	~~Mtg. H~~	~~1 Dec 1922~~	~~23 Dec 1922~~	~~John W. Breakey & Helen S. his wife~~	~~Toronto General Trusts Corporation~~	~~$5000.~~	~~S ½ Not in full~~ 22 Feb '38 JAH
~~14011~~	~~D.M. H~~	~~6 Dec 1927~~	~~9 Dec 1927~~	~~Toronto General Trusts Corporation~~	~~John W. Breakey~~	~~$5000.~~	~~Mtg 13163~~ 22 Feb '38 JAH
16928	Release	15 Feb 1935	19 Feb 1935	Helen S. Breakey	Isaiah Breakey Wm. J. Breakey & John H. Breakey Exors.	$1.& prem	S ½
							John W. Breakey
~~16977~~	~~Mtg H~~	~~1 Apl 1935~~	~~1 May 1935~~	~~Isaiah Breakey Wm.J. Breakey & John H.Breakey Exors. John W.Breakey, Wesley S. Breakey, Viola his wife & sd. Wm. J. Breakey, Isabelle K. his wife, Sd.John H. Breakey, Consent Treas. of Ontario~~	~~Mary K. Vanhorn & Willa H. Mahoney~~	~~$5000.~~	~~S ½ Not in full~~ Feb 26'52 WIH
18500	Grant	25 Apl 1940	27 Apl 1940	Robert C. Davison survg.Trustee Bertha A.T. McAllum, Alexander J. Anderson, John A. Davison exors. Bertha A. T. McAllum & John A.Davison Consent Treas. of Ontario	John F. Hauseman	$6000.	N ½ in al
~~18501~~	~~Mtg~~	~~25 Apl 1940~~	~~27 Apl 1940~~	~~John F. Hauseman & Katherine C. his wife~~	~~John A. Davison Alexander J. Anderson Exors. Bertha A. T. McAllum~~	~~$4800.~~	~~N ½ inal Not in full~~ Jan 27'54 WIH
See Deposit No 5758 (N½)							
See Deposit No 5984 (S½)							
18737	Grant	30 Nov 1940	30 Nov 1940	William J. Breakey John H.Breakey survg.Exors.John W.Breakey, Wm.J.Breakey & Isabelle K. his wife, John H. Breakey & Wesley S. Breakey	George J. Spring	$1.etc	S ½ S Mtg
See Deposit No 6112 (S½)							
"Carried"							



SHEET NO. 2 — LOT 29 — CONCESSION 1 — SHEET NO. 2

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
~~18873~~	~~D.M. S~~	~~10 Apl 1941~~	~~26 Apl 1941~~	~~Clifford E. Vanhorn Exor. Mary K. Vanhorn~~	~~Isaiah Breakey Wm. J. Breakey~~	~~$5000.~~	~~Mtg 16977~~ Feb 26'52 WIH
		~~Alice I. Mahoney & Willa K. Miller formerly Mahoney, Consent Treas. of Ontario~~			~~John H. Breakey Exors. John W. Breakey, Wesley S. Breakey & sd. Wm. J. Breakey & John H. Breakey~~		
18908	Grant	20 May 1941	28 May 1941	John F. Hauseman & Katherine C. his wife	Wesley Thomson	$2.etc & Mtg	N ½ inal S to Mtg
Plan	3036	May 1941	31July 1941	Dept. of Highways, Ontario Land Plan & Despn.			E 10.06' of S 672.60' inal J.E. Jackson O.L.S.
~~19569~~	~~D.M. S~~	~~5 Mar 1943~~	~~11 Mar 1943~~	~~John A. Davison Alexander J. Anderson Exors. Bertha A. T. McAllum~~	~~F. Wesley Thompson~~	~~$4800.~~	~~Mtg 18501~~ Jan 27'54 WIH
19800	Grant	21Sept 1943	1 Oct 1943	Wesley Thomson & Violet his wife	J. Charles Smith	$11000.	N ½ inal
~~19801~~	~~Mtg H~~	~~1 Oct 1943~~	~~1 Oct 1943~~	~~J. Charles Smith & Pearl R. his wife~~	~~Wesley Thomson~~	~~$5000.~~	~~N ½ inal Not in full~~ Feb 3'56 WIH
~~20669~~	~~D.M. H~~	~~25July 1945~~	~~28July 1945~~	~~Wesley Thomson~~	~~J. Charles Smith~~ & Pearl R. Smith	~~$5000.~~	~~Mtg 19801~~ Feb 3'56 WIH
~~20670~~	~~Mtg H~~	~~27July 1945~~	~~28July 1945~~	~~J. Charles Smith & Pearl R. his wife~~	~~Wesley Thomson~~	~~$3500.~~	~~N ½ ex Plan 2132 Not in full~~ Jan 22'57 WIH
~~21043~~	~~D.M. H~~	~~28Jan 1946~~	~~28Jan 1946~~	~~Wesley Thomson~~	~~J. Charles Smith~~	~~$3500.~~	~~Mtg 20670~~ Jan 22'57 WIH
21227	Grant	23 Apl 1946	30 Apl 1946	J.Charles Smith & Pearl R. his wife	Thornhill Estates Ltd.	$2.etc	Pt comg at N-W angle of Plan 2132 then W 2798' x S 670'9" deep to centre
21407	Plan 3298	24June 1946	25June 1946	Dept. Highways, Ontario Land Plan & Despns.	re George J. Spring S.194 ac	Front 10.06' in al J.E. Jackson O.L.S.	New Lot 72 COMPILED PLAN 9834
Plan	3319	16July 1946	12 Aug 1946	Thornhill Estates Limited		Pt N ½ W of Plan 2132 Speight & Co. O.L.S.	
23053	By-Law	5 Aug 1947	17 Mar 1948	Township of Vaughan		$-	All inl, re urban area
"Carried"							

5.9 Chain of Title Document Page 3/4

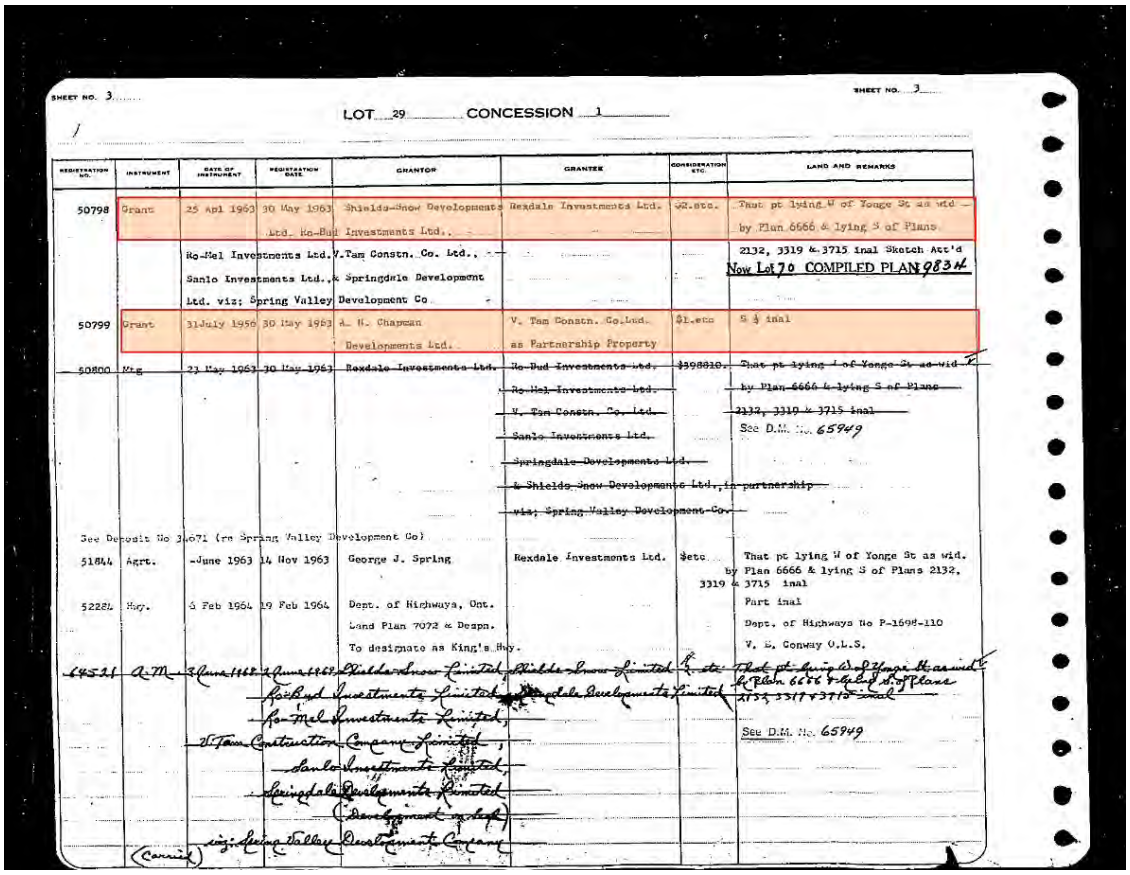


SHEET NO. 3

LOT 29 CONCESSION 1

SHEET NO. 3

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
24326	Grant	14 May 1949	16 May 1949	J. Charles Smith & Pearl R. his wife	H. Clarke Smith	$8000.	Pt comg at N W angle (as wid) then E 2587' then S 666' then W 2672' then N 666' to P.O.B. Land in 24326
Plan	3715	6 June 1949	24June 1949	H. Clark Smith	Speight, Van Nostrand, Ward & Anderson O.L.S.		
30478	By-Law	5 Oct 1953	28 Oct 1953	Township of Vaughan	re subdivision control	$------	Allinal
35460	By-Law No 1875	7 Sept 1954	30 Jan 1956	Township of Vaughan	re subdivision control	$------	Allinal Ex any subdivision plans
35801	Grant	26 Mar 1956	29 Mar 1956	George J. Spring & Muriel F. his wife	El-Jo Enterprises Ltd. Ro-Bud Investments Ltd. Ro-Mel Investments Ltd. V. Tam Constn. Co. Ltd. Sanlo Investments Ltd. Springdale Development Ltd. A.W. Chapman Developments Ltd. partnership viz; Spring Valley Development Co.	$1.etc	S ½ inal S to Vendor's Lien Sketch Att'd
35802	Mtg	26 Mar 1956	29 Mar 1956	El-Jo Enterprises Ltd. Ro-Bud Investments Ltd. Ro-Mel Investments Ltd. V. Tam Constn. Co. Ltd., Sanlo Investments Ltd., Springdale Development Ltd. A.W. Chapman Developments Ltd. viz; Spring Valley Development Co.	George J. Spring	$721855	S ½ inal Not in Full See D.M. No. 68857
See Deposit No 25216 (J j)							
49511	Grant	2 Apl 1962	31 Aug 1962	El-Jo Enterprises Ltd.	Shields-Snow Developments Ltd.	$2.etc.	S ½ inal
50121	Hwy. Plan	29 Nov 1962	21 Dec 1962	Dept. of Highways, Ont. Land Plan 6666 & Despn.			Pt 0.180 ac inal re Spring Valley Development Co. Alan E. Vaughan O.L.S. Now Lot 72 COMPILED PLAN 9834
50267	Hwy. Plan	18 Jan 1963	30 Jan 1963	Dept. of Highways, Ont. Land Plan 6722 & Despn. to show iron bars etc			Pt inal H. A. Garden O.L.S.



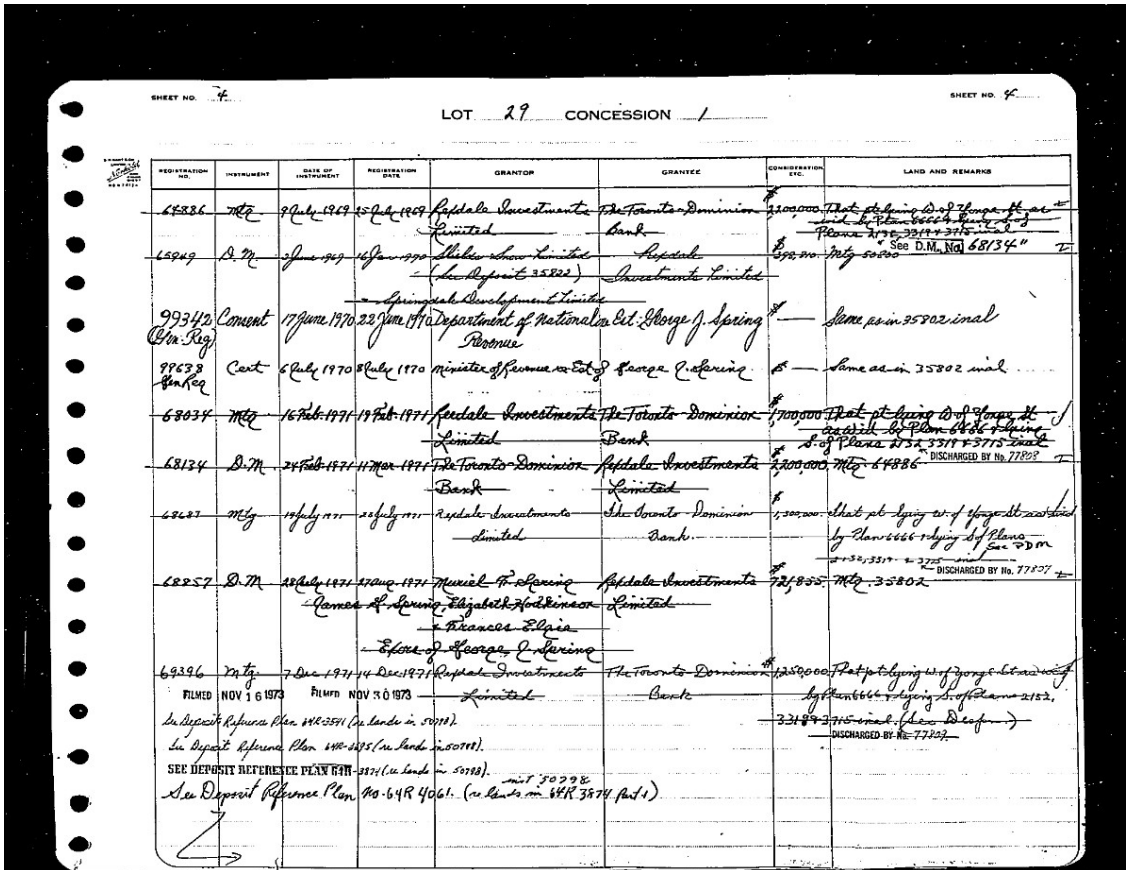
SHEET NO. 3

LOT 29 CONCESSION 1

SHEET NO. 3

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
50798	Grant	25 Apl 1963	30 May 1963	Shields-Snow Developments Ltd. Ro-Bud Investments Ltd., Ro-Mel Investments Ltd., V. Tam Constn. Co. Ltd., Sanlo Investments Ltd., & Springdale Development Ltd. viz; Spring Valley Development Co	Rexdale Investments Ltd.	$2.etc.	That pt lying W of Yonge St as wid by Plan 6666 & lying S of Plans 2132, 3319 & 3715 inal Sketch Att'd Now Lot 70 COMPILED PLAN 9834
50799	Grant	31July 1963	30 May 1963	A. W. Chapman Developments Ltd.	V. Tam Constn. Co. Ltd. as Partnership Property	$1.etc	S ½ inal
50800	Mtg	23 May 1963	30 May 1963	Rexdale Investments Ltd.	Ro-Bud Investments Ltd., Ro-Mel Investments Ltd., V. Tam Constn. Co. Ltd., Sanlo Investments Ltd., Springdale Developments Ltd., & Shields-Snow Developments Ltd., in partnership viz; Spring Valley Development Co.	$398810.	That pt lying W of Yonge St as wid by Plan 6666 & lying S of Plans 2132, 3319 & 3715 inal See D.M. No. 65949
See Deposit No 30671 (re Spring Valley Development Co)							
51844	Agrt.	-June 1963	14 Nov 1963	George J. Spring	Rexdale Investments Ltd.	$etc	That pt lying W of Yonge St as wid. by Plan 6666 & lying S of Plans 2132, 3319 & 3715 inal
52284	Hwy.	6 Feb 1964	19 Feb 1964	Dept. of Highways, Ont. Land Plan 7072 & Despn. To designate as King's Hwy.			Part inal Dept. of Highways No P-1698-110 V. E. Conway O.L.S.
64521	A.M.	3June1968	7June1968	Shields-Snow Limited, Ro-Bud Investments Limited, Ro-Mel Investments Limited, V. Tam Construction Company Limited, Sanlo Investments Limited, Springdale Developments Limited, (Development Co. left) viz: Spring Valley Development Company		$ etc	That pt lying W of Yonge St as wid by Plan 6666 & lying S of Plans 2132, 3319 & 3715 inal See D.M. No. 65949

5.9 Chain of Title Document Page 4/4

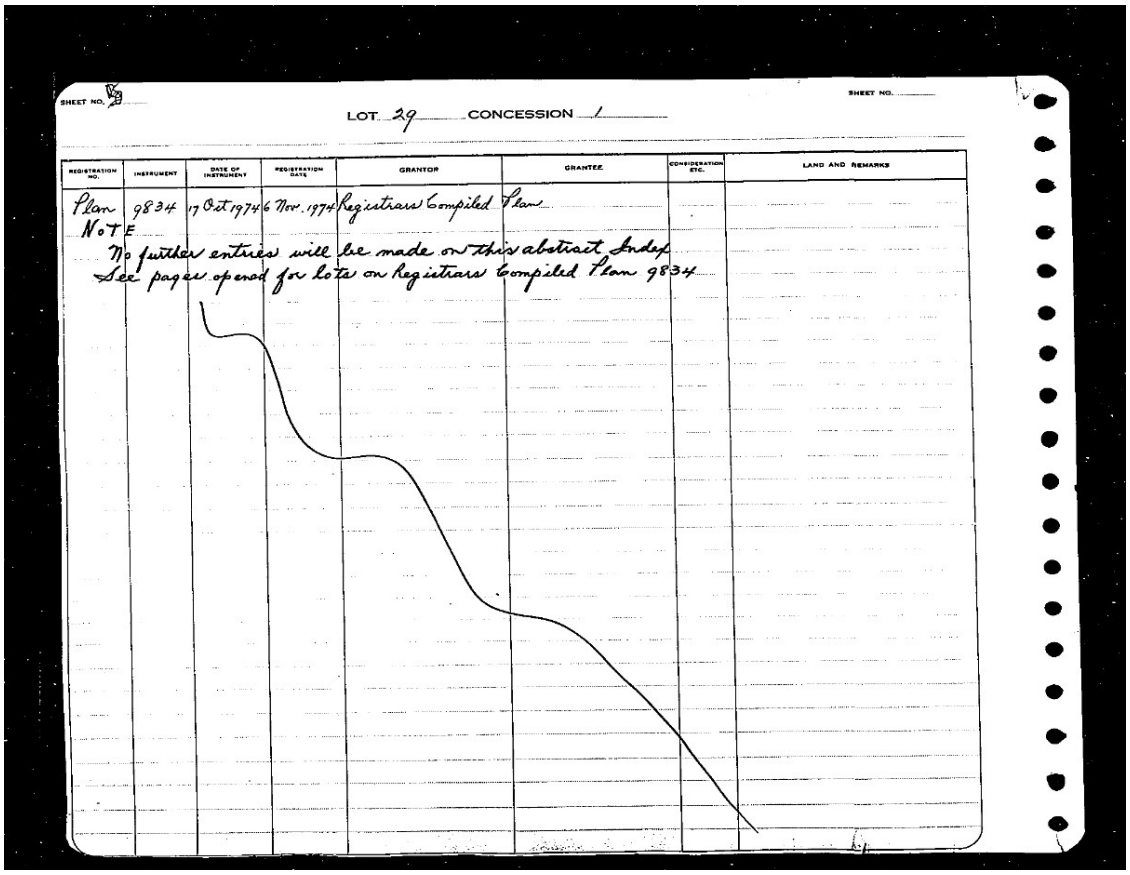


SHEET NO. 4 — LOT 29 CONCESSION 1 — SHEET NO. 5

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
64886	Mtg	8 July 1969	15 July 1969	Reydale Investments Limited	The Toronto-Dominion Bank	$ 2,100,000	That pt lying S. of Yonge St. as said by Plan 6666 & lying S. of Plans 2152, 3319 & 3715 save & except Pt 1 on 64R-3715
65949	D. M.	2 June 1969	16 Jan 1970	Alden Shaw Limited (In Deposit 35822)	Reydale Investments Limited	$ 200,000	Mtg 50098 See D.M. No 68134"
				Springdale Development Limited			
99342 (Tor Reg)	Consent	17 June 1970	22 June 1970	The Department of National Revenue	Est. George J. Spring	$ —	Same as in 35802 inal
98638 (Tor Reg)	Cert	6 July 1970	8 July 1970	Minister of Revenue re Est.	George J. Spring	$ —	Same as in 35802 inal
68034	Mtg	16 Feb 1971	19 Feb 1971	Reydale Investments Limited	The Toronto-Dominion Bank	$ 1,700,000	That pt lying S. of Yonge St as said by Plan 6666 & lying S. of Plans 2152, 3319 & 3715 inal DISCHARGED BY No. 77808
68134	D. M.	24 Feb 1971	11 Mar 1971	The Toronto-Dominion Bank	Reydale Investments Limited	$ 1,700,000	Mtg 64886
68287	Mtg	19 July 1971	22 July 1971	Reydale Investments Limited	The Toronto-Dominion Bank	$ 1,300,000	That pt lying W. of Yonge St as said by Plan 6666 & lying S. of Plans 2152, 3319 & 3715 inal See D.M. DISCHARGED BY No. 77807
68857	D. M.	28 July 1971	4 Aug 1971	Muriel R. Spring, Agnes R. Spring, Elizabeth Hutchinson, Frances Elgia, Exors of George J. Spring	Reydale Investments Limited	$ 72,855	Mtg 35802
69396	Mtg	7 Dec 1971	14 Dec 1971	Reydale Investments Limited	The Toronto-Dominion Bank	$ 1,250,000	Pt of lying W. of Yonge St as said by Plan 6666 & lying S. of Plans 2152, 3319 & 3715 inal (See D.M.) DISCHARGED BY No. 77809

FILMED NOV 16 1973 FILMED NOV 30 1973

In Deposit Reference Plan 64R-2541 (re lands in 50098).
In Deposit Reference Plan 64R-3675 (re lands in 50098).
SEE DEPOSIT REFERENCE PLAN 64R-3674 (re lands in 50098).
See Deposit Reference Plan No. 64R 4061. (re lands in 64R 3674 Part 1) mtf 50098



SHEET NO. 2 — LOT 29 CONCESSION 1 — SHEET NO.

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
Plan	9834	17 Oct 1974	6 Nov. 1974	Registrars Compiled Plan			

NOTE
No further entries will be made on this abstract index
See pages opened for lots on Registrars Compiled Plan 9834

6.0 ARCHITECTURAL EVALUATION OF BUILT CULTURAL HERITAGE RESOURCES

6.1. Built heritage resources

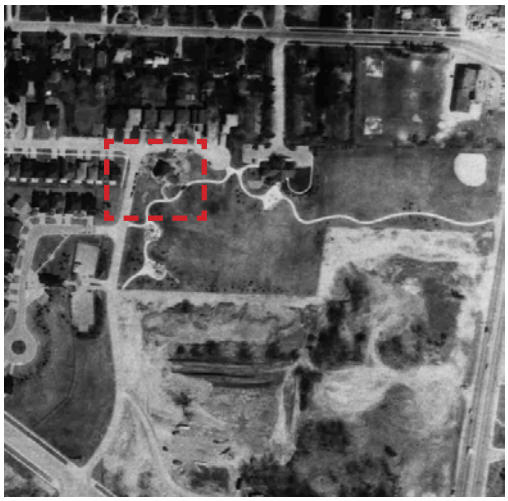
The built heritage resources may be described as an 'L'-shaped combining a rectangular 2 story brick house and a one and half story brick addition. Even though the house is identified as "vernacular italianate style" per the designation by-law; based on an architectural evaluation, the house can be defined as Ontario Georgian-style settler house. The house originally built on 7460 Yonge Street was moved in 1981 to Spring Gate Boulevard, on the northwest corner of Gallanough Park. The adjacent park, landscape, walkway and accessory structure may help evoke a farm yard, but are not part of the scope of work.



Aerial view dated 1969 with subject property identified


Detail of aerial view dated 1969 indicating the original location of the house on the property on 7460 Yonge Street


Aerial view dated 1983 with subject property identified as relocated


Detail of aerial view dated 1983 indicating the new location of the house on the property on 15 Spring Gate Boulevard (now 21 Spring Gate Boulevard)

6.2. Exterior key character-defining attributes presenting the original construction include:

The key character-defining attributes presenting the original construction include:

- the symmetrical composition of the brick facades with the same amount of windows on either side and a central entrance on the west elevation;
- the minimal detailing around the doors and double-hung windows, such as the flat arch brick lintels above the window openings, modest door transom and sidelight to either side, and plain wooden window sill and no decorative surround;
- the decorative wooden panelled reveal around the recessed front door;
- the Flemish bond English corner bricklaying pattern, alternately laying headers and stretchers in a single course of brick, on the main façade (west elevation), English garden wall bond bricklaying pattern with one course of headers for every three courses of stretchers (north, east and south elevations);

6.3. Non-original additional architectural elements from the restoration undertaken in the 1980's, include:

- the decorative wood slender posts supporting the porch whose character is more neo-classical than Georgian, were replaced to match original design, as well as the supporting porch;
- the two ornamented chimney shafts with recessed panels and corbels in brick were rebuilt to match existing design;
- the painted wood soffit fascias and moulding were replaced to match original;
- the painted wood slip sills were replaced to match original;
- the wood blades louvre window shutters were added;
- one double hung window was replaced at ground level on the south facade;
- the wood door on the north elevation under the porch was replaced;
- speculation is made regarding the right-hand wood double-hung window beneath the porch, which was likely added to replace a former door;
- two existing lintel insert brick arches above the basement windows located on the south and north elevations were replaced to match existing;
- in those two windows, original windows were replaced with storm fixed glass windows with wood muntins bars matching the above windows;
- the welded bars secured at head and sill at all basement windows;
- the wood canopy above the basement door located on the south facade;
- the wooden rear deck at porch and the wood treads;
- the wooden mechanical platform and its wooden fence;
- the wooden deck called verandah in front the main facade (west);
- the pre-finished aluminum eavestrough;
- the asphaslt shingle roofing.

6.4. Original elements that were removed include:

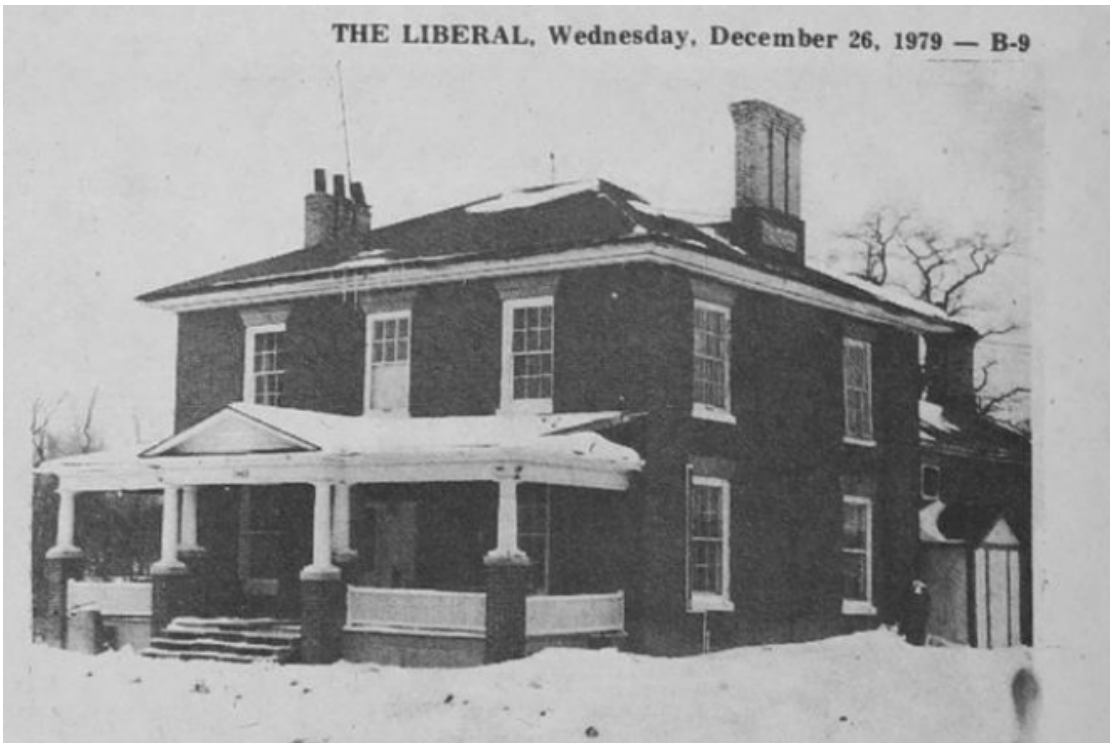
- the veranda located on the main facade (west) was removed in the 1980's. However, By-law 74-82 stipulates that this veranda was certainly not original, as it failed in its attempt to sympathize with the style of the house. There is no record whether a veranda was existing on the west elevation at its origin.
- two existing window openings on the east facade at basement level were filled;
- one existing window opening on the south facade at second floor was filled;
- one chimney located on the south east corner was removed;
- the right sidelight located at the basement door on the south facade was removed, and the opening was filled in;

Refer to photographs Part 8.0.

7.0 CONDITION ASSESSMENT OF THE BUILT HERITAGE RESOURCES

To our knowledge, there is no existing condition assessment report available for the present building.
Nevertheless, a visual condition assessment was undertaken as part of this CHIA to inform the proposed scope of work. Photos are displayed in the following section 8.0.

8.0 DOCUMENTATION OF CULTURAL HERITAGE RESOURCES ON THE SUBJECT PROPERTY


THE LIBERAL, Wednesday, December 26, 1979 — B-9

Photograph from The Liberal Newspaper, dated December 26, 1979 illustrating the verandah located on the main facade (west), then, removed in the 1980's.





North elevation illustrating the porch, the wood deck, entrance and two flanking windows. The filled-in right apron wall suggests that a door may have previously existed at this location.



View of the east elevation.



View of the south elevation.



View of the main facade (west) illustrating its composition of 3 bays and its central door, and the platform named “verandah”.

NORTH ELEVATION



Detail of the wood door that has been replaced in the 1980’s under the porch. The wood door on the background is original.



Detail of the wood window sill located under the porch.



Detail of the shed above the porch that was rebuilt in the 1980's.



Detail of the recent wood deck leading to the porch.



Detail of the current roof and eavestrough above the porch that was replaced.

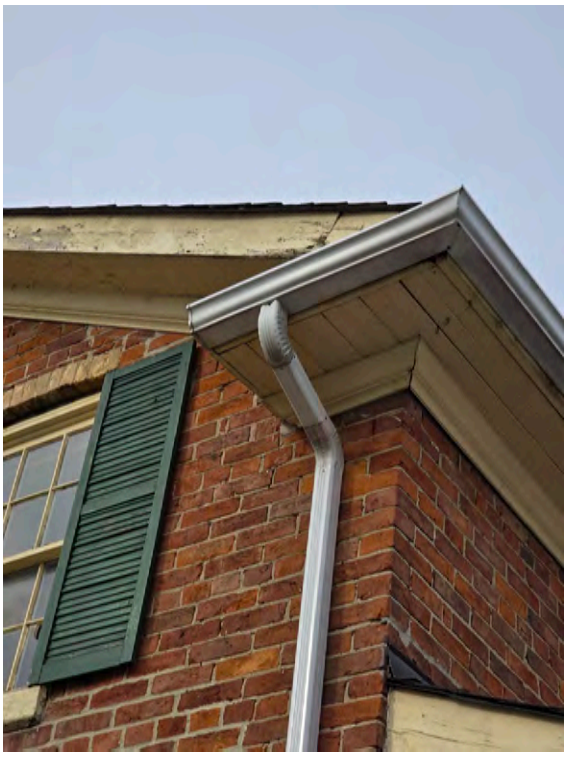


Detail of existing window sill of a window located on the east facade above the porch (second floor).

EAST ELEVATION



Detail of the top windows located on the east elevation. Wood window sills were replaced and shutters were added in the 1980's.



Detail of the current wood soffit and moulding, and eavesthrough and downspouts that were replaced in the 1980's.



Detail of the current roof and eavestrough above the porch that were replaced in the 1980's. Asphalt shingle roofing was replaced recently.

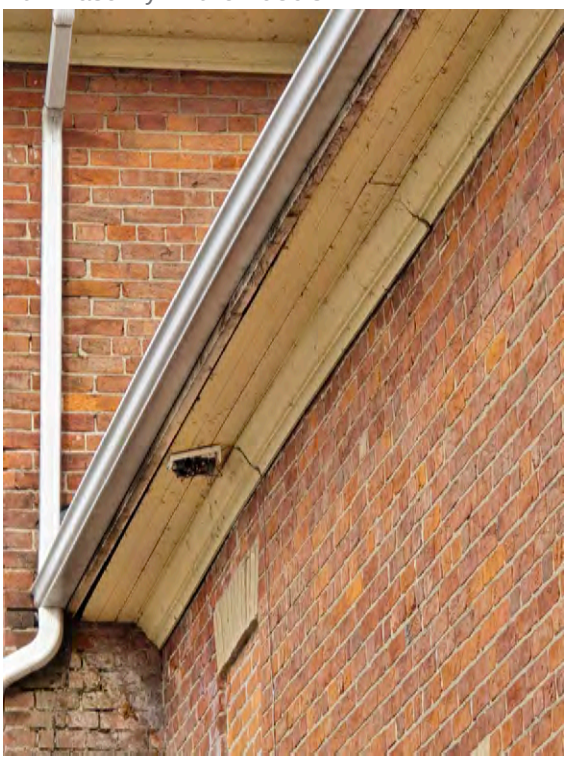


Detail of the current basement foundation that was built in the 1980's when the building was moved to its new location. The top of the photo illustrates the window opening filled in with masonry in the 1980's.





Detail of the lintel insert brick arches above the basement windows that was rebuilt in the 1980's. The welded security bars were added at the same period.



Detail of the current wood soffit and moulding, and eavesthrough and downspouts that were replaced in the 1980's.



Detail of the current typical original windows where the wood window sills were replaced and the shutters were added in the 1980's.



Detail of the current window located above the mechanical platform that was replaced in the 1980's. Window sill was replaced and shutters were replaced at the same period.

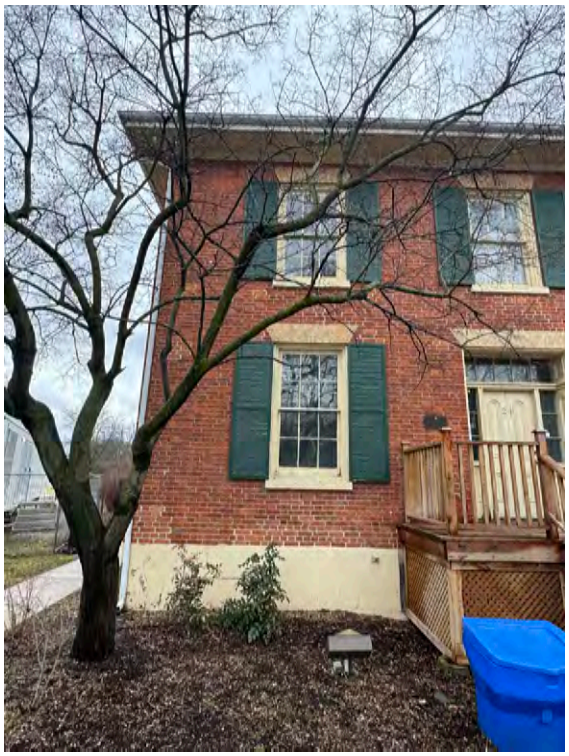


Detail of the current typical original window where the wood window sill was replaced and the shutters were added in the 1980's.



Detail of the current canopy above the basement door that was added in the 1980's.

WEST ELEVATION





Photographs illustrating the current wood platform on the main facade (verandah).



Detail of the original decorative wooden panelled reveal around the recessed front door.

9.0 STATEMENT OF CULTURAL HERITAGE VALUE, DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT, BY-LAW 74-82

The building is designated since April 5, 1982, under By-law number 74-82 as being of architectural value or interest under Part IV of the Ontario Heritage Act, R.S.O, 1980, Chapter 337, in reason of its architectural and historical grounds. The below information is extracted from the designation (By-Law Number 74-82)

9.1. Reason for designation

"The house is built on a classical tradition (Georgian) in that it is well proportioned and exhibits good details in the wood and brickwork. It was built by John R. Arnold, son of Robert Arnold, whose family were old and prominent citizens of Thornhill. The house was built after Robert Arnold's death. It completes the group of five buildings in this area of Yonge Street which make up an important grouping in terms of the architecture and history of the area."

9.2. Condition (back in 1982)

"The house is in good structural condition, though repairs are needed on the chimneys. Renovation could be carried out at any time on the front porch, in favour of a more sympathetic structure."

9.3. Historic significance

"Robert J. Arnold was deeded lot 29, Concession 1 in Vauhan from John Arnold, his Father in 1848. His Father had bought the land from James Miles, a relative of his wifes'. The 1851 census shows that Robert was still living with his parents in their two storey frame hosue. In 1862 Robert and his wife took out a mortgage for $1,000 which was discharged in 1869. It was probably at this time that the house was erected, which seems to related to the one and a half storey frame house.
In 1871 Robert left to his daughter Bertha, the north half of his property and the south to Robert C. In 1872, John R. Arnold took out a mortgage for $1,600. It may have been at this date that the building was started. The 1851 and 1861 census shows that the family lived in a two storey frame house. This may have been torn down or burnt and the present hous built."

9.4. Architectural description

"This large two storey red brick house is designed in a vernacular italianate style. This is seen in the cubic proportions. A simple rectangular addition of one and half storey lies at the rear (west). The house is set on the plinth with fieldstone foundations The house fronts east onto Yonge Street. This facade is classically composed of 3 bays with the centre door allowing for a deep jamb.
The original lights from the sides and transom are gone, but the basic frame is intact. The windows to the north and the south and the door are accented with yellow brick segmented voussoirs. These are large double sash windows on the second storey. The three windows follow the pattern of the three lower appertures [sic]. The veranda on this front is certainly not the original nor does it attempt to sympathize with the style of the house. If a veranda was intended in the original design it would have been built with more delicate forms and included some reference to the classical vocabulary of architectural members."

The house has been moved from its original location, and as a result the building is not fronting east onto Yonge Street anymore. Additionally, the fieldstone foundations were replaced by concrete block foundations when the relocation occured.

10.0 SUMMARY OF PROPOSED ALTERATIONS

10.1. Proposed scope of work from RFP

- Complete a full review on the existing exposed foundation wall, exterior brick, windows, doors and roof assembly. Restoration is only required on the exterior of the home.
- It is preferred that the windows are replaced and not restored. Review and replace framing and sills.
- Review the main entry design, framing and sill. Increase door size to accommodate a wheelchair. Review all exterior doors and increase size to accommodate a wheelchair.
- Design new front entry and accessible ramp.
- Replace any damaged brick and tuck-pointing restoration where required.
- Review existing condition of foundation wall and specify any restoration required.
- Restoration on all exterior painted areas.
- The roof is new, but review and restoration to the overhang, eavestrough, soffit and trims is required. Review down spouts and ensure water is draining away from home.

10.2. Refinement of scope from Client meeting and informed by regulation & good practice

- Re-point cracks or large joints in brick mortar;
- Remove efflorescence from brick surfaces, clean, and make good;
- Remove damaged brick and replace with a heritage brick to match existing;
- Repair and repaint all wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins shutters and structure);
- Window Rehabilitation - Off Site: Remove existing glazed sash assemblies from frames, temporarily board-up openings, strip existing glazing compound and replace all with new, clean glass, restore all wood components, and make good;
- Window Rehabilitation - On Site: Restore frames and sill install restored sashes, replace all sealant, and make good;
- Replace existing shutter assembly;
- Replace all eaves troughs and downspouts with galvanized steel with paint finish;
- Parge exposed concrete block foundation, repair and repaint existing foundation wall;
- Where wiring is redundant and where required, remove ferrous metal anchor from masonry and patch with mortar;
- Repair soffit and trim to arrest animal infiltration;
- Patch, repair and make good damaged segments of wood cornice and soffit;
- Replace and seal mechanical penetrations with mortar;
- Barrier-Free Door, Sidelights and Transom Assembly: Remove existing door and relocate existing wood jambs to accommodate a new 965mm wide solid wood door - details and hardware to match existing Replace sidelight glass with new and provide auto swing door opener with electric strike and barrier-free wave operators inside and out;
- Barrier-Free Basement Door Assembly: Remove existing door and frame. Widen existing door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door complete with frame - details and hardware to match existing. Provide a new steel lintel, auto swing door opener with electric strike, and barrier-free wave operators inside and out;
- Barrier-Free Door with Transom: Remove existing door, transom, and frame assembly. Saw cut existing opening in wall to accommodate a wider new door, frame and transom assembly (similar to existing) complete with a 965mm wide door - details & hardware to match existing. Provide a new steel lintel, auto swing door opener with electric strike, and barrier-free wave operators inside and out;
- Remove deteriorated wood fence and gate assembly and replace with new;
- Remove modern wood deck/platform called “verandah” on the west elevation and replace with a new exterior accesible ramp.

11.0 RECOMMENDATIONS (ASSESSMENT OF ALTERNATIVE OPTIONS, MITIGATION MEASURES, AND CONSERVATION METHODS)

11.1. Approach on conservation

Baron Nelson Architects Inc. (BNA) is demonstrating good conservation practices, and the architectural drawings (refer to the Appendix) align with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The current scope of work is limited to exterior envelope rehabilitation and the addition of a new exterior ramp and entrance door to improve barrier-free accessibility.

Elements being replaced, such as brick, eavestroughs and downspouts, wood surfaces, and shutters are specified to be replaced in a manner that respects the original materials and design wherever practical.
The approach to window restoration reflects a strong commitment to preserving the original heritage design elements, and aligns with the standard relating to rehabilitation which recommends repair rather than replace character-defining elements. Certain components being removed and replaced, such as the wood fence around the mechanical platform, the veranda wood platform, the wood pediment, and the basement door; are not considered heritage elements. Their replacement does not compromise the character-defining features of the building.

12.0 BIBLIOGRAPHY

John Arnold House; property designated under Part IV of the Ontario Heritage Act, By-law 74-82 available at: https://www.heritagetrust.on.ca/oha/details/file?id=4557

Standards and Guidelines for the Conservation of Historic Places in Canada, available at: https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf

Canadian Register of Historic Places:
https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14143

Ontario Heritage Act, R.S.O. 1990, c. 0.18, available at:
https://www.ontario.ca/laws/statute/90o18

Ontario Heritage Tool Kit, available at:
https://www.ontario.ca/page/ontario-heritage-tool-kit

Ontario Standards and Guidelines for Conservation of Provincial Heritage Properties, available at:
https://files.ontario.ca/mhstci-standards-guidelines-heritage-properties-en-2022-04-29.pdf
[does not apply as City of Vaughan is not a public body prescribed under Ont. Reg.157/10]

Robert Mikel, *Ontario House Styles, The distinctive architecture of the province's 18th and 19th century homes*, James Lorimer & Company LTD., Publishers Toronto, 2004

THE HERITAGE YEARS: Thorhnill, Vaughan Township, 1796 to 1900, Architectural Conservation Advisory Committee for the Thornhill Area, Submitted 30 April 1979

Arnold House and other historical information related to Thornhill, available at: https://www.thornhillhistoric.org/walking-tours/plaques-walking-tour/arnold-house

Settlement in Vaughan | City of Vaughan, available at : https://www.vaughan.ca/explore-vaughan/vaughans-history/settlement-vaughan

Historical aerial photographs, available at: https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/

Google Maps

13.0 APPENDICES

13.1. By-Law 74-82

BY-LAW NUMBER 74-82

A By-law to designate the building situated on the lands known municipally as 15 Spring Gate Boulevard, Thornhill, as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the "John Arnold House" formerly at 7460 Yonge Street, Thornhill, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

THEREFORE The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the real property known as the "John Arnold House" formerly at 7460 Yonge Street and now located on Block 121, Registered Plan M-2005, Thornhill.

2. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the said property in the proper Land Registry Office.

this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a FIRST and SECOND time this 5th day of April, 1982.

MAYOR

CLERK

READ a THIRD time and finally passed, this 5th day of April, 1982.

MAYOR

CLERK

CORPORATION OF THE TOWN OF VAUGHAN

DESCRIPTION: On the west side of Yonge Street

REASON FOR DESIGNATION

This house is built in a classical tradition. It is classical in that it is well proportioned and with good details in the wood and brickwork. It is one of the houses built by the Arnold family who were old and prominent citizens of Thornhill. The previous 2 storey frame house that is mentioned in the census records has since been burnt or taken down. This house was built by Robert Arnold's son after his death. It completes the group of five buildings in this area of Yonge Street which make up an important grouping in terms of the architecture and history of the area.

CONDITION

This building is in good structural condition, though repairs are needed on the chimneys. Renovation could be carried out at any time on the front porch, in favour of a more sympathetic structure.

HISTORICAL SIGNIFICANCE

Robert J. Arnold was deeded lot 29, Concession 1 in Vaughan from John Arnold, his Father in 1848. His Father had bought the land from James Miles, a relative of his wifes'
The 1851 census shows that Robert was still living with his parents in their two storey frame house. In 1862 Robert and his wife took out a mortgage for $ 1,000 which was discharged in 1869. It was probably at this time that the house was erected, which seems to relate to the one and a half storey frame house.
In 1871 Robert left to his daughter Bertha, the north half of his property and the south to Robert C. In 1872, John R. Arnold took out a mortgage for $ 1,600. It may have been at this date that the building was started. The 1851 and 1861 census shows that the family lived in a two storey frame house. This may have been torn down or burnt and the present house built.

ARCHITECTURAL DESCRIPTION

This large two storey red brick house is designed in a vernacular Italianate style. This is seen in the cubic proportions. A simple rectangular addition of one and a half storey lies at the rear (west) The house is set on a plinth with fieldstone foundations.
The house fronts east onto Yonge Street. This facade is classically composed of 3 bays with the centre door allowing for a deep jamb. The original lights from the sides and transom are gone, but the basic frame is intact. The windows to the north and south and the door are accented with yellow brick segmented voussoirs. These are large double sash windows on the second storey . the three windows follow the pattern of the three lower appertures. The veranda on this front is certainly not the original nor does it attempt to sympathize with the style of the house. If a veranda was intended in the original design it would have been built with more delicate forms and included some reference to the classical vocabulary of architectural members.

13.2. Agreement between Runnymede Development Corporation Limited and the Corporation of the Town of Vaughan, dated December 15, 1980

→ Clerk Campbell

AN AGREEMENT made this 15th day of December, 1980.

BETWEEN

RUNNYMEDE DEVELOPMENT CORPORATION LIMITED

(hereinafter called "RUNNYMEDE")

OF THE FIRST PART

-AND-

THE CORPORATION OF THE TOWN OF VAUGHAN

(hereinafter called the "TOWN")

OF THE SECOND PART.

WHEREAS Runnymede owns buildings with municipal addresses known as 7460 Yonge Street, Thornhill, Ontario ("7460") and 7490 Yonge Street, Thornhill, Ontario ("7490");

AND WHEREAS paragraph A.10(f) of the Subdivision Agreement (the "Subdivision Agreement") dated the 21st day of November, 1980, between Runnymede and the Town provides that no building permits shall be issued on any building lot within Runnymede's subdivision until, inter alia, an agreement has been reached between the Town and Runnymede as to the disposition of 7460 and 7490;

AND WHEREAS the parties have reached such an agreement on the terms and conditions hereinafter set forth;

NOW THEREFORE THIS AGREEMENT WITNESSETH that the parties agree as follows:

(1) 7460 Yonge Street

(a) Runnymede shall, subject to sub-paragraph 1(e), be responsible for the preservation of 7460 by the 30th day of September, 1981, transferring ownership of 7460 to the Town and relocating it (by removal and placement on a new fully excavated basement foundation) at its own cost to a location to be designated by the Town adjacent to the Gallanough Library (the municipal address of which is known as 1 Brooke Street, Thornhill, Ontario) on lands to be conveyed to the Town by Runnymede as park land pursuant to the Subdivision Agreement.

(b) Runnymede shall transfer the ownership of and relocate 7460 within 45 working days, weather conditions permitting, of receiving written notice requiring same from the Town, but not in any case later than September 30, 1981. Runnymede shall co-ordinate the exact timing of the transfer of ownership and relocation of 7460 with the Parks and Recreation Department of the Town.

(c) Forthwith after the relocation, Runnymede shall secure (by boarding) to the Town's satisfaction all door and window openings of 7460.

(d) Runnymede shall be responsible for providing storm sewer, sanitary sewer, water and hydro services for 7460 in its new location, within thirty (30) days of the moving of the house but not later than October 31, 1981.

(e) Runnymede shall indemnify and save harmless the Town from and against any and all loss, liability or expense by reason of any claim or suit resulting from or arising in connection with the relocation of 7460.

(f) Runnymede shall use its best efforts and be diligent and careful in the performance of its obligations under sub-paragraph 1(a), but shall not be responsible for any damage to or loss of 7460, howsoever caused, resulting from or in connection with its relocation.

(g) Runnymede shall on the execution hereof deposit with the Town a Letter of Credit in the amount of $65,000.00 to secure performance of its obligations under paragraph 1. Upon fulfillment of such obligations the Letter of Credit shall be terminated and released to Runnymede.

(2) 7490 Yonge Street

Runnymede shall be responsible for the preservation of 7490 by selling it to a third party for relocation within the Town of Vaughan by December 31st, 1981. Runnymede shall provide the Town with a copy of the Agreement of Purchase and Sale for 7490. Said Agreement shall contain an acknowledgement by the Purchaser that in the event the Purchaser is in default of any term thereof, the Town may enforce the Agreement as if it were a party thereto.

(3) The Ontario Heritage Act

Prior to the relocation provided for in paragraphs (1) and (2), the Town shall not directly or indirectly through any agency or committee, including, without limitation, the Local Architectural Conservation Advisory Committee, take or cause the taking of, any action or proceeding for the preservation of either 7480 or 7490 under The Ontario Heritage Act.

(4) Entire Agreement

This Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

(5) Successors and Assigns

This Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and assigns.

IN WITNESS THEREOF the parties have hereunto executed this Agreement on the date first written above.

RUNNYMEDE DEVELOPMENT CORPORATION LIMITED

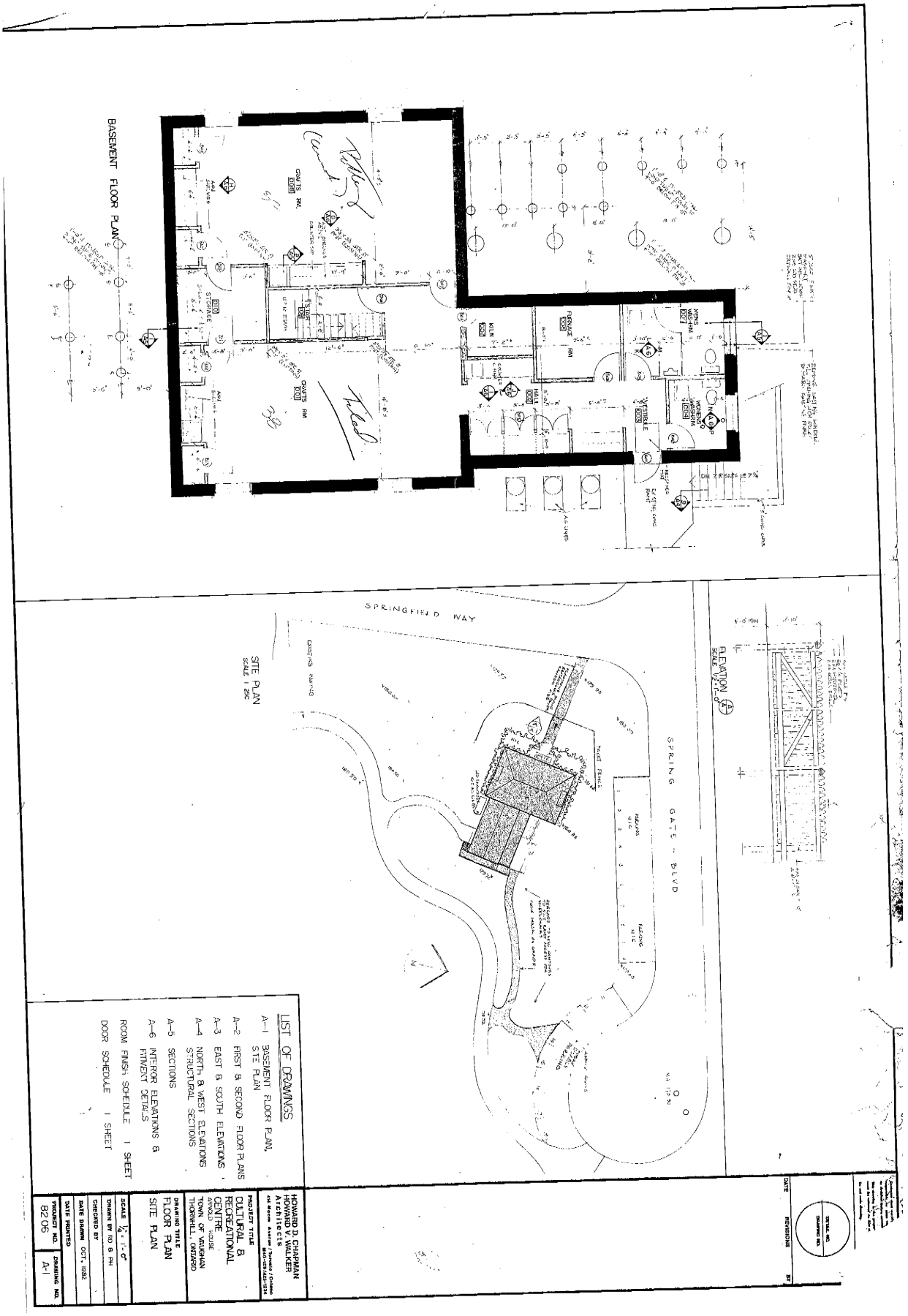
Per: L. I. Crawford

THE CORPORATION OF THE TOWN OF VAUGHAN

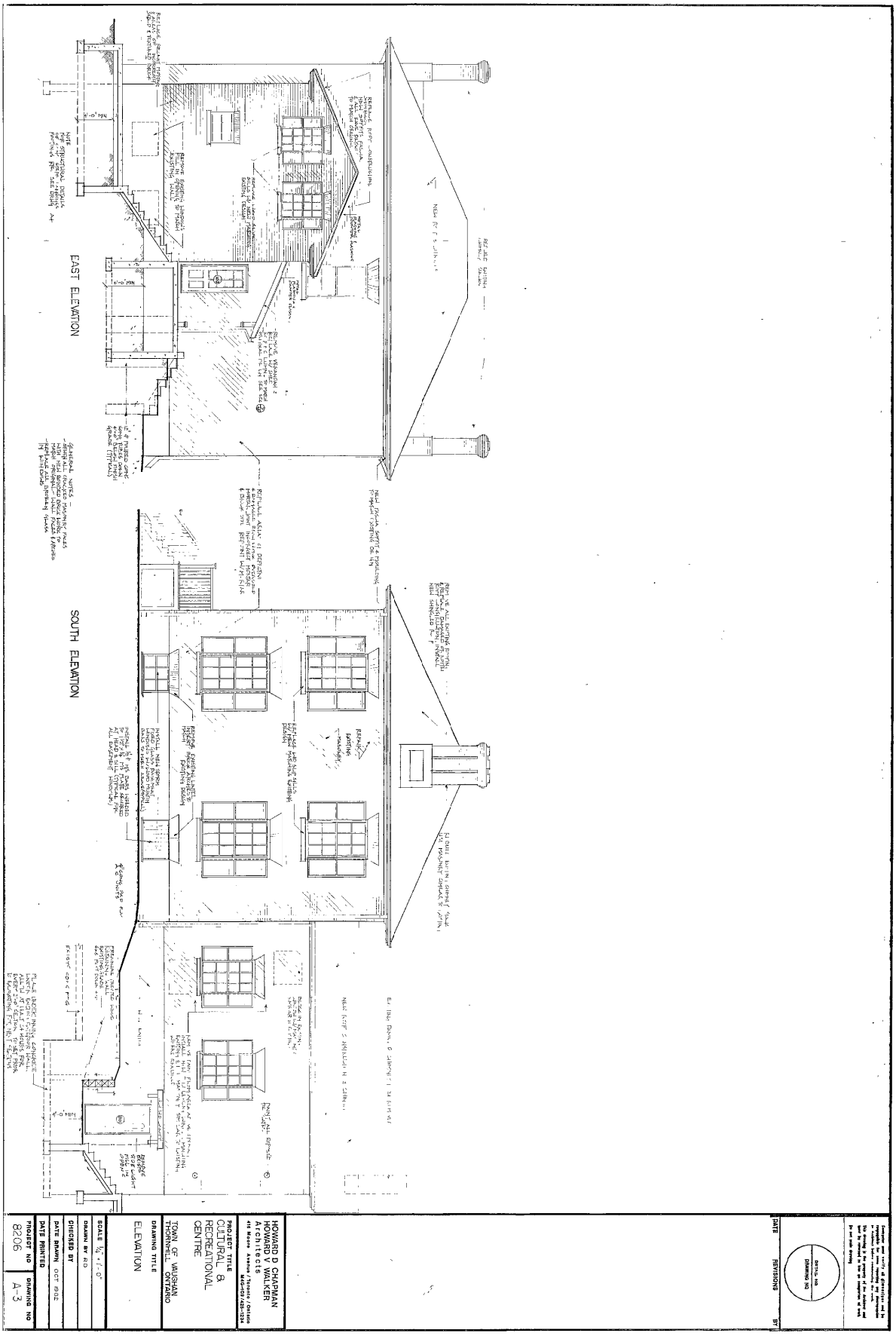
Per: G. Williams
MAYOR

Per:
DEPUTY CLERK

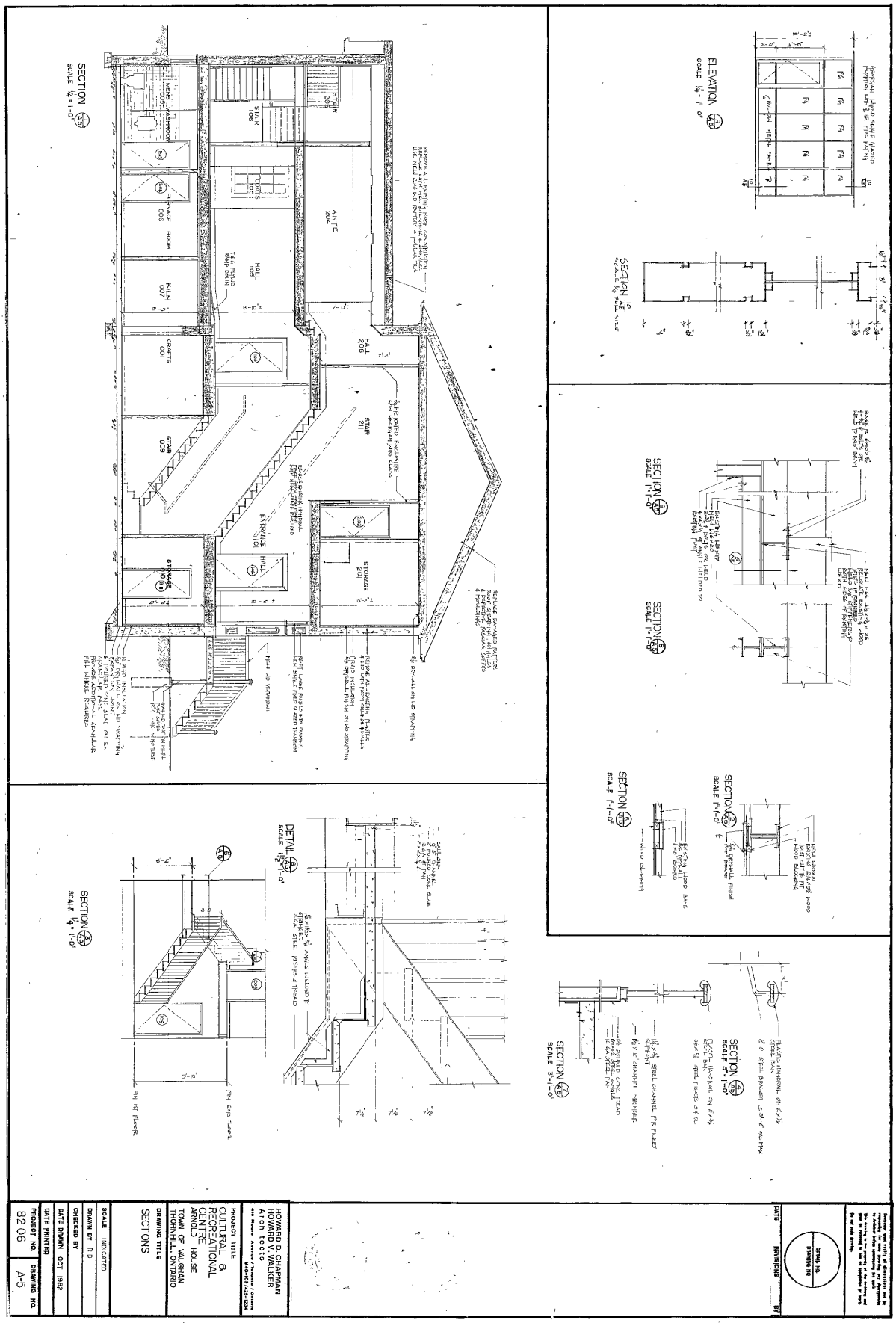
13.3. Architectural drawings dated October 1982



FIRST FLOOR PLAN
SECOND FLOOR PLAN
AH-001
PROJECT TITLE
CULTURAL & RECREATIONAL CENTRE
ARNOLD HOUSE
TOWN OF VAUGHAN
THORNHILL, ONTARIO
DRAWING TITLE
FLOOR PLANS
HOWARD D. CHAPMAN
ARCHITECT
HOWARD D. WALKER
ARCHITECT
SCALE 1/4" = 1'-0"
DRAWN BY RD.
CHECKED BY
DATE DRAWN OCT. 1982
DATE PRINTED
PROJECT NO. 8206
DRAWING NO. A-2
DATE
REVISIONS
BY
PERMIT NO.


EAST ELEVATION
SOUTH ELEVATION
HOWARD D CHAPMAN
HOWARD V WALKER
Architects
PROJECT TITLE
CULTURAL &
RECREATIONAL
CENTRE
TOWN OF VAUGHAN
THORNHILL ONTARIO
DRAWING TITLE
ELEVATION
SCALE 1/4" = 1'-0"
DRAWN BY RD
CHECKED BY
DATE DRAWN OCT '82
DATE PRINTED
PROJECT NO 8206
DRAWING NO A-3
DATE
REVISIONS
BY

NORTH ELEVATION
SCALE 1/4"=1'-0"
WEST ELEVATION
SCALE 1/4"=1'-0"
SECTION
SECTION
SECTION
SECTION
SECTION
HOWARD D CHAPMAN
HOWARD V. WALKER
ARCHITECTS
PROJECT TITLE
CULTURAL & RECREATIONAL CENTRE
ARNOLD HOUSE
TOWN OF VAUGHAN
THORNHILL, ONTARIO
DRAWING TITLE
ELEVATIONS & STRUCTURAL
SCALE INDICATED
DRAWN BY RD
CHECKED BY
DATE DRAWN OCT 1982
DATE PRINTED
PROJECT NO. 82 06
DRAWING NO. A-4
DETAIL NO.
DRAWING NO.
DATE
REVISIONS
BY


SECTION
SCALE ¼" = 1'-0"
ELEVATION
SCALE ¼" = 1'-0"
SECTION
SCALE ¼" = 1'-0"
DETAIL
SCALE ½" = 1'-0"
SECTION
SCALE ¾" = 1'-0"
SECTION
SCALE 1½" = 1'-0"
HOWARD D. CHAPMAN
HOWARD V. WALKER
Architects
CULTURAL & RECREATIONAL CENTRE
ARNOLD HOUSE
TOWN OF VAUGHAN
THORNHILL, ONTARIO
SECTIONS
SCALE INDICATED
DRAWN BY R.D.
CHECKED BY
DATE DRAWN OCT 1982
DATE PRINTED
PROJECT NO. 82 06
DRAWING NO. A-5

HOWARD U. CHAPMAN
ARCHITECT
PROJECT TITLE
CULTURAL & RECREATIONAL CENTRE
DRAWING TITLE
INTERIOR ELEVATIONS FITMENT DETAILS
SCALE
DRAWN BY
CHECKED BY
DATE DRAWN
DATE PRINTED
PROJECT NO.
DRAWING NO.
82 06
A-6

DOOR SCHEDULE

CULTURAL & RECREATIONAL CENTRE ARNOLD HOUSE

HOWARD D. CHAPMAN
HOWARD V. WALKER
Architects

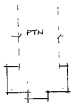
DATE OCT, 1982 | SHEET NO 1 OF 1

DOOR TYPES

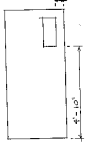
DOOR TYPE A,B,D



DOOR TYPE E
TO MATCH EXISTING



FRAME TYPE 1 & 3



	DOOR							FRAME					
NO	TYPE	SIZE	MATERIAL	FINISH	GLASS	LOUVRE	TYPE	MATERIAL	FINISH	THRESH	MULLION	GENERAL REMARKS
B01												REF SOUTH ELEVATION
B02	A	2'-8" X 6'-8" X 1 3/4"	WD.	PL.			1	H.M.	PT			UNDERCUT
B03	A	2'-8" X 6'-8" X 1 3/4"	WD.	PL.			1	H.M	PT.			DITTO
B04	B	2'-8" X 6'-8" X 1 3/4"	HM.	PT			1	HM	PT			1 HOUR FIRE RATING
B05	C	1'-8" X 6'-8" X 1 3/8"	WD.	PT.			2	WD.	PT.			SEE ELEVATION (1/A5)
B06	D	2'-0" X 6'-8" X 1 3/4"	HM	PT			1	HM.	PT.			1 HOUR FIRE RATING
B07		2'-8" X 6'-8" X 1 3/4"	HM	PT.			1	HM.	PT.			
B08	G	2'-8" X 6'-8" X 1 3/4"	HM	PT.	6MM WIRED GLASS		1	HM	PT.			3/4 HOUR FIRE RATING
B09	A	2'-8" X 6'-8" X 1 3/4"	WD.	PL.			3	WD.	PT			
B10	A	2'-8" X 6'-8" X 1 3/4"	WD.	PL.			3	WD.	PT			
B11	A	2'-8" X 6'-8" X 1 3/4"	HM	PT			1	HM	PT			
B12	A	2'-8" X 6'-8" X 1 3/4"	WD	PT			3	WD.	PT			
B13	A	2'-8" X 6'-8" X 1 3/4"	WD	PT			3	WD.	PT			
101		2'-10" X 7'-0" X 1 3/4"	WD	PT			EX	WD	PT			NEW TRANSOM & SIDE LIGHTS SEE DRAWING NO. A-4
102	E	3'-0" X 7'-0" X 1 3/4"	WD	PT			EX.	WD	PT			
103	E	3'-0" X 7'-0" X 1 3/4"	WD	PT			EX	WD	PT			
104	E	EXISTING	WD	PT			EX.	WD	PT.			
105	E	EXISTING	WD	PT			EX	WD				3/4 HOUR FIRE RATING
106	E	EXISTING REHUNG	WD	PT			EX	WD	PT			
107												
108		EXISTING	WD									
109		3'-0" X 7'-0" X 1 3/4"	HM	PT			1	HM	PT			3/4 HOUR FIRE RATING
110	A	2'-8" X 6'-8" X 1 3/4"	WD	PT			1	HM	PT			UNDERCUT
111	A	2'-8" X 6'-8" X 1 3/4"	WD	PT			1	HM	PT			DITTO
201												
202	E	EXISTING	WD	PT			EX	WD	PT			
203	E	EXISTING	WD	PT			EX	WD	PT.			
204	E	EXISTING	WD	PT			EX	WD	PT			
205	E	EXISTING	WD	PT			EX	WD	PT			
206	E	EXISTING	WD	PT			EX	WD	PT			
207	F	2'-10" X 6' 8" X 1 3/4"	HM	PT	GEO WIRE GLASS		1	HM	PT			3/4 HOUR FIRE DOOR, FRAME, SIDE & TRANSOM LIGHTS SEE ELEV. (2/A5)
208	E	EXISTING REHUNG	WD	PT			1	WD.	PT			
209		3'-0" X 6'-8" X 1 3/4"	HM	PT			1	HM	PT			3/4 HOUR FIRE RATING

A7

ROOM FINISH & COLOUR SCHEDULE

CULTURAL & RECREATIONAL CENTRE ARNOLD HOUSE

HOWARD D CHAPMAN
HOWARD V. WALKER
Architects

DATE OCT, 1982 | SHEET NO 1 OF 1

ROOM		FLOOR		BASE		NORTH WALL			EAST WALL			SOUTH WALL			WEST WALL			CEILING				DOOR	FRAME	GENERAL REMARKS
NO	NAME	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	FINISH	COLOUR	MATERIAL	FINISH	COLOUR	MATERIAL	FINISH	COLOUR	MATERIAL	FINISH	COLOUR	MATERIAL	FINISH	HEIGHT	COLOUR	COLOUR	COLOUR	
001	CRAFTS	VAT		R		GB	PT		GB	PT		GB	PT		GB	PT		GB.	PT	8'-6"				WINDOW FRAMES, SASH & TRIM TO BE PAINTED IN ALL ROOMS IN SCHEDULE.
002	HALL	VAT		R.		GB.	PT		GB	PT		GB.	PT					GB.	PT	8'-0"				ALL WOOD TRIM AND BASIS ON EXISTING WALLS TO BE MADE GOOD AND NEW ADDED TO MATCH ORIGINAL PROFILES
003	VESTIBULE	VAT		R.		GB.	PT		GB	PT		GB.	PT		GB	PT		GB	PT	8'-0"				WHERE MISSING.
004	WOMENS WASHROOM	CT		CT.		GB.	CT		GB.	CT		GB	CT		GB	CT		GB	PT	8'-0"				
005	MENS WASHROOM	CT.		CT		GB	CT		GB.	CT		GB	CT		GB	CT		GB	PT	8'-0"				
006	FURNACE	CONC		R		CB, EX	PT		GB.	PT		GB.	PT		GB	PT		GB	PT	8'-0"				
007	KILN	CONC		R		CB, EX	PT		CB.	PT		GB	PT		GB.	PT		GB	PT	8'-0"				
008	CRAFTS	CONC		R		GB.	PT		GB.	PT		GB	PT		GB.	PT		GB	PT	8'-6"				
009	STAIR	CONC.				GB.	PT		GB.	PT		GB.	PT		GB	PT		GB	PT					
010	STORAGE	VAT		R.		GB.	PT		GB	PT		GB	PT		GB	PT		GB	PT	8'-6"				
101	ENTRANCE	WD, EX		WD, EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-0"				
102	ACTIVITY	WD, EX		WD, EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-0"				
103	WOMENS WASHROOM	CT		CT		GB	CT		GB	CT		GB	CT		GB	CT		GB	CT	8'-10"				
104	MENS WASHROOM	CT		CT		GB	CT		GB	CT		GB	CT		GB	CT		GB	CT	8'-10"				
105	COATS	CT		CT					GB	PT		GB	PT		GB	PT		GB	PT	8'-10"				
106	STAIR	VAT				GB	PT		GB	PT		GB	PT		GB	PT		GB	PT					
107	HALL	VAT				GB	PT					GB	PT					GB	PT	8'-10"				
108	MEETING	WD, EX		WD, EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-0"				
109	MEETING	WD, EX		WD, EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-0"				
201	STORAGE	WD, EX		WD, EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	11'-2"				
202	ACTIVITY	LINOLEUM				GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				
204	ANTE	CA		WD EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				
205	STAIR	VAT				GB	PT		GB	PT		GB	PT		GB	PT		GB	PT					
206	HALL	WD EX		WD EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				
207	MEETING	CA		WD EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				
208	STORAGE	WD EX		WD EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				
209	STORAGE	WD EX		WD EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				
210	MEETING	CA		WD EX		GB	PT		GB	PT		GB	PT		GB	PT		GB	PT	10'-2"				

LEGEND

Conc - Concrete
CB - Concrete block
BR - Brick
CA - Carpet
CT - Ceramic tile
QT - Quarry tile
VAT - Vinyl asbestos tile
WD - Wood
R - Rubber
FR - Fire rated
HM - Hollow metal
PL - Plaster
AC - Acoustic
GB - Gypsum board
AL - Aluminum
PT - Paint
GC - Glazed coating
V - Varnish
S - Stain
PL - Plastic laminate

13.4. Architectural drawings dated December 04, 2025 - 75 CD Coordination

CITY OF VAUGHAN
HERITAGE HOME RENOVATION - JOHN ARNOLD HOUSE
Building Envelope Rehabilitation & Accessibility Upgrades

SHEET NUMBER	SHEET NAME
A1	CONTEXT PLAN AND BUILDING CODE MATRIX
A2	EXISTING & PROPOSED WEST ELEVATION
A3	EXISTING & PROPOSED NORTH ELEVATION
A4	EXISTING & PROPOSED SOUTH ELEVATION
A5	EXISTING & PROPOSED EAST ELEVATION
A6	NEW VERANDAH & RAMP ASSEMBLY - PLANS & SECTIONS
A7	NEW VERANDAH & RAMP ASSEMBLY - ELEVATIONS
A8	NEW VERANDAH & RAMP ASSEMBLY - ELEVATIONS, DETAILS & RENDERINGS
A9	MISCELLANEOUS DETAILS

DRAWING LIST

EXISTING FEATURES AND CONTEXT PLAN
1 1:200

Barron Nahoon Architects Inc.
334 - 47 Rowall Avenue, Toronto, Ontario, M6K 1B3
info@barch.ca www.barch.ca

No.	Issued for	Date
1	50% CD COORDINATION	2025.06.30
2	75% CD COORDINATION	2025.10.24
3		

Heritage Consultant
Larkin Architect Limited
Suite 104 - 1 Yonge Street, Toronto, Ontario M5E 1E5

Structural Engineering
Blackwell Bowick Engineering
Suite 320 - 1 Concorde Gate, North York, Ontario M3C 3N6

Civil Engineering
n/a

Mechanical Engineering
Jain Mechanical
Suite 1 - 1 Cambridge Street, Unit 1, Thornhill, ON, L4J 7Y3

Electrical Engineering
Jain Mechanical
Suite 1 - 1 Cambridge Street, Unit 1, Thornhill, ON, L4J 7Y3

Landscape Architect
n/a

Cost Consultant
n/a

Interior Design
n/a

Master Scale: 1:100

75% CD COORDINATION
2025-12-04

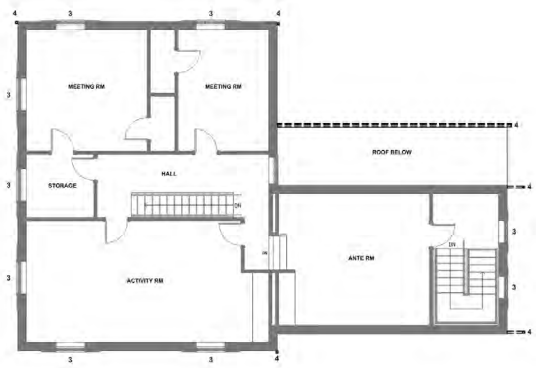
ARNOLD HOUSE
REHABILITATION

VAUGHAN

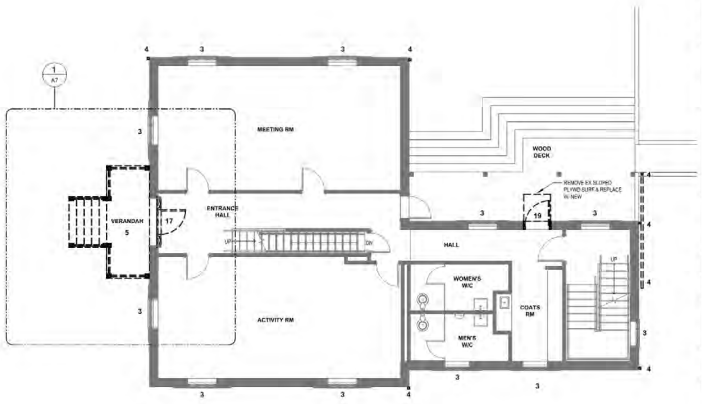
Project Number: 2412
Scale: As noted

CONTEXT PLAN AND
BUILDING CODE MATRIX

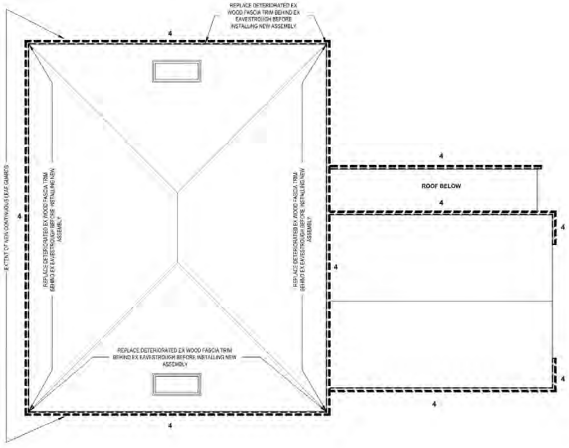
Drawn By: JN
Reviewed By:
Scale: 1:100
Date:
Number: A1
Revision:



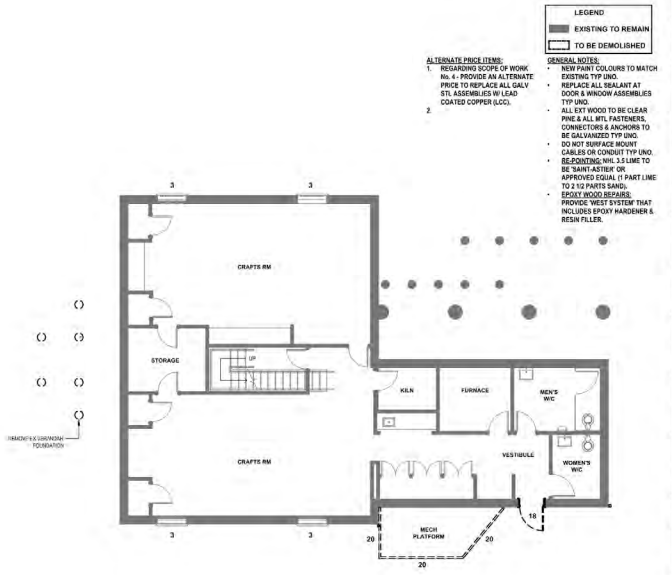
LEVEL 2 FLOOR PLAN 3
1 : 75



LEVEL 1 FLOOR PLAN 2
1 : 75



ROOF PLAN 4
1 : 75



BASEMENT PLAN 1
1 : 75

LEGEND
EXISTING TO REMAIN
TO BE DEMOLISHED

ALTERNATE PRICE ITEMS:
1. REGARDING SCOPE OF WORK No. 4 - PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).
2.

GENERAL NOTES:
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: PROVIDE WEST SYSTEM THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info) Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint on all wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters & sstructure). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep. & repaint all surfaces with soft coat paint (equal to Allback limseed oil paint) & make good.
3	Window Rehabilitation - Off Site: Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see item 2 for additional restoration scope). Window Rehabilitation - On Site: Restore frames & sill (also see item 2 for additional restoration scope). Install restored sashes, replace all sealant, & make good. At sills: seal perimotor at top & sides, restore drip, and paint bottom pant (see item 1).
4	Replace all eaves troughs and downspouts with galv steel w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter and dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters relar hours. See Detail 1/A9
5	Remove existing verandah assembly.
6	Reserved
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent - Paint w/ Keim Granital Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Reinpe Item 8 below.
8	Remove ex foundation paint, prop, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' (tel:(905) 660-1127) or approved equal cedar, louvered wood shutters w/ functional metal hinges and 'S' holdbacks to be permanently secured in the open position. Finish to match all new wood w/ shop applied paint finish in green - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where req'd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see Item 1), seal penetrations, & make good.
17	Barrier-Free Door, Sidelights & Transom Assembly Remove ex door & relocate ex wd jambs to accommodate a new 985mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out. (see Item 2 for wd restoration & finishing notes)
18	Barrier-Free Basement Door Assembly Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 985mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier free wave operators inside & out.
19	Barrier Free Door w/ Transom Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door frame and transom assembly (slm to ex) c/w a 985mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. See A7 & A9
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. See Detail X/A9
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

Heritage Specialist / Architect
Lenio Apthorpe-Lindsay
43 Simms Avenue, Bayview Floor, Toronto Ontario M4W 2A4

Structural Engineering
Blackwell Bowick
207 - 42 Industrial Street, Bad York, Ontario M4G 1Y6

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale Drawing

No.	Issued for:	Date:
1	COORDINATION	2025-06-30
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04

75% CD COORDINATION
2025-12-04

21 SPRING GATE BLVD.
THORNHILL, ONTARIO

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

VAUGHAN

Project Number
2412

North | Seal

Title
EXISTING FLOOR PLANS

Drawn By	Author	Reviewed By	Checked
Scale	As noted/d	Date	06/JUL/23
Number			

A2

ITEM	SCOPE OF WORK
1	Repoint cracks or large joints in brick mortar. Remove paint with colour matched Natural Hydraulic Lime 3.5 NHL 3.5) dry-pre- wet Cement Notes for additional info
2	Replace existing wood sash and all wood surrounds, sills, soffits, frames, fascias, cornices, rosettes, mullions, & all large voids w/ a solid wood patch (Dutchman) - see General Notes for additional info. Sand, prime & reapply paint) & make good
3	Window Rehabilitation - CAR Step: Remove ex glazed openings, strip ex glazing compound & replace all with new glazing compound & reglaze all with double glazed units (also see Item 2 for additional restoration scope)
4	Replace all eavestroughs and downspouts with galvanized steel to match existing profile. Fully flash and seal with all vertical pipes, leaf interceptors 600 mm above bottom joint (see Item 1).
5	Remove cladding vertical/all assembly
6	Reserved
7	Parge exposed concrete block foundation w/ Keim Exterior Mineral Silicate Finish (colour to consultants selection)
8	Remove ex foundation paint, prep, and re-paint all w/ Keim Exterior Mineral Silicate Finish (colour to consultants selection). Never flame & below.
9	Remove existing shutter assembly and replace w/ new custom sized to fit window as manufactured by approved equal metal, louvered wood shutters w/ permanently secured in the open position. Finish to match all trim wood w/ shop applied paint finish in consultants selection. Introduction of modern greens for final selection.
10	Apply biodegradable efflorescence remover similar to D & Perma, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations)
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope)
12	Confirm wiring is redundant, where req'd, remove flemish metal brackets from masonry & patch with mortar (see Item 1)
13	Reserved
14	Arrest animal infestation: remove resident animals/insects; repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove host replacement mortar (light grey in colour) & replace w/ made good
17	Restore Entry Doors, Sidelights & Transom Assembly: Remove ex door & relocate ex wd jambs to accommodate a wider new door, transom & sidelights & hardware to match ex units. Replace ultraslight glazing w/ laminated, low-e, argon gas filled units & cut, prime, paint & finish to match ex. (see Item 2 for wd restoration & finishing notes)
18	Restore Entry Door, Sidelights & Transom Assembly: Remove ex door & relocate ex wd jambs to accommodate a new 850mm door opening to wall to accommodate a wider new door, transom and transom assembly (yin to ex) c/w a 850mm door opening & barrier free swing door opener w/ electric strike, & new all lined, with swing door opener w/ electric strike, & cut, prime, paint & finish to match ex. (see Item 2 for wd restoration & finishing notes)
19	Remove & reuse existing front door & sidelight and replace w/ new door & hardware to match ex units. Provide a new all wood combo with mitered wood and stainless steel mesh insect screen and wood insect infiltration.
20	Reserved
21	Reserved
22	Reserved
23	Reserved

ITEM	SCOPE OF WORK
1	Repoint cracks or large joints in brick mortar. Remove paint with colour matched Natural Hydraulic Lime 3.5 NHL 3.5) fry-pnt - see General Notes for additional info
2	Replace existing wood patio door with wood exterior entrance door & all hinges, locks, hardware & trim. Prime & paint (Duratrim) - see General Notes for additional info. Sand & repoint old paint) & make good
3	Window Rehabilitation - Off Site: Remove ex glazed units, clean & repair wood sash, frame, trim, sills, soffit, fascia, cornices, sashes, muntins, & all large voids w a solid wood patch (Duratrim) - see General Notes for additional info. Sand & repoint old paint) & make good
4	Replace all service troughs and downspouts with galv. steel troughs and downspouts. Fully flash and seal new to all vertical pipes, leaf interceptors 600 mm above bottom of downspouts, and roof guards at gutters (typ)
5	Remove existing vents/cowl assembly
6	Reserved
7	Parge exposed concrete block foundation w/ Keim Lotusan Mineral Silicate Finish (colour to consultants selection)
8	Remove ex foundation paint, prep, and re-paint all w/ Keim Lotusan Mineral Silicate Finish (colour to consultants selection)
9	Remove existing shutter assembly and replace w new custom sized to fit windows as manufactured by approved equal vendor. louvered wood shutters w/ permanently secured in the open position. Finish to match all new wood w/ shop applied paint finish in colour to be confirmed. Provision of installation gaskets for final selection.
10	Apply biodegradable efflorescence remover similar to & Pierts, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations)
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope)
12	Confirm wiring is redundant, where req'd, remove flemish mast brackets from masonry & patch with mortar (see Item 1)
13	Reserved
14	Arrest animal infiltration: remove misident animals/insects; repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove bad replacement mortar (light grey in colour) & replace w/ mortar to match existing (see Item 1) seal penetrations & make good
17	Remove ex door & relocate ex wd jambs to accommodate a wider new door opening. Supply & install new wood door, frame and hardware assembly (c/w ex c/w a 90mm details & hardware to match ex unn. Replace sidelight w/ a new off black, wash paning door opener w/ electric strike.
18	Remove & dispose existing door assembly and replace w new door & hardware assembly - See Door Schedule. Remove & dispose existing door & frame & cut new door opening to suit new door assembly. Supply & install new door, frame & hardware assembly. Refer to door schedule for door & hardware requirements. Provide a new sill flashing to match ex unn. Provide a new sill flashing to match ex unn. Provide a new sill flashing to match ex unn

ITEM	SCOPE OF WORK
1	Repoint cracks or large joints in brick mortar. Remove paint with colour matched Natural Hydraulic Lime 3.5 NHL 3.5) fry-pnt - see General Notes for additional info
2	Replace existing roof vent with matching metal vent & flash as required. Paint to match roof colour.
3	Replace all service troughs and downspouts with galvanized formed-to-suit steel roof c/w Sand Finish & Hotspot oil paint) & make good
4	Replace all service troughs and downspouts with galvanized formed-to-suit steel roof c/w Sand Finish & Hotspot oil paint) & make good
5	Remove existing vent/roof assembly
6	Reserved
7	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by Exterior Mineral Silicate Finish' (colour to consultants selection)
8	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by approved equal vendor, louvered wood shutters w/ permanently secured in the open position. Finish to match all new wood w/ shop applied paint finish in colour to consultants selection & installation to match existing
9	Apply biodegradable efflorescence remover similar to, & Peels, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations)
10	Remove & foundation parge, prep, and re-point all w/ Natural Hydraulic Lime 3.5 NHL 3.5) fry-pnt - see General Notes for additional info
11	Remove damaged brick and replace w/ a Heritage brick to match existing (see Item 1 for re-pointing scope)
12	Confirm wiring is redundant, where req'd, remove flemish metal brackets from masonry & patch with mortar (see Item 1)
13	Reserved
14	Arrest ensure all wiring is redundant, where req'd, remove flemish ammoniacal/rot, repair soffit & trim, and make good (see Item 2 for finishing notes)
15	Reserved
16	At mechanical penetrations through brick, remove lost replacement mortar (light grey in colour) & replace w/ mortar to match (see Item 1) seal penetrations & make good
17	Remove ex door & relocate ex wd pantry to details & hardware to match ex units. Replace skylight (see Item 2 for wd restoration & finishing notes)
18	Remove ex door & relocate ex wd pantry to details & hardware to match ex units. Provide a new 45 thru new openings & sill. & cut
19	Remove ex door & relocate ex wd pantry to frame and transom assembly (ph to ex) c/w a 90mm a new sill track, with swing door opener w/ electric strike,
20	Remove ex door & relocate ex wd pantry to and replace w/ new door & screen/storage assembly - See A7 & A8
21	Reserved
22	Reserved
23	Reserved

Barron Nelson Architects Inc.
334 - 47 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

This drawing is the property of the Architect and may not be reproduced or used in any manner without permission. All dimensions must be verified on site before commencing work. Report any discrepancies to the Architect before proceeding with the work. Do not scale drawings. Drawings not to be used for construction unless signed by the Architect.

Mirror Scale	Issued for	Date
No.		
2	50% CO ORDINATION	2025-06-30
3	75% CO ORDINATION	2025-12-04

75% CO ORDINATION
2025-12-04

ARNOLD HOUSE REHABILITATION

VAUGHAN

Project Number: **2412**

Drawing Title: **EXISTING & PROPOSED EAST ELEVATION**

Drawn By: | Author: | Reviewed By: | Checked:
Scale: | As Indicated | Date: | 08/05/23

Drawing Number: **A5**

ITEM	SCOPE OF WORK
1	Repoint cracks or large joints in brick mortar. Remove loose mortar to a depth of 2.5 times the width of the joint, to a point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) fryg-proof mortar. See General Notes for additional info.
2	Replace existing deteriorated wood sill, wood soffit, wood fascia, wood cornice, wood trim, wood gable vent, wood frieze, & all large voids w/ a solid wood patch (Dutchman) - see detail 1/A6. Prime & paint all new wood to match existing (or paint) & make good.
3	Window Rehabilitation - Off Site: Remove all glazed openings, strip all glazing compound & replace all with new glazing compound & glass (single glazed) & make good (also see Item 2 for additional restoration scope). Inspect all existing sash cords, replace all cracked, broken or rotted sash cords (also see Item 2 for additional restoration scope). Install new weatherstripping & locks, restore drip, and paint.
4	Replace all service troughs and downspouts with galvanized steel to match existing. Provide and install new splash pan at bottom of downspout, and leaf guards at gutters over existing facade and downspouts. Fully flash and seal all at vertical joints, wall intersections and roof junctions.
5	Remove existing verge/soffit assembly
6	Reserved
7	Purge exposed concrete block foundation w/ Keim Purkristal Mineral Silicate Primer (colour to consultants selection) & make good. Renew paint & below.
8	Remove ex foundation paint, prep, and re-paint all w/ Keim Purkristal Mineral Silicate Finish (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by Rideau Shutters (or approved equal vendor, louvered wood shutters w/ permanently secured in the open position. Finish to match all new wood w/ shop applied paint finish in approved colour. (Installation of shutters greyed for final selection.
10	Apply biodegradable efflorescence remover similar to D & Pierite, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where req'd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest ancient inflitration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove lost replacement mortar (light grey in colour) & replace w/ mortar to match existing (see Item 1), seal penetrations, & make good.
17	Restore Entry Door, Sidelights & Transom Assembly (see Door Schedule): Remove ex door & relocate in wd jambs to accommodate a wider new door, sidelight & transom & make good. Replace sidelight glazing w/ new glass & laminate free energy conservation grade, & cut, drill & install new door hardware (see Item 2 for wd restoration & finishing notes).
18	Restore Entry Door w/ Transom: Remove existing door opening to saw cutting foundation to accommodate a new 950mm wide door opening. Remove ex door & relocate in wd jambs to accommodate a wider new door, sidelight & transom & make good. Replace sidelight glazing w/ new glass & laminate free energy conservation grade, & cut, drill & install new door hardware (see Item 2 for wd restoration & finishing notes).
19	Restore Window Assembly: Remove existing window opening to accommodate a wider new door, sidelight & transom & make good. Replace sidelight glazing w/ new glass & laminate free energy conservation grade, & cut, drill & install new door hardware (see Item 2 for wd restoration & finishing notes).
20	Restore Window Assembly: Remove existing window opening to accommodate a new door, sidelight & transom & make good. Replace sidelight glazing w/ new glass & laminate free energy conservation grade, & cut, drill & install new door hardware (see Item 2 for wd restoration & finishing notes).
21	Install copper and earth. Fill void between replace and wood cornice with mineral wool and stainless steel mesh to prevent insect infiltration. See Detail 3/A8
22	Reserved
23	Reserved

Barron Nelson Architects Inc.
304 - 47 Yonge Avenue, Toronto, Ontario, M5C 1E3
info@barron.ca www.barron.ca

Issuing	Issued for	Date
1	50% CD COORDINATION	2025-06-30
2	75% CD COORDINATION	2025-09-30
3		2025-12-04

75% CD COORDINATION
2025-12-04

ARNOLD HOUSE REHABILITATION

VAUGHAN

2412

EXISTING & PROPOSED NORTH ELEVATION

A6

ITEM	SCOPE OF WORK
1	Repoint cracks or large joints in brick mortar. Remove paint with colour matched hydraulic lime 3.5 NHL 3.5 fry and - see General Notes for additional info
2	Remove existing paint back to raw wood surface using heat gun & sharp scraper. Sand smooth. Prime all bare wood with oil primer & finish with 2 coats exterior oil paint) & make good
3	Window Rehabilitation - Off Site: Remove all glazed openings, strip re glazing compound & replace all with new. Prime & paint all wood surfaces. Repair any rot with good (also see Item 2 for additional restoration scope)
4	Replace all service troughs and downspouts with galv existing bands and downspouts. Fully flash and seal all air vertical joints, leaf interceptors AND mitre return bottom of downspouts, and leaf guards at gutters incor
5	Remove cracking verandah assembly
6	Reserved
7	Purge exposed concrete block foundation w/ Keim Purkristal Mineral Silicate Finish (colour to consultants selection)
8	Remove ex foundation paint, prep, and re-paint all w/ Keim Purkristal Mineral Silicate Finish (colour to consultants selection) & make good. Refer Item 8 below.
9	Remove existing shutter assembly and replace w/ new custom sized to fit employing materials and methods of the original shutter assembly as much as possible. Provide a new aluminum recall motor, louvered wood shutters w/ permanently secured in the open position. Finish to match all new wood w/ exterior applied paint finish in final selection.
10	Apply biodegradable efflorescence remover similar to & Perlite, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations)
11	Remove damaged brick and replace w/ a Heritage brick to match existing (see Item 1 for repointing scope)
12	Confirm wiring is redirected, where req'd, remove flemish metal conduits from masonry & patch with mortar (see Item 1)
13	Reserved
14	Arrest ground infiltration: remove incident ammoniacal/oxidic, repair soffit & trim, and make good (see Item 2 for finishing notes)
15	Reserved
16	An mechanical penetrations through brick, remove non replacement mortar (light grey in colour) & repoint w/ hydraulic lime mortar (see Item 1) and penetrations & make good
17	Remove ex door & relocate in wall portion to accommodate a wider new door opening. Salvage ex door & relocate in north ex jamb. Replace sidelight with new to match ex. Replace ex transom with new to match ex. Replace ex door & relocate in north ex jamb. Replace sidelight with new to match ex. Replace ex transom with new to match ex. Refinish all new & ex. (see Item 2 for wall restoration & finishing notes)
18	Remove & Reinstall Existing Door Assembly: Remove existing door assembly, salvage for reinstallation. Widen existing door opening by saw cutting foundation to accommodate a new 1950mm three wheels operators inside & out.
19	Remove & Reinstall Existing Door Assembly: Remove existing door assembly, salvage for reinstallation. Widen existing door opening by saw cutting foundation to accommodate a new 1950mm three wheels operators inside & out. Provide a new all details & hardware to match ex. Provide a new all details & hardware to match ex.
20	Remove & Reinstall Existing Door Assembly: Remove existing door assembly, salvage for reinstallation. Widen existing door opening by saw cutting foundation to accommodate a new 1950mm three wheels operators inside & out. Provide a new all details & hardware to match ex. Provide a new all details & hardware to match ex.
21	Remove & Reinstall Existing Door Assembly: Remove existing door assembly, salvage for reinstallation. Widen existing door opening by saw cutting foundation to accommodate a new 1950mm three wheels operators inside & out. Provide a new all details & hardware to match ex. Provide a new all details & hardware to match ex.
22	Reserved
23	Reserved

TYP GUARD PLAN DETAIL
TYP GUARD SECTION DETAIL
TYP FOOTING DETAIL
TYP GUARD ELEVATION
TYP PLANTING BED SECTION
TYP STAIR DETAIL
TYP RAMP HANDRAIL DETAIL
ELEVATION 1
ELEVATION 2
ELEVATION 3
ELEVATION 4
ELEVATION 5
ELEVATION 6
ELEVATION 7
Barron Nahon Architects Inc.
75% CD COORDINATION
2025-12-04
ARNOLD HOUSE REHABILITATION
VAUGHAN
2412
NEW VERANDAH & RAMP ASSEMBLY - ELEVATIONS, DETAILS & RENDERINGS
A8

LEGEND
EXISTING TO REMAIN
TO BE DEMOLISHED
GENERAL NOTES:
ALTERNATE ISSUE ITEMS:
1. REGARDING SCOPE OF WORK
NEW PAINT COLOURS TO MATCH
EXISTING PAINT FINISH
PREP. TO REPLACE ALL CAULK
REPLACE ALL SEALANT AT
ALL EXT WOOD TO BE CLEAR
2. REGARDING SCOPE OF WORK
TYP. 4 WINDOW ASSEMBLIES
SILL, JAMB & HEAD
ALL EXT WOOD TO BE CLEAR
SEALANT AT ALL
CONNECTORS & ANCHORS TO
BE CAULKED
CABLES OR CONDUIT TYP UNO.
BE SAINTASTEEL OR
EQUAL WOOD REVERSE
INCLUDES EPOXY HARDENER &
RESIN FILLER
SECTION DETAIL
1 : 5
10
SECTION DETAIL
1 : 5
11
SCREEN ELEVATION 2
1 : 50
2
SCREEN ELEVATION 4
1 : 50
4
SCREEN ELEVATION 3
1 : 50
3
SCREEN ELEVATION 1
1 : 20
1
SCREEN GATE - ELEVATION
1 : 10
7
SCREEN GATE - SECTION
1 : 10
6
SCREEN GATE - PLAN DETAIL
1 : 10
5
ITEM
SCOPE OF WORK
1
Repoint cracks or large joints in brick mortar. Remove
2
Remove existing paint and re-paint all wood surfaces,
3
Replace all worn hinges and downspouts with galv
4
Remove existing shutter assembly and replace w/ new
5
Remove cracking vinyl/caulk assembly
6
Reserved
7
Purge exposed concrete block foundation w/ Keim
8
Remove ex foundation paint, prep, and re-paint all w/
9
Remove existing shutter assembly and replace w/ new
10
Apply biodegradable efflorescence remover similar to
11
Remove damaged brick and replace w/ a heritage brick
12
Confirm wiring is redirected, where req'd, remove flemish
13
Reserved
14
Arrest ancient infiltration: remove incident
15
Reserved
16
An mechanical penetrations through brick, remove lost
17
Replace Entry Door, Sidelights & Transom assembly
18
Reserved
19
Remove and replace existing door opening to suit new door
20
Remove existing door opening to suit new door
21
Reserved
22
Reserved
23
Reserved
Barron Nobrin Architects Inc.
75% CD COORDINATION
2025-12-04
ARNOLD HOUSE
REHABILITATION
2412
MISCELLANEOUS DETAILS
A9

Village Artists still need home

An art show organized two years ago by Harriet deGiacomo for the Thornhill Historical Society planted the seed for the organization of the Thornhill Village Artists.

Mrs. deGiacomo, of Thornhill, was very impressed with the art displayed by the local Thornhill artists and along with Monika Preston of the Thornhill Historical Society, decided to start a club. They contacted all the artists and were met with positive responses.

The Thornhill Village Artists sponsor art classes for adults at the Gallanough Library on Wednesday nights and at various times, art instructors attend the classes. Last summer there was a weekly class in exterior landscaping. There are also art shows semi-annually at the Heintzman House and every Saturday morning Mrs. deGiacomo's sister Solace Loven, a graduate of the Ontario College of Art, teaches children at the Gallanough Library. They had their own art display recently.

A HOUSE, A HOME

But what the group lacks, according to Mrs. deGiacomo, is a home of its own.

Two years ago when the club was incorporated, Mrs. deGiacomo's first priority was to find a house. Rory O'Donal of the Ontario Art Gallery Association spent a great deal of time looking at buildings, bringing architects along with him.

Mrs. deGiacomo said all members of every local service club and both Councils were invited to a meeting since the artists were afraid of going into a large complex as was suggested, it was decided to look for an historical home.

The group then planned to purchase a house and move it to another location. The Arnold House and the Spring Farm were suggested but the Arnold House was selected.

Mrs. deGiacomo says all the artists need is a "super basement with wall space and a place to paint." She also envisions a "little tea shop where ornaments, etc., can be sold. The upper level could be rented.

ARNOLD IN LIMBO

Charles Brooks, president of the club said "we don't know exactly where we stand (regarding the Arnold House). About the middle of the year, a committee headed by Dave Fraser, was organized from among the members of the club. As far as I know there's no actual agreement with the developers and I don't know where it stands; it's sort of in limbo. We hope that it will come through eventually, but I don't know when."

The club now has about 60 members and at its workshop on Wednesdays the artists bring whatever work interests them. There are also set-ups of models or demonstrations by well known painters.

MORE OR LESS

Brooks says he is "more or less an artist." He was originally an architect and designer but since he retired he "gets a little tired of this business of doing nothing very much so I quit that and I started to paint seriously again."

Although he says he was a fair painter 40 years ago, he never bothered showing at that time. More recently he has had showings at the Gallanough Library, the Thornhill Community Centre and has plans for a showing in June in Markham.

He does mostly water colors or oils in landscape or streetscape.

Mrs. deGiacomo, who has been ill recently, says "bit by bit we're building a very good membership list of artists. The artists are super, really great."

But she still yearns for a permanent home for the Thornhill Village Artists and feels if the momentum stops now, it may take a long time to get it going.



The Arnold House, an historic building nearly 140-years-old is still being discussed as a location for the Thornhill Village Artists. The group has existed for a year and spends much of its time working at the Gallanough Library in Vaughan and displaying its paintings in such places as Heintzman House. It hopes to obtain a permanent home sometime this year. (Liberal photo by Bruce Hogg)

Happy Birthday Horticultural Society

By GEORGIE BURKHOLDER
Liberal Correspondent

The Thornhill and District Horticultural Society celebrates its 65th birthday this year.

In April 1914, a few citizens of Thornhill gathered at the home of Francis Simpson, now occupied by the Town and Country Nursing Home on Yonge St. They formed the roots of present society.

In January 1915, they received their charter and have since maintained their registry with the Ontario Horticultural Society under Provincial legislation, which provides a small grant support.

From the original 25 members, the club has grown to more than 100 members with 10 Honorary Life Members. Their ages range from 12-95, all enthusiastic and dedicated.

Dedicated to good gardening and beautification programs in the community, strong leadership has been provided by such as Joe Waine, Ernie Kohler, Percy Bone, and Alexander Galbraith, author of "Trees We Should Know", a standard reference book.

The late Percy Bone served eight years as president of the Society then became president of the Ontario Horticultural Society, Director of the C.N.E. and chairman of the horticultural building where there is a plaque in his memory.

Flower shows and meetings have been held nearly every month, usually at the Gallanough Library, Thornhill. Over the years, the Society has been active in various local and public projects and has provided labour and plantings to sections of Thornhill Park and around Thornbank Pond, as well as in many other areas.

Members are currently working on the upkeep and beautification of the Percy Bone Memorial Parkette, in Thornhill Park.

The Thornhill Horticultural Society is proud of the young members who compete regularly for top prizes.

Christmas memories, thoughts of neglected kids

By N. BRUCE McLEOD
Richmond Hill United Church

As the magic of Christmas Eve turns again to the torn paper of the morning after and the frantic elbows of Boxing Day Sales, vivid memories return to me of Central America.

Two Christmas Days ago, I sat in a children's prison in Costa Rica.

An 11-year-old boy, with lifeless eyes and expressionless stare, cut his arm methodically with a piece of glass.

Their children take each other's hands and go out into the world. Some are organized into gangs or thieves. Others live out of garbage cans. Some end up in children's prisons.

Maria de los Angeles (Mary of the Angels) was 12 when I met her. She was in a holding centre designed to hold 75 children for up to a month while the Children's Aid attempted to place them.

There were 205 children there the day we went, some in their second

through the windows of the bus.

None of them had lifeless eyes or expressionless stares.

David Beattie, from St. Matthew's United Church in Richmond Hill, will soon be going to Pueblito to join the Canadian volunteer team which works under Costa Rican

Milliken school to be called Mother Theresa

direction there.

He will learn, as I did, that Christmases are not necessarily the merriest in countries which have the most, that no child anywhere should be, in any kind of prison, and that Mary of the Angels will welcome him to her family, which is our family and the family of God who would turn this whole earth into a home.

Come to Church Every Sunday

Looking BACK

THORNHILL BECAME FRONT PAGE NEWS IN 1885 WHEN JOHN R. ARNOLD WAS SHOT TWICE IN THE HEAD

BY JEANNE HOPKINS

Over the years, the Arnold family had always been the talk of the town because of their involvement in Thornhill politics, but the murder of John Arnold III put the Village of Thornhill on the front pages of many newspapers.

United Empire loyalist John Arnold had come to New Brunswick from New Jersey after the American Revolution of 1776. He trekked to Niagara, then to Thornhill, settling on the west side of Yonge Street.

His son, also John Arnold, was active during the War of 1812, commanding the No. 3 Company of the first regiment of the York Militia. When Fort York was captured in April, 1813, he was taken prisoner and later released.

He returned to his land and hired Rowland Burr to build a sawmill. John and his son, Abner operated the mill until 1870, expanding their holdings to both sides of Yonge Street.

But, on Feb. 3, 1885, John R. Arnold III was murdered in the local hotel by two men from Etobicoke. John was only 24. He had been living in Manitoba and was visiting his mother, brother, and two sisters at the time.

John and his friend, Francis Huff, met James Stewart and John G. Wesley from Etobicoke. After a few drinks at Simon's Thornhill Hotel, the foursome went to Collin's Hotel to play euchre.

When Arnold and Huff won $8.25, one of the men accused Arnold of cheating. Arnold insisted they pay up.

They went back to Simon's Hotel, where a fight broke out during which John was shot twice in the head. They tried to escape on a passing sleigh, but when the driver wouldn't comply to speed away, two shots were fired into the air to frighten the horses. The two men fell off the sleigh and were held until the police arrived.

When Justice of the Peace, Isaac Chapman arrived, he and the magistrate sentenced the two men to trial. They spent the night in a guarded hotel room, then were taken to the Toronto jail. After the trial, held during the first week of May, the jury convicted Stewart of manslaughter and acquitted Wesley.

The Arnolds reserved the right to have a family burial plot set aside in the churchyard of Richmond Hill's first permanent church, donated by the family.

In 1860, another son, Robert John Arnold built this Regency-style house on the property which he inherited from his father. Robert was active in politics, serving as Reeve of Vaughan from 1861 to 1863. Robert died in 1871 at 44.

The house remained in the family until the early 1900s. From 1900 to 1934, John W. Breakey lived in the house. In 1935, the property was returned to the Arnold family when it was rented to Robert's daughter Annie Cora, who lived there until 1940. Then the land was sold for development.

When the Arnold house was threatened with demolition, residents fought to save it.

In 1982, it was designated an historic building and the Town of Vaughan persuaded the developers to move the house to a nearby park.

Fund-raising drives and grants allowed the house to be restored to a cultural centre. The Arnold House Arts Centre in Gallanough Park was officially opened on June 18, 1983.

Jeanne Hopkins is the author of several books on Canadian history, and also serves as Post Newspapers' resident historian.

Arnold Family Has Interesting History

JAN. 15, 1959

by Doris M. FitzGerald

Similar street names are to be found in many early Ontario villages and towns especially if they were visited by old time notables such as the Duke of Richmond, Lord Elgin and Sir John Colborne. Thornhill and Richmond Hill have one name in common which has been particularly associated with this district since Crown Grant days. Arnold Ave. in Thornhill runs through the former farm of the late Robert Joseph Arnold who was Reeve of Vaughan Township in 1861-2-3, and Arnold Street and Arnold Crescent in Richmond Hill were opened on land which had belonged to his brother, John R. Arnold, whose home there was known as the Hermitage. These men and their brother Abner were among the descendants of John Arnold, a United Empire Loyalist from New Jersey, who settled first in New Brunswick, then made the long and difficult trip to Upper Canada with a number of other Loyalist families when Simcoe was appointed Governor in 1792. He received a Crown Grant on the 3rd Concession, Markham, and later acquired lot 27 on the Markham side of Yonge Street.

During the war of 1812 John Arnold served as a captain in the York Militia and was taken prisoner at the old fort on April 27, 1813. Also captured at the same time was his 73 year old uncle, Captain John Willson, J.P., whose Crown Grant, lot 30, concession 1 Vaughan, now lies in the centre of the village, the northern boundary being No. 7 Highway west.

We do not know whether Abner, John R., and Robert Joseph were sons or grandsons of Captain John Arnold but have been told that all the family took a keen and active interest in the building of Holy Trinity Church, Thornhill. Between 1825-70 Abner operated a saw mill, built for his father by Rowland Burr, in what is now Doncaster. He lived near the mill but later built the house on Yonge St. presently owned by the E. V. Graingers. John R. married Martha Milbourne, a granddaughter of Jordan Post, former New England clock maker, for whom Jordan St. in Toronto is named, and she inherited a farm at Yonge and John Sts., Thornhill, which had belonged to him. The John R. Arnolds later moved to Richmond Hill where they gave the land for St. Mary's Anglican Church and it is said that the name for the church was chosen by Mrs. Arnold. The Thornhill farm was rented for a number of years, and finally bought by the late James Pearson, who sold the John St. frontage for subdivision after the last war.

When Robert Joseph Arnold and Miss Sarah Kirkpatrick of Meadville, Pa., were married in 1848 they received as a wedding gift one of the first farms cleared on Yonge St., lot 29, Vaughan Township. The donor was James Miles, a relative of the bridegroom who had obtained it years before from the original Crown Grantee Asa Johnston. Robert Arnold commissioned Job Trott, Thornhill stonesmason to build the handsome brick house which still stands in spacious grounds. It has not belonged to the Arnolds for a long time but in 1935 Mrs. R. J. Davison, a daughter of Mr. and Mrs. Robert Arnold, rented it and lived there with her family for 5 years. More recently it was used as a nursing home. Now its future seems uncertain for this property together with the adjoining farm, which was the old Chapman Crown Grant have been sold by their last owner Mr. George S. Spring to a syndicate for the proposed Spring Valley subdivision. Though the large brick house was sold years ago the farm house and most of the land were retained by the Arnold family until comparatively recently. Mrs. Leigh MacCallum, another daughter, willed the north section to her nephew Arnold Davison who sold it to Mr. Charles Smith and he opened up Arnold Ave. Thornhill Public School stands on the former Arnold Farm, just north of the old frame farmhouse.

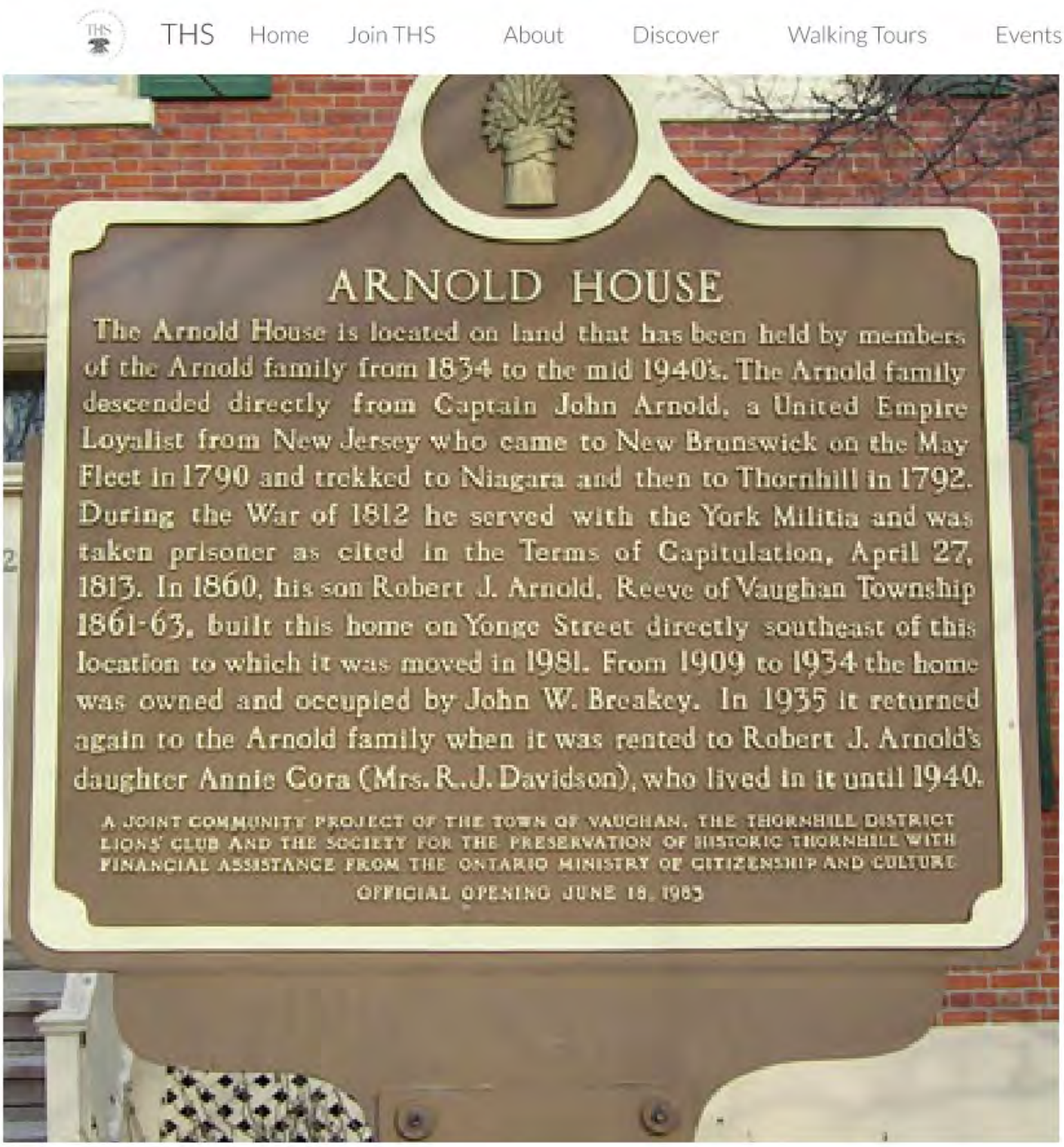
Late Mrs. J. W. Breakey

The death occurred at the residence of her son, Edward D. Nelles, 139 Dalewood Crescent, Hamilton, on Tuesday, July 13th, 1937, of Helen Sarah Breakey, widow of J. W. Breakey, of Thornhill. One son Edward B. Nelles of Hamilton, one daughter Mrs. Wilfred Ball of Thornhill and 8 grandchildren survive. The funeral service was held at Trinity Church, Thornhill, this Thursday at 3 o'clock, Rev. N. H. Noble officiating. Interment followed in Trinity Church Cemetery. 1937

7460 YONGE ST.

This copy has been made under s.30.2 or 30.21 of the Copyright Act. The copy is to be used solely for the purpose of research or private study. The use of the copy for a purpose other than research or private study may require the authorization of the copyright owner of the work in question.

13.6. Online Resources From Thornhill Historic Website and other websites

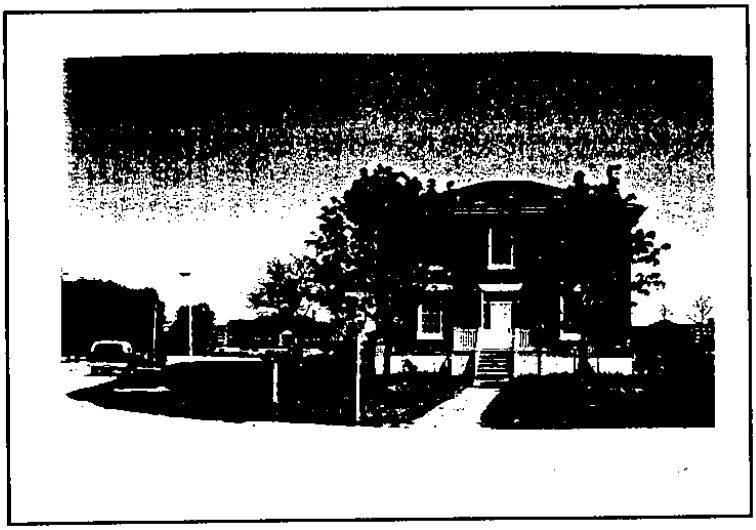


Arnold House (1860)
From the historical plaque outside the house:
The Arnold House is located on land that has been held by members of the Arnold family from 1834 to the mid 1940's. The Arnold family descended directly from Captain John Arnold, a United Empire Loyalist from New Jersey who came to New Brunswick on the May Fleet in 1790 and trekked to Niagara and then to Thornhill in 1792. During the War of 1812 he served with the York Militia and was taken prisoner as cited in the Terms of Capitulation, April 27, 1813. In 1860, his son Robert J. Arnold, Reeve of Vaughan Township 1861-63, built this home on Yonge Street directly southeast of this location to which it was moved in 1981. From 1909 to 1934 the home was owned and occupied by John W. Breakey. In 1935 it returned again to the Arnold family when it was rented to Robert J. Arnold's daughter Annie Cora (Mrs. R. J. Davidson), who lived in it until 1940.

JOHN ARNOLD HOUSE

In 1872, John Arnold built this two storey red-brick house along Yonge Street. The Arnold family was one of the first that settled in Thornhill. Robert Arnold, John's father, was a Reeve (head of Council) of Vaughan Township in 1861 and was very much concerned with helping the Thornhill community.

The Arnold House was moved to Spring Gate Boulevard in 1981 and is now known as the Arnold Centre for the Arts.



13.7. The Heritage Years Thornhill Vaughan 1796-1900

1.2 (e)



ROBERT J. ARNOLD HOUSE

7460 Yonge Street — Roll Number 040.005

Concession 1 part Lot 29 — Frontage 650' 11.5 ac

Owner 1977: Rexdale Investments Ltd.

This fine Regency house c 1860 was reportedly built by stonemason Job Trott for Robert J. Arnold, a distinguished son of a notable family. The well proportioned house of classic style has very fine brickwork, particularly the chimneys. An added veranda obscures the original "Thornhill" doorway with typical sidelights and transom.

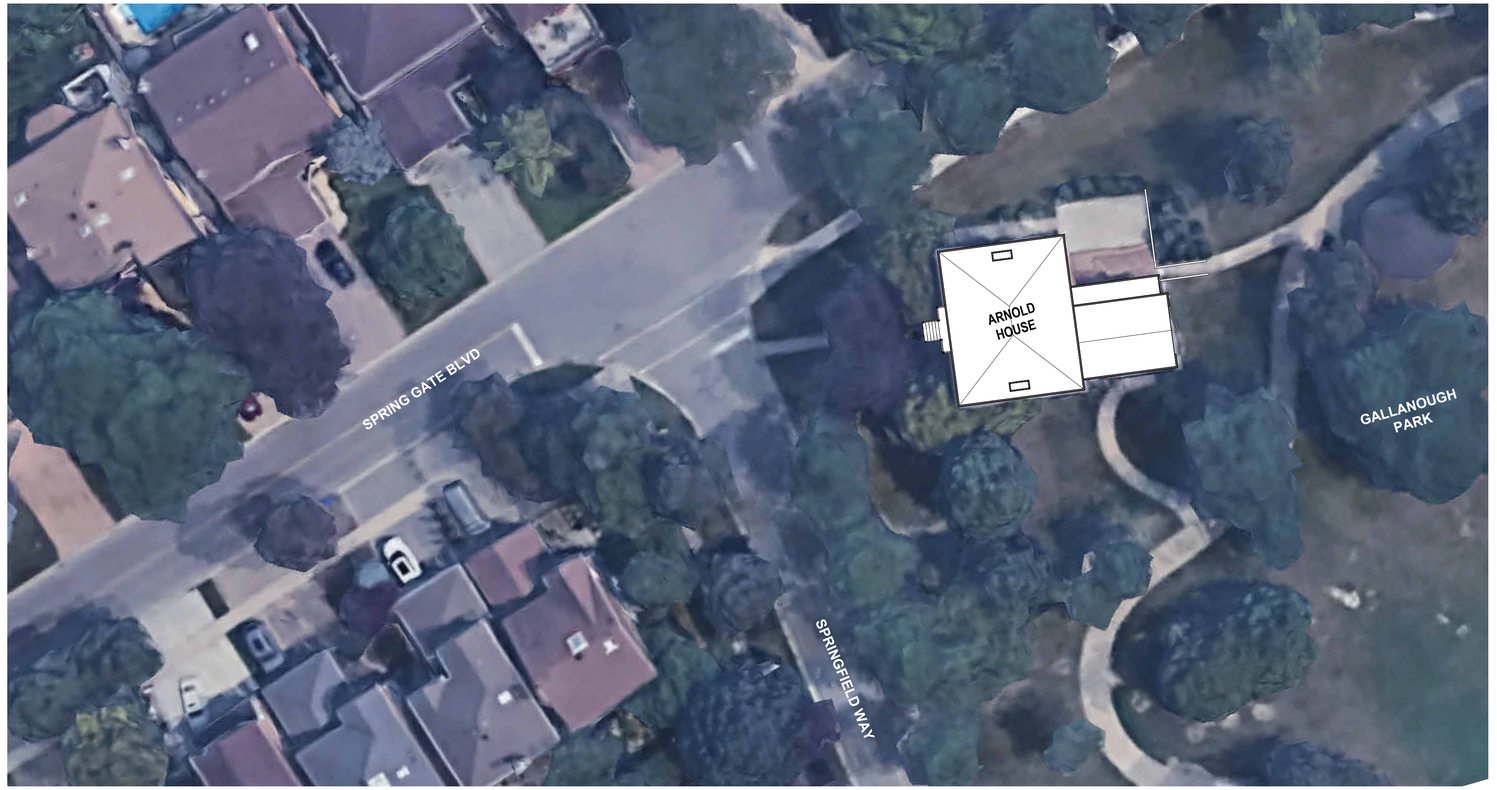
Capt. John Arnold was a United Empire Loyalist from New Jersey, via New Brunswick. He settled in Thornhill with brothers and sons. Related to Squire Miles of Richmond Hill, the Arnolds soon expanded into farms and mills on Lots 29 and 27 in Vaughan and Markham. Capt. John Arnold was one of several Thornhill members of the York Militia taken prisoner at the fall of Fort York on April 27, 1813. Lot 29 - Vaughan was given to John Arnold as a wedding gift by John Miles. The family was prominent in the building of Trinity Church and community affairs. Robt. J. Arnold was Reeve of Vaughan Twp. in 1861-62-63.

Relevant Land Transfers

2026-01-29 2:33:57 PM

CITY OF VAUGHAN
HERITAGE HOME RENOVATION - JOHN ARNOLD HOUSE
Building Envelope Rehabilitation & Accessibility Upgrades

DRAWING LIST	
SHEET NUMBER	**SHEET NAME**
A1	CONTEXT PLAN AND BUILDING CODE MATRIX
A2	EXISTING FLOOR PLANS
A3	EXISTING & PROPOSED WEST ELEVATION
A4	EXISTING & PROPOSED SOUTH ELEVATION
A5	EXISTING & PROPOSED EAST ELEVATION
A6	EXISTING & PROPOSED NORTH ELEVATION
A7	NEW VERANDAH & RAMP ASSEMBLY - PLANS & SECTIONS
A8	NEW VERANDAH & RAMP ASSEMBLY - ELEVATIONS, DETAILS & RENDERINGS
A9	MISCELLANEOUS DETAILS & SOFFIT LIGHTING



EXISTING FEATURES AND CONTEXT PLAN
1 : 250 (1)

Name of Practice:
Baron Nelson Architects Inc. (BNA)
304 – 67 Mowat Ave., Toronto, ON, M6K 3E3
Contact: Jason Nelson 416 662-1601

Name of Project:
Vaughan Heritage Home Renovation – Arnold House Rehabilitation

Location:
21 Spring Gate Blvd., Thornhill, ON, L4J 3C9

Date: As Noted,

Ontario Building Code Data Matrix
Part 11 – Renovation of Existing Building

			Building Code Reference [1]
11.00	Building Code Version:	O. Reg. 332/12 Last Amendment O. Reg. 191/14	
11.01	Project Type:	☐ Addition ☒ Renovation ☐ Addition and renovation ☐ Change of use Description: HERITAGE BUILDING - ENVELOPE REHABILITATION	[A] 1.1.2.
11.02	Major Occupancy Classification:	Occupancy: A2 Use: ACTIVE RECREATION USE (DAY CAMP)	3.1.2.1.(1)
11.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description:	3.2.2.7.
11.04	Building Area (m²)	Description: LEVEL 1 — Existing 165.9, New 0, Total 0; LEVEL 2 — 165.9, 0, 0; 0, 0, 0; 0, 0, 0 (Insert additional lines as needed). Total 331.8, 0, 0	[A] 1.4.1.2.
11.05	Building Height	2 Storeys above grade 7 (m) Above grade; 1 Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.
11.06	Number of Streets/ Firefighter access	1 street(s)	3.2.2.10. & 3.2.5.
11.07	Building Size	☒ Small ☐ Medium ☐ Large ☐ > Large	T.11.2.1.1.B.-N.
11.08	Existing Building Classification:	Change in Major Occupancy: ☐ Yes ☒ Not Applicable (no change of major occupancy) Construction Index: 0 Hazard Index: 0 Importance Category: ☐ Low ☐ Normal ☐ High ☐ Post-disaster	11.2.1.1. T 11.2.1.1A T 11.2.1.1B to N 4.2.1.(3), 5.2.2.1.(2)
11.09	Renovation type:	☒ Basic Renovation ☐ Extensive Renovation	11.3.3.1. 11.3.3.2.
11.10	Occupant Load	LEVEL 1 / 165.9 — A2 — 9.3 — 18; LEVEL 2 / 165.9 — A2 — 9.3 — 18; 0; 0 (Insert additional lines as needed)	3.1.17.
11.11	Plumbing Fixture Requirements	Ratio: M/F = 1/1 Except as otherwise noted LEVEL 1 / 165.9 — 18 — 3.7.4.3-A — 2 — 2; LEVEL 2 / 165.9 — 18 — 3.7.4.3.-A — 2 — 0; BASEMENT — 0 — 0 — 2; 0 — 4 — 4 (Insert additional lines as needed)	3.7.4.
11.12	Barrier-free Design:	☐ Yes ■ No	11.3.3.2.(2)
11.13	Reduction in Performance Level:	Structural: ☒ No ☐ Yes By Increase in occupant load: ☒ No ☐ Yes By change of major occupancy: ☒ No ☐ Yes Plumbing: ☒ No ☐ Yes Sewage-systems: ☒ No ☐ Yes Extension of combustible construction: ☒ No ☐ Yes	11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.
11.14	Compensating Construction:	☒ No ☐ Yes Structural: ☐ No ☐ Yes (Describe) Increase in occupant load: ☐ No ☐ Yes (Describe) Change of major occupancy: ☐ No ☐ Yes (Describe) Plumbing: ☐ No ☐ Yes (Describe) Sewage systems: ☐ No ☐ Yes (Describe) Extension of combustible construction: ☐ No ☐ Yes (Describe)	11.4.3.1, 11.4.3.2, 11.4.3.3, 11.4.3.4, 11.4.3.5, 11.4.3.6, 11.4.3.7.
11.15	Compliance Alternatives Proposed:	☒ No ☐ Yes (list numbers and describe) (list numbers and describe) (list numbers and describe)	11.5.1.

GENERAL NOTES:

1. ALL DIMENSIONS GIVEN IN METRIC (UNLESS OTHERWISE NOTED).
2. ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2012 (INCLUDING ALL COMPENDUM AMENDMENT PACKAGES IN AFFECT AS OF JAN 1, 2024) AND ACCEPTABLE PRACTICES.
3. DESIGN IS BASED ON ONTARIO BUILDING CODE 2012 EDITION (INCLUDING ALL COMPENDIUM AMENDMENT PACKAGES IN AFFECT AS OF JAN 1,2024).
4. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE CONSULTANT OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. CONSULTANT REQUIRES MINIMUM 24 HOURS NOTICE FOR SITE VISIT.

DEMOLITION PROCEDURE:

1. PROVIDE SHORING AND BRACING AS REQUIRED BEFORE STARTING DEMOLITION. SHORING AND BRACING SHALL BE ADEQUATE FOR SAFELY TRANSFERRING GRAVITY LOADS AND ALSO ANY LATERAL LOADS DUE TO WIND, EARTH PRESSURE, ETC. AND BRACING FOR SOIL EXISTING LIVELOADS AND LIVELOADS DURING ALTERATIONS AS TO BE DESIGNED BY CONSTRUCTION ENGINEER. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER TO DESIGN SHORING AND BRACING AS REQUIRED.

1 GUARDS

INTERIOR LANDINGS = 865mm (2'-10") MIN.
EXTERIOR BALCONY = 1070mm (3'-6")
INTERIOR STAIRS = 865mm (2'-11") MIN.
EXTERIOR STAIRS = 865mm (2'-11") MIN.
MAX. BETWEEN PICKETS = 100mm (4")

GUARD HEIGHT IF
DECK TO GRADE IS:
GREATER THAN 1800mm = 1070mm (3'-6")
1800mm (5' – 11") OR LESS = 865mm (2'-11")
NO MEMBER OR ATTACHMENT
BETWEEN 100mm(4") & 865mm
(2'-11") HIGH SHALL FACILITATE
CLIMBING

STAIR STRINGERS TO BE 2"x10" MIN.

STAIRS/GUARDS SPECIFICATIONS

GUARDS/HANDRAILS CONSTRUCTION DETAILS
SHALL FOLLOW MMAH SUPPLEMENTARY STANDARD
SB-7

DESIGN NOTES:

DESIGN WIND LOAD:
P=Iw*q*Ce*Cg*Cp=1.0X0.44X0.90X2.3=0.91 KPA
Iw=1.0 (4.5)

ROOF DESIGN SNOW LOAD IS 1.44 KPA (29.9 PSF).
FLOOR DESIGN LIVE LOADS FOR GROUND FLOOR AND BALCONY IS 4.8 KPA(100 PSF).

MIN. ALLOWABLE SOIL PRESSURE CONSIDERED AS MIN. 100 KPA.

THE CONTRACTOR SHALL STRICTLY FOLLOW PERMIT DRAWINGS AND SITE INSTRUCTION PROVIDED BY ENGINEER AND CURRENT OBC CODE AND ACCEPTABLE PRACTICES FOR CONSTRUCTION.
BEFORE PROVIDING SIGN OFF BY ENGINEER, THE CONTRACTOR SHALL PROVIDE AN OFFICIAL LETTER TO ENGINEER THAT WORK COMPLETED AS PER PERMIT DRAWINGS, WRITTEN SITE INSTRUCTIONS AND SPECIFICATIONS.

MATERIAL NOTES:

1. NOMINALLY UNREINFORCED CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CAN/CSA-A438, "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS". NOMINALLY UNREINFORCED SITE-BATCHED CONCRETE SHALL BE DESIGNED, MIXED, PLACED AND CURED IN ACCORDANCE WITH ARTICLE 9.3.1.2 TO 9.3.1.8. AND REINFORCED CONCRETE SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF PART 4 AND OBC 2012 EDITION (INCLUDING ALL COMPENDIUM AMENDMENT PACKAGES IN AFFECT AS OF JAN 1, 2024).
2. CEMENT SHALL MEET THE REQUIREMENTS MATERIALS FOR USE IN CONCRETE.
3. AGGREGATES SHALL CONSIST OF SAND, GRAVEL, CRUSHED ROCK, CRUSHED AIR-COOLED BLAST FURNACE SLAG, EXPANDED SHALE OR EXPANDED CLAY CONFORMING TO CAN/CSA-A23.1, "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION", AND BE CLEAN, WELL-GRADED AND FREE OF INJURIOUS AMOUNT OF ORGANIC AND OTHER DELETERIOUS MATERIAL.
4. WATER SHALL BE CLEAN AND FREE OF INJURIOUS AMOUNTS OF OIL, ORGANIC MATTER, SEDIMENT OR ANY OTHER DELETERIOUS MATERIAL.
5. FOR PORCH SLAB, RAMP SLAB, EXTERIOR CONCRETE STAIRS, CONCRETE WALLS AND FOOTINGS, AND ANY EXPOSED REINFORCED CONCRETE, USE EXPOSURE CLASS C-1 AND COMPRESSIVE STRENGTH OF CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN 35 MPA (5085 PSI). ADD CORROSION INHIBITORS.
6. USE EXPOSURE CLASS C-2 WITH COMPRESSIVE STRENGTH OF 32 MPA (4650 PSI) FOR ALL UN-REINFORCED EXTERIOR CONCRETE WORK.
7. USE TYPE F2 CONCRETE FOR INTERIOR FOOTINGS AND SLAB ON GRADE. COMPRESSIVE STRENGTH OF CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 25 MPA.
8. REINFORCING STEELS TO BE: CAN/CSA A371 AND CAN/CSA G30.18M GRADE 400R UNLESS NOTED.
9. ALL FRAMING LUMBER SHALL BE SPF#1 OR 2 KILN DRIED UNLESS NOTED.
10. EXTERIOR GRADE PLYWOOD WHERE REQUIRED AS PER O.B.C.
11. EXTERIOR WOODS SHALL BE PRESSURE TREATED.
12. USE HILTI HIT-HY200 ANCHORS OR SIMILAR FOR DRILLED AND EPOXY DOWELS INTO CONCRETE. USE HILTI HIT-HY270 ANCHORS OR SIMILAR FOR EPOXY DOWELS INTO MASONRY WALLS.
13. FOR ALL ANCHORING, FOLLOW MANUFACTURE'S SPECIFICATION FOR INSTALLATION.
15. FOR ALL SIMPSON TIES CONNECTIONS, FOLLOW MANUFACTURER'S INSTRUCTION FOR NAILING/SCREWING.

CONSTRUCTION NOTES:

1. PROVIDE SAW CTUTS FOR SLAB ON GRADES.
2. A THIRD PARTY COMPANY (APPROVED BY CLIENT AND CONSULTANTS) SHALL BE USED TO PROVIDE SAMPLES DURING CONCRETE POURS, TEST THEM IN THE LAB AND PROVIDE REPORTS.

TO BE COORD W/ STRUCT CONSULTANT

Ontario Building Code Data Matrix, Part 11
© Ontario Association of Architects
October 2016

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For
HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number
2412

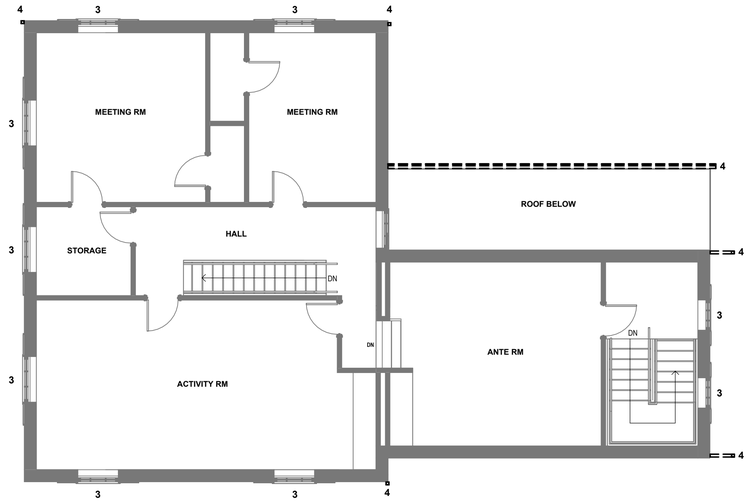
North **Seal**

Title
CONTEXT PLAN AND BUILDING CODE MATRIX

Drawn By JN **Reviewed By** RL
Scale 1 : 250 **Date** NOTED ABOVE
Number
A1

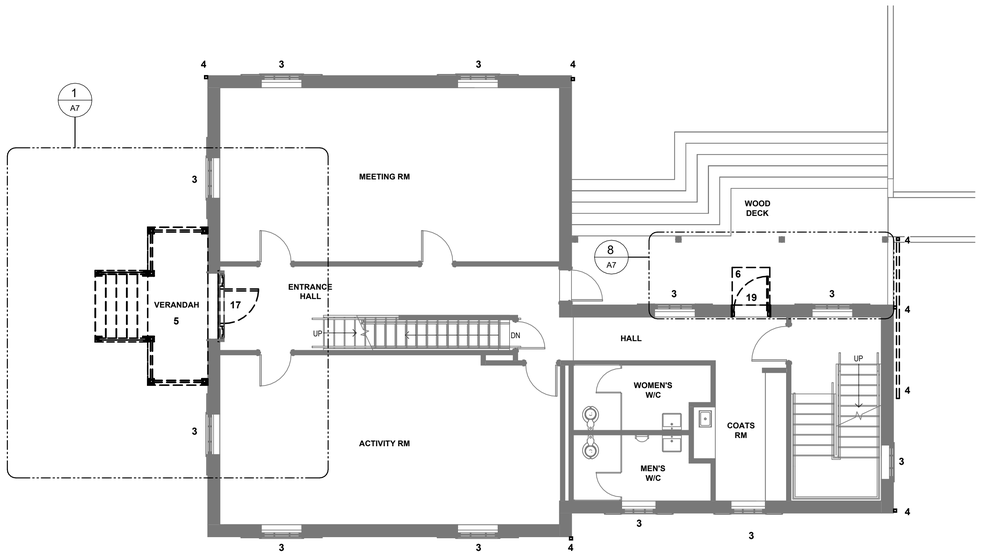
Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

2026-01-29 2:13:09 PM



LEVEL 2 FLOOR PLAN

1 : 75 — 3



LEVEL 1 FLOOR PLAN

1 : 75 — 2

LEGEND

EXISTING TO REMAIN

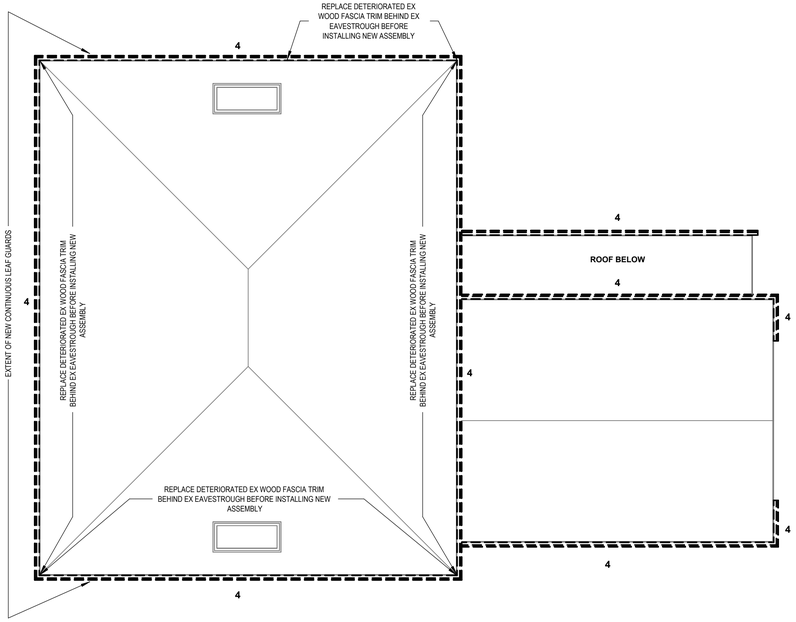
TO BE DEMOLISHED

GENERAL NOTES:

- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

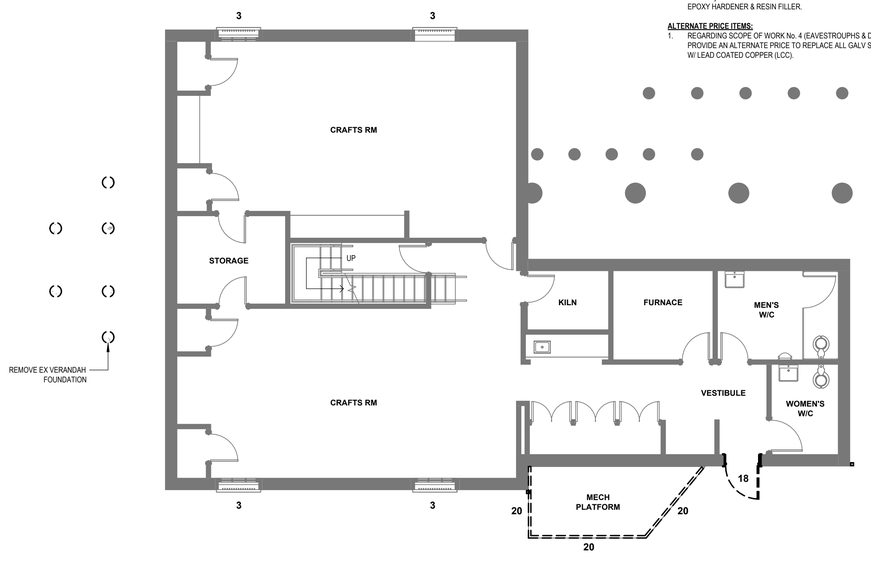
ALTERNATE PRICE ITEMS:

1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).



ROOF PLAN

1 : 75 — 4



BASEMENT PLAN

1 : 75 — 1

ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint on<u>all</u> wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	<u>Window Rehabilitation - Off Site:</u> Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). <u>Window Rehabilitation - On Site:</u> Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv stee w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	<u>Barrier-Free Door, Sidelights & Transom Assembly</u> Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	<u>Barrier-Free Basement Door Assembly</u> Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	<u>Barrier-Free Door w/ Transom</u> Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing

No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD 2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North

Seal

Title

EXISTING FLOOR PLANS

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	06/28/23

Number

A2

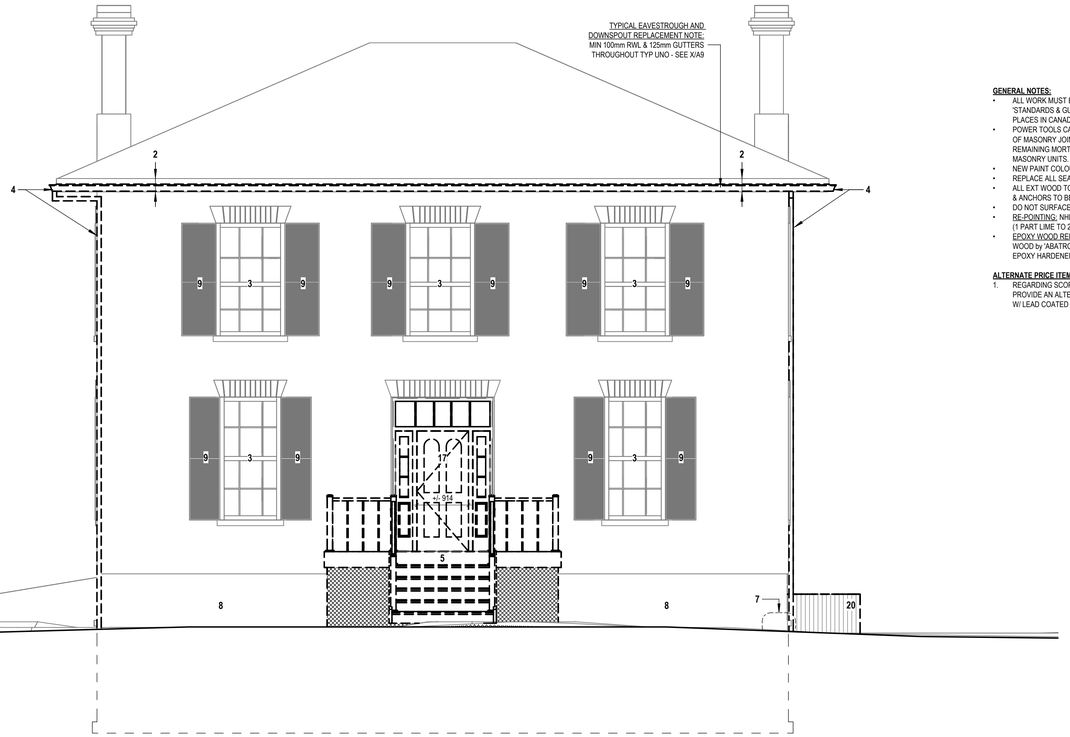
Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

2026-01-29 2:34:07 PM



PROPOSED WEST ELEVATION 2

1 : 50



GENERAL NOTES:

- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ALTERNATE PRICE ITEMS:

1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).

EXISTING WEST ELEVATION 1

1 : 50

Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt













ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint on<u>all</u> wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	<u>Window Rehabilitation - Off Site:</u> Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). <u>Window Rehabilitation - On Site:</u> Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv stee w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	<u>Barrier-Free Door, Sidelights & Transom Assembly</u> Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	<u>Barrier-Free Basement Door Assembly</u> Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	<u>Barrier-Free Door w/ Transom</u> Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale
Drawing

No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD,
THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North | **Seal**

Title

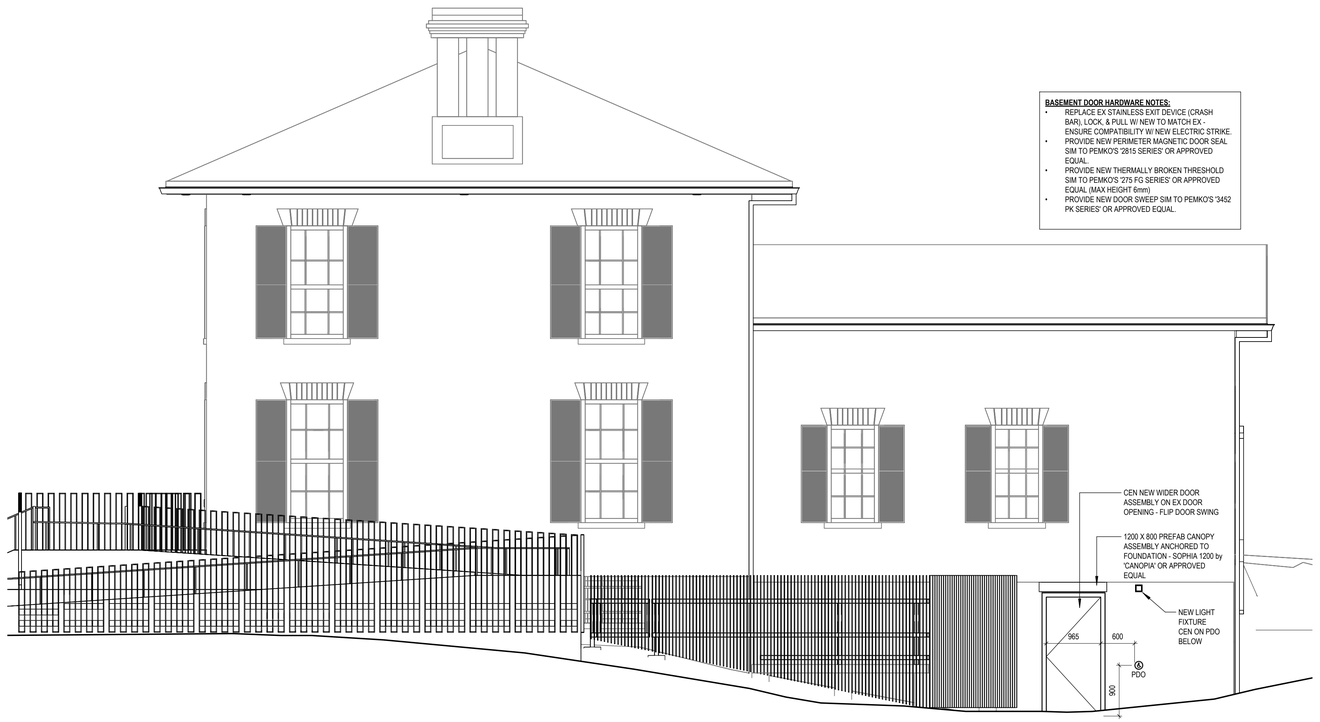
EXISTING & PROPOSED WEST ELEVATION

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	06/28/23

Number

A3

2026-01-29 2:41:16 PM



BASEMENT DOOR HARDWARE NOTES:

- REPLACE EX STAINLESS EXIT DEVICE (CRASH BAR), LOCK, & PULL W/ NEW TO MATCH EX - ENSURE COMPATIBILITY W/ NEW ELECTRIC STRIKE.
- PROVIDE NEW PERIMETER MAGNETIC DOOR SEAL SIM TO PEMKO'S '2815 SERIES' OR APPROVED EQUAL.
- PROVIDE NEW THERMALLY BROKEN THRESHOLD SIM TO PEMKO'S '275 FG SERIES' OR APPROVED EQUAL (MAX HEIGHT 6mm)
- PROVIDE NEW DOOR SWEEP SIM TO PEMKO'S '3452 PK SERIES' OR APPROVED EQUAL.

PROPOSED SOUTH ELEVATION 2

1 : 50

LEGEND

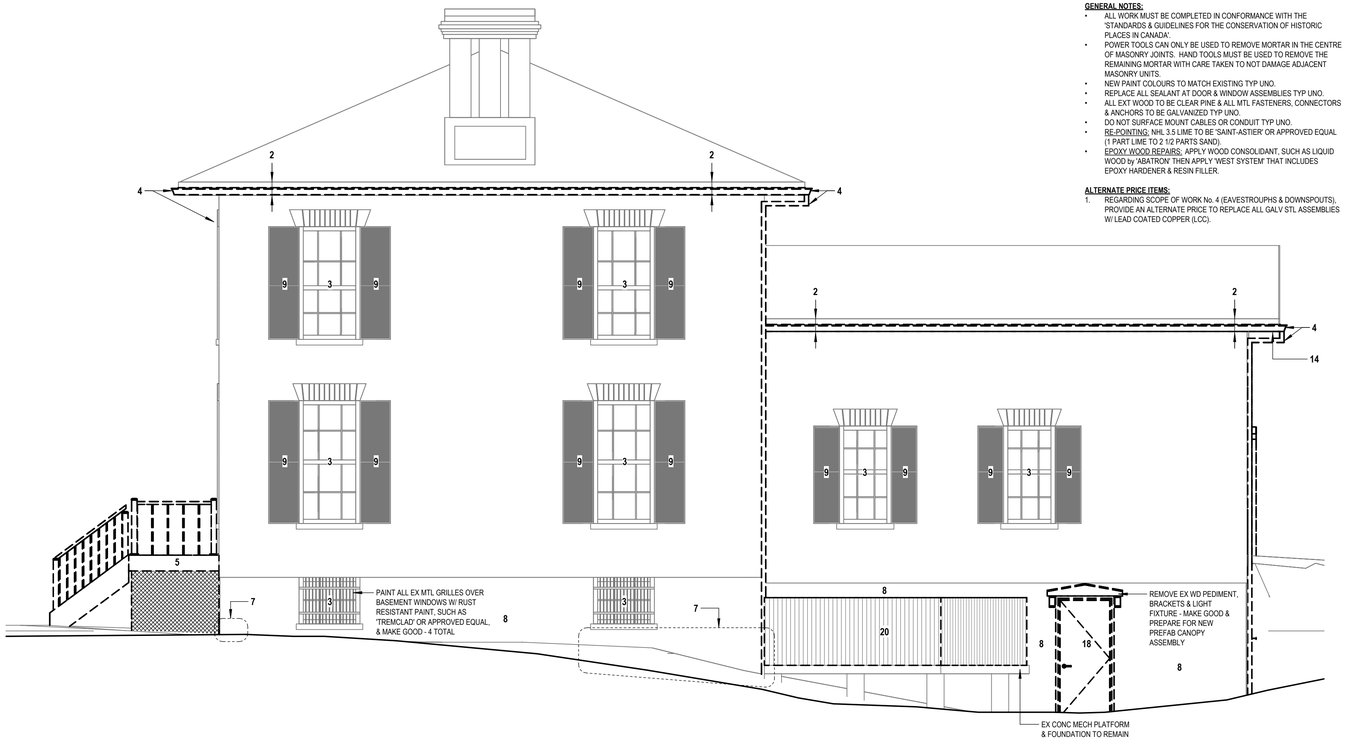
- EXISTING TO REMAIN
- TO BE DEMOLISHED

GENERAL NOTES:

- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ALTERNATE PRICE ITEMS:

1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).

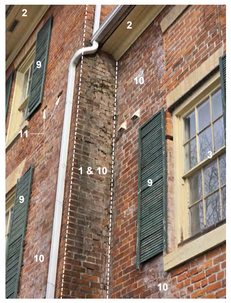


EXISTING SOUTH ELEVATION 1

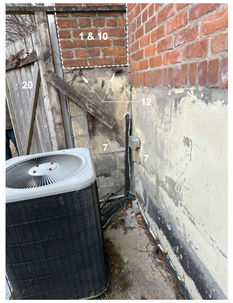
1 : 50

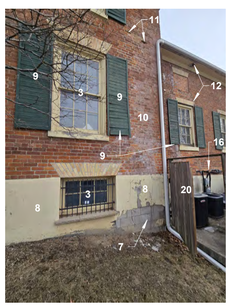
















ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint on all wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	Window Rehabilitation - Off Site: Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). Window Rehabilitation - On Site: Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv stee w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	Barrier-Free Door, Sidelights & Transom Assembly Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	Barrier-Free Basement Door Assembly Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	Barrier-Free Door w/ Transom Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing No.

No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North | Seal

Title

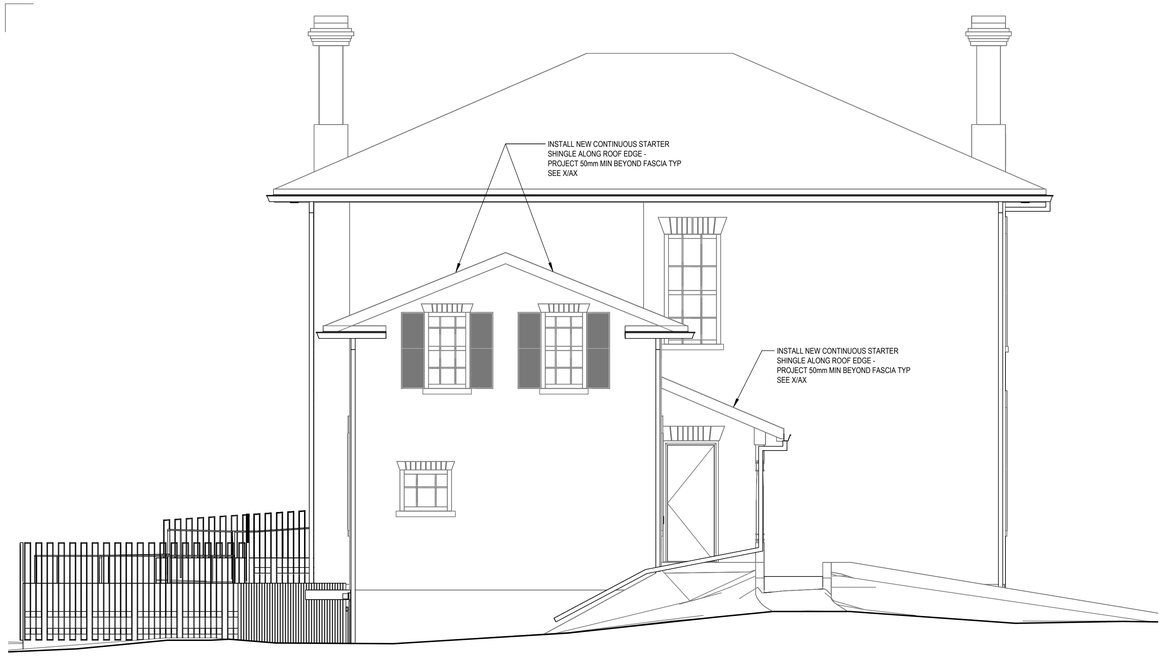
EXISTING & PROPOSED SOUTH ELEVATION

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	06/29/23

Number

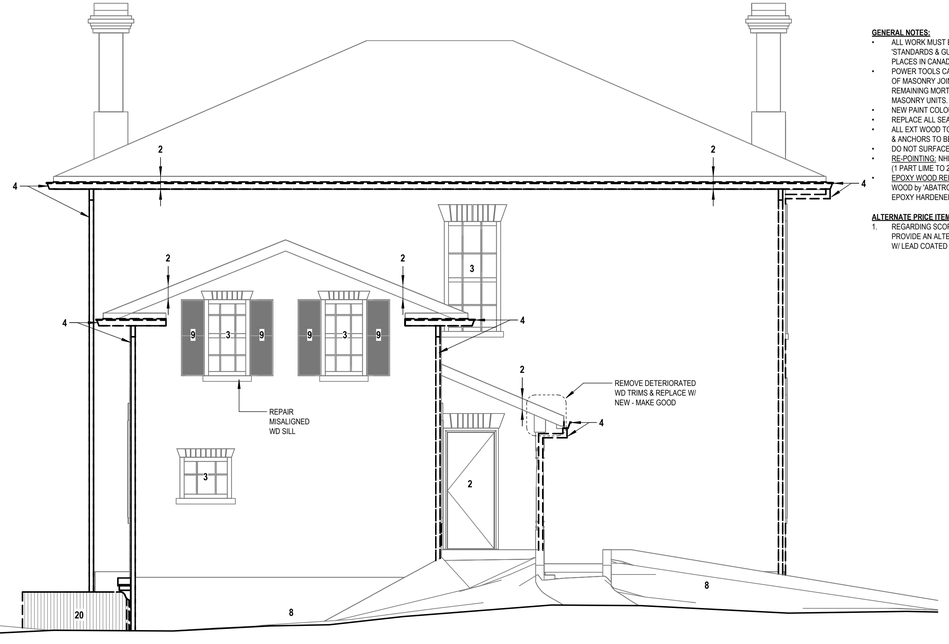
A4

2026-01-29 2:23:23 PM



PROPOSED EAST ELEVATION 2

1 : 50



LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED

GENERAL NOTES:

- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ALTERNATE PRICE ITEMS:

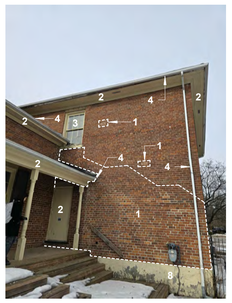
1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).

EXISTING EAST ELEVATION 1

1 : 50

















ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint on<u>all</u> wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	<u>Window Rehabilitation - Off Site:</u> Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). <u>Window Rehabilitation - On Site:</u> Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv stee w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	<u>Barrier-Free Door, Sidelights & Transom Assembly</u> Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	<u>Barrier-Free Basement Door Assembly</u> Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	<u>Barrier-Free Door w/ Transom</u> Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing No.

No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North | **Seal**

Title

EXISTING & PROPOSED EAST ELEVATION

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	06/30/23

Number

A5

Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

2026-01-29 2:31:30 PM

SIDE DOOR HARDWARE NOTES:

- REPLACE EX BRONZE LOCK AND KNOB ASSEMBLY W/ NEW TO MATCH EX.- ENSURE COMPATIBILITY W/ NEW ELECTRIC STRIKE.
- PROVIDE NEW PERIMETER DOOR SEAL SIM TO PEMKO'S '286 SERIES' OR APPROVED EQUAL.
- PROVIDE NEW 'THERMALLY BROKEN THRESHOLD SIM TO PEMKO'S '275 FG SERIES' OR APPROVED EQUAL (MAX HEIGHT 6mm)
- PROVIDE NEW DOOR SWEEP SIM TO PEMKO'S '308 PR SERIES' OR APPROVED EQUAL.



PROPOSED NORTH ELEVATION 2

1 : 50

LEGEND

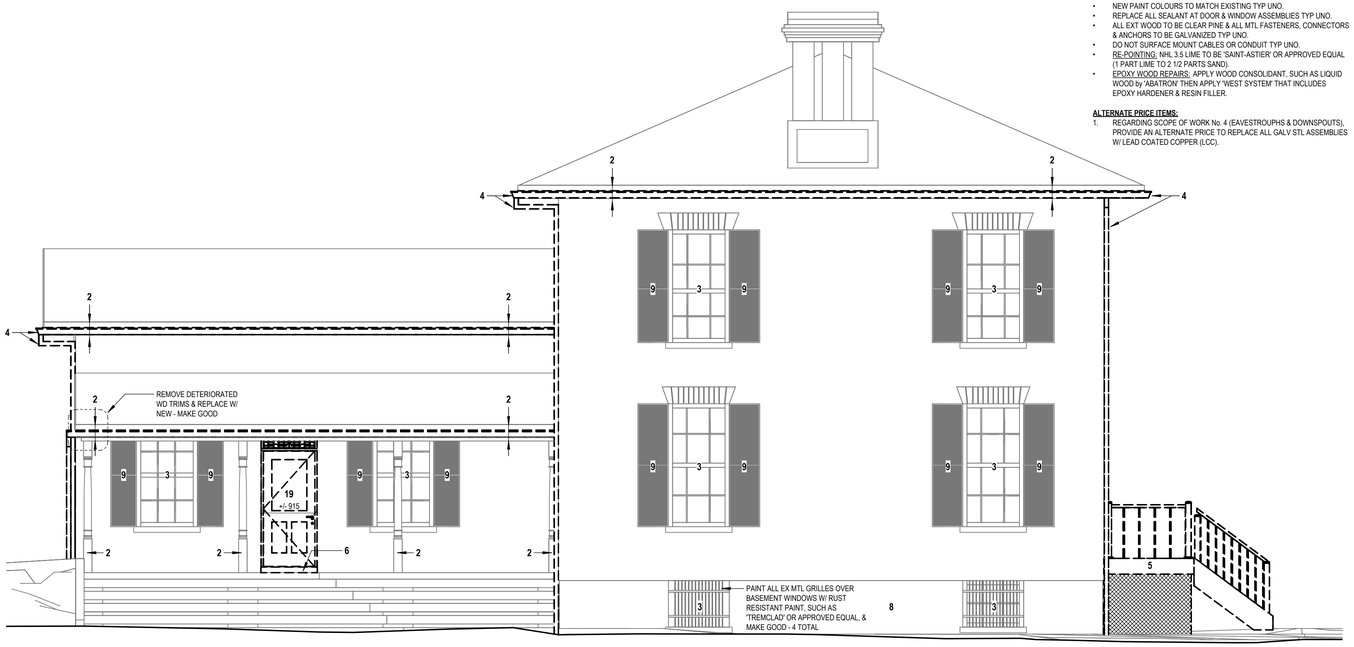
- EXISTING TO REMAIN
- TO BE DEMOLISHED

GENERAL NOTES:

- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ALTERNATE PRICE ITEMS:

1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).

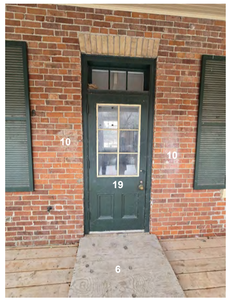


EXISTING NORTH ELEVATION 1

1 : 50













ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint onall wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	Window Rehabilitation - Off Site: Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). Window Rehabilitation - On Site: Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv stee w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	Barrier-Free Door, Sidelights & Transom Assembly Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	Barrier-Free Basement Door Assembly Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	Barrier-Free Door w/ Transom Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing No.

No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North

Seal

Title

EXISTING & PROPOSED NORTH ELEVATION

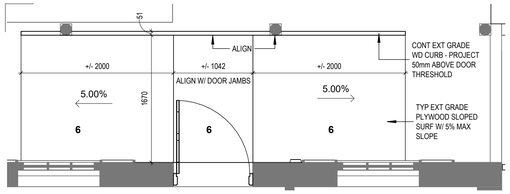
Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	06/30/23

Number

A6

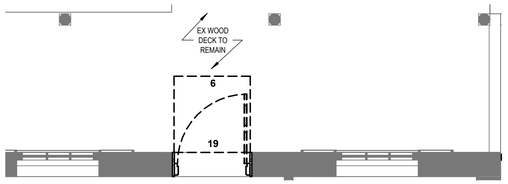
Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

2026-01-29 2:34:34 PM



NEW NORTH ENTRY - PARTIAL PLAN VIEW 9

1 : 37

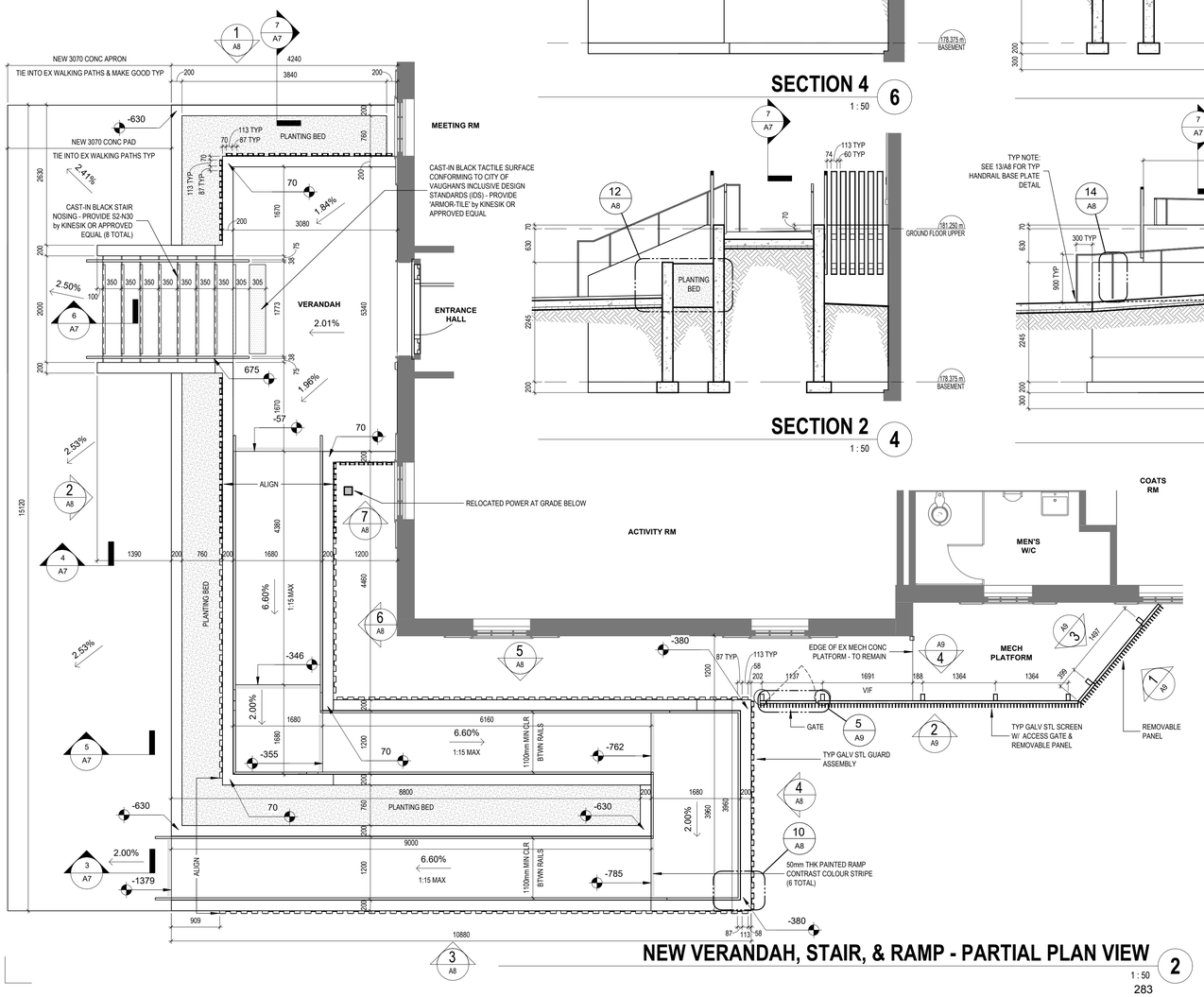


EX NORTH ENTRY - PARTIAL PLAN VIEW 8

1 : 37

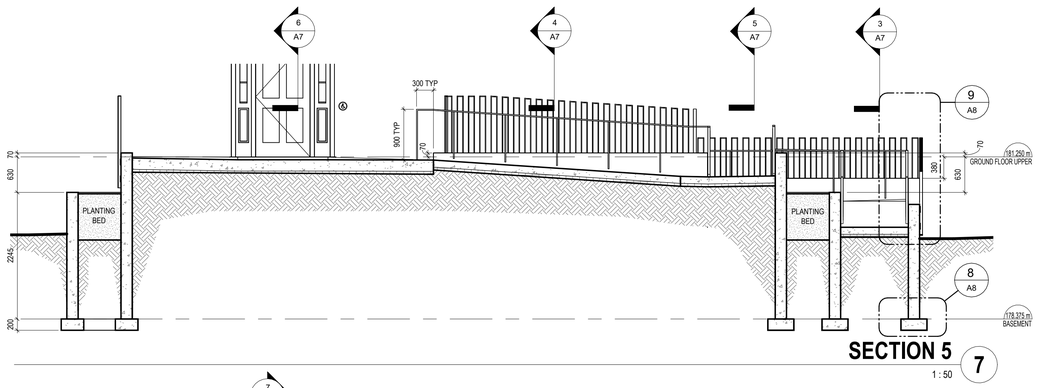
GENERAL CONCRETE & REINFORCING NOTES:

- THE COMPRESSIVE STRENGTH OF ALL EXPOSED CONCRETE TO BE NOT LESS THAN 35 MPA (TYPE C1) AND AIR ENTRAINMENT OF 5% TO 8%. PROVIDE CORROSION INHIBITORS IN ALL EXPOSED REINFORCED CONCRETE.
- A THIRD PARTY COMPANY SHALL BE USED TO PROVIDE SAMPLES AND TEST THE CONCRETE DURING POURS.
- REINFORCING STEEL: CAN/CSA G30.18M-GRADE 400R.
- PROVIDE SAW CUTS FOR CONCRETE SLABS TYP.
- USE HILTI HIT-RE100 ANCHORS OR SIM FOR EPOXY DOWELS TO CONCRETE.
- USE HILTI HIT-HY270 ANCHORS OR SIM FOR EPOXY DOWELS INTO MASONRY WALL.



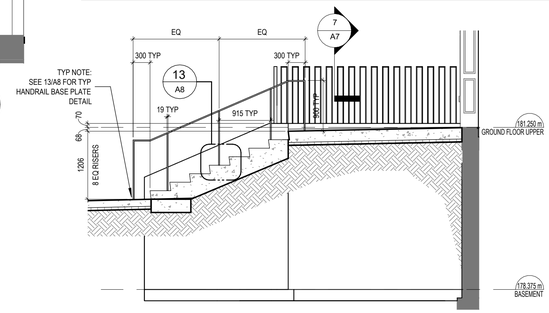
NEW VERANDAH, STAIR, & RAMP - PARTIAL PLAN VIEW 2

1 : 50



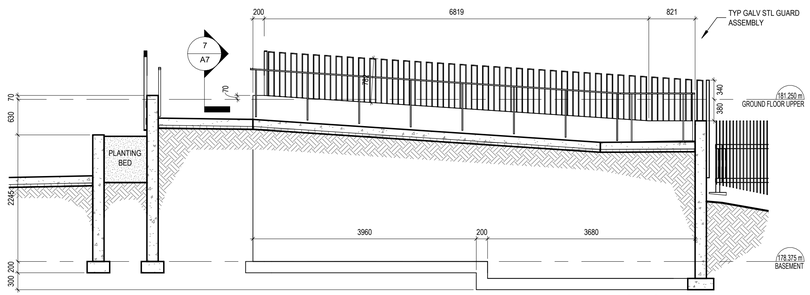
SECTION 5

1 : 50 7



SECTION 4

1 : 50 6

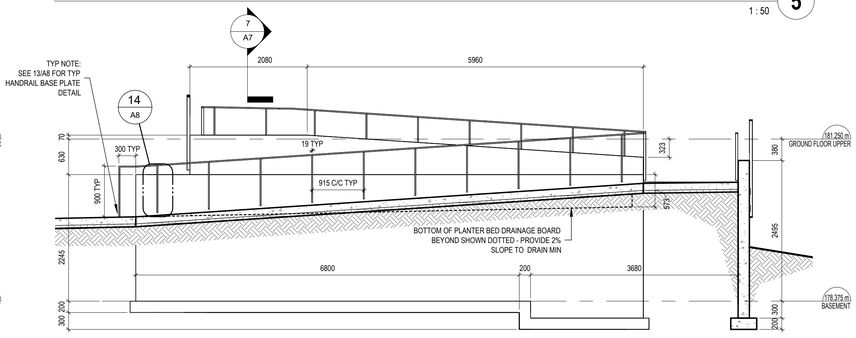


SECTION 3

1 : 50 5

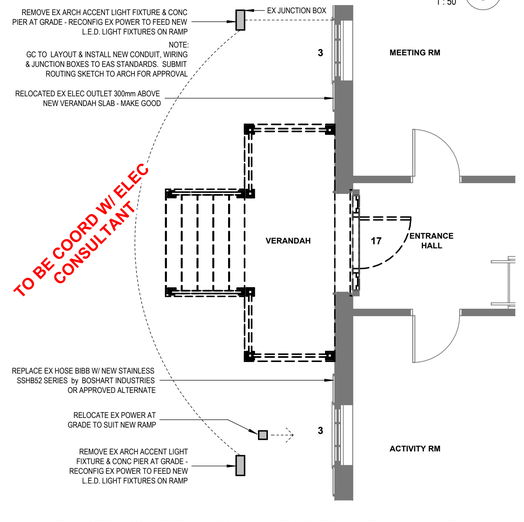
SECTION 2

1 : 50 4



SECTION 1

1 : 50 3



EXISTING VERANDAH - PARTIAL PLAN VIEW 1

1 : 50

GENERAL NOTES:

- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ALTERNATE PRICE ITEMS:

1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED

ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint on all wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	Window Rehabilitation - Off Site: Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). Window Rehabilitation - On Site: Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv steel w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	Barrier-Free Door, Sidelights & Transom Assembly Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	Barrier-Free Basement Door Assembly Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	Barrier-Free Door w/ Transom Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing

No.	Issued for:	Date:
1	COORDINATION	2025-08-29
2	50% CD COORDINATION	2025-09-30
3	75% CD COORDINATION	2025-12-04
4	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North | Seal

Title

NEW VERANDAH & RAMP ASSEMBLY - PLANS & SECTIONS

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	07/03/23

Number

A7

Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

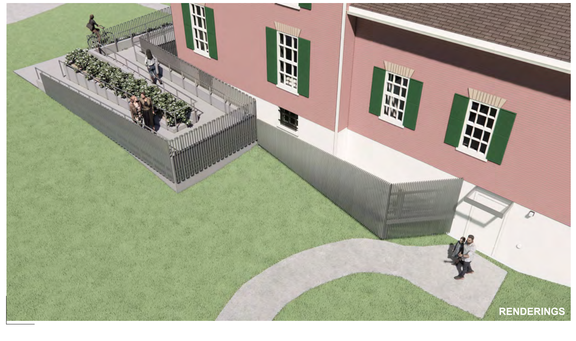
2026-01-29 2:39:39 PM

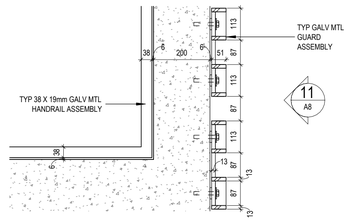






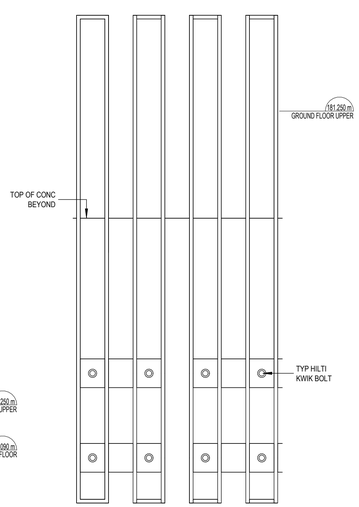






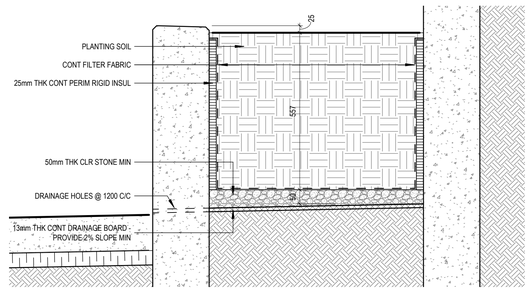
TYP GUARD PLAN DETAIL 10

1 : 10



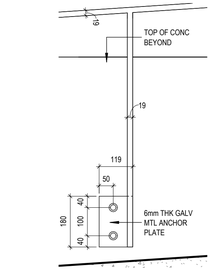
TYP GUARD ELEVATION 11

1 : 10



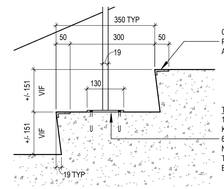
TYP PLANTING BED SECTION 12

1 : 10



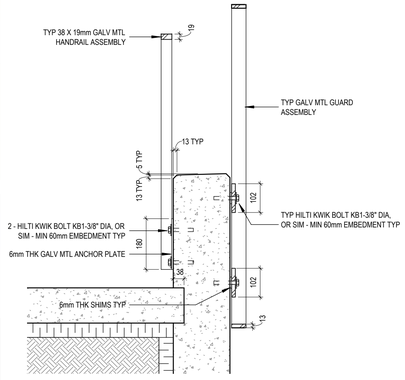
TYP RAMP HANDRAIL DETAIL 14

1 : 10



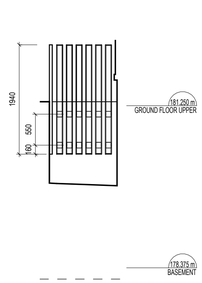
TYP STAIR DETAIL 13

1 : 10



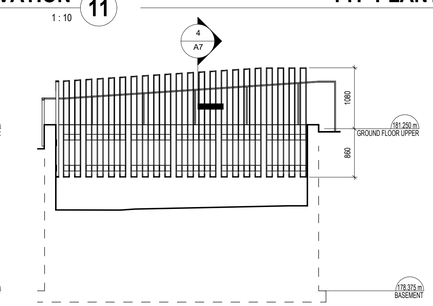
TYP GUARD SECTION DETAIL 9

1 : 10



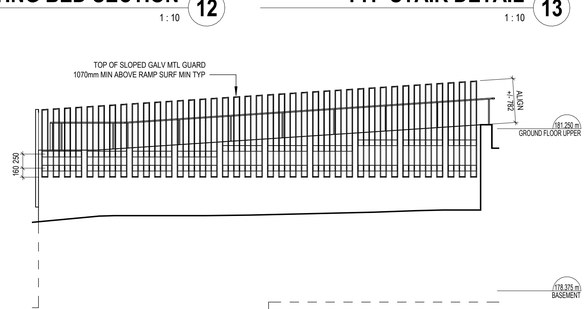
ELEVATION 7 7

1 : 50



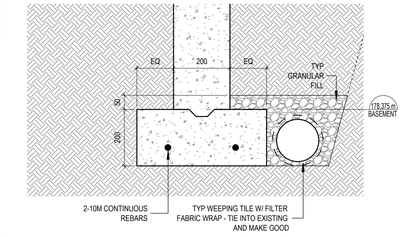
ELEVATION 6 6

1 : 50



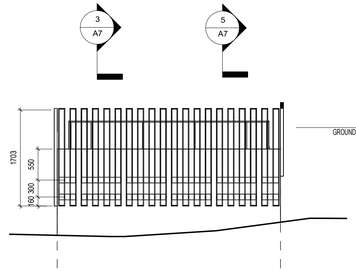
ELEVATION 5 5

1 : 50



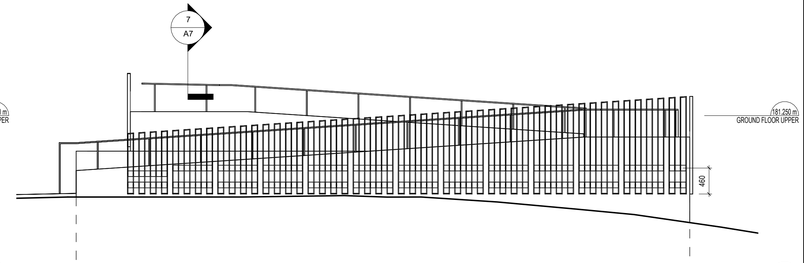
TYP FOOTING DETAIL 8

1 : 10



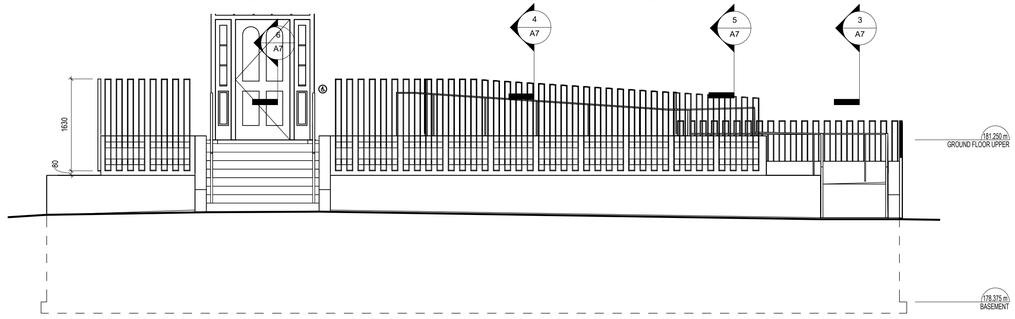
ELEVATION 4 4

1 : 50



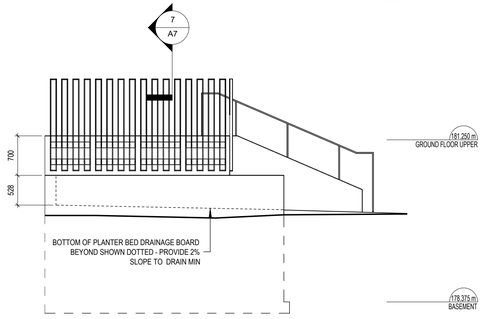
ELEVATION 3 3

1 : 50



ELEVATION 2 2

1 : 50



ELEVATION 1 1

1 : 50

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing

No.	Issued for:	Date:
1	50% CD COORDINATION	2025-09-30
2	75% CD COORDINATION	2025-12-04
3	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North | **Seal**

Title

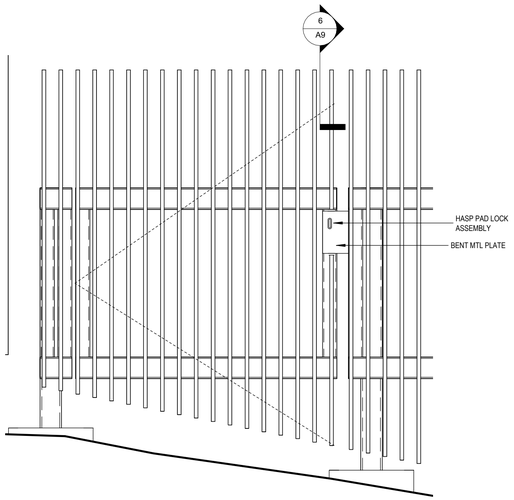
NEW VERANDAH & RAMP ASSEMBLY - ELEVATIONS, DETAILS & RENDERINGS

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	12/18/23

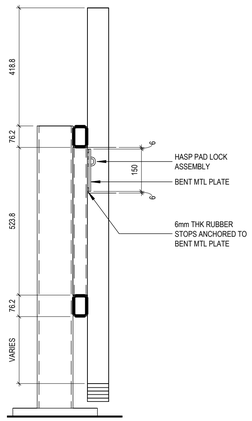
Number

A8

2026-01-29 2:14:40 PM



SCREEN GATE - ELEVATION 7
1 : 10



SCREEN GATE - SECTION 6
1 : 10

LEGEND

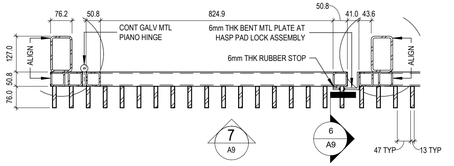
- EXISTING TO REMAIN
- TO BE DEMOLISHED

GENERAL NOTES:

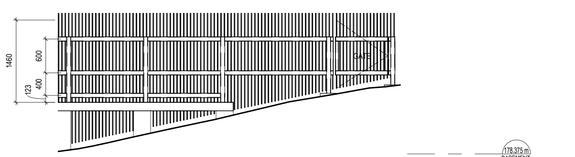
- ALL WORK MUST BE COMPLETED IN CONFORMANCE WITH THE 'STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA'.
- POWER TOOLS CAN ONLY BE USED TO REMOVE MORTAR IN THE CENTRE OF MASONRY JOINTS. HAND TOOLS MUST BE USED TO REMOVE THE REMAINING MORTAR WITH CARE TAKEN TO NOT DAMAGE ADJACENT MASONRY UNITS.
- NEW PAINT COLOURS TO MATCH EXISTING TYP UNO.
- REPLACE ALL SEALANT AT DOOR & WINDOW ASSEMBLIES TYP UNO.
- ALL EXT WOOD TO BE CLEAR PINE & ALL MTL FASTENERS, CONNECTORS & ANCHORS TO BE GALVANIZED TYP UNO.
- DO NOT SURFACE MOUNT CABLES OR CONDUIT TYP UNO.
- RE-POINTING: NHL 3.5 LIME TO BE 'SAINT-ASTIER' OR APPROVED EQUAL (1 PART LIME TO 2 1/2 PARTS SAND).
- EPOXY WOOD REPAIRS: APPLY WOOD CONSOLIDANT, SUCH AS LIQUID WOOD by 'ABATRON' THEN APPLY 'WEST SYSTEM' THAT INCLUDES EPOXY HARDENER & RESIN FILLER.

ALTERNATE PRICE ITEMS:

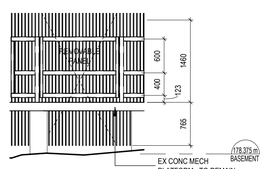
1. REGARDING SCOPE OF WORK No. 4 (EAVESTROUPHS & DOWNSPOUTS), PROVIDE AN ALTERNATE PRICE TO REPLACE ALL GALV STL ASSEMBLIES W/ LEAD COATED COPPER (LCC).



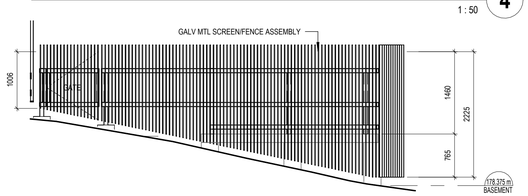
SCREEN GATE - PLAN DETAIL 5
1 : 10



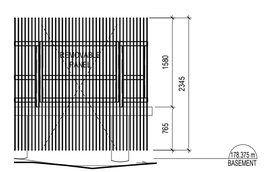
SCREEN ELEVATION 4 4
1 : 50



SCREEN ELEVATION 3 3
1 : 50

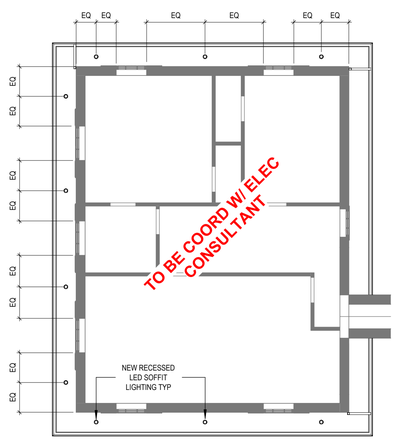


SCREEN ELEVATION 2 2
1 : 50

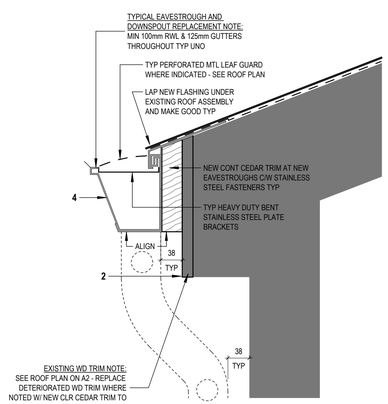


SCREEN ELEVATION 1 1
1 : 50

SECTION DETAIL 11
1 : 5



NEW SOFFIT LIGHTING - PARTIAL RCP 8
1 : 100



SECTION DETAIL 10
1 : 5

ITEM	SCOPE OF WORK
1	Re-point cracks or large joints in brick mortar. Remove hard replacement mortar (light gray in colour) and re-point with colour matched Natural Hydraulic Lime 3.5 (NHL 3.5) typ uno - see General Notes for additional info. Note: Extent of re-pointing shown dotted on images)
2	Remove existing (ex) paint onall wood surfaces (frames, sills, soffits, friezes, fascias, cornices, sashes, muntins, shutters, trims, structure...). Fill small voids w/ wood epoxy filler & fill large voids w/ a solid wood patch (Dutchmen) - see General Notes for additional info. Sand, prep, & repaint all surfaces with soft coat paint (Sage Restoration linseed oil paint or approved equal) & make good.
3	Window Rehabilitation - Off Site: Remove ex glazed sash assemblies from frames, temporarily board-up openings, strip ex glazing compound & replace all with new, clean glass, restore all wood components, & make good (also see Item 2 for additional restoration scope). Window Rehabilitation - On Site: Restore frames & sill (also see Item 2 for additional restoration scope), install restored sashes, replace all sealant, & make good. At sills: seal perimeter at top & sides, restore drip, and point bottom joint (see Item 1).
4	Replace all eavestroughs and downspouts with galv steel w/ paint finish. Provide a 38mm offset between the existing facade and downspouts. Fully flash and seal gutter end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors 600 mm above bottom of downpipes, and leaf guards at gutters near trees. **See Detail 1/A9**
5	Remove existing verandah assembly.
6	Remove ex sloped plywd surf & replace w/ new. Provide 5% max slopes to landing aligned with u/s of new door threshold.
7	Parge exposed concrete block foundation w/ Keim Universal Putz or equivalent. Paint w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection) & make good. Review Item 8 below.
8	Remove ex foundation paint, prep, and re-paint all w/ 'Keim Granital, Exterior Mineral Silicate Finish' (colour to consultants selection).
9	Remove existing shutter assembly and replace w/ new custom sized to fit windows as manufactured by 'Amazing Window Fashions' [tel:(905) 660-1127] or approved equal cedar, louvered wood shutters w/ functional metal hinges and'S' holdbacks to be permanently secured in the open position. Apply Linseed oil paint fin to match ex. (see Item 2 for additional info) - GC to submit drawdowns of available greens for final selection.
10	Apply biodegradable efflorescence remover similar to 'WhiteAway' efflorescence remover by Industrial Plastic & Paints, or equivalent. Scrub w/ a stiff synthetic bristle brush and wash away w/ water (see manufacturers recommendations).
11	Remove damaged brick and replace w/ a heritage brick to match existing (see Item 1 for re-pointing scope).
12	Confirm wiring is redundant, where reqd, remove ferrous metal anchors from masonry & patch with mortar (see Item 1).
13	Reserved
14	Arrest animal infiltration: remove resident animals/insects, repair soffit & trim, and make good (see Item 2 for finishing notes).
15	Reserved
16	At mechanical penetrations through brick, remove hard replacement mortar (light gray in colour) & replace w/ appropriate mortar (see item 1), seal penetrations, & make good.
17	Barrier-Free Door, Sidelights & Transom Assembly Remove ex door & relocate ex wd jambs to accommodate a new 965mm wide solid wood door - details & hardware to match ex uno. Replace sidelight glass w/ new & provide auto swing door opener w/ electric strike & barrier-free wave operators inside & out (see Item 2 for wd resto & fin notes) - make good.
18	Barrier-Free Basement Door Assembly Remove ex door & frame. Widen ex door opening by saw cutting foundation to accommodate a new 965mm wide insulated metal door c/w thermally broken frame - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
19	Barrier-Free Door w/ Transom Remove ex door, transom, & frame assembly. Saw cut ex opening in wall to accommodate a wider new door, frame and transom assembly (sim to ex) c/w a 965mm wide door - details & hardware to match ex uno. Provide a new stl lintel, auto swing door opener w/ electric strike, & barrier-free wave operators inside & out - make good.
20	Remove deteriorated wd fence & gate assembly and replace w/ new galv stl screen/fence assembly. **See A7 & A9**
21	Patch, repair and make good damaged segments of wood cornice and soffit. Fill gaps between brick and wood cornice with mineral wool and stainless steel mesh to deter animal and insect infiltration. **See Detail X/A9**
22	Reserved
23	Reserved

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing No.

No.	Issued for:	Date:
1	75% CD COORDINATION	2025-12-04
2	HERITAGE VAUGHAN REVIEW & COORD	2026-01-29

Last Issued For

HERITAGE VAUGHAN REVIEW & COORD
2026-01-29

21 SPRING GATE BLVD,
THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

Project Number

2412

North

Seal

Title

MISCELLANEOUS DETAILS & SOFFIT LIGHTING

Drawn By	Author	Reviewed By	Checker
Scale	As indicated	Date	07/10/23

Number

A9

Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

2026-03-01 12:59:54 PM



FRONT DOOR HARDWARE NOTES:

- REPLACE EX BRONZE LOCK AND KNOB ASSEMBLY W/ NEW TO MATCH EX - ENSURE COMPATIBILITY W/ NEW ELECTRIC STRIKE.
- PROVIDE NEW PERIMETER DOOR SEAL SIM TO PEMKO'S '285 SERIES' OR APPROVED EQUAL.
- PROVIDE NEW THERMALLY BROKEN THRESHOLD SIM TO PEMKO'S '275 FG SERIES' OR APPROVED EQUAL (MAX HEIGHT 6mm)
- PROVIDE NEW DOOR SWEEP SIM TO PEMKO'S '308 PR SERIES' OR APPROVED EQUAL.

PROPOSED WEST ELEVATION 1

1 : 75

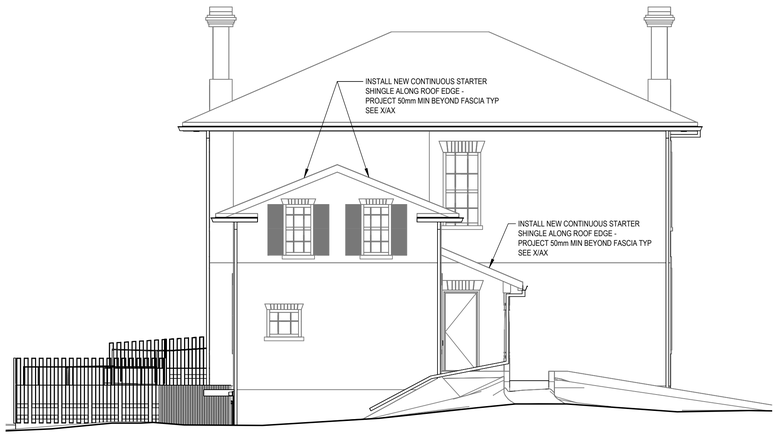


BASEMENT DOOR HARDWARE NOTES:

- REPLACE EX STAINLESS EXIT DEVICE (CRASH BAR), LOCK, & PULL W/ NEW TO MATCH EX - ENSURE COMPATIBILITY W/ NEW ELECTRIC STRIKE.
- PROVIDE NEW PERIMETER MAGNETIC DOOR SEAL SIM TO PEMKO'S '2815 SERIES' OR APPROVED EQUAL.
- PROVIDE NEW THERMALLY BROKEN THRESHOLD SIM TO PEMKO'S '275 FG SERIES' OR APPROVED EQUAL (MAX HEIGHT 6mm)
- PROVIDE NEW DOOR SWEEP SIM TO PEMKO'S '3452 PK SERIES' OR APPROVED EQUAL.

PROPOSED SOUTH ELEVATION 2

1 : 75



PROPOSED EAST ELEVATION 3

1 : 75



PROPOSED NORTH ELEVATION 4

1 : 75

Baron Nelson Architects Inc.
304 - 67 Mowat Avenue, Toronto, Ontario, M6K 3E3
info@bnarch.ca www.bnarch.ca

All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by Baron Nelson Architects Inc. and shall be used only for the project named on this drawing. The Contractor is responsible for the verification and coordination of all dimensions contained herein and all measurements on site as they pertain to these documents. The Contractor shall report any discrepancies to the consultant in writing prior to the commencement of the affected work.

Do not scale this drawing.

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Heritage Specialist / Architect
Larkin Architect Limited
43 Davies Avenue, Second Floor, Toronto, Ontario M4M 2A9

Structural Engineering
TDMT and Associates
207 - 42 Industrial Street, East York, Ontario M4G 1Y9

Electrical Engineering
N/A

Landscape Architect
N/A

Civil Engineering
N/A

Interior Design
N/A

Metric Scale

Drawing No.	Issued for:	Date:

Last Issued For

21 SPRING GATE BLVD, THORNHILL, ON L4J 3C9

ARNOLD HOUSE REHABILITATION

CITY OF VAUGHAN

VAUGHAN

Project Number

2412

North

Seal

Title

ELEVATIONS FOR HV REVIEW

Drawn By	Author	Reviewed By	Checker
Scale	1 : 75	Date	03/01/26

Number

A00

Autodesk Docs://Arnold House Rehabilitation/2412 - Arnold House Rehabilitation.rvt

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** 1

TITLE: PROPOSED LISTING OF 11363 HUNTINGTON RD. UNDER PART IV OF THE ONTARIO HERITAGE ACT (TRANSMITTAL REPORT)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of March 25, 2026 and seek Council's approval for the proposed listing of the property municipally known as 11363 Huntington Rd.

Report Highlights

- In accordance with Section 8.1 of Procedure By-law 001-2026, recommendations from Advisory Committees requiring implementation, expenditures, reports or staff actions must be approved by Council before any action is taken.
- This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee for consideration by Committee of the Whole and to seek Council's approval.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 4, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved; and
2. That the presentation by Amanda Sherrington, Heritage Specialist, entitled "Proposed Listing of 11363 Huntington Rd. under Part IV of the Ontario Heritage Act", be received.

Recommendation of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

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 list 11363 Huntington Rd. in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 25, 2026, the Heritage Vaughan Committee considered a staff recommendation on the subject matter (Attachment 1 – Report of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026).

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, are being presented for consideration by Committee of the Whole. Council approval is required for these recommendations to take effect.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This is a transmittal report from the City Clerk forwarding recommendations from the Heritage Vaughan Committee meeting of March 25, 2026, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281

Attachments

1. Report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026.

Prepared by

Francesca Laratta, Legislative Specialist, extension 8628

Heritage Vaughan Committee Report

DATE: Wednesday, March 25, 2026 **WARD(S):** 1

TITLE: PROPOSED LISTING OF 11363 HUNTINGTON RD. UNDER PART IV OF THE ONTARIO HERITAGE ACT

FROM:
Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek a recommendation of approval from Heritage Vaughan Committee to Council for the proposed listing of the property municipally known as 11363 Huntington Rd., located on the east side of Huntington Road, to the south and west of the West Humber River as shown on Attachment 1.

Report Highlights

- Staff recommends the Listing of a 1½-storey building of the early 20th century Colonial Revival architectural style located at 11363 Huntington Rd., in the greenbelt of the Humber River.
- Although the property also includes an equine farmstead complex, comprising a Victory-style home, two barns, and horse stable, the Listing Statement per Attachment 2 only evaluates the estate residence for its heritage value or interest.
- The property has physical, historical, and contextual cultural heritage value, and may be situated within a Cultural Heritage Landscape, as per the *Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62W, Huntington Rd., Part of Lots 27, 28, 29, & 30, Concession 9, Township of Vaughan,* dated Nov. 2, 2021, by Parslow Heritage Consultancy Inc.

Recommendations

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to list 11363 Huntington Rd. in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

Located on the east side of Huntington Road, the property municipally known as 11363 Huntington Rd. is situated on the west half of Lot 30, Concession 9, to the south and west of the Humber River. The property comprises two residential properties. The first, a two-storey residential post-war Victory-style house fronting Huntington Road, built c.1920, is fronting Huntington Road and included within an equine facility known as the Stud Farm, comprising a total of four structures – the residence, the horse stable and two timber frame barns. The second residence on the property is a 1½-storey Colonial Revival style estate house that is significantly setback from Huntington Road, situated within the green belt of the Humber River. The estate residence is accessed by a treed laneway through a stone gate, complete with a circular drive, a 1½-storey coach house, and an ancillary outbuilding. The latter residence is not visible from the public realm.

Cultural Heritage staff visited the site in 2007, to determine the potential heritage value or interest of the property and its structures, following a request for recommendations for approval of a Building Permit application for an addition to the coach house, cancelled in 2008. Cultural Heritage staff provided the applicant with recommendations regarding the proposed addition, due to staff's understanding of the "architecturally significant buildings on the subject property," and have since maintained an ongoing interest in the property, as a Property of Interest, for its potential cultural heritage value or interest, describing it as such within email correspondences with the applicant dated Sept. 25, 2007:

> *Cultural Heritage staff observed a stone and metal gate and a long, treed laneway leading to a large and impressive house likely built in the 1920s or 1930s in Colonial Revival style with a matching coach house to the west of the house. […]. The 3-bay garage has its original wood siding, dormers and double-hung 6-over-9 window sashes. Unfortunately, the windows of the main [estate] house have already been replaced, but the large bow windows on the north wall remain. Also remaining is the broken pediment hood over the front door. The main house chimney stacks, shafts and side gable walls have since been parged*

with stucco. In general, the main house and its coach house have massing, scale and architectural details that represent historical design excellence.

As a requirement for the proposed development within Block 62 West, 'West Kleinburg Village,' a *Built Heritage and Cultural Heritage Landscapes Evaluation* was undertaken by Parslow Heritage Consultancy Inc., dated Nov. 2, 2021, in accordance with *Ontario Regulation 9/06* under the *Ontario Heritage Act* and the guidelines presented by the Ministry of Citizenship and Multiculturalism's former *Ontario Heritage Tool Kit*, dated 2017.

In this report, both residential buildings on the subject property, along with their associated ancillary buildings, were subsequently identified as Built Heritage Properties (BHP):

BHP-9 (Victory-style house):
"The equine facility contains four structures: a residence, a horse stable and two timber frame barns. The residential structure is a semi-bungalow likely constructed c.1920. Additional assessment may be requested." (PHC Inc., page 35)

"[BHP-9] is a single family detached home, part of a larger horse farm complex containing several buildings including CMU stables, timber frame barn and large estate home commissioned by Flavell family. Property may require Heritage Impact Assessment. [Regarding Heritage value, BHP-9 has] Potential to meet the criteria set forth by Ontario Regulation 9/06." (PHC Inc., Appendix A)

BHP-10 (Colonial Revival estate):
"The estate house is not listed or designated by the City of Vaughan but exhibits Cultural Heritage Value or Interest. The structure is situated on the brow of the Humber River and is reported to be connected with the noted 20th century millionaire and philanthropist Sir Joseph Flavell, and his son Sir Ellsworth (Kleinburg-Nashville Focus Area Study Background Report, 2009). The house is situated within a gated private access area behind the equine facility. The estate house was not visible from the ROW; the photograph was provided by the Proponent. Additional assessment may be requested." (PHC Inc., page 35)

[BHP-10 was] "Reportedly commissioned by the Flavell family, stylistically similar to the Stephen Leacock Museum and a residence in Presqu'ile Provincial Park. May be a rare example of early 20th century vacation architecture. [The estate] House is located on a manicured estate grounds accessed via a purpose-built

gate (Kleinburg-Nashville Focus Area Study Background Report, 2009). [Regarding Heritage value, BHP-10 has] Potential to meet the criteria set forth by Ontario Regulation 9/06." (PHC Inc., Appendix A)

A potential Cultural Heritage Landscape (CHL) was additionally identified by PHC Inc. for the subject property, CHL-1, which includes both distinct residential complexes. CHL-1 is described as the following:

> *"A potential Cultural Heritage Landscape is located on Lot 30 and associated with municipal address 11363 Huntington Road. The property contains two distinct areas of interest: an agricultural farm scape located adjacent to Huntington Road and a large summer estate located within a gated portion of the property. The estate home is located within the greenbelt of the Humber River and is not readily visible from publicly accessible spaces. Aerial images indicate the property contains a large circular driveway, extensive areas of landscaping and at least one detached outbuilding.*
>
> *The estate house meets the criteria of a Designated Landscape and the front agricultural area reflects a Continuing Landscape that has evolved overtime in response to economic and administrative needs."* (PHC Inc., page 40)
>
> *"11363 Huntington Road represents an intact functional farm scape containing the active horse farm and the landscaped grounds of the Flavell family vacation home. The property is an example of an intentionally created landscape. [Regarding Heritage value, CHL-1] exhibits characteristics indicative of a Cultural Heritage Landscape. Property may require additional assessment based on direction of City of Vaughan."* (PHC Inc., Appendix A)

The following recommendations were subsequently identified by PHC Inc. for the subject property as part of the *Built Heritage and Cultural Heritage Landscape Evaluation* report:

- *Discuss BHP-9 and BHP-10 with City of Vaughan Heritage Planning Staff to determine if/what additional work is required.*
- *Discuss the potential Cultural Heritage Landscape identified as CHL-1 with the City of Vaughan to determine if/what additional work is required.*

As the estate house is situated within the Humber River Greenbelt, it is not currently included within the development boundaries of Block 62 West.

The property was determined to be a Provincial Heritage Property in the December 2025 (Draft) Environmental Impact Assessment Report, prepared by WSP Canada Inc. and AECOM Canada ULC. Though the property is identified at risk of direct impact (removal or demolition) from the proposed Highway 413's construction, the estate house in question appears outside the proposed area of works and can be preserved. Cultural Heritage staff have not yet reviewed the referenced *Cultural Heritage Evaluation Assessment* report, which identifies the subject property as a Provincial Heritage Property, as this report has not yet been shared with the City.

Cultural Heritage staff did reach out to the property owner's representative in February 2026 to enter the property to obtain recent photos and evaluate the current condition of the structures but were denied access to the property. If the property is listed, staff then can use the authority given to by-law enforcement officers under section 9 of the Property Standards By-law that speaks to maintenance of heritage properties to enter the property.

Previous Reports/Authority

N/A

Analysis and Options

Cultural Heritage staff have evaluated the submitted documents by the Block 62 west applicants and conducted additional archival research, and find that the property meets one or more of the criteria set out by the Province of Ontario under the *Ontario Heritage Act* Regulation 9/06 for the Listing of a property under Section 27, Part IV, and is therefore determined to be of cultural heritage value or interest. Additional criteria may further be met, subject to additional research, site documentation, and community consultation. The reasons for listing, per staff's archival research and literature review findings, are included in the Listing Statement shown on Attachment 2.

The City's Register of Cultural Heritage Resources (the Heritage Register) is an important tool for identifying and monitoring cultural heritage resources. The Heritage Register allows effective tracking of resources and provides opportunities to review and add to Vaughan's heritage inventory.

A property's inclusion on the municipal Heritage Register as a non-designated, listed, property provides an opportunity for City Council to assess a property's merits for designation under Part IV of the *Ontario Heritage Act*, should a development or demolition application be brought forth, through its provisional protection from demolition. An owner must provide Council with a minimum of 60 days' notice of their

intent to demolish and/or remove a structure on a property that is listed and included on the Heritage Register.

A Cultural Heritage Impact Assessment (CHIA) is required, to the satisfaction of the Cultural Heritage Staff, for development applications that include and/or are adjacent to listed properties. A property's listing does not, however, restrict an owner to complete maintenance, alterations, selective removals, or additions to their property, in keeping with good conservation practices, standards, and applicable City by-laws.

The Bill 23 (the More Homes Built Faster Act, 2022) amendments to the *Ontario Heritage Act* that came into force on Jan. 1, 2023, mandated that if a property is listed in the heritage register on or after Jan. 1, 2023, the council of a municipality shall remove the property from the register if the council of the municipality does not give a Notice of Intent to Designate the property on or before the second anniversary of the day the property was included in the register.

Additionally, Bill 200 (Homeowner Protection Act, 2024) which came into force June 6, 2024, introduced further provisions, such as to ensure that there is a five-year restriction on re-listing a property to the heritage register.

In light of these legislations, should this property be listed under Section 27 of the *Ontario Heritage Act,* City of Vaughan staff must evaluate this property as a candidate for designation under Part IV, Section 29 of the *Ontario Heritage Act* within 2 years from Council approval of the listing.

<u>Vaughan Official Plan 2010</u>
The recommendation to include the subject property on the City's Heritage Register abides by Vaughan's Official Plan's policies to support the protection of many cultural heritage resources that provide links to the City's past. 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.

6.1.1.2. To 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.

6.1.2.3. To require that identified heritage resources not yet listed in the Heritage register are evaluated and conserved, as appropriate, through any

legislated planning or assessment processes, including the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act and the Cemeteries Act.

6.1.2.4. That the identification of cultural heritage resources is an on-going process of inventorying, surveying and evaluation. There may be cultural heritage resources that have not yet been identified and listed in the Heritage register. Such properties may be identified through the development approvals process and evaluated through the submission of a Cultural heritage survey to be undertaken by proponents for development approvals. The Cultural heritage survey shall be reviewed by the City for that property's potential inclusion in the Heritage register.

Non-designated properties may also be included as cultural heritage resources on the City's Heritage Register under the *Ontario Heritage Act*. The Vaughan Official Plan (2010) mentions that these resources are also important to honouring Vaughan's heritage and will be conserved. It is the policy of Council:

6.2.3.1. That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:

a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;

b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or

c. there is potential for adverse impact to a cultural heritage resource from the proposed development activities.

6.2.3.2. That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:

a. the proposal is compatible with the conservation of the adjacent cultural heritage resource and its streetscape context; and

b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.

Financial Impact
N/A

Operational Impact
N/A

Broader Regional Impacts/Considerations
N/A

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

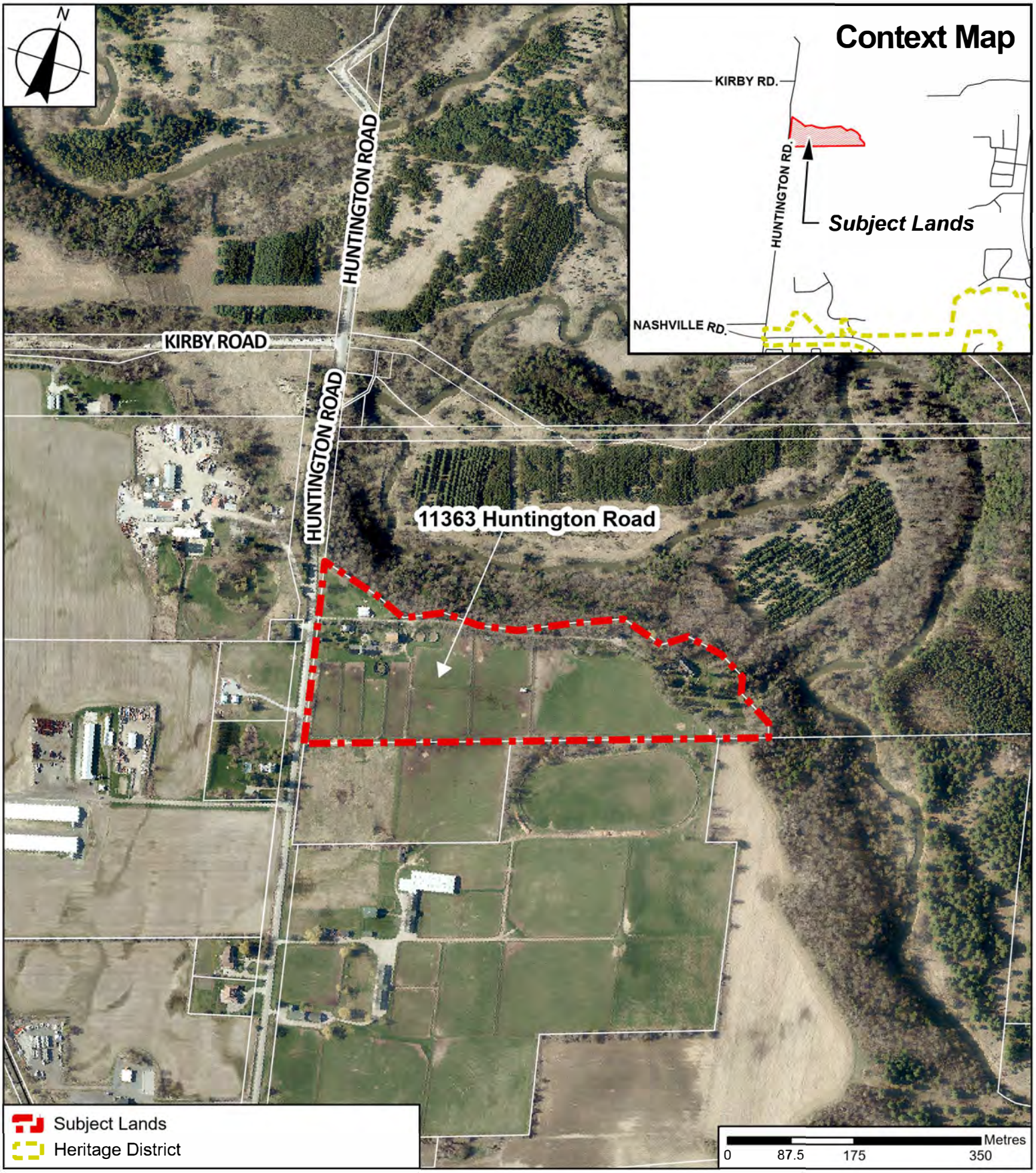
The Development and Parks Planning Department is satisfied that the Listing of 11363 Huntington Rd. conforms to the policies of the Vaughan Official Plan and the criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed Listing of 11363 Huntington Rd. under the *Ontario Heritage Act*.

For more information, please contact: Amanda Sherrington, Heritage Specialist, ext. 3124.

Attachments

1. Location Map
2. Listing Statement
3. Built and Cultural Heritage Landscape Evaluation
4. CH Recommendations RE 2007 design

Prepared by
Amanda Sherrington, Heritage Specialist, ext. 3124
Shahrzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653
Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Location Map

Location:
11363 Huntington Road
Part of Lot 30, Concession 9

VAUGHAN | Development and Parks Planning

Attachment 1

Date:
March 25, 2026

N:\GIS_Archive\Attachments\Heritage\2026\11363 Huntington Road\Map\11363 HuntingtonRd_Map.aprx
Created on: 1/12/2026

11363 HUNTINGTON ROAD

DESCRIPTION

Municipal Address: 11363 Huntington Road
Legal Description: CONC 9 Part of Lot 30
Brief description: Farming complex including a 1½-storey structure Victory style; and a 1½-storey estate structure overlooking the Humber River designed in the Colonial Revival style

OVERVIEW

Cultural Heritage Staff have undertaken research for the property at 11363 Huntington Road, Vaughan. Following staff's evaluation of the property, per criteria prescribed in Ontario Regulation 9/06, staff have found that the subject property meets two or more of the criteria for inclusion on the municipal heritage register under Section 27 of the *Ontario Heritage Act*. Additional criteria may additionally be met, subject to additional research, site documentation, and community consultation.

Building Name: The Stud Farm
Style: Farmscape; Victory Housing; and Colonial Revival
Community: formerly Burrlington
Project Name: N/A

LISTING STATEMENT (REASONS FOR INCLUSION)

The subject property is located on the east side of Huntington Road, to the south of Kirby and Huntington Roads intersection, and framed to the north and east by the Humber River. The property sits within a large, landscaped lot, at the municipal address known as 11363 Huntington Road, Lot 30 of Concession 9.

The property comprises two residential properties. The first, a two-storey residential Victory-style 1½-storey house fronting Huntington Road, built c.1920,[1] is fronting Huntington Road and included within an equine facility known as the Stud Farm, comprising a total of four structures – the residence, the horse stable and two timber frame barns.[2] The second residence on the property is a 1½-storey Colonial Revival style estate house that is significantly setback from Huntington Road, built c.1920-1930[3], situated within the greenbelt of the Humber River. The estate residence is accessed by a treed

[1] *Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road, Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of York, Ontario*. Parslow Heritage Consultancy Inc.., 35.
[2] Ibid.
[3] Cultural Heritage Staff correspondence with applicant regarding Building Permit application, 2007.

laneway through a stone gate, complete with a circular drive, a 1½-storey coach house, and an ancillary outbuilding. The latter residence is not visible from the public realm. The following assessment will largely pertain to the second residence, the estate home, and its associated laneway, coach house, and setting.

The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method; and displays a high degree of craftsmanship or artistic merit.

The 1½-storey estate house and its associated coach house are representative of the early 20th-century Colonial Revival architectural style, characteristic of a summer or vacation estate constructed to impress yet embrace a nostalgic idyllic colonial and rural setting.

The residence is a unique expression of a Canadian Colonial Revival style, recalling French-Canadian domestic precedents of New France (Lower Canada) with its steeply pitched gabled roof, prominent chimney at the main building's gable ends, and gabled dormers, in combination with Georgian proportions, sash windows, and a central entrance with Italianate bracketed broken pediment.

The southwest (main) elevation is defined by its symmetrical 7-bay configuration, defined by its fenestration of casement windows with shutters at the ground level, punctuated with a central pedimented entrance, and seven gabled dormers at the attic level. The main residence building additionally includes a slightly shorter 1½ -storey extension to the northwest, with minor setback from the main elevation, as well as a one-storey flat-roof extensions at each the southeast and northwest elevations. The residence's original windows were noted to have been removed by 2007, and replaced with contemporary casements with integrated rounded transom windows at the ground level, as well as new single-casement window units within the dormers, each with snap-on window-glazing bars instead of muntins.

The coach house is similarly designed with wooden horizontal wood-clad finish and a steeply pitched gabled roof. It includes a saltbox roof termination at the north elevation, and a three-car garage at its south (main) elevation. The coach house retained its original wooden 6-over-9 sash windows at the time of Cultural Heritage staff's visit in 2007, with three window openings at the west elevation, and three set within gabled dormers at the south elevation.

Cultural Heritage staff are not currently aware of 19th-century structures that remain on the subject property. The 1965 published recollection of Burrlington identified two previously standing log houses at the rear of the property (west half of Lot 30, Concession 9), to the east of the Humber River. No structures were identified on available historical topographic

maps between 1914 and 1940. However, an orchard is shown in the latter maps, largely consistent with the position of the orchard (to the east of the structure) as outlined in 1878 Illustrated Atlas of York County. The property and its structures as they exist today are largely depicted in the 1954 aerial photo, partially obscured by the woodlots adjacent to the Humber River.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The subject property (west half of Lot 30) was purchased by William Graham in 1853.[4] William Graham was a prominent pioneer in Vaughan, a Presbyterian immigrated from Ireland, notable for his associations in establishing the communities of Tormore in Albion Township as well as Burrlington in Vaughan[5] – the latter within which the subject property was formerly associated. Mr. Graham had previously purchased 18 acres of land in 1850 on the northeast portion of Lot 31 of Concession 10 in Vaughan, for its suitable location for the construction of a combination grist and saw-mill, and subsequently purchased the subject property to expand his property in Burrlington.

The Village of Burrlington was founded shortly thereafter in 1854 by Rowland Burr, who purchased the neighbouring property to the north of the subject site (west half of Lot 31, Concession 9) in 1854.[6] The latter property was purchased by Burr as the ideal location of his new mill site, following a couple unsatisfactory attempts nearby in Burrlington. Burr is considered a pioneer of mill constructions in York County and is likely best known for his mills built in Burwick (Woodbridge). A woolen mill was subsequently constructed on Lot 31, to the west of Humber River, upstream from the Burrlington sideroad bridge – still standing in 1965. An associated dam and mill race were constructed from the mill pond southwest towards the former Burrlington Beach on the Humber River. He proceeded to construct a combined saw and grist mill to also utilize the woolen mill's dam, however on the south side of the sideroad.[7]

Though sideroads typically delineated the extent of the early surveyed lots, the sideroad between Lots 30 and 31 of Concession 9 ran slightly north of the subject property due to the natural topography of the Humber River. The construction of Burr's new mill race ultimately encroached on William Graham's Lot 30 and the subject site, as well as the backing up the water and slowing down William Graham's water-powered combination

[4] McCabe, *The Story of Burrlington*. 3, 12.
[5] Reaman, George Elmore. *A history of Vaughan Township; two centuries of life in the township*. Toronto: Printed at the University of Toronto Press, 1971., 99.
[6] McCabe, *The Story of Burrlington*, 3.
[7] Ibid., 3-4.

grist and sawmill situated upstream on the Humber River (Lot 31, Concession 10), ensuing a legal court case between the neighbours. Ultimately, William Graham was successful with his case since his mill was constructed first, resulting in an iron stake being installed in the Humber River near the tenth line to instruct a maximum level of water able to be dammed by Burr. With his mills no longer operating at satisfactory levels, Burr subsequently sold what remained of his property (following his Burrlington subdivision plan of 1855). William Graham infilled the mill race which trespassed on his property, ensuring that Lot 31's new owner, John Dummond, promptly abandoned the neighbouring mills. William Graham's mill on Lot 31, Concession 10, thereafter thrived.[8]

Although William Graham was noted as the owner of the west half of Lot 30, Concession 9, on Tremaine's *Map of the County of York* dated 1860, the property had been transferred to William Graham's daughter, Ellen, and her husband Thomas Davis in July of 1859.[9] William Graham passed away afterwards in 1869.[10] Thomas Davis' homestead is indicated on the *Illustrated Atlas of the County of York* dated 1878, along with an orchard to the east of the structure. The 1871 directory additionally indicates Thomas Davis as the property's freeholder, with occupation of farmer, with a Mrs. Brown listed as a tenant. The Davis family's ownership of the property remained until 1905, at which time the land was granted to James Culham by Thomas E. Davis, unmarried.

James Culham had previously purchased the neighbouring farmstead property of Lot 30 Concession 10 in 1889. Unfortunately, after years of farming and providing for his family, James Culham died in 1905, at the age of 68, from heart complications.[11] James' properties were left to his children, who continued to live on Lots 30 of Concessions 9 and 10 with their mother, Jane. The Culham family's ownership of Lot 30, Concession 9, largely remained until 1941, coinciding with the Culham's sale of Lot 30, Concession 10. An auction sale poster from 1941 indicates the end of the property running as a farm, with the sale initiated by William Henry Culham for all the animals, implements and some household furniture.[12] James Culham was a trustee of Burrlington,[13] and the late John Culham a lawyer in Toronto for many years.[14]

---

[8] Ibid., 4-5
[9] McCabe. *The Story of Burrlington*, 12.
[10] McCabe. *The Story of Burrlington*, 6.
[11] James Culham, Ontario, Canada, Deaths and Deaths Overseas, 1869-1949; ancestry.ca
[12] Auction Sale, A.M. McEwen, Auctioneer, W.H. Culham, Tuesday Mar 25, 1941; City of Vaughan Archives
[13] McCabe. *The Story of Burrlington*, 20
[14] Ibid., 26

The subject property was granted to Robert E. Grass in 1941, and subsequently to Mina F. Barrett the same year, with the property later granted to Douglas Banks in 1958. Nashville Stud Ltd. acquired the property in 1962.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area; and because it is physically, functionally, visually or historically linked to its surroundings.

The subject property is located within an area that retains its rural character, within proximity to remnant and existing farmhouses/farmsteads typologies, contributing to a distinctive sense of place. The subject property also features extensive natural heritage features, and a significant milling history in being within the Humber River greenbelt, as well as open green spaces, mature trees, and treed laneway which further contributes to the historic rural character of the surrounding context.

The subject property largely includes the Humber River at its north and eastern boundaries. The Humber River was designated a Canadian Heritage River in 1999, for its notable historical use as a home and transportation route (The Toronto Carrying Place Trail) for Indigenous peoples, and is the only Heritage River situated within today's Greater Toronto Area. Located within Treaty 13 (The Toronto Purchase, 1805), the Humber River's lands and waters are the Traditional Territory of the Haudenosaunee (including the Six Nations of the Grand River), and the Huron-Wendat, and are now home to many diverse First Nations, Inuit, and Métis peoples.[15]

The property also has a long-standing relation to agricultural history and practices of the area, is physically linked to the former village of Burrlington situated at the intersection of the tenth line and the Humber River, and historically linked with pioneering families that played an important role in the establishment of Burrlington (Grahams) as well as had a significant presence in the early history of Vaughan Townships (Culhams).

[15] "Humber River" Toronto and Region Conservation Authority.

BIBLIOGRAPHY AND SOURCES

Primary Sources

"Auction Sale", A.M. McEwen, Auctioneer, W.H. Culham, Tuesday Mar 25, 1941; City of Vaughan Archives.

"Bolton," *Historical Topographic Map Digitization Project*. Ontario Council of University Libraries. (1914, 1919, 1926, 1934, 1938, 1939, 1940).

County of York Gazetteer and Directory. Toronto: W.H. Irwin & Co., 1881.

County of York (Ontario) Directory. Toronto: J. Coulter Co. Ltd., 1935-36.

"James Culham", Ontario, Canada, Deaths and Deaths Overseas, 1869-1949; ancestry.ca

Nason's East and West Ridings of the County of York, or Townships of Etobicoke, Markham, Scarboro', Vaughan & York. Toronto: Dudley & Burns,1871.

Rowsell's City of Toronto and County of York Directory. Toronto: Henry Rowsell, 1850-51.

Tremaine, George R. Map of the County of York, Canada West, 1860.

Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont. Toronto : Miles & Co., 1878.

"YorkMaps," *York Region historical imagery*. The Regional Municipality of York (1954-2024).

Secondary Sources

Blumenson, John. *Ontario Architecture: 1784 to the present*. Toronto: Fitzhenry & Whiteside, 1990.

Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road, Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of York, Ontario. Parslow Heritage Consultancy Inc., 02 Nov. 2021.

"Humber River" Toronto and Region Conservation Authority. Accessed Jan. 30 2025, <https://trca.ca/conservation/watershed-management/humber-river/>.

McCabe, Garnet. *The Story of Burrlington*, 1965. (City of Vaughan Archives, M009.21)

Reaman, Elmore G. *A History of Vaughan Township*. Toronto: The University of Toronto Press, 1971 (2004).



FIGURE 1: 11363 Huntington Rd, highlighted orange, Lot 30 Concession 9, 1860 Tremaine's Map



FIGURE 2: 11363 Huntington Rd, highlighted orange, Lot 30 Concession 9, 1878 Miles & Co. Atlas

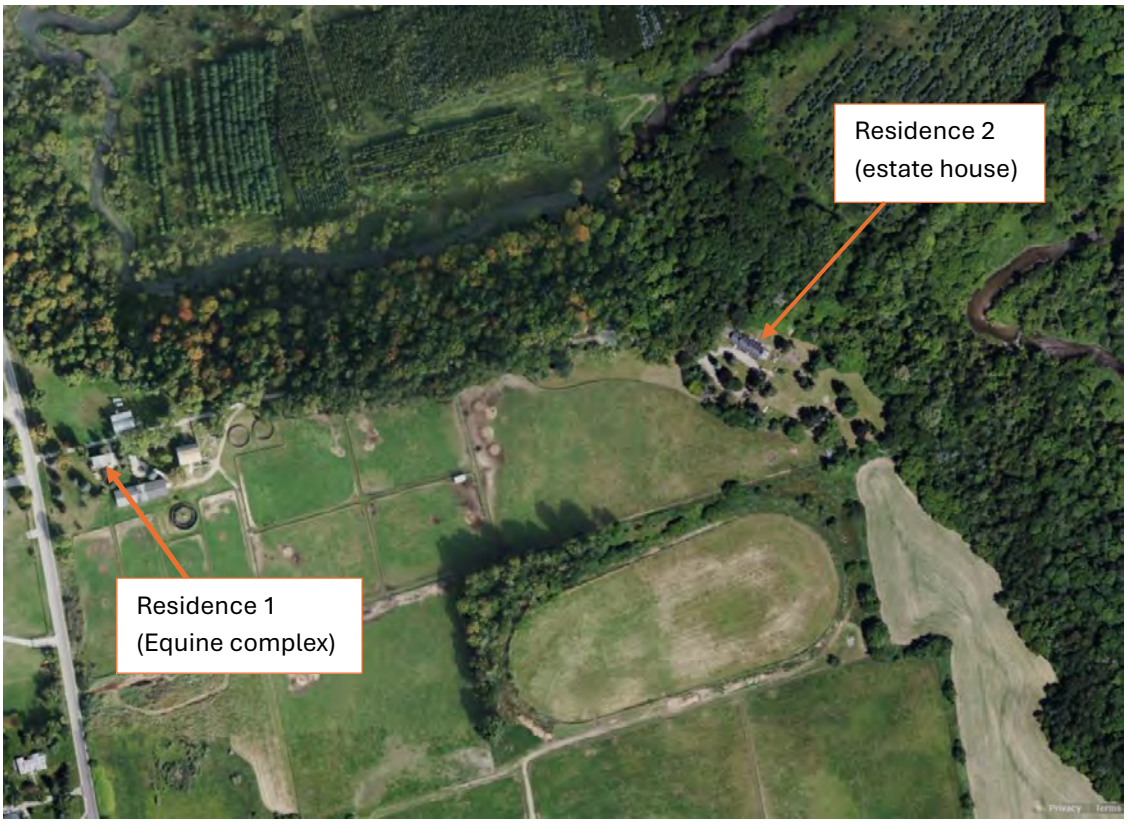


FIGURE 3: 11363 Huntington Rd, aerial view with annotations by Cultural Heritage (Apple Maps)

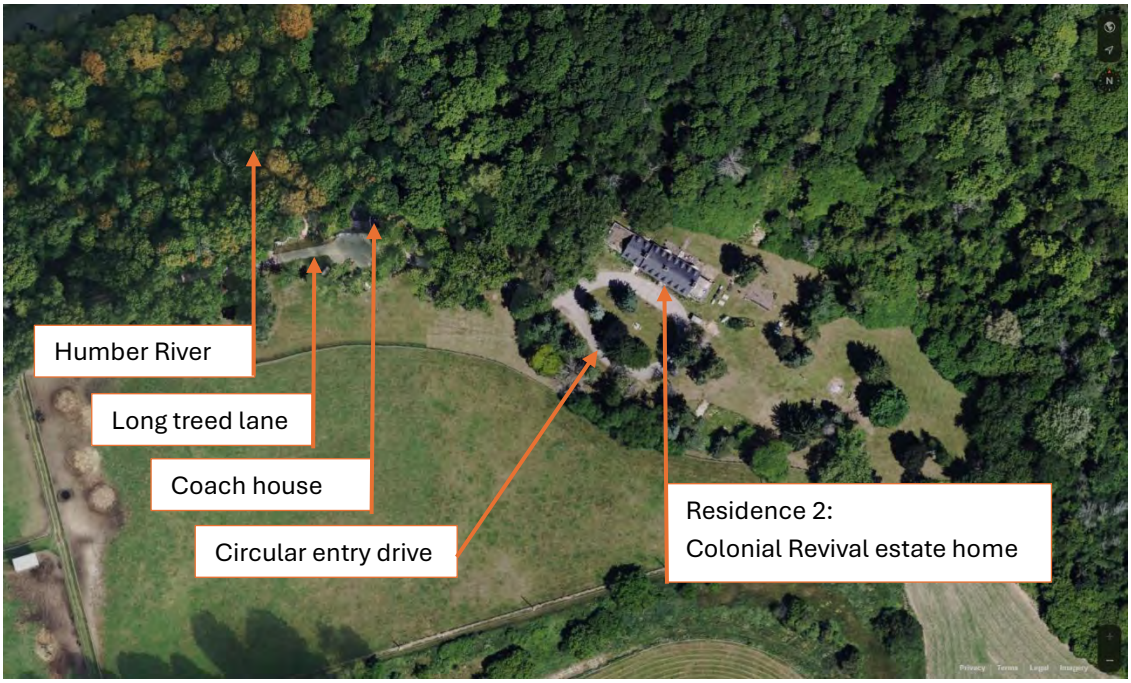


FIGURE 4: 11363 Huntington Rd, aerial view of Residence 2 with annotations by Cultural Heritage (Apple Maps)



FIGURE 5: 11363 Huntington Rd, Residence 2 – Colonial Revival-style house (Cultural Heritage, 2007)



FIGURE 6: 11363 Huntington Rd, Residence 2 – Colonial Revival-style house (PHC, 2021)



FIGURE 7: 11363 Huntington Rd, Residence 2 coach house (Cultural Heritage, 2007)

Record Number: CHL-1

Name: Vitullo North



FIGURE 8: 11363 Huntington Rd, CHL-1 (PHC, 2021)

Attachment 3

Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road, Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of York, Ontario

Project number: 2021-025

Report Type: Revised **Report Date:** 02 November 2021

FINAL REPORT

Township of Vaughan

Proponents: Block 62 West Landowners Group c/o Malone Given Parsons

Address: 140 Renfrew Drive, Suite 201, Markham ON, L3R 6B3

Content

1. Executive Summary 1
2. Personnel 2
3. Introduction 3
3.1 Contact Information 3
4. Legislative and Policy Framework 7
4.1 Provincial Legislation and Policy 7
4.1.1 Ontario Heritage Act 7
4.1.2 Planning Act 8
4.1.3 Provincial Policy Statement (2020) 8
4.2 Municipal Policy Framework 9
4.2.1 City of Vaughan Official Plan (Consolidated 2019) 9
4.2.2 City of Vaughan Guidelines for Cultural Heritage Impact Assessments 9
5. Historic Research 10
5.1.1 York County 10
5.1.2 Vaughan Township 10
6. Project Overview 15
6.1 Methodology 15
7. Cultural Heritage Evaluation 16
7.1 Lot 27, Concession 9 16
7.1.1 10983 Huntington Road (BHP-1) 16
7.1.2 11023 Huntington Road (BHP-2) 16
7.1.3 11035 Huntington Road (BHP-3) 16
7.2 Lot 28, Concession 9 21
7.2.1 11069 Huntington Road (BHP-4) 21
7.2.2 11075 Huntington Road (BHP-5) 21
7.2.3 11091 Huntington Road (BHP-6) 21
7.2.4 11131 Huntington Road (BHP-7) 21
7.3 Lot 29, Concession 9 28
7.3.1 11231 Huntington Road (BHP-8) 29
7.4 Lot 30, Concession 9 35
7.4.1 11363 Huntington Road-Equine facility (BHP-9) 35
7.4.2 11363 Huntington Road – Estate House (BHP-10) 35
8. Adjacent Cultural Resources 39
8.1 6910 Roe Road 39
8.2 10900 Huntington Road 39
8.3 11300 Huntington Road 39
8.4 11420 Huntington Road 39
9. Cultural Heritage Landscape Assessment 40

9.1 Criteria for determining Cultural Landscapes 40
9.1.1 CHL-1 40
10. Adjacent Cultural Heritage Landscapes 41
11. Summary 42
12. Recommendations 43
13. Bibliography 44

List of Tables and Images

Figure 1: Location of Project Area on Topographic Map 5
Figure 2: Location of Project Area on Aerial Image 6

Image 1: Portion of 1851 Patent Plan for the Township of Vaughan, red outline indicates approximate project area, orange arrow indicates north. 11
Image 2: Portion of 1860 Tremaine's Map of York Canada West, red outline indicates approximate project area, orange arrow indicated north. 11
Image 3: Portion of the 1877 historic atlas map of Vaughan Township, red outline indicates approximate project area, orange arrow indicated north. 12
Image 4: Portion of 1914 Topographic map of project area, red outline indicates approximate project area. 12
Image 5: Portion of 1954 aerial image of project area. Red outline indicates approximate limts of project area 13
Image 6: 2018 Google Earth image of project Area. 14

Table 1: Land transaction rescores pertaining to Lot 27, Concession 9 16
Table 2: Land transaction records pertaining to Lot 28 Concession 9 21
Table 3: Land transaction records pertaining to Lot 29 Concession 9 29
Table 4: Land transaction records pertaining to Lot 30. Concession 9 36

Appendices

Appendix A – Built Heritage Properties

Appendix B – Cultural Heritage Landscape

Appendix C – Concept Plan

Appendix D – Evaluation Mapping

Appendix E – Qualifications

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Block 62 West Landowners Group (the Group) to prepare a Built Heritage and Cultural Heritage Landscape Evaluation Report for the project area comprised of parts of Lots 27, 28, 29 and 30, Concession 9, former Vaughan Township, now City of Vaughan, Regional Municipality of York, Ontario. The Group is undertaking work in advance of a Block Plan application for a proposed residential development 'West Kleinburg Village' on the east side of Huntington Road, northwest of the historic town of Kleinburg, Ontario. The proposed development area encompasses ten separate municipal addresses containing a total of 24 individual structures. The project area contains a single property that presets as a potential cultural heritage landscape (CHL).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options for the properties comprising the project area. In order to evaluate potential cultural heritage value or interest of each property and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on March 25, 2021 to document the project area, and surrounding landscape. Assessment was conducted only from public rights-of-way.

Based on the results of the built heritage and cultural heritage landscape evaluation of the Huntington Road project area, the following measures are recommended to address the identified potential heritage resources:

1. Undertake Heritage Impact Assessments of BHP-4 (Appendix A).
2. Discuss BHP-9 and BHP-10 with City of Vaughan Heritage Planning Staff to determine if/what additional work is required. Neither complex is located within the limits of preposed development.
3. Discuss the potential Cultural Heritage Landscape identified as CHL-1 (Appendix B) with the City of Vaughan to determine if/what additional work is required.
4. Develop a vibration monitoring program to be implemented during any construction activities to ensure activities do not adversely impact any other structures in the vicinity.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Renee Hendricks M.A.	Archival Research

Acknowledgements

Steven McIntyre	Malone Given Parsons
Nick Borcescu	Senior Heritage Planner City of Vaughan

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Block 62 West Landowners Group (the Group) to prepare a Built Heritage and Cultural Heritage Landscape Evaluation Report for the project area comprised of parts of Lots 27 ,28, 29 and 30, Concession 9, former Vaughan Township, now Regional Municipality of York, Ontario. The Group is conducting work in advance of proposed residential development on the east side of Huntington Road, northwest of the historic town of Kleinburg, Ontario. The proposed development area encompasses ten separate municipal addresses containing a total of 24 individual structures. In addition, the project area contains two potential cultural heritage landscapes (CHL).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options for the properties comprising the project area. In order to evaluate potential cultural heritage value or interest of each property and recommend mitigation options, provisions in the Ontario Heritage Act (OHA) under Regulation 9/06 and the Planning Act (1990) were applied.

A site visit was conducted on March 25, 2021 to document the project area, and surrounding landscape.

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera and the collection of field notes. This assessment strategy was derived from the National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada, 1980), Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation (Fram, 2003), the Historic American Building Survey - Guide to Field Documentation (HABS, 2011) and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010). Assessment was conducted only from public rights-of-way (ROWs).

The project area is approximately 76 hectares (ha) in size and is confined by Huntington Road to the west, the Humber River to the north and east and existing residential development to the south.

One of the municipal properties within the project area is currently identified on the Vaughan Heritage Inventory as listed structures with CHVI. The structure at 11069 Huntington Road is listed as being constructed in the Gothic Revival architectural style and attributed as constructed in 1880.

Overall, the project area is dominated by post World War II bungalows located on oversized residential lots, agricultural fields and horse pasture.

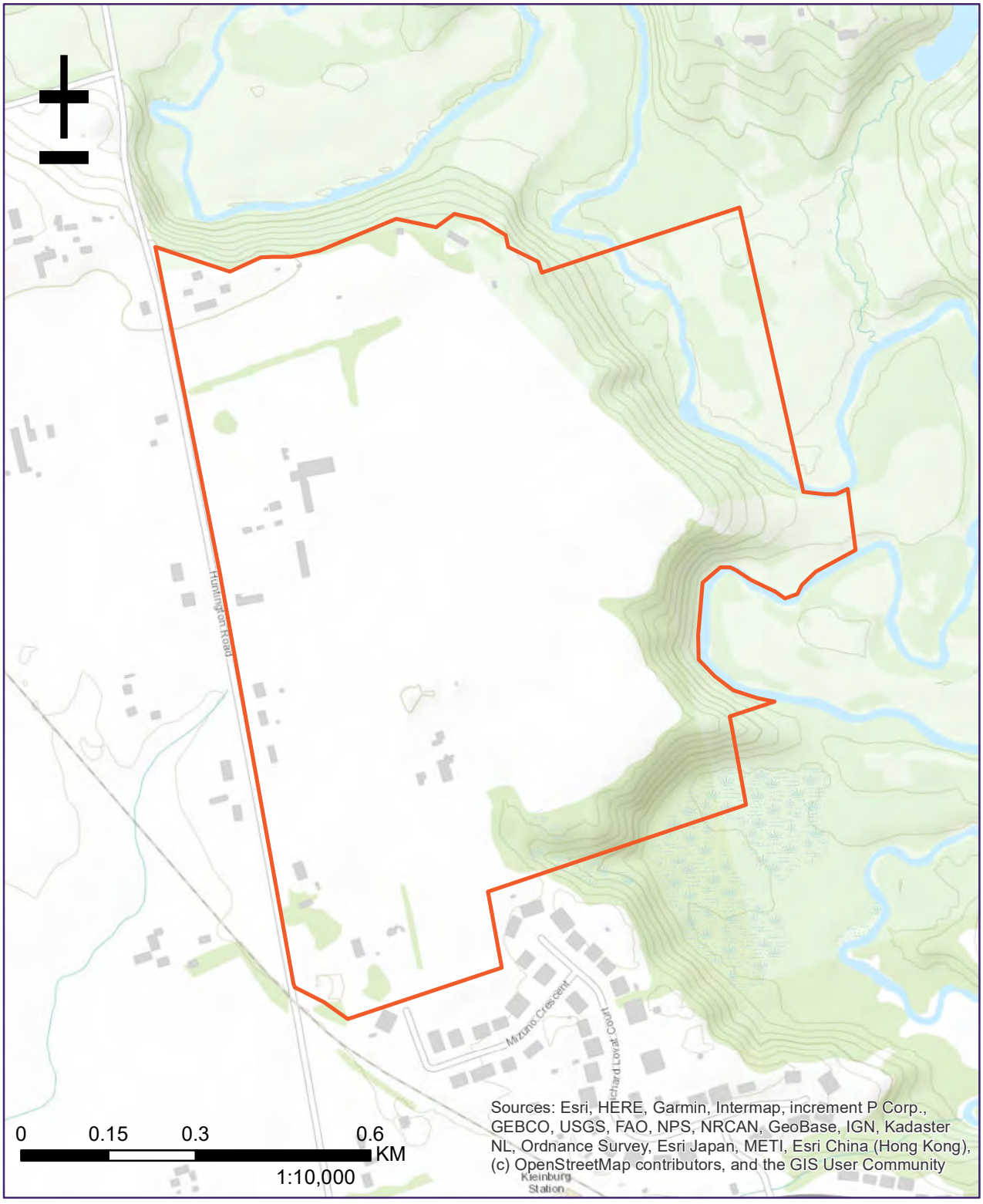
3.1 Contact Information

The proposed development is being undertaken as a joint ownership project; as such all questions can be directed to their consultant, Steven McIntyre, MCIP, RPP at MGP.

140 Renfrew Drive, Suite 201
Markham Ontario
L3R 6B3

Office: 905 513-0170
smcintyre@mgp.ca

Figure 1 - Location of Project Area on Topographic Map

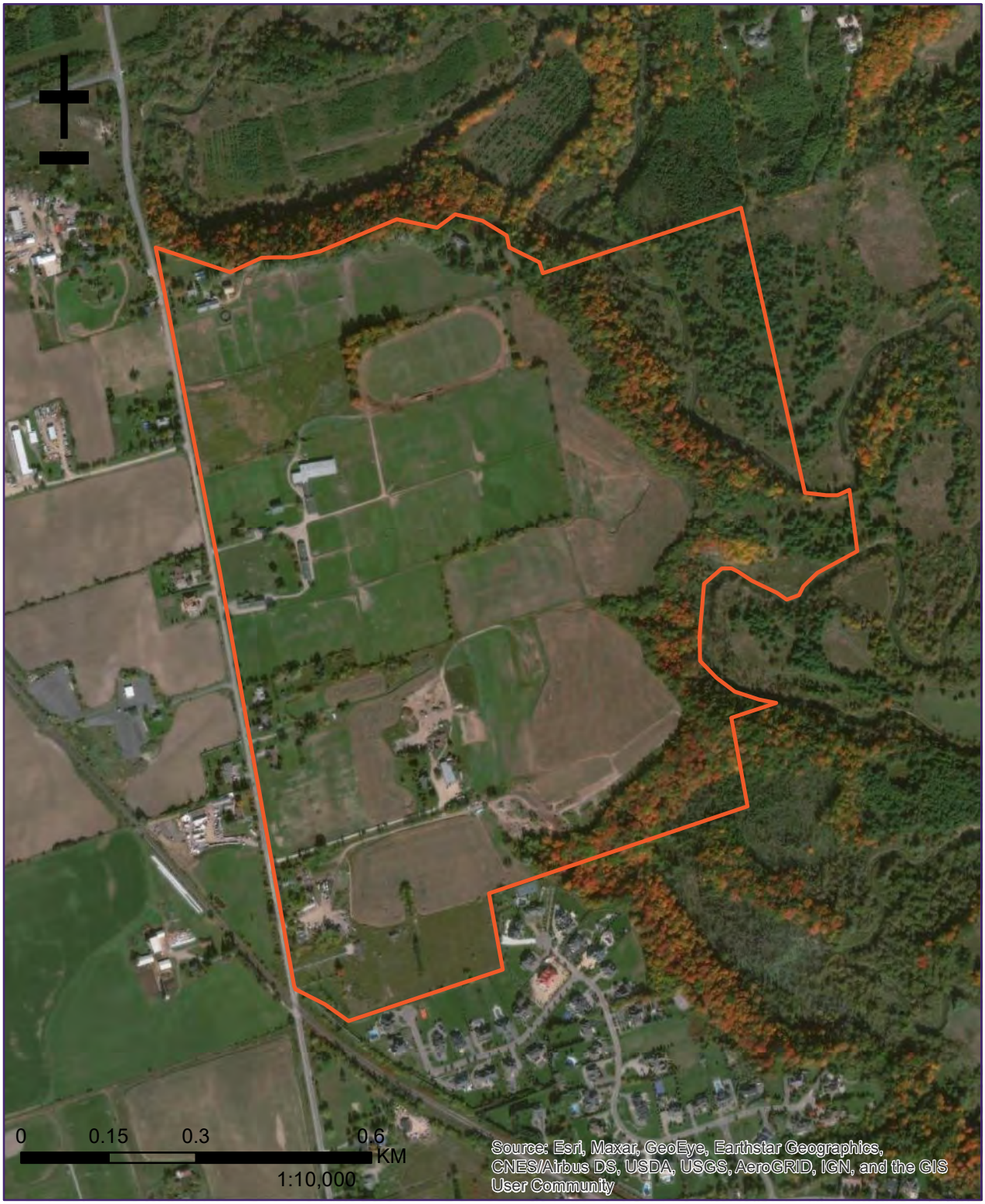


Legend

Block 62 West

Cultural Heritage Impact Assessment West Kleinburg Village (Block 62 West)

Figure 1 - Location of Project Area on Aerial Image



Legend

Block 62 West

Cultural Heritage Impact Assessment
West Kleinburg Village (Block 62 West)

4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Vaughan.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

2. The property has design value or physical value because it,

    i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,

    ii) displays a high degree of craftsmanship or artistic merit, or

    iii) demonstrates a high degree of technical or scientific achievement.

3. The property has historical value or associative value because it,

    i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

    ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

    iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

4. The property has contextual value because it,

    i) is important in defining, maintaining or supporting the character of an area,

    ii) is physically, functionally, visually or historically linked to its surroundings, or

    iii) is a landmark.

Furthermore, Part V of the Ontario Heritage Act provides for the creation of Heritage Conservation Districts (HCDs). Properties located within HCDs are defied as “significant built heritage resources” and subject to Section 42 of the *Ontario Heritage Act*, which states:

> 42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: 1) Alter, or permit the alteration of, any part of the property, other than the interior of any structure of building on the property. 2) Erect, demolish or remove any building or structure on the property or permit the erection, demolition of removal of such a building or structure

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes".

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

4.2.1 City of Vaughan Official Plan (Consolidated 2019)

The Official Plan for the City of Vaughan provides the framework for heritage conservation in the City. The following Official Plan policies are pertinent to this assessment:

6.3.2.3 It is the policy of Council 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 policies of this Plan.

6.3.2.4 It is the policy of Council that any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect ad complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

4.2.2 City of Vaughan Guidelines for Cultural Heritage Impact Assessments

The City of Vaughan has developed a set of guidelines to be followed when undertaking a Cultural Heritage Impact Assessment (City of Vaughan, 2017). This document outlines that a CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development.

The City of Vaughan Guidelines for CHIAs were used to guide the evaluations undertaken herein.

5. Historic Research

5.1.1 York County

In the earliest days of Euro-Canadian settlement of North America, the project area (as well as the entire Townships of East Gwillimbury, Georgina, King, Markham, Vaughan, and Whitchurch) was part of the Montreal District of the Province of Quebec. In 1788 the Montreal District was divided into four districts: Lunenburg, Mechlenberg, Nassau and Hesse, with the aforementioned townships being found within the Nassau District. Following the division of Quebec into Upper Canada (Ontario) and Lower Canada (Quebec) in 1791, the names of the districts were changed to Eastern, Midland, Home and Western, respectively. The project area, which is within the Township of Vaughan, fell within Home District.

As the population of Upper Canada grew the districts were further divided into counties, with the townships becoming part of York County in October of 1792 (Smith 1846). Additional counties were created through the years, and by 1838, the Township of Vaughan was situated within the first riding of York County. In 1850, the Municipal Council of York County was formed comprising Reeves and Deputy-Reeves of the different townships, including Vaughan (Miles and Co. 1878:11).

5.1.2 Vaughan Township

The Township of Vaughan was created in 1792 when Governor John Graves Simcoe divided Upper Canada into administrative unites. The first European settlers to arrive in the area were of German descent emigrating to Canada from Pennsylvania. Initial settlement of the area was relatively slow until the end of the war of 1812 when large numbers of British migrants arrived in the area. By 1840 most of the land in the Township of Vaughan was settled and subject to cultivation. The Township experienced a second population boom between 1945 and 1960 coinciding with the end of World War II.



Image 1: Portion of 1851 Patent Plan for the Township of Vaughan, red outline indicates approximate project area, purple arrow indicates north.

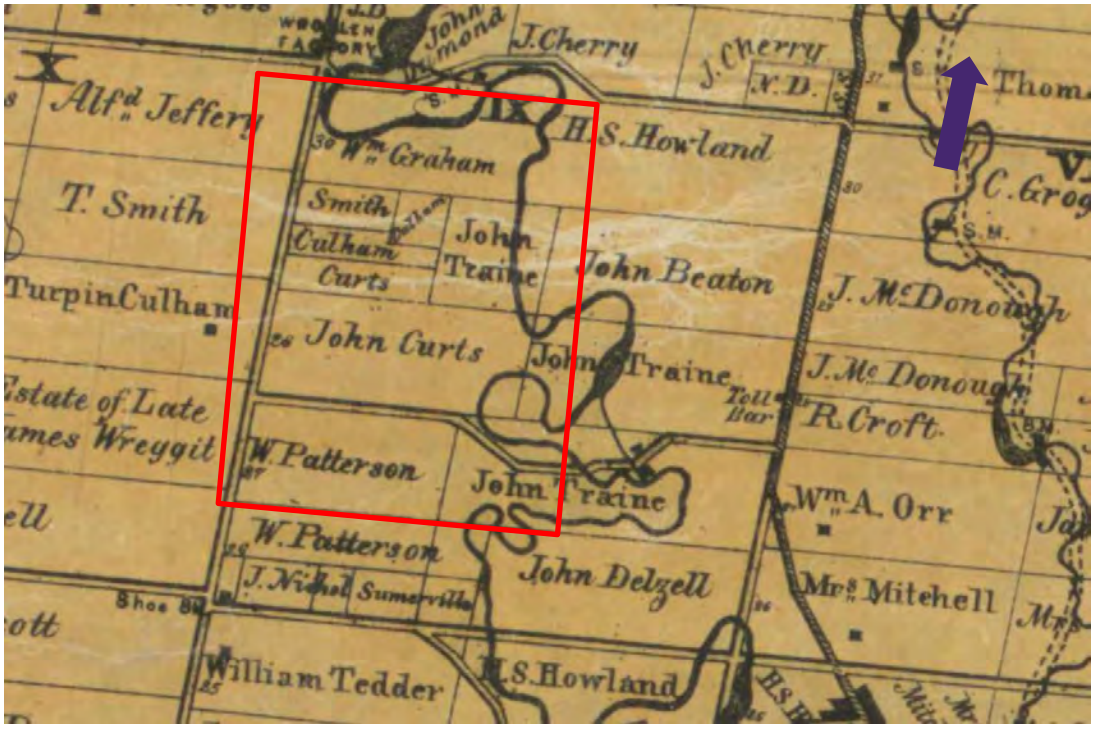


Image 2: Portion of 1860 Tremaine's Map of York Canada West, red outline indicates approximate project area, purple arrow indicated north.

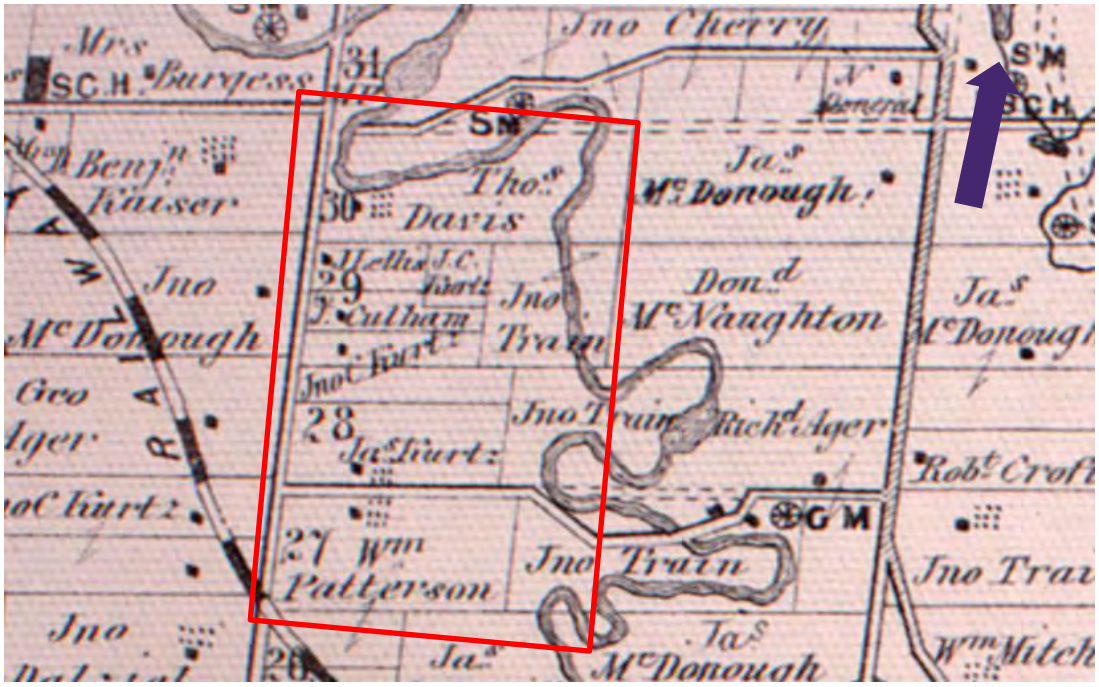


Image 3: Portion of the 1877 historic atlas map of Vaughan Township, red outline indicates approximate project area, purple arrow indicated north.

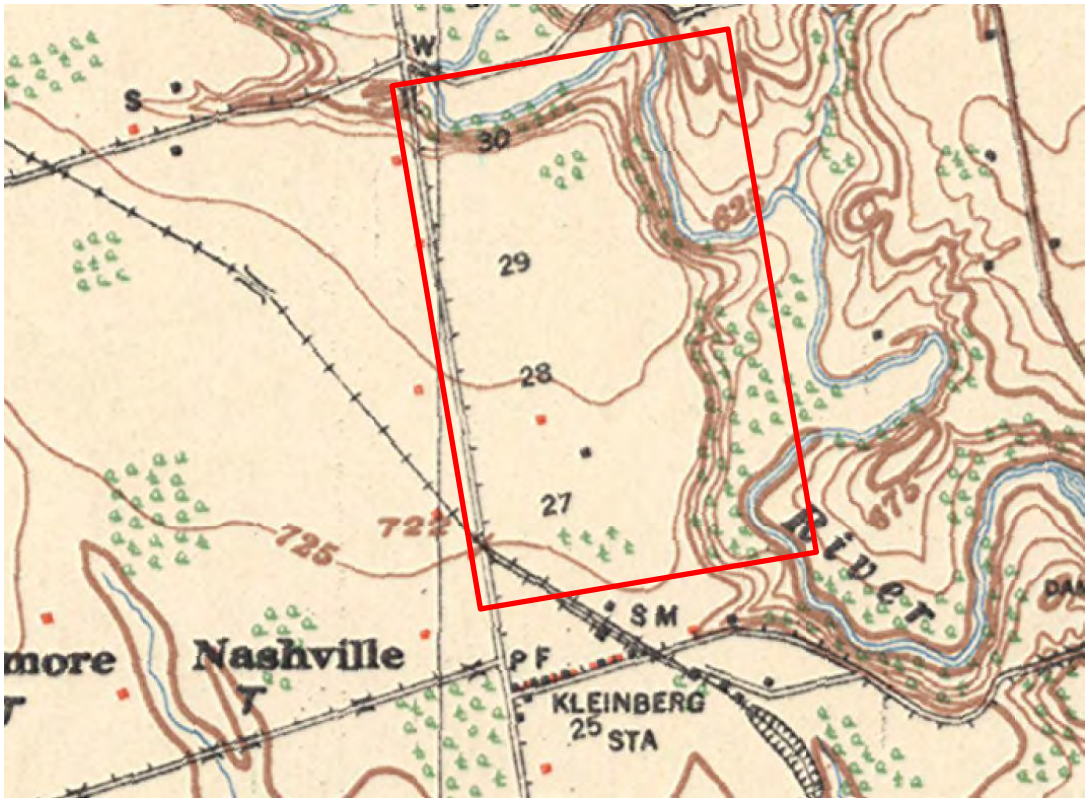


Image 4: Portion of 1914 Topographic map of project area, red outline indicates approximate project area.



Image 5: Portion of 1954 aerial image of project area. Red outline indicates approximate limits of project area



Image 6: 2018 Google Earth image of project Area.

6. Project Overview

Vaughan's requirement for a Block Plan application for large areas of land designated for development in the City's Official Plan generally requires developers and owners within the concession block to form a group to share the cost of the comprehensive studies required by the City. Owners within the Block 62 West Landowners Group include: Vitullo North, Vitullo South, Nashville Properties Inc., ARGO Kleinburg Limited, and Royal Pine. The Block 62 West or Kleinburg Village is proposing to undertake a residential development, to be called 'West Kleinburg Village', of the lands bounded by Huntington Road, the Canadian Pacific rail line and the Humber River Greenbelt. The proposed development is projected to contain 38.12 ha of residential development, 16.81 ha of public roads, 4.86 ha devoted to school use, 2.20 ha of stormwater management, and 0.22 ha of walkways and public lands for a total development size of 65.65 ha (Appendix C). At the current time Block 62 West is in the concept stage and is currently undertaking background studies in support of a Block Plan application.

6.1 Methodology

The Built Heritage and Cultural Heritage Landscapes Evaluation was undertaken in accordance with *Ontario Regulation 9/06* under the OHA and the guidelines presented by the MHSTCI *Ontario Heritage Tool Kit (*MHSTCI,2017).

The following tasks were undertaken to assess the built heritage and cultural heritage resources of the project area and adjacent properties:

- Review of the City of Vaughan Heritage Register to determine if listed or designated built heritage properties were currently located in or adjacent to the project area
- Review of the physical setting
- Review of available historical sources depicting the project area
- Field survey of the project area to document built heritage and cultural heritage resources as visible from public ROWs.
- Evaluation of identified properties against *Ontario Regulation 9/06*
- Evaluation of potential CHLs against accepted criteria as set forth by UNESCO World Heritage (UNESCO, 2021).

7. Cultural Heritage Evaluation

Built structures within the project area are referenced as Built Heritage Properties (BHPs). Appendix A provides a listing of the BHPs. Appendix B provides a listing of possible CHLs. Appendix D provides mapping illustrating the locations of BHPs, CHLs, and adjacent heritage properties.

7.1 Lot 27, Concession 9

Lot 27 comprised the southern end of the proposed development area and accounts for approximately 12.5 ha. of the overall project area. Three distinct municipal property numbers are situated within Lot 27: 10983, 11023, and 11035.

7.1.1 10983 Huntington Road (BHP-1)

Two structures are associated with this address: a residence and an outbuilding. The residence is constructed in the raised ranch architectural style displaying a five-bay façade with medium pitch hip roof. The house is clad in textured brown brick and features an integrated two-car garage on the north side of the home. Land records indicate the home was constructed c.1980 and was first occupied by Luigi and Giovanna Basso. The outbuilding is of Concrete Masonry Unit (CMU) construction with gambrel roof. Neither the residence or the outbuilding displays any CHVI.

7.1.2 11023 Huntington Road (BHP-2)

One structure is associated with this address, a modern steel utility building commonly referred to as a Quonset hut. The building is of modern construction and displays no CHVI. The structure is associated with the 2 ha. parcel of land identified as 11035 Huntington Road.

7.1.3 11035 Huntington Road (BHP-3)

Once structure is associated with this address, a ranch-style residence. The house displays a three-bay design with medium pitch hipped roof. The house is clad in textured brown brick and features an integrated two-car garage on the south side. Land records indicate the home was constructed c.1953 and was first occupied by Albert and Dorothy Rabjohn. The residence and property do not display any CHVI.

Table 1: Land transaction rescores pertaining to Lot 27, Concession 9

Inst.	Date	Grantor	Grantee	Comment
----	April 1821	The Crown	William Manson Jarvis	All 200 acres
24141	February 1845	William M. Jarvis and wife	William Patterson	Bargain and Sell, W ½ 100 acres
26417	January 1846	William B. Jarvis	William Patterson	Deed Poll, W ½ 100 acres
43212	June 1846	William Patterson and wife	Christopher Train	Bargain and Sell, 20 acres east end W ½
43213	February 1852	Christopher Train	George Brook	Mortgage, 20 acres east end W ½ in 43212
43867	April 1852	George Brook	Christopher Train	Discharge of Mortgage in 43213
71238	January 1858	George Hall and wife	John Train et al.	Indenture, 20 acres east end W ½ (plus E 1/2)

83005	September 1861	Elizabeth Train	John Train et al	Indenture, 20 acres east end W ½ (plus E ½)
87125	April 1864	Amos Train	William Train	Bargain and Sell, 20 acres east end W ½ (plus E ½)
528	April 1870	William Paterson and wife	Toronto, Grey, & Bruce Railway	Grant, Part W ½ 1 61/100 acres
534	March 1870	William Train and wife	Robert Croft	Mortgage, 20 acres east end W ½ (plus E 1/2)
1759	January 1875	Robert Croft	William Train	Discharge of Mortgage in 534
7164	October 1901	Mary Jane Patterson, administrator William Patterson	Archibald Patterson	Grant, W ½ except 20 acres east end
7630	March 1904	John W. and Fanny Train	Belinda Wallace	Mortgage, W ½ not in full *(I believe in is likely for 20 acres east half of west half, no longer recording)*
8469	--- 1907	Archibald & Alice Patterson, Mary J. Patterson	Toronto, Grey, & Bruce Railway	Grant, Part in al 3.1 acres, W ½
13822	September 1924	Archibald & Alice Patterson	William Merriman	Grant Part in al
14147	September 1925	William & Susan Merriman	John L. Kersey	Mortgage, part in al (not in full)
14779	March 1927	Archibald Patterson	Emyrs W. Irwin	Grant, W ½ ex east 20 acres, subject to life tenancy of Grantor
14780	June 1927 (orig. 1901)	Mary J. Patterson (administrix Wm. Patterson), Ellen Johnston, Rebecca Irwin, Mary J. Patterson, Isabella Patterson, Annie Patterson, Wilhelmina Wiley, Jessie Patterson, Robert Croft	Archibald Patterson	Agreement and Grant, as show in 14779 subject to conditions
17095	September 1935	Mary L. Pancott	William Merriman	Mortgage, same as 17096, not in full
17096	September 1935	William & Rubena Merriman	Mary L. Pancott	Grant, part in al (see 13822)
18228	July 1939	Alfred G. Brown by atty David R. Currie	Mary L. Pancott	Discharge of Mortgage, 17095
18698	October 1937	John L. Kersey	William Merriman	Discharge of Mortgage, 14147
18834	March 1941	Emrys & Ella Irwin	Harold L. Pfaff	Grant, W ½ except east 20 acres in al
23053	April 1947	Township of Vaughan	--------	By-Law, all in al re: urban areas
23120	April 1948	Mary L. Pancott	Clifford P. Jenkins, Stanley B. Young	Grant, pt in al 10 acres lying SW of CPR line
23121	April 1948	Clifford P. & Enid Jenkins, Stanley B. & Mary Young	Charles M. Ricketts	Mortgage as in 23120, not in full
23122	April 1948	Clifford P. & Enid Jenkins, Stanley B. & Mary Young	Mary L. Pancott	Mortgage (R), same as in 23120, not in full
23248	May 1948	Mary L. Pancott	Clifford P. Jenkins, Stanley B. Young	Discharge of Mortgage (R), as in 23122

23514	July 1948	Stanley B. & Mary Young	Clifford P. Jenkins	Grant, pt in al 10 acres lying SW of CPR line
23515	July 1948	Clifford P. & Enid Jenkins	Stanley B. Young	Mortgage (E), as in 23120, not in full
24657	August 1949	Stanley B. Young	Clifford P. Jenkins	Discharge of Mortgage, in 23515
25325	March 1950	Harold L. & Vera Pfaff	Cyril Price	Grant, W ½ except east 20 acres
25326	March 1950	Cyril & Katherine Price	Charles F Mavety	Mortgage (J), W ½ except east 20 acres
25327	March 1950	Cyril Price	Charles F. Mavety	Grant, way for saddle horses over N 15' W ½
25442	May 1950	Charles F. Mavety	Wilfred J. Farr	Assignation of Mortgage (J), W ½ except for east 20 acres, not in full
26915	May 1951	Clifford P. & Enid Jenkins	Stanley Jones	Grant, part in al 5 ac
30478	October 1953	Township of Vaughan	----------	By-Law: subdivision control (all in al)
30575	October 1953	Cyril & Katherine Price	William H. Hooper	Grant, part in W limit 66' from NE limit of CPR
30576	November 1953	Wilfred J. Farr	Cyril Price	Partial Discharge of Mortgage (J), in 30575
30577	November 1953	William H. Hooper	Cyril Price	Mortgage, in 30575
31981	August 1954	Stanley & Lillian B. Jones	Albert L. & Dorothy M. Rabjohn, joint tenants	Grant, as in 26915 part in al 5 ac
33479	April 1955	Cyril S. & Katherine Price	John D. and & Elsie M. Seed, joint tenants	Mortgage, part in al, not in full
33515	March 1955	Wilfred H. Farr	Cyril Price	Discharge of Mortgage (J), in 25326
35460	September 1954	Township of Vaughan	----------	By-Law: subdivision control (all in al)
38252	September 1956	Treasurer of Ontario	John D. Seed	Certificate, same as in 35479 (sic, 33479)
40341	July 1958	William H. Hooper	Maud Westcott	Mortgage, as in 30575
40376	July 1958	Cyril Price	William H. Hooper	Discharge of Mortgage, in 30577
40517	August 1958	Elsie M. Seed	Cyril Price	Discharge of Mortgage, in 33479
41186	December 1958	Cyril & Katherine Price	George Mizuno	Grant, part 41 acres in al
41187	July 1958	George and Kimyo Misuno	Cyril Price	Mortgage, in 41186
43573	October 1959	Cyril & Katherine Price	Charles H. C. Peters	Mortgage, part 34 acres @ NW angle
44604	April 1960	Cyril Price & Joseph Sant	Peter Holm (Claimant)	Mortgage Lien (WR), part 34 acres @ NW angle
44999	June 1960	Supreme Court of Ontario	Peter Holm (Plaintiff) Joseph Sant & Cyril Price (Defendant)	Certificate (WR), in 44604

45509	May 1960	Supreme Court of Ontario	Peter Holm (Plaintiff) Joseph Sant & Cyril Price (Defendant)	Certificate (WR)/Discharge of Mortgage Lien & Action in 44604, certificate in 44999
48182	December 1961	Charles M. Ricketts, exec. of Charles M. Ricketts	Clifford P. Jenkins & Stanley B. Young	Discharge of Mortgage, in 23121
62032	September 1962	Treasurer of Ontario	Charles H. C. Peters	Certificate, in 43573
51302	August 1963	Reta A. & Charles H.C. Peters, exers Charles H.C. Peters	Reta Peters	Assignation of Mortgage, in 43573
51459	September 1963	Maud Westcott	William H. Hooper	Discharge of Mortgage, in 40341
73872	September 1965	Treasurer of Ontario	Dorothy M Rabjohn	Certificate, in 31981
56028	September 1965	Albert L. Rabjohn, + Consent Dominion of Canada	Harry Lastchuck & John Lastchuck (Nashville Sod Co)	Grant, in 26915
56029	June 1965	Harry Lastchuck, John Lastchuck (Nashville Sod Company)	Albert L. Rabjohn	Mortgage, in 26915
58024	June 1966	Harry Lastchuck & John Lastchuck (Nashville Sod Co.)	Bruce E. & Audrey M. Colton, joint tenants	Grant, part in al 5 acres in E limit
58137	July 1966	Albert L. Rabjohn	Harry Lastchuck & John Lastchuck	Discharge of Mortgage, in 56029
61097	November 1967	Reta A. Peters	Cyril Price	Discharge of Mortgage, in 43573
63890	February 1969	Cyril Price	George Mizuno	Discharge of Mortgage, in 41187
64858	July 1969	Cyril & Katherine Price	Superior Pipeline Contractors Ltd., Stanley W. Echersley, Adenas Realty Ltd.	Grant, part 33.257 acres at NW limit
64859	July 1969	Superior Pipeline Contractors Ltd., Stanley W. Echersley, Adenas Realty Ltd.	Cyril & Katherine Price, joint tenants	Mortgage, in 64858
65463	October 1969	Bruce & Audrey Colton	Martha S. Plunkett	Mortgage, in 58024
65975	November 1969	Superior Pipeline Contractors Ltd.	Gordon Eckersley (as trustee)	Grant, in 64858
67837	January 1970	Gordon Eckersley (trustee), Stanley W. Eckersley & Adenac Realty Ltd	Township of Vaughan	Grant, part at NW limit
68878	August 1971	Gordon Eckersley (trustee), Stanley W. Eckersley & Adenac Realty Ltd	Antonio & Maria Gallicchio, joint tenants	Grant, part @ NW limit
68879	August 1971	Cyril & Katherine Price	Gordon Eckersley (trustee), Stanley W. Eckersley & Adenac Realty Ltd	Partial Discharge of Mortgage, in 68878, 69859

68880	August 1971	Antonio & Maria Gallicchio, Gordon & Stanley Eckersley + Adenac Realty Ltd (Guarantors)	Cyril & Katherine Price on joint account	Mortgage, in 68878
71274	August 1972	George & Kimyo Mizuno	George & Kimyo Mizuno, joint tenants	Grant, same in 41186
76789	December 1975	Cyril & Katherine Price	Antonio & Maria Gallicchio	Discharge of Mortgage, in 68880
84402	October 1979	Martha S. Plunkett	Bruce & Audrey Colton	Discharge of Mortgage, in 65463
85532	August 1980	Hilda P. Irwin & Anne P. Scott, execrs William H. Hooper	Luigi & Giovanna Basso, joint tenants	Grant, same as in 30575 (part in W limit 66' from NE limit of CPR)
85533	August 1980	Luigi & Giovanna Basso	Heidi P. Irwin (1/2 interest) , Ann P. Scott (¼ interest), Deborah E. Irwin (1/4 interest)	Mortgage, same as in 30575
83817	September 1989	Cyril & Katherine Price	Superior Pipeline Contractors Ltd., Stanley Wright, Adenac Realty Ltd.	Discharge of Mortgage, in 64859
456898	November 1988	George and Kimiyo Mizuno (vendors)	Salvatore Carafano	Notice agreement purchase and sale, part lot com 66' N on W limit as in 71274
492412	December 1988	Savatore Carafano	George and Kimiyo Mizuno	Renewal of Notice agreement P&S, No. 456898
527230	November 1989	George & Kimyo Mizuno (Vendors)	Savatore Carafano	Notice, renewal of notice 456898
555717	November 1990	Salvatore Carafano	George & Kimyo Mizuno	Notice, renewal agreement of purchase and sale part lot in 71274
557212		George & Kimiyo Mizuno	Salvatore Carafano	Notice, part lot comm N 66' from NE limit CPR lands in 71274
582017	November 1991	George & Kimiyo Mizuno	Salvatore Carafano	Notice, part lot as in 71274 renewal notice of purchase and sale
584531	December 1991	George & Kimiyo Mizuno	Salvatore Carafano	Notice, renewal of notice agreement purchase & sell in 456898
609546	December 1992	George & Kimiyo Mizuno	Salvatore Carafano	Notice, renewal agreement of purchas and sale part lot in 71274
627969	October 1993	George & Kimiyo Mizuno	1047364 Ontario Ltd	Transfer, part lot as in 71274
627970	October 1993	1047364 Ontario Ltd	George & Kimiyo Mizuno	Charge, part lot as in 71274
647705	September 1994	Antonio & Maria Gallicchio	Maria Gallicchio	Transfer, part lot as in 68878
647706	September 1994	Maria Gallicchio	Royal Bank of Canada	Charge, part lot as in 68878

662046	July 1995	1047364 Ontario Lrd	George & Kimiyo Mizuno	Agreement, amending charge 627970

7.2 Lot 28, Concession 9

Lot 28 comprises part of the central portion of the proposed development area and accounts for approximately 31 ha of the overall project area. Four distinct municipal property numbers are situated within Lot 28: 11069, 11075, 11091, and 11131.

7.2.1 11069 Huntington Road (BHP-4)

Contains a single two-storey residential structure constructed in the Gothic Revival architectural style and the remains of a timber frame barn. The property is currently listed on the City of Vaughan's Heritage Inventory and is attributed a constructed date of c.1880 (COV, nd). A December 2009 document composed for the Kleinburg-Nashville Focus Area Study background report (COV, 2009) indicates that the interior and exterior of the home have been extensively modified and the associated timber frame barn was documented to have collapsed. The structure is most likely associated with the Kurtz family

Given the inclusion of the property on the City of Vaughan's heritage register, the property should be subject to a Heritage Impact Assessment.

7.2.2 11075 Huntington Road (BHP-5)

One structure is associated with this address, a ranch-style residence. The house displays a four-bay design with medium pitch gable roof. The house is clad in grey stone and features an attached two car garage on the north side. House presents as c.1960. The residence and property do not display any CHVI.

7.2.3 11091 Huntington Road (BHP-6)

One structure is associated with this address, a ranch-style residence. The house displays a four-bay design with medium pitch hip roof. The house is clad in grey brick and features an attached two car garage on the south side. Land records indicate the home was constructed c.1950 and was first occupied by Roy and Jenny Hillard. The residence and property do not display any CHVI. BHP-6 exhibits a striking resemblance to BHP-7.

7.2.4 11131 Huntington Road (BHP-7)

One structure is associated with this address, a ranch-style residence. The house displays a four-bay design with medium pitch hip roof. The house is clad in grey brick and features an attached two car garage on the south side. Land records indicate the home was constructed c.1953 and was first occupied by James and Orma Maw. The residence and property do not display any CHVI. BHP-7 exhibits a striking resemblance to BHP-6.

Table 2: Land transaction records pertaining to Lot 28 Concession 9

Inst.	Date	Grantor	Grantee	Comment
------	June 1861	The Crown	John C. Kurtz	100 acres West ½
43784	March 1852	Chris Train and wife	John Brown	Mortgage

79646	April 1860	John Brown	Chris Train	Discharge of Mortgage
82281	April 1861	John C. Kurtz	Alex Woodward	Mortgage, 100 acres
83197	October 1861	Alex Woodward	John L. Blaikie	Mortgage, 100 acres
83253	November 1861	John L. Blaikie et al.	Georgina L. Jones	Assignation of Mortgage, 100 acres
87642	December 1864	John C. Kurtz	William Train	Bargain and Sell, 7 acres 3 rods 11 perches
89569	October 1866	Charles B & Georgina S. Jones	John C. Kurtz	Discharge of Mortgage, 100 acres in 82281
509	March 1870	William Train and wife	John Train	Grant, part NE corner ¼ acre & way
990	October 1871	William Train and wife	John Train	Grant, part 7 acres 3 r 11 p in al
1629	October 1871	John C. Kurtz	James J. Kurtz	Grant, all ex parts
3813	July 1883	John Train and wife	James J. Kurtz	Grant, part NE corner ¼ acre & way
3814	July 1883	James J. Kurtz	John Train	Mortgage, part NE corner ¼ acre in al
3898	January 1884	John Train and wife	Richard Agar	Assignation of Mortgage, part NE corner ¼ acre & way
4089	January 1885	Richard Agar	James J. Kurtz	Discharge of Mortgage, part NE corner ¼ acre & way, in al
7467	April 1903	Rachel Train	John W. Train & Robert J. Train	Release, part in al
7483	March 1903	Edwin L. Train	Robert J. Train	Legacy, part in al
7484	January 1901	John Train	Robert James Train	Will, part in al subject to payment
7649	June 1903	Thomas Hy Train & Robert James Train	George E. Train	Assignment & Declaration, part in al
8085	April 1906	Chester Kurtz, William Charles Kurtz, Albert Charles Kurtz, Alamina Kurtz, Rosetta Amelia Kurtz	Edwin James Kurtz	Quit Claim, part 13 acres
8219	February 1907	Edwin J. & Mary A. Kurtz, Sarah Kurtz	Richard Agar	Grant, part in al
11304	October 1917	William Kurtz (administrator of James J. Kurtz), Victoria Beasley, William C. Kurtz, Albert Kurtz, Chester Kurtz, Edwin J. Kurtz, Almina Kurtz, Rosetta A. Kurtz, John D. Bird, George A. Blackwell, Lillian Segworth, Maude McKee, Robert J. Blackwell	Emrys W. Irwin	Grant, all except 7 acres of SE corner, 13 acres @ NW corner, ¼ acre @ NE corner

11506	January 1919	Robert J. & Esther E. Train	George A. Brown	Grant, water privileges & parts 7 acres 3 roods 11 perches + water privileges
11971	February 1920	George A. & Laura J. Brown	Daniel Doneral	Grant, same as in 11506, grantee does not sign
13344	March 1923	William A.L. & Winifred Agar	Daniel Doneral	Mortgage, parts 7 acres 3 roods 11 perches in al (not in full)
13345	March 1923	Daniel & Elizabeth Doneral	William A.L. Agar	Grant, parts 7 acres 3 roods 11 perches in al (subject to vendor lien)
16621	October 1933	William A.L. & Winifred Agar	Daniel Doneral	Quit claim, 7 acres 3 roods 11 perches in al
16622	October 1933	Levi & Charles Elliott	William A.L. Agar	Partial discharge of mortgage, parts 7 acres 3 roods 11 perches in al
16637	November 1933	Levi & Charles Elliott	William A.L. Agar	Partial discharge of mortgage, parts 7 acres 3 roods 11 perches in al
16638	October 1933	William A.L. & Winifred Agar	Daniel Doneral	Quit claim, part 7 acres 3 roods 11 perches in al
16639	November 1933	Charles F. Mavety	Daniel Doneral	Mortgage, as in 16638
16640	November 1933	Daniel & Elizabeth Doneral	Charles F. Mavety	Grant, parts 7 acres 3 roods 11 perches in al
17543	April 1937	Charles Mavety	Circle M Ranch Ltd	5 year lease, parts 7 acres 3 roods 11 perches in al
17744	January 1938	Daniel Doneral	Charles F. Mavety	Discharge of Mortgage (E), in 16639
15553	April 1935	Richard T. Agar	William J. & Charles T. Agar	Will, part in al (S to legacies)
18411	February 1940	William J. Agar & Charles T. Agar, executors of Richard T. Agar + Consent Treasurer of Ontario	William J. Agar & Charles T. Agar	Grant, W 78 roods 5 lks of N 29 roods 2 ½ lk in al
18415	January 1940	William J. & Agnes Agar, Charles T. Agar	Canadian Farm Loan Board	Mortgage (E), as in 18411
18440	February 1940	Laura J. Agar & Annie M. Maw, Ella Fielder, Gordon E. Agar	William J. & Charles T. Agar	Release of Legacy, W 78 roods 5 lks of N 29 roods 2 ½ lk in al
23053	August 1947	Township of Vaughan	--------	By-Law, all in all re: urban area
24009	November 1945	Emrys W. & Rosella Irwin	George Irwin	Grant, pt in al comg @ SW angle then N
24123	March 1949	Charles F. Mavety	Wilfred J. Farr	Mortgage (E), 7 acres 3 roods 11 perches (1), Comg @ NE angle then W (2)
24384	June 1949	George & Mildred H. Irwin	Mildred H. Irwin	Grant, same as in 24009

25293	February 1950	William J. & Mary A. Agar	Charles T. Agar	Grant, N 29 rods 1 ½ of W 78 rods 5 lk in al
25327	March 1950	Charles F. Mavety	Cyril Price	Grant, way re: underground pipeline in al
25369	April 1950	Canadian Farm Loan Board	William J. & Charles T. Agar	Discharge of mortgage (E), in 18415
25838	August 1950	Wilfred J. Farr	Charles F. Mavety	Discharge of mortgage (E), as in 24123
26530	February 1951	Mildred H. Irwin	Nick & Julia Lostchuck, joint tenants	Grant, same as in 24009
30050	August 1953	Treasurer of Ontario	Charles F. Mavety	Certificate, as in 16640
30478	October 1953	Township of Vaughan	--------	By-Law re: subdivision control, all in al
30963	January 1954	Charles T. & Bessie I. Agar	James W. Maw	Grant, part comg 882' from SW angle
31531	March 1954	Nick & Julia Lostchuck	Roy & Jenny Hillard	Grant, part comg N limit 742' E from SW
35066	November 1955	Charles T. & Bessie I. Agar	Canadian Farm Loan Board	Mortgage, 29 rods 2 ½ lks of W 78 rods 5 lks
35460	September 1954	Township of Vaughan	-------	By-Law re: subdivision control, all in al
37650	February 1957	Norma Mavety	Laverne Yerex	Mortgage, parts 7 acres 3 roods 11 perches in al: part comg @ SE angle of W ½ (1), part comg at NE angle of W ½ (2)
38286	October 1955	Oscar R. Hanson & William J. Ward, executors Charles F. Mavety	Norma Mavety	Grant, same as 16621 (7 acres 3 roods 11 perches)
39504	December 1957	Laverne Yerex	Norma Mavety	Discharge of mortgage, in 37650
39505	February 1958	Supreme Court of Ontario	Charles F. Mavety Estate	Certificate, as in 38286
39507	November 1957	Norma Mavety, Charles F. Mavety, Norma J. Mavety	Markham Developments, Ltd	Grant, as in 38286
39508	December 1957	Markham Developments, Ltd	Accoutants of Supreme Court of Ontario	Mortgage, as in 38286
43047	September 1959	Charles T. & Bessie I. Agar	Douglas Banks	Grant, W 78 rods 5 lk of N 29 rods 2 ½ lk
43236	September 1959	Canadian Farm Loan Board	Charles T. Agar	Discharge of mortgage, as in 35066
44065	December 1959	Douglas & Alice M. Banks	Nashville Stud Ltd.	Grant, part comg at NW angle
44108	January 1960	Nashville Stud Ltd.	Douglas Banks	Mortgage, as in 44065
45090	May 1960	Markham Developments	Toronto International Film Studios, Ltd	Grant, as in 38286

57552	November 1961	Treasurer of Ontario	Estate of Nick Lostchuck	Certificate, as in 26530
48905	May 1962	Toronto International Film Studios Ltd & Alcan Productions	Jack Bryan viz: Central Lumber & Woodwork (Claimant)	Mechanic's lien (C), as in 38283
49038	June 1962	Nashville Stud Ltd	Douglas Banks (Trustee)	Bond mortgage, as in 44065 in al
49044	June 1962	Douglas Banks	Nashville Stud Ltd	Discharge of mortgage, in 44108
49184	June 1962	Supreme Court of Ontario	Jack Bryan viz: Central Lumber and Woodwork (Plaintiff); Toronto International Film Studio Ltd + AmCan Productions (Def.)	Certificate (C)/Action on mechanic's lien, as in 45090
49610	August 1961	Julia Lostchuck, executrix Nick Lostchuck	John Lostchuck	Grant, part comg @ SW angle then N
50214	January 1963	Supreme Court of Ontario	Jack Bryan viz: Central Lumber and Woodwork (Plaintiff); Toronto International Film Studio Ltd + AmCan Productions (Def.)	Certificate (C)/Discharge of mechanic's lien, ML in 48905, Cert in 49184
52038	June 1963	Toronto International Film Studios Ltd	Twinex Century Theatres Corp Ltd	Grant, 7 acres 3 roods 11 perches
53093	June 1964	Nashville Stud Ltd	Douglas Banks	Grant, part comencing at NW angle
53584	June 1964	Douglas Banks	Nashville Stud Ltd	Discharge of mortgage, in 49038
58491	December 1965	The Account of The Supreme Court of Ontario	Markham Developments Ltd	Discharge of mortgage, in 39508
69444	December 1971	Twinex Century Theatres Corp Ltd	International Film Distributors Ltd	Grant, 7 acres 3 roods 11 perches
70808	August 1972	International Film Distributors Ltd, Nat'l Telefilm Associates Inc (Guarantor)	Continental Theatres Ltd (47.6% interest), Toronto Internat'l Film Studios Ltd (39% interest), Nathan A. Taylor (13.4% interest)	Mortgage, as in 38286
74385	June 1974	Douglas & Ailsa M. Banks	John J. Mooney	Grant, 165.220 acres part comg NW angle of Lot 30
74386	June 1974	John J. Mooney	Douglas Banks	Mortgage, as in 74385
74387	June 1974	John J. Mooney	The Mercantile Bank of Canada	Mortgage, as in 74385
75007	September 1974	Toronto Internat'l Film Studios Ltd	Continental Theatres Ltd	Assignation of mortgage, as in 38286
76785	December 1975	Land Titles Act	John & Hilda Vroom	Notice of Application, parts 1 & 2 as shown on sketch (not available)

77571	June 1976	Land Titles Act	John & Hilda Vroom	Certificate of Registered Owner, parts 1 & 2 on Plan 66R-8600
77626	June 1976	Arlington Building Supplies Inc., viz: B [illegible] Constructoin (claimant)	John J. Mooney	Mortgage, as in 74385
77741	June 1976	Arlington Building Supplies Inc., viz: B [illegible] Constructoin (claimant)	John J. Mooney	Discharge of mechanic's lien, as in 77626
78074	June 1976	The Mercantile Bank of Canada	John J. Mooney	Partial discharge of mortgage, as in 74387 (part 2 on plan 64R-5745)
78075	June 1976	Douglas Banks	John J. Mooney	Partial discharge of mortgage, Part 2 on plan 64R-5145
78076	July 1976	John J. Mooney	Town of Vaughan	Grant, Part 2 on Plan 64R-5145
78439	November 1976	Mooney Holdings Ltd	The Mercantile Bank of Canada	Mortgage, part 1 on Plan 64R-5145 in al
78105	September 1976	John J. Mooney	Mooney Holdings Ltd	Grant, Part 1 on Plan 64R-5145 in al
See Deposit Reference Plan 64R-6267 (in 69444)				
81289	May 1978	Twinex Century Theatres Corporation Ltd	Internat'l Film Distributors Ltd	Grant, 7 acres 3 roods 11 perches
See Deposit No. 6474L (as in 75007)				
81309	May 1978	John Lastchuck	Royal Bank of Canada	Mortgage, as in 49610
82098	October 1978	Ontario Municipal Board	----------	Order, Part on 64R-6267 & Easement over Part 3
82099	October 1978	Continental Theatres Ltd & Nathan A. Taylor	International Film Distributors Ltd	Partial discharge of mortgage, part 2 on 64R-6267 in 70808
82100	October 1978	International Film Distributors Ltd	Metropolitan Toronto and Region Conservation Authority	Grant, Part 2 on 64R-6267, ROW over part 3, ROW over 15'N of W ½ + water privileges
83061	May 1978	John & Mary Lastchuck	The Royal Bank of Canada	Mortgage
83574	July 1979	The Royal Bank of Canada atty. H.S. Allen + M. Detweiler	John Lastchuck	Discharge of mortgage, as in 81309
83775	June 1979	Douglas Banks	John J. Mooney	Discharge of mortgage, as in 74386
83776	June 1979	The Mercantile Bank of Canada atty Barrie Usher	Mooney Holdings Ltd	Partial discharge of mortgage, as in 78439
83777	June 1979	The Mercantile Bank of Canada atty Barrie Usher	John J. Mooney	Partial discharge of mortgage, as in 74387
83778	August 1979	Mooney Holdings Ltd	T.K. Contract Industries Ltd.	Grant, Part 1 on Plan 64R-5145 + way over Part 2

83781	August 1979	T.K. Contract Industries Ltd, Peter & Angela Trailforos	The Bank of Nova Scotia	Mortgage, Part 1 on Plan 64R-5145
83817	September 1979	Cyril & Katherine Price	Superior Pipeline Contractors Ltd., Stanley W. Echersley	Discharge of mortgage, as in 64859
83860	May 1979	International Film Distributors Ltd	NTA (Canada) Ltd	Grant, Parts 1, 3, & 4 on Plan 64R-6267
83861	May 1979	NTA (Canada) Ltd	NTA Films Inc	Mortgage, as in 83860
83922	May 1979	International Film Distributors Ltd	NTA (Canada) Ltd	Agreement, Parts 1, 2, 3, & 4 on Plan 64R-6267 in al
276095	July 1981	William Palmer	Peter Traifors & J.K. Contract Industries Ltd	Mechanic's Lien, part lot (OL) part 1 on 64R-5145
276126	July 1981	The Bank of Nova Scotia	T.K. Contract Industries Ltd	Discharge of Mortgage, in 83781
276127	June 1981	PK Contract Industries Ltd	Doublerink Arenas Ltd	Grant, part lots 28 & 29, part 1 on 64R-5145, ROW over part 2
276128	July 1981	Doublerink Arenas Ltd	T.K. Contract Industries Ltd	Mortgage, as in 276127
278991	August 1981	NTA (Canada) Ltd	Toronto Internat'l Studios Inc	Grant, Part lot (OL) parts 1, 3, & 4 on 64R-6267
278993	August 1981	Toronto International Studios, Inc	NTA (Canada) Ltd	Mortgage, part lot as in 278991
279199	August 1981	T.K. Contract Industries	The Bank of Nova Scotia	Assignation of Mortgage, as in 276126
280703	September 1981	Toronto International Studios Inc	Toronto Dominion Bank	Mortgage, part lot (OL) parts 1, 3, & 4 on 64R-6267
280741	September 1981	Supreme Court of Ontario	William Palmer (Plaintiff), Peter Traiforos & TK Contract Industries Ltd (Defendants)	Order, lien no. 276095 is vacated on Part 1 in plan 64R-5145
287129	January 1982	Toronto International Studios Inc.	The Toronto Dominion Bank	Mortgage, Part lot (OL) parts 1, 3, & 4
329566	October 1983	Vanguard Floors Ltd	Toronto International Studios Inc	Construction Lien, part lot (OL) parts 1, 3, & 4 on 64R-5145
330149	October 1983	Doublerink Arenas Limited	565811 Ontario Ltd	Grant, part lot (OL) part 1 on 64R-5145
See Deposit No. 330540, re: Family Reform Act (income tax) part lot 1				
330541	November 1983	565811 Ontario Ltd	Ossam Enterprises Ltd (1/2 interest), Leonard & Elizabeth Dilton (1/4 interest), Olive Chinell (1/4 interest)	Mortgage, part lot (OL) part 1 on 64R-5145
333960	December 1983	Vanguard Floors Ltd	Toronto Internat'l Studios Inc.	Release of lien, as in 329566

338899	March 1984	Bank of Nova Scotia	T.K. Contract Industries Ltd	Assignation of mortgage, as in 276128
340442	March 1984	Huntington Stud Farms Ltd	Canadian Imperial Bank of Commerce	Mortgage, part lot part 1 on 65R-5145
340954	July 1984	Toronto Internat'l Studios Inc	The Royal Bank of Canada	[Illegible], part lot part 1 on 65R-6267
65R-7496	November 1984	----------	----------	R-Plan, part lot (OL) parts 1, 2, & 3 as in 26530
372496	July 1985	Nathan A. Taylor, Continental Theatres Ltd (nominee)	----------	Partial discharge of mortgage, as in 70808
373767	July 1985	NTA (Canada) Limited	Republic Pictures Corp. of Canada Ltd	Articles of Amendment, part lot part 1 on 64R-6267
402207	July 1986	John Lostchuk	Royal Bank of Canada	Mortgage, as in 49610
420721	January 1987	Huntington Stud Farms Ltd	Ossam Enterprises Ltd, Leonard & Elizabeth Bilton, Olive Chinell	Agreement, extending mortgage 330541 (OL)
423790	February 1987	Huntington Stud Farms Ltd	694832 Ontario Inc	Grant, part lot (OL), part 1 on 64R-5145
425718	March 1987	Estate of Julia Lostchuk	Town of Vaughan	Grant, part lot part 2 on 65R-7496
456859	January 1988	Toronto Internat'l Studios Inc	Fire Retardants of Canada Inc	Construction Lien, part lot 1 on 64R-6267
466919	May 1988	Town of Vaughan	----------	By-Law 75-88: part 2 on 64R-5145 as public highway, by-law 119-87 rescinded
497962	February 1989	James W. Maw	James & Orma Maw, joint tenants	Transfer, part lot Com W limit 882' N from SWL
521326	September 1989	John Lostchuk	Royal Bank of Canada	Charge, part lot com SWL then N 676'
Deposit No. 582805, part lot parts 1, 3, 4 on 64R-6267 re: letter from Ministry of Attorney General				
583413	November 1991	Cineplex Odeon Corp	Silvana Bozzo (in trust)	Transfer, part lot 1, 3, 4 on 64R-6267
587295	January 1992	Ontario Court (General Division	Fire Retardants of Canada Inc (Claimant)	Order, discharging lien no. 456859
591902	April 1992	John Lostchuck	Royal Bank of Canada	Charge, as in 49610
634546	February 1994	John Lostchuck	Royal Bank of Canada	Charge, as in 49610
661370	July 1995	--------	Royal Bank of Canada (Secured Party)	Notice, part lot (OL) parts 1, 3, 4 on 64R-6267

7.3 Lot 29, Concession 9

Lot 29 comprises part of the central portion of the proposed development area and accounts for approximately 28 ha of the overall project area. A single municipal property number is associated with Lot 29: 11231.

7.3.1 11231 Huntington Road (BHP-8)

Seven distinct structures are associated with this property including one residential structure, one timber frame barn and five horse stables constructed of CMUs. In addition to the buildings the property contains multiple pasture areas and an ovate horse track. The residence stylistically dates to c.1950 with the timber frame barn presenting as early 20th century. The remaining structures are likely associated with the development of a horse farm c.1960, undertaken by Doug Banks (COV, 2009). The property has been identified as a potential cultural landscape (COV, 2009). The residential structure is constructed in the architectural style known as Victory housing. The structure has a compact square footprint with steep gable roof, and a small, flat-roofed addition is present on the rear of the home. The residence is present in the 1954 aerial image of the area, indicating its construction predates the image. Available land registry records do not provide an indication as to the date of construction. BHP-8 was discussed with Nick Borcescu, Senior Heritage Planner at the City of Vaughan where it was confirmed the City of Vaughan has no heritage concerns regarding the property. As per Ontario Regulation 9/06 (Appendix A) and personal discussions with Nick Borcescu it is concluded the property does not display any CHVI.

Table 3: Land transaction records pertaining to Lot 29 Concession 9

Inst.	Date	Grantor	Grantee	Comment
-----	April 1821	The Crown	Hannah Owen Hamilton	All 200 acres
14689	November 1837	Alex. Hamilton and wife	Thomas A. Stayner	Mortgage, all
21372	July 1843	Hannah O. Hamilton	Thomas A. Stayner	Bargain and Sell, all
53764	November 1853	Thomas Stayner and wife	Christopher Train	Indenture, 100 acres W ½
53765	November 1853	Chris Train and wife	Thomas A. Stayner	Mortgage, 100 acres W ½, as in 60284
58799	July 1855	Chris Train and wife	Turpin Culham	Bargain and Sell, part W ½
59689	July 1855	Chris Train and wife	John C. Kurtz	Bargain and Sell, 30 acres W ½
60284	November 1855	Thomas A. Stayner	Christopher Train	Discharge of Mortgage, as in 53765
61130	December 1855	John C. Kurtz	John Cullam	Mortgage
71238	January 1858	George Hall and wife	John Train et al	Indenture, 40 acres east end W ½
83005	September 1861	Elizabeth Train	John Train et al	Indenture, 40 acres east end W ½
85136	November 1862	John Cullam	John C. Kurtz	Discharge of Mortgage
86156	July 1863	John Train and wife	William Train	Bargain and Sell
86158	July 1863	William Train and wife	John Train	Bargain and Sell, 42 acres east 1/2 of W ½
86278	September 1863	William Train and wife	John Train	Mortgage, 42 acres east ½ of W ½
86312	September 1863	John Train and wife	William Train	Bargain and Sell, 42 acres part east ½ of W ½

87125	April 1864	Amos Train	William Train	Bargain and Sell, 40 acres east end W ½
87974	December 1864	William Train and wife	John C. Kurtz	Bargain and Sell, 15 ¼ acres part W ½
509	March 1870	William Train	John Train	Grant, part 26 ¼ acre & way
646	February 1867	Thomas Smyth	Elizabeth Dwyer	Will, part 10 acres
730	December 1870	Turpin Culham and wife	James Culham	Grant, 20 acres & way
731	December 1870	James Culham	Turpin Culham	Mortgage, as in 730
775	April 1870	Thomas Smyth	James Lillis	Lien (L.E.), N.E. corner 10 acres
816	June 1856 (filed 1871)	Christopher Train and wife	Thomas Smyth	Grant, 10 acres part W ½
990	October 1871	William Train and wife	John Train	Grant, water privileges in al
1629	October 1871	John C. Kurtz	James J. Kurtz	Grant, 15 acres 1 rood part W ½
2618	July 1878	Elizabeth Dwyer and husband	John Aikins	Mortgage, 10 acres NE part
2805	April 1879	Turpin Culham Sr.	James Culham	Discharge of Mortgage, 20 acres and way part W ½
2806	April 1879	John Long	James Culham	Mortgage, 20 acres part W ½
2807	April 1879	James Culham	John Long	Grant, 20 acres part W ½
3026	April 1880	John Long	Matthew East	Mortgage, 20 acres part W ½
3120	April 1880	James Culham	John Long	Discharge of Mortgage, as in 2806
3264	March 1881	John Long	Adam Dalziel	Mortgage, 20 acres part W ½
3595	July 1882	John Aikins	Elizabeth Dwyer	Discharge of Mortgage, as in 2618
3813	July 1883	John Train and wife	James J. Kurtz	Grant, 26 ¼ acres part W ½ in al
3814	July 1883	James J. Kurtz	John Train	Mortgage, 26 ¼ acres & way part W ½
3898	January 1884	John Train and wife	Richard Agar	Assignation of Mortgage, 26 ¼ acres & way part W ½ in al
4089	January 1885	Richard Ager	James J. Kurtz	Discharge of Mortgage, 26 ¼ acres part W ½ in al
7028	November 1900	John Long	James F. East	Mortgage, as in 730 (not in full)
7287	December 1901	James F. East	Nicholas Donneral	Assignation of Mortgage, as in 730 (not in full)
7925	October 1905	William Fogarty, Charles Kelly, & William Henry Ray, exrs of Elizabeth Dwyer	M.E. Kelly & Isabella Ray, tenants in common	Grant, 10 acres NE corner

8064	February 1906	Chester Kurtz, William Charles Kurtz, Albert Kurtz, Almina Kurtz, Rosetta A. Kurtz	Edwin James Kurtz	Quit Claim, 30 acres part W ½ in al
8219	February 1907	Edwin James & Mary A. Kurtz + Sarah Kurtz	Richard Agar	Grant, part W ½ in al
9057	July 1910	Nicholas Donneral	William Long	Assignation of Mortgage, 20 acres (not in full)
9249	June 1911	High Court of Justice	William Long (Plaintiff) T.H. Robinson (Defendant)	Certificate Lis Pendens, 20 acres
9908	May 1913	Thomas H. Robinson, excr John & William Long	Richard T. Agar	Grant, 20 acres part W ½
11304	October 1917	William C. Kurtz, admr of James J. Kurtz, Victoria E. Beasley, William C. Kurtz, Albert Kurtz, Chester Kurtz, Edwin J. Kurtz, Almina Kurtz, Rosetta A. Kurtz, John D. Bird, George A. Blackwell, Lillian Segsworth, Maude McKee, Robert J. Blackwell	Emrys W. Irwin	Grant, 15 acres 1 rood comg 30 chains part W 1/2, also 26 ¼ acres W ½ east of land sold to Train & Culham in al
12280	September 1920	Mary E. Kelly	Isabella Ray	Grant (1/2 interest), 10 acres NE corner
15277	February 1929	Charles A. Kelly & William H. Ray, exors of Elizabeth Dwyer + Charles A. Kelly, Irene Henry & Isabelle Ray, exors of Mary E. Kelly	Isabelle Ray	Grant, 10 acres NE corner (N 7 chains of W 14 chains)
15303	March 1929	Isabelle Ray	Thomas McDonough	Grant, 10 acres (N 7 chains of W 14 chains)
15304	March 1929	Thomas McDonough	Isabelle Ray	Mortgage (H), as in 15303 (not in full)
15492	September 1929	Isabelle Ray	Thomas McDonough	Discharge of Mortgage (W), as in 15304
16662	August 1933	Imperial Oil Ltd	T. McDonough	Notice (Conditional Sale Agrt), 10 acres part W ½
2857	August 1937	Dept. of Highways, Land Planning	----------	Plan, part 0.033 acres
18164	May 1939	Thomas C.A. McDonough	Abraham Torrance	Mortgage (R), 10 acres (N 7 chains of W 14 chains)
18236/2943	July 1939	Dept. of Highways, Land Planning	----------	Plan, 0.033 acres in al
15553	April 1935	Richard T. Agar	William J. & Charles T. Agar	Will, part in al, S to legacies

18411	February 1940	William J. & Charles T. Agar, Exors Richard T. Agar + Consent Treasurer of Ontario	William J. & Charles T. Agar	Grant, (1) part comg @ SW angle (2) part 10 acres comg @ SW angle (3) part 10 acres comg @ NW angle
18415	January 1940	William J. & Agnes Agar + Charles T. Agar	Canadian Farm Loan Board	Mortgage (E), same as in 18411 (not in full)
18440	February 1940	Lara J. Agar, Annie W. Maw, Ella Fielder, & Gordon E. Agar	William J. & Charles T. Agar	Release of Legacy, as in 18411
19013	August 1941	Thomas C.A. McDonough	Jean McDonough	Mortgage (R), 10 acres (N 7 chains of W 14 chains) (not in full)
20030	May 1944	Imperial Oil Ltd	----------	Discharge, lien 16662
20036	May 1944	Jean McDonough	Jennie L. & John McDonough, exrs of Thomas C.A. McDonough	Discharge of Mortgage (R), as in 19013
20046	June 1944	Abraham Torrence	Thomas C.A. McDonough	Discharge of Mortgage (E), as in 18164
20255	May 1944	Jennie L. & John McDonough, exrs of Thomas C.A. McDonough + Consent Treasurer of Ontario	Jennie L. McDonough	Grant, 10 acres (N 7 chains of W 14 chains)
20256	June 1944	Jennie L. McDonough	Clarice & Sheldon J. Fudge, joint tenants	Grant, 10 acres (N 7 chains of W 14 chains)
23053	August 1947	Township of Vaughan	--------	By-Law, all in al re: urban areas
24009	November 1945 (filed 1949)	Emrys W. & Rosella Irwin	George Irwin	Grant, pt in al (see plan by metes on W ½ Lot 28)
24384	June 1949	George & Mildred Irwin	Mildred H. Irwin	Grant, same as 24009
24958	October 1949	Clarice J. & Sheldon R. Fudge	Frederick D. & Kathleen E Kennedy, joint tenants	Grant, 10 acres (N 7 chains of W 14 chains)
25293	February 1950	William J. & Mary A. Agar	Charles T. Agar	Grant, (1) part comg @ SW angle (2) part 10 acres comg @ SW angle (3) part 10 acres comg A NW angle
25369	April 1950	Canadian Farm Loan Board	William J. & Charles T. Agar	Discharge of Mortgage (E), as in 18415
26530	February 1951	Mildred H. Irwin	Nick & Julia Lostchuk, joint tenants	Grant, pt in al (see plan by metes on W ½ Lot 28)
26736	May 1951	Dept. of Highways, Land Planning	---------	Plan 4028, part 0.243 acres in al re: Miller

30478	October 1953	Township of Vaughan	----------	By-Law, re: subdivision control all in al
35066	November 1955	Charles T. & Bessie I. Agar	Canadian Farm Loan Board	Mortgage, same as in 18411 (not in full)
35460	September 1954	Township of Vaughan	----------	By-Law 1875, re: subdivision control all in al
43047	September 1959	Charles T. & Bessie I. Agar	Douglas Banks	Grant, (1) same as in parcels (1) & (2) in 18411 (2) part comg 858' N from SW angle
43236	September 1959	Canadian Farm Load Board	Charles T. Agar	Discharge of Mortgage, as in 35066
44065	December 1959	Douglas & Alice M. Banks	Nashville Stud Ltd	Grant, (1) same as in 18411 (2) same as in parcel (2) in 43047
44108	January 1960	Nashville Stud Ltd	Douglas Banks	Mortgage, (1) as in 18411 (2) same as in parcel (2) in 43047 in al
44252	January 1960	Dept. of Highways, Land Planning	----------	Highway Plan for King's Highway
57552	November 1961	Treasurer of Ontario	Nick Lostchuk	Certificate, as in 26530
49038	June 1962	Nashville Stud Ltd	Douglas Banks (Trustee)	Bond Mortgage, (1) as in 18411 (2) same as in parcel (2) in 43047
49044	June 1962	Douglas Banks	Nashville Stud Ltd	Discharge of Mortgage, as in 44108
53093	June 1964	Nashville Stud Ltd	Douglas Banks	Grant, (1) same as in 18411 (2) same as parcel (2) in 43047
53584	June 1964	Douglas Banks	Nashville Stud Ltd	Discharge of Mortgage, as in 49038
85698	February 1968	Treasurer of Ontario	Frederick D. Kennedy	Certificate, same as in 24958
Deposit No. 44939 (as in 24958)				
74385	June 1974	Douglas & Ailsa Banks	John J. Mooney	Grant, 165.220 acres comg NW angle of lot 30
74386	June 1974	John J. Mooney	Douglas Banks	Mortgage, same as in 74385
74387	June 1974	John J. Mooney	The Mercantile Bank of Canada	Mortgage, same as in 74385
See Deposit Reference Plan 64R-5145 (land in 74385)				
77626	June 1976	Arlington Building Supplies, Incorporated [Illegible] Construction (claimant)	John J. Mooney	Mechanic Lien, same as in 74385

77741	June 1976	Arlington Building Supplies, Incorporated viz Bonin Consruction	John J. Mooney	Discharge of Mechanic Lien, as in 77626
78071	June 1976	The Mercantile Bank of Canada	John J. Mooney	Partial Discharge of Mortgage, as in 74387 part 2 on plan 64R-5145
78---	June 1976	Douglas Banks	John J. Mooney	Partial Discharge of Mortgage, as in 74386 (?)
78026	July 1976	John J. Mooney	Town of Vaughan	Grant, part 2 on Plac 64R-5145
78439	November 1976	Mooney Holdings Ltd	The Mercantile Bank of Canada	Mortgage, part 1 on Plan 64R-5145 in al
78105	September 1976	John J. Mooney	Mooney Holdings Ltd	Grant, part 1 on Plan 64R-5145, as in 74627
83775	June 1979	Douglas Banks	John J. Mooney	Discharge of Mortgage, as in 74386
83776	June 1979	The Mercantile Bank of Canada	Mooney Holdings Ltd	Partial Discharge of Mortgage, part 1 on plan 64R-5145 as in 78437
83777	June 1979	The Mercantile Bank of Canada	John J. Mooney	Partial Discharge of Mortgage, as in 74387
83778	August 1979	Mooney Holdings Ltd	T. K. Contract Industries Ltd	Grant, part 1 plan 64R-5145, ROW over part 2
83781	August 1979	T.K. Contract Industries Ltd, Peter & Angela Trailforos (guarantors)	The Bank of Nova Scotia	Mortgage, part 1 on plan 64R-5145
276095	July 1981	William Palmer	Peter Trailforos & T.K. Contract Industries Ltd	Mechanic Lien, lot part 1 on 64R-5145
276126	July 1981	Bank of Nova Scotia, by its attorney	T.K. Contract Industries Ltd	Discharge of Mortgage, as in 83781
276127	June 1981	T.K. Contract Industries Ltd	Doublerink Arenas Ltd	Grant, parts lots 28 & 29, part 1 on 64R-5145, ROW over part 2 on 64R-5145
276128	July 1981	Doublerink Arenas Ltd	T.K. Contract Industries Ltd	Mortgage, part lots as in 276127
279199	August 1981	T.K. Contract Industries Ltd	Bank of Nova Scotia	Assignation of Mortgage, as in 276128
280741	September 1981	Supreme Court of Ontario	William Palmer (Pltf) Peter Traiforos & T.K. Contract Industries Ltd (Def)	Order, lien no. 276095 is vacated on Part 1 64R-5145
65R-4620	December 1981	----------	----------	R-Plan, part lot; parts 3 & 4 no. 52464, 42481 (easements)
330149	October 1983	Doublerink Areas Limited	565811 Ontario Ltd	Grant, part lot 1 on 65R-5145
Deposit No. 330540 (November 1983)				

330541	November 1983	565911 Ontario Ltd	Ossam Enterprises Ltd (1/2 interest) Leonard & Elizabeth Bilton (1/4 interest) Olive Chinell (1/4 interest)	Mortgage, part lot (OL) part 1 on 64R-5145 ROW on part 2
330099 (?)	March 1984	Bank of Nova Scotia	T.K. Contract Industries Ltd	Assignation of Mortgage, as in 276128
340442	March 1984	Huntington Stud Farms Ltd	Canadian Imperial Bank of Commerce	Mortgage, part lot 1 on 65R-5145, ROW on part 2
65R-7496	November 1984	----------	----------	R-Plan, part lot (OL) part 3 as in 26530
420721	January 1987	Huntington Stud Farms Ltd	Ossam Enterprises Ltd, Leonard & Elizabeth Bilton, Olive Chinell	Agreement, extending mortgage 330541
423790	February 1987	Huntington Stud Farms Ltd	694832 Ontario Inc.	Grant, part lot (OL) part 1 on 64R-5145
466919	April 1988	The Town of Vaughan	----------	By-Law, lot part 2 on 64R-5145 to dedicate lands as public highway
527712	November 1989	Estate of Julia Lostchuk	Jan Poot & James Slater, as trustees	Transfer, part lot (OL) part 1 on 65R-7496

7.4 Lot 30, Concession 9

Lot 30 comprises the northern limit of the proposed development area and accounts for approximately 4.5 ha of the overall project area. A single municipal property number is associated with Lot 30: 11363. The property is not part of the City of Vaughan Heritage Inventory (Personal Communication Nick Borcescu). The property contains two distinct residences; one is located adjacent to Huntington Road and is associated with agricultural structures related to equine activities, and the second is an estate house set well back from Huntington Road, located within the green belt of the Humber River. Neither the equine facility or estate house, located within the green belt complex, is located within the limits of the proposed development impacts (Appendix C).

7.4.1 11363 Huntington Road-Equine facility (BHP-9)

The equine facility contains four structures: a residence, a horse stable and two timber frame barns. The residential structure is a semi-bungalow likely constructed c.1920. Additional assessment may be requested.

7.4.2 11363 Huntington Road – Estate House (BHP-10)

The estate house is not listed or designated by the City of Vaughan but exhibits CHVI. The structure is situated on the brow of the Humber River and is reported to be connected with the noted 20th century millionaire and philanthropist Sir Joseph Flavell, and his son Sir Ellsworth (KNFAS,2009). The house is situated within a gated private access area behind the equine facility. The estate house was not visible from the ROW; the photograph in Appendix A was provided by the Proponent. Additional assessment may be requested.

Table 4: Land transaction records pertaining to Lot 30. Concession 9

Inst.	Date	Grantor	Grantee	Comment
----------	April 1821	The Crown	Hannah Owen Hamilton	All 200 acres
14689	November 1837	Alexander Hamilton and Wife	Thomas A. Stayner	Mortgage, all 200 acres
21372	July 1843	Hannah O. Hamilton	Thomas A. Stayner	Bargain & Sell, all 200 acres
54429	November 1853	Thomas A. Stayner, and wife	William Graham	Indenture, 100 acres W ½
54430	November 1853	William Graham and wife	Thomas A. Stayner	Mortgage, 100 acres W ½
61007	January 1856	Thomas A. Stayner	William Graham	Discharge of Mortgage, as in 54430
80453	July 1859	William Graham	Ellen Davis	Bargain & Sell, part W ½
482	February 1870	Thomas Davis and wife, et al	James Caldwell	Grant (Title?), 100 acres W ½
490	February 1870	James Caldwell	Eleanor Davis	Grant, 100 acres W ½
5239	June 1887	Thomas J. Davies	George Davis et al, executors	Will, all
7916	June 1905	Thomas E. Davis, unmarried	James Culham	Grant, W ½
10321	January 1914	Elizabeth Doneral, Caroline Maw, James Culham, Mary J. Palmer, Beatrice Fry, John Culham, Daniel Doneral, John T. Maw, Albert Palmer, George T. Maw	Jane Culham	Grant, W ½ in al
13416	June 1923	Mabel & William H. Culham	Jane Culham	Grant, W ½ in all
13417	June 1923	Jane Culham	William H. Culham	Grant, W ½ in al
13418	June 1923	William H. & Iva Culham	Jane Culham	Mortgage (W), W ½ (not in full)
13865	July 1923	Lorne & Violet R. McEwen	Township of Vaughan	Grant, part 3.682 acres
15088	June 1928	Jane Culham	William H. Culham	Discharge of Mortgage (H), as in 13418
18805	January 1941	William H. & Iva Culham	Robert E. Grass	Grant, W ½ in al
18806	January 1941	Robert E. & Gladys H. Grass	Mina F. Barrett	Grant, W ½ in al
See Deposit No 6040 (West ½)				
18946	March 1941	Township of Vaughan	Mina F. Barrett	Release, to correct 13865
23053	August 1947	Township of Vaughan	--------	By-Law, all in al re: urban area
26736	May 1951	Dept. of Highways Land Plan	---------	Plan 4028, part 0.890 ac in al
30478	October 1953	Township of Vaughan	-------	By-Law, subdivision control, all in al
35460	September 1954	Township of Vaughan	--------	By-Law, subdivision control, all in al
40344	July 1958	Mina F. Berrett	Douglas Banks	Grant, 100 acres W ½ ac in al
44252	June 1960	Dept. of Highways Land Plan 5900	---------	Highway Plan, part in al to designate as King's Hwy
49037	May 1962	Douglas Banks	Nashville Stud Ltd	Grant, 100 acres W ½

49038	June 1962	Nashville Stud Ltd	Douglas Banks (trustee)	Bond Mortgage, 100 acres W ½
53096	June 1964	Nashville Stud Ltd	Douglas Banks	Grant, 100 acres W ½
53584	June 1964	Douglas Banks	Nashville Stud Ltd	Discharge of Mortgage, as in 49038
74385	June 1974	Douglas & Ailsa Banks	John J. Mooney	Grant, 165.220 acres part comg @ NW angle of Lot 30
74386	June 1974	John J. Mooney	Douglas Banks	Mortgage, same as 74385
74387	June 1974	John J. Mooney	Mercantile Bank of Canada	Mortgage, same as 74385
77626	June 1976	Arlington Building Supplies, Incorporated viz. [Illegible] Construction	John J. Mooney	Mechanic's Lien, same as in 74385
77741	June 1976	Arlington Building Supplies, Incorporated viz. [Illegible] Construction	John J. Mooney	Discharge Mechanic's Lien, as in 77626
78438	November 1970	John J. Mooney	Mercantile Bank of Canada	Mortgage, 100 acres W ½
Deposit Reference Plan 64F-7535 (Land in No. 74385)				
83302	December 1977	Mercantile Bank of Canada	John J. Mooney	Partial Discharge of Mortgage, parts 2 & 3 on Plan 64R-7535 as in 78438
83303	December 1977	Mercantile Bank of Canada under attorney Edward Burge	John J. Mooney	Partial Discharge of Mortgage, parts 1, 2, & 3 on 64R-7535 as in 74387
83306	March 1979	John J. Mooney	Metropolitan Toronto and Region Conservation Authority	Grant, parts 2 & 3 on Plan 64R-7535
83331	March 1979	Douglas Banks	John J. Mooney	Partial Discharge of Mortgage, Parts 1, 2, & 3 on plan 64R-7535 as in 74386
83774	March 1979	Mercantile Bank of Canada by attorney Barrie Usher	John J. Mooney	Partial Discharge of Mortgage, part 4 on Pl64R-7535 as in 78438
83775	June 1979	Douglas Banks	John J. Mooney	Discharge of Mortgage, as in 74386
83777	June 1979	Mercantile Bank of Canada by atty Barrie Usher	John J. Mooney	Partial Discharge of Mortgage, part 4 on PL 64R-7535 as in 74387
83779	August 1979	John & Bernice Mooney	Peter Traiforos (in trust)	Grant, Part 4 on PL 64R-7535 (viz. part of W ½)
83780	August 1979	Peter Traiforos (in trust), Peter & Angela Traiforos	Bank of Nova Scotia	Mortgage, part 4 on Plan 64R-7535
276095	July 1981	William Palmer	Peter Traiforos & T.K. Contract Industries, Ltd	Mechanic's Lien, part lot (OL) part 2 on 64R-7535

280741	September 1981	Supreme Court of Ontario	William Palmer (pltf), Peter Traiforos & T.K. Contract Industries, Ltd (def.)	Order, ordered that lien no. 276095 is vacated on part 2 64R-7535
501095	March 15, 1989	Peter Traiforos	Angela Traiforos	Transfer, W ½ lot Part 4 on 64R-7535
593893	May 1992	Angela Traiforos	Bank of Nova Scotia	Charge, part lot W 1/2, part 4 on 64R-7535

8. Adjacent Cultural Resources

The west side of Huntington Road exhibits a similar overall composition to the project area, being comprised of a mix of agricultural properties and mid-20th century residential structures situated on oversized lots.

Four of the adjacent properties are currently identified on the Vaughan Heritage Inventory: 6910 Roe Road, 10900 Huntington Road, 11300 Huntington Road, and 11420 Huntington Road. Of these structures only 11300 Huntington Road is Designated under *Part IV of the Ontario Heritage Act*.

8.1 6910 Roe Road

Situated southwest of the proposed development on Lot 26, Concession 10, the property contains a residential structure constructed in the Gothic Revival style, as well as several outbuildings including a large timber framed barn. 6910 Roe Road is set well back from the proposed development and has no direct contact with the proposed development lands. 6910 Roe Road will not be impacted by the proposed development.

8.2 10900 Huntington Road

Situated west of the proposed development on Lot 27, Concession 10, the farm complex is set well back of Huntington Road with the rail ROW separating it from Huntington Road. The property contains a residential structure constructed in the Gothic Revival style, as well as several outbuildings including a large timber framed barn. The sight lines into and out of the property are obscured by mature trees. The proposed development will not result in any direct impacts to the property.

8.3 11300 Huntington Road

Situated west of the proposed development on Lot 29, Concession 10, the property contains a residential structure constructed in the Gothic Revival style. 11300 Huntington Road is the only designated property adjacent to the proposed development area. Given the proximity of the designated structure to Huntington Road and the proposed development, considerations will need to be made to ensure development activities do not impact 11300 Huntington Road. The main heritage concern is vibration resulting from construction activities. A vibration monitoring plan will need to be developed to ensure construction activities do not impact 11300 Huntington Road.

8.4 11420 Huntington Road

Situated northwest of the proposed development on Lot 30, Concession 10, the property contains a residential structure constructed in the Gothic Revival style, as well as several outbuildings including a large timber framed barn. All structures are set well back from Huntington Road. All sight lines into and out of the property are largely obscured by mature trees. The proposed development will not impact to the property.

9. Cultural Heritage Landscape Assessment

9.1 Criteria for determining Cultural Landscapes

In the most general of terms, any land that has been deliberately modified by human activity can be classified as a cultural landscape. Based on the definition of CHLs as found in PPS, only those cultural landscapes that have value or interest to a community should be designated as a CHL (PPS, 2020:42).

CHLs can be interpreted through the use of three main categories:

1. ***Designed Landscape****: One that is clearly defined and created by man;*
2. ***Organically Evolved landscape****: One that results from social, economic, administrative, and or religious imperative and has developed in its present form in response to its natural environment. These can include:*
   a. *Relict Landscapes;*
   b. *Continuing Landscapes; and,*
3. ***Associative Cultural Landscape****: One that results by virtue of natural elements and may lack physical cultural evidence.*

The properties which comprise the proposed project area contain elements that appear to meet these criteria. One potential CHL was identified (Appendix B).

9.1.1 CHL-1

A potential CHL is located on Lot 30 and associated with municipal address 11363 Huntington Road. The property contains two distinct areas of interest: an agricultural farm scape located adjacent to Huntington Road and a large summer estate located within a gated portion of the property. The estate home is located within the greenbelt of the Humber River and is not readily visible from publicly accessible spaces. Aerial images indicate the property contains a large circular driveway, extensive areas of landscaping and at least one detached outbuilding.

The estate house meets the criteria of a Designed Landscape and the front agricultural area reflects a Continuing Landscape that has evolved overtime in response to economic and administrative needs.

10. Adjacent Cultural Heritage Landscapes

The east and west limits of the proposed development are confined by the Humber River Greenbelt. The Humber River is a designated heritage river (HVHTA, nd), whose setbacks and unique character will need to be maintained during any future development. The Humber River has been recognized as a heritage river system since 1999 (CHRS, nd)

No other CHLs were identified adjacent to the project area.

11. Summary

The properties that comprise the Huntington Road Block 62W Landowners Group contain a variety of construction and usage styles (Appendix A). Of the ten BHPs identified all but one (BHP-2) present as being 40 plus years of age, meeting the minimum criteria for evaluation as potential heritage resources. Evaluation of the nine remaining BHPs against the criteria set forth by *Ontario Regulation 9/06* finds that six of these structures (BHP-1, BHP-3, BHP-5, BHP-6, BHP-7and BHP-8) do not meet the criteria of *O. Reg. 9/06* to warrant heritage protection under *Part IV of Ontario Heritage Act.* The remaining three BHPs (BHP-4, BHP 9, and BHP-10), when evaluated against *O. Reg. 9/06* exhibit potential for protection under *Part IV of Ontario Heritage Act.*

In addition to the potential heritage properties, one potential CHL was identified (Appendix B) and may require additional assessment.

12. Recommendations

Based on the results of the built heritage and cultural heritage landscape evaluation of the lands comprising the proposed development of 'West Kleinburg Village' Huntington Road Block 62 West project area, the following measures are recommended to address the identified potential heritage resources:

1. Undertake Heritage Impact Assessments of BHP-4 (Appendix A).
2. Discuss BHP-9 and BHP-10 with City of Vaughan Heritage Planning Staff to determine if/what additional work is required. Neither complex is located within the limits of proposed development.
3. Discuss the potential Cultural Heritage Landscape identified as CHL-1 (Appendix B) with the City of Vaughan to determine if/what additional work is required.
4. Develop a vibration monitoring program to be implemented during any construction activities to ensure activities do not adversely impact any other structures in the vicinity.

13. Bibliography

Canadian Heritage River System (CHRS)
nd *Humber River* Online resource available at: https://chrs.ca/en/rivers/humber-river last accessed June 2021

City of Vaughan (COV)
2019 *Official Plan.* Electronic resource available online at: https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Officlal%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf Last accessed March 2021.

2009 *Kleinburg-Nashville focus area study background report* Online resoucse available at: https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjmj5XV6MHwAhVJbc0KHe1NAzkQFjAIegQICxAD&url=https%3A%2F%2Fwww.vaughan.ca%2Fprojects%2Fpolicy_planning_projects%2FGeneral%2520Documents%2FOfficial%2520Plan%2520Vol%25202%2FNorth%2520Kleinburg-Nashville%2520Secondary%2520Plan%2FKleinburg-Nashville%2520FAR%3B%2520Backgroung%2520Report%2520(DRAFT)%2520Dec%2520 2009%2FKNFAS%2520Dec%252009%2520Report5.pdf&usg=AOvVaw23RE_euHUwynXnB55WIMPo Last accessed May 2021.

nd *City of Vaughan Heritage Inventory* Online resource available at: https://manualzz.com/doc/37451647/vaughan-heritage-inventory Last accessed May 2021

Fram, Mark
2003 *Well-Preserved The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation 3rd edition.* Boston Mills Press, Erin Ontario

Humber Valley Heritage Trail Association (HVHTA)
nd *The River and Earlier Trail* Online resource available at: http://www.humbertrail.org/humber-river-heritage.html Last accessed June 2021

Historic American Buildings Survey (HABS)
2011 *Guide to Field Documentation* Online document availabl at: http://www.nps.gov/history/hdp/standards/HABSGuideFieldDoc.pdf

Humber River Heritage Trail Association (HRHTA)
nd Online resource available at http://www.humbertrail.org/humber-river-heritage.html Last accessed May 2021

MHSTCI
2017 *Ontario Heritage Tool Kit* Available Online at: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

Miles & Co.

1878 *Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont.* Miles &Co. Toronto. Available Online at: https://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php

Parks Canada
2010 *Standards & Guidelines for the Conservation of Historic Places in Canada*. Queens Printer, Canada.

1980 *Canadian Inventory of Historic Buildings Exterior Recording Training Manual* Published under authority of the minister of the Environment, Ottawa

Provence of Ontario
1990a *Ontario Heritage Act*. Electronic resource available online: https://www.ontario.ca/laws/statute/90o18. Last accessed 21 June 2020.

1990b *Planning Act*. Electronic resource available online: https://www.ontario.ca/laws/statute/90p13. Last accessed 21 June 2020.

2020 *Provincial Policy Statement*. Electronic resource available online: https://www.ontario.ca/page/provincial-policy-statement-2020. Last accessed 4 July 2020.

Tremaine, George
1860 *Tremaine's Map of the County f York Canada West.* Published by George C. Tremaine Toronto. Available online at http://oldtorontomaps.blogspot.com/2013/02/1860-tremaines-map-of-county-of-york.html

UNESCO
2021 *Cultural Landscapes* Online resource available at: https://whc.unesco.org/en/culturallandscape/ Last accessed June 2021

Vaughan Township
1851 Patent Plan for Town of Vaughan Township. On file at Ontario Archives Reference Code: RG 1-100-0-0-4095. Available online.

Appendix A

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-1

Name: Vitullo South Brick house



DESCRIPTION

Address: 10983 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Raised Ranch

HISTORICAL ASSOCIATION

N/A

CONTEXT/COMMENTS

Structure is abandoned and has previously been secured. Security measures have been bypassed and the house is now open to the elements.

HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 10983 Huntington Road (BHP-1)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
I.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**N**	Not observed
II.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
III.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
I.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
II.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
III.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
I.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
II.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
III.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-2

Name: Nashville Properties INC. Quonset hut



DESCRIPTION

Address: 11023 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Steel Quonset Hut

HISTORICAL ASSOCIATION

N/A

CONTEXT/COMMENTS

Modern storage structure with side entry

HERITAGE VALUE

None observed.

Structure displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11023 Huntington Road (BHP-2)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
IV.	is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
V.	displays a high degree of craftsmanship or artistic merit, or	N	Not observed
VI.	demonstrates a high degree of technical or scientific achievement.	N	Not observed
IV.	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
V.	yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
VI.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
IV.	is important in defining, maintaining or supporting the character of an area,	N	Not observed
V.	is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
VI.	is a landmark.	N	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-3

Name: Nashville Properties INC Brick Ranch



DESCRIPTION

Address: 11035 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with central chimney and two car garage

HISTORICAL ASSOCIATION

N/A

CONTEXT/COMMENTS

Single family detach home

HERITAGE VALUE

None observed.

Structure is +40 years of age and but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11035 Huntington Road (BHP-3)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
VII.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**N**	Not observed
VIII.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
IX.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
The property has historical value or associative value because it,			
VII.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
VIII.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
IX.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
The property has contextual value because it,			
VII.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
VIII.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
IX.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-4

Name: Royal Pine Gothic Revival Brick Home



DESCRIPTION

Address: 11069 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Two storey Gothic Revival brick farm house with two storey bay. Extensively modified.

HISTORICAL ASSOCIATION

c.1880 construction

CONTEXT/COMMENTS

Part of a farm complex including several outbuildings and the remains of a timber frame barn. House is set well back from Huntington Road and is largely obscured from public view.

HERITAGE VALUE

Listed Heritage Structure**.**

Property will require Heritage Impact Assessment. Potential to meet the criteria set forth by Ontario Regulation 9/06.

O.Reg.9/06 Table for 11069 Huntington Road (BHP-4)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
X.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**Y**	Farmhouse may be a representative example of the Gothic Revival architectural style popular between 1830 and 1900.
XI.	**displays a high degree of craftsmanship or artistic merit, or**	**N/A**	Unknown.
XII.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed.
The property has historical value or associative value because it,			
X.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**Y**	Historic research indicates a direct link between the property and the historic agricultural development of the Township.
XI.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed.
XII.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed.
The property has contextual value because it,			
X.	**is important in defining, maintaining or supporting the character of an area,**	**Y**	The structure could contribute to maintaining the historic agricultural roots of the area.
XI.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed.
XII.	**is a landmark.**	**N**	The property does not present as a landmark.

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-5

Name: Royal Pine Stone Ranch



DESCRIPTION

Address: 11075 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with front chimney and double car garage

HISTORICAL ASSOCIATION

c. 1960

CONTEXT/COMMENTS

Single family detach home

HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11075 Huntington Road (BHP-5)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
XIII.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**N**	Not observed
XIV.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
XV.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
The property has historical value or associative value because it,			
XIII.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
XIV.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
XV.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
The property has contextual value because it,			
XIII.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
XIV.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
XV.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-6

Name: Royal Pine Stone Ranch



DESCRIPTION

Address: 11091 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with double car garage

HISTORICAL ASSOCIATION

N/A

CONTEXT/COMMENTS

Single family detach home

HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11091 Huntington Road (BHP-6)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
XVI.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**N**	Not observed
XVII.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
XVIII.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
The property has historical value or associative value because it,			
XVI.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
XVII.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
XVIII.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
The property has contextual value because it,			
XVI.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
XVII.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
XVIII.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-7

Name: Argo Stone Ranch



DESCRIPTION

Address: 11131 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with double car garage

HISTORICAL ASSOCIATION

N/A

CONTEXT/COMMENTS

Single family detach home

HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11131 Huntington Road (BHP-7)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
XIX.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**N**	Not observed
XX.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
XXI.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
The property has historical value or associative value because it,			
XIX.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
XX.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
XXI.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
The property has contextual value because it,			
XIX.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
XX.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
XXI.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-8

Name: Argo Victory Style



DESCRIPTION

Address: 11231 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Victory house with rear addition

HISTORICAL ASSOCIATION

Pre-1954

CONTEXT/COMMENTS

Single family detached home. Part of a larger horse farm complex containing several buildings including CMU stables and a timber frame barn.

HERITAGE VALUE

Non observed

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11231 Huntington Road (BHP-8)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
XXII.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**N**	Not observed
XXIII.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
XXIV.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
The property has historical value or associative value because it,			
XXII.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
XXIII.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
XXIV.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
The property has contextual value because it,			
XXII.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
XXIII.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
XXIV.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-9

Name: Vitullo North Semi-Bungalow



DESCRIPTION

Address: 11363 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Victory House with rear addition

HISTORICAL ASSOCIATION

c. 1920

CONTEXT/COMMENTS

Single family detached home. Part of a larger horse farm complex containing several buildings including CMU stables, timber frame barn and large estate home commissioned by Flavell family.

HERITAGE VALUE

Property is not currently listed but is a property of interest to the City of Vaughan

Property may require Heritage Impact Assessment. Potential to meet the criteria set forth by Ontario Regulation 9/06.

O.Reg.9/06 Table for 11363 Huntington Road-Equine Facility (BHP-9)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
XXV.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**Y**	Example of the Bungalow architectural style popular between 1900 and 1945.
XXVI.	**displays a high degree of craftsmanship or artistic merit, or**	**N**	Not observed
XXVII.	**demonstrates a high degree of technical or scientific achievement.**	**N**	Not observed
The property has historical value or associative value because it,			
XXV.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**N**	Not observed
XXVI.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
XXVII.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**N**	Not observed
The property has contextual value because it,			
XXV.	**is important in defining, maintaining or supporting the character of an area,**	**N**	The structure could contribute to maintaining the historic agricultural roots of the area
XXVI.	**is physically, functionally, visually or historically linked to its surroundings, or**	**N**	Not observed
XXVII.	**is a landmark.**	**N**	Not observed

APPENDIX A - BUILT HERITAGE PROPERTIES

Record Number: BHP-10

Name: Vitullo North Estate House



DESCRIPTION

Address: 11363 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

20th century vacation home. Structure was not visible from ROW.

HISTORICAL ASSOCIATION

Reportedly commissioned by the Flavell family, stylistically similar to the Stephen Leacock Museum and a residence in Presqu'ile Provinical Park. May be a rare example of early 20th century vacation architecture. House is located on a manicured estate grounds accessed via a purpose-built gate. (KNFAS,2009)

CONTEXT/COMMENTS

Large detached home. Part of a larger horse farm complex containing several buildings including CMU stables, a timber frame barn and farm house. Located in the greenbelt of the Humber River.

HERITAGE VALUE

Property is not currently listed but is a property of interest to the City of Vaughan

Property may require Heritage Impact Assessment. Potential to meet the criteria set forth by Ontario Regulation 9/06.

O.Reg.9/06 Table for 11363 Huntington Road-Estate House (BHP-10)

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
The property has design value or physical value because it,			
(XVIII.	**is a rare, unique, representative or early example of a style, type, expression, material, or construction method,**	**Y**	Representative of the early to mid 20th century vacation architecture.
XXIX.	**displays a high degree of craftsmanship or artistic merit, or**	**Y**	The exterior of the home appears to displays artistic merit,
XXX.	**demonstrates a high degree of technical or scientific achievement.**	**N**	None observed.
The property has historical value or associative value because it,			
(XVIII.	**has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**	**Y**	Has a direct link with the Flavelle family.
XXIX.	**yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**	**N**	Not observed
XXX.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**	**Y**	Possibly more research needed
The property has contextual value because it,			
(XVIII.	**is important in defining, maintaining or supporting the character of an area,**	**N**	Not observed
XXIX.	**is physically, functionally, visually or historically linked to its surroundings, or**	**Y**	Unique property located within the green belt of the Humber River.
XXX.	**is a landmark.**	**N**	Not observed

Appendix B

APPENDIX B – Cultural Heritage Landscape

Record Number: CHL-1

Name: Vitullo North








DESCRIPTION

Address: 11363 Huntington Road

Recorded By: Chris Lemon

Date Recorded: 23 April 2021

STYLE/DESIGN/PHYSICAL CHARACTERISTICS

11363 Huntington Road represents an intact functional farm scape containing the active horse farm and the landscaped grounds of the Flavell family vacation home. The property is an example of an intentionally created landscape.

CONTEXT/COMMENTS

Large detached home. Part of a larger horse farm complex containing several buildings including CMU stables, a timber frame barn and farm house. Located in the greenbelt of the Humber River.

HERITAGE VALUE

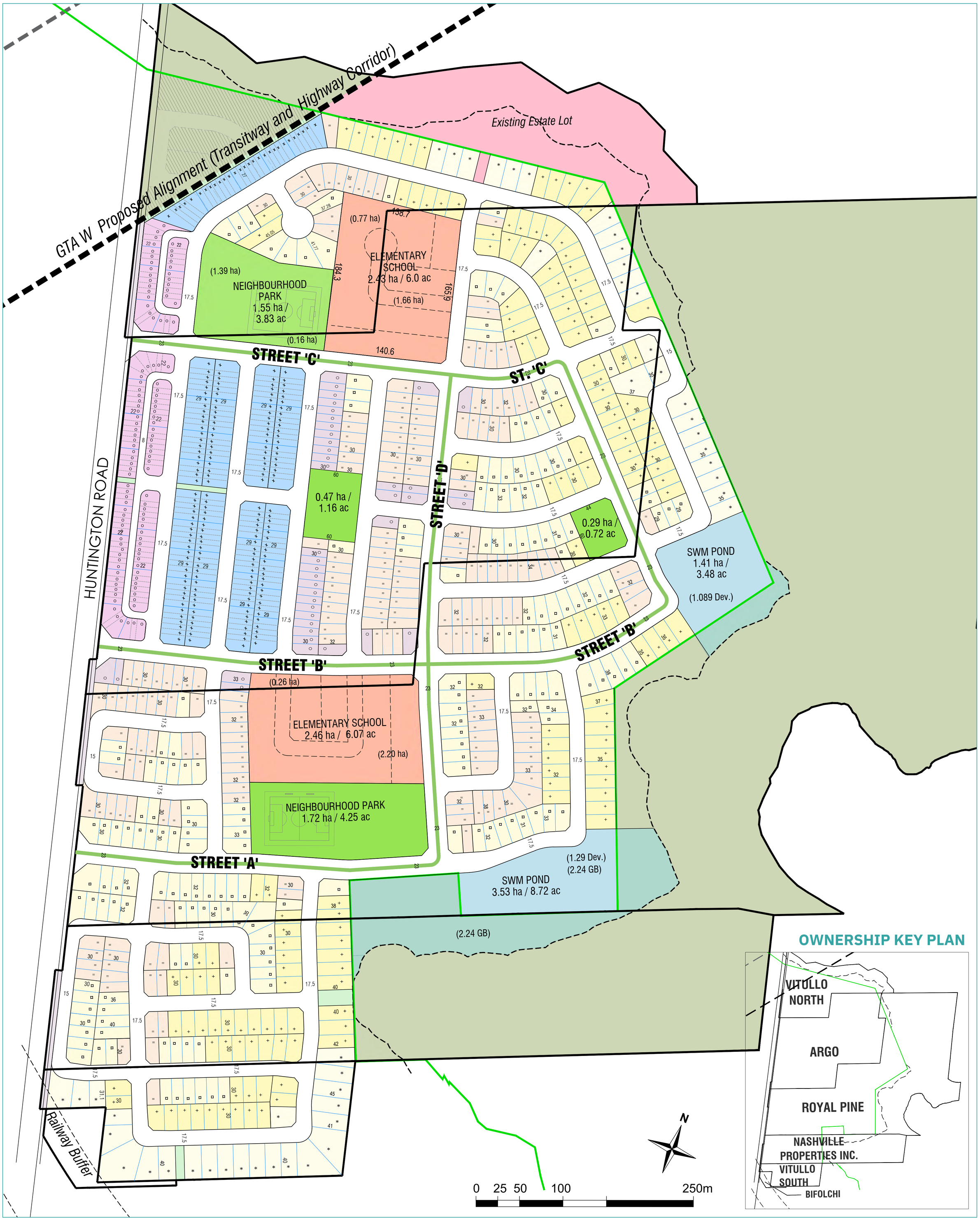
Property is listed and exhibits characteristics indicative of a CHL.

Property may require additional assessment based on direction of City of Vaughan.

Appendix C

BLOCK 62 WEST - BLOCK PLAN CONCEPT

VAUGHAN ON



LANDOWNER	Residential Unit Type							TOTAL UNITS
	6.1m Towns Lane Access o	6.1m Towns Street Access X	9.20m (30ft) Singles o	11.60m (38ft) Singles =	13.40m (44ft) Singles □	15.24m (50ft) Singles +	18.30m (60ft) Singles *	
VITULLO NORTH	30	29		14	9	18	6	**106**
VITULLO SOUTH				1	6	16	22	**45**
VITULLO COMBINED	30	29		15	15	34	28	**151**
ARGO	86	183	41	89	44	49	8	**500**
ROYAL PINE				91	101	38	10	**240**
NASHVILLE PROPERTIES				18	27	36	1	**82**
TOTAL	**116**	**212**	**41**	**213**	**187**	**157**	**47**	**973**
	34% of Total Units		**4.2%**	**21.9%**	**19.2%**	**16.1%**	**4.8%**	

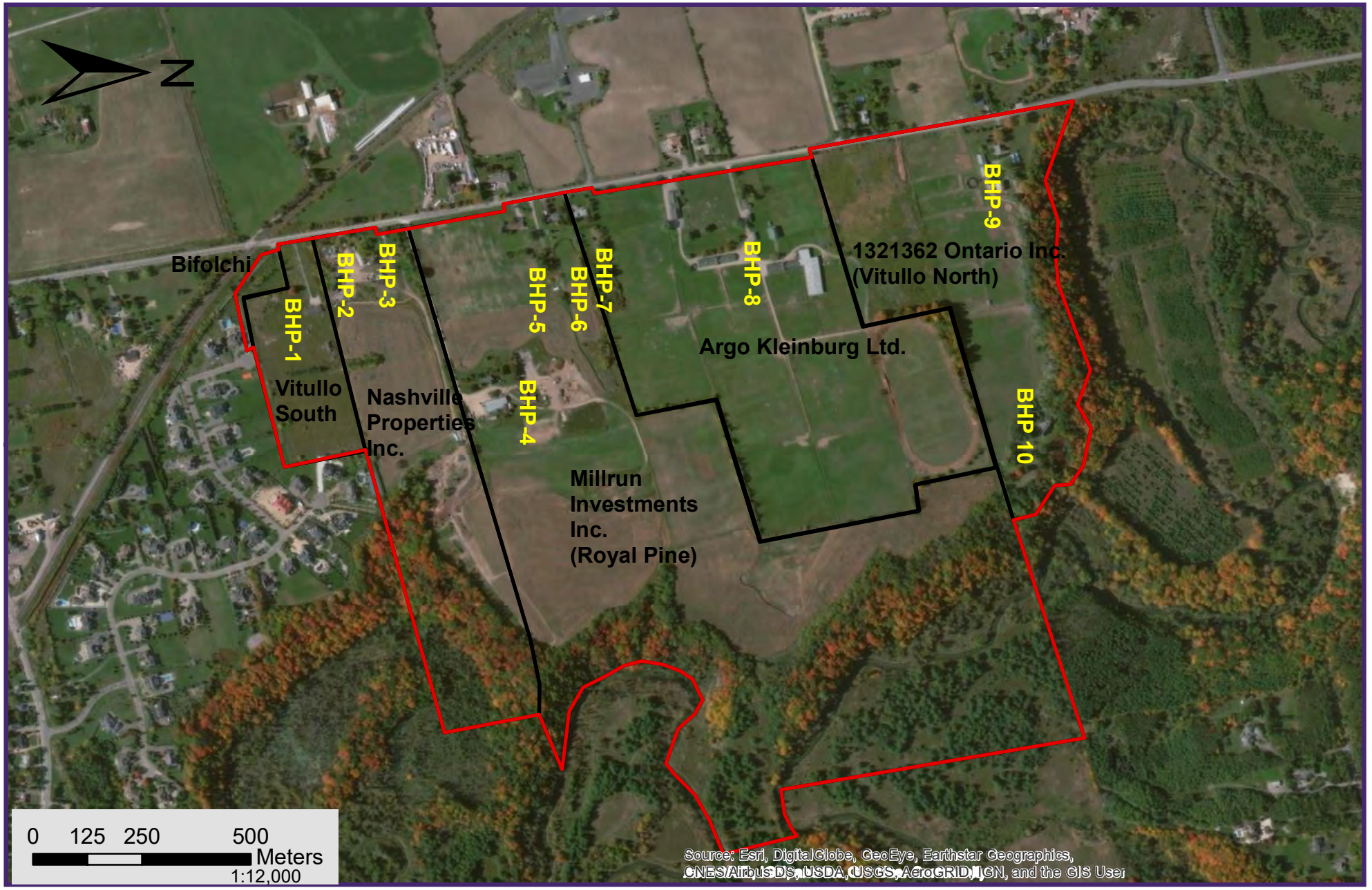
Block Plan Density		
Net Developable Area	67.65	ha
Half Huntington ROW	1.8	ha
Developable Area	**69.45**	
Total Units	973	
Singles	645	
Townhouses	328	
Total Population	3,306	
Singles @ 3.61 PPU	2,328	
Townhouses @ 2.98 PPU	977	
Work-at-Home Jobs (3.9%)	129	
School Employment (50/school)	100	
Total Population and Jobs	3,535	
Persons and Jobs per Ha	**50.9**	

MGP File: 21-2950
Date: September 28, 2021

MGP Malone Given Parsons.
140 Renfrew Drive, Suite 201 | Markham, ON | L3R 6B3
905 513 0170 | mgp.ca

Appendix D

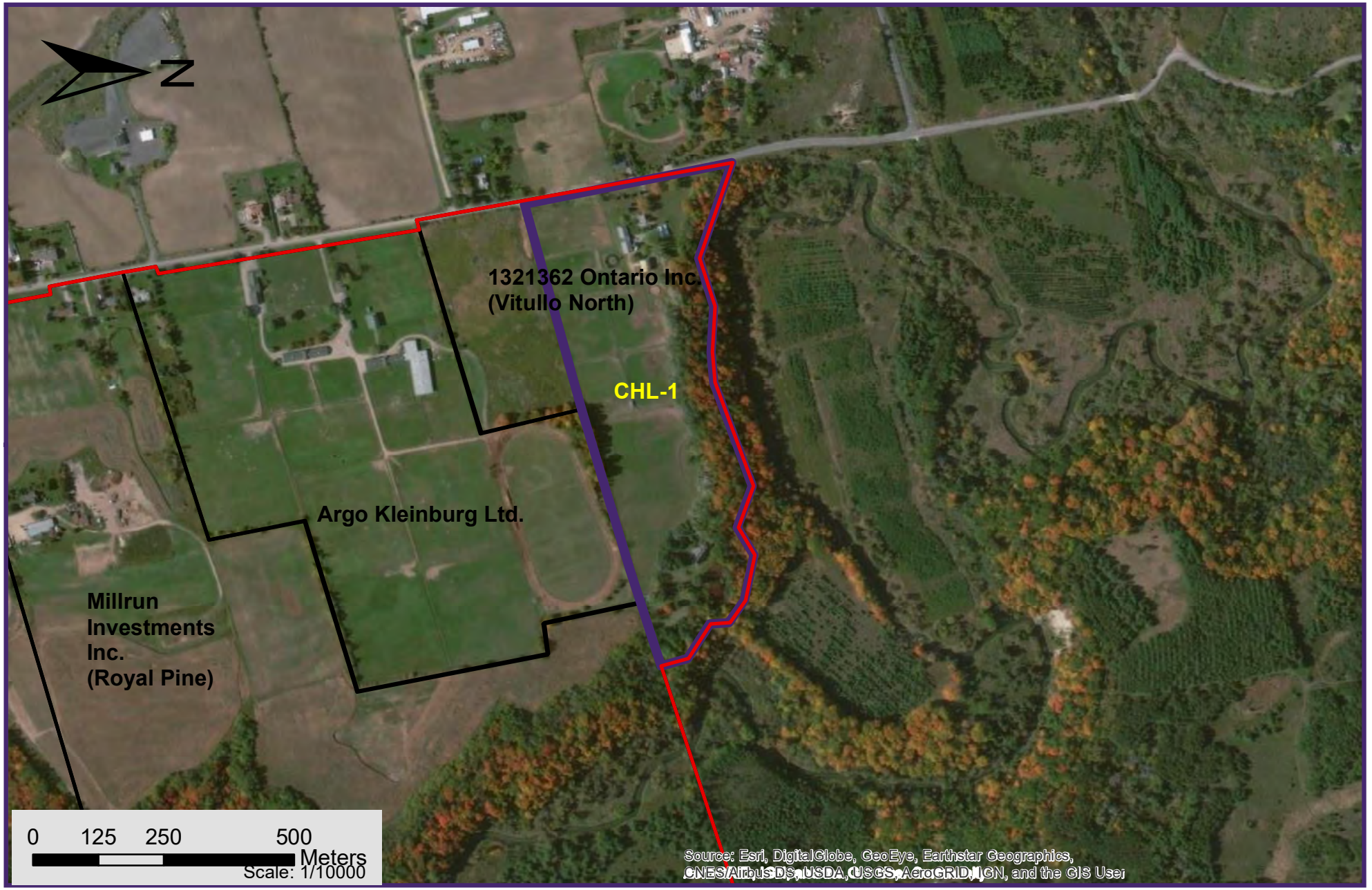
Map 1 - Location of Identified Built Heritage Properties



Legend

- Project Area Boundary
- Project Properties

Map 2 - Potential Cultural Heritage Landscapes

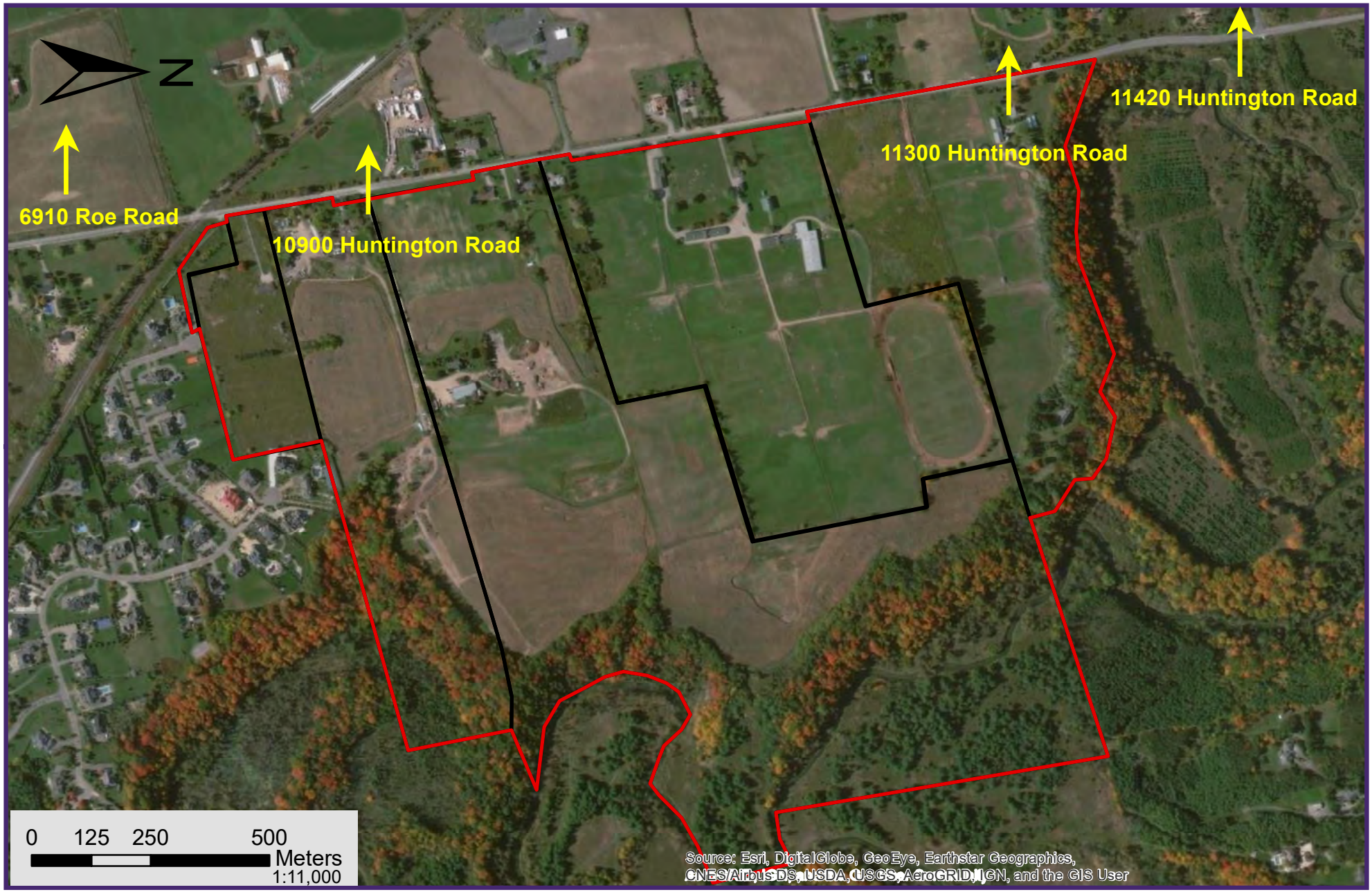


Legend

- Project Area Boundary
- Cultural Heritage Landscapes
- Property Boundaries

Cultural Heritage Impact Assessment-
West Kleinburg Village
(Block 62 West)

Map 3 - Adjacent Cultural Heritage Resources



Legend

- Project Area Boundary
- Property Boundaries

Cultural Heritage Impact Assessment-
West Kleinburg Village
(Block 62 West)

Appendix E

Project Manager – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and
Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

© Parslow Heritage Consultancy Inc.

883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

Telephone: 647-348-4887

Email: admin@phcgroup.ca

Website: www.phcgroup.ca

Attachment 4

Robinson, Stephen

From: Robinson, Stephen
Sent: Tuesday, September 25, 2007 11:39 AM
To: [redacted]
Subject: Recommendations re: design at 11363 Huntington Road

[redacted],

Cultural Services offers the following commentary and recommendations regarding the proposed addition to Building E within the property at 11363 Huntington Road in the City of Vaughan.

Background

Until this application for approval of a Building Permit was made to the City of Vaughan's Building Standards Department, the Cultural Services Division was not aware of any buildings of particular heritage significance on the subject property other than the residence near Huntington Road (see attached image). Because of this, the subject property has not been designated under the Ontario Heritage Act, was not included in the City of Vaughan's Register of Buildings of Architectural and Historical Value and has simply been included in the City of Vaughan Heritage Inventory as a property "of interest".

When asked to comment on a proposal to make an addition to a building located in the east portion of the property, Cultural Services conducted a site visit to determine the nature of other buildings on the property. During the site visit, Cultural Services staff observed a stone and metal gate and a long, treed laneway leading to a large and impressive house likely built in the 1920s or 1930s in Colonial Revival style with a matching coach house to the west of the house. Since this site visit, the property owner has supplied a sketch plan showing building within the subject property (Buildings A to G). With this new knowledge of what are architecturally significant buildings on the subject property, Cultural Services offers the following recommendations regarding the proposal to add a new residence onto the Coach House (Building E).

Recommendations

Elevation drawings dated September 2007, show a two-storey, brick, hip roof residence attached to (but with very little relationship to) the existing coach house building. Cultural Services recommends that the applicant consider a design that is more in keeping with the excellent heritage character of Buildings E and F (see attached images). Features that should be emulated would be those of the Colonial Revival style i.e.: the large, steep pitch gable roof; large, brick chimney stacks and shafts; and numerous gable roof dormers. The coach house (Building E) has original features which correspond to those of the main house (Building F), in particular the wood clapboard siding as well as dormers with double-hung, 6-over-9 wood window sashes and diagonal wood siding on the sidewalls. Unfortunately, the windows of the main house (Building F) have already been replaced but the large bow windows on the north wall remain. Also remaining is the broken pediment hood over the front door. The main house chimney stacks, shafts and side gable walls have since been parged with stucco.

In general, the main house and its coach house have massing, scale and architectural details that represent historical design excellence. A more appropriate infill design would be more sympathetic to the heritage character of these these related buildings. New construction should not simply copy the existing buildings but should blend with a sense of harmony.

Please feel free to contact me with any questions or comments you may have.

Stephen

11363 HUNTINGTON RD

SKETCH SHOWING BUILDING DESIGNATIONS ON

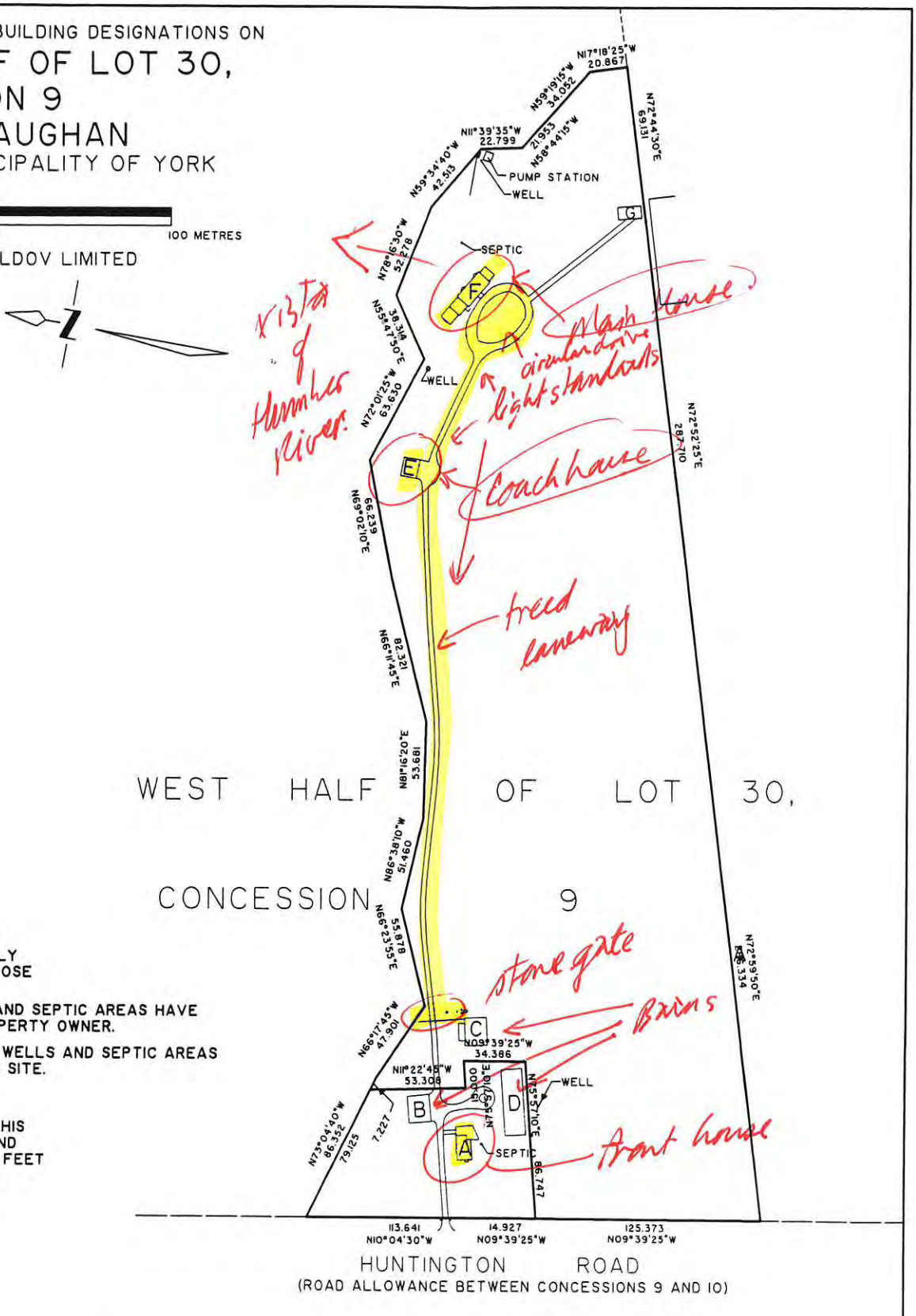
WEST HALF OF LOT 30, CONCESSION 9 CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK

SCALE 1:3000

100 50 0 100 METRES

SCHAEFFER & DZALDOV LIMITED



N 13 Ts of Humber River

Wash House

circular drive

light standards

Coach house

treed laneway

stone gate

Barns

Front house

NOTE

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE SHOWN ON THE PLAN.

LOCATIONS OF WELLS AND SEPTIC AREAS HAVE BEEN LOCATED BY PROPERTY OWNER.

LOCATION AND SIZE OF WELLS AND SEPTIC AREAS ARE TO BE VERIFIED ON SITE.

METRIC

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

SCHAEFFER & DZALDOV LIMITED
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL.(905)761-0101

DRAWN ACAD/LW	CHECKED DY	SCALE 1:3000	JOB NO. 99245-SKETCH-ID

Committee of the Whole (2) Report

DATE: Tuesday, April 14, 2026 **WARD(S):** ALL

TITLE: RENEWING THE AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE: 2026-2030 COUNCIL TERM (TRANSMITTAL REPORT)

FROM:
Age-Friendly Vaughan Advisory Committee

ACTION: DECISION

Purpose
To forward recommendations from the Age-Friendly Vaughan Advisory Committee meeting of March 30, 2026, and seek Council's approval to renew the Committee for the 2026-2030 Term of Council.

Report Highlights
- In accordance with Section 8.1 of Procedure By-law 001-2026, recommendations from Advisory Committees requiring implementation, expenditures, reports, or staff actions must be approved by Council before any action is taken.
- This is a transmittal report from the City Clerk forwarding recommendations from the Age-Friendly Vaughan Advisory Committee for consideration by Committee of the Whole, and to seek Council's approval.

Recommendations
The Age-Friendly Vaughan Advisory Committee forwards the following recommendations from its meeting of March 30, 2026 (Item 2), for consideration by Committee of the Whole:

1. That the recommendations contained in the following resolution of Local and Regional Councillor Mario Ferri, dated March 30, 2026, be approved.

Member's Resolution Recommendations of Local and Regional Councillor Mario Ferri, dated March 30, 2026:

It is therefore recommended:

1. THAT the Age-Friendly Vaughan Advisory Committee be re-established for the 2026-2030 Council term;
2. THAT the existing community members serving on the Standing Advisory Committee, who were recruited through a comprehensive public recruitment process, and whose appointments were approved by Council, be offered reappointment for the 2026-2030 Council term;
3. THAT City staff be directed to prepare a report in Q1 2027 with an updated Terms of Reference for the Age-Friendly Vaughan Advisory Committee for approval to proceed with meetings in the new Council term; and
4. THAT this Member's Resolution be referred to Vaughan City Council for approval.

Background

At its meeting on March 30, 2026, the Age-Friendly Vaughan Advisory Committee considered the Member's Resolution recommendations on the subject matter (Attachment 1 – Member's Resolution of Local and Regional Councillor Mario Ferri, dated March 30, 2026).

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Age-Friendly Vaughan Advisory Committee meeting of March 30, 2026, are being presented for consideration by Committee of the Whole. Council approval is required for these recommendations to take effect.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This is a transmittal report from the City Clerk forwarding recommendations from the Age-Friendly Vaughan Advisory Committee meeting of March 30, 2026, for consideration by Committee of the Whole.

For more information, please contact: Todd Coles, City Clerk, extension 8281

Attachments

1. Member's Resolution from Local and Regional Councillor Mario Ferri, dated March 30, 2026.

Prepared by

Francesca Laratta, Legislative Specialist, extension 8628

MEMBER'S RESOLUTION

Age-Friendly Vaughan Advisory Committee

DATE: March 30, 2026

TITLE: RENEWING THE AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE: 2026-2030 COUNCIL TERM

FROM:
Local and Regional Councillor Mario Ferri

Whereas, in April 2022, Council approved Vaughan's Age-Friendly Community Action Plan (the "Plan") and Implementation Strategy, highlighting Council's commitment to citizens to provide a diverse community that is supportive, accessible, and equitable, where everyone including our seniors can live, work, retire, age well and feel a sense of belonging;

Whereas, the City's ten-year age-friendly community action plan sets out a long-term vision, collective goals, and inclusive strategies to improve upon the ability of seniors to remain in their homes and live well within their communities;

Whereas, in June 2024, the City of Vaughan has been recognized by the World Health Organization (WHO) as part of its Global Network for Age-friendly Cities and Communities;

Whereas, effective governance through this Advisory Committee consisting of community thought leaders was vital to informing, developing and ensuring the successful passage of the Age-Friendly Community Action Plan; and

Whereas, the Vaughan community has an important role in supporting the vision of the Plan by being welcoming and inclusive of all people of all ages and abilities. Communities can also support the development of an age-friendly city through advocacy and education.

It is therefore recommended:

1. THAT the Age-Friendly Vaughan Advisory Committee be re-established for the 2026-2030 Council term;
2. THAT the existing community members serving on the Standing Advisory Committee, who were recruited through a comprehensive public recruitment process, and whose appointments were approved by Council, be offered reappointment for the 2026-2030 Council term;
3. THAT City staff be directed to prepare a report in Q1 2027 with an updated Terms of Reference for the Age-Friendly Vaughan Advisory Committee for approval to proceed with meetings in the new Council term; and
4. THAT this Member's Resolution be referred to Vaughan City Council for approval.

Financial and Staff Resource Impact

Existing operating budget will be leveraged to support this Committee.

CITY OF VAUGHAN

REPORT NO. 1 OF THE

TRANSPORTATION AND INFRASTRUCTURE

ADVISORY COMMITTEE

For consideration by the Committee of the Whole
of the City of Vaughan
on April 14, 2026

The Transportation and Infrastructure Advisory Committee met at 9:33 a.m. on March 23, 2026, via electronic participation. The following members were present at the meeting:

Members
Mary Proc, Chair
Regional Councillor Mario G. Racco
Claudio Bevilacqua
Gary Papas
Logan MacGillivray

Staff
Alicia Jakaitis, Program Manager, Transportation Planning and Research
Christopher Tam, Manage, Transportation Planning and Engineering
Enya Franks-Best, Senior Coordinator, Client Services
Julie Flesch, Manager, Strategic Economic Initiatives
Melissa Mariani, Communications Advisor
Selma Hubjer, Director, Infrastructure Planning and Corporate Asset Management
Adelina Bellisario, Acting Supervisor, Council and Legislative Services

The following items were dealt with:

1. DEVELOPING A SUMMARY OF ADVISORY COMMITTEE ACTIVITIES FOR THIS TERM OF COUNCIL

The Transportation and Infrastructure Advisory Committee advises Council:

1) That the presentation by Alicia Jakaitis, Program Manager, Transportation Planning and Research and Communication C1, presentation material entitled "Transportation & Infrastructure Advisory Committee", dated March 23, 2026, were received.

2. NEW BUSINESS – E-SCOOTERS AND E-BIKES

General information discussion took place with staff advising that a report is going forward to the April Committee of the Whole with further information on this matter.

The foregoing matter was brought to the attention of the Committee by member Mary Proc.

Meeting adjourned at 10:11 a.m.

Respectfully submitted,

Mary Proc, Chair

CITY OF VAUGHAN

REPORT NO. 2 OF THE

ACCESSIBILITY ADVISORY COMMITTEE

For consideration by the Committee of the Whole of the City of Vaughan on April 14, 2026

The Accessibility Advisory Committee met at 7:00 p.m., on March 23, 2026, via electronic participation. The following members were present at the meeting:

Members:
Councillor Gila Martow, Chair
Michelle Zaldin, Vice-Chair
Noor Din
Nazila Isgandarova
Paresh Jamnadas
Luke Rashkovan

Staff:
Michael Genova, Chief, Communications and Economic Development
Alexandra Scarr, Policy Implementation Specialist
Don De Los Santos, Senior Manager, Economic Services
Eden Davis, Councillor Executive Assistant (Councillor Martow)
Faaria Wali, Small Business Advisor
Joanne Huy, Senior Advisor, Strategic Engagement
Mihaela Neagoe, Recreation Supervisor Inclusion and Support Services
Rebecca Battat, Councillor Executive Assistant (Councillor Martow)
Rouya Botlani, Manager, Inclusion and Community Outreach
Susan Teicht, Communications Advisor, Partner Communications
Adelina Bellisario, Acting Supervisor, Council and Legislative Services

The following items were dealt with:

1. ECONOMIC DEVELOPMENT ACCESSIBILITY RESOURCE PAGE LAUNCH

The Accessibility Advisory Committee advises Council:

1) That the presentation by Faaria Wali, Small Business Advisor and Communication C2, presentation material entitled "Accessible and Age-Friendly Resource for Businesses", were received.

2. ACCESSIBLE PARKING ENFORCEMENT

The Accessibility Advisory Committee advises Council:

1) That the presentation by Alexandra Scarr, Policy Implementation Specialist and Communication C1, presentation material entitled "Accessible Parking Roles and Responsibilities", were received.

3. ACCESSIBILITY CHAMPION AWARDS: EVALUATION AND VOTING

The Accessibility Advisory Committee recommended that the following recommendation be forwarded to Council for approval:

1. That the recommendations in Communications C3, confidential presentation titled "Accessibility Advisory Committee", dated March 2026, be approved;

2. That a Ceremonial Presentation take place at the May 26, 2026 Council meeting and that staff be directed to contact the awardees to inform and invite them to the ceremony; and

3. That this decision be ratified by Council at the Committee of the Whole meeting of April 14, 2026.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Councillor Gila Martow, Chair

CITY OF VAUGHAN

REPORT NO. 3 OF THE

HERITAGE VAUGHAN COMMITTEE

For consideration by the Committee of the Whole
of the City of Vaughan
on April 14, 2026

The Heritage Vaughan Committee met at 7:04 p.m., on March 25, 2026, via electronic participation. The following members were present at the meeting:

Members
John Senisi, Chair
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario G. Racco
Councillor Chris Ainsworth
Councillor Marilyn Iafrate
Giacomo Parisi
Charlie (Hao) Zheng
Michael Eckler
Sandra Colica
Zohaib Malhi

Staff
Margaret Josipovic, Executive Director, Planning, Growth Management & Housing Delivery
Amanda Sherrington, Heritage Specialist, Development and Parks Planning
Armine Hassakourians, Program Manager, Yonge/Steeles, Development and Parks Planning
Gino Martino, Program Manager, YNSE, Infrastructure Planning & Corporate Asset Management
Katrina Guy, Heritage Specialist, Development and Parks Planning
Shirin Rohani, Project Manager – YNSE, Development and Parks Planning
Francesca Laratta, Legislative Specialist, Office of the City Clerk

REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE, APRIL 14, 2026

The following items were dealt with:

1. CULTURAL HERITAGE REVIEW OF LISTED PROPERTIES UNDER SECTION 27 OF ONTARIO HERITAGE ACT WITHIN THE HISTORIC VILLAGE OF TESTON

The Heritage Vaughan Committee recommends that the following recommendations be forwarded to Council for approval:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved, subject to replacing Recommendation 1. a., to read as follows:

1. That only the house located at 10891 Jane St. be designated, not the entire property;
2. That the former Grange Hall located at 10911 Jane St. only be designated, not the entire property; and
3. That the former Blacksmith Shop and former Lund residence located at 10921 Jane St., not be designated;

2. That the presentation by Katrina Guy, Heritage Specialist and Amanda Sherrington, Heritage Specialist, entitled "Cultural Heritage Review of the listed properties under Section 27 of Ontario Heritage Act within the historic village of Teston", be received; and

3. That Communication C1, from Joseph Morriello, Jane Street, Vaughan, dated March 24, 2026, be received.

Recommendations

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

   a. That Council approve the recommendation of the Heritage Vaughan Committee to designate the following: the former Blacksmith Shop located at 10921 Jane St., 10911 Jane St., and 10891 Jane St. in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18. 2.

   b. That Staff be authorized to publish and serve the Notices 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 Owners, the Ontario Heritage Trust, and published on the City Website.

c. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention to Designate, Council shall pass a by-law designating the properties and a copy of the by-law shall be served on the Owners and Ontario Heritage Trust and notices shall be published on the City Website.

2. That while the remaining properties have not yielded enough information for designation at this time, they may still contain some cultural heritage value and therefore shall be subject to a Cultural Heritage Impact Assessment as part of a demolition permit application or an application under the Planning Act that would require site alteration of the property as per the requirement of Block 27 Secondary plan.

2. YONGE NORTH SUBWAY EXTENSION TRACTION POWER SUBSTATION (TPSS) BUILDING IN VICINITY OF ROYAL ORCHARD AND YONGE STREET

The Heritage Vaughan Committee recommends that the following recommendations be forwarded to Council for approval:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved.

Recommendations

1. That Council approves the Traction Power Substation (TPSS) conceptual design in principle.

2. That Council gives delegated authority to Senior Manager of Urban Design and Cultural Heritage to review and approve any demolition, site alteration and new construction related to Royal Orchard station until such time as Metrolinx acquires ownership of the property(ies).

3. That Council gives delegated authority to the Deputy City Manager of Planning and Infrastructure Development to enter into a Municipal Heritage Process Exemption Agreement with Metrolinx for Royal Orchard related infrastructure when the Metrolinx becomes the owner of the related property(ies).

3. 21 SPRING GATE BLVD. – PROPOSED REHABILITATION OF THE JOHN ARNOLD HOUSE

The Heritage Vaughan Committee recommends that the following recommendations be forwarded to Council for approval:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved.

Recommendations

1. That Heritage Vaughan Committee recommends Council approve the proposed renovations at 21 Spring Gate Blvd. under Section 33 of the Ontario Heritage Act, subject to the following conditions:

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

   b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;

   c) 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.

4. PROPOSED LISTING OF 11363 HUNTINGTON RD. UNDER PART IV OF THE ONTARIO HERITAGE ACT

The Heritage Vaughan Committee recommends that the following recommendations be forwarded to Council for approval:

1. That the recommendations in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved; and

2. That the presentation by Amanda Sherrington, Heritage Specialist, entitled "Proposed Listing of 11363 Huntington Rd. under Part IV of the Ontario Heritage Act", be received.

Recommendations

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to list 11363 Huntington Rd. in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

John Senisi, Chair

CITY OF VAUGHAN

REPORT NO. 2 OF THE

AUDIT COMMITTEE

For consideration by the Committee of the Whole
of the City of Vaughan
on April 14, 2026

The Audit Committee met at 10:05 a.m., on March 30, 2026, via electronic participation. The following members were present at the meeting:

Members
Councillor Rosanna DeFrancesca (Chair)
Councillor Chris Ainsworth, Vice Chair
Councillor Adriano Volpentesta
John Glicksman
Mahmood Ahmed

Staff
Kevin Shapiro, Director, Internal Audit
Emilie Alderman, Deputy City Manager of Public Works
Michael Coroneos, Deputy City Manager, Corporate Services City Treasurer and Chief Financial Officer
Michael Genova, Deputy City Manager, Strategic Initiatives
Gus Michaels, Deputy City Manager, Community Services
Alexandra Scarcello, Director, Transportation and Fleet Management Services
Andy Lee, Director, Environmental Services
Anna Dara, Director of Recreation Services
Anton Treister, PCI DSS Program Lead
Brook Beatty, Recreation Manager, Community Centres
Diana Soos, City Solicitor
Hemingway Wu, Audit Project Manager
Jennifer Ormston, Chief Communications Officer
Luca DeFazio, Audit Project Manager
Marie Chan, Controller, Financial Services
Mark Bond, Chief Human Resources Officer
Melissa Rossi, Associate Director, Strategic Planning and Project Co-ordination
Michael Marchetti, Director of Financial Planning & Development Finance/Deputy City Treasurer
Nancy Yates, Director of Financial Services/Deputy City Treasurer
Rebecca Burchert, Audit Project Manager
Sergey Kanayev, IT Infrastructure and Chief Security Officer
Shanon Kalra-Ramjoo, Director, Parks, Forestry & Horticulture Operations
Stefan Tzianetas, Director, Program Management Office
Susan Teicht, Communications Advisor, Partner Communications
Adelina Bellisario, Acting Supervisor, Council and Legislative Services

The following members were present at the meeting:

1. PCI DSS COMPLIANCE AUDIT CLOSURE

The Audit Committee advises Council:

1) That the recommendation contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 30, 2026, was approved.

Recommendations

1. That the Payment Card Industry Data Security Standard (PCI DSS) Compliance Audit update presentation (Attachment 1) be received.

2. 2025 INTERNAL AUDIT ANNUAL REPORT

The Audit Committee advises Council:

1) That the recommendation contained in the report of the Director of Internal Audit, dated March 30, 2026, was approved.

Recommendations

1. That the Internal Audit Department 2025 Annual Report (Attachment 1) be received.

3. NEW BUSINESS – AUDIT COMMITTEE MINUTES

An inquiry was made regarding the process for the Audit Committee Minutes. Information provided advised that minutes are recorded via recommendations, then processed, approved by the Director of Internal Audit and forwarded to the Committee of the Whole, under Consideration of Statutory/Ad Hoc Committee Reports.

The foregoing matter was brought to the attention of the Committee by member John Glicksman.

The meeting adjourned at 10:34 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

CITY OF VAUGHAN

REPORT NO. 2 OF THE

AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE

For consideration by the Committee of the Whole
of the City of Vaughan
on April 14, 2026

The Age-Friendly Vaughan Advisory Committee met at 3:06 p.m., on March 30, 2026, via electronic participation.

The following were present at the meeting:

Members Present
Regional Councillor Mario Ferri, Chair
Gerard O'Connor, Vice Chair
Councillor Rosana DeFrancesca
Dr. Marina Di Battista
Mubina Jaffer
Soledad Quintanilla

Staff Present
Gus Michaels, Deputy City Manager, Community Services
Andrew Abballe, Council Research Assistant (Ferri)
Anna Dara, Director of Recreation Services
Brook Beatty, Recreation Manager, Community Centres
Iulia Negutoiu, Administrative Services Representative
Leigha King, Program and Project Coordinator
Susan Teicht, Communications Specialist
Assunta Ferrante, Legislative Specialist
Francesca Laratta, Legislative Specialist

REPORT NO. 2 OF THE AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE, APRIL 14, 2026

The following items was dealt with:

1. 2025 AGE-FRIENDLY ANNUAL UPDATE

The Age-Friendly Vaughan Advisory Committee advises Council:

1) That the presentation by Leigha King, Program and Project Coordinator and Brook Beatty, Recreation Manager, Community Centres and Communication C1, presentation material entitled, "Age-Friendly Community Action Plan – 2025 Annual Progress Report", were received.

2. RENEWING THE AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE: 2026-2030 COUNCIL TERM

The Age-Friendly Vaughan Advisory Committee recommended that the following recommendations be forwarded to Council for approval:

1. That the recommendations contained in the following resolution of Local and Regional Councillor Mario Ferri, dated March 30, 2026, be approved.

Members Resolution

Submitted by Local and Regional Councillor Mario Ferri

Whereas, in April 2022, Council approved Vaughan's Age-Friendly Community Action Plan (the "Plan") and Implementation Strategy, highlighting Council's commitment to citizens to provide a diverse community that is supportive, accessible, and equitable, where everyone including our seniors can live, work, retire, age well and feel a sense of belonging;

Whereas, the City's ten-year age-friendly community action plan sets out a long-term vision, collective goals, and inclusive strategies to improve upon the ability of seniors to remain in their homes and live well within their communities;

Whereas, in June 2024, the City of Vaughan has been recognized by the World Health Organization (WHO) as part of its Global Network for Age-friendly Cities and Communities;

Whereas, effective governance through this Advisory Committee consisting of community thought leaders was vital to informing, developing and ensuring the successful passage of the Age-Friendly Community Action Plan; and

Whereas, the Vaughan community has an important role in supporting the vision of the Plan by being welcoming and inclusive of all people of all ages and abilities. Communities can also support the development of an age-friendly city through advocacy and education.

It is therefore recommended:

1. THAT the Age-Friendly Vaughan Advisory Committee be re-established for the 2026-2030 Council term;
2. THAT the existing community members serving on the Standing Advisory Committee, who were recruited through a comprehensive public recruitment process, and whose appointments were approved by Council, be offered reappointment for the 2026-2030 Council term;
3. THAT City staff be directed to prepare a report in Q1 2027 with an updated Terms of Reference for the Age-Friendly Vaughan Advisory Committee for approval to proceed with meetings in the new Council term; and
4. THAT this Member's Resolution be referred to Vaughan City Council for approval

---

The meeting adjourned at 3:40 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair