

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (2)
ADDENDUM AGENDA**

**(NOTE: ADDENDUMS WILL REQUIRE A TWO-THIRDS VOTE OF THE MEMBERS
PRESENT TO BE ADDED TO THE AGENDA)**

Tuesday, January 21, 2020

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)	
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19. <i>DEMOLITION AND NEW CONSTRUCTION OF A TWO-STOREY HOUSE LOCATED AT 27 LESTER B. PEARSON STREET, NEAR THE CORNER OF NASHVILLE ROAD AND ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT</i> Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.	139

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Committee of the Whole (2) Report

DATE: Tuesday, January 21, 2020

WARD(S): 4

**TITLE: BENTALLGREENOAK
VAUGHAN MILLS SECONDARY PLAN AREA**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Council's permission to allow BentallGreenOak to submit an Official Plan Amendment application before the second anniversary of the day on which the implementing Vaughan Mills Centre Secondary Plan came into effect, pursuant to subsection 22(2.2) of the *Planning Act*, R.S.O 1990, Chapter P. 13.

Report Highlights

- Subsection 22(2.1.1.) of the *Planning Act* restricts a person's ability to request an amendment to a secondary plan before the second anniversary of the first day any part of it comes into effect. Subsection 22(2.2) provides that subsection 22(2.1.1) does not apply if Council declares by resolution that such requests are permitted.
- The Owner is seeking permission to apply for an Official Plan Amendment application before the second anniversary of the day (August 27, 2020) in which the implementing Vaughan Mills Centre Secondary Plan came into effect on the subject lands.

Recommendations

1. “THAT Council grant its’ permission to BentallGreenOak pursuant to subsection 22(2.2) of the Planning Act to allow it to apply for an Official Plan Amendment application before the second anniversary of the day on which the implementing Vaughan Mills Centre Secondary Plan came into effect.”

Background

On March 18, 2014 the City adopted the Vaughan Mills Centre Secondary Plan (“VMCSP”). The VMCSP was approved by the Region on July 11, 2014.

Several appeals of the VMCSP were filed to the then Ontario Municipal Board (“OMB”), now Local Planning Appeal Tribunal (“LPAT”). There were also several outstanding appeals of Vaughan Official Plan 2010 as it related to lands within the VMCSP. Most of the appeals were consolidated within the VMCSP appeal proceedings. By November 2018 there were four (4) appeals settled resulting in partial approvals of the VMCSP.

A Decision regarding the first form of approval of any portion of the VMCSP was granted by the LPAT on August 27, 2018. Given subsection 22 (2.1.1) of the *Planning Act*, that identifies there is a 2-year moratorium, BentallGreenOak would have to wait until August 27, 2020 to submit a formal application.

Previous Reports/Authority

N/A

Analysis and Options

The Planning Act permits Vaughan Council to pass a resolution to permit a land Owner to apply for an Official Plan Amendment application, if required, within 2 years of the day on which the implementing Secondary Plan came into effect (August 27, 2020)

Subsection 22 (2.2) of the *Planning Act* permits a Council to pass a resolution to allow an Owner to apply for an Official Plan Amendment application before the second anniversary of the day on which the implementing VMCSP came into effect.

BentallGreenOak owns a parcel of land within the approved portion of the VMCSPP and represents Leons. The lands affected by this specific request, representing 7.2 hectares (17.79 acres), are located in the northeast quadrant of the Bass Pro Mills and Highway 400 interchange area, as shown on Attachment 1. BentallGreenOak was not an appellant nor a party to the proceedings related to the various appeals before the OMB/LPAT for the VMCSPP.

BentallGreenOak have approached the City seeking to submit an Official Plan Amendment (“OPA”) application to redevelop their lands. The OPA application would seek to amend the height and density, similar with the heights and densities approved by the OMB on adjacent sites in the VMCSPP.

Any application submitted would need to be co-ordinated with the outstanding OMB/LPAT matters, as well as the remaining developments in the VMCSPP. Matters to be addressed would include, but not be limited to, the requisite hard and soft services required to support the proposed development in the context of existing approvals. More specifically, existing approvals are phased based on the provision of certain services due to issues with capacity.

Vaughan Council has previously considered a similar request. In December 2017 Council adopted a resolution permitting an application (File OP.17.003) in the Vaughan Metropolitan Centre prior to the two-year anniversary of the Secondary Plan.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no requirements from the York Region Community Planning Department.

Conclusion

The Policy Planning and Environmental Sustainability Development Planning Department supports the request to permit the Owner to submit an Official Plan Amendment application before the second anniversary of the day on which the implementing VMCSPP came into effect. The proposed amendments to the VMCSPP would allow this development to be considered on a similar basis within the larger VMCSPP area, thereby allowing for a more comprehensive land use planning approach going forward.

For more information, please contact: Bill Kiru, Director, Policy Planning and Environmental Sustainability Department, Extension 8633.

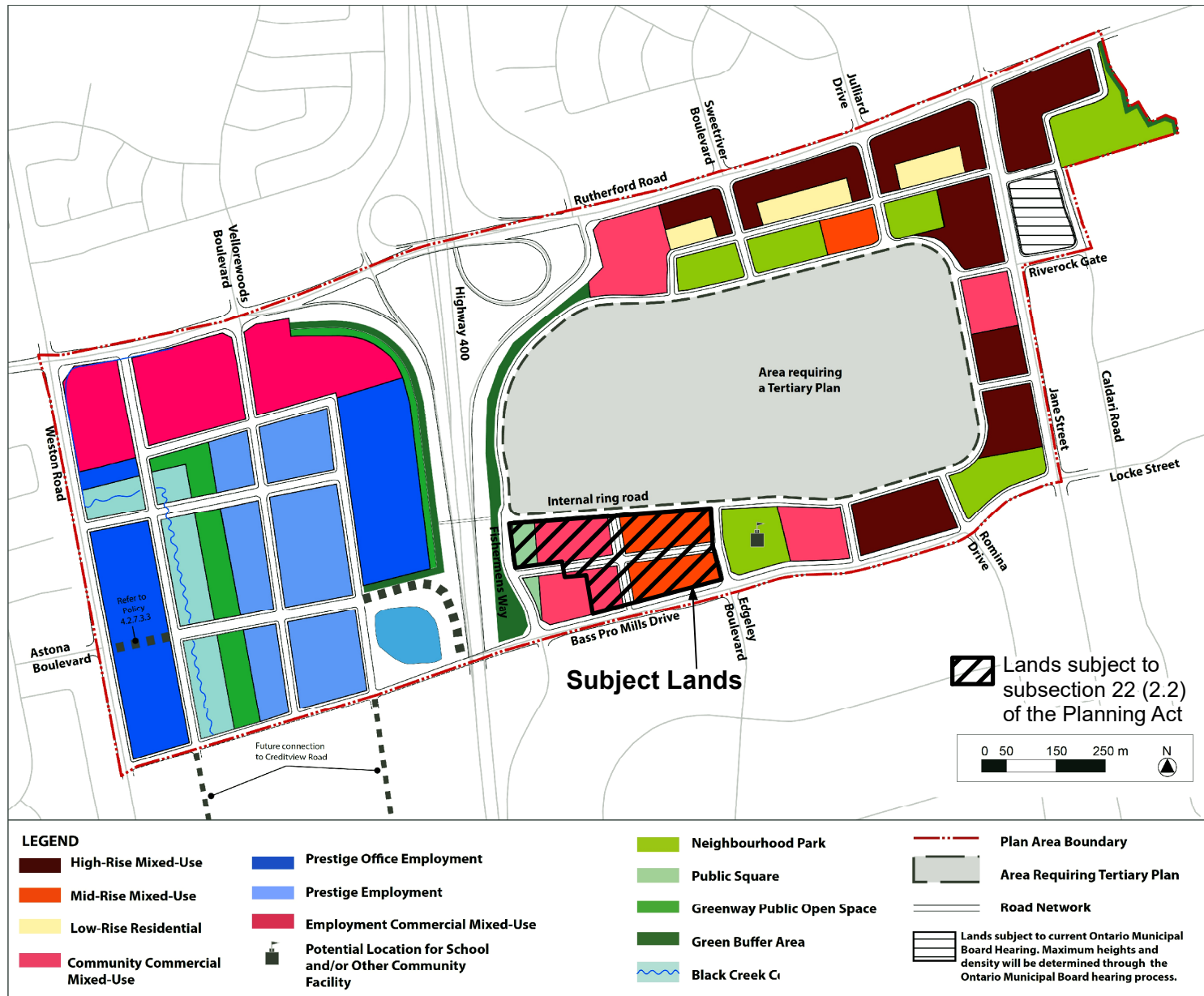
Attachments

1. Location Map

Prepared by

Frank Marzo, Acting Manager- Policy Planning Short Range, ext. 8063

Bill Kiru, Director of Policy Planning and Environmental Sustainability Department, ext. 8633



Location Map

LOCATION:

Lot 14 & 15, Concession 5;
Part of Lot 15, Concession 4

Attachment

DATE:

January 14, 2020

1



memorandum

C 3

COMMUNICATION

CW (2) - January 21/2020

ITEM - 17

DATE: JANUARY 20, 2020

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: BILL KIRU, DIRECTOR,
POLICY PLANNING AND ENVIRONMENTAL SUSTAINABILITY

COPY TO: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT

RE: COMMITTEE OF THE WHOLE – JANUARY 21, 2020
ADDENDUM ITEM No. 17
ATTACHMENT #1

BENTALLGREENOAK VAUGHAN MILLS SECONDARY PLAN AREA

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Attachment #1 of Addendum Item No. 17, Committee of the Whole January 21, 2020 be replaced with the Attachment #1 attached hereto.

Respectfully submitted,

A blue ink signature of Bill Kiru, consisting of stylized, overlapping loops.

BILL KIRU
Director, Policy Planning and Environmental Sustainability

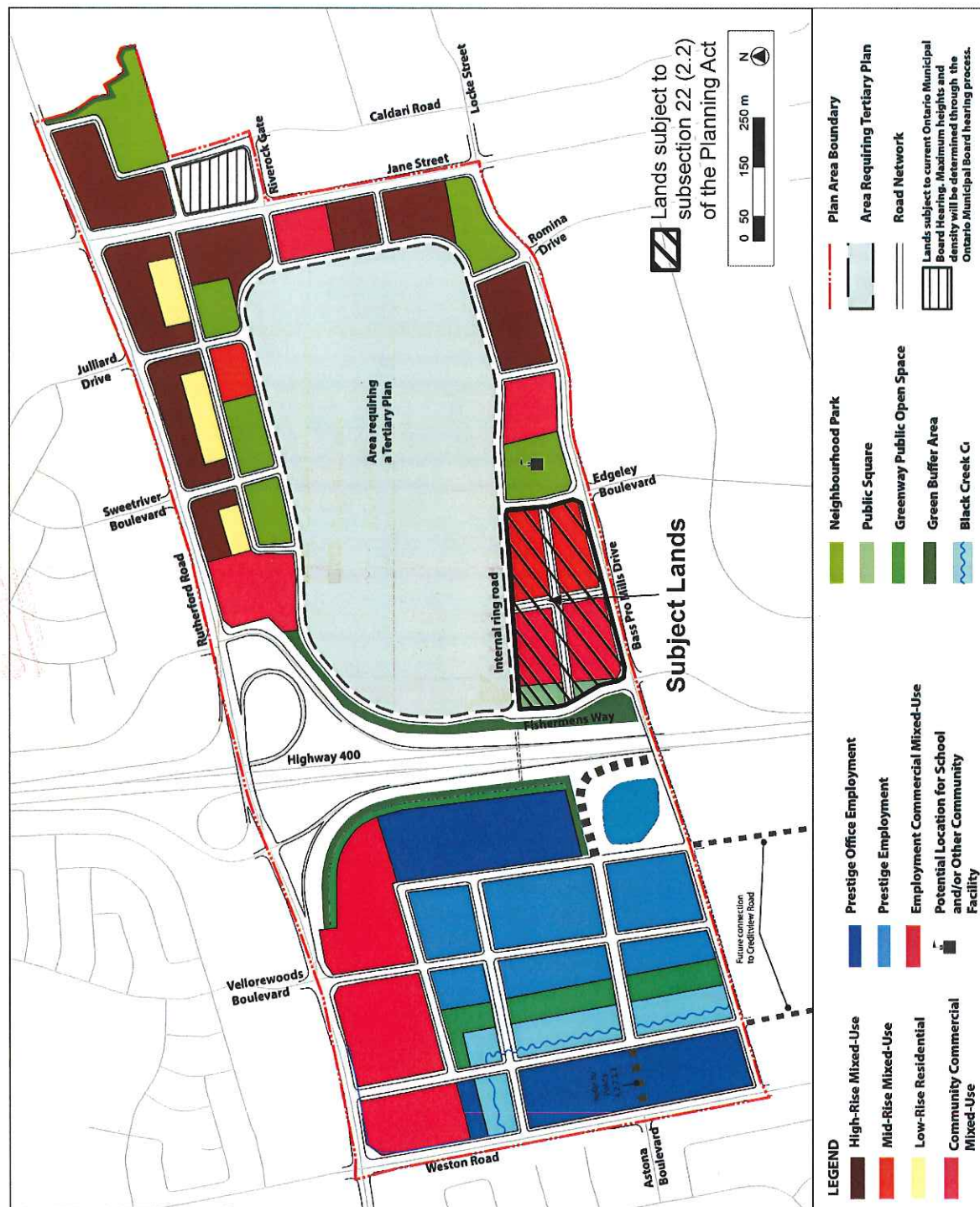
Prepared by

Frank Marzo, Acting Manager- Policy Planning Short Range, ext. 8063
Bill Kiru, Director, Policy Planning and Environmental Sustainability Department, ext. 8633

Location Map

LOCATION:

Lot 14 & 15, Concession 5;
Part of Lot 15, Concession 4



Committee of the Whole Report (2)

DATE: Tuesday, January 21, 2020

WARD(S): 2

**TITLE: CONSTRUCTION OF A ONE STOREY CONNECTING
STRUCTURE BETWEEN TWO EXISTING BUILDINGS, AND
22 NEW PARKING SPOTS AT 249 CLARENCE STREET,
VICINITY OF CLARENCE STREET AND MOUNSEY STREET,
WOODBIDGE**

FROM:

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee to permit a 1-storey, 204.93 m² addition to an existing church building located at 249 Clarence Street in the Woodbridge Heritage Conservation District, and 22 parking spaces.

Report Highlights

- The proposed addition connects the two existing buildings on the site by means of a glass vestibule which will be self-supportive and with no physical intervention to the heritage building.
- The Nathaniel Clarke Wallace House is designated under the *Ontario Heritage Act* (OHA) - Part V and identified as a contributing property in the *Woodbridge Heritage Conservation District* (WHCD).
- The proposed addition is reversible, and the buildings joined by it can be returned to their original condition.
- The application is consistent with the WHCD.

Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of January 15, 2020 (Item 2, Report No. 1) for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved:

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020:

THAT Heritage Vaughan Committee recommend the Committee of the Whole recommend approval of the proposed one storey addition and 22 additional parking spaces at 249 Clarence Street, subject to the following conditions:

1. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act*.
3. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The subject land is located south-east corner of Clarence Street and Mounsey Street and is in the WHCD and designated as a *Part V* property by the *OHA*. The property presently includes two structures:

- a) A 2-1/2 storey Gothic Revival house built between 1850 and 1875. This building fronts onto Clarence Street; and
- b) a contemporary building that facilitates the Rock Community Church located east of the heritage house.

The property is currently served by 80 parking spaces and abuts wooded areas and a tributary of the Humber River; the Humber River runs just west of the property.

The existing architectural character on Clarence Street is a broad variety of housing styles and types. In addition to Dr. Mclean District Park, large front yards provide for a significant green landscape and mature tree canopy.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

The Owner is seeking to permit a one storey, 204.93 m² addition to an existing church building on the subject lands. The proposed addition will be similar in style to the existing one storey church and will connect the church to the existing 2-1/2 storey caretakers' residence (Nathaniel Clarke Wallace House). The new building will be used for fellowship meetings after worship services.

The proposal includes 22 additional parking spaces to be developed in the southeast portion of the property.

All new development must conform to the policies and guidelines within the WHCD.

The following is an analysis of the proposed development according the WHCD.

Section 6.1.5 – Clarence Street and Park Drive guideline #4 states:

“New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m)”.

- The proposed addition is one-storey (8 metres) in height which is consistent with the above policy. This height is consistent with the existing Rock Community Church and subordinate to the height of the Nathaniel Clarke Wallace House

Section 6.2.1 – Standards and Guidelines for Conservation defines:

“It is the intent of the (sic) WHCD to conserve and restore the heritage resources within the District and prevent their demolition or relocation. The retention of the existing heritage resources is essential to maintaining the village character of Woodbridge.”

One of these approaches, rehabilitation is (per Section 6.2.1) the “action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value.”

- The addition would connect the existing church building and the heritage house by means of a self-supportive glass vestibule with the least form of intervention by using blue skin in combination with flashing and galvanized steel
- The Nathaniel Clarke Wallace House will continue to be used as a caretaker's home for the church property which provides a use for the historic place without required changes to its character defining elements
- The new addition and associated vestibule will not destruct or alter character-defining elements of the existing buildings and will be subordinate and distinguishable due to its lesser height and contemporary design

Section 6.2.2 – Conservation Guidelines states:

“To conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes”.

As identified in the *Eight Guiding Principles in the Conservation of Built Heritage Properties* referenced in Section 6.2.2 of the WHCD the following 6 of 8 principles apply:

Principle 2 - Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

- Due to its linkage at the rear of the building, the new construction does not impact the overall presence of the building from the Clarence Street streetscape

Principle 3 - Respect for historical material

Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

- Per the Conservation Plan for 249 Clarence Street, Cultural Heritage staff are satisfied that the appropriate preservation and conservation methodology will be utilized, including repair existing wooden elements beneath the new construction, and preservation of the integrity of the existing facades of the adjoining buildings

Principle 4 - Respect for original fabric

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

- The addition retains the original wooden threshold which is above grade. As part of the construction of the addition, the existing wooden threshold of the church will be repaired in accordance with *Standards and Guidelines for the Conservation of Historic Places in Canada -Section 4.5.2, Guidelines for Wood and Wood Products*

Principle 6 - Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.

- Staff recommend that an interior ramp or other accessible means of transfer from one building to another be reversible and the original wooden threshold be preserved

- The proposed addition is reversible and therefore any “alterations” can be returned to their original condition

Principle 7- Legibility

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

- The new addition does not “blur the distinction between old and new” and is distinguishable from the Nathaniel Clarke Wallace House

Principle 8 - Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

- In 2015, a heritage application was submitted for the subject property by Shawn Choi (C.Y. Lee Architect Inc.) for a proposed alteration to the house (HP.2015-028-00) in conjunction with a building permit issued on March 2, 2016 (Permit No. 15-0003887). This permit included replacing damaged bricks and repointing masonry with lime mortar. All new bricks were matched in size and colour with existing brick (Ibstock bricks, “Heritage Red Blend” and “Leicester Multi-cream Stock”/ “Ontario Size”). The porch was removed and reconstructed. The balcony was repaired and restored. Window openings and frames were repaired and reinforced with wood storm windows. All alterations were completed in compliance with the policies and guidelines of the WHCD
- Proven dedication to the preservation and conservation of the structure by the Owner as noted above, along with the proposed conservation plan for the property is supported by Cultural Heritage staff

Section 6.3.3 - Material Palette notes:

“Materials proposed for new buildings or additions should include those drawn from ones historically used in Woodbridge. The proportional use of material, use of extrapolated construction lines projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.”

- Cultural Heritage staff have reviewed the material palette, which follows the palette of the church and are satisfied that the materials will support and enhance submission for the property at 249 Clarence Street and determines that it is compliant with Sections 6.3.3 of the WHCD

Section 6.6.3 (Tree Canopy and Vegetation) and 6.7.6 (Parking) of the WHCD states:

“Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.

On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.”

- Cultural Heritage staff have reviewed the proposed parking addition(s) and confirm that the proposal meets the 6.7.6 (Parking) requirements
- The Landscape Plan notes the removal of 9 of 136 trees on the property, with a satisfactory replacement plan. Cultural Heritage staff determine the Landscape Plan is compliant with the City of Vaughan’s *Tree Protection By-Law 052-2018* and Section 6.6.3 of the WHCD

Standard archaeological conditions will apply to the subject lands

The subject property lies in an area identified as a being of high archaeological potential in the City’s database of archaeological resources. An archaeological assessment will not be required; however, the Owner is advised that the following standard clauses apply:

- a) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan’s Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

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 Development Planning Department is satisfied that the proposed addition linking the existing buildings on the subject lands is respectful of the existing architecture of the two adjoining structures – more specifically, it is respectful of the heritage aspects of the historic Nathaniel Clarke Wallace House (1870). The proposed design integrates the connection between the buildings with an addition that does not physically impact or alter the fabric of the two existing buildings. The proposed addition can be removed without any impact to the materials or architecture of the existing buildings.

The proposed additional 22 parking spots do not affect or negatively impact the existing landscape fabric of the subject property and will provide an improved amenity for visitors and staff.

Accordingly, Cultural Heritage staff can recommend that the Heritage Vaughan Committee approve the proposed addition and parking spaces.

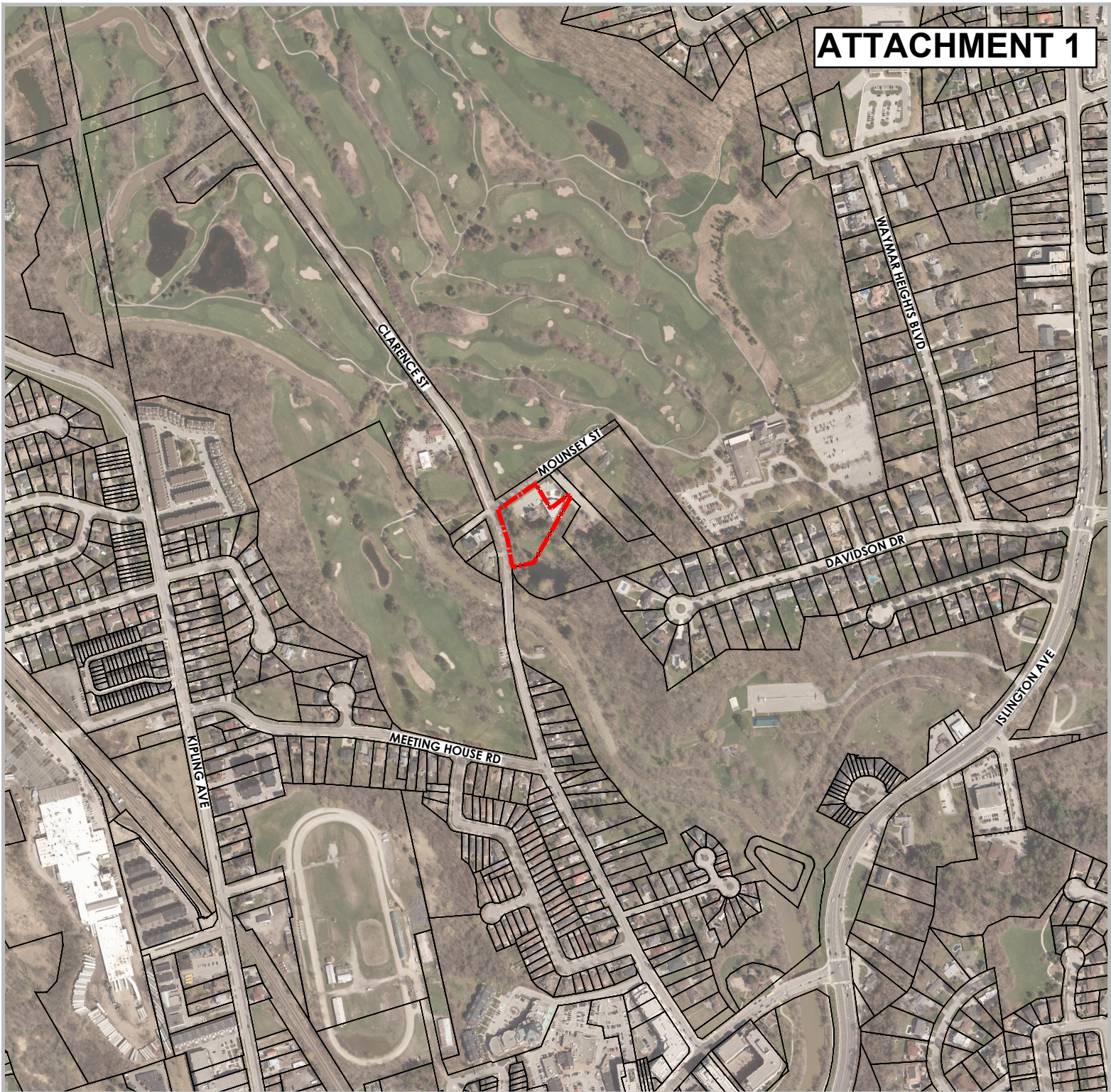
For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, Development Planning, ext. 8813

Attachments

Attachment 1 – 249 Clarence_Context Plan
Attachment 2 – 249 Clarence_Location Plan
Attachment 3 – 249 Clarence_Site Plan
Attachment 4 – 249 Clarence_CHIA and Conservation Plan
Attachment 5 – 249 Clarence_Colour Rendering
Attachment 6 – 249 Clarence_North, South & West Elevations
Attachment 7 – 249 Clarence_Material Palette
Attachment 8 – 249 Clarence_Landscape Plan


Prepared by

Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191
Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813



Location Map

LEGEND

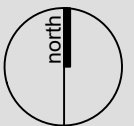
 Subject Lands

DATE: October 21, 2019

SCALE: NTS

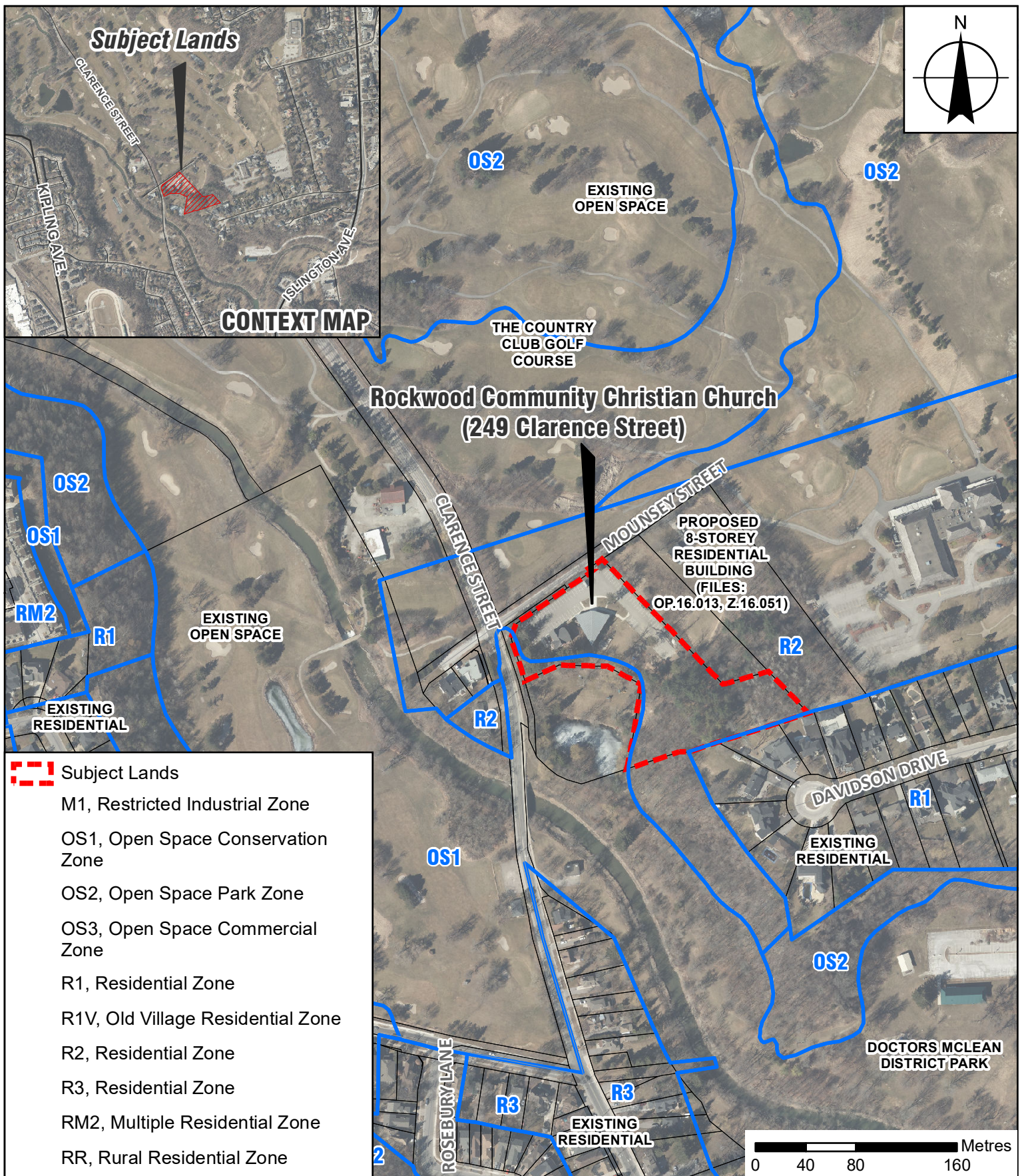
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249 Clarence Street
City of Vaughan
York Region



Location Map

LOCATION:
249 Clarence Street

APPLICANT:
Rockwood Community Christian Church



Attachment

DATE:
December 4, 2019

ATTACHMENT 3

SITE INFORMATION:

- EXISTING LOT AREA: +/- 14,691 m²
- ZONING: R2
- LEGAL DESCRIPTION: PART OF LOT 9, CONCESSION 7
- BUILDING AREA: 742.9 m²
ADDITION + EXTG. CHAPEL + EXTG. CARETAKER'S RESIDENCE
= 205 m² + 380.0 m² + 157.9 m²
- COVERAGE: 5.0 %
(BUILDING AREA DIVIDED BY LOT AREA = 742.9m² / 14,691 m²)
- PAVED AREA: 3,333 m²
- LANDSCAPED AREA: 10,615 m², 72.3 %
- GROSS FLOOR AREA:
ADDITION 204.93 m², (19.7% OF EXISTING TOTAL BUILDING GFA)
EXTG. CHURCH BLDG.
GROUND FL: 380.0 m²
BASEMENT: 343.4 m²
TOTAL: 723.4 m²
EXTG. CARETAKER'S RESIDENCE: 315.08 m²
- NO. OF SEATS IN MAIN WORSHIP AREA (EXISTING SANCTUARY): 250 SEATS
- PARKING REQUIRED:
PARKING REQ'D BASED ON TOTAL AREA FOR PLACE FOR
EXTG. WORSHIP USE: 723.4m² = 723 x 11 / 100 = 80 SPACES
ADDITION: 205m² = 205 x 11 / 100 = 23 SPACES
EXTG. CARETAKER'S RESIDENCE: ONE UNIT = 1.5 x 1 = 1.5 SPACES
TOTAL 104.5 SPACES
- PARKING PROVIDED: 105 SPACES
PARKING SPACE REQUIRED FOR THE USE OF THE HANDICAPPED: 1 SPACE (2 SPACES PROVIDED)

SITE PLAN NOTES

- EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORM WATER RUNOFF FROM THE SITE SHALL NOT BE DIRECTED TO DRAIN ONTO ADJACENT PROPERTY
- ALL SITE INFORMATION IN THIS SITE PLAN WAS TAKEN FROM THE SURVEY PROVIDED BY TARASICK McMillan KUBICKI LTD., O.L.S., MARCH, 22, 2018.
- DRIVEWAY CURBS MUST BE FLUSH ON EITHER SIDE OF THE SIDEWALK FOR A MIN. 450 mm.
- DRIVEWAY ON CITY PROPERTY SHALL HAVE 2% TO 5% SLOPE POSITIVELY GRADED TOWARDS TO THE ROADWAY.
- ALL GRADING, SITE SERVICE, AND STORM WATER MANAGEMENT SHALL BE AS PER SITE SERVICING AND GRADING PLAN.
- ALL LANDSCAPING ITEMS & TREE REMOVAL SHALL BE AS PER LANDSCAPE PLAN
- PARKING FOR PHYSICALLY HANDICAPPED SHALL BE IDENTIFIED BY Rb-93 "BY PERMIT ONLY" SIGN
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- LOCATE ALL EXISTING UNDERGROUND AND ABOVE GROUND SERVICES BEFORE COMMENCING RELATED WORK. CONSULT WITH UTILITY COMPANIES AND OTHER AUTHORITIES HAVING JURISDICTION TO ASCERTAIN THE LOCATION OF EXISTING SERVICES ON OR ADJACENT TO SITE.
- CONTACT THE PUBLIC WORKS AND ENGINEERING OPT. OF THE CITY OF VAUGHAN FOR PRE-CONSTRUCTION MEETING PRIOR TO ANY SITE SERVICING WORK.

DATE	ISSUED FOR
2018.07.03	TRCA PRELIM REVIEW
2018.10.23	COORDINATION
2018.11.08	COORDINATION
2018.11.15	SPA SUBMISSION - 1ST SUB.
2019.05.15	TRCA REVIEW
2019.05.30	TRCA REVIEW
2019.07.05	SPA RE-SUBMISSION AS PER CITY COMMENTS - 2ND SUB.

DO NOT SCALE THE DRAWINGS.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.



C.Y. LEE ARCHITECT INC.

300 Finch Ave. E.
Suite 340
Scarborough, Ontario
M1S 4K9
1-416-293-8400
1-416-293-0100
www.cylee.ca

PROJECT
ROCKWOOD COMMUNITY CHURCH

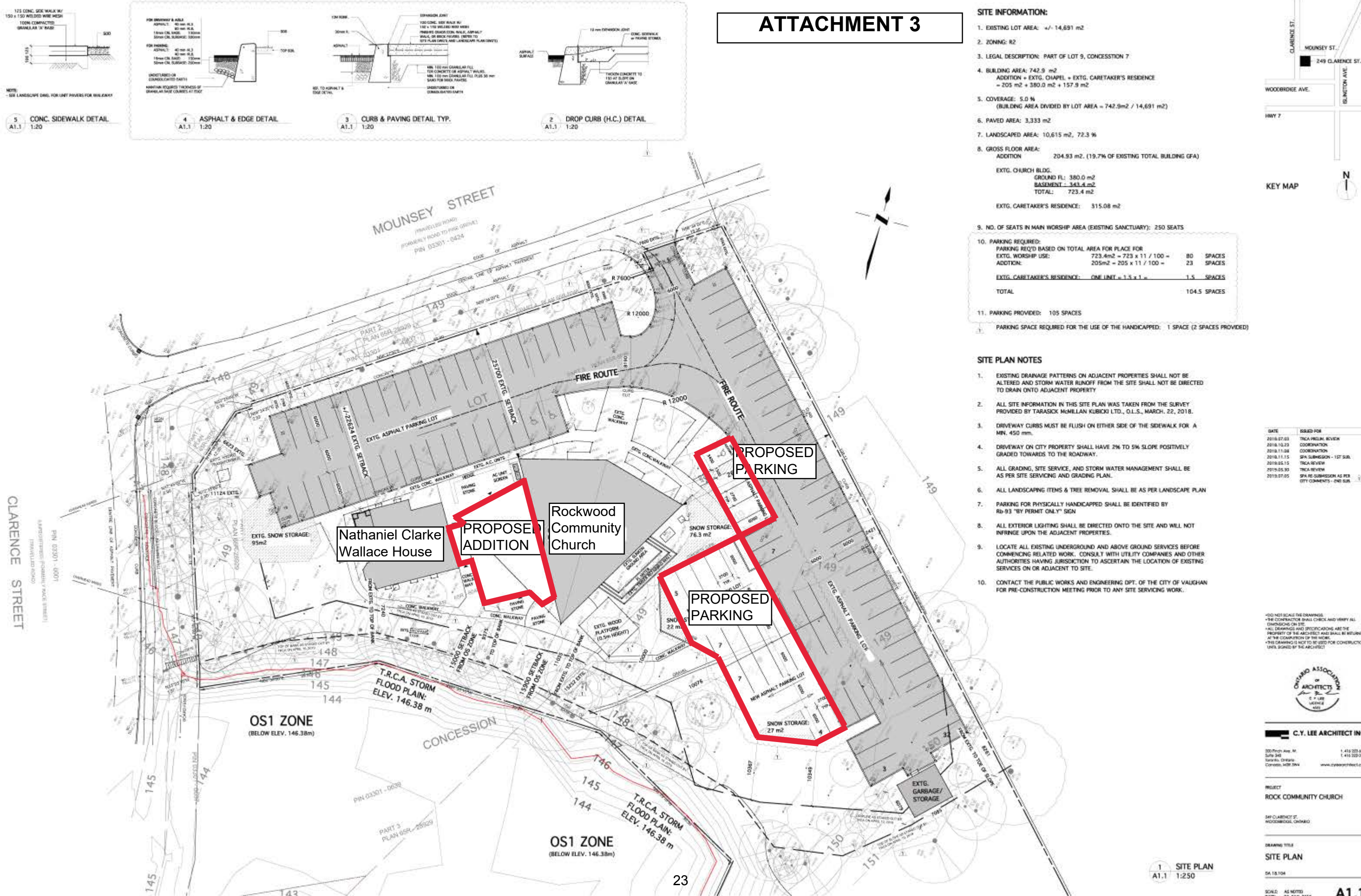
347 CLARENCE ST.
WOODBRIDGE, ONTARIO

DRAWING TITLE
SITE PLAN

DA 18.104

SCALE: AS NOTED
DATE: 05 JULY 2019

A1.1



CULTURAL HERITAGE IMPACT **ASSESSMENT REPORT**

"Nathaniel Clark Wallace House"
249 Clarence Street,
Woodbridge, Vaughan, ON

Date:
October 29, 2019

Prepared for:
C.Y. Lee Architect Inc.

Prepared by:
MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)
200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Our File: '19280A'

Attachment 4

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Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, H.E. Dipl.	<i>Heritage Planner</i>	Author, Research

Glossary of Abbreviations

CHIA	<i>Cultural Heritage Impact Assessment</i>
CHVI	<i>Cultural Heritage Value or Interest</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
OLR	<i>Ontario Land Registry</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>
SOS	<i>Statement of Significance</i>

Project Information

Municipal Address: 249 Clarence Street, Woodbridge, City of Vaughan

Legal Description: Lot 9, Concession 7

Owner: Rockview Community Church

Representative: Shawn Choi- C.Y. Lee Architect Inc.

C.Y. LEE ARCHITECT

Acknowledgements

This report acknowledges that assistance provided by City Staff Planning Staff and C.Y. Lee Architect Inc.

The report also acknowledges that Woodbridge in the City of Vaughan is situated on the land and traditional territory of the Petun, Anishinabewaki, Huron-Wendat and Haudenosaunee which is located within the lands protected by Treaty 13 (1805).

Executive Summary

The City of Vaughan requires a scoped Cultural Heritage Impact Assessment for the proposed development on the subject land located at 249 Clarence Street, Woodbridge, City of Vaughan, also known as the 'Nathaniel Clark Wallace House'. The purpose of the HIA is to assess impacts to heritage attributes of the HCD, if any. This report concludes that the proposal has beneficial impacts as the connection that is proposed between the heritage building and the church will improve the viability of the building as it supports the function of the church and improves the overall functionality of the site. It also has a neutral impact as the proposed development will not affect the appearance and presence of the heritage building from the Clarence streetscape/ public realm of the Heritage Conservation District. This report concludes that there are no expected adverse impacts to the heritage house on site due to the proposed development.

As the property is designated under Part V of the Ontario Heritage Act within the Woodbridge Heritage Conservation District, this report reviewed the policies and guidelines to identify whether or not the proposed development complies with the HCD. This report concludes that the proposed development conforms to the policies and guidelines and the HCD.

The proposed development is also in compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and *Eight Guiding Principles in the Conservation of Built Heritage Properties* (Ministry of Tourism, Culture and Sport). It is recommended that the wooden threshold of the door opening on the east elevation be repaired in accordance with Section 4.5.2 Guidelines for Wood and Wood Products (See Appendix G) and that if the Applicant chooses to install an improved means of access, that the threshold be retained in a way that protects its integrity and is reversible. It is recommended that the City of Vaughan accept this report as photographic documentation of the east elevation prior to the construction so that it may be used in the future if the addition and associated vestibule is proposed to be reversed.

It is recommended that the City of Vaughan approve the Heritage Permit Application for the proposed development for the subject land based on the condition that conservation principles are applied during the construction.

1.0 Introduction

1.1 Background Information

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained in October 2019 by C. Y. Lee Architect Inc. to undertake a scoped Cultural Heritage Impact Assessment (CHIA) for the proposed development of 249 Clarence Street, Woodbridge, City of Vaughan hereafter referred to as the 'subject land' (see Appendix A). The requirement of a Cultural Heritage Impact Assessments is pursuant to Sub-section 6.2.1 of the City of Vaughan's Official Plan (2010). The development proposal includes the new construction of an addition to the Rockview Community Church which would connect to the heritage building on site by means of a vestibule.

The existing two-and-a-half brick house on the subject land is designated under Part V of *the Ontario Heritage Act* as it is within the Woodbridge Heritage Conservation District. Prior to its designation, the house was listed on both the City's inventory and Municipal Heritage Register. The Register indicates that the house was built circa 1870 and is named "Nathaniel Clark Wallace House" (See Appendix F).

1.2 Purpose

The purpose of this scoped CHIA is to evaluate the proposed development of the subject land in terms of potential impacts to the heritage house on the subject land and its overall impact on the Woodbridge Heritage Conservation District.

2.0 Methodology and Approach

2.1 Methodology

The methodology of this report is based on the Cultural Heritage Impact Assessment (CHIA) guidelines outlined in the *City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (2017)*. These guidelines are supported and supplemented by guidelines for Cultural Heritage Impact Assessments outlined by the International Council on Monuments and Sites (ICOMOS) (2011).

The City of Vaughan outlined the following requirements for this scoped CHIA (See Appendix E):

- Applicant and owner contact information;
- Description of the property;
- A development history and architectural evaluation of built cultural heritage resources on the property;
- A condition assessment of the cultural heritage resources on the property;

- Documentation of all cultural heritage resources on the property;
- An outline of the development proposal; and
- Conservation and mitigation measures.

Supplementary to the above requirements, this Cultural Heritage Impact Assessment also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

A site visit was conducted by MHBC Cultural Heritage Staff on October 15, 2019 to document the current condition of buildings and structures on the subject property. This Report reviews several documents to supplement this assessment; these documents are as follows:

- The Planning Act
- The Ontario Heritage Act
- Ontario Heritage Toolkit
- City of Vaughan's Official Plan (2010)
- City of Vaughan Heritage Inventory and Municipal Heritage Register
- Woodbridge Heritage Conservation District Study and Plan (2009)
- City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study (ASI, March 2010)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)
- ICOMOS: Guidance on Heritage Impact Assessment for Cultural World Heritage Properties, World Heritage Convention, January 2011 (UNESCO).

This CHIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value and attributes of the adjacent resources.

2.3 Policy Framework

2.3.1 The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests." Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, 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;

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be 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.

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

2.3.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The two-and-a-half storey heritage home on the subject land is designated under Part V of the Ontario Heritage Act in the Woodbridge Heritage Conservation District, therefore, alteration on the property shall require a heritage permit from the municipality pursuant to Section 42 of the OHA.

2.3.3 The Ontario Heritage Tool Kit

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

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According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction of significant view;
- A change in land use; and
- Land disturbances that adversely affect archaeological resources.

2.3.4 City of Vaughan Official Plan (2010)

The City of Vaughan's Official Plan (2010) acknowledges the importance of cultural heritage resources in the community. The two (2) main objectives of the City in respect to cultural heritage resources is as follows:

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.

Pursuant to Sub-section 6.1.2.1, the subject property located at 249 Clarence Street has been included in the Heritage Register as a property designated under Part V of the Ontario Heritage Act as it is included in the Woodbridge Heritage Conservation District (Sub-section 6.2.2.1 (b) of the Official Plan).

Section 6.2. of the Official Plan speaks directly to the protection and conservation of heritage resources. The subject property has been protected through the heritage designation process of the *Ontario Heritage Act*. To protect the house the City requires a Cultural Heritage Impact Assessments (CHIA) to assess impacts as a result of development and a Heritage Permit Application for exterior alterations, demolition or removals of designated properties. This report serves as the CHIA which will be supplemented with a Heritage Permit Application for a proposed connection from the Rock Community Church to the heritage house on-site.

Conservation of designated buildings is essential to conserve the overall heritage attributes of a district. The following policies are in place to conserve designated heritage buildings:

6.2.2.3. Pursuant to the Ontario Heritage Act, the City shall establish minimum standards for the maintenance of the heritage attributes of designated heritage properties.

6.2.2.4. Designated heritage properties shall be conserved in accordance with Good heritage conservation practice. The City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with Good heritage conservation practice. Any proposed alteration, addition, demolition or removal affecting a designated heritage property shall require a heritage permit application to be submitted for the approval of the City.

6.2.2.5. To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural heritage impact assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. the proposed alteration or addition requires:*
 - i. an Official Plan amendment;*
 - ii. a Zoning By-law amendment;*
 - iii. a Block Plan approval;*
 - iv. a Plan of Subdivision;*
 - v. a minor variance;*
 - vi. a Site Plan application;*

As the proposed development meets the criteria outlined above, a CHIA is required; however, the City has scoped the requirements (see Appendix E). This assessment does not require evaluation of the cultural heritage value of the property as it is designated. The following policies are outlined in the Official Plan as to how the City will review CHIAs:

6.2.4.2. That Cultural heritage impact assessments are subject to City review. In review of Cultural heritage impact assessments, the City:

- a. will be guided by Good heritage conservation practices and heritage conservation principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and*
- b. may impose conditions of approval to secure the long-term conservation of the resource.*

6.2.4.3. That if a development proposal substantially changes in scope and/or design from that described in the Cultural heritage impact assessment, the City may require that the applicant submit additional cultural heritage information, including a revised Cultural heritage impact assessment.

2.3.5 Woodbridge Heritage Conservation District Study and Plan (2009)

Section 6.1.5 of the Woodbridge Heritage Conservation District Study and Plan (2009) describes the heritage attributes of Clarence Street and Park Drive. They are as follows:

- 1. A residential street character, that is pedestrian oriented and includes a broad variety of housing types and styles fronting onto Clarence Street.*
- 2. Provides access to Woodbridge Avenue, from the north.*
- 3. Provides access and views to the Humber River Corridor.*
- 4. In addition to the parkland, front yards provide a significant greenery and tree canopy.*
- 5. Houses are predominantly 2 to 3 floors high.*
- 6. Side yards provide views towards landscaped back yards and the river valley to the east.*

This section of the HCD Study and Plan (2009) also provides the guidelines specific to the conservation of the Clarence Street and Park Drive character area:

- 1. The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.*
- 2. Pedestrian connections to and from Woodbridge Avenue and the park system must be protected and their design enhanced. Views and public access to parkland must be protected and enhanced.*
- 3. Consistent setbacks (of a minimum 4.5m), should provide opportunities for landscaping on both sides of the street.*
- 4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m).*
- 5. Detached residential units must provide a side yard as per zoning with open east-west views.*

The compatibility of the proposed development with the above guidelines will be reviewed in Section 7.2 of this report.

3.0 Identification of Subject Land

3.1 Description of Subject Land

The subject land is located at 249 Clarence Street, Woodbridge, City of Vaughan, Ontario. The subject land is located south-east of Clarence Street, south of Mounsey Street and west of Waymar Heights Boulevard. The subject property includes wooded areas and a tributary of the Humber River; the Humber River runs just west of the property. There is a golf course to the north of the property that includes open space and wooded areas. To the immediate south is the Humber River and Rainbow Creek Corridor Parks and a residential subdivision. The subject property is to the east of the CPR Railway. The majority of the land surrounding the subject property is considered open space. The property is zoned RR (Residential).

The Woodbridge Heritage Conservation Study and Plan (2009) identifies the property as listed prior to the HCD and a contributing resource to the District (p 52-54, Figures 2 & 3). The subject property is also located within a defined boundary of properties that are considered to be the “concentration of properties that contribute to the heritage character [of the HCD]” (Schedule 8 of the HCD Study and Plan, 2009). The subject property is located within the Clarence Street and Park Drive HCD Character Area (Schedule 9, of the HCD Study and Plan, 2009).

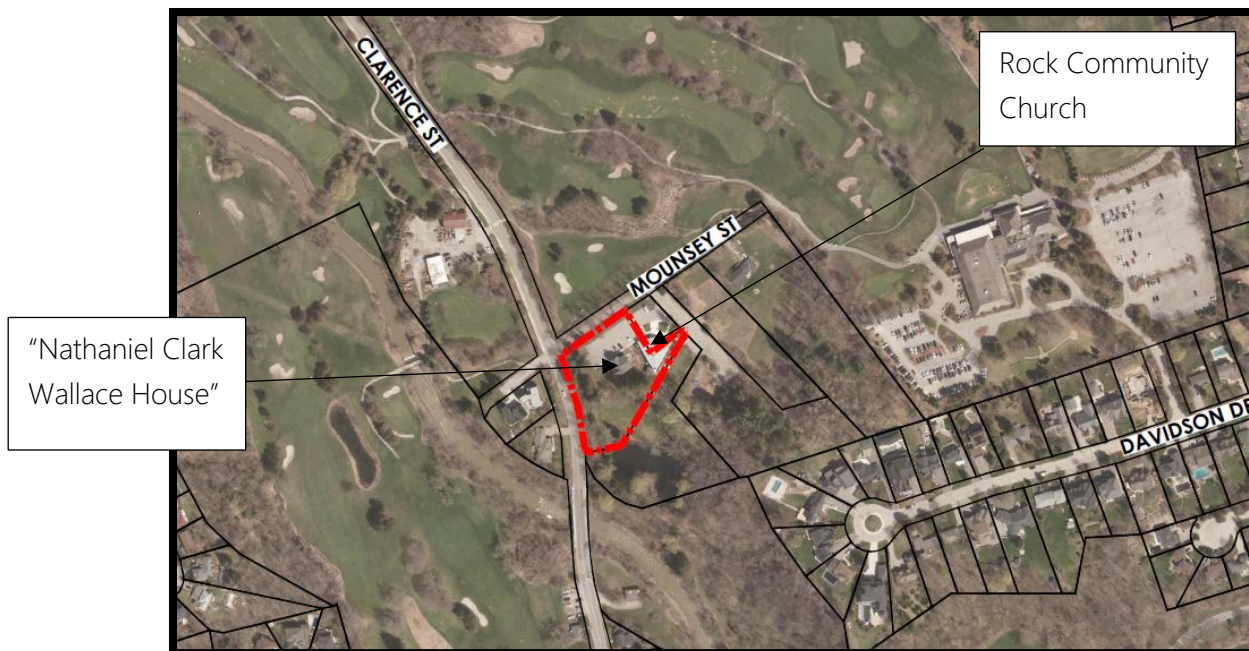


Figure 1: Aerial view of subject land indicated by red dotted loine (MHBC, 2019)



Figures 2 & 3: (Above) Excerpt from Schedule 3 of the HCD Plan (Below) Excerpt from Schedule 4 of the HCD Plan; yellow stars indicate the location of the subject land (Woodbridge HCD Study and Plan, 2009)

3.1.1 Description of Built Features

The property consists of a 2.5 storey, Gothic Revival house built between 1850 and 1875 as described in the *Woodbridge Heritage Conservation District Study and Plan* (2009) (p 55-57). A more detailed analysis of the heritage building's architectural features is discussed in Section 4.2 of this report. The property also includes a contemporary building that facilitates the Rock Community Church. This building is to the rear of the heritage house.



*Figures 4 & 5: (Above) View of heritage house and Rock Community Church looking southwards on Mounsey Street;
(Below) Perspective view of heritage house (MHBC, 2019))*

3.1.2 Landscape Features

A majority of the Woodbridge Heritage Conservation District consists of open space (Schedule 11 of the HCD Study and Plan, 2009). The subject property includes an expanse of open space which includes several mature trees. To the north of the house is an asphalt parking lot to facilitate the parking for the Rock Community Church and caretaker who resides in the heritage house.



Figures 6, 7 & 8: Above left) View of the rear façade and surrounding vegetation; (Above right) View of the front façade and surrounding vegetation (Below) View of parking lot from eastern side of parking lot (MHBC, 2019)

3.1.3 Clarence and Mounsey Streetscape

The heritage home on the subject property is well above grade off of Clarence Street and there are several mature trees that obstruct visibility of the house from the public realm/ streetscape. A treed boulevard lines Clarence Street to the north as well as on either side of Mounsey Street which leads to the vehicular entrance to the Rockway Community Church parking lot and associated heritage house.



Figures 9 & 10: (Left) View of the intersection of Mounsey and Clarence Street; (Right) View of Mounsey Street leading to vehicular entrance of the subject property (MHBC, 2019)

The views of the heritage house are sporadic along the Clarence Streetscape due to the obstruction made by mature vegetation as well as the topographical elevation. Figure 11 demonstrates the pedestrian view of the house from Clarence Street while Figure 12 demonstrates the kinetic (pedestrian and vehicular) view of the heritage house along Mounsey Street (a rendering of this view is included in Appendix B of this report).



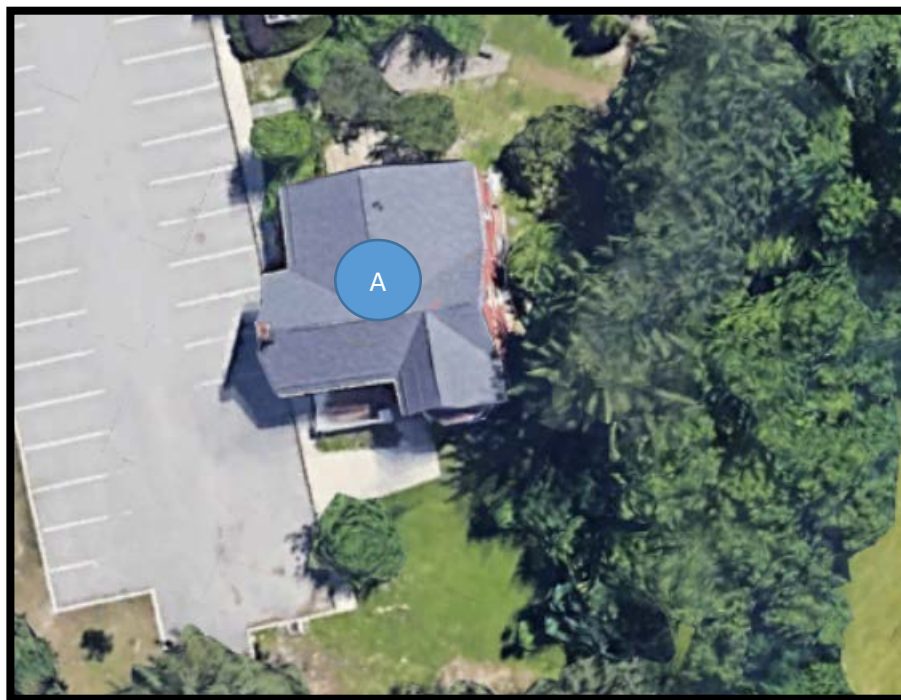
Figures 11 & 12: (Left) View of the heritage house from east side of Clarence Street; (Right) View of heritage house from north side of Mounsey Street (MHBC, 2019)

4.0 Building Morphology and Current Conditions

This section of the report focuses on the building morphology and current conditions specific to the heritage house, “The Nathaniel C. Wallace House” situated on the subject land.

4.1 Building Morphology

The two and a half storey, red-brick, Gothic Revival house on site has retained the majority of its original attributes. The front porch is the most significant alteration to its heritage attributes, however, the main exterior form as it were from its debut, still exists. An addition to the rear of the building has since been removed (see Figure 14); there also was alterations made to the south and north elevation apparent by the change in colouration and markings (see Figure 13).



Section	Description	Date of Construction
A	Original exterior form of the “Nathaniel Clark Wallace House”	Circa 1875



Figures 13 & 14: (Left) View of markings of former addition on the south elevation (Right) Markings on east elevation from former addition (MHBC, 2019)

4.2 Current Conditions

West (Front) Elevation (Facing Clarence Road)

The west elevation consists of two bays: one of which is reminiscent of a Georgian home with the interjection of a second bay which includes a bay window supported by an upper semi-hexagonal balcony below an open gabled roof. The main entrance has Classical Revival elements with its Doric pilasters and a large transom window. The bay to the left of the façade no longer has its original porch/verandah which decontextualizes the upper balcony French door walkout. This bay include two windows and two door openings. The windows have arching yellow brick headers; windows have been replaced with contemporary single, double hung windows whereas the original door frames remain.

The second bay includes a bay window (3 window openings) and wooden decorative brackets and corncicing that support the balcony above. The balcony is embellished with various woodwork design and includes one door opening. The balcony is composed of four bases with capitals which support four columns with decorative brackets. The open gabled roof includes decorative wooden trim moulding and lower half of a finial. There is alternating brick detailing in the form of yellow brick quoins and a portion of yellow brick ribbons with 'X' detailing. The current porch is a basic construction of large capitals with basic spandrel handrails.



Figures 15 & 16: (Left) View of front façade including bay window and balcony;(Right) Close view of reconstructed porch on front façade; (MHBC, 2019)

South Elevation (Facing Humber River)

The south elevation consists of an open gable roof with similar decorative trim mouldings as the front façade as well as finial. A yellow brick ribbon course divides the first and second storey levels. Yellow brick headers are above each window. Windows have been replaced with contemporary, single, double hung windows. Either side of the façade is adorned with a yellow brick quoin. There are three (3) window sills at the basement level, three (3) window openings on the first storey and four (4) window openings on the second storey level. The window sill openings include brick headers. Part of the brick foundation sill is apparent on this elevation.



Figures 17, 18: & 19 (Left) View of south elevation from the south-east corner of the house; (Right) View of the left side of the south elevation including gabled roof detail; (Below) View of entirety of south elevation from south yard (MHBC, 2019)

East Elevation (Facing Rock Community Church)

The east elevation includes one door opening and one window opening on the first storey level and one window on the second storey level. Both windows have been replaced with contemporary, single, double-hung windows and the original door has also replaced. The window and door opening have vertical brick headings which are less elaborate than those on the other three elevations. Both sides of the façade are adorned with yellow brick quoins. The low-rise gabled roof is simplistic in design including plain soffits and corncing which contrasts with the detailing of the gables on all other elevations. There is also a door opening as part of the east elevation between the main house and rear portion which includes an arched, yellow brick header.



Figure 20 & 21: (Above) View of east elevation from Rock Community Church west elevation; (Below) Door opening on east elevation (MHBC, 2019)

North Elevation (Facing parking lot and Mounsey Street)

The north elevation consists of two bays. The bay closest to the front façade includes two window openings with arched yellow brick headers divided from the second storey by a yellow brick ribbon course with 'X' brick motifs. The second storey includes two window openings with yellow brick headers. The upper half storey includes a paired arched window with yellow arched headers. Either side of the bay includes a yellow brick quoin. The open gabled roof includes decorative trim moulding. The stone chimney can be viewed along this elevation. The second bay to the rear of the building includes two window openings on the first floor and two window openings on the second floor; all have arched, yellow brick headers. There is a yellow brick quoin to the left of this bay. This elevation shows the contrast between the medium pitched gabled roof of the main portion of the house versus the low pitched gable at the rear.



Figure 22: View of north elevation from parking lot to the north of the property.

4.2.1 Heritage Attributes

Heritage attributes of the heritage house are not identified in the HCD plan. In review of the building, this report has identified character-defining elements/ heritage attributes of house including:

- *Red brick facades;*
- *Yellow brick quoins;*
- *Yellow brick decorative banding/ ribboning;*
- *Yellow brick arched window and door headers;*
- *Original door and window openings including front door with transom light and pilasters;*
- *Original door frames;*
- *Open gabled roofs with decorative trim moulding and soffits and chimney;*
- *Bay window;*
- *Balcony with supporting decorative wood brackets, columns and railing.*

4.3 Previous Heritage Permit Applications

In 2015, a heritage application was submitted for the subject property by Shawn Choi (C.Y. Lee Architect Inc.) for a proposed alteration to the house (HP.2015-028-00) in conjunction with a building permit issued on March 2, 2016 (Permit No. 15-0003887). This permit included replacing damaged bricks and repointing masonry with lime mortar. All new bricks were matched in size and colour with existing brick (Ibstock bricks, "Heritage Red Blend" and "Leicester Multi-cream Stock"/ "Ontario Size"). The porch was removed and reconstructed. The balcony was repaired and restored. Window openings and frames were repaired and reinforced with wood storm windows. All alterations were completed in compliance with the policies and guidelines of the *Woodbridge HCD Study and Plan* (2009). See Appendix D for architectural drawings of conservation work completed in 2015.

5.0 Historical Overview

5.1 History of the Subject Land

The subject land is part of Concession 7, Lot 9 of Vaughan and is situated to the north of Village of Woodbridge. In 1878, when the Village of Woodbridge map was created, the property was not yet included in the village plan. At the time, Clarence Street was known as "Race Street."

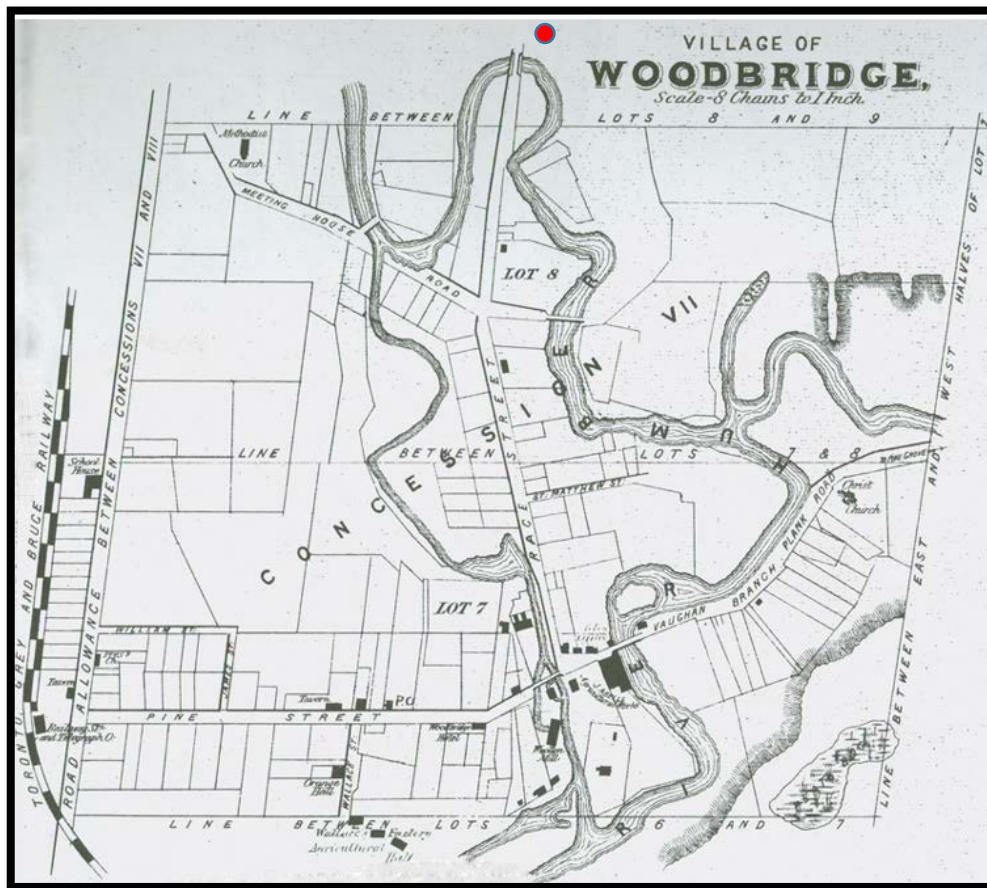


Figure 23: Village of Woodbridge Map of 1878; red dot indicates approximate location of the subject land.

The original owner of Lot 9 of Concession 7 was David Thompson who acquired all 200 acres which was the entirety of Lot 9 on May 20, 1801. All 200 acres were sold to John Smith on October 4, 1824 for £90.12.6.¹ The western half of the lot, which includes the subject land, was sold to Samuel Smith on March 1, 1834 (LRO).² On May 12, 1848, Samuel Smith sold a portion of the southwest ¼ of land (10 acres) to Turbit Ellis who in turn sold the land to John Abell in February of 1851 (LRO).³ A year later, John Abell sold his south west ¼ of Lot 9 (10 acres) back to Samuel Smith (LRO). An excerpt of the 1860 Tremaine Map shows that Samuel Smith is listed as the owner of the western half of the lot which includes the subject land.



Figure 24: Excerpt of the 1860 Tremaine Map showing the Samuel Smith is listed as the owner of the western portion of Lot 9.

Woodbridge.—A Village on the River Humber, in the Township of Vaughan, County York, 17 miles from Toronto, and 8½ from Weston. Money Order Office. Population 708.

ABELL, JOHN, foundry and agricultural works	McCallum, Duncan, clerk Division Court
Bell, John, hotel keeper	Mackintosh, Roe J., woolen manufacturer
Brown, John, mill owner and lumber merchant	Martin, Miss, dressmaker
Brown, Neil & Co., foundry and machine shop	Mason, William, brick yard
Bunt, F. J.	Matthews, Robert, carpenter
Bunt, Francis, farmer	Orr, Miss, dressmaker
Bunt, John, sash, door and blind manufacturer	Playter, Thomas, farmer
Burkholder, Christopher, farmer	Roam, Joseph, boots and shoes
Cartwright, Rev. C. E., (Church of England)	Roe, J. & Brother, general merchants
Crawford, John, tailor	Rose, James, boots and shoes
Devlin, John, M. D.	Roundtree, J., butcher
Elliott, J., farmer	Saunders, J., general merchant
Elliott, John, blacksmith	Shaw, Charles, tinsmith
English, Rev. Noble F., (Wesleyan Methodist)	Smith Samuel, mill owner and lumber merchant
Frank, Miss, dressmaker	Summers, William, machinist
Gambie, John W., J. P.	Wallace, Clark, teacher
Hay, Rev., Robert, (Congregational)	Wallace, George, cooper
Herbert, A., painter	Wallace, George, farmer
Holdermess, J., hotel keeper	Wallace J. & Brothers, general merchants
HOWELL, JOHN F., Postmaster	Wallace, W., hotel keeper
Husband, George, dentist	Wesley, William, tinsmith
Jeffrey, John, farmer	Williams, John
Jeffrey, William, farmer	Wright, Norman, boots and shoes

Figure 25: Excerpt of the Province of Ontario Gazetteer and Directory 1869.

¹ Instrument no. 4982.

² Instrument no. 10650.

³ Instrument no. 40238 & 40289

On October 11, 1877, Samuel Smith granted the west ½ exterior plots to Annie Snider for \$1.00; Annie Snider was later registered as having a mortgage for the land for \$2,500 with Henry Abell et al. (LRO).⁴ By the dating of the house, the house was presumably built by the Snider family. In the 1881 Canadian Census, Annie Snider is listed as being of Irish descent who married Levi Snider, listed as of German descent; his was listed as a "Gentleman". Annie's husband, Levi, was an important player in the sale and purchase of lots in Woodbridge in the latter half of the 19th century. They had two children: Annie Snider and Zoe Elizabeth Lawrence (1901 Canadian Census).

On March 25, 1913, the land was granted to Charles L. Wallace for \$18,500 (LRO).⁵ Charles L. Wallace was listed as being born in 1881 in Ontario. His parents were the notable Nathaniel Clark Wallace and Belinda Wallace and were of Irish origin (Nathaniel Clark Wallace's parents emigrated from County Sligo, Ireland between 1833 and 1834).

On February 1, 1932, the property was granted to Annie O. Wallace by the executors of Charles L. Wallace (Kathleen M. Wallace, Harriet C. Little, Florence B. Beaton, Nathaniel C. Wallace, Thomas G. Wallace and Lousie B., his wife, L. Kathleen Wallace, Belinda Wallace and Lousie D. Wallace) (LRO).⁶ Annie O. Wallace was Charles L.'s younger sister; historical records do not show that Charles married which likely is why the land was granted to his younger sibling (1901 Canadian Census).

The Wallace Family had considerable amount of influence on the local community. The house stayed in the Wallace Family for several years. The photograph in Figure 26, demonstrates the original aesthetic appearance of the house in the early 20th century including the front verandah with upper balcony which has since been removed (see Figure 27).

Although the house is dubbed the "Nathaniel Clark Wallace House" it is more appropriate to say that it was the Snider-Wallace house as it was originally owned and built by the Snider family and lived in by several members of the Wallace house. The notable Nathaniel Clark Wallace, Canadian politician and Orangeman, was Charles L. Wallace's father and did not reside in the house.

⁴ *Instrument no. 2349.*

⁵ *Instrument no. 861.*

⁶ *Instrument no. 1503.*

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Figures 26: & 27: (Above) Photograph of the house at 249 Clarence Street, "Wallace Farm Home" from Wood's Pictorial Woodbridge c. 1915 (Below) Perspective view of heritage home from parking lot (MHBC, 2019).

6.0 Description of Proposed Development

6.1 Description of Development

The owner proposes to construct a one storey new addition to the west of the Rock Community Church to facilitate a Fellowship Hall (see Appendix B for site plan, elevations and renderings). The Fellowship Hall addition will not be directly attached to the heritage house, rather a vestibule will connect the addition to the house (see Figure 29). The development proposes to connect the addition to the house by means of a glass vestibule which will be self-supportive and does not propose intervention to the heritage building. The connection will be made by means of a combination of flashing, blue skin and galvanized steel (Figures 30 & 31). To access the heritage building via the vestibule, the existing door opening will be used as an entryway. The existing door will be replaced with fire-rated door, but the door opening will not be altered. The vestibule covers less than a quarter of the façade, including only the existing door opening, in an area where an addition previously existed. The glazing of the vestibule also allows for the brick header and door opening inside to be viewed from the exterior. See Appendix 'B' for larger views of site plan and architectural drawings.

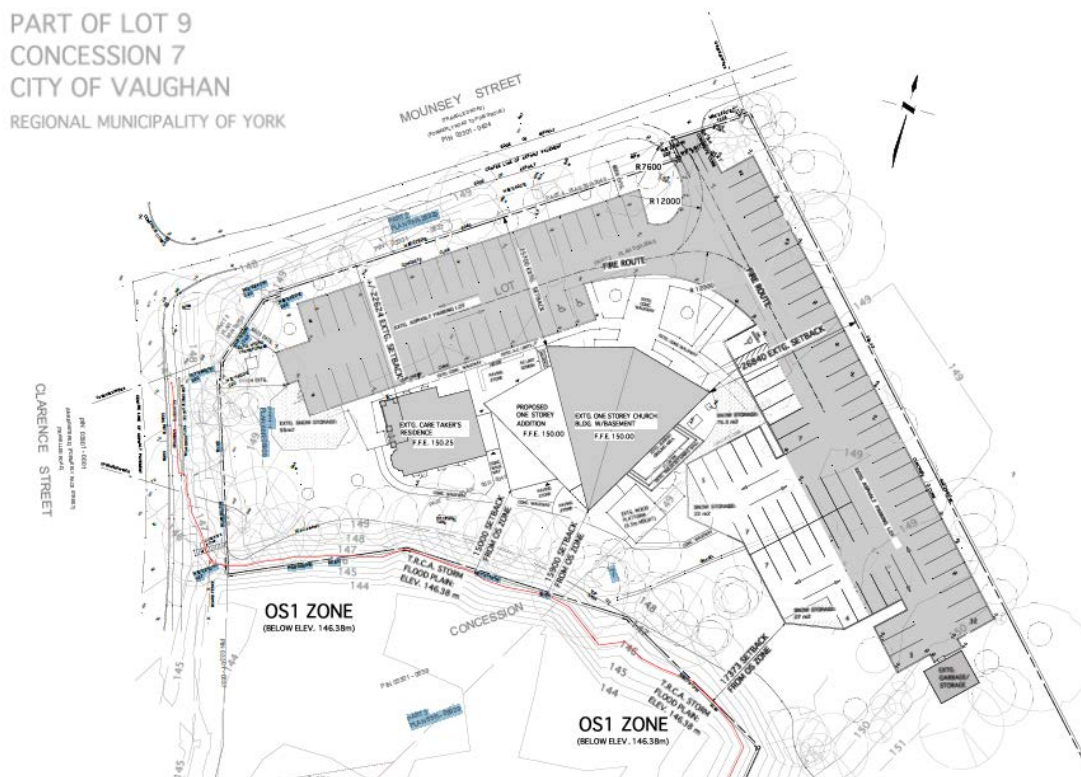


Figure 28: Proposed site plan (C.Y. Lee Architect Inc, 2019).

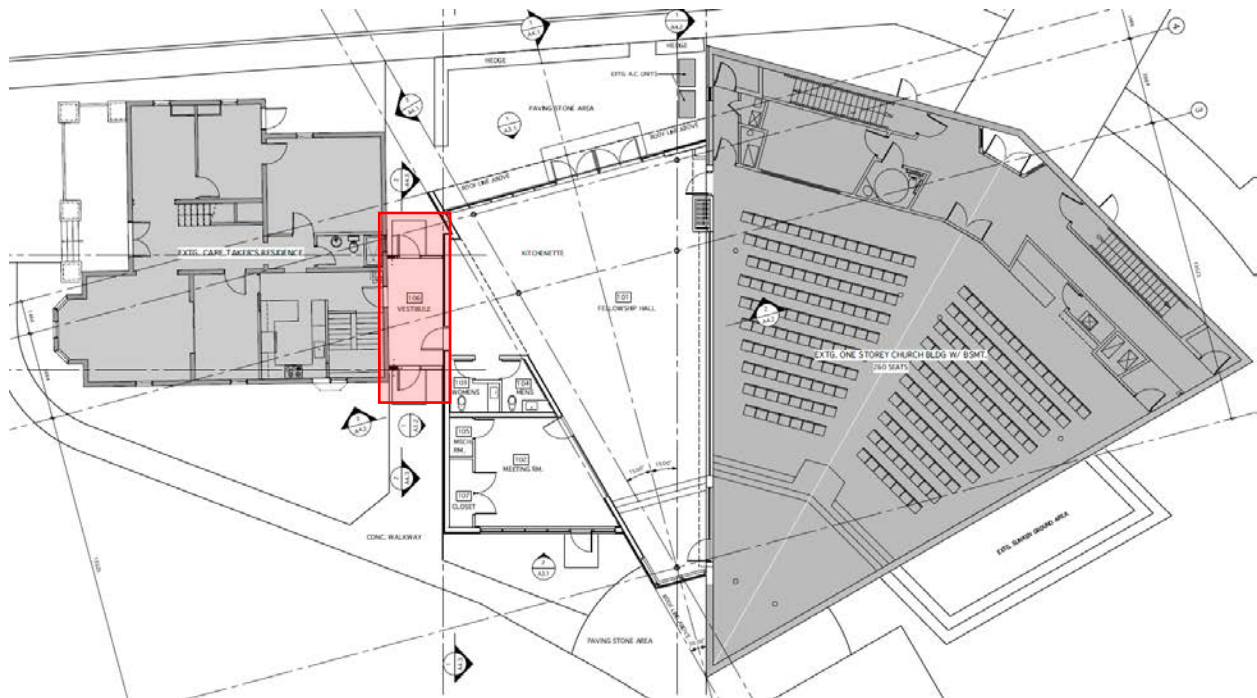
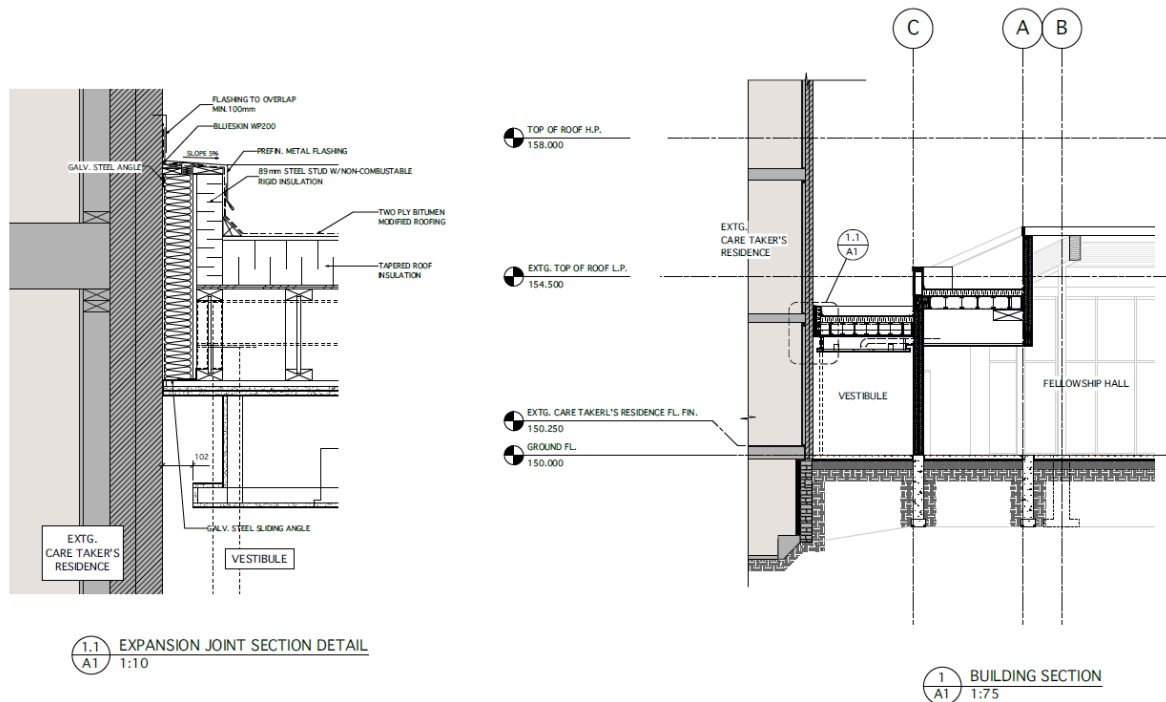
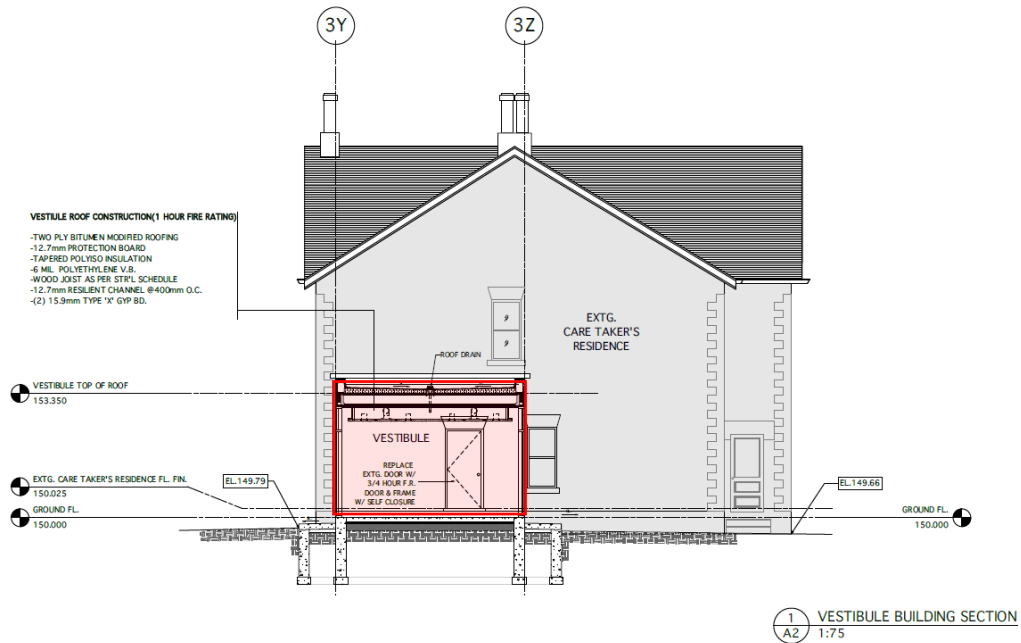


Figure 29: Proposed site plan (C.Y. Lee Architect Inc, 2019.) Architectural drawing of proposed development; existing care taker's residence represents the heritage building; red box indicates vestibule between new addition and heritage building (C.Y. Lee Architect Inc., 2019)



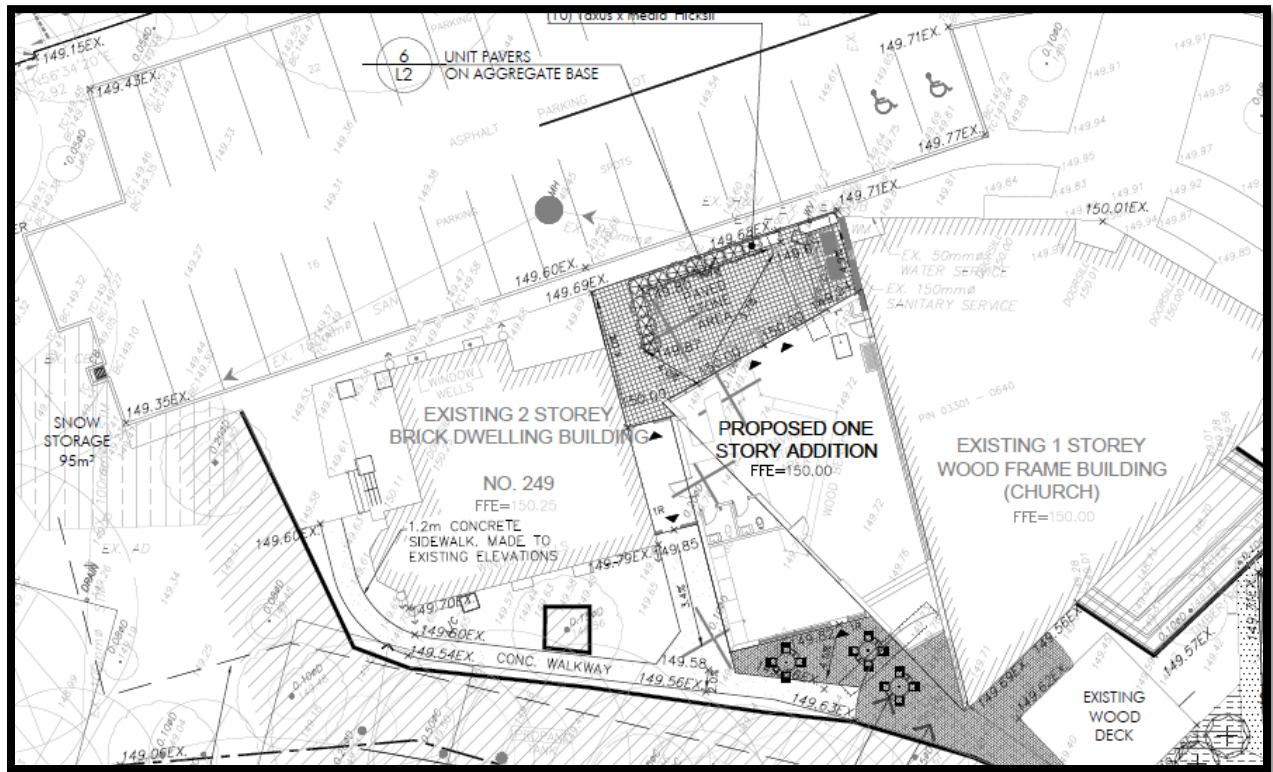
Figures 30 & 31: (Above) Cross-section of proposed development on east elevation; red box indicates the size and scale of the vestibule in relation to the east elevation (Below) Detailed view of proposed development (C.Y. Lee Architect Inc., 2019)

The proposed development consists of a combination of materials including Cedar panelling and glass. The vestibule is primarily glazing to allow for a subtle transition to the heritage building.



Figures 32 & 33: (Above) Rendering of proposed development looking south-east; (Below) Rendering of the proposed development looking north (C.Y. Lee Architect Inc., 2019)

The existing vegetation between the current church building and heritage house will be removed and will be replaced with a walkway to the vestibule. The proposed landscaping for the new addition and associated vestibule includes a courtyard which will delineate the church from the adjacent heritage building. There will also be tables on unit pavers to the rear (south elevation) of the proposed one storey addition. Current landscape to the front and side yards of the heritage house will remain as is.



7.0 Assessment of Impacts of Proposed Development

The following sub-sections of this report will provide an analysis of impacts which are anticipated as a result of the proposed redevelopment of the subject land as they relate to the identified cultural heritage resources. This will include a description of the classification of the impact as beneficial, neutral, or adverse.

There are two facets to this analysis; a) this analysis will assess the impacts to the overall Woodbridge Heritage Conservation District through an assessment of the compliance of the proposed development with associated policies and guidelines and b) this analysis will assess the impacts specific to the "Nathaniel Clark Wallace House" by evaluating the development under the criteria outlined in Info Sheet #5 "Heritage Impact Assessments and Conservation Plans" of the *Ontario Heritage Tool Kit*.

7.1 Assessment of Proposed Development and Conformity with the Woodbridge Heritage Conservation District

The following section will evaluate the development in relation to specific policies and guidelines for Clarence Street and Park Drive (Sub-section 6.1.5 & 6.4.1.6 of the Woodbridge HCD Study and Plan (2009) and general guidelines in regards to the transitions of new buildings in relation to heritage resources (Sub-section 6.5 of the Woodbridge HCD Study and Plan (2009)).

7.1.1 Policies and Guidelines for Clarence Street and Park Drive

The following Table 1.0 evaluates the compatibility of the proposed development within the guidelines of the Clarence Street and Park Drive contained in Sub-section 6.1.5 of the Woodbridge HCD Study and Plan (2009).

Table 1.0 (6.1.5)	Clarence Street and Park Drive Guideline	In Compliance?
Guideline No. 1	The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.	Yes. The proposed addition and associated vestibule is to the rear of the house and is not visible from the public realm.

Guideline No. 2	Pedestrian connections to and from Woodbridge Avenue and the park system must be protected and their design enhanced. Views and public access to parkland must be protected and enhanced.	N/A.
Guideline No. 3	Consistent setbacks (of a minimum 4.5m), should provide opportunities for landscaping on both sides of the street.	Yes. Front and side yard setbacks will not be altered.
Guideline No. 4	New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m).	N/A. The proposed development is an addition to an existing building.

The following Table 2.0 evaluates the compatibility of the proposed development within the guidelines of the Clarence Street and Park Drive contained in Sub-section 6.4.1.6 of the Woodbridge HCD Study and Plan (2009).

Table 2.0 (6.4.1.6) Clarence Street and Park Drive Guideline In Compliance?

Guideline No. 1	New buildings on the west side must be setback a minimum of 3 metres from the street and a maximum of 4.5 metres.	N/A. Subject land is on the east side of Clarence Street.
Guideline No. 2	New buildings on the east side may be built with a zero setback, and with a maximum setback of 2 metres.	N/A. The proposed addition is to an existing building at the rear of the heritage home.

Section 6.5 of the *Woodbridge HCD Study and Plan* (2009) provides guidelines in regards to the transition of new buildings in relation to heritage resources. The guidelines instruct that development should be respectful to contributing resources by being sympathetic to existing setbacks and “develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage resources.”

Table 3.0 (6.5) Transitions of New Buildings in Relation to Heritage Resources- Height and Setback In Compliance?

Guideline No. 1	The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of a contributing building.	The heritage building and church will function as one and is part of the long term viability of the building.
Guideline No. 2	New buildings must transition from the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building. The height of a contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof.	The new building is one to two storeys in height and is less than the height of the heritage building.
Guideline No. 3	New buildings must have a side yard, and backyard setback from contributing buildings a distance equivalent to half the height of the contributing building.	See Response to Guideline No. 1.
Guideline No. 4	<p>Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when:</p> <ul style="list-style-type: none"> - new construction is located in the parts of the contributing building that is not visible from the street or from a public space; -new construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to the contributing buildings and to support the unique heritage character of the street; - the parts of the contributing building that will be enclosed or hidden from view by the new construction, do not contain significant heritage attributes, and the three dimensional form of contributing buildings can be maintained; and, 	<p>The proposed new construction is located to the rear of the building (as recommended in Diagram B of Sub-section 6.5, (iv)) of the Plan (2009)) and is not visible from the streetscape and does not detract from identified open views or vantage points from the street to the contributing building.</p> <p>The new addition is on the east elevation of the building which has the least decorative elements. Albeit this enclosure, the less adorned features of the door brick header will be</p>

	<p>- new construction is of a good architectural quality and contributes to the district's heritage character.</p>	<p>visible from the interior as well as the exterior due to the transparency of the connector; the enclosure will further protect the wall from the elements.</p> <p>The new construction is of good architectural quality.</p>
--	--	---

The architectural elevations of the proposed development demonstrate that while, the new construction is abutting the heritage house, it is lower in height and subordinate to the building (see Figures 35 & 36). Furthermore, due to its linkage at the rear of the building, the new construction does not impact the overall presence of the building from the Clarence Street streetscape.



Figure 35 & 36: (Above) Architectural drawing of the south elevation of Rock Community Church (proposed development in deeper red colour) in relation to the heritage building; (Below) Architectural drawing of the north elevation of the Rock Community Church (proposed development in deeper red colour) in relation to the heritage building (C.Y. Lee Architect Inc, 2019)

7.1.2 General Architectural Guidelines for New Additions and Alterations

Appropriate materials are discussed in Sub-section 6.2.8 of the HCD study and Plan (2009). The new vestibule is proposed to be constructed of glass. Section 6.3 of the HCD Study and Plan (2009) provides guidelines for new additions and alterations.

The proposed development is of a “Contemporary Design”; the new Fellowship Hall addition includes the use of Cedar siding and aluminium and glass window curtain wall with a galvanized standing seam metal roof. The proposed glass vestibule is contemporary but “fits” into the character of the context and does not attempt to inappropriately borrow historical details Sub-section 6.3.2. of the HCD Study and Plan, 2009).

The vestibule is one storey and is subordinate and distinguishable from the heritage building. The proposed vestibule is primarily composed of glazing, however, it is not in the view of the public realm and the glazing allows for building elements of the north elevation to be visible (i.e. door brick header). The vestibule is of a smaller scale and mass than both the church and heritage building and includes simplistic details so as to not detract from the heritage building as being a point of focal interest.



Figure 37: Rendering of addition and vestibule looking south-east (C.Y. Lee Architect Inc., 2019)

7.1.3 Views, Landmarks and Bridges

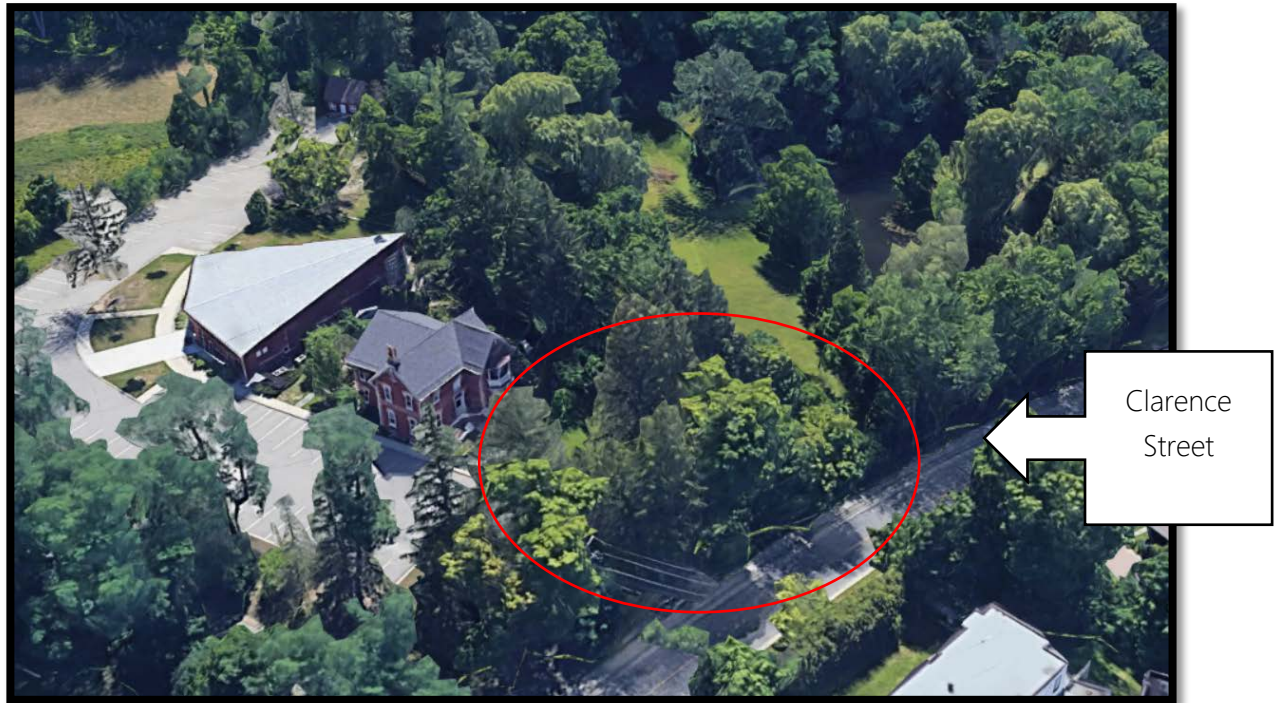
Appendix 'A' of this report shows an overlay of Schedule 19 of the HCD Study and Plan (2009) on the subject land exhibited in Figure 38 to identify the subject property in relation to identified views, landmarks and bridges in the HCD. The property adjacent (non-contiguous) to the west of the subject property is identified as special landmark, open space. The Humber River Bridge is also within close proximity of the subject property.

There is an identified view from the Humber River Bridge that included a portion of the subject property, however, the house is exempted from this view. There is also a view identified *from* the front property line of the subject property along Clarence Street and is within close distance of the house on-site, however, the intent is to view the adjacent special landmark open space identified along the south side of Claddamour Place (see Appendix A from a map overlay of views in relation to subject land).



Figure 38: Excerpt of Schedule 19 of the Woodbridge HCD Study and Plan (2009); red dotted line indicates the location of the subject land; Green dot indicates approximate location of heritage house (MHBC, 2019)

Views from the Clarence Street streetscape is obstructed by several mature trees (see Figure 40-42) which is exacerbated by an incline from the streetscape to the heritage house. The views that are available will not be altered by the proposed development.



Figures 39, 40 & 41: (Above) Aerial of heritage house and Rock Community Church demonstrating the extent of mature vegetation obstructing views of the heritage house from the streetscape identified by red circle (Source, Google Earth Pro, 2019); (Below left) View of heritage house from front yard before decline in elevation to streetscape; (Below right) View of mature coniferous trees at the edge of the front yard before the decline to the streetscape (MHBC, 2019)

Views from Mounsey Street are not identified as significant views in the HCD. Nonetheless, a rendering completed by C.Y. Lee Architects Inc. from the Mounsey Street streetscape demonstrates that the addition does not negatively impact the significant view of the house- the front façade (see Appendix B).

7.2 Assessment of Impacts of the Proposed Development to 249 Clarence Street, “Nathaniel Clark Wallace House”

The connection that is proposed between the heritage building and the church will improve the viability of the building as it supports the function of the church and improves the functionality of the site. The proposed development will not affect the appearance and presence of the heritage building from the Clarence streetscape/ public realm of the Heritage Conservation District.

Adverse Impacts:

Table 1.0 Adverse Impacts		
Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage impacts	No.	There will be no alteration or destruction of heritage attributes of the building if the vestibule is attached as proposed. Original door threshold will be retained in its original form.
Shadows	No	Proposed development will not result in shadows that negatively impact heritage attributes.
Isolation	No	The relationship of the house to the neighbouring landscape features (i.e. road, landscaping) will remain the same.
Direct or Indirect Obstruction of Views	No	There will be no direct or indirect obstruction of significant views of the house (front façade).
A Change in Land Use	No.	There will be no change in land use.
Land Disturbance	No.	There are no expected land disturbances if the proper protocol is followed (i.e. drainage plan).

8.0 Conservation Measures

8.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The new construction should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. This report has reviewed the proposed development in compliance with the Standards, in particular, the following Standards:

- *Conserve heritage value by adopting an approach calling for minimal intervention. (Standard 3);*
- *Find a use for an historic place that requires minimal or no change to its character-defining elements (Standard 5);*
- *Conserve the heritage value of character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place (Standard 11);*
- *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future (Standard 12).*

The proposed development calls for the least form of intervention by using a blue skin in combination with flashing and galvanized steel. The heritage house will continue to be used as a caretaker's home for the church property which provides a use for the historic place without required changes to its character defining elements. The new addition and associated vestibule will not destruct or alter character-defining elements of the building and the new work will be subordinate and distinguishable due to its lesser height and contemporary design. The proposed development is reversible and can be removed in the future if required.

The new construction proposes to retain the original wooden threshold which is above grade. During the new construction, the wooden threshold should be repaired in accordance with Section 4.5.2 Guidelines for Wood and Wood Products (See Appendix G).



Figure 42: View of rear door opening which will provide passage from the vestibule to the heritage house; red box identifies the wooden threshold of the door opening that may require repair doing new construction (MHBC, 2019)

If, the Applicant chooses to construct a ramp, or other more accessible means of transfer from one building to another, it is recommended that the alteration be reversible and protect the original wooden threshold.

8.2 Eight Guiding Principles in the Conservation of Built Heritage Properties

As per the *Eight Guiding Principles in the Conservation of Built Heritage Properties*, any damages should be repaired rather than replaced to respect the historical material and original fabric of a heritage building (Principle 3 & 4). If work is completed on the threshold, it should be to repair and conserve it versus replacement. The vestibule is reversible and therefore, the “alteration” can be returned to its

original condition (Principle 6). The new addition does not “blur the distinction between old and new” and is distinguishable from the old (Principle 7).

8.3 Woodbridge Heritage Conservation Study and Plan (2009) Conservation Plan for Heritage Buildings

The Woodbridge Heritage Conservation Study and Plan (2009) reviews methods of conservation to be implemented to conserve the overall heritage attributes of the district; conservation guidelines are outlined in Sub-section 6.2.2 of the Woodbridge HCD Study and Plan (2009). These methods were pursued during the alterations to the house in 2015. Although, it is not identified that there will be impacts to attributes of the house, as a precautionary measure, and due to the close proximity of the new construction to the house, the following conservation methods should be reviewed prior to the new construction.

1. *Brick Masonry (Sub-section 7.1.1)*
2. *Foundations (Sub-section 7.1.3)*

These conservation methods are included in Appendix ‘G’ of this report:

9.0 Conclusions and Recommendations

The City of Vaughan requires a scoped Cultural Heritage Impact Assessment for the proposed development on the subject land located at 249 Clarence Street, Woodbridge, City of Vaughan, also known as the 'Nathaniel Clark Wallace House'. The purpose of the HIA is to assess impacts to heritage attributes of the HCD, if any. This report concludes that the proposal has beneficial impacts as the connection that is proposed between the heritage building and the church will improve the viability of the building as it supports the function of the church and improves the overall functionality of the site. It also has a neutral impact as the proposed development will not affect the appearance and presence of the heritage building from the Clarence streetscape/ public realm of the Heritage Conservation District. This report concludes that there are no expected adverse impacts to the heritage house on site due to the proposed development.

As the property is designated under Part V of the Ontario Heritage Act within the Woodbridge Heritage Conservation District, this report reviewed the policies and guidelines to identify whether or not the proposed development complies with the HCD. This report concludes that the proposed development conforms to the policies and guidelines and the HCD.

The proposed development is also in compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and *Eight Guiding Principles in the Conservation of Built Heritage Properties* (Ministry of Tourism, Culture and Sport). It is recommended that the wooden threshold of the door opening on the east elevation be repaired in accordance with Section 4.5.2 Guidelines for Wood and Wood Products (See Appendix G) and that if the Applicant chooses to install an improved means of access, that the threshold be retained in a way that protects its integrity and is reversible. It is recommended that the City of Vaughan accept this report as photographic documentation of the east elevation prior to the construction so that it may be used in the future if the addition and associated vestibule is proposed to be reversed.

It is recommended that the City of Vaughan approve the Heritage Permit Application for the proposed development for the subject land based on the condition that conservation principles are applied during the construction.

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MAPS

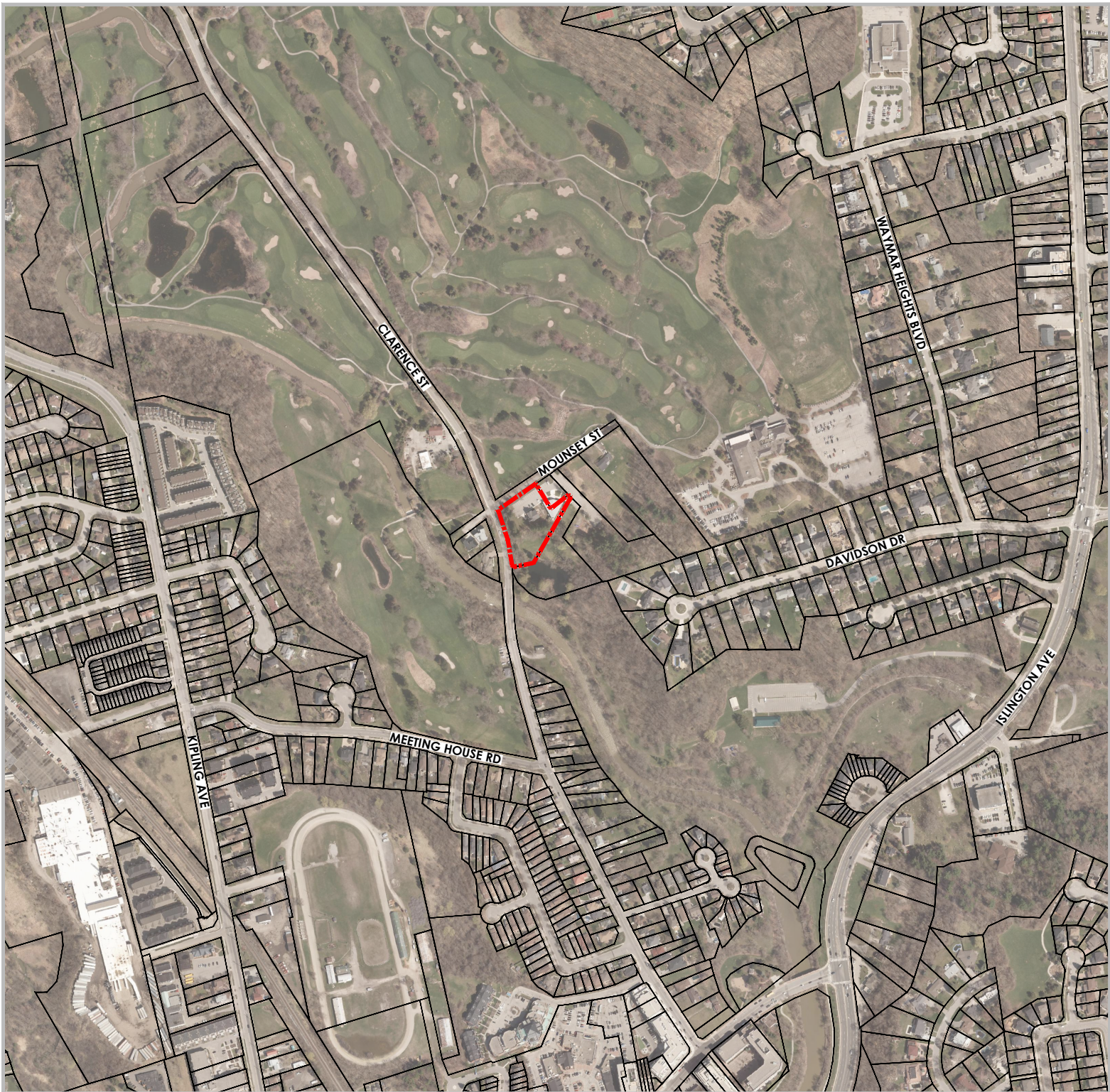
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Appendix A-Maps



Location Map

249 Clarence Street
 City of Vaughan
 York Region

LEGEND

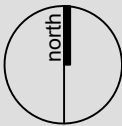
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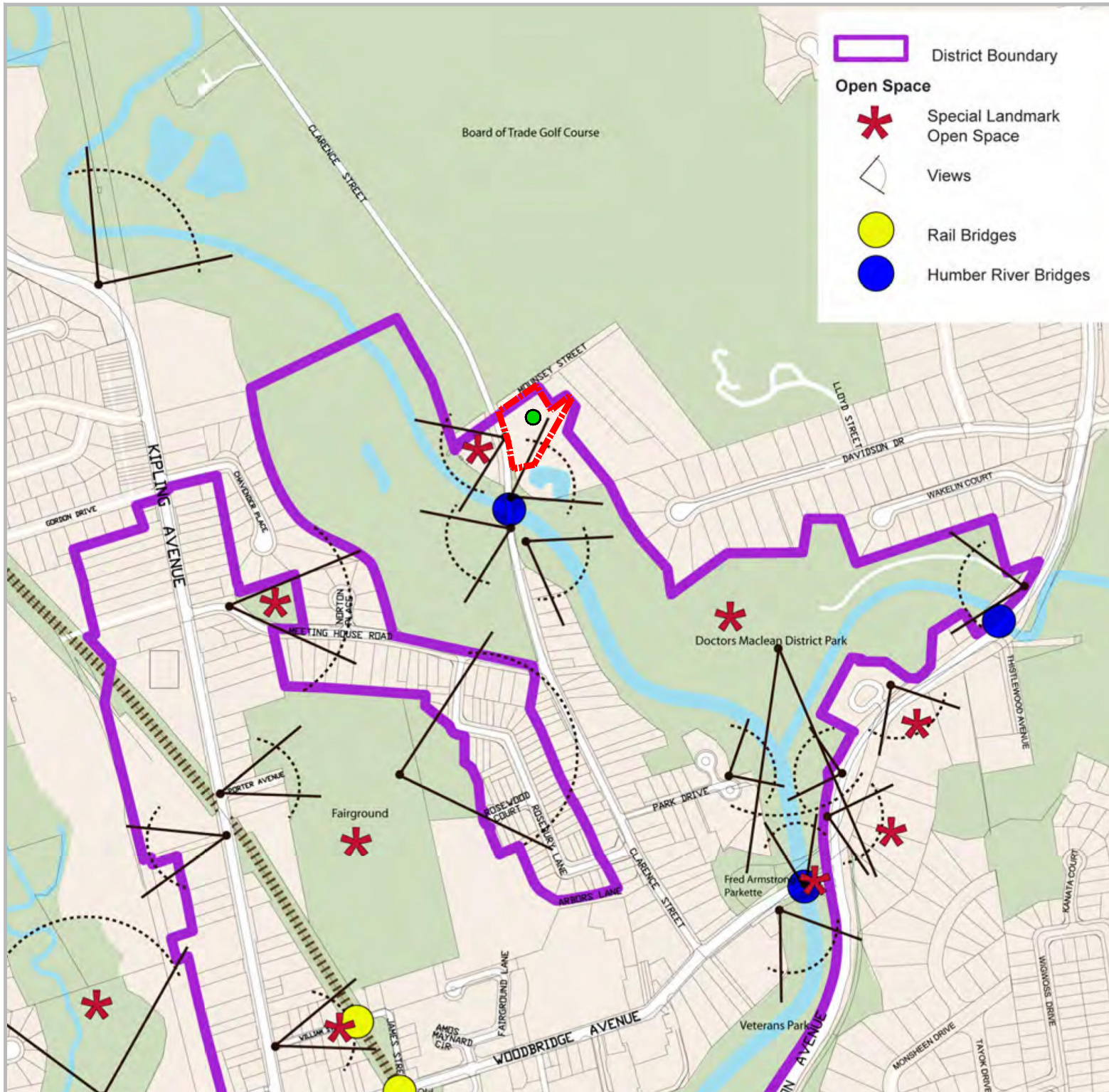
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URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
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Woodbridge Heritage District Map

LEGEND



Subject Lands (249 Clarence Street)



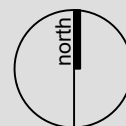
Location of Heritage House

DATE: October 21, 2019

SCALE: NTS

FILE: 19280A

DRAWN: GC



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249 Clarence Street
City of Vaughan
York Region



Woodbridge Heritage Views

249 Clarence Street
City of Vaughan
York Region

LEGEND



Subject Lands (249 Clarence Street)



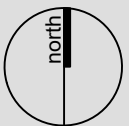
View Location
(Woodbridge Heritage Conservation District
Study and Plan, April, 2009)

DATE: October 21, 2019

SCALE: NTS

FILE: 19280A

DRAWN: GC



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**PLANNING
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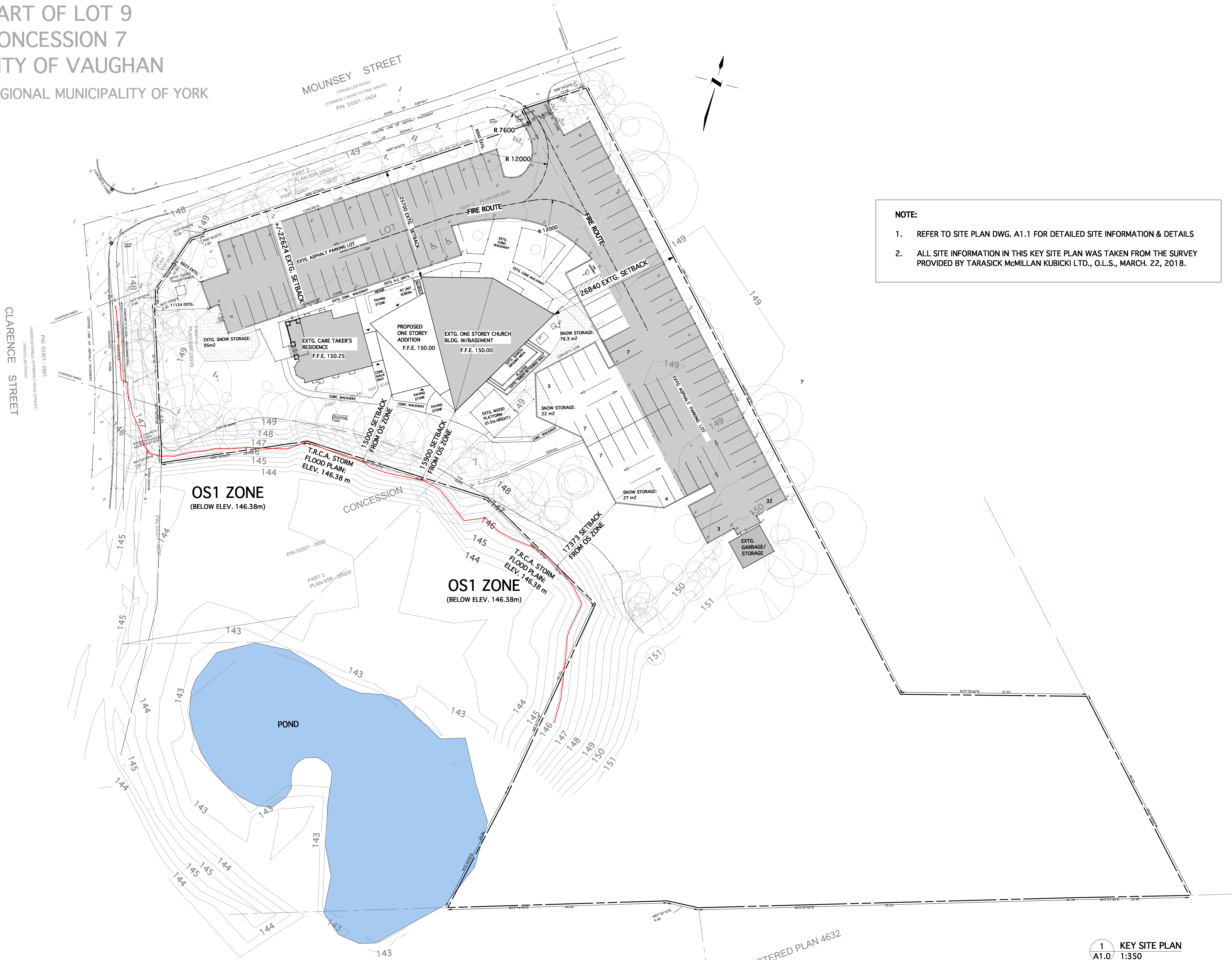
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Appendix B- Site Plan, Floor Plan, Elevations and Renderings by C.Y. Lee Architect Inc.

PART OF LOT 9
CONCESSION 7
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

CLARENCE STREET
(TRAVELLED ROAD)
PIN 03301 - 0001

MOUNSEY STREET
(TRAVELLED ROAD)
(FORMERLY ROAD TO PINE GROVE)
PIN 03301 - 0424



NOTE:

1. REFER TO SITE PLAN DWG. A1.1 FOR DETAILED SITE INFORMATION & DETAILS
2. ALL SITE INFORMATION IN THIS KEY SITE PLAN WAS TAKEN FROM THE SURVEY PROVIDED BY TARASICK McMILLAN KUBICKI LTD., O.L.S., MARCH. 22, 2018.

DATE	ISSUED FOR
2018.07.03	TRCA PRELIM. REVIEW
2018.10.23	COORDINATION
2018.11.08	COORDINATION
2018.11.15	SPA SUBMISSION - 1ST SUB.
2019.05.15	TRCA REVIEW
2019.05.30	TRCA REVIEW
2019.07.05	SPA RE-SUBMISSION AS PER CITY COMMENTS - 2ND SUB.

*DO NOT SCALE THE DRAWINGS.
*THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT



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Toronto, Ontario
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1-416-223-0100
www.cyleearchitect.com

PROJECT
ROCK COMMUNITY CHURCH

249 CLARENCE ST.
WOODBIDGE, ONTARIO

DRAWING TITLE
KEY SITE PLAN

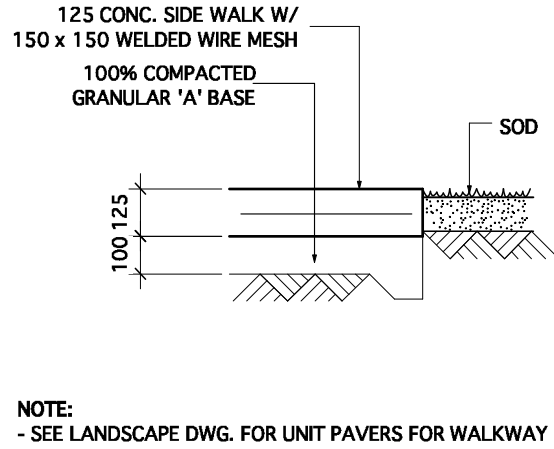
DA 18.104

SCALE: AS NOTED
DATE: 05 JULY, 2019

A1.0

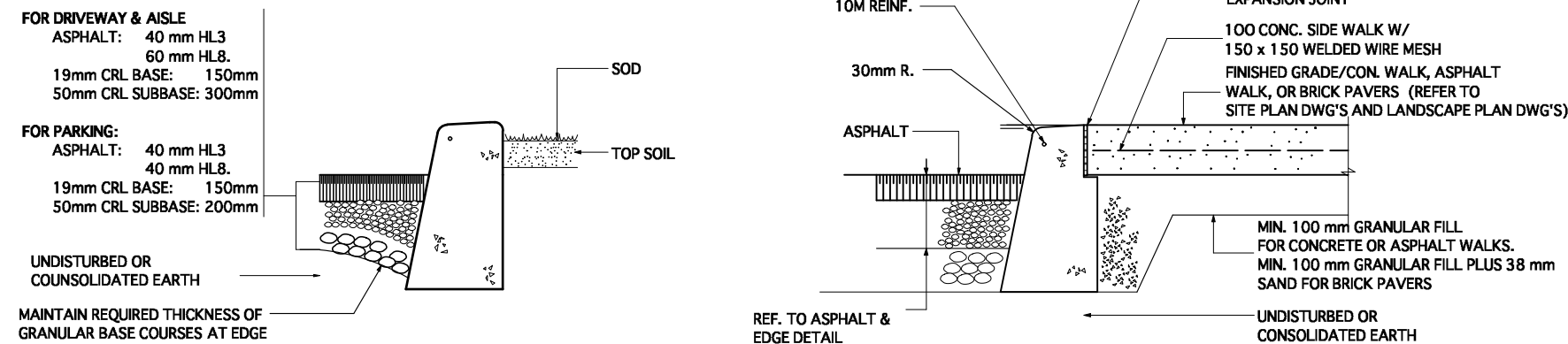
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A1.0
KEY SITE PLAN
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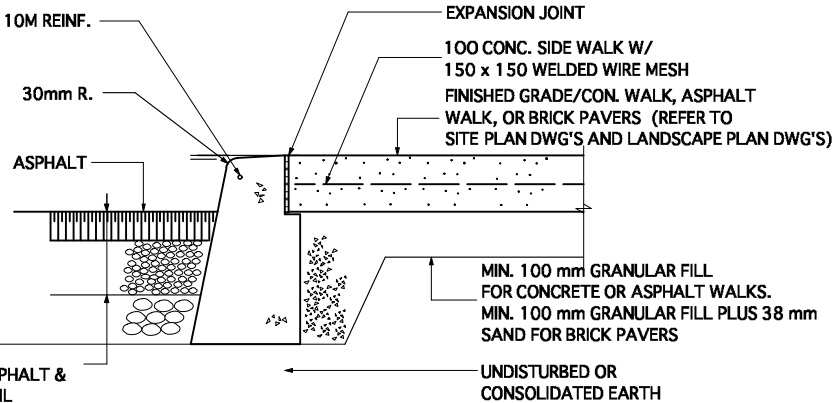


NOTE:
- SEE LANDSCAPE DWG. FOR UNIT PAVERS FOR WALKWAY

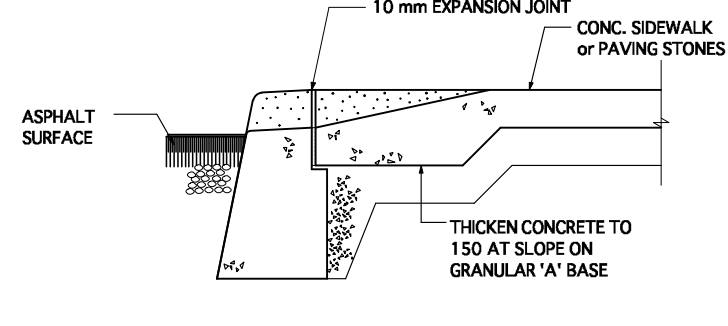
5 CONC. SIDEWALK DETAIL
A1.1 1:20



4 ASPHALT & EDGE DETAIL
A1.1 1:20



3 CURB & PAVING DETAIL TYP.
A1.1 1:20



2 DROP CURB (H.C.) DETAIL
A1.1 1:20

SITE INFORMATION:

- EXISTING LOT AREA: +/- 14,691 m²
- ZONING: R2
- LEGAL DESCRIPTION: PART OF LOT 9, CONCESSION 7
- BUILDING AREA: 742.9 m²
ADDITION + EXTG. CHAPEL + EXTG. CARETAKER'S RESIDENCE
= 205 m² + 380.0 m² + 157.9 m²
- COVERAGE: 5.0 %
(BUILDING AREA DIVIDED BY LOT AREA = 742.9m² / 14,691 m²)
- PAVED AREA: 3,333 m²
- LANDSCAPED AREA: 10,615 m², 72.3 %
- GROSS FLOOR AREA:
ADDITION 204.93 m². (19.7% OF EXISTING TOTAL BUILDING GFA)

EXTG. CHURCH BLDG.
GROUND FL: 380.0 m²
BASEMENT : 343.4 m²
TOTAL: 723.4 m²

EXTG. CARETAKER'S RESIDENCE: 315.08 m²

- NO. OF SEATS IN MAIN WORSHIP AREA (EXISTING SANCTUARY): 250 SEATS

10. PARKING REQUIRED: PARKING REQ'D BASED ON TOTAL AREA FOR PLACE FOR EXTG. WORSHIP USE: 723.4m ² = 723 x 11 / 100 = 80 SPACES ADDITION: 205m ² = 205 x 11 / 100 = 23 SPACES	
EXTG. CARETAKER'S RESIDENCE: ONE UNIT = 1.5 x 1 = 1.5 SPACES	
TOTAL	104.5 SPACES

- PARKING PROVIDED: 105 SPACES

PARKING SPACE REQUIRED FOR THE USE OF THE HANDICAPPED: 1 SPACE (2 SPACES PROVIDED)

SITE PLAN NOTES

- EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORM WATER RUNOFF FROM THE SITE SHALL NOT BE DIRECTED TO DRAIN ONTO ADJACENT PROPERTY
- ALL SITE INFORMATION IN THIS SITE PLAN WAS TAKEN FROM THE SURVEY PROVIDED BY TARASICK McMILLAN KUBICKI LTD., O.L.S., MARCH. 22, 2018.
- DRIVEWAY CURBS MUST BE FLUSH ON EITHER SIDE OF THE SIDEWALK FOR A MIN. 450 mm.
- DRIVEWAY ON CITY PROPERTY SHALL HAVE 2% TO 5% SLOPE POSITIVELY GRADED TOWARDS TO THE ROADWAY.
- ALL GRADING, SITE SERVICE, AND STORM WATER MANAGEMENT SHALL BE AS PER SITE SERVICING AND GRADING PLAN.
- ALL LANDSCAPING ITEMS & TREE REMOVAL SHALL BE AS PER LANDSCAPE PLAN
- PARKING FOR PHYSICALLY HANDICAPPED SHALL BE IDENTIFIED BY Rb-93 "BY PERMIT ONLY" SIGN
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- LOCATE ALL EXISTING UNDERGROUND AND ABOVE GROUND SERVICES BEFORE COMMENCING RELATED WORK. CONSULT WITH UTILITY COMPANIES AND OTHER AUTHORITIES HAVING JURISDICTION TO ASCERTAIN THE LOCATION OF EXISTING SERVICES ON OR ADJACENT TO SITE.
- CONTACT THE PUBLIC WORKS AND ENGINEERING DPT. OF THE CITY OF VAUGHAN FOR PRE-CONSTRUCTION MEETING PRIOR TO ANY SITE SERVICING WORK.

DATE	ISSUED FOR
2018.07.03	TRCA PRELIM. REVIEW
2018.10.23	COORDINATION
2018.11.08	COORDINATION
2018.11.15	SPA SUBMISSION - 1ST SUB.
2019.05.15	TRCA REVIEW
2019.05.30	TRCA REVIEW
2019.07.05	SPA RE-SUBMISSION AS PER CITY COMMENTS - 2ND SUB.

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PROJECT
ROCK COMMUNITY CHURCH

249 CLARENCE ST. WOODBRIDGE, ONTARIO

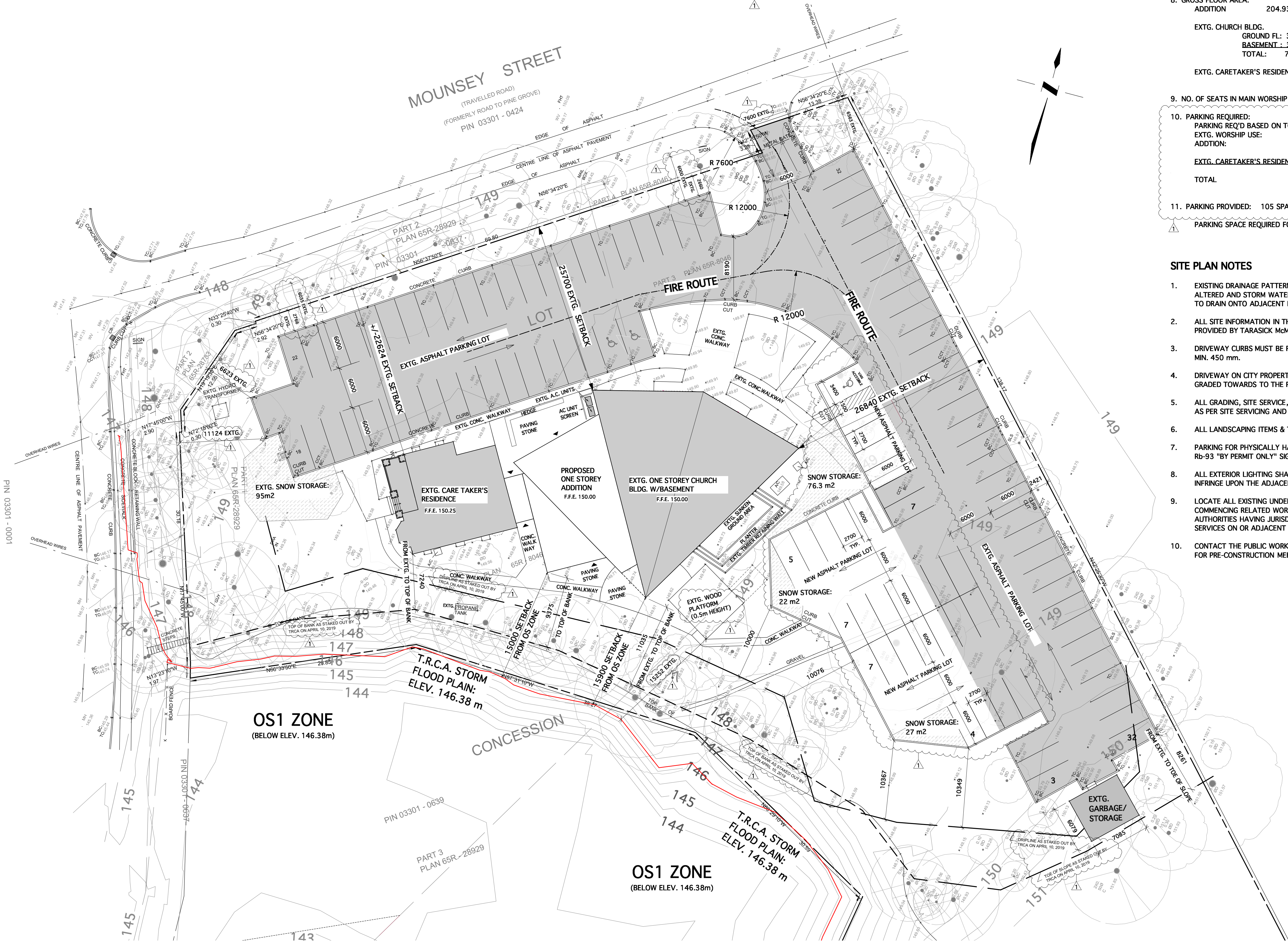
DRAWING TITLE
SITE PLAN

DA 18.104

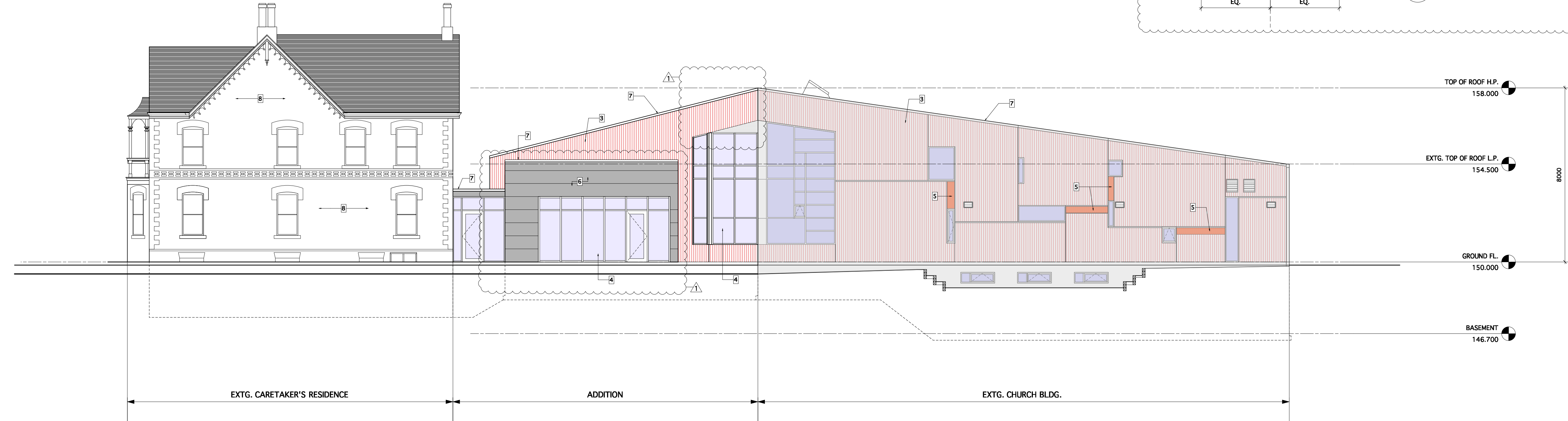
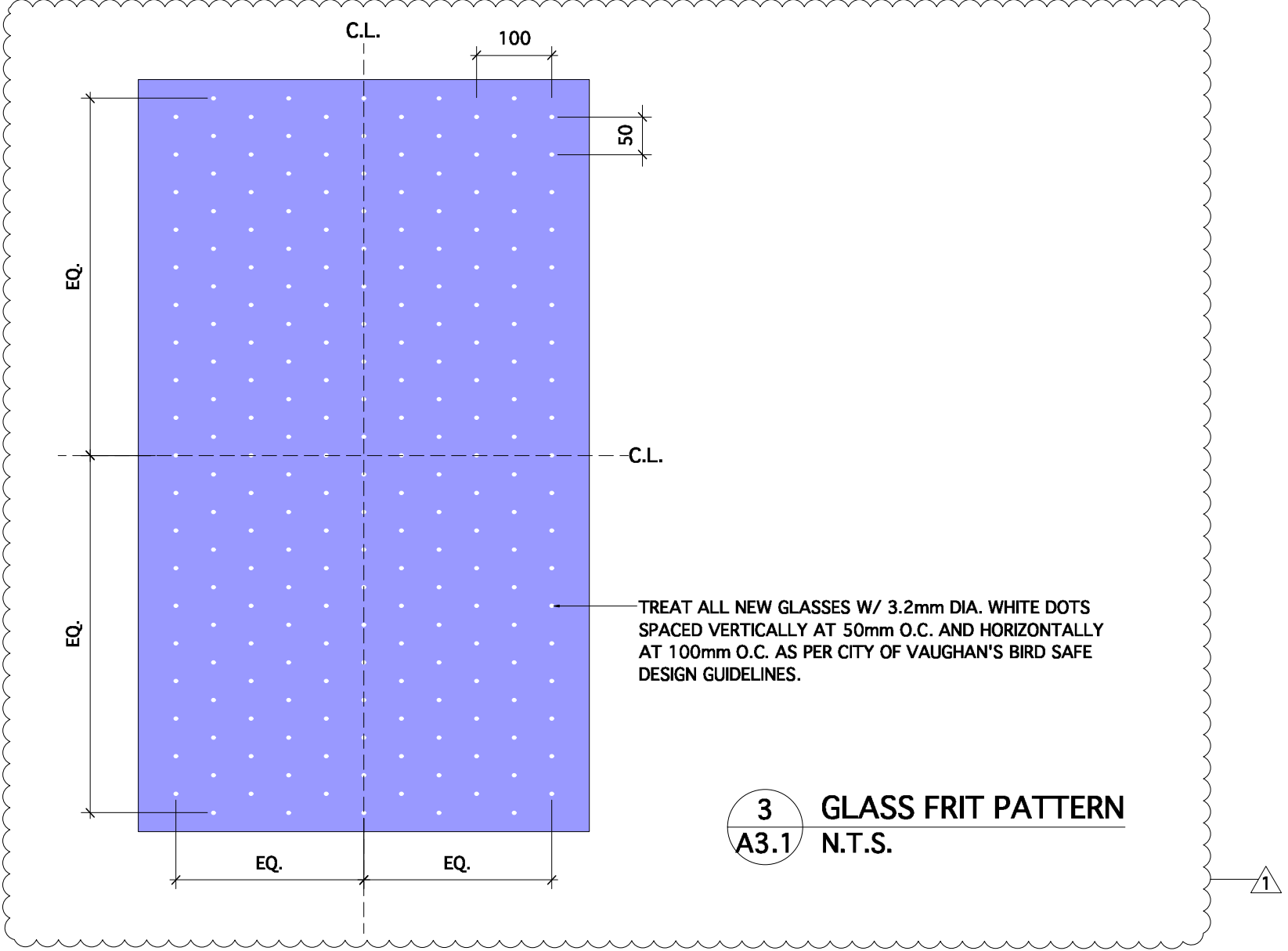
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DATE: 05 JULY, 2019

A1.1

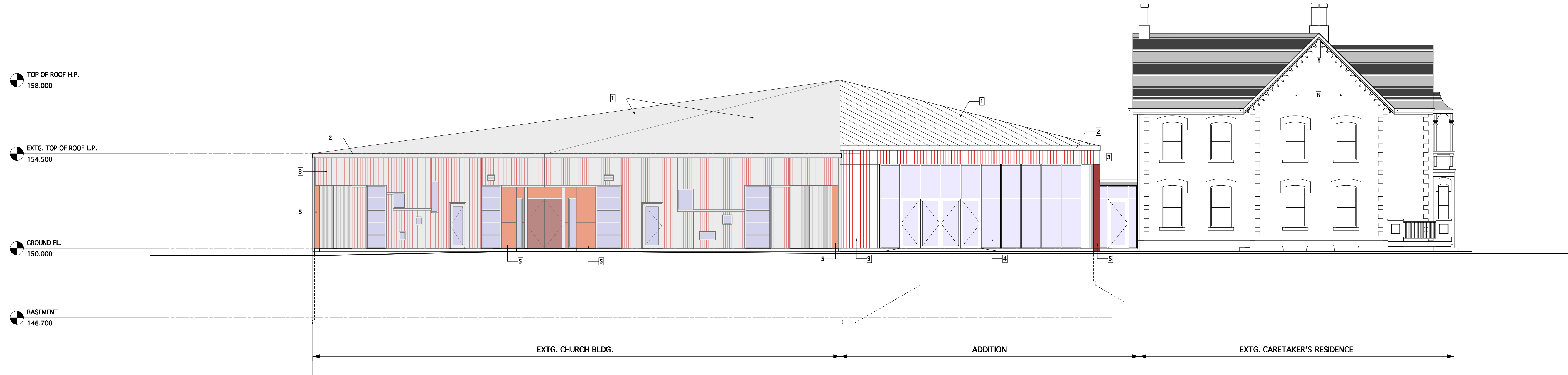
CLARENCE STREET
(UNREGISTERED (FORMERLY PACE STREET)
(TRAVELLED ROAD)



- LEGEND**
- 1. GALV. STANDING SEAM METAL ROOF
 - 2. PREFIN. METAL EAVESTROUGH
 - 3. CLEAR CEDAR SIDING
 - 4. ALUM. & GLASS WINDOW/CURTAIN WALL
 - 5. PREFIN. WOOD PANEL
 - 6. CEMENT FIBRE BOARD
 - 7. GALV. METAL FLASHING TO MATCH METAL ROOF
 - 8. EXTG. BRICKS



DATE	ISSUED FOR
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PROJECT
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249 CLARENCE ST.
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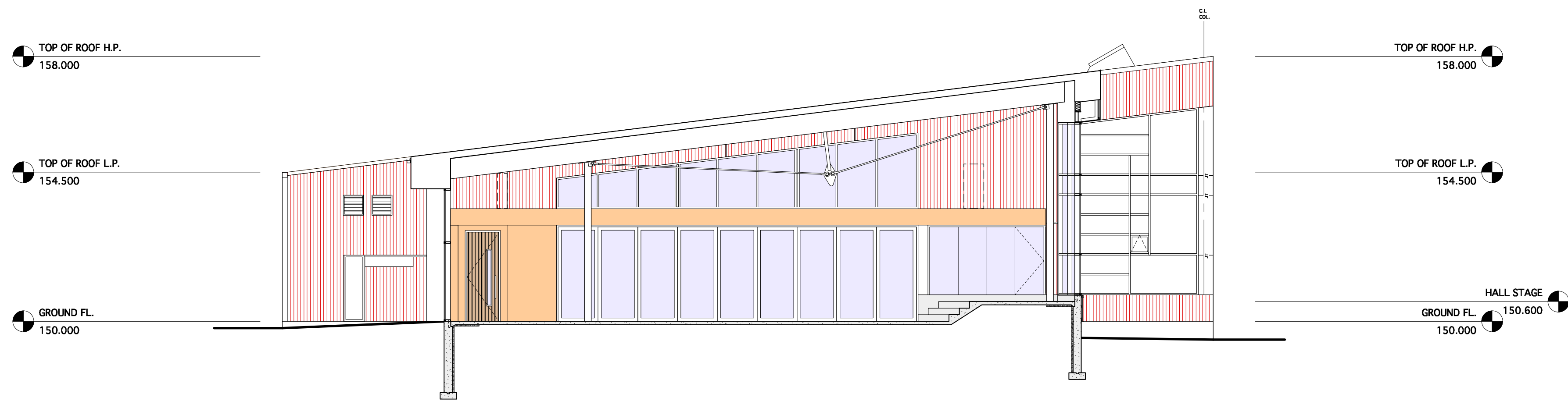
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ELEVATIONS

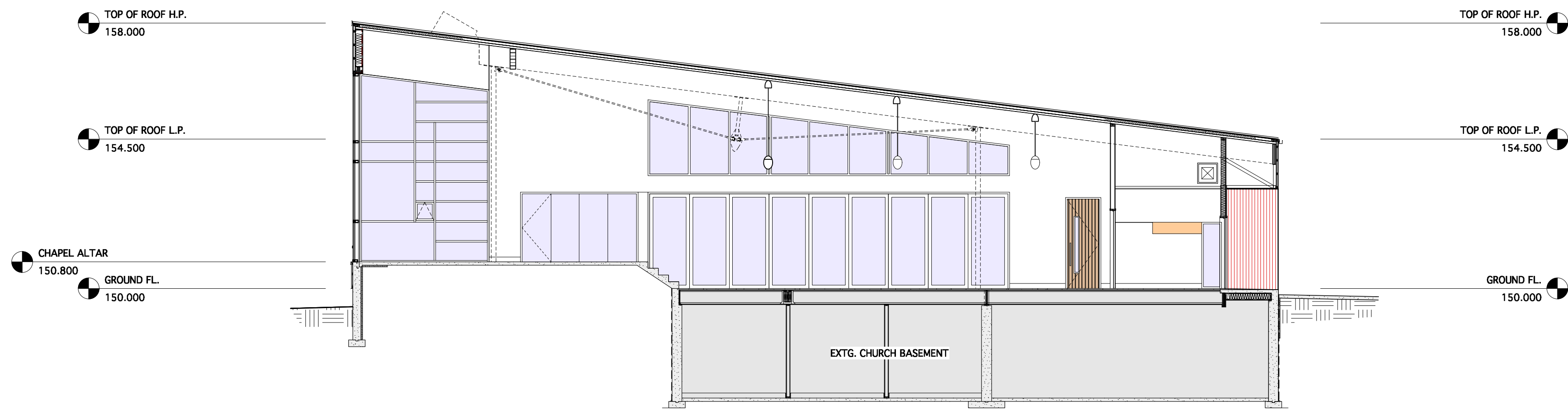
DA 18.104

SCALE: AS NOTED
DATE: 05 JULY, 2019

A3.1



2 BUILDING SECTION, NORTH-SOUTH
A4.1 1:100



1 BUILDING SECTION, NORTH-EAST
A4.1 1:100

DATE	ISSUED FOR
2018.07.03	TRCA PRELIM. REVIEW
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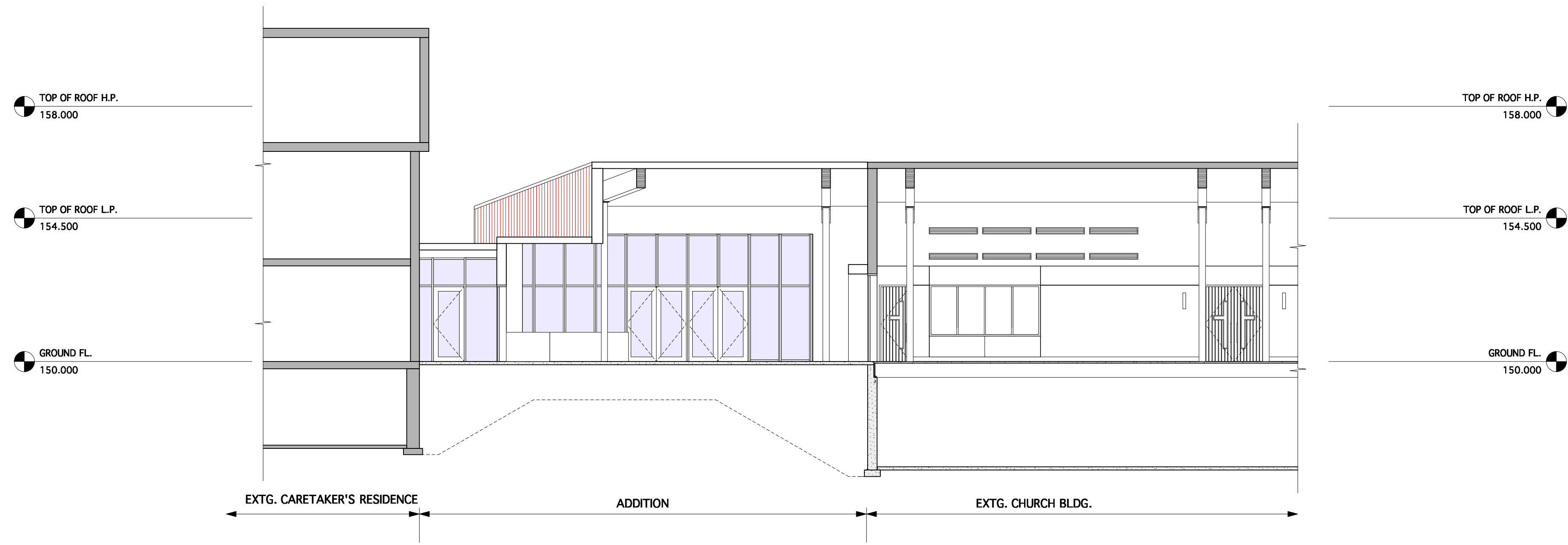
249 CLARENCE ST.
WOODBRIIDGE, ONTARIO

DRAWING TITLE
BUILDING SECTIONS

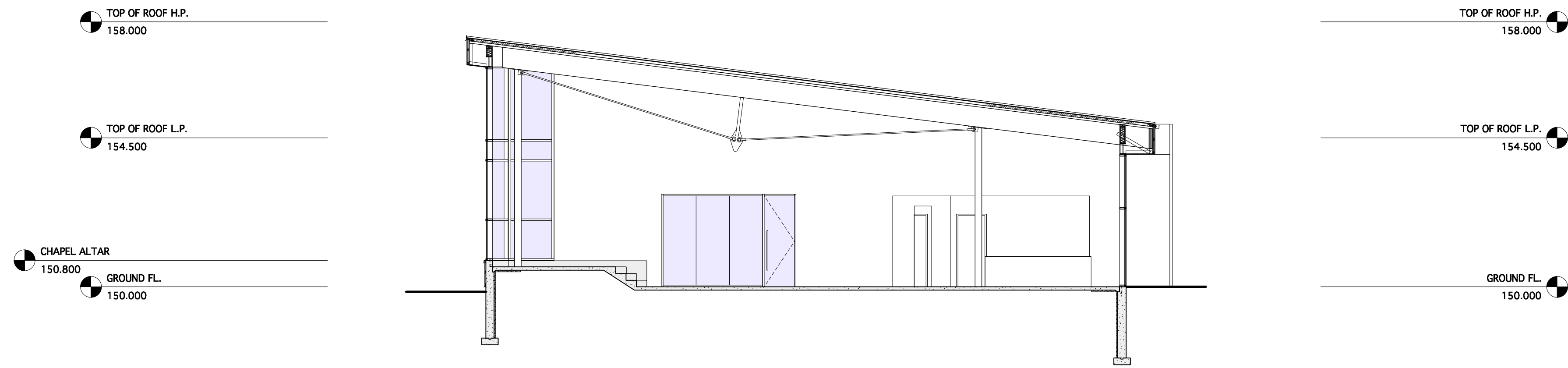
DA 18.104

SCALE: AS NOTED
DATE: 05 JULY, 2019

A4.1



2 BUILDING SECTION, EAST-WEST
A4.2 1:100



1 BUILDING SECTION, NORTH-SOUTH
A4.2 1:100

DATE	ISSUED FOR
2018.07.03	TRCA PRELIM. REVIEW
2018.10.23	COORDINATION
2018.11.08	COORDINATION
2018.11.15	SPA SUBMISSION - 1ST SUB.
2019.05.15	TRCA REVIEW
2019.05.30	TRCA REVIEW
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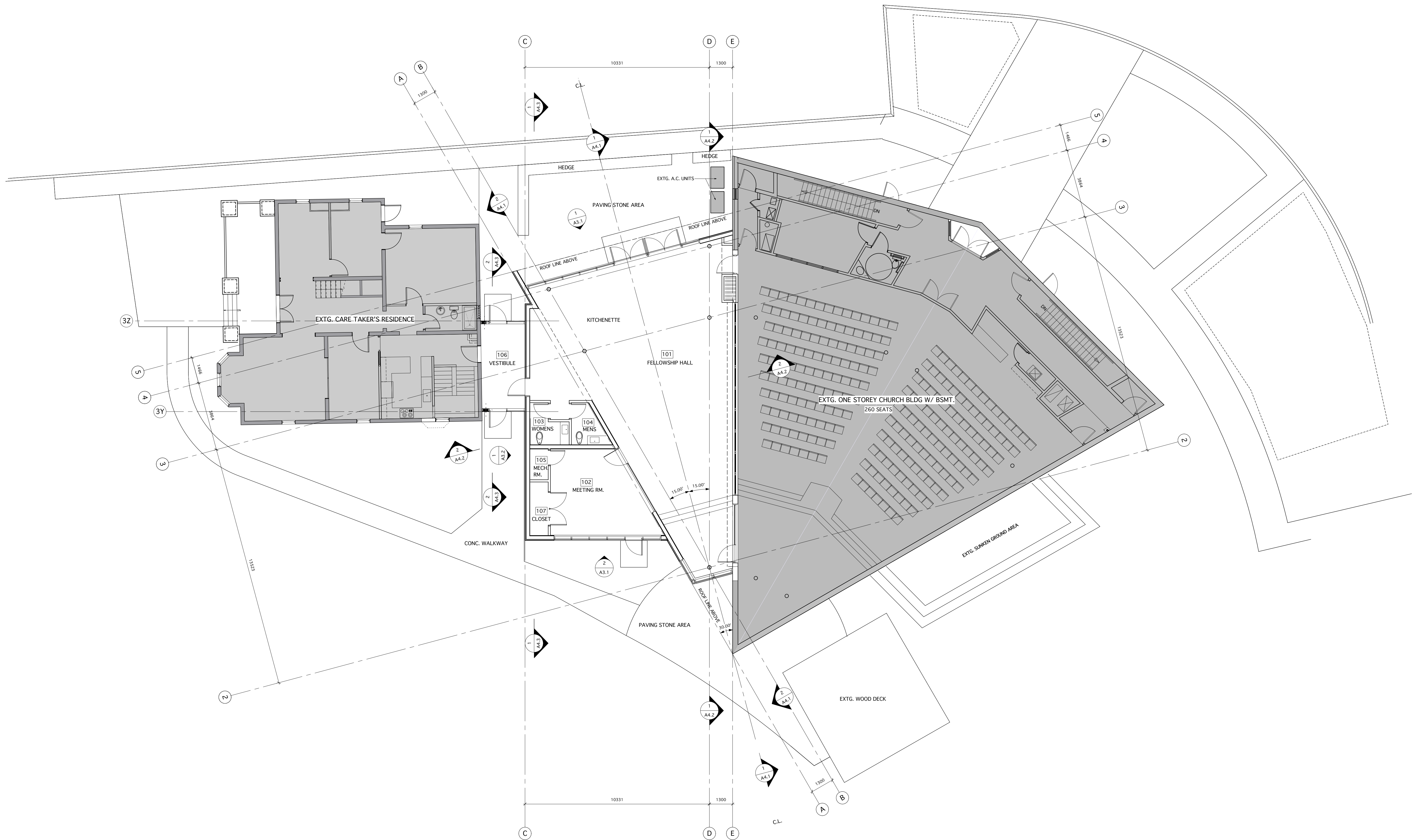
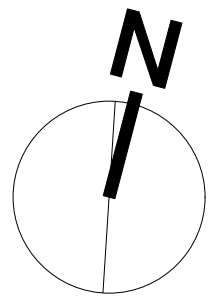
249 CLARENCE ST.
WOODBIDGE, ONTARIO

DRAWING TITLE
BUILDING SECTIONS

DA 18.104

SCALE: AS NOTED
DATE: 05 JULY, 2019

A4.2



DATE	ISSUED FOR
2018.07.10	TRICA PRELIM. REVIEW
2018.11.01	COORDINATION
2018.11.15	SPA SUBMISSION

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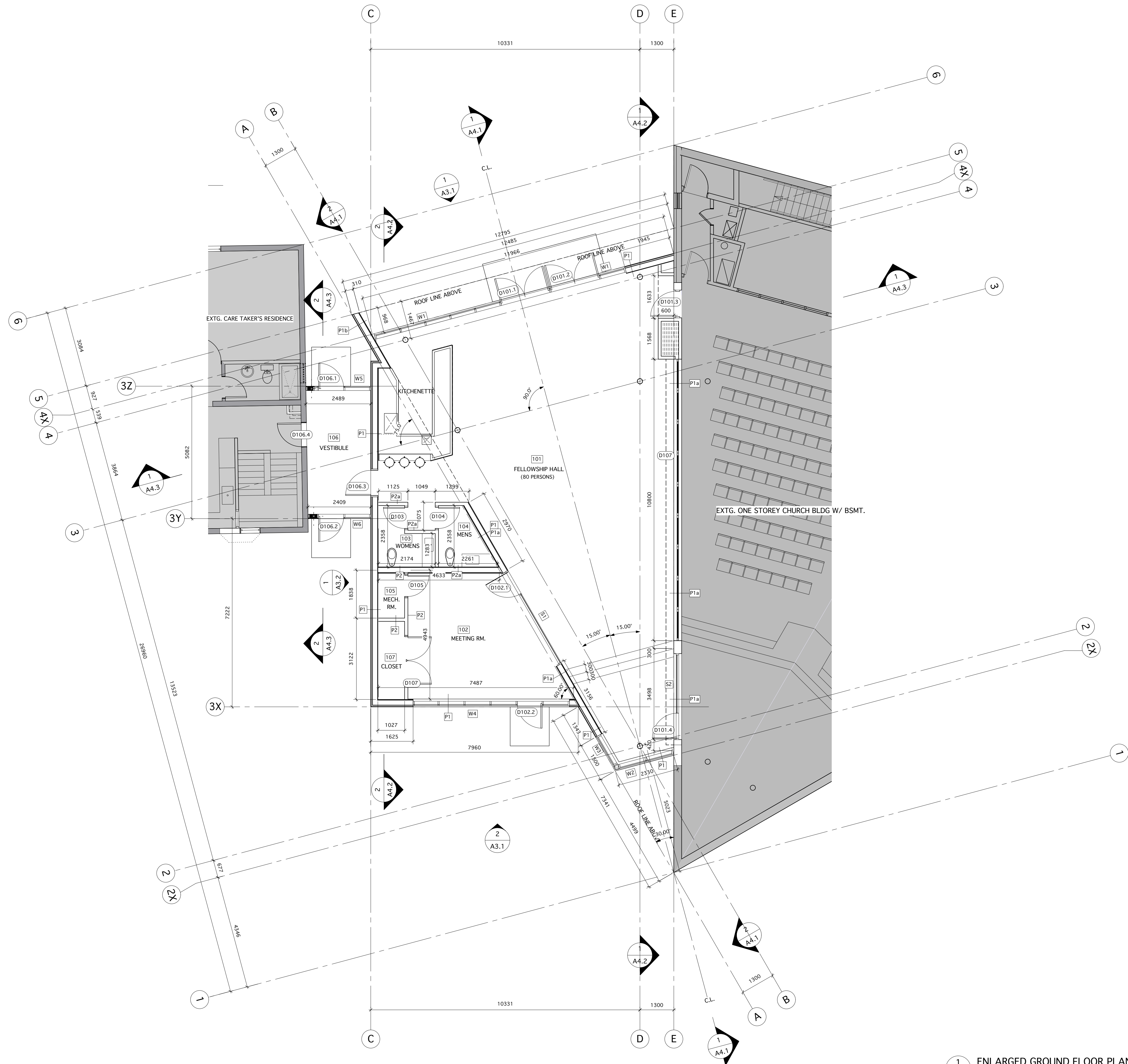
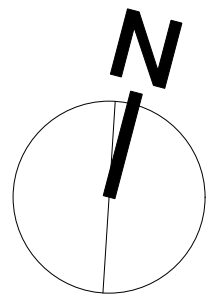
249 CLARENCE ST.
WOODBRIIDGE, ONTARIO

DRAWING TITLE
FLOOR PLANS

1 GROUND FLOOR PLAN
A2.1 1:100

SCALE: AS NOTED
DATE: 15 NOVEMBER, 2018

A2.1



1
A2.3
ENLARGED GROUND FLOOR PLAN
1:75

DATE	ISSUED FOR
2018.07.10	TRICA PRELIM. REVIEW
2018.11.01	COORDINATION
2018.11.15	SPA SUBMISSION

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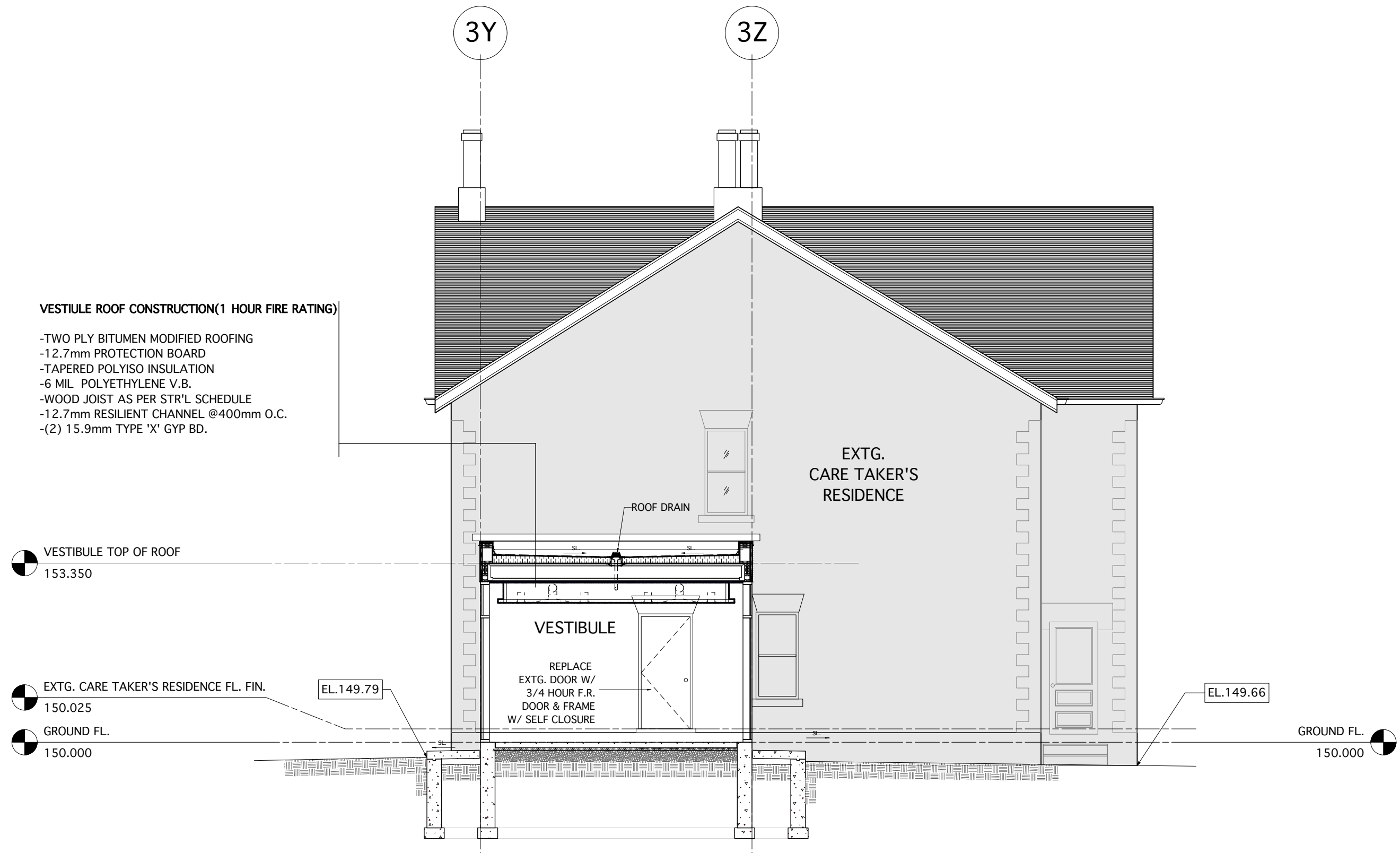
PROJECT
ROCK COMMUNITY CHURCH

249 CLARENCE ST.
WOODBRIDGE, ONTARIO

DRAWING TITLE
ENLARGED FLOOR PLANS

SCALE: AS NOTED
DATE: 15 NOVEMBER, 2018

A2.3



1 VESTIBULE BUILDING SECTION
A2 1:75

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PROJECT

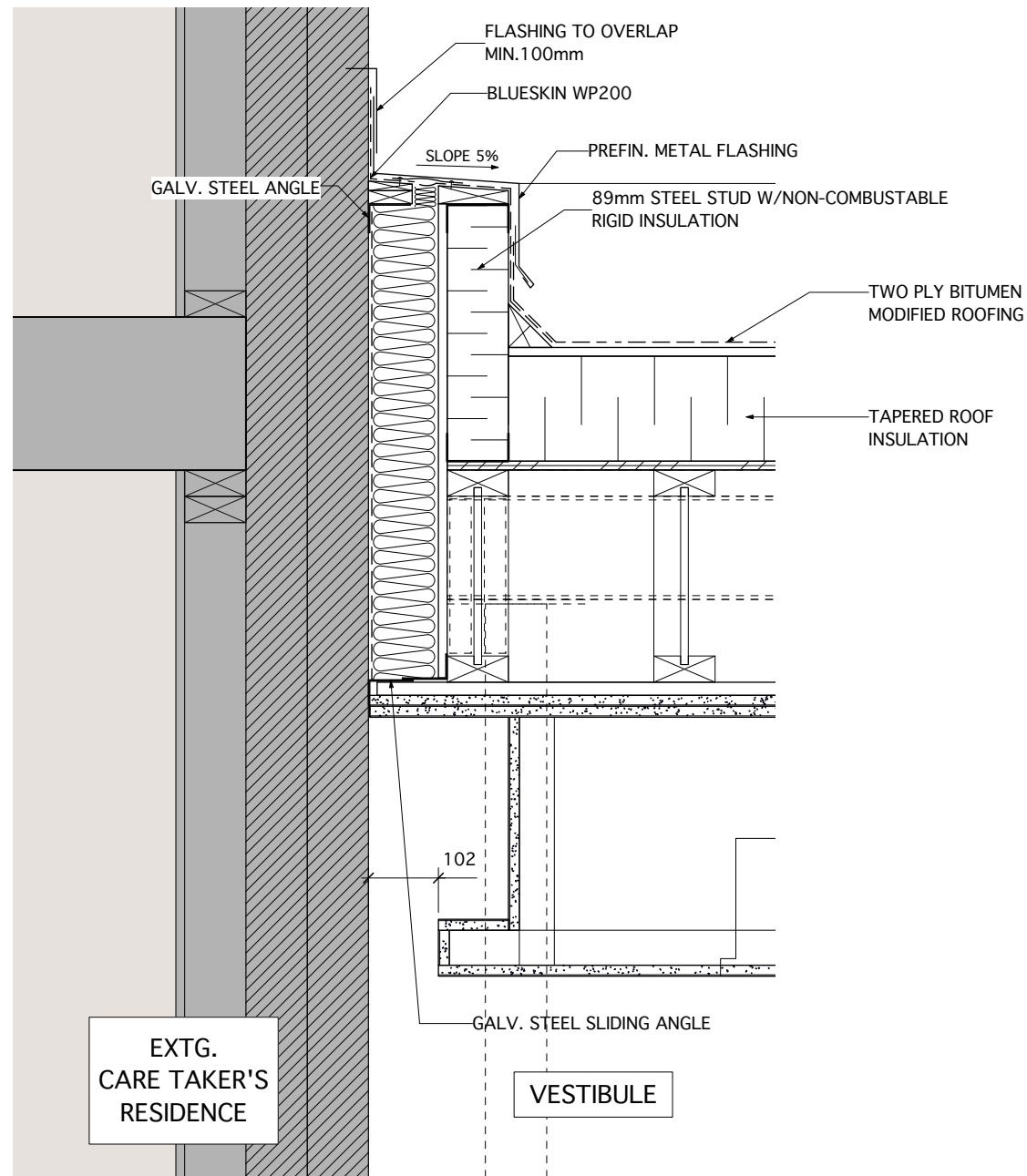
ROCK COMMUNITY CHURCH
249 CLARENCE ST.
WOODBRIIDGE, ONTARIO

DRAWING TITLE

VESTIBULE
BUILDING SECTIONS

DRAWING NO.

A2



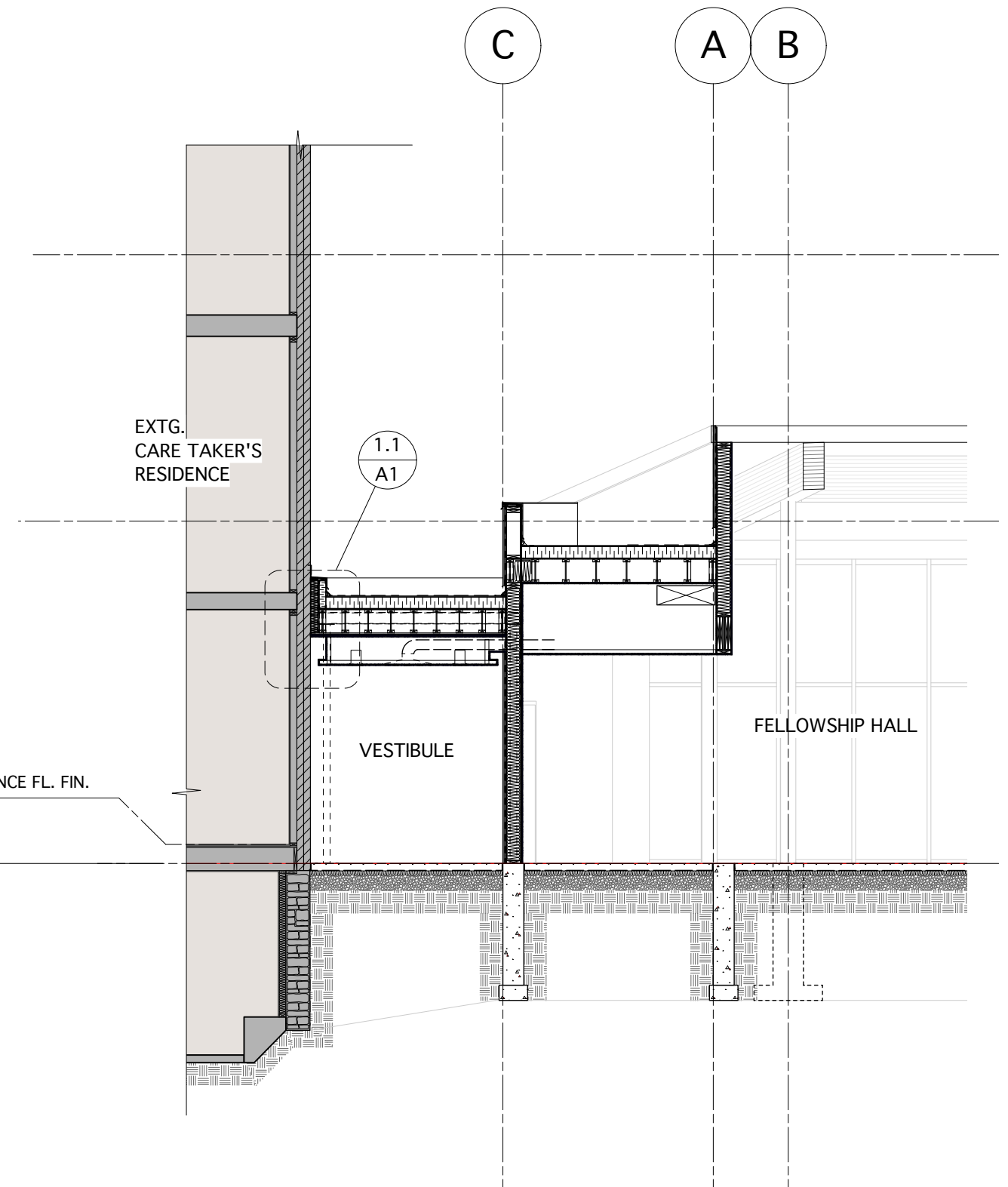
1.1
A1 EXPANSION JOINT SECTION DETAIL
1:10

TOP OF ROOF H.P.
158.000

EXTG. TOP OF ROOF L.P.
154.500

EXTG. CARE TAKERL'S RESIDENCE FL. FIN.
150.250

GROUND FL.
150.000



1
A1 BUILDING SECTION
1:75

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PERSPECTIVE DRAWINGS

ROCK COMMUNITY CHURCH

249 CLARENCE ST. WOODBRIDGE. ON

2019.07.05

Rendering from Mounsey Street



C.Y. LEE ARCHITECT

Appendix C- Photographic Documentation of East Elevation

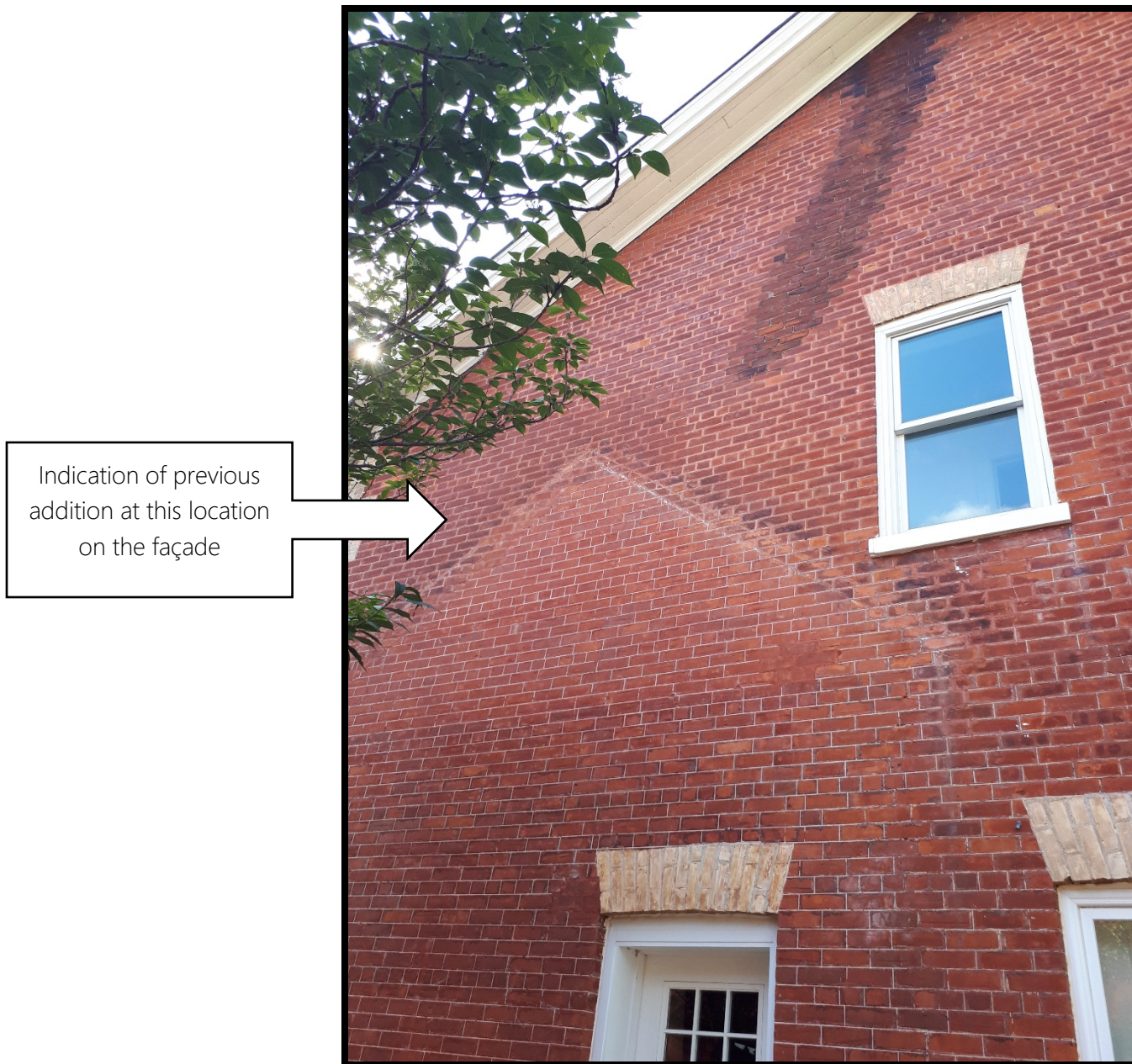
Appendix C: Photographic Documentation of East Elevation of 249 Clarence Street, Woodbridge, Vaughan by MHBC Staff

October 15, 2019













Wooden door threshold





Appendix D-2015 Heritage Building Permit

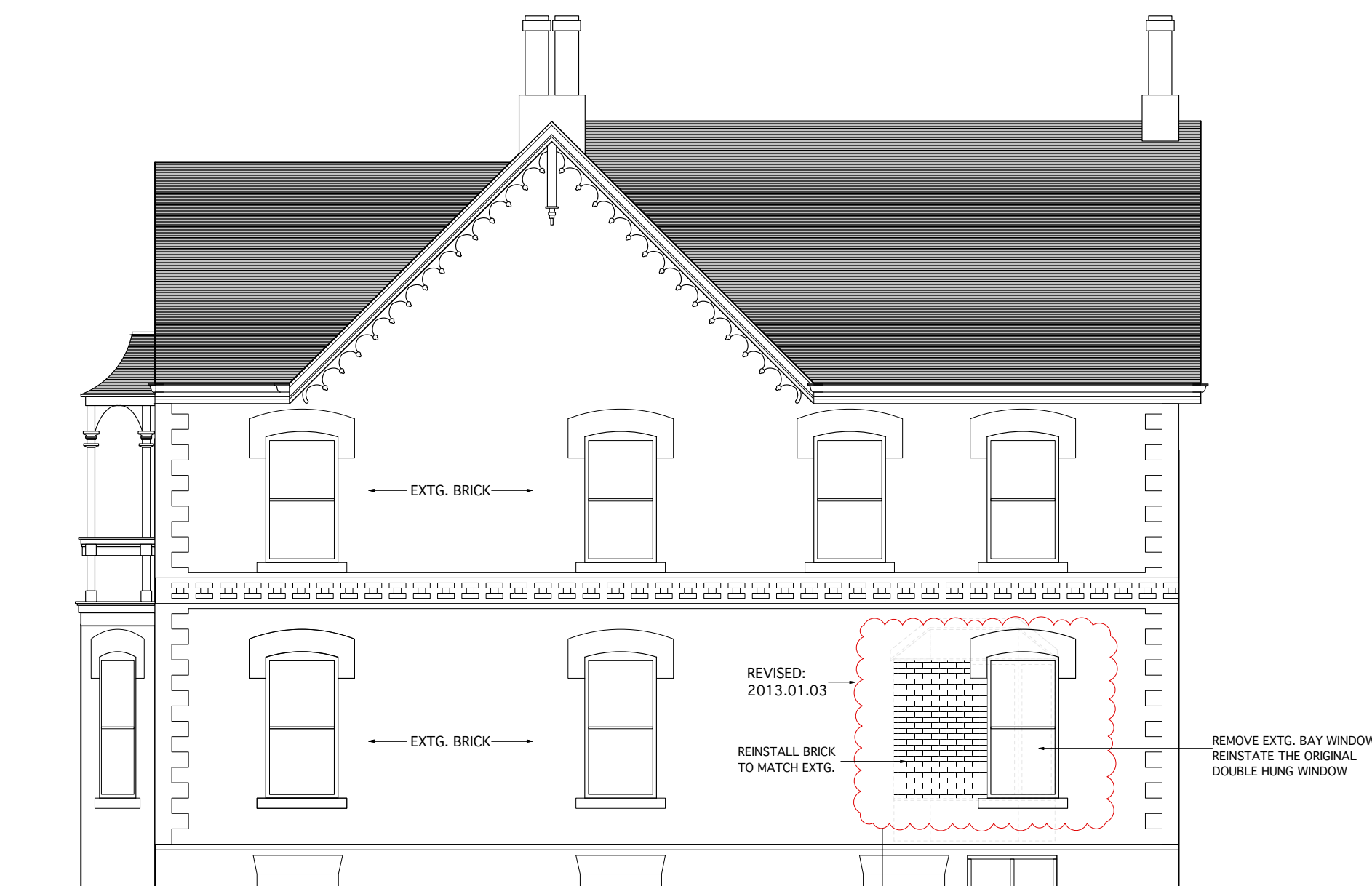


5 NORTH ELEVATION
A4.1 Scale: 1:75

RECONSTRUCT PORCH TO MATCH ORIGINAL DESIGN IN STYLE, MATERIALS AND SIZE BASED ON ARCHIVAL PICTURES.
WEATHER RESISTANT PAINT COLOUR TO MATCH EXISTING. BENJAMIN MOORE; "HISTORICAL COLOURS OR TORONTO HERITAGE COLLECTION"; WHITE COLOUR TO MATCH EXISTING.
REFERENCE: WOODBRIDGE HERITAGE CONSERVATION DISTRICT GUIDELINES SECTION 7.1.10 & SECTION 7.1.12



3 EAST ELEVATION
A4.1 Scale: 1:75



4 SOUTH ELEVATION
A4.1 Scale: 1:75

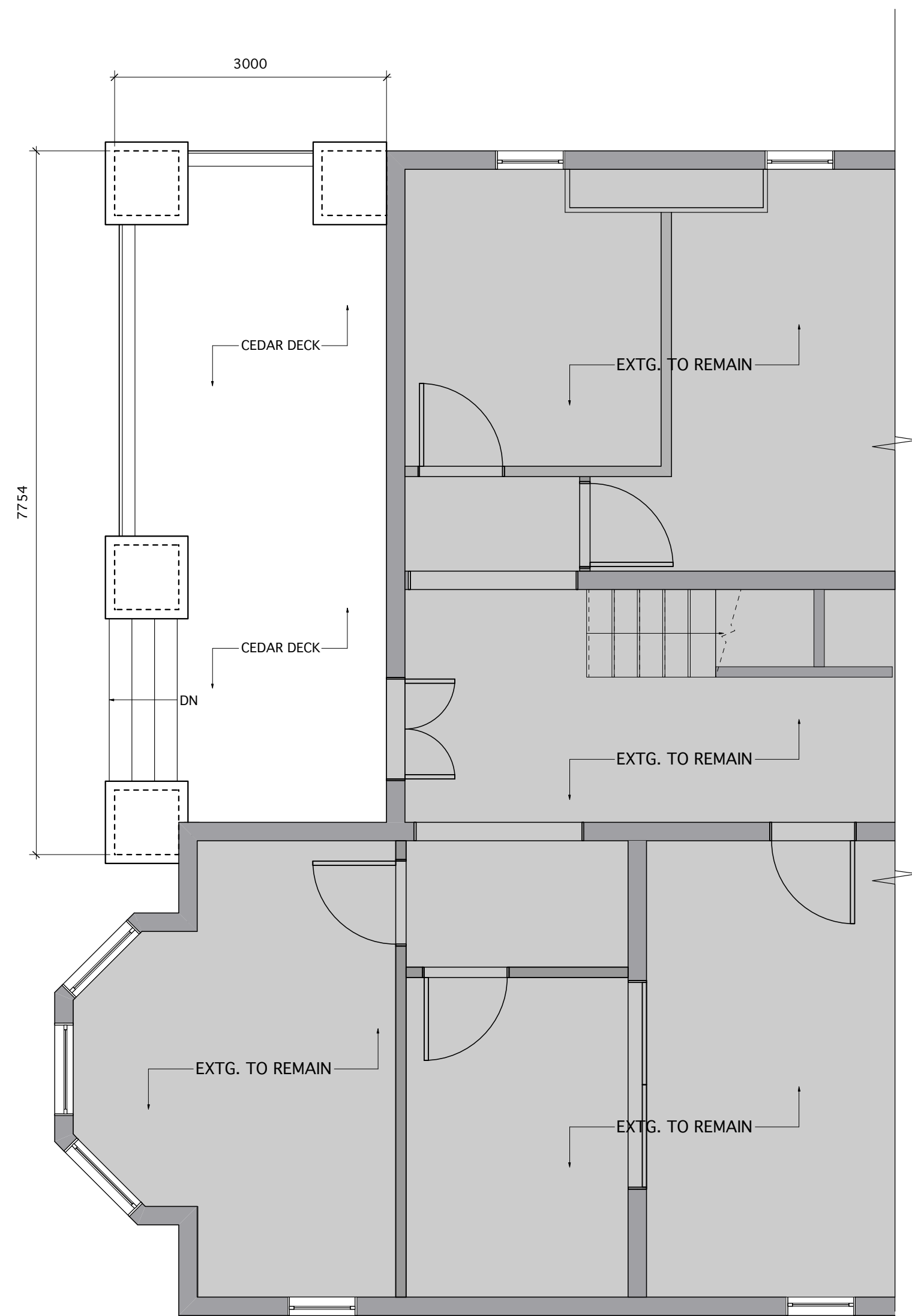
REPLACE EXTENSIVELY DAMAGED BRICKS AND FILL THE VOID CREATED BY REMOVAL OF BAY WINDOW. REPOINT WITH LINE MORTAR. NEW BRICKS SHALL MATCH IN SIZE AND COLOUR.
IBSTOCK BRICKS - "HERITAGE RED BLEND" & "LEICESTER MULTICREAM STOCK" / "ONTARIO" SIZE MORTAR - NATURAL HYDRAULIC LINE TYPE 3
CLEAN BRICK SURFACE (CARBON REMOVAL) USING LOW PRESSURE CLEANING METHOD WITH AN ENVIRONMENTALLY FRIENDLY CLEANING AGENT. HAND METHOD WITH BRUSH IS PREFERRED BUT WATER WASHING IS ALSO ACCEPTABLE AT 400psi OR LOWER.
REFERENCE: WOODBRIDGE HERITAGE CONSERVATION DISTRICT GUIDELINES SECTION 6.2.8 & SECTION 7.1.1

REPAIR DECAYED WINDOW OPENINGS AND PROVIDE APPROPRIATE WOOD STORM WINDOWS. WINDOWS FRAME, MULLION, MUNTIN SIZES AND PROFILES SHALL MATCH THE EXISTING WINDOWS. WOOD WINDOW BY "FIELD-WIN" OR "LOWEN" OR PVC WINDOW BY "WINDOW CITY"
WEATHER RESISTANT PAINT COLOUR TO MATCH THE EXISTING WINDOWS. BENJAMIN MOORE; "HISTORICAL COLOURS OR TORONTO HERITAGE COLLECTION"; WHITE COLOUR TO MATCH EXISTING.
REFERENCE: WOODBRIDGE HERITAGE CONSERVATION DISTRICT GUIDELINES SECTION 6.2.8, SECTION 7.1.8 AND SECTION 7.1.12



2 WEST ELEVATION
A4.1 Scale: 1:75

RECONSTRUCT PORCH TO MATCH ORIGINAL DESIGN IN STYLE, MATERIALS AND SIZE BASED ON ARCHIVAL PICTURES.
WEATHER RESISTANT PAINT COLOUR TO MATCH EXISTING. BENJAMIN MOORE; "HISTORICAL COLOURS OR TORONTO HERITAGE COLLECTION"; WHITE COLOUR TO MATCH EXISTING.
REFERENCE: WOODBRIDGE HERITAGE CONSERVATION DISTRICT GUIDELINES SECTION 7.1.10 & SECTION 7.1.12



NOTE: ALL EXTERIOR WOOD FRAME SHALL BE PRESSURE TREATED

1 EXTG. GROUND FLOOR PLAN
A4.1 Scale: 1:50

NOTE

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DATE	ISSUED FOR
OCT. 24, 2012	HERITAGE SERVICES REVIEW
JAN. 3, 2013	REVIS: REVISED
AUG. 24, 2015	HERITAGE SERVICES REVIEW
NOV. 05, 2015	PERMIT



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PROJECT

ROCK COMMUNITY CHURCH
CARETAKER'S UNIT
(NATHANIAL CLARKE WALLACE HOUSE)
249 CLARENCE ST.
WOODBRIDGE, ON

DRAWING TITLE

ELEVATIONS & FL. PLAN

DRAWING NO.

A4.1

REFERENCE: WOODBRIDGE HERITAGE CONSERVATION DISTRICT
GUIDELINES SECTION 7.1.10 & SECTION 7.1.12

REVISÉ:
2013.01.03

19 x 140 CEDAR
TOP RAIL

38 x 89 CEDAR

38 x 38 CEDAR

38 x 89 CEDAR

19 TK CEDAR
FASCIA

38 x 140 CEDAR DECK TYP.

JOIST HANGER TYP.

EXTG. MASONRY WALL

EXTG. MASONRY FOUNDATION WALL

1200 MIN.

FOOTING DEPTH TO MATCH EXTG.

4
PORCH SECTION DETAIL
Scale: 1:25

[illegible]

2
A4.2

PORCH SECTION DETAIL

Scale: 1:25

Architectural section drawing of a building facade, showing structural details, dimensions, and material specifications.

Dimensions:

- Overall width: 3000
- Overall height: 7754
- Top section width: 2283
- Top section height: 710
- Section height: 3634
- Section height: 1990
- Section height: 710

Structural Details:

- 710 x 710 CONC. FOOTING UP TO 1200 BELOW GRADE TYP.
- 38x235 LEDGE BD. FASTENED TO MASONRY WALL W/16mm Ø x 150mm LG. A.B. IN HILTI HIT HY20 ADHESIVE @ 800 O.C. TYP.
- 89 x 89 CEDAR POST TYP.
- 2-38x235
- 3-38x235
- 38x184 @ 406 O.C.

Section Markers:

- 4 A4.2
- 3 A4.2
- 2 A4.2

NOTE:

1. ALL WOOD FRAMES BELOW DECK SHALL BE PRESSURE TREATED
2. ALL EXPOSED WOOD EXCEPT FRAMING MEMBERS SHALL BE CEDAR STAINED

1 DECK FRAMING PLAN
A4.2 Scale: 1:25

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249 CLARENCE ST.
WOODBIDGE, ON

DRAWING TITLE

PLAN & SECTION DETAILS

DRAWING NO.

A4.2

NOTE: FOR THE PURPOSE OF PRESERVATION OF THIS HERITAGE BUILDING, IT IS RECOMMENDED FOR OWNER TO MAINTAIN THE BUILDING AS FOLLOWS:

- BRICK WALLS SHALL BE MAINTAINED BY PERIODIC REPOINTING
- WINDOWS SHALL BE MAINTAINED BY PERIODIC REPLACEMENT OF SEALANTS AROUND THE FRAME
- ALL WOOD ELEMENTS EXPOSED TO WEATHER SHALL BE MAINTAINED BY PERIODIC REPAINTING

REPLACE EXTENSIVELY DAMAGED BRICKS AND REPOINT WITH LIME MORTAR. NEW BRICKS SHALL MATCH IN SIZE AND COLOUR.

IBSTOCK BRICKS - "HERITAGE RED BLEND" & "LEICESTER MULTICREAM STOCK" / "ONTARIO" SIZE
MORTAR - NATURAL HYDRAULIC LIME TYPE 3

CLEAN BRICK SURFACE (CARBON REMOVAL) USING LOW PRESSURE CLEANING METHOD WITH AN ENVIRONMENTALLY FRIENDLY CLEANING AGENT. HAND METHOD WITH BRUSH IS PREFERRED BUT WATER WASHING IS ALSO ACCEPTABLE AT 400psi OR LOWER.

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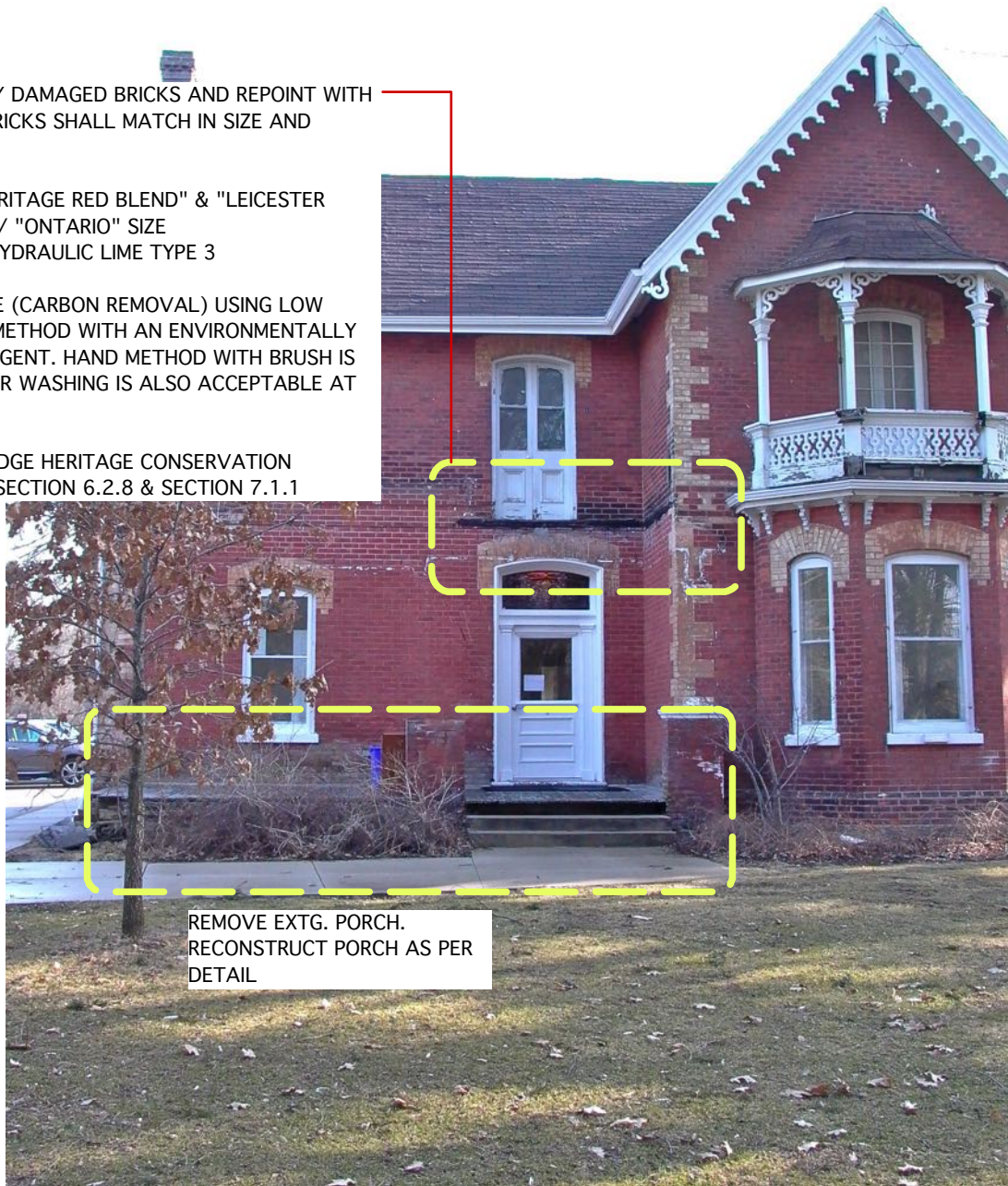


FIGURE 1



FIGURE 2

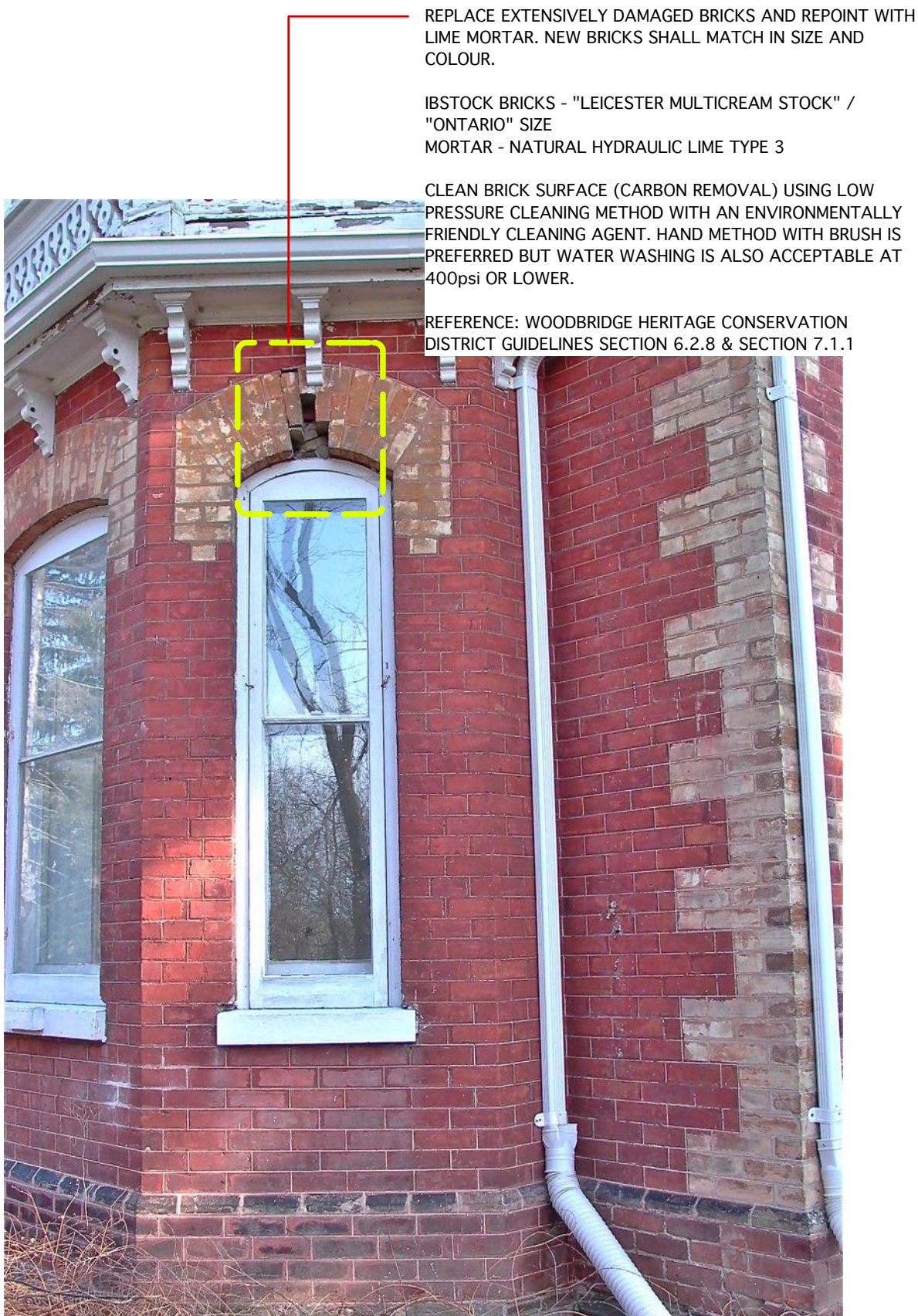


FIGURE 3

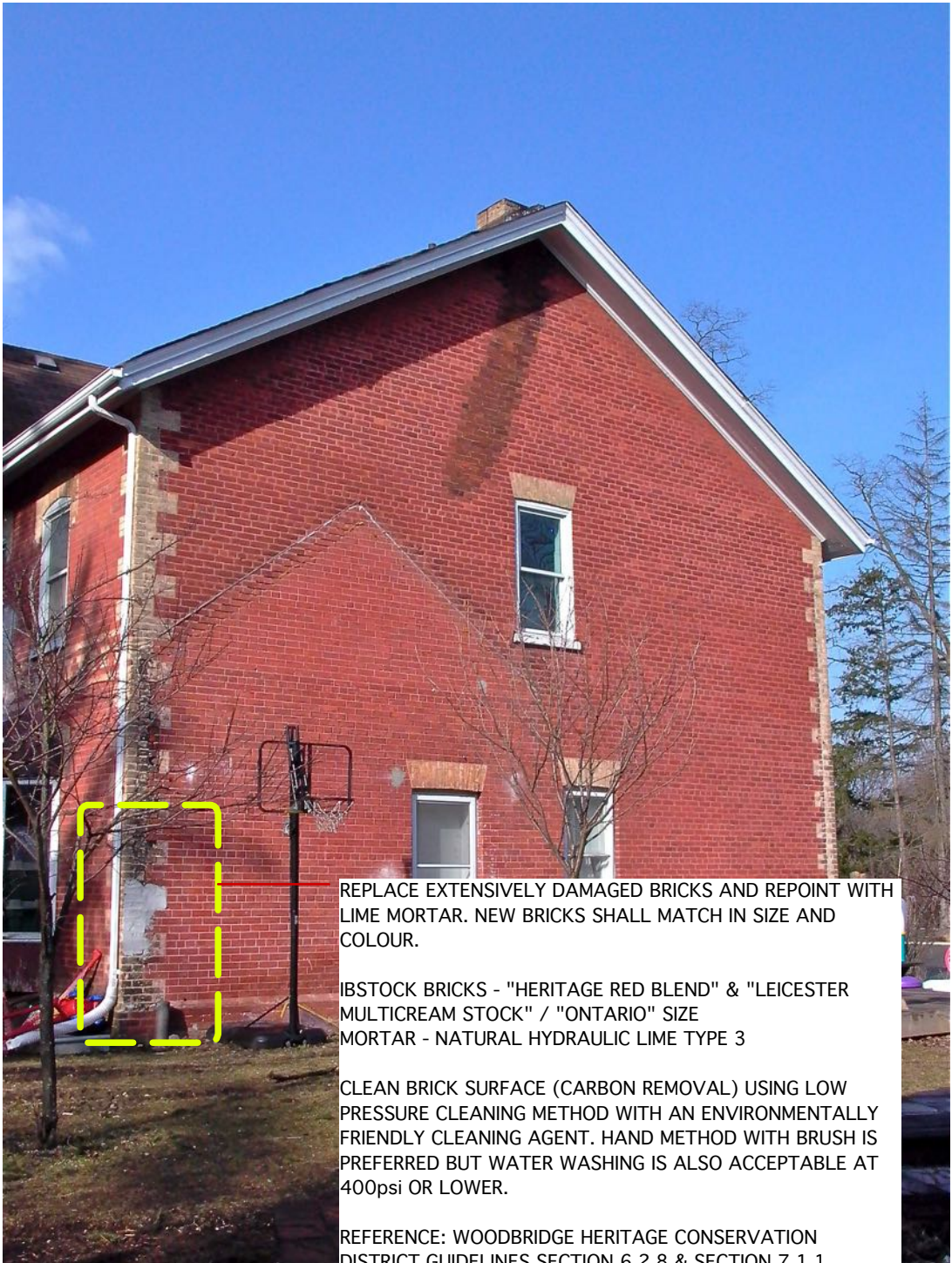


FIGURE 4



FIGURE 5



FIGURE 6

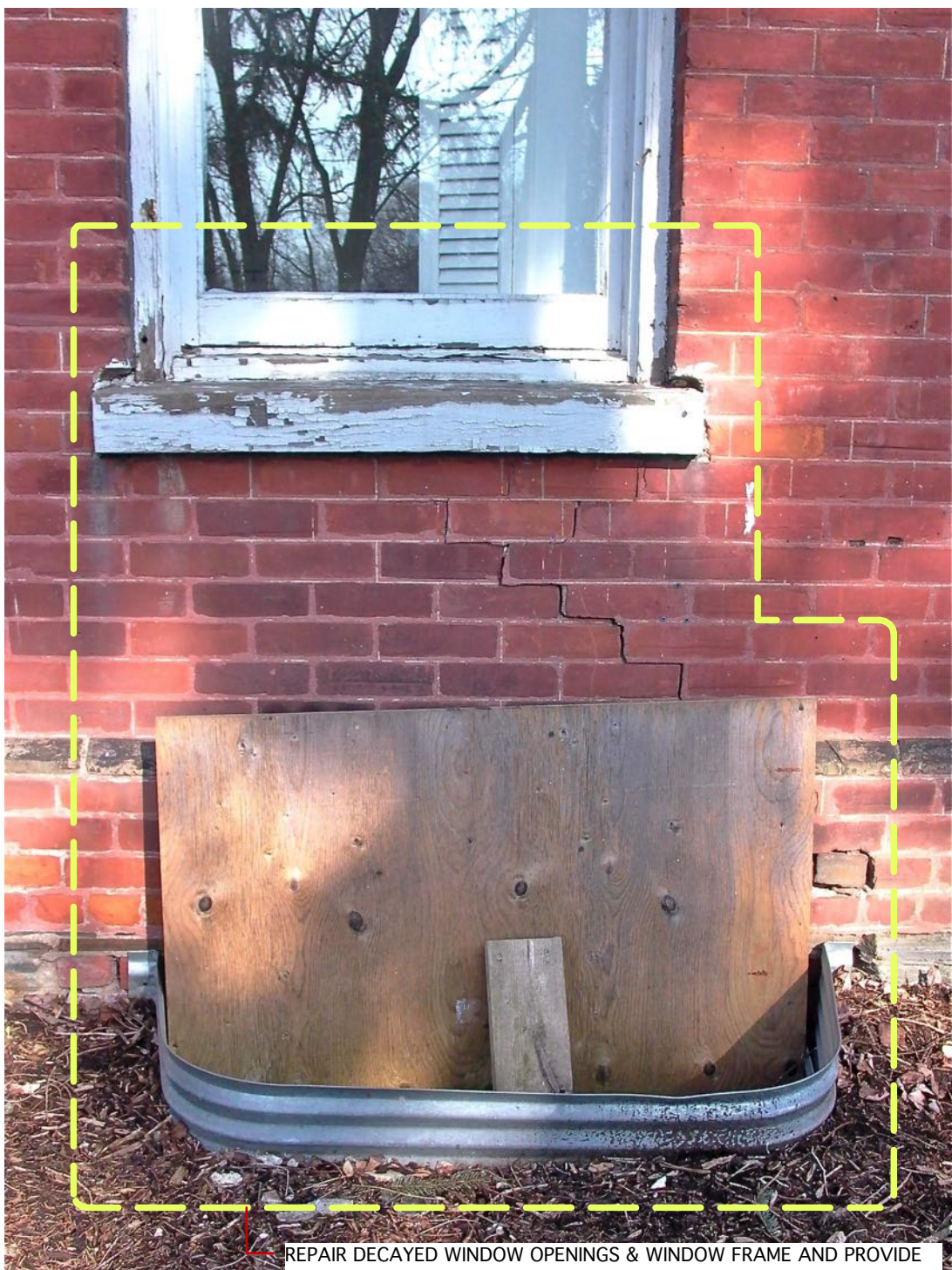


FIGURE 7



FIGURE 8

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WOODBIDGE, ON

DRAWING TITLE

NOTES

DRAWING NO.

A4.3

Appendix E- Scoped HIA Requirements

Cultural Heritage Impact Assessment (CHIA)

Requirement

1. Applicant and Owner Contact Information

2. A description of the property, both built form and landscape features, and its context including nearby cultural heritage resources.

3. A development history and architectural evaluation of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.

4. A condition assessment of the cultural heritage resources found on the property.

For 3 & 4 - This is where it is most appropriate to discuss the previous works that went forward a few years ago. This will go towards establishing the current condition of the property. "City of Vaughan"

Heritage building completed restoration and renovation works in 2016.
(Building Permit 15-003887 & HP. 2015-028-00) "C.Y. Lee Architect"

5. The documentation of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.

Exterior photos only, with some pictures showing the area where the addition will be attached to the house. "City of Vaughan"

6. An outline of the development proposal for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.

7. Conservation / mitigation options

For the discussion, please detail the efforts being made to minimize the potential impacts. Including - how the addition will be attached, what will be visible from the streetscape. "City of Vaughan"

GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

Purpose

A Cultural Heritage Impact Assessment (CHIA) is a study to identify and evaluate built heritage resources and cultural landscapes in a given area (i.e. subject property) and to assess the impacts that may result from a proposed development or alteration on the cultural heritage value of a property. The Cultural Heritage Impact Assessment assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with cultural heritage policies. 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. This will be further developed through a Conservation Plan.



Provincial and Municipal Heritage Policies

Planning Act

2. (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

Ontario Heritage Act

An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1), and Section 42 (2.2)

Provincial Policy Statement 2014

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be 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.*

The Vaughan Official Plan 2010 (VOP2010)

Chapter 6, Volume 1 of VOP2010 requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.

Section 6.2.2.5

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. *the proposed alteration or addition requires:*
 - i. *an Official Plan amendment;*
 - ii. *a Zoning By-law Amendment;*
 - iii. *a Block Plan approval;*
 - iv. *a Plan of Subdivision;*
 - v. *a minor variance;*
 - vi. *a Site Plan application; or*
- b. *the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.*

Section 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 7*

Section 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:

- 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.*

Section 6.2.4

Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.

Strategy for the Maintenance & Preservation of Significant Heritage Buildings

Approved by Council on June 27, 2005, Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Impact Assessment requirements:

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

A Cultural Heritage Impact Assessment should not be confused with an Archaeological Resource Assessment. A Cultural Heritage Impact Assessment will identify, evaluate and make recommendations on **built heritage resources and cultural landscapes**. An Archaeological Resource Assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Good Heritage Conservation Practice

The Cultural Heritage Impact Assessment shall be conducted and based on good heritage conservation practice as per international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

Requirements of a Cultural Heritage Impact Assessment

The requirement of a Cultural Heritage Impact Assessment shall be identified and requested by Cultural Heritage staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Heritage staff will identify the known cultural heritage resources on a property that are of interest or concern.

The following items are considered the minimum required components of a Cultural Heritage Impact Assessment:

1. The hiring of a **qualified heritage specialist** to prepare the Cultural Heritage Impact Assessment. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).
2. Applicant and owner **contact information**.
3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources.
4. A **statement of cultural heritage value** if one does not already exist. Part IV individually designated properties will have statements provided in the existing City by-law. This statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.
5. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.
6. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.
7. A **condition assessment** of the cultural heritage resources found on the property.
8. The **documentation** of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
9. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.
10. A comprehensive examination of the following **conservation/ mitigation options** for cultural heritage resources. Each option should be explored with an explanation of its appropriateness. Recommendations that result from this examination should be based on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. Options to be explored include (but are not limited to):

a) Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.

b) Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

c) Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

Review/Approval Process

Two (2) hard copies and two (2) digital copies of the Cultural Heritage Impact Assessment shall be distributed to the City of Vaughan: One hard copy and one digital copy to the Development Planning Department and one hard copy and one digital copy to the Urban Design and Cultural Heritage Division within the Development Planning Department.

Staff will determine whether the minimum requirements of the Cultural Heritage Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. Revisions and amendments to the Cultural Heritage Impact Assessment will be required if the guidelines are not met. City staff will meet with the owner/applicant to discuss the Cultural Heritage Impact Assessment and recommendations contained therein.

The preparation and submission of a Cultural Heritage Impact Assessment may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.

Appendix F- Heritage Listing

7 - Clarence Street

The illustrations below are a mapping of each heritage resource. The information within the boxes, related to each resource, can be found in the Building Inventory Sheets in the Appendix.



249 Clarence Street Listed in LSHS
Nathaniel Clark Wallace House
Hawatha

- + Dated 1870
- + Gothic Revival Style
- + Brick, L-plan
- + Being modified, under construction
- + Modest condition



250 Clarence Street Listed in LSHS

- + Dated 1850/1933
- + Georgian Style
- + Been modified
- + Log cabin with additions
- + Roof has been raised
- + Side addition was added
- + Two 19th century log houses were moved to present site in 1933



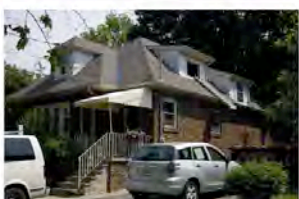
187 Clarence Street Listed in LSHS

- + Dated 1870
- + Georgian
- + 1930's chimney
- + Woodframe
- + Aluminum drop siding, wraparound verandah



175 Clarence Street Listed in LSHS
Thomas Nye House

- + Dated 1875
- + Classic Ontario Cottage Style
- + Brick
- + Mostly original



169 Clarence Street Listed in VHI

- + Dated 1925-1950
- + 1940's Cottage Style
- + Largely original
- + Brick



159 Clarence Street Listed in VHI

- + Dated 1850- 1875
- + Ontario Cottage Style
- + Heavily modified with modern cladding
- + Front various additions



102 Clarence Street

- + Dated 1925- 1950
- + Late Edwardian
- + Modified with new windows & siding
- + Original form
- + With barn



70 Clarence Street

- + Dated 1925- 1950
- + 1930's cottage



50 Clarence Street

- + Dated 1925- 1950
- + 1940's cottage



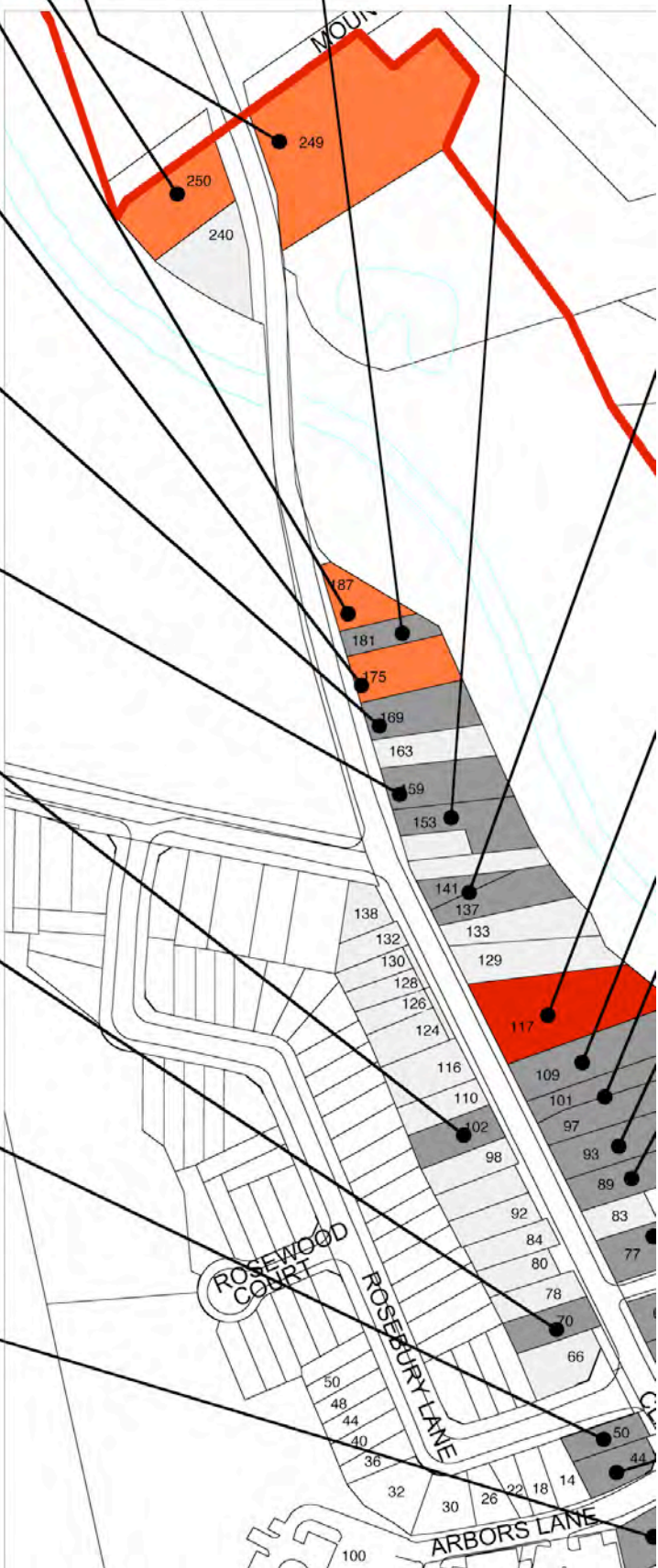
36 Clarence Street

- + Dated 1925- 1950
- + Art Moderne Cottage Style
- + Stucco on masonry



181 Clarence Street
Listed in VHI

- + Dated 1925- 1950
- + 1940's Cottage
- + Heavily modified with addition




Heritage Inventory

143	240 Clarence Street						√	W
144	249 Clarence Street	Nathaniel Clarke Wallace House	Gothic Revival	1870	√		√	W
145	250 Clarence Street		Georgian	1840	√		√	W

Municipal Heritage Register

187	Clarence Street	7	8
249	Clarence Street	7	9
250	Clarence Street	7	9

Address		
249 Clarence Street		
Con	Lot	Community
7	9	WB
Construction Type		
brick, L-plan		
Style		
Gothic Revival		
Name		
Nathaniel Clark Wallace House; Hiawatha		
Date		
1870		
Comments		



Appendix G- Conservation Methods

7.1.3 Foundations

Historic Characteristic

See stone masonry section 7.1.2.

Foundation walls are similar to stone walls but are subject to more demanding conditions. They are subject to freezing and thawing, are often wet, must hold out ground water from rain above or soils beside, and hold up the building at the same time. In older walls waterproofing or dampproofing may not exist and years of dampness may have washed out binders from the mortars rendering the foundation water permeable, or even structurally unstable.

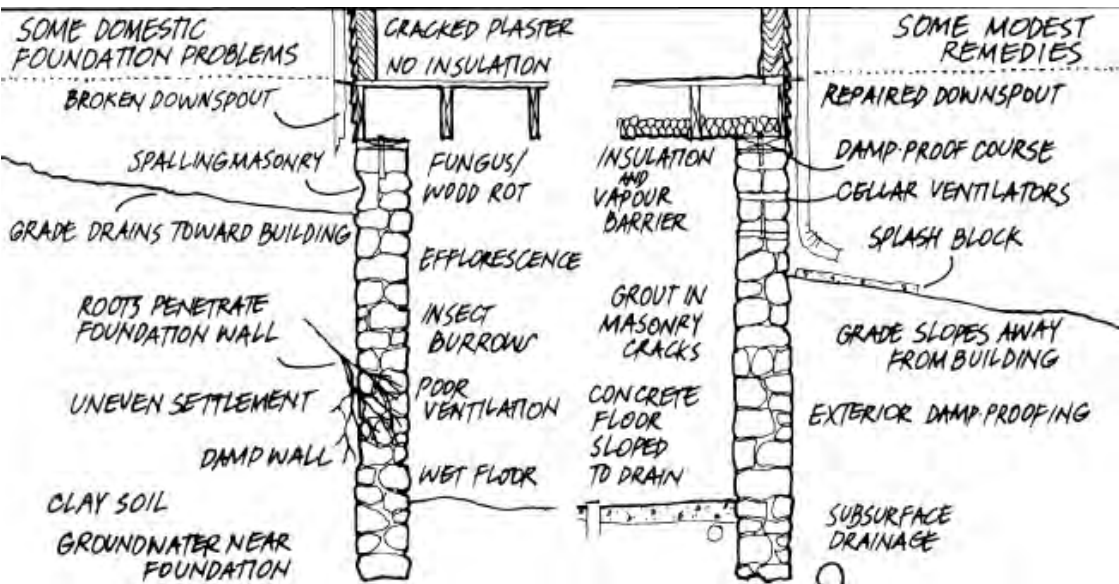
Foundation walls are often visible at grade and where visible are a character defining element.

Intervention Notes

Despite quick fix remedies promoted in the marketplace, to best repair/restore a foundation very often requires the following:

- excavating around the building perimeter,
- pointing the foundation inside and outside,
- low pressure grouting of the wall cavity, if necessary
- parging the exterior below grade and applying a good dampproofing or waterproofing.

Further, when this work is done it is a good idea to install weeping pipe, thus promoting a healthy foundation wall for years to come. This work also reduces rising damp, preserves original materials, and contributes to the preservation of the whole building.



Some Domestic Foundation Problems

Image Credit: Page 115, Well Preserved,
The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram

7.0 HERITAGE BUILDINGS

7.1 A Conservation Plan

The conservation of heritage buildings requires a sensitive and informed understanding of the building's design, construction methods, history, and context. A Conservation Plan should be undertaken prior to any intervention in a heritage building, and as a means to prolong the building's life span. A Conservation Plan undertaken by a qualified professional will provide valuable documentation of heritage resources and provide property owners with the necessary tools and knowledge to properly care for their buildings.

When undertaking heritage conservation work, this plan recommends following the Federal Standards and Guidelines for Heritage Conservation. An additional level of guidelines is provided in this section to inform conservation work within the Woodbridge HCD. These include guidelines for:

- Brick or Terra Cotta Masonry
- Stone Masonry
- Foundation
- Traditional Stucco Siding
- Wood Siding
- Roofing
- Gable Ends and Dormer Windows
- Windows and Shutters
- Doors
- Porches
- Projections
- Paint
- Gutters and Rain Water Leaders
- Fences
- Commercial Signages
- Storefronts

Reference should be made to historical photos or other documentary evidence when available in order to gain information on a building's elements, details and materials.

7.1.1 Brick Masonry

Historic Characteristics

Historically, brick was a popular choice for a permanent home, because it is durable, flexible, fireproof and attractive with various colours and shapes to choose from.

Brick is historically structural or loadbearing. Generally a wall consists of two wythes or rows of brick bonded together by 'headers' (bricks placed front to back across the two wythes). In larger or taller buildings there may be 3 or more wythes.

Surface patterns in brick walls are the result of this bonding. Bonding patterns fall into types by common usage (common bond, English bond, Flemish bond and so on). Further decorative work such as diaper work (diamond patterns on a brick wall) or brick shapes add interest to more sophisticated brick buildings.

The use of brick as a veneer started in the mid 20th century. In these buildings no bonding is visible and bricks are laid only in stretcher coursing. However, some historic brick walls appear to be veneer, but in fact have hidden bonding, and are actually traditional loadbearing brick walls, with two or more wythes of thickness.

Brick is damaged by: freezing and thawing when wet (ice action fractures the brick surface); rising damp (water drawn into the brick from damp soil); physical overload (causes crushing or fracturing); building movement (leads to cracking), aging (where mortar has weathered and lost its binders and strength) and improper installation or repair (pointing mortar is too hard).

Brick was very soft in early days of production and became harder and more colourful as industrial processes matured in the later 19th and early 20th Century.

Terra cotta is the name given to fired clay units that are generally very decorative, larger in scale often imitate stone and are generally hollow. They were built into walls as decorative items such as capitals, brackets, cornices and so on.

Brick or terra cotta are attractive and enduring products which are essential character defining elements of a historic masonry building.

Intervention Notes

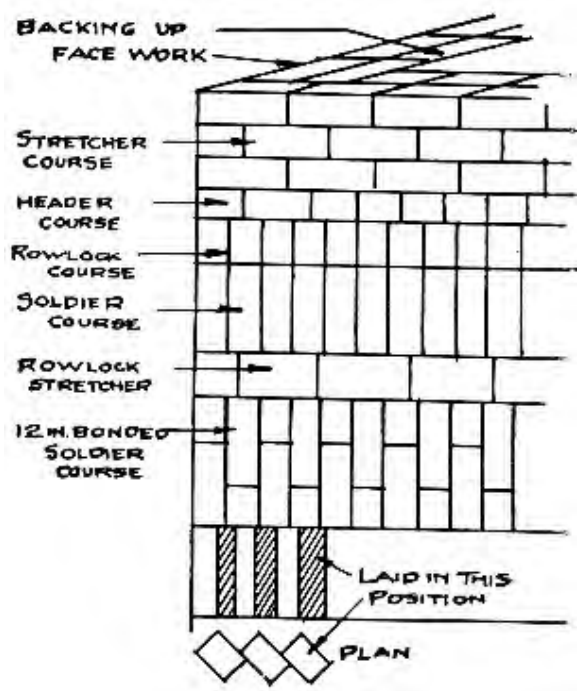
If brick walls are deteriorated they should be repaired and not replaced or covered by other materials. The underlying cause of deterioration should be investigated and corrected as part of the masonry repair / restoration project.

Brick walls require periodic pointing as joints weather. This must be done using correct methods for hardness of joints, shape of joints, tooling and occasionally decorative aspects such as colour, raised ribbon or tuck finishes. Replacement brick or terra cotta units should match the original masonry in size, shape, finish, and colour. This may require research to find correct replacements still being made, using salvaged materials, or even custom manufacture of replica units.

The cleaning of soiled brick and terra cotta masonry is possible and is occasionally desirable to enhance the image of a building, reduce surface damage from chemically active soiling, and to blend in new repair / restoration work. Proper methods should be researched and tested before proceeding. Methods should not damage the brick, be environmentally appropriate, and be gently applied to leave some patina of age. Cleaning should not be impulsively applied and should not try to achieve a new appearance.

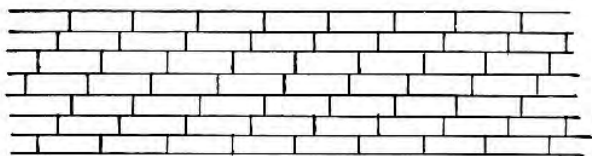
Sandblasting of masonry should never be undertaken as it irreparably destroys the surface of the masonry units.

All masonry work should be undertaken under the supervision of, and by knowledgeable practitioners (architects, contractors, and other specialists).

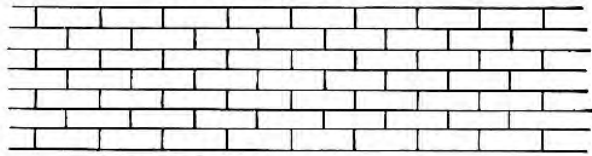


Brick Course

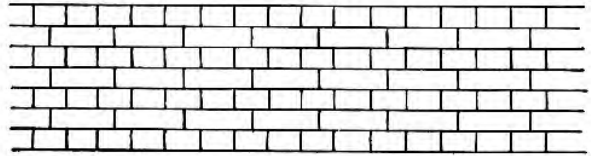
Image Credit: Page 83, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



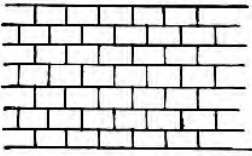
2" RUNNING BOND



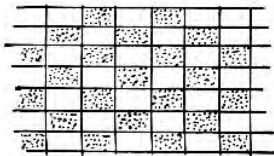
RUNNING STRETCHER BOND



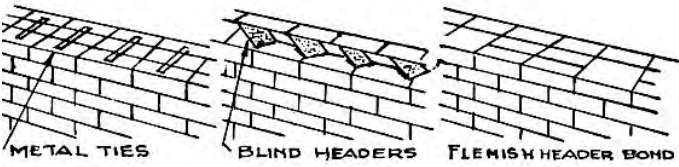
ENGLISH BOND



HEADER BOND

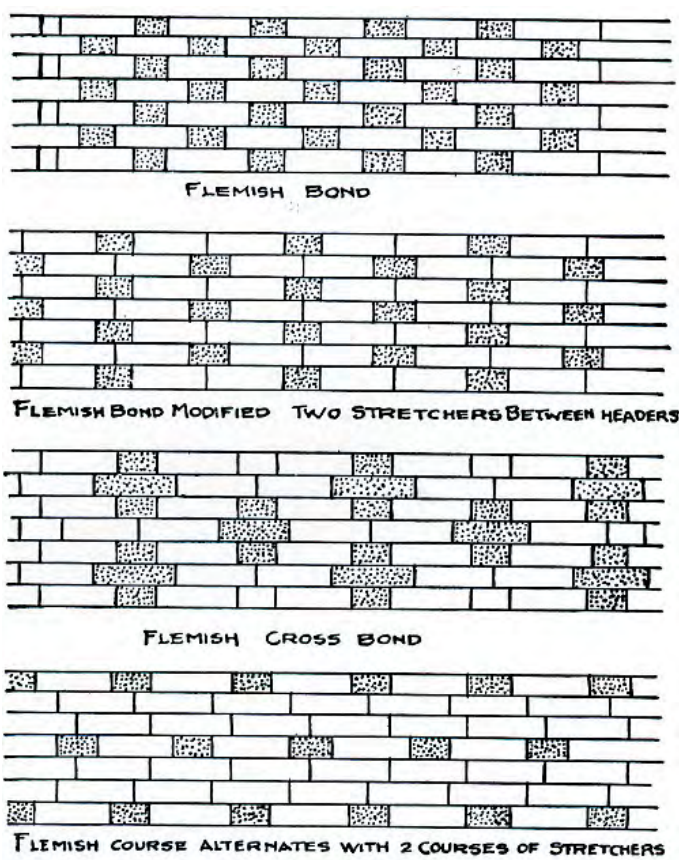


CHECKER BOARD BOND



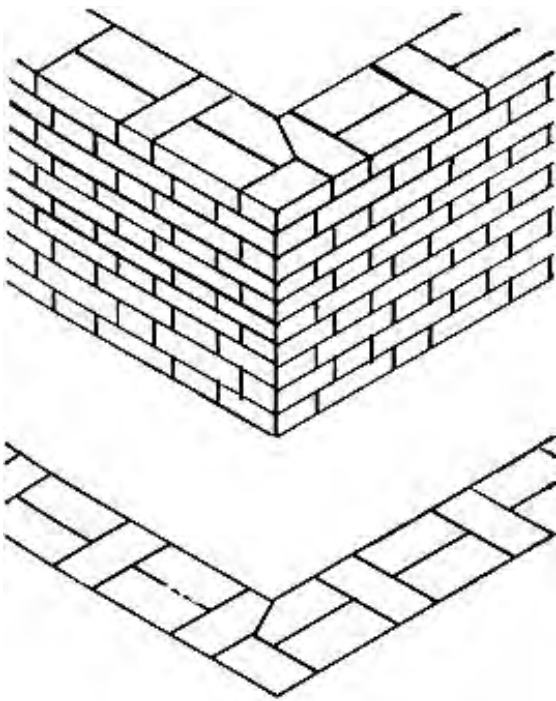
Brick Bond

Image Credit: Page 123, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



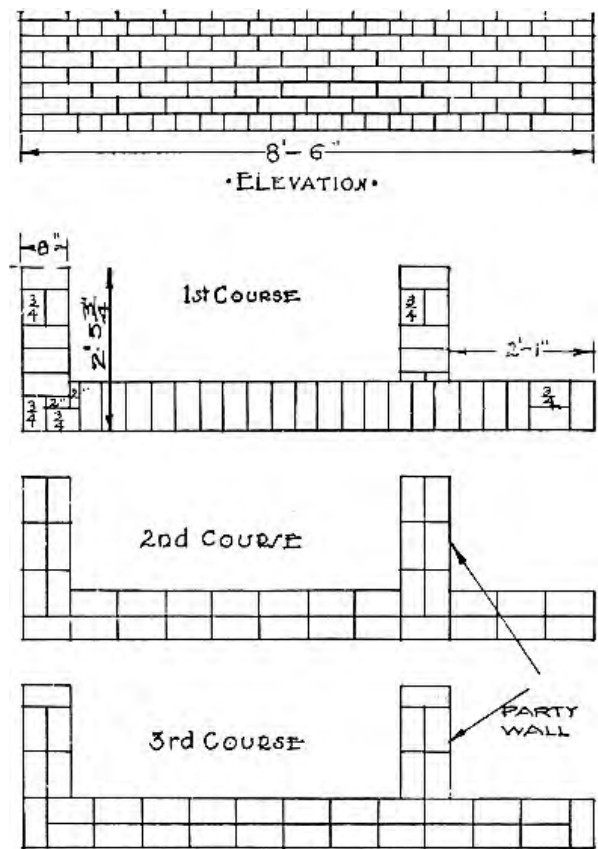
Flemish Bond

Image Credit: Page 124, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



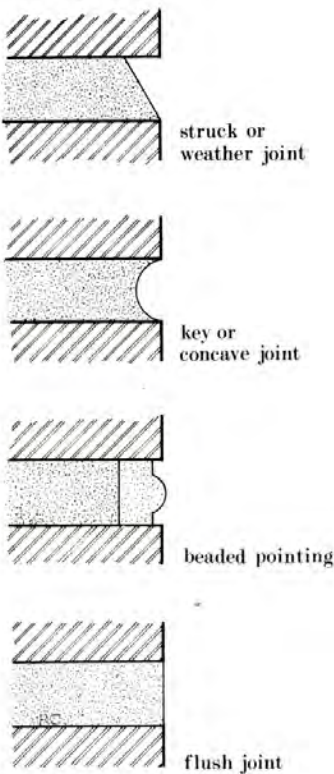
Flemish Bond

Image Credit: Page 99, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



8" Wall American Bond

Image Credit: Page 114, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



The Most Common Brick Joints and Pointing Used in Turn-of-century Building

Image Credit: Page 8, Guidelines for Restoring Brick Masonry, British Columbia Heritage Trust, Technical Paper Series

4.5.2 WOOD AND WOOD PRODUCTS

These guidelines provide direction when wood and wood products are identified as character-defining elements of an historic place. They also give direction on maintaining, repairing and replacing wood or wood products.

Wood and wood products refer to wood elements used in exterior or interior systems and assemblies. Wood elements include logs, sawn or hewn timbers, and milled or sculpted lumber. Wood products include plywood, glue-laminated timber, or composites, such as particleboard or wafer board. Both wood and wood products can be found in roofs, cladding, structure, windows and doors, interior finishes, carvings and fences.



It is important to identify the cause of any damage to a wooden building element before beginning a Preservation treatment. For the former machine shop of the North Pacific Cannery in Port Edward BC, exposure to marine conditions caused the exterior wood cladding to deteriorate.

An organic material, wood has a wide range of physical properties that vary significantly, depending on species, cut, grade and age. Wood is especially vulnerable to fire, moisture, ultraviolet radiation and insect infestation, thus protection from these threats is crucial to its conservation. This includes applying and maintaining suitable coatings and treatments, such as paints, stains, varnishes and preservatives.



Using minimally destructive testing methods can help evaluate the condition of wood without damaging it. Here a resistance measuring micro drill is being used to evaluate the condition of a log wall at Fort Walsh, NHSC in Saskatchewan. A drilling needle penetrates the wood at a constant speed and measures the resistance encountered to advance the drill bit. The resistance the wood offers indicates its condition: low resistance can indicate decay.

Repairing wood elements typically involves consolidating or replacing decayed or damaged wood, and correcting the conditions that caused the decay or damage. The use of traditional carpentry techniques in repairing architectural and structural wood elements is well established. However, repairing more recently introduced wood products, such as plywood and composites, may not be possible, due to the manufacturing process involved and their modular nature. In this case, replacement in kind may be more appropriate. The difficulty in locating a sustainable source for replacement in kind of old growth or exotic wood may result in the need to select an appropriate replacement material.

These guidelines provide general recommendations for wood and wood products and should be used in conjunction with 4.5.1, All Materials. Because wood can form part of the structure or envelope of a building or engineering work, also refer to the specific system or assembly in the Guidelines for Buildings.



Deteriorated logs at the John Walter Historic Site in Edmonton were replaced in kind with hewn logs that used the originals as templates to reproduce tooling marks on visible surfaces. On close inspection, this distinguishes the new materials if the logs are separated in the future.



Wood was often used in modern buildings as a finish to contrast with more industrial materials, or as part of an acoustical treatment on ceilings and walls. The wood ceiling and column claddings of the Beaver Lake Pavilion in Montreal were carefully preserved as part of the recent rehabilitation of the pavilion.



Preserving the wood doors of the Langevin Block in Ottawa included carefully dismantling the doors to permit the damaged and decayed wood to be repaired.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the properties and characteristics of wood and its finishes or coatings, such as its species, grade, strength and finish, or the chemical make-up of its coating.	
2	Documenting the location, dimension, species, finish and condition of wood before undertaking an intervention.	Undertaking an intervention that affects wood, without first documenting its existing characteristics and condition.
3	Protecting and maintaining wood by preventing water penetration, by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in decorative features; and by preventing conditions that contribute to weathering and wear.	Failing to identify, evaluate and treat the causes of wood deterioration.
4	Creating conditions that are unfavourable to the growth of fungus, such as eliminating entry points for water; opening vents to allow drying out; removing piled earth resting against wood and plants that hinder air circulation; or applying a chemical preservative, using recognized conservation methods.	
5	Inspecting coatings to determine their condition and appropriateness, in terms of physical and visual compatibility with the material, assembly, or system.	
6	Retaining coatings that help protect the wood from moisture, ultraviolet light and wear. Removal should be considered only as part of an overall maintenance program that involves reapplying the protective coatings in kind.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear.
7	Removing damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.	Using destructive coating removal methods, such as propane or butane torches, sandblasting or water-blasting. These methods can irreversibly damage woodwork.
8	Using the gentlest means possible to remove paint or varnish when it is too deteriorated to recoat, or so thickly applied that it obscures details.	<p>Using thermal devices improperly in a manner that scorches the woodwork.</p> <p>Failing to neutralize the wood thoroughly after using chemical strippers, thereby preventing the new coating from adhering.</p> <p>Allowing detachable wood elements to soak too long in a caustic solution, causing the wood grain to raise and the surface to roughen.</p> <p>Stripping historically coated wood surfaces to bare wood, then applying a clear varnish or stain.</p>

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
9	Applying compatible coatings following proper surface preparation, such as cleaning with tri-sodium phosphate.	Failing to follow the manufacturer's product and application instructions when applying coatings.
10	Ensuring that new coatings are physically and visually compatible with the surface to which they are applied in durability, chemical composition, colour and texture.	
11	Applying chemical preservatives to unpainted wood elements that are not exposed to view.	Using chemical preservatives, such as copper naphthenate, if these materials have not been used historically, and are known to change the appearance of wood elements.
12	Preventing the continued deterioration of wood by isolating it from the source of deterioration. For example, blocking windborne sand and grit with a windbreak, or installing wire mesh over floor joists in a crawlspace to thwart rodents.	Neglecting to treat known conditions that threaten wood, such as abrasion, animal gnawing, fungal decay, or insect infestation.
13	Treating active insect infestations by implementing an extermination program specific to that insect.	
14	Retaining all sound and repairable wood that contributes to the heritage value of the historic place.	Replacing wood that can be repaired, such as wood components from old growth timber that is inherently more durable.
15	Stabilizing deteriorated wood by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated wood that can be stabilized or repaired.
16	Repairing wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.	Replacing an entire wood element, when repair and limited replacement of deteriorated or missing parts is appropriate.
17	Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.	Using a substitute material for the replacement part that neither conveys the same appearance as the wood element, nor is physically or chemically compatible.
18	Replacing in kind the entire panel of an extensively deteriorated or missing modular wood product, such as plywood, on a unit-by-unit basis.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
19	Repairing wood elements by patching, piecing-in, consolidating or otherwise reinforcing the wood, using recognized conservation methods. Repair might include the limited replacement in kind, or replacement with compatible substitute material, of extensively deteriorated or missing wood, where there are surviving prototypes. Repairs might also include dismantling and rebuilding a timber structure or wood assembly, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.	
20	Replacing in kind an irreparable wood element, based on documentary and physical evidence.	Removing an irreparable wood element and not replacing it, or replacing it with an inappropriate new element.

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

21	Removing or encapsulating hazardous materials, such as lead paint, using the least-invasive abatement methods, and only after adequate testing has been conducted.	
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SUSTAINABILITY CONSIDERATIONS

22	Selecting replacement materials for character-defining old-growth, exotic, or otherwise unavailable wood, based on their physical and visual characteristics.	
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
23	Repairing , stabilizing and securing fragile wood from the restoration period, using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable on close inspection for future research.	<p>Removing wood from the restoration period that could be stabilized and conserved.</p> <p>Replacing an entire wood element from the restoration period when repair and limited replacement of deteriorated or missing parts is possible.</p> <p>Using a substitute material for the replacement that neither conveys the same appearance as the surviving wood, nor is physically or chemically compatible.</p>
24	Replacing in kind a wood element from the restoration period that is too deteriorated to repair, based on documentary and physical evidence. The new work should be well documented and unobtrusively dated to guide future research and treatment.	Removing an irreparable wood element from the restoration period and not replacing it, or replacing it with an inappropriate new element.

Appendix H- Curricula Vitae

CURRICULUM VITAE

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies.

Dan holds a Masters degree in Planning from the University of Waterloo, a Bachelors degree (Honours) in Planning from the University of Waterloo and a Bachelor of Arts degree from the University of Saskatchewan. He is a registered Professional Planner and a Member of the Canadian Institute of Planners and a Professional Member of the Canadian Association of Heritage Professionals.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals
Past Board Member, Town and Gown Association of Ontario

PROFESSIONAL HISTORY

2013 – Present	Partner, MacNaughton Hermsen Britton Clarkson Planning Limited
2009 – 2013	Associate MacNaughton Hermsen Britton Clarkson Planning Limited
2007 - 2009	Director, Policy Planning, City of Cambridge
2000 - 2007	Senior Planner, City of Waterloo

CONTACT

540 Bingemans Centre Drive,
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Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

1999 - 2000 Planner, City of Waterloo

1997 - 1998 Research Planner, City of Kitchener

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Township of West Lincoln, Smithville Northwest Quadrant Secondary Plan
 Township of Tiny Growth Management Strategy and Urban Expansion Analysis
 Niagara-on-the-Lake Mary Street Streetscape Study
 Richmond Hill, Bond Crescent Intensification Strategy
 City of Cambridge Climate Change Adaptation Policy
 Ministry of Infrastructure Pilot Test of Growth Plan Indicators Study
 Cambridge West Master Environmental Servicing Plan
 Township of Tiny Residential Land Use Study
 Township of West Lincoln Settlement Area Expansion Analysis
 Port Severn Settlement Area Boundary Review
 City of Cambridge Green Building Policy
 Township of West Lincoln Intensification Study & Employment Land Strategy
 Ministry of the Environment Review of the D-Series Land Use Guidelines
 Meadowlands Conservation Area Management Plan
 City of Cambridge Trails Master Plan
 City of Kawartha Lakes Growth Management Strategy
 City of Cambridge Growth Management Strategy
 Cambridge GO Train Feasibility Study
 City of Waterloo Height and Density Policy
 City of Waterloo Student Accommodation Study
 Uptown Waterloo Residential Market Study
 City of Waterloo Land Supply Study
 City of Kitchener Inner City Housing Study

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CURRICULUM **VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg Heritage Master Plan
Municipality of Chatham-Kent Rondeau Heritage Conservation District Plan
City of Markham Victoria Square Heritage Conservation District Study
City of Kingston Barriefield Heritage Conservation District Plan
Burlington Heights Heritage Lands Management Plan
Township of Muskoka Lakes, Bala Heritage Conservation District Study and Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph Brooklyn and College Hill Heritage Conservation District Plan
Niagara Peninsula Conservation Authority St John's Master Plan
City of Toronto Garden District Heritage Conservation District Study and Plan
City of London Western Counties Cultural Heritage Plan
City of Cambridge Heritage Master Plan
City of Waterloo Mary-Allen Neighbourhood Heritage District Study
City of Waterloo Rummelhardt School Heritage Designation
Other heritage consulting services including:

- Heritage Impact Assessments
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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dcurrie@mhbcplan.com
www.mhbcplan.com



EDUCATION

2011
Higher Education Diploma
Cultural Development/ Gaelic Studies
University of the Highlands and Islands

2012
Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology
Saint Francis Xavier University

2014
Master of Arts
World Heritage and Cultural Projects for Development
UNESCO, University of Turin, The International Training Centre of the ILO

CONTACT

540 Bingemans Centre Drive,
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T 519 576 3650 x728
F 519 576 0121
rredshaw@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

PROFESSIONAL ASSOCIATIONS

Candidate, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermesen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher Township of North Dumfries



CURRICULUM **VITAE**

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2018 - Present	Member, Architectural Conservancy of Ontario- Cambridge
2018-Present	Member of Publications Committee, Waterloo Historical Society
2016 - Present	Secretary, Toronto Gaelic Society
2012 - Present	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

2008-2012	Historical Columnist for the Ayr News
2012	Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
2014	The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
2012	Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

2018	Building Officials and the Law (OBOA Course)
2010	Irish Archaeological Field School Certificate

CONTACT

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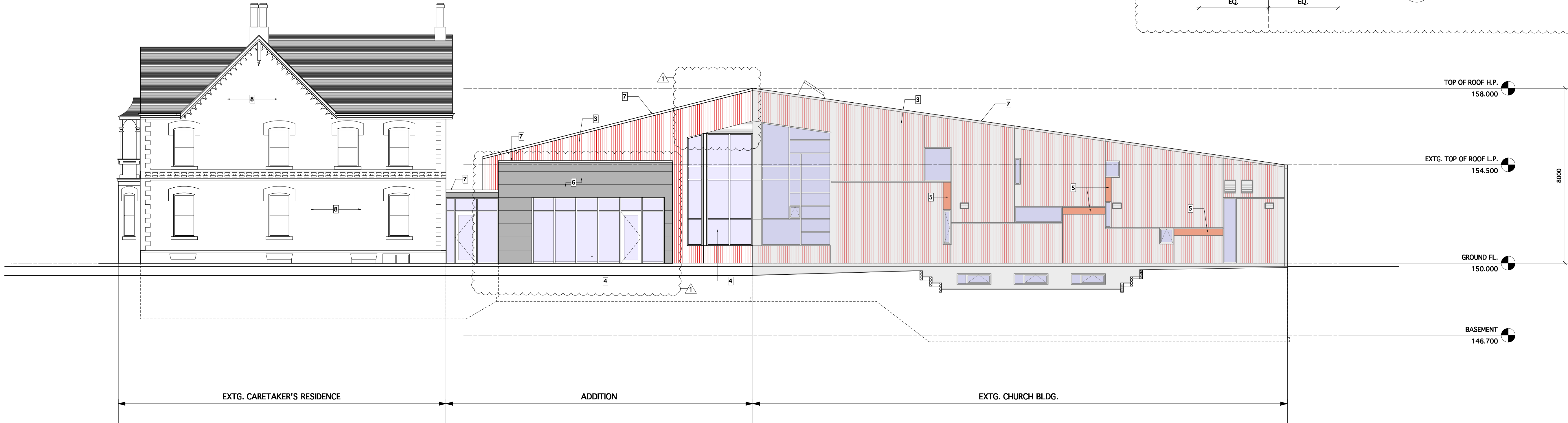
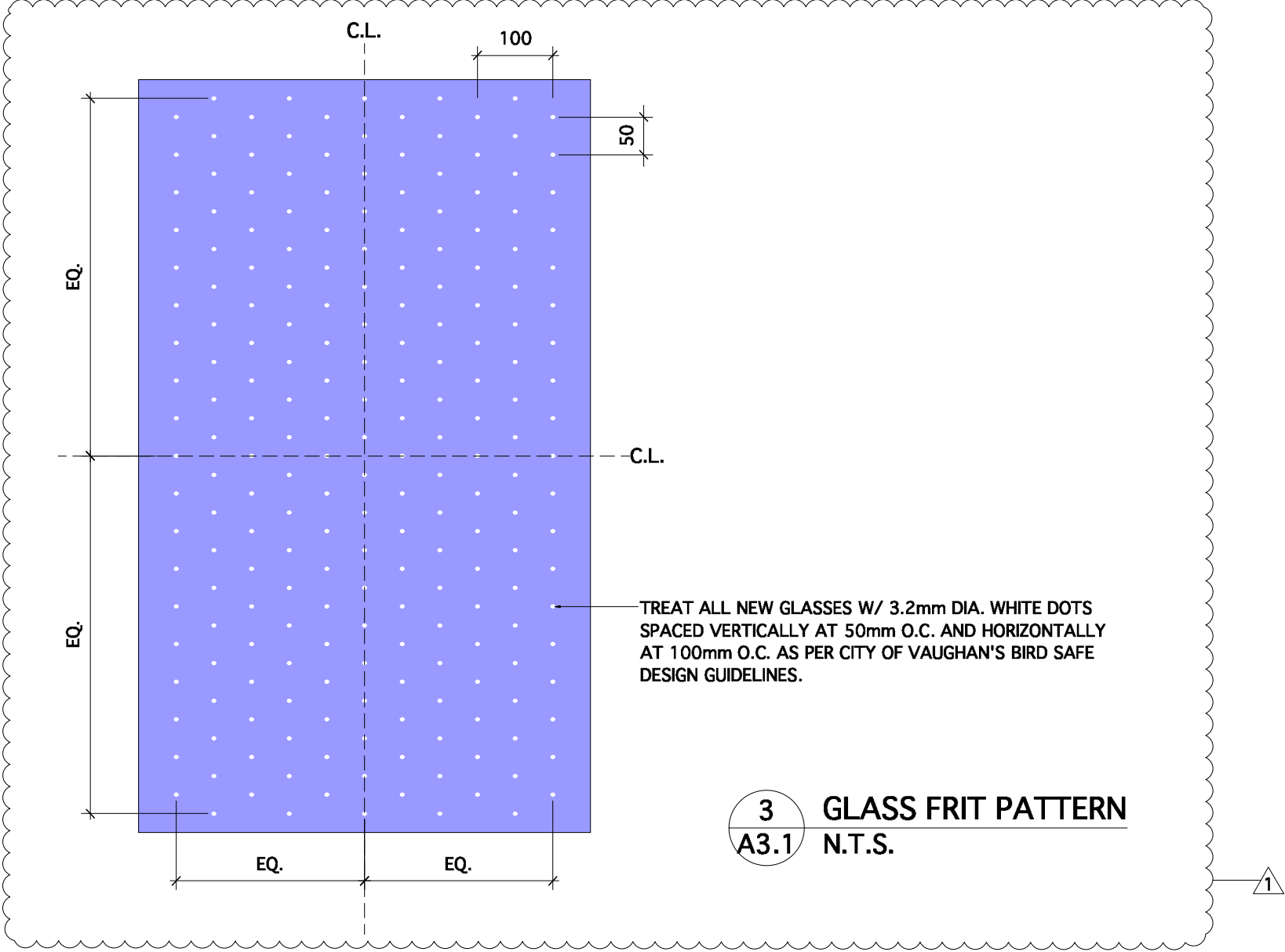


MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

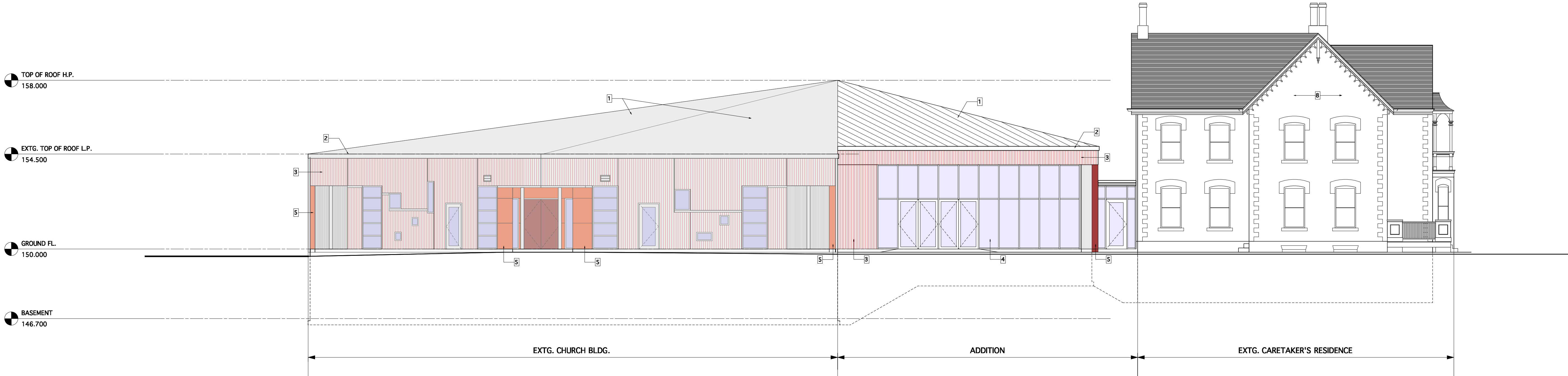


PERSPECTIVE DRAWINGS

- LEGEND
- 1. GALV. STANDING SEAM METAL ROOF
 - 2. PREFIN. METAL EAVESTROUGH
 - 3. CLEAR CEDAR SIDING
 - 4. ALUM. & GLASS WINDOW/CURTAIN WALL
 - 5. PREFIN. WOOD PANEL
 - 6. CEMENT FIBRE BOARD
 - 7. GALV. METAL FLASHING TO MATCH METAL ROOF
 - 8. EXTG. BRICKS



DATE	ISSUED FOR
2018.07.03	TRCA PRELIM. REVIEW
2018.10.23	COORDINATION
2018.11.08	COORDINATION
2018.11.15	SPA SUBMISSION - 1ST SUB.
2019.05.15	TRCA REVIEW
2019.05.30	TRCA REVIEW
2019.07.05	SPA RE-SUBMISSION AS PER CITY COMMENTS - 2ND SUB.



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*THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE.
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*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT



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PROJECT
ROCK COMMUNITY CHURCH

249 CLARENCE ST.
WOODBRIE, ONTARIO

DRAWING TITLE

ELEVATIONS

DA 18.104

SCALE: AS NOTED
DATE: 05 JULY, 2019

A3.1

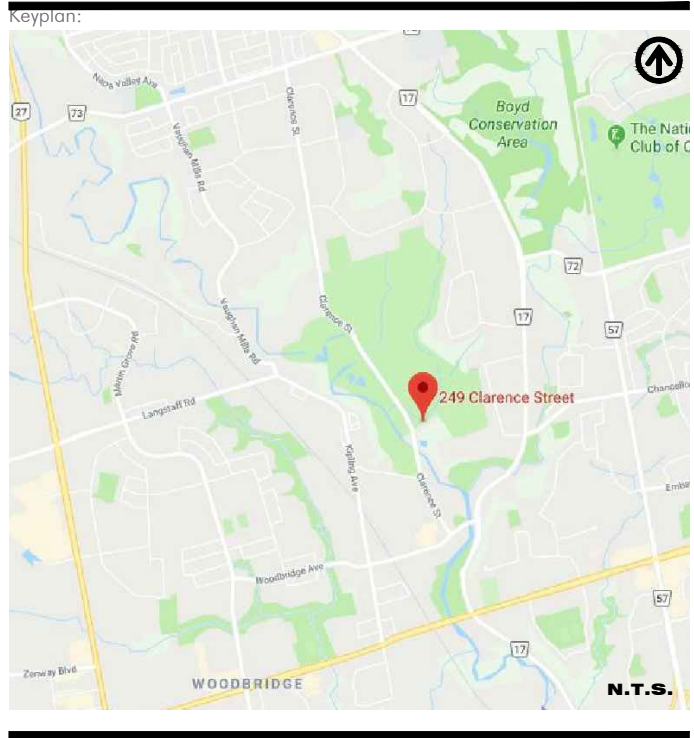


1. CEDAR WOOD SIDING

19x89 “V” JOINT TONGUE AND GROOVE
CEDAR, CETOL FINISH BY CEDARONE,
WEYERHAUESER

2. PREFIN. WOOD PANEL

3. CEMENT FIBRE BOARD



We have relied upon the accuracy and completeness of base & background information provided by the following Consultants in preparing this drawing and performing our professional services.

C.Y. LEE ARCHITECT INC.
TARASICK MCWILLAN KUBICKI
AMY CHOI

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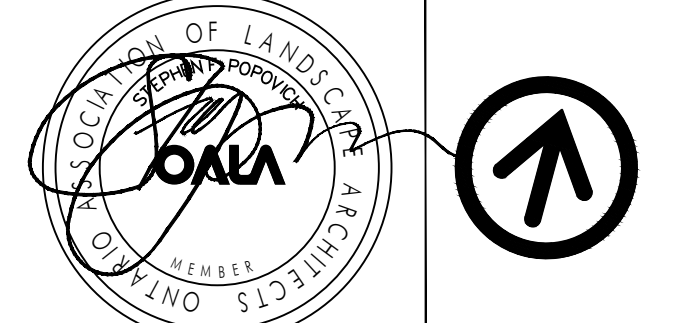
LEGEND

- UNIT PAVERS:
1L CAMPO BY UNILOCK
10X30X7cm IN COLOUR 'GRANITE'
HERRINGBONE PATTERN
- SOD
- SEED MIX
- MINIMUM TREE PROTECTION ZONE
- TREE PROTECTION FENCING
- RECOMMENDED TREE REMOVALS DUE TO CONDITION
- REQUIRED TREE REMOVALS

3	19/07/12	REVISED PER NEW SITE PLAN	GB
2	18/11/15	ISSUED FOR SPA	GB
1	18/11/02	ISSUED FOR REVIEW	GB
No	Date (Y/M/D)	Issue / Revision	By

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DO NOT SCALE DRAWING

Project Info:

Rock Community Church
249 Clarence Street, Woodbridge, ON

Client Info:

C.Y. Lee Architect Inc.
200 Finch Avenue West, Suite 348
Toronto, ON M2R 3W4

Sheet Title:

LANDSCAPE PLAN

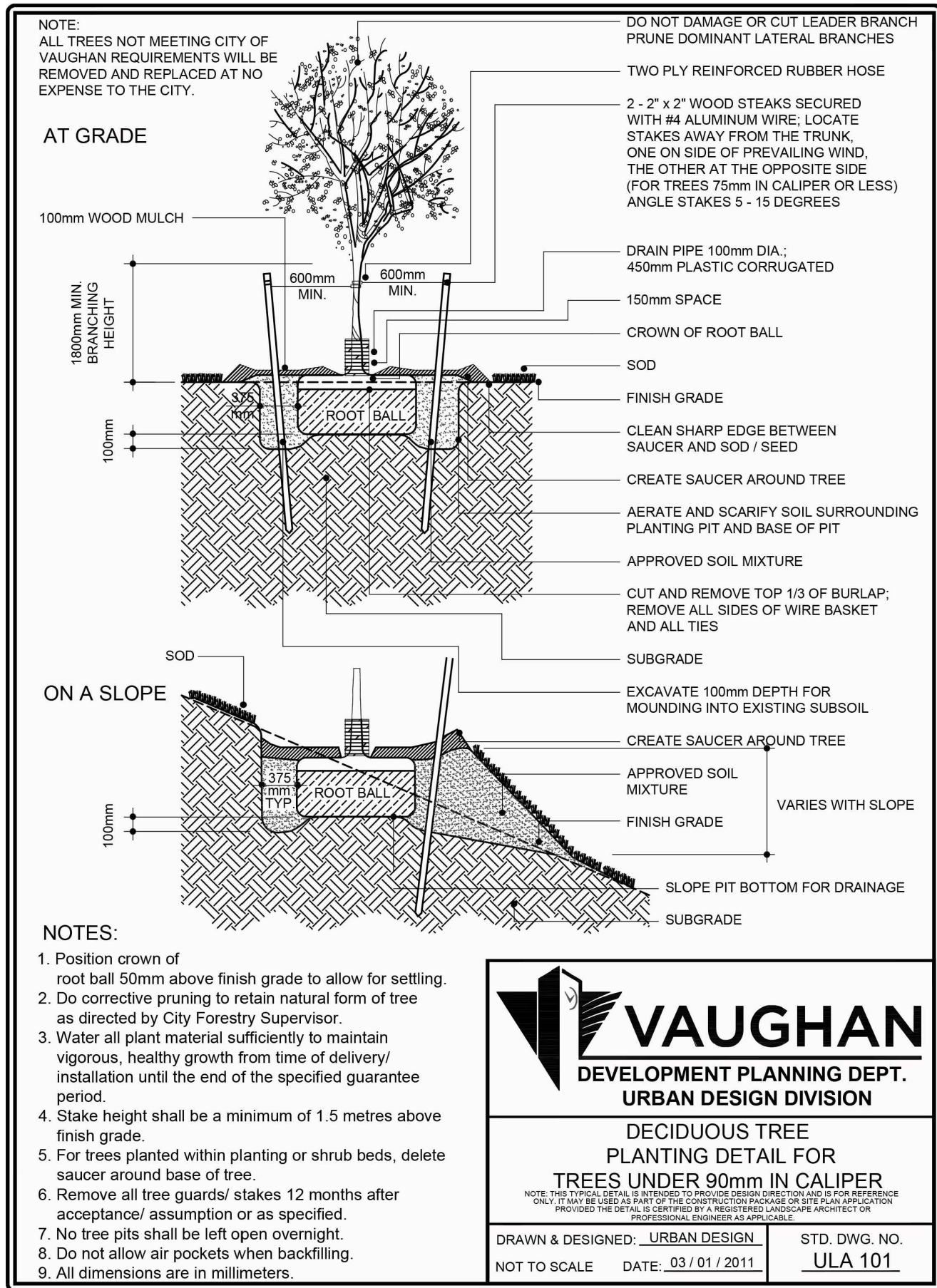
Project Number:	1381	Sheet Number:	
Drawn By:	GB		
Checked By:	SP		
Date:	OCT 2018		
Scale:	AS NOTED		



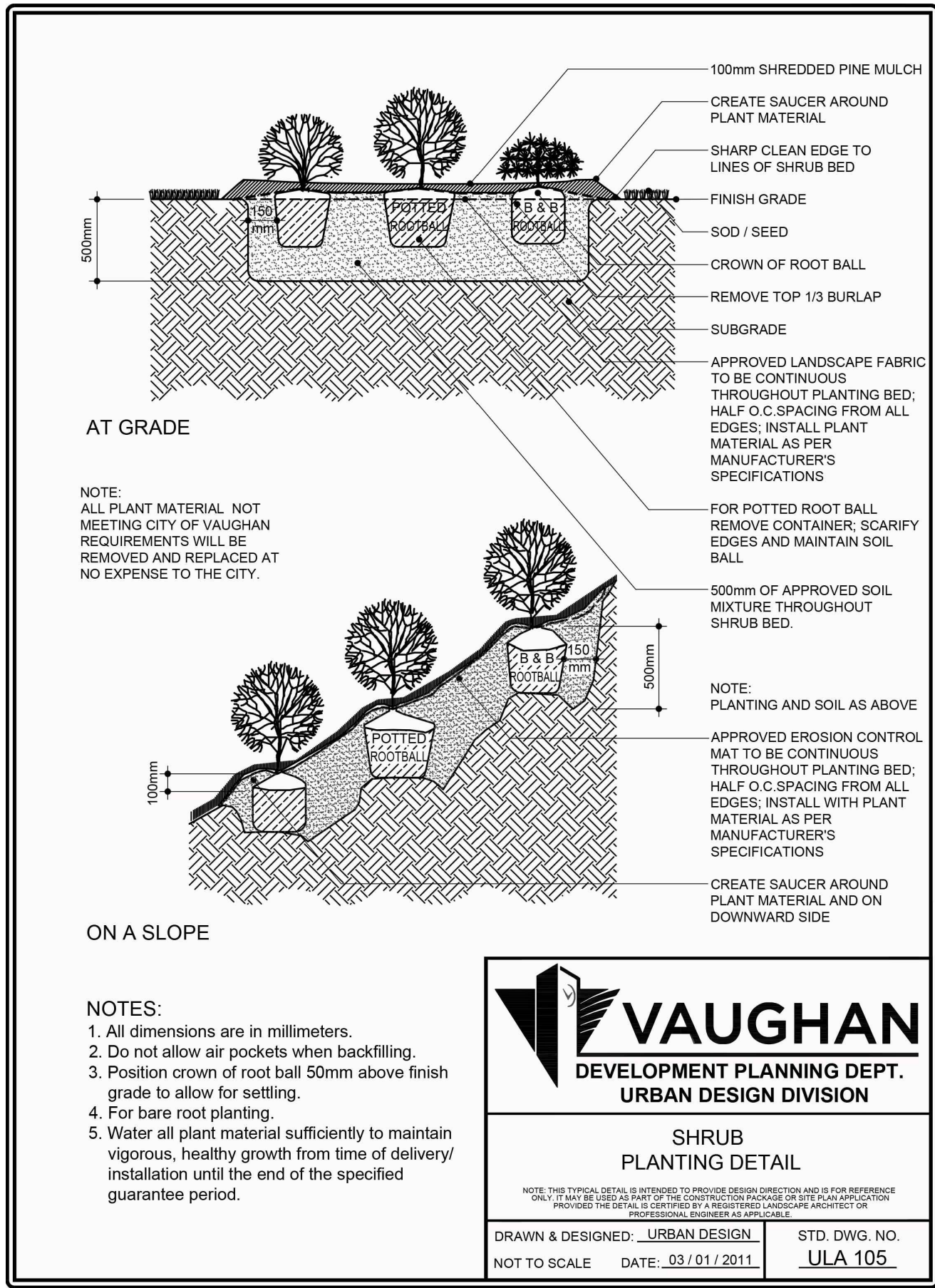
1 LANDSCAPE PLAN
1:250

DECIDUOUS TREES						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
3	Acer rubrum	Red Maple	70mm Cal.	W.B.	Straight trunk, evenly branched heads	YES
4	Acer saccharum	Sugar Maple	70mm Cal.	W.B.	Straight trunk, evenly branched heads	YES
2	Quercus rubra	Red Oak	70mm Cal.	W.B.	Straight trunk, evenly branched heads	YES
CONIFEROUS TREES						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
2	Pinus strobus	White Pine	200cm ht.	W.B.	Straight, evenly branched, dense plants	YES
3	Picea glauca	White Spruce	200cm ht.	W.B.	Straight, evenly branched, dense plants	YES
DECIDUOUS SHRUBS						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
4	Amelanchier canadensis (Shrub)	Shadblow Serviceberry Clump	80cm Ht./5 Gallon min.	Cont.	Evenly branched, Min 3 canes	YES
6	Cornus stolonifera	Red Osier Dogwood	50cm Ht./3 Gallon min.	Cont.	Full, dense plant	YES
15	Diervilla lonicera	Bush Honeysuckle	40cm Ht./3 Gallon min.	Cont.	Full, dense plant	YES
28	Rubus odoratus	Purple Flowering Raspberry	2 Gallon	Cont.	Full, dense plant	YES
5	Viburnum lentago	Nannyberry	50cm Ht./3 Gallon min.	Cont.	Full, dense plant	YES
5	Viburnum trilobum	Highbush Cranberry	50cm Ht./3 Gallon min.	Cont.	Full, dense plant	YES
CONIFEROUS SHRUBS						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
10	Taxus x media 'Hicksii'	Hicks Yew	1000mm ht./3 Gallon min.	Cont.	Full, dense plant	NO

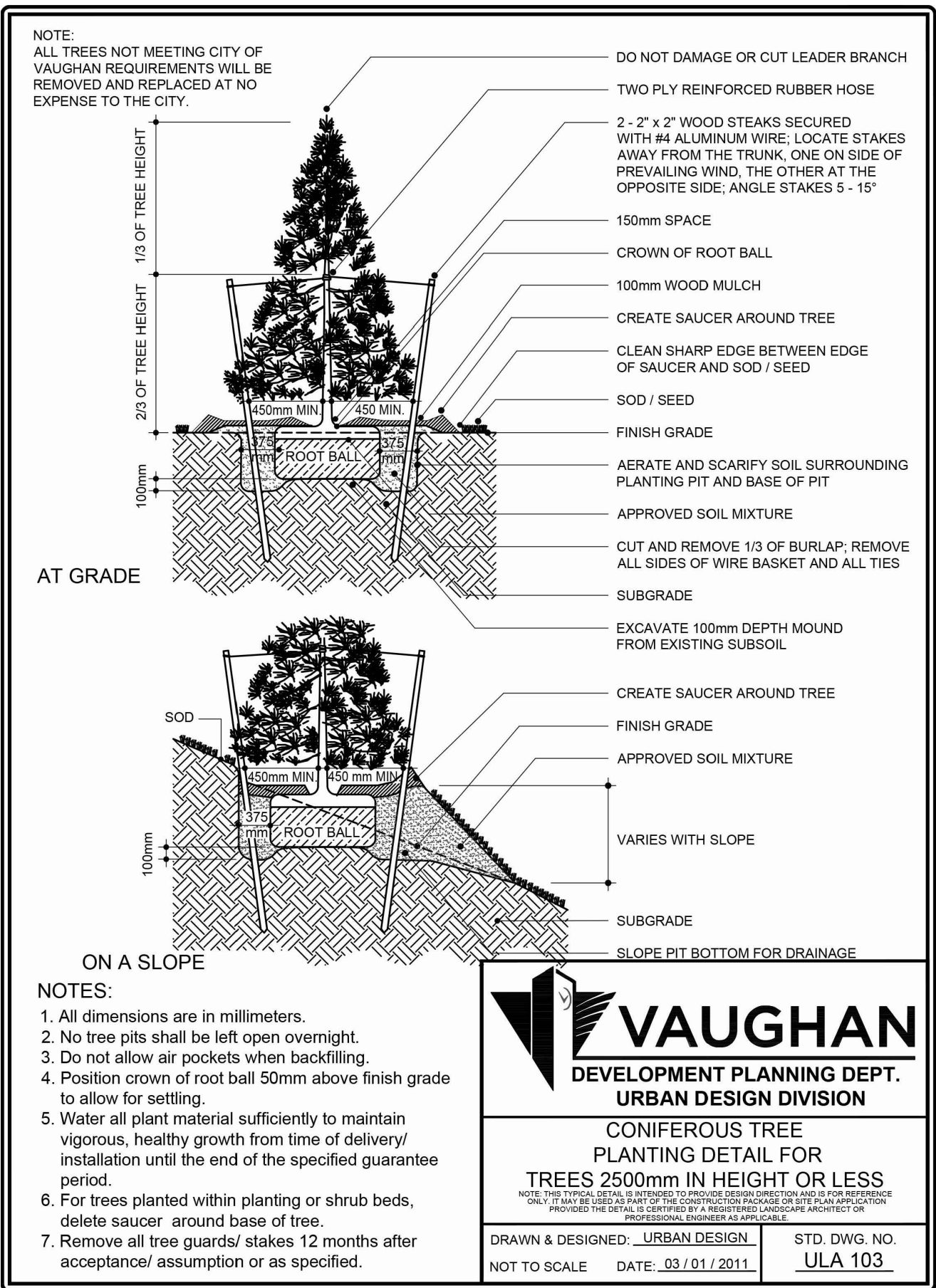
2 PLANT SCHEDULE



1 L2 DECIDUOUS TREE PLANTING DETAIL



3 L2 SHRUB PLANTING DETAIL



2 L2 CONIFEROUS TREE PLANTING DETAIL

SOD & TOPSOIL NOTES:

TOPSOIL (SOD AREAS)

- IMPORTED TOPSOIL: FRIABLE, NEITHER HEAVY CLAY NOR OF VERY LIGHT SANDY NATURE, CONTAINING A MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAM AND 2% SANDY LOAMS TO A MAXIMUM OF 10% BY VOLUME. FREE FROM SUBSOIL, ROOTS, GRASS, WEEDS, TOXIC MATERIALS, STONES, FOREIGN OBJECTS AND WITH AN ACIDITY RANGE (pH) OF 5.5 TO 7.5. TOPSOIL CONTAINING CRABGRASS, COUCH GRASS OR NOXIOUS WEEDS IS NOT ACCEPTABLE.
- TOPSOIL FROM SITE: MATERIAL SUBJECT TO SOIL ANALYSIS FOR SUITABILITY AS A GROWING MEDIUM FOR SEEDING OR SODDING AND APPROVAL BY ARCHITECT/LANDSCAPE ARCHITECT/OWNER PRIOR TO USE. COSTS BORNE BY CONTRACTOR.

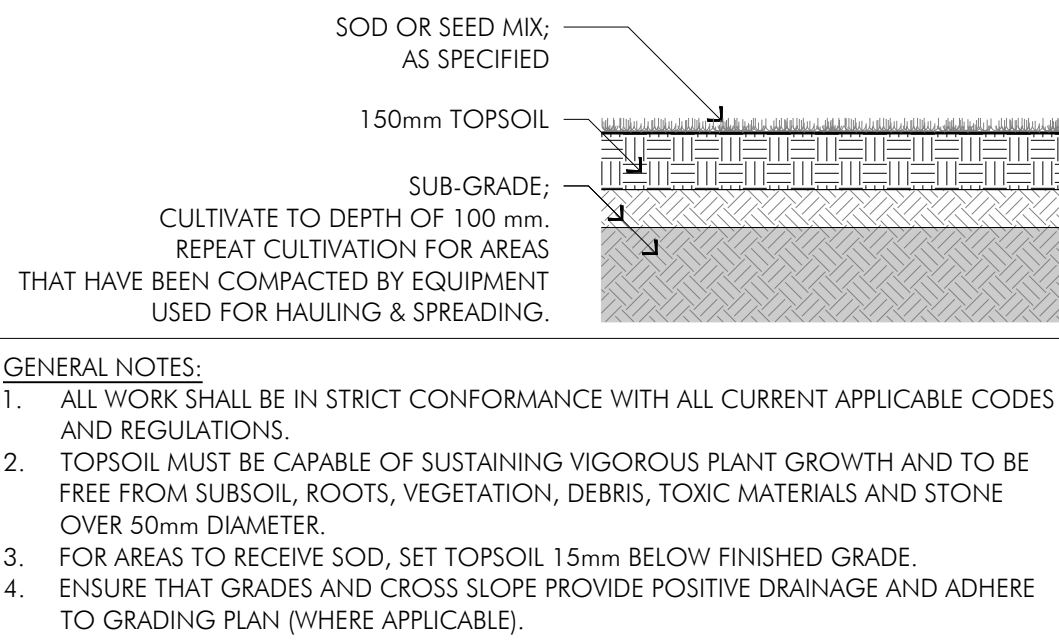
FINISHED GRADING

- DO NOT SPREAD TOPSOIL UNTIL CONSULTANT HAS INSPECTED AND APPROVED SUBGRADE. CAUSING DELAYS.
- SPREAD TOPSOIL WITH ADEQUATE MOISTURE IN UNIFORM LAYERS DURING DRY WEATHER. OVER APPROVED, DRY, UNFROZEN SUBGRADE, WHERE SODDING OR SEEDING.
- FOR AREAS NOT TO BE SODDED, BRING TOPSOIL UP TO FINISHED GRADE.
- DISPOSE OF SURPLUS TOPSOIL NOT REQUIRED FOR FINE GRADING AND LANDSCAPING, OFF SITE.

SODDING

- SCHEDULE DELIVERIES IN ORDER TO KEEP STORAGE AT JOB SITE TO A MINIMUM WITHOUT CAUSING DELAYS.
- DELIVER, UNLOAD, AND STORE ON PALLETS.
- DURING WET WEATHER, ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.
- DURING DRY WEATHER, PROTECT SOD FROM DRYING AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT DROPPING OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- NURSERY SOD: QUALITY AND SOURCE TO COMPLY WITH STANDARDS OUTLINED IN THE METRIC GUIDE SPECIFICATION FOR NURSERY STOCK, SECTION 17, 1984 EDITION, PUBLISHED BY THE CANADIAN NURSERY TRADES ASSOCIATION. NUMBER ONE KENTUCKY BLUEGRASS SOD: GROWN FROM MINIMUM MIXTURE OF THREE KENTUCKY BLUEGRASS CULTIVARS.
- OBTAIN APPROVAL OF TOPSOIL, GRADE AND DEPTH PRIOR TO LAYING SOD.
- LAY SOD DURING GROWING SEASON. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE. IF LAYING SOD DURING DRY SUMMER PERIOD, ENSURE SURVIVAL WITH IMMEDIATE DAILY WATERING UNTIL TIME OF FINAL INSPECTION.
- LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVER-LAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- STAKE ALL SOD ON SLOPES GREATER THAN 5:1 (20%) 10. PROVIDE CLOSE CONTACT BETWEEN SOD AND SOIL BY MEANS OF LIGHT ROLLING. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER IMMEDIATELY AFTER SOD IS LAID TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 100mm (4") OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF NEW SODDED AREAS AGAINST EROSION, FOOT TRAFFIC, AND MECHANICAL DAMAGE. REMOVE PROTECTION AFTER LAWN AREAS HAVE BEEN ESTABLISHED OR ACCEPTED.
- CLEAN UP IMMEDIATELY SOIL OR DEBRIS SPILLED ONTO PAVEMENT AND DISPOSE OF DELETERIOUS MATERIALS.
- SODDED AREAS WILL BE ACCEPTED AT FINAL INSPECTION AND WARRANTY PERIOD BEGINS PROVIDED THAT:
 - SODDED AREAS ARE PROPERLY ESTABLISHED
 - SOD IS FREE OF BARE AND DEAD SPOTS AND WITHOUT WEEDS
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 40mm (1.5")
 - SODDED AREAS HAVE BEEN CUT A MINIMUM OF TWO TIMES
 - SOD JOINTS BETWEEN ROLLS ARE NEAT AND TIGHT WITH NO VISIBLE DIRT AREAS
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOD UNTIL TIME OF FINAL ACCEPTANCE. MAINTENANCE OF SOD DURING WARRANTY PERIOD IS THE RESPONSIBILITY OF THE OWNER.
- MAINTENANCE TASKS INCLUDE ALL OF THE FOLLOWING:
 - WATERING
 - FERTILIZING
 - WEED CONTROL
 - CUTTING AND MOWING
- SUBMIT SEPARATE MAINTENANCE COST FOR COORDINATION BY OWNER DURING WARRANTY PERIOD ONLY.

4 L2 SOD DETAIL 1:20



SEED MIXES:

NATIVE MEADOW SEED MIX TO BE INSTALLED WITH ANNUAL VARIETY COVER CROP, PROVIDING SHORT TERM EROSION AND WEED CONTROL, WHILE NATIVE MEADOW SEED MIX ESTABLISHES.

CONTACT ONTARIO SEED COMPANY (OSCC) OR APPROVED EQUIVALENT FOR SOURCING.

UPLAND NATIVE MEADOW SEED MIX		
PERCENTAGE	BOTANICAL NAME	COMMON NAME
10	<i>Rudbeckia hirta</i>	Black Eyed Susan
1	<i>Aster cordifolius</i>	Blue Wood (Heart Leaved Aster)
1	<i>Anemone canadensis</i>	Canada Anemone
2	<i>Solidago canadensis</i>	Canada Goldenrod
2	<i>Asclepias syriaca</i>	Common Milkweed
25	<i>Oenothera biennis</i>	Evening Primrose
1	<i>Euthamia graminifolia</i>	Grass Leaved Goldenrod
15	<i>Carex granularis</i>	Meadow/Open Field Sedge
1	<i>Aster novae-angliae</i>	New England Aster
40	<i>Elymus riparius</i>	Riverbank Wild Rye
1	<i>Clematis virginiana</i>	Virgins Bower
1	<i>Monarda fistulosa</i>	Wild Bergamot
ANNUAL VARIETY COVER CROP		
PERCENTAGE	BOTANICAL NAME	COMMON NAME
100	<i>Avena sativa</i>	Common Oats

APPLICATION:

RATE:
FOR LARGE AREAS: 22kg/ha (20 lbs/acre) FOR SMALL AREAS: 250g/90m² (½ lb/1000 sq.ft.)

TIME:

- APPLICATION TO BE MADE AS SOON AS POSSIBLE FOLLOWING COMPLETION OF WORK, INCLUDING PLANTING OF BUFFER TREES AND SHRUBS.
- IDEAL RECOMMENDED APPLICATION TIME TO BE IN MID-FALL, ALLOWING FOR STRATIFICATION OF THE SEED.
- EARLY SPRING SOWING IS NOT RECOMMENDED, AS SEEDS MAY GO DORMANT AND NOT GERMINATE UNTIL FOLLOWING YEAR, IF IDEAL GROWING CONDITIONS ARE UNAVAILABLE, MAKING IT MUCH LESS EFFECTIVE COMPARED TO FALL.
- SEEDS SHOULD NOT BE SOWN DURING DROUGHT PRONE SEASON (JUNE THROUGH AUGUST)
- SEEDS SHOULD NOT BE SOWN DURING LATE FALL, AS CROP COVER WILL NOT HAVE AN OPPORTUNITY TO GERMINATE PRIOR TO WINTER FREEZE.

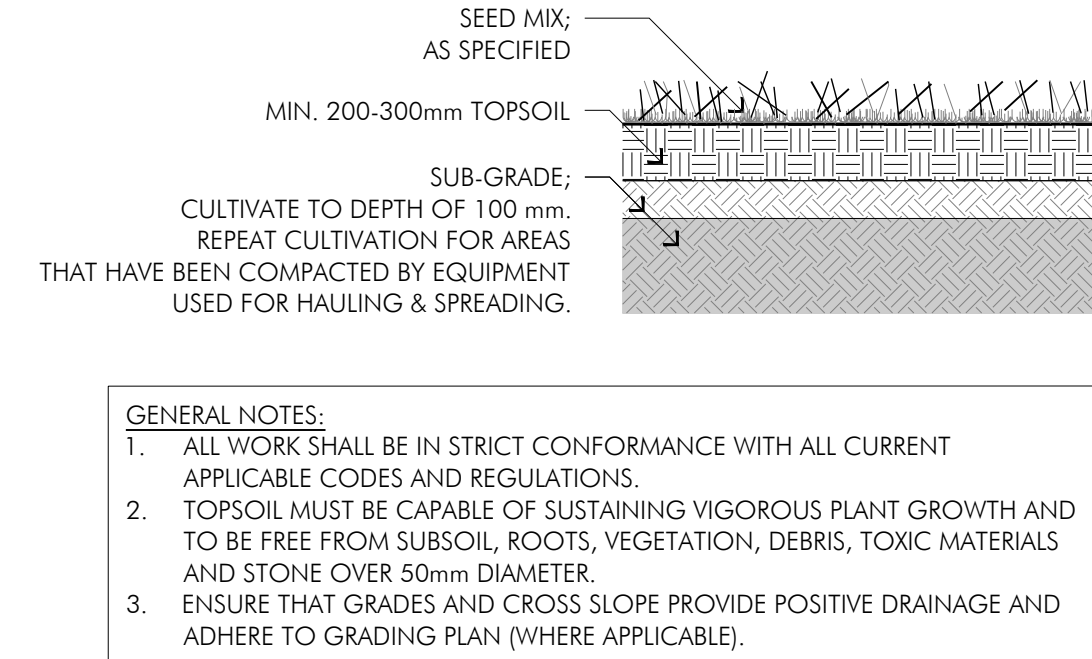
APPROACH:

- APPLY 200-300mm MINIMUM OF FINELY PREPARED TOPSOIL SEEDBED TO ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION/DEVELOPMENT. ENSURE THAT TOPSOIL SEEDBED IS FREE OF SEEDS AND TUBERS OF INVASIVE EXOTICS, PRIOR TO APPLICATION.
- SEED APPLICATION TO BE SOWN AT A DEPTH OF 15mm INTO FINELY PREPARED TOPSOIL SEEDBED.
- ALTERNATIVE APPLICATION APPROACHES TO BE APPROVED BY TRCA.
- MINIMIZE USE OF HEAVY EQUIPMENT WHERE POSSIBLE AND AT ALL TIMES WHEN GROUND IS SATURATED TO AVOID UNNECESSARY SOIL COMPACTION.
- THE APPLICATION OF EROSION CONTROL BLANKETS SHOULD BE INCLUDED UNTIL SEEDING IS WELL ESTABLISHED.
- THE APPLICATION OF FULLY BIODEGRADABLE WOVEN NETTING EROSION CONTROL MATTING/ BLANKETS OR HYDRO SEEDING TACTIFIER SHALL BE APPLIED.

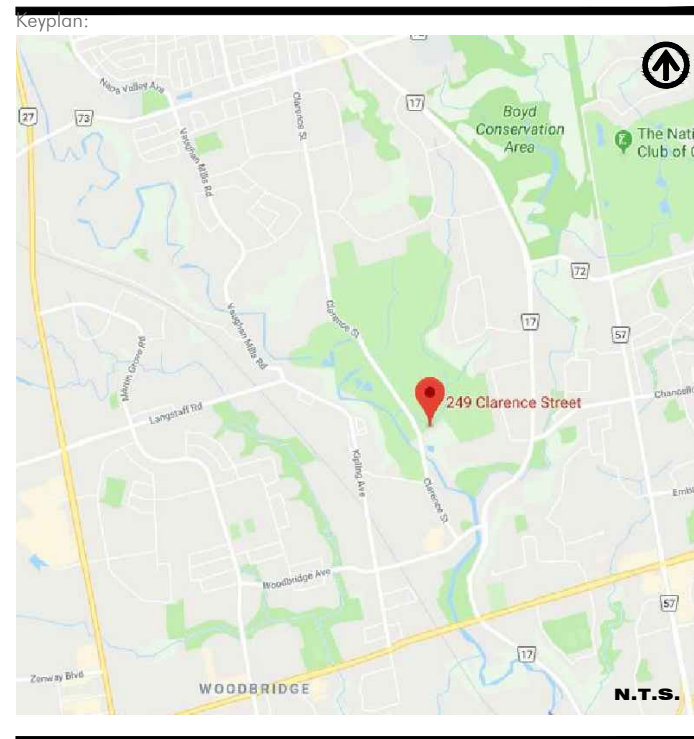
APPLICATION:

HYDRO SEED UPLAND NATIVE MEADOW SEED MIX COMPLETE SLURRY TO BE APPLIED PER HECTARE

- SEED MIXTURE AS SPECIFIED - 26kg
- MULCH - 1000kg
- WATER (MINIMUM) - 10,000 litres
- FERTILIZER - 450 kg



5 L2 SEED DETAIL 1:20



We have relied upon the accuracy and completeness of base & background information provided by the following Consultants in preparing this drawing and performing our professional services.

C.Y. LEE ARCHITECT INC.
TASASICK MCWILLAN KUBICKI AMY CHOI

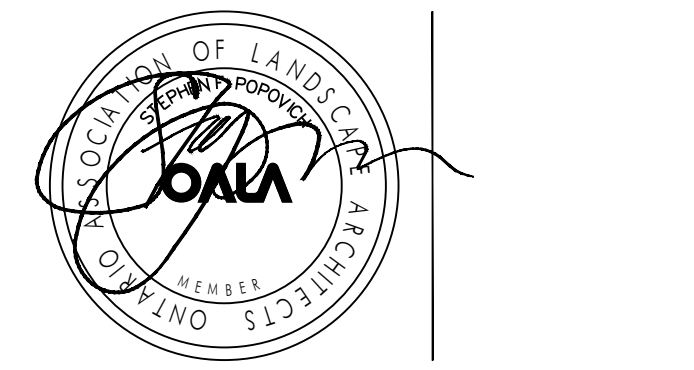
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2	18/11/15	ISSUED FOR SPA	GB
1	18/11/02	ISSUED FOR REVIEW	GB
No	Date (Y/M/D)	Issue / Revision	By

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Project Info:

Rock Community Church
249 Clarence Street, Woodbridge, ON

Client Info:

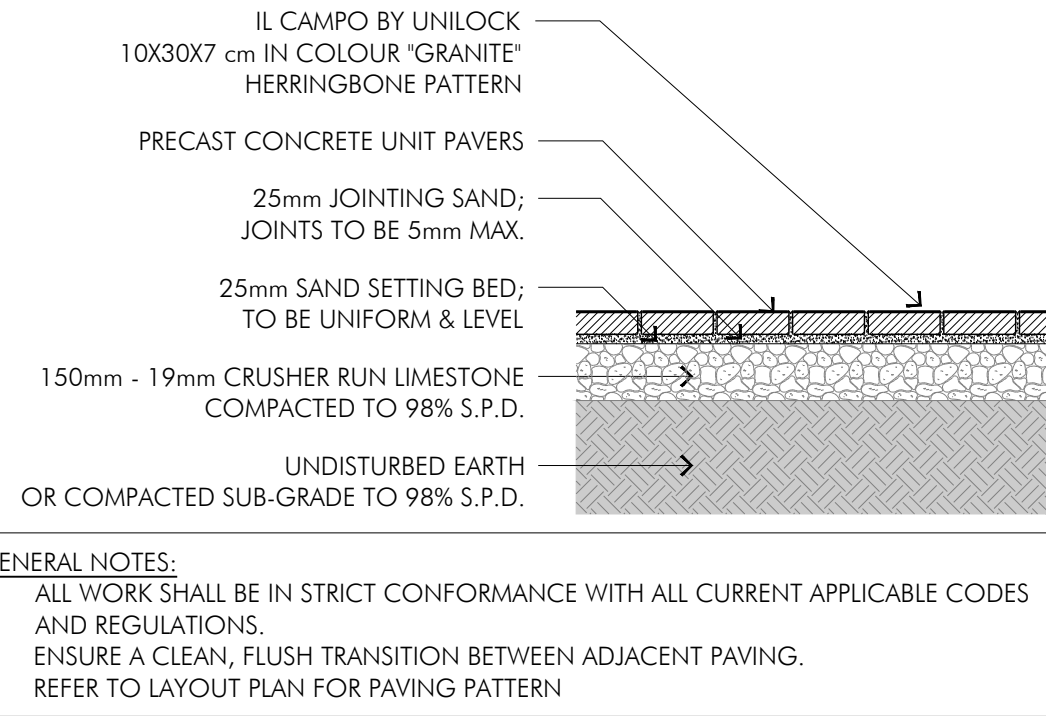
C.Y. Lee Architect Inc.
200 Finch Avenue West, Suite 348
Toronto, ON M2R 3W4

Sheet Title:

PLANTING DETAILS

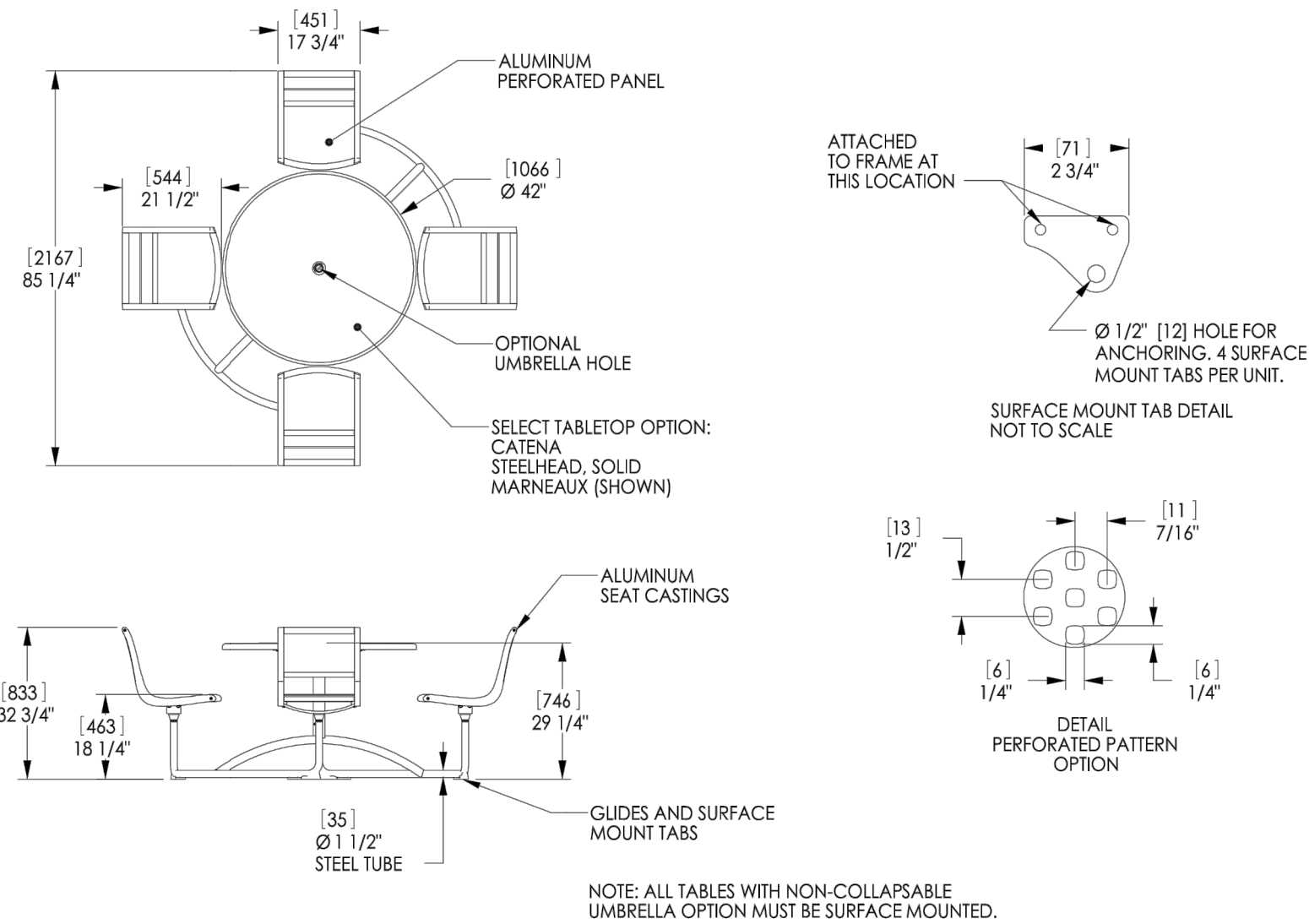
Project Number:	1381	Sheet Number:
Drawn By:	GB	
Checked By:	SP	
Date:	OCT 2018	
Scale:	AS NOTED	

L2



1 UNIT PAVERS ON AGGREGATE BASE
1:20

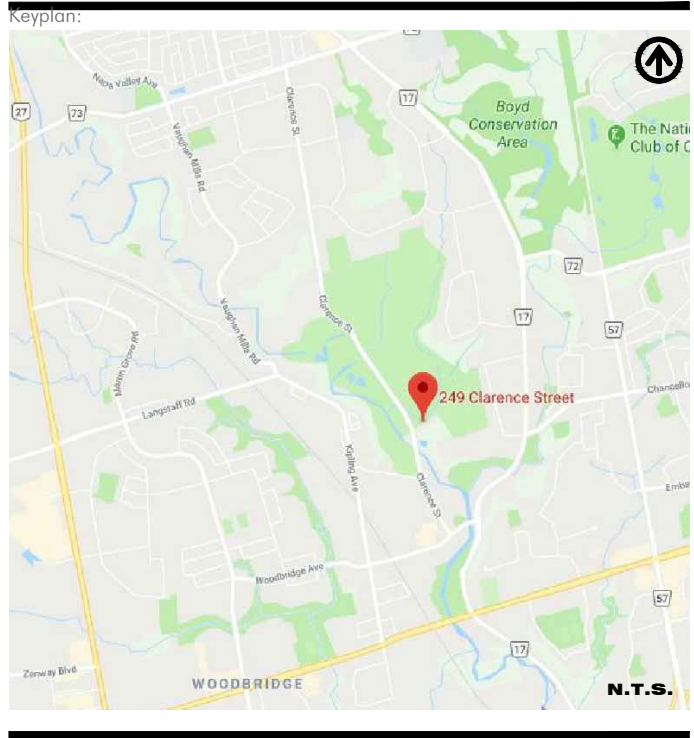
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2 MINGLE TABLE
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3	19/07/12	REVISED PER NEW SITE PLAN	GB
2	18/11/15	ISSUED FOR SPA	GB
1	18/11/02	ISSUED FOR REVIEW	GB
No	Date [Y/M/D]	Issue / Revision	By

POPOVICH
ASSOCIATES
1 Robert Speck Parkway, Suite 100
Mississauga, Ontario L4Z 3M3
T: 905.270.2229 F: 905.270.2190
info@popovich.ca



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Project Info:
Rock Community Church
249 Clarence Street, Woodbridge, ON

Client Info:
C.Y. Lee Architect Inc.
200 Finch Avenue West, Suite 348
Toronto, ON M2R 3W4

Sheet Title:
DETAILS

Project Number:	1381	Sheet Number:
Drawn By:	GB	
Checked By:	SP	
Date:	OCT 2018	
Scale:	AS NOTED	

Committee of the Whole (2) Report

DATE: Tuesday, January 21, 2020

WARD: 1

TITLE: DEMOLITION AND NEW CONSTRUCTION OF A TWO-STOREY HOUSE LOCATED AT 27 LESTER B. PEARSON STREET, NEAR THE CORNER OF NASHVILLE ROAD AND ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing building and new construction of a two-storey dwelling located at 27 Lester B. Pearson Street, a property located in the Kleinburg-Nashville Heritage Conservation District as shown in Attachments 1 and 2, and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner seeks approval for the demolition of an existing building and the construction of a new two-storey dwelling at 27 Lester B. Pearson Street.
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD Plan").
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the proposal, as it conforms with the policies of the KNHCD Plan.

Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of January 15, 2020 (Item 3, Report No. 1), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved:

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, date January 15, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of an existing building and the construction of a new two-storey house at 27 Lester B. Pearson Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act*.
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The subject property is located directly across the street from a designated heritage house which was the home of Lester B. Pearson's father and where Primer Minister Pearson grew up as a child.

Property ownership records show that the subject property at 27 Lester B. Pearson was originally part of a 200-acre parcel, recorded as Lot 24, Concession 8, Vaughan. Ownership was issued by the Crown to Andrew Mitchell in the 19th century. In March 1848 Andrew Mitchel granted part of Lot 101 from the original land parcel to William Mitchell. The property was re-granted in 1852 by Trustees to John Mehaffy. Mr. Mehaffy transferred ownership in 1855 to Robert Cheffey. City Staff surmise that this larger land parcel had then remained essentially vacant over the century.

Records show that in 1958 a 'designated Sub-division' was established for the property, at which time the present non-heritage residence on today's lot was constructed. The house remained in ownership of the Ireland family until the present owners acquired the lot in 2018 for purposes of redevelopment. A complete Cultural Heritage Impact Assessment report and site history is included as part of this report as Attachment 3.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan.

The following is an analysis of the proposed development according the KNHCD Plan.

5.2.5 FUTURE DEVELOPMENT IN THE DISTRICT states:

“To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings.

To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within.”

The proposal includes the removal of the existing modest split-level brick building and proposes a replacement with a two-storey Georgian style brick building. The proposed new building is in keeping with the architectural styles within the KNHCD, and the scale and massing is reflective of the contemporary construction scale without overwhelming or dwarfing other properties on the street or within the immediate neighbourhood. A schematic streetscape view is shown in Attachment 5.

6.3 POLICIES FOR NEW DEVELOPMENT states:

“New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them.

New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building.

New development within the District should be consistent with the Guidelines in Section 9.5.”

The proposed new building complements the architecture of the street by designing a clean line Georgian building centered onto the intersection of Lester B. Pearson Street with Main Street. The proposed new building is sited within the existing canopy of the trees on site, and the chosen material colours compliment the neighbourhood's other properties by adding to the street colour palette. The proposed building elevations and suggested colour palette are shown in Attachment 4.

9.1.1 CONTEXTS states:

“The heritage character of the District includes a variety of historical and geographical contexts. The Guidelines for exterior work in the District necessarily take account of this variety. Existing buildings are either heritage or non-heritage and are treated differently in the Guidelines. The geographical settings also differ, ranging lands. Guidelines for new construction respect these different settings and special attention is given to roadways and natural and agricultural areas.”

9.2 ARCHITECTURAL STYLES states:

“Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or château style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.”

The proposed design carefully takes into consideration the topographical features and the existing vegetation of the site and addresses the elevation drop from the crest of the hill by placing the lower-mass double garage adjacent to the existing property so as to visually separate the neighbour from the proposed new building. Additionally, the massing and style of the new building, with symmetrical dormers on the main roof and enlarged dormers on the garage roof, reinforce the simple lines of the Georgian style and compliment the property directly opposite across the street by mirroring the construction elements and form – with matching the number and the position of the dormers on the new building.

9.5.3.2 ARCHITECTURAL STYLE states:

“Guidelines:

- *Design houses to reflect one of the local heritage Architectural Styles*
- *Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area (such as Tudor or French Manot) are not appropriate*
- *Use authentic detail, consistent with the Architectural Style*
- *Research the chosen Architectural Style*
- *Use appropriate materials”*

The proposed building uses one architectural style consistent in mass, form, choice of materials, and proportions with the approved architectural styled of the KNHCD Plan.

9.5.3.3 SCALE AND MASSING states:

“New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots.

Guideline:

- *New buildings should be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 ½ storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.”*

The proposed new building is set forward from the existing building's front yard setback without negatively affecting the frontage in relation to the rest of the street. The design respects the side yard separation distances by maintaining a setback similar to that of the existing building and provides an extension to the rear of the property that increases the footprint of the proposed dwelling without negatively impacting the streetscape.

The proposed design also takes into consideration the existing trees and vegetation of the site and proposes a landscape design that is consistent and complementary to the street and the immediate neighbourhood and is in keeping with the Villages landscaping guidelines of the KNHCD Plan. The proposed landscape plan and planting list is shown in Attachment 6.

9.10.2 NON-HERITAGE BUILDINGS states:

“Appropriate Materials:

Exterior Finish: *Use materials compatible with the original design*

Roofs: *Slopes and layouts compatible with the original design*

Doors: *Use materials and designs compatible with the original design*

Windows: *Use windows compatible with the original design”*

All construction materials and colour palette of the proposed design are respectful of the chosen architectural style and are in keeping with the approved materials and colours specified by the KNHCD Plan. The proposed materials samples are shown in Attachment 7.

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 Development Planning Department is satisfied the proposed dwelling conforms to the policies and guidelines within the KNHCD Plan.

Accordingly, staff can support Council approval of the proposed demolition of the existing building and the construction of a new two-storey house at 27 Lester B. Pearson Street under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

- Attachment 1 – 27LesterB.Pearson_Location Plan
- Attachment 2 – 27LesterB.Pearson_Site Plan
- Attachment 3 – 27LesterB.Pearson_CHIA
- Attachment 4 – 27LesterB.Pearson_Colour Renderings
- Attachment 5 – 27LesterB.Pearson_Street elevation
- Attachment 6 – 27LesterB.Pearson_Material Palette
- Attachment 7 – 27LesterB.Pearson_Landscape Plan

Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813
Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191
Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
Mauro Peverini, Director of Development Planning, ext. 8407



Location Map

LOCATION:
27 Lester B. Pearson Street (Kleinburg)
Part of Lot 24, Concession 8



145

Attachment

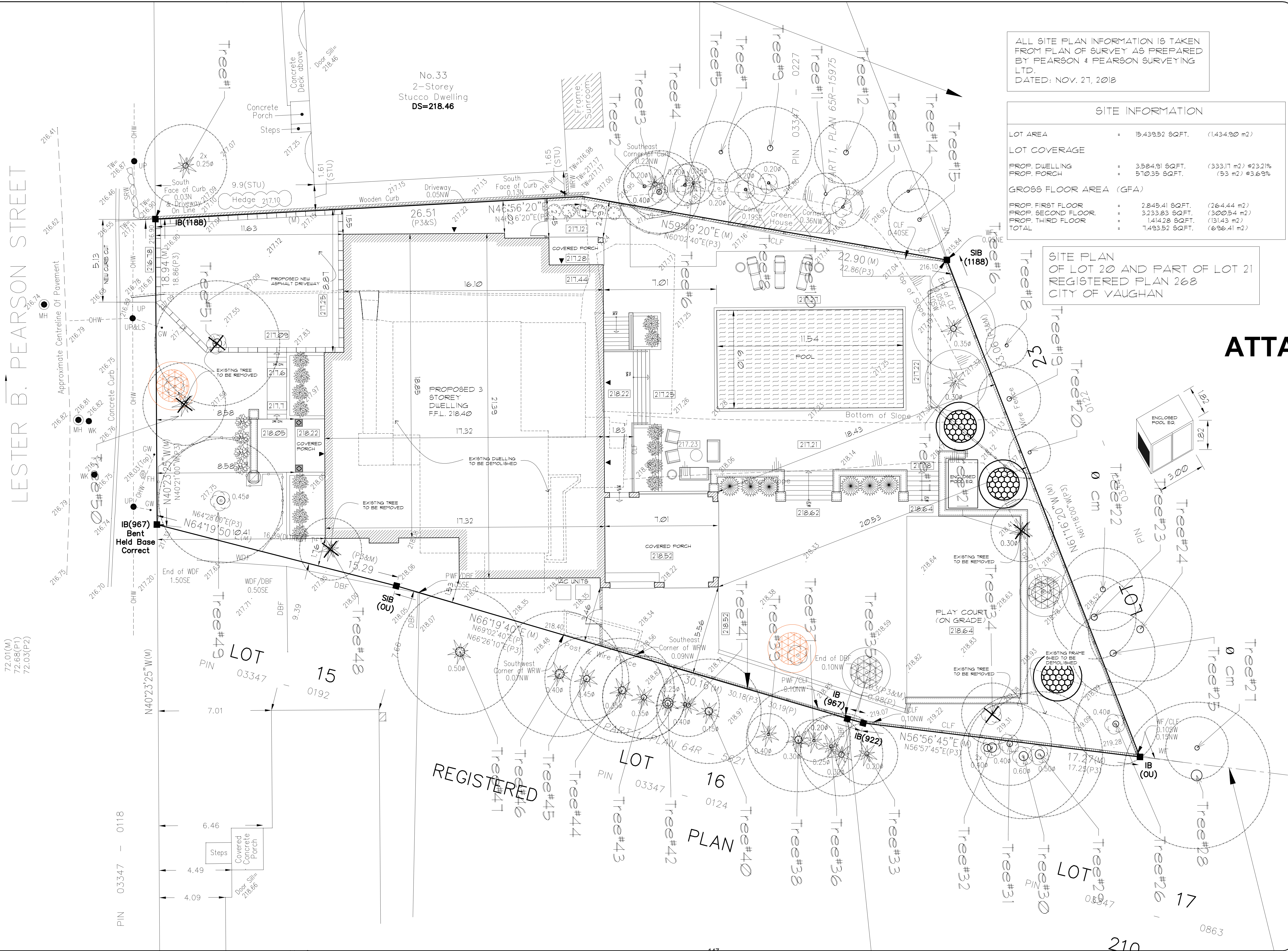
DATE:
January 14, 2020

1

LESTER B. PEARSON STREET

72.01(M)
72.68(P1)
72.03(P2)

PIN 03347 - 0118



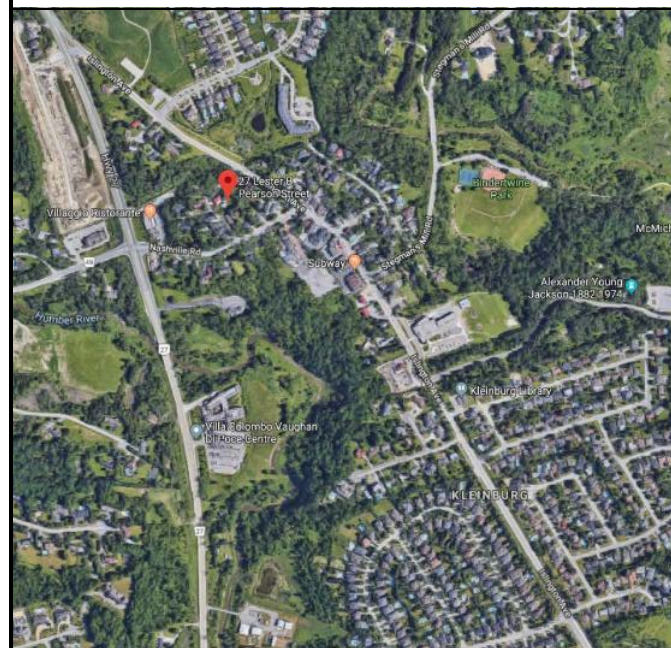
ALL SITE PLAN INFORMATION IS TAKEN FROM PLAN OF SURVEY AS PREPARED BY PEARSON & PEARSON SURVEYING LTD.
DATED: NOV. 27, 2018

SITE INFORMATION

LOT AREA	=	15,439.52 SQFT.	(1,434.90 m ²)
LOT COVERAGE			
PROP. DWELLING	=	3,584.91 SQFT.	(333.17 m ²) @23.21%
PROP. PORCH	=	510.35 SQFT.	(53 m ²) @3.69%
GROSS FLOOR AREA (GFA)			
PROP. FIRST FLOOR	=	2,845.41 SQFT.	(264.44 m ²)
PROP. SECOND FLOOR	=	3,233.23 SQFT.	(300.54 m ²)
PROP. THIRD FLOOR	=	1,414.28 SQFT.	(131.43 m ²)
TOTAL	=	7,493.52 SQFT.	(696.41 m ²)

SITE PLAN OF LOT 20 AND PART OF LOT 21 REGISTERED PLAN 268 CITY OF VAUGHAN

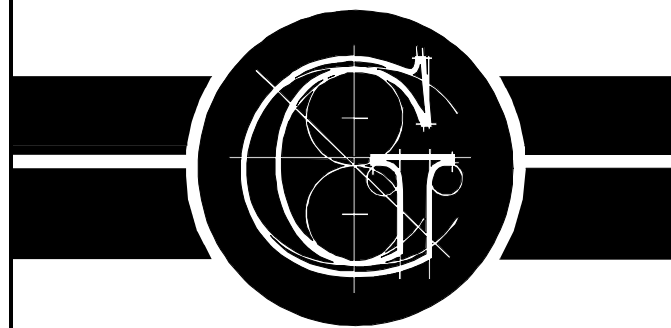
ATTACHMENT 2



ARCHITECTURAL SEAL: STRUCTURAL SEAL:

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TORONTO, ONTARIO
M3B 3J8
TEL: (416) 635-5108
FAX: (416) 794-1198
glolos@glolosdesigns.com

BATTAGLIA ARCHITECT INC.

8888 KEELE ST. UNIT 8 TEL: (905) 508-2168
CONCORD, ONT. FAX: (416) 848-7961
L4K 2N2

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI RESIDENCE
21 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

SITE PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET S.P.
DATE FEB. 2019	SCALE 1:100	FILE 19-06

CULTURAL HERITAGE IMPACT ASSESSMENT And CULTURAL HERITAGE DISTRICT CONFORMITY REPORT

**27 Lester B. Pearson St.
Kleinburg District, Vaughan,
Ontario, Canada**

27 May 2019

prepared by



architecture + planning + urban design
+
heritage conservation
+
real estate development

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**27 Lester B. Pearson Street
Kleinburg District, Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
27 May 2019**

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**27 Lester B. Pearson Street
Kleinburg District, Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
and
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27 May 2019**

1.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2016 (Appendix 1).

27 Lester B. Person Street is located within the Kleinburg-Nashville Heritage Conservation District, City of Vaughan, northwest quadrant of the 'Villages' portion of heritage district, north of Nashville Road. The property is located on a trapezoidal parcel presently containing a single-family ranch-style residence fronting on Lester B. Pearson Street, at the intersection with Main Street in the district.

27 Lester B. Pearson Street is not a Designated Heritage Property under Part IV of the Ontario Heritage Act but is within the Vaughan Heritage Inventory under Part V of the Ontario Heritage Act.

The owner retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) of the property and review of the planned redevelopment.

The subject property is owned by:

Laura DeFaveri and Chris Adamkowski
43 Gamble Street
Woodbridge, Ontario L4L 1R3

Contact information is as follows:

Ms. Laura DeFaveri
43 Gamble Street
Woodbridge, Ontario L4L 1R3
TEL: 416 898 5890
Email: lauradefaveri1@gmail.com
or
Mr. Chris Adamkowski
Woodbridge, Ontario L4L 1R3
TEL: 416 904 1419
Email: cadamkowski@google.com

2.1 History of the property and evolution to date

Property ownership records show that this residential lot at 27 Lester B. Pearson [lot 20 and part lot 21, Registered Plan 268, Part 2, Plan 65R-15975] was originally part of a 200 acre parcel, recorded as Lot 24, Concession 8, Vaughan. This larger parcel, a standard allocation of lands in the 19th century by the Crown, was issued by the Crown to Andrew Mitchell in the 19th century. In March 1848 Andrew Mitchell granted part of Lot 101 from the original larger lot to William Mitchell. The property was re-granted in 1852 by Trustees to John Mehaffy. Mehaffy transferred ownership in 1855 to Robert Cheffey. There is no record of change of ownership or further subdivision between 1855 and 1954 when James Devins transferred the property to Samuel George Ireland. From this information we surmise that this earlier larger lot, which is directly across the street from a presently designated heritage house which was the home of Lester B. Pearson's father and where Primer Minister Pearson grew up as a child. The larger lot had remained essentially vacant over the century. The larger lot lands directly north of 27 Lester B. Pearson Street may have had some connection to Independent Order of the Good Templars, a social organization oriented around temperance. Records show that in 1956 Mabel Ireland, widow of Samuel George Ireland transferred a large lot to Jack Ireland, and in 1958 a 'designated Sub-division' was established for the property, at which time we surmise that the present non-heritage residence on today's lot was constructed. In 1990 Jack Ireland's estate was transferred to Ethel Christine Ireland. The house presently on the lot remained in ownership of the Ireland family until the present owners acquired the lot in 2018 for purposes of redevelopment.

2.2 Context and setting of the subject property

Application is in the process of being made by the present owners of the lot to City of Vaughan to redevelop the property by removing the existing residential building which is clearly not a historic building, and does not conform with the guidelines for the heritage district. Plans are to replace the existing non-heritage house on the lot with a two storey residential building that conforms with the guidelines for new development within the heritage district.

Lester B. Pearson Street is an L-shaped street encompassing predominantly single-family residential buildings with only one 19th century historic building, a designated heritage house

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circa 1870 is a former 1 ½ storey residence with a two-storey contemporary addition. In the 19th century, this area was a relatively undeveloped area of the Village just north and east of the core area. Lester B. Pearson street was named after the former prime minister of Canada. The designated heritage house is located across the street from the subject property, at the corner of Main Street. All other residential buildings in this area seem to be mid to late 20th century buildings which are relatively modest in scale. The existing house is a former single-storey, mid-twentieth century building with no special features, and is presently vacant. Apparently, this existing house was constructed with a septic system, but sewer service has now been provided in this area. Owners of the property plan to remove the existing building and to construct a new, two storey residence designed in the Georgian style, which would be of a design compatible with the only other 19th century style structure on the street.

2.3 Architectural evaluation of the subject property

The existing single-family residence at 27 Lester B. Pearson Street is in relatively sound physical condition, modest in character and visually not a 'heritage' structure, but is more in keeping with some of the other mid-20th century development of Kleinburg-Nashville. At the time that this house was constructed the Village of Kleinburg appears to have experienced substantial new development prior to the present emphasis on heritage conservation of the village in early 2000 with the establishment of the Kleinburg-Nashville plan in 2003.

A search has been conducted with the Vaughan Building Department, but no existing plans exist at the Building Department for the house presently on the property. It is not considered a significant building.

2.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources

The 2010 Official Plan for Kleinburg-Nashville calls for 'Low Rise Residential, Mixed Use' for the entire heritage district. Planned redevelopment of the property is to remove the existing building on the property and to construct a new residence that reinforces the heritage district in architectural character.

Plans call for a two storey Georgian style brick veneer building fronting on Lester B. Pearson Street, directly across the street from the existing heritage building, following the criteria outlined for new buildings noted in the Kleinburg-Nashville Conservation District Plan.

2.5 Examination of preservation/mitigation options for cultural heritage resources.

Existing structures on the property have a marginal contribution to the preservation/mitigation option for cultural heritage resources, due to their scale.

Maintenance of the street setback with adjacent structures, combined with use of red brick appropriate fenestration/door sizes and shape will be consistent with the heritage district.

Following are mitigation options considered:

Avoidance Mitigation

There are no significant cultural heritage resources on the property.

Salvage Mitigation

Salvation mitigation is not considered applicable in this case and is not considered.

Historical commemoration

Historical commemoration is not considered applicable in this case and is not considered.

2.6 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> <i>destruction of any, or part of any, significant attributes or features</i> 	<i>no destruction of any part of any significant <u>heritage</u> element</i>
<i>Potential Negative Impact</i>	<i>Assessment</i>

27 Lester B. Pearson Street
 Kleinburg District, Vaughan, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
 and
CULTURAL HERITAGE DISTRICT CONFORMITY REPORT
 27 May 2019

-
- | | |
|---|---|
| • <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i> | <i>not applicable</i> |
| • <i>a change in land use where the change in use negates the property's cultural heritage value</i> | <i>land use would remain</i> |
| • <i>siting, massing, and scale</i> | <i>redevelopment of 8183 Kipling will provide an appropriate use of the site at a scale consistent with guidelines for development within the Heritage District</i> |
| • <i>design that is sympathetic with adjacent properties</i> | <i>building design fits requirements with the Heritage District.</i> |

3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.3 of the PPS requires that “...*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.*” “*Conserved*” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*.”

The property contains no built heritage resource that has cultural value or interest per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act*.

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CULTURAL HERITAGE IMPACT ASSESSMENT
and
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27 May 2019

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

A handwritten signature in black ink, appearing to read 'Mark Hall', is written over a faint, light blue circular stamp or watermark.

per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

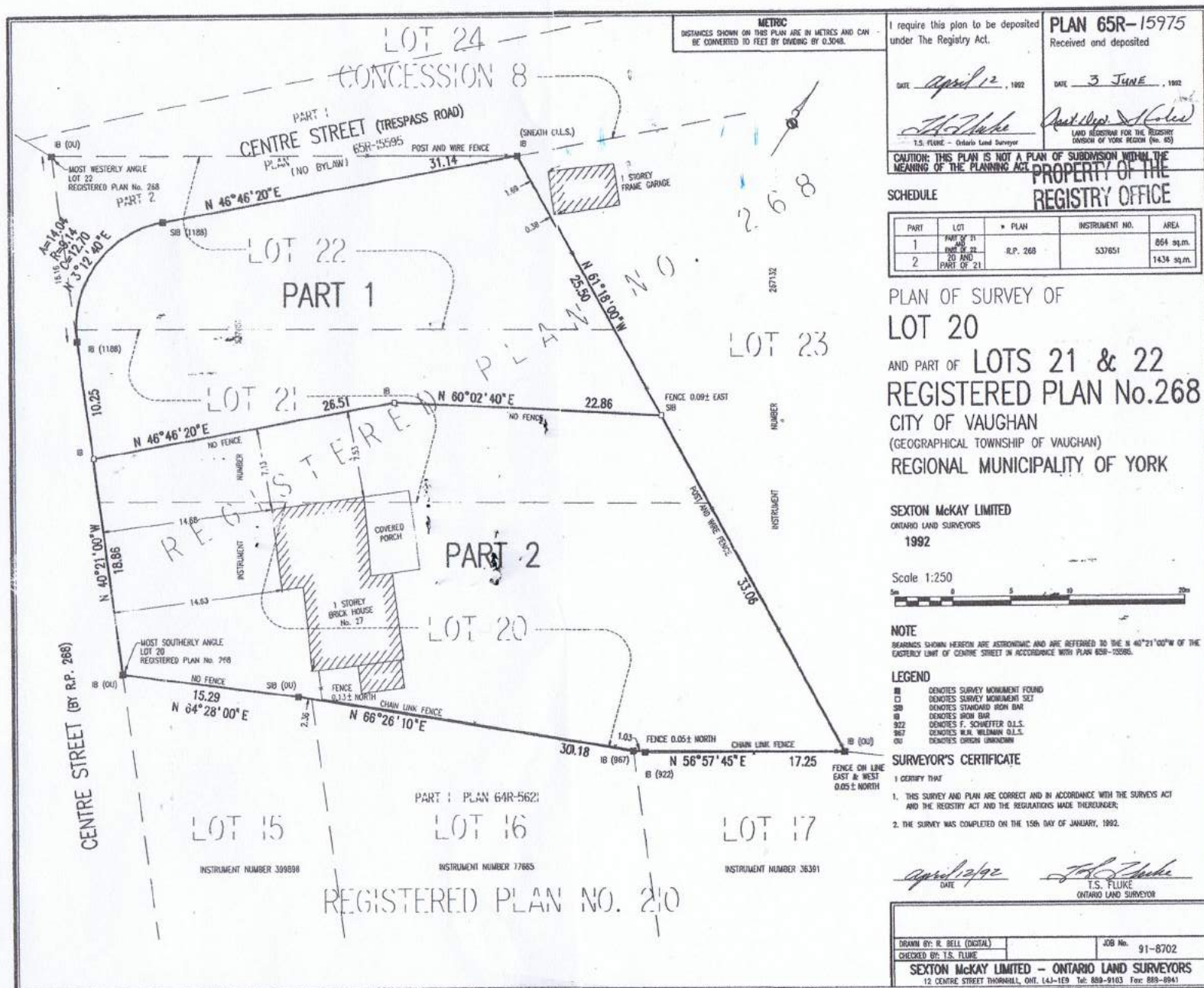
**27 Lester B. Pearson Street
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27 May 2019**

REFERENCES

- a) Kleinburg-Nashville Heritage District Study and Plan,
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statement of 2014.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) Vaughan Official Plan, Land Use, 2010
- f) City of Vaughan Guidelines for Cultural Heritage Impact Assessments

APPENDICES

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- 11. Chain of Property Ownership
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- 14. Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP



HIA Photos

27 Lester B Pearson

Current structure as of May 20, 2019

Structure from the West (Front)



Living room



Living Room and Entrance



Dining Room



Hallway to bedrooms and bathroom



Bathroom



Bathroom shower



Bedroom 1



Bedroom 2



Bedroom 3



Kitchen



Basement cold cellar



Basement



Basement



Back porch



East view (Rear)



North view (side)



South view (side)





3a- View from Southeast



3b- View from South



3c- View from East





3e- 24 Lester B. Pearson Street







3h- 12 Lester B. Pearson Street



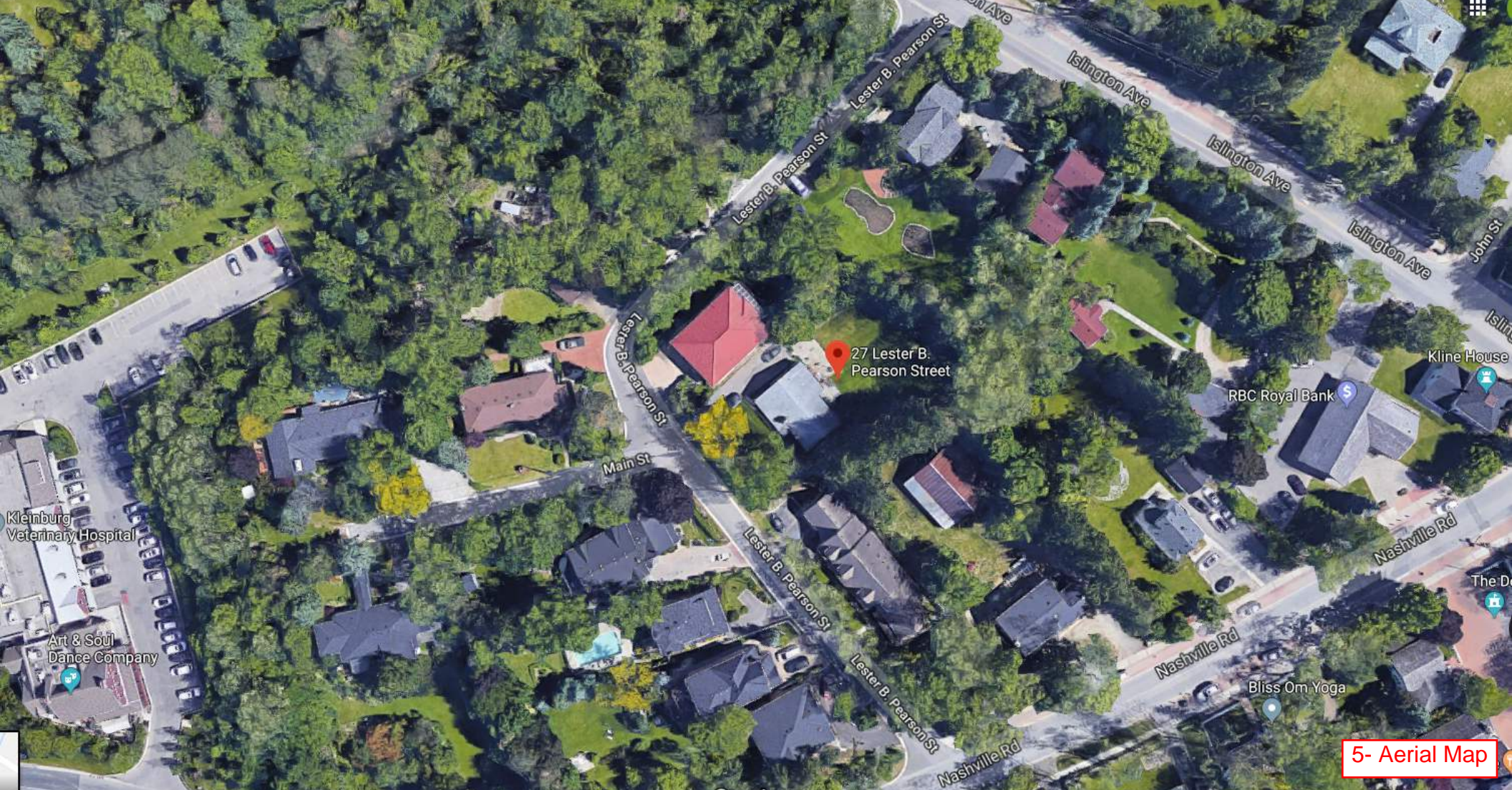
3i- 8 Lester B. Pearson Street



3j- 33 Lester B. Pearson Street

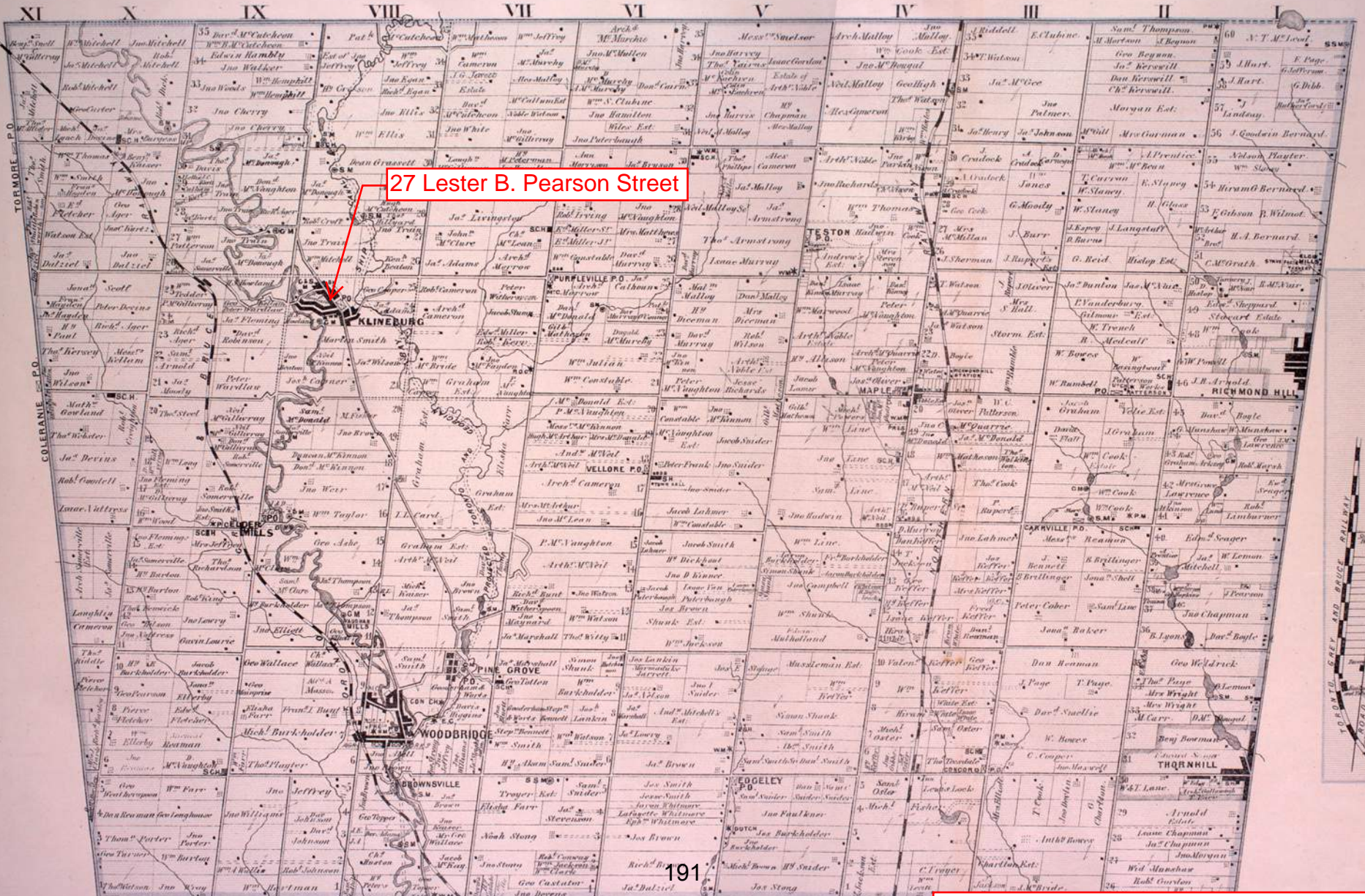


4- Vicinity Map



5- Aerial Map

27 Lester B. Pearson Street

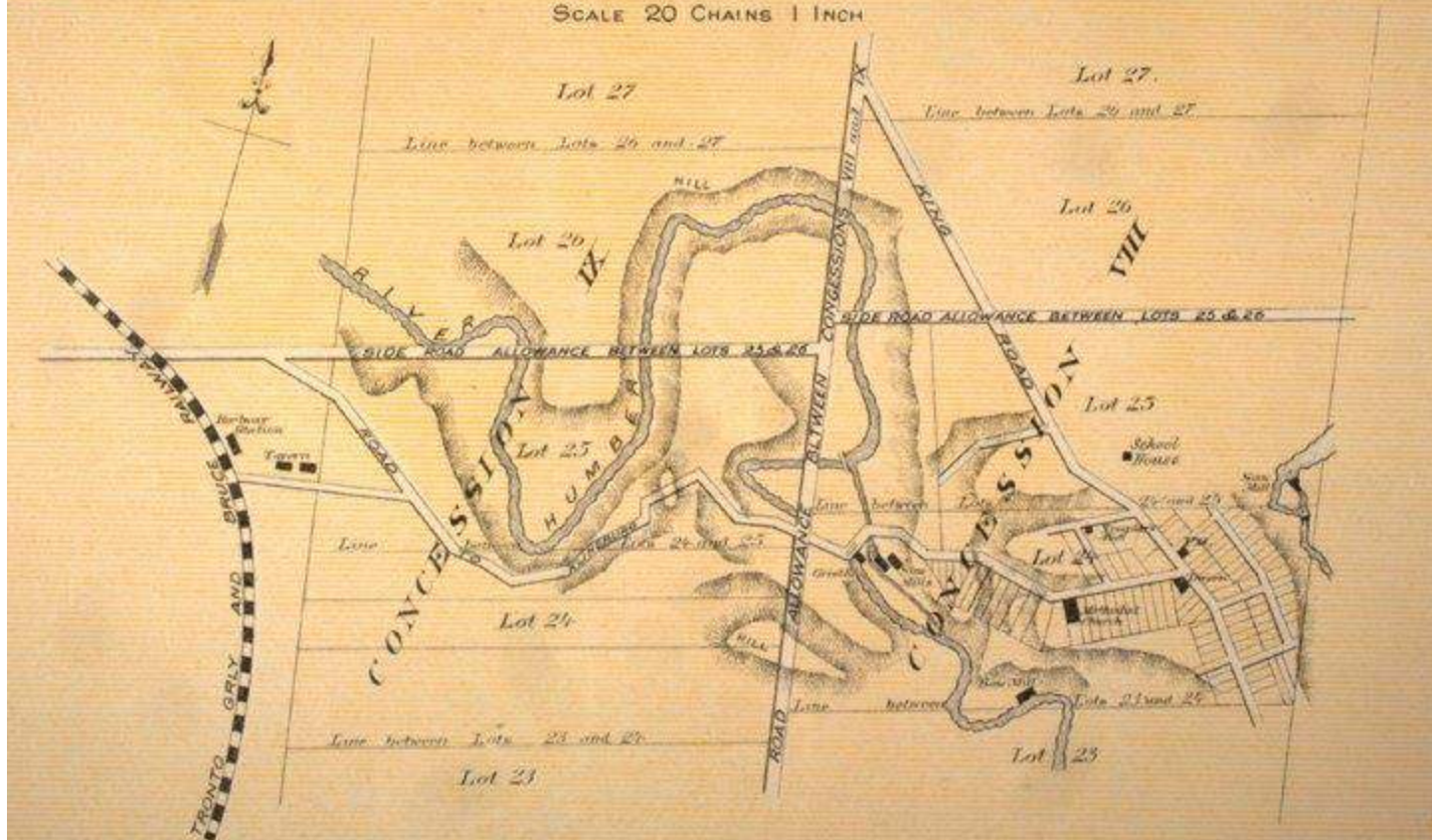


27 Lester B. Pearson Street

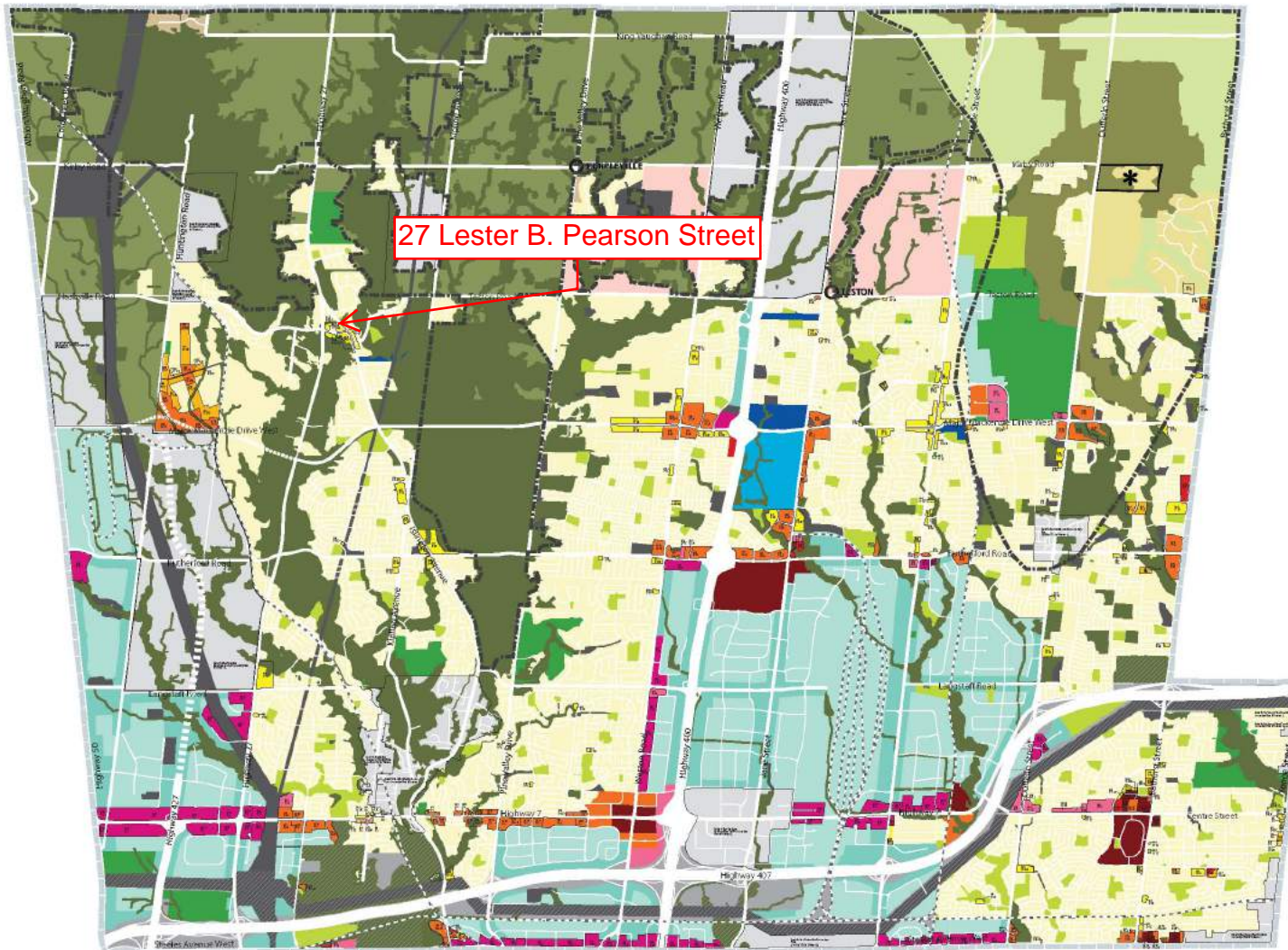
VILLAGE OF KLINEBURG.

TOWNSHIP OF VAUGHAN

SCALE 20 CHAINS 1 INCH



SCHEDULE 13
Land Use



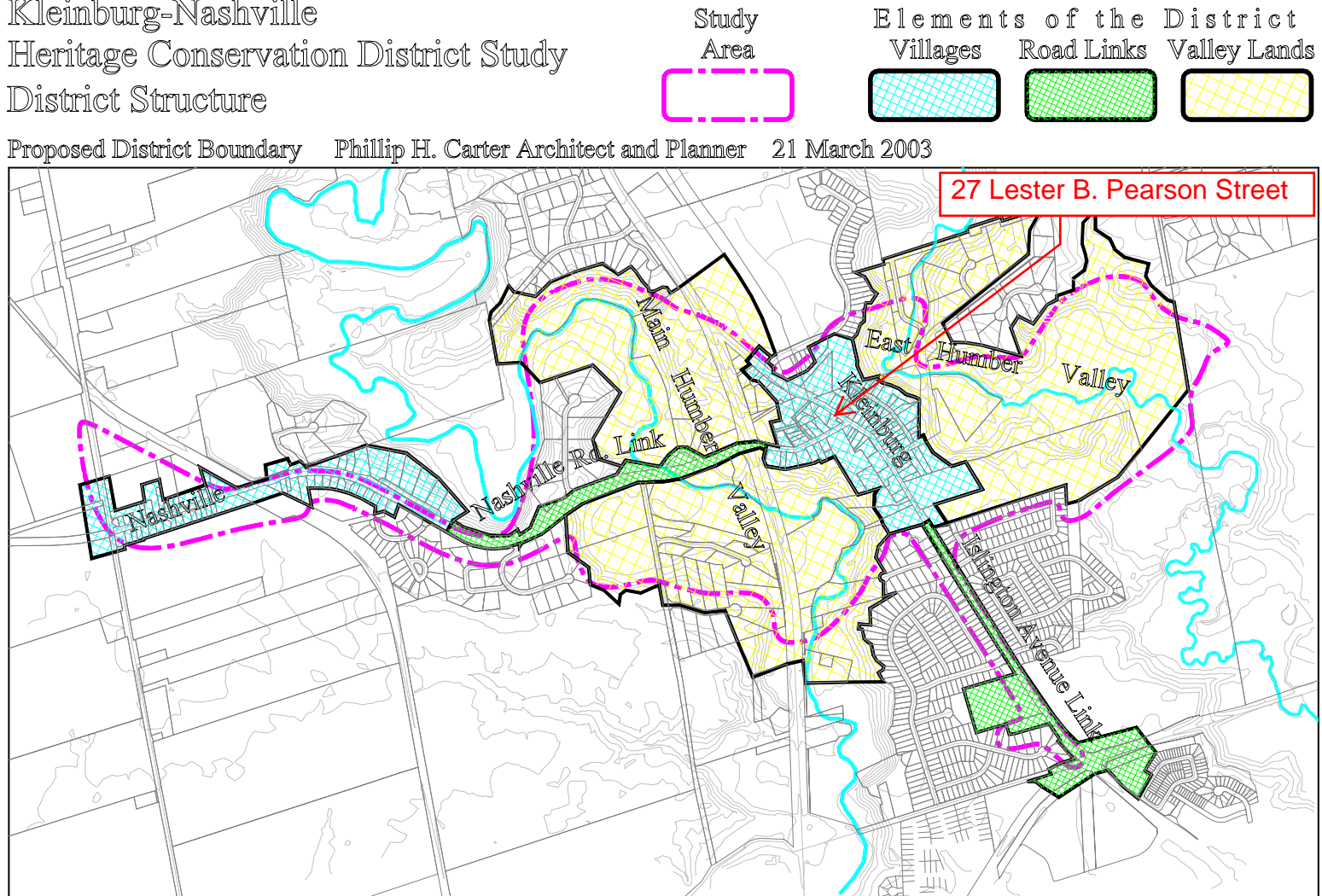
- Natural Areas
 - Parks
 - Private Open Spaces
 - Agricultural
 - Rural
 - Low-Rise Residential
 - Low-Rise Mixed-Use
 - Mid-Rise Residential
 - Mid-Rise Mixed-Use
 - High-Rise Residential
 - High-Rise Mixed-Use
 - Community Commercial Mixed-Use
 - Employment Commercial Mixed-Use
 - General Employment
 - Prestige Employment
 - Major Institutional
 - New Community Areas
 - Theme Park and Entertainment
 - Parkway Belt West Lands
 - Infrastructure and Utilities
 - Lands Subject to Approved Area Specific Secondary Plans (see Schedule 14)
 - Roads
 - Railway
 - Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
 - Oak Ridges Moraine Natural Core
 - Oak Ridges Moraine Natural Linkage
 - Oak Ridges Moraine Countryside
 - Hamlet
 - ✱ Minister's Decision on ORMCP Designation Deferred
 - Municipal Boundary
- Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2.



In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.

Kleinburg-Nashville Heritage Conservation District Study District Structure

Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003



27 Lester B Pearson Street, Vaughan (Kleinberg)

Owner:

Christopher Nolan Adamkowsli and

Laura Anna De Faveri

Outstanding mortgage: nil

CHAIN OF TITLE

Lot 20, pt. lot 21, Registered Plan 268,

Part 2, Plan 65R-15975, Vaughan

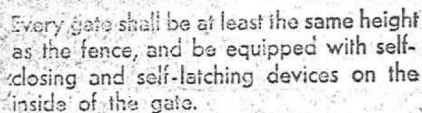
PIN 03347-0228 LT

	Patent			Crown	Andrew Mitchell	All 200 ac. Lot 24, concession 8, Vaughan.
37668	B & S	20 March 1848	6 Aug. 1850	Andrew Mitchell	William Mitchell	Pt. of lot 101 (?)
46176	B & S	6 Apr. 1852	3 Nov. 1852	W. McMaster and J. Mitchell, and John M. Klein, Trustees	John Mehaffy	Pt. of lot 101 (?)
56680	B & S Lb. 425	10 Jan 1855	13 Feb. 1855	John Mahaffy	Robert S. Cheffey	
Plan 268			8 Oct. 1862	Robert S. Cheffey		See note re Plan -s/b lot 8
31925	Grant	26 July 1954	29 July 1954	James Devins, the Last	Samuel George Ireland	Lot 22, Plan 268

				surviving Lodge Deputy of the Grand Chief Templar of the independent Order of Good Templars, Kleinberg Lodge		"The said grantor James Devine was appointed a Lodge Deputy for the Kleinberg Lodge of the Independent Order of Good Templars by J. D. Andrews, Grand Chief Templar, by a certificate dated the 13 th day of November 1894, and the said appointment was never cancelled"
36489	Grant	15 Jan. 1952	13 July 1956	Mabel Ireland, Widow, estate of Samuel George Ireland (died intestate Nov. 9, 1950)	Jack Ireland	Lots 21, 22, Plan 268 See 80640 & 10132
39870	By-law number	23 Jan. 1958	24 Jan. 1958	To designate an area of Sub- division Control. A By law to amend By-law 1875		
53765 (27 Centre St., Vaughan)	Transfer	14 Mar. 1990	21 Mar. 1990	Jack Ireland Estate	Ethel Christine Ireland	Lots 20, 21, 22 Plan 268, (pt. con. 8, Lot 24)
Deposit 65081	Transfer		2002/11/25	Jack Ireland et al		

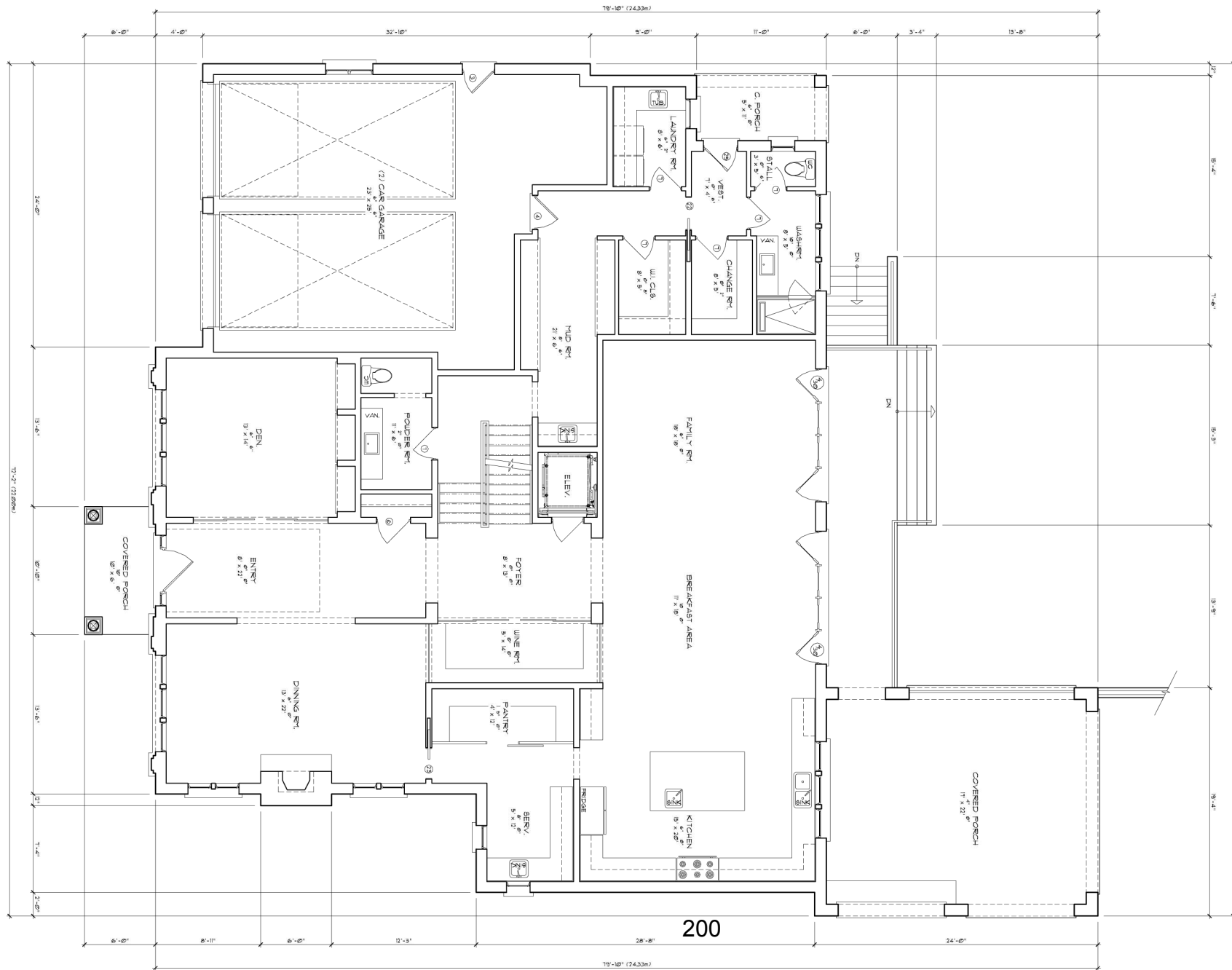
YR235591	Transfer		2002/11/25	Ethel Christine Ireland	Ethel Christine Ireland and Heather Marie Ireland	Lots 20, pt. lot 21, Plan 268, pt. 2, 65R-15975 PIN 03347-0228
YR987407	Application		2007/05/18	To clear execution certificate		PIN 03347-0228
YR2594642	Survivor Application		2016/12/12	Ethel Christine Ireland	Heather Marie Ireland	PIN 03347-0228
YR2811540	Transfer		2018/12/18	Heather Marie Ireland	Christopher Nolan Adamkowski And Laura Anna De Faveri	PIN 03347-0228 \$1,400,000
Last instrument June 4, 2019						

A hand-drawn sketch of a long, thin, tapered object, possibly a needle or a stylus, with a small crossbar near the tip. The drawing is done in black ink on a light background. The object is oriented diagonally from the bottom left towards the top right. It has a long, thin shaft that tapers slightly towards the tip. Near the tip, there is a small, horizontal crossbar or flange. The drawing is simple and appears to be a preliminary sketch.



APPROVED AS NOTED
May 31/72
PLANS EXAMINER

REF. 65059



DETAIL NO.
REVISIONS

NO. DATE

1	ISSUED FOR PRE APPLICATION CONSULTATION	02/26/2019
2	NOOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
3	NOOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
4	ISSUED FOR B.P.A.	06/12/2019

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glolos@glolosdesigns.com

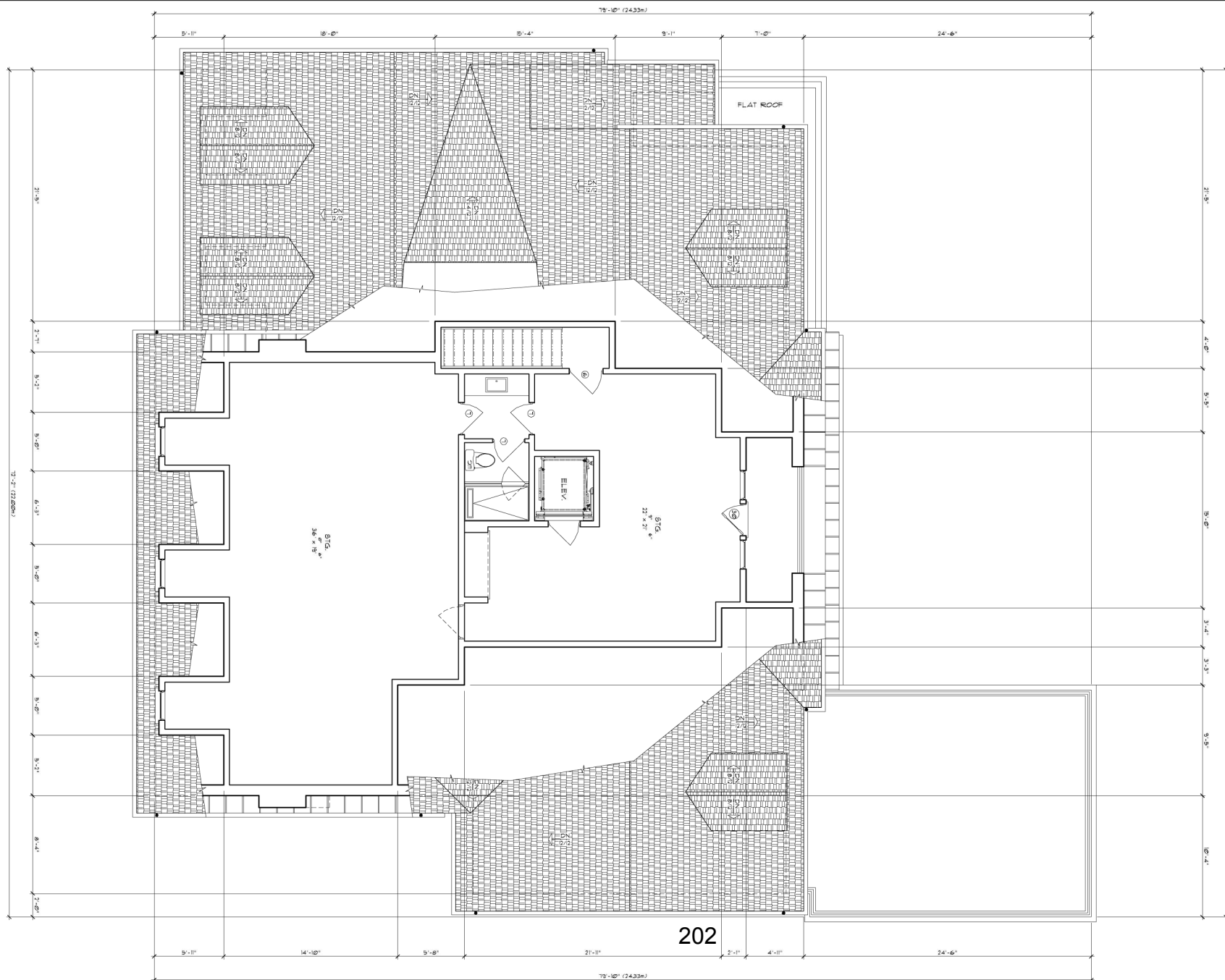
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CONCORD, ONT. FAX: (416) 848-7861
L4K 2G

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
21 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

FIRST FLOOR PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-2
DATE FEB. 2019	SCALE 1/8" = 1'-0"	FILE 19-006



202

DETAIL NO.
CEILING
REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/06/2019
2	NOOF LINE + G.F.A ADJUSTMENTS	04/06/2019
3	NOOF LINE + G.F.A ADJUSTMENTS	04/06/2019
4	ISSUED FOR P.P.A.	06/02/2019

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gloles@glolosedesigns.com

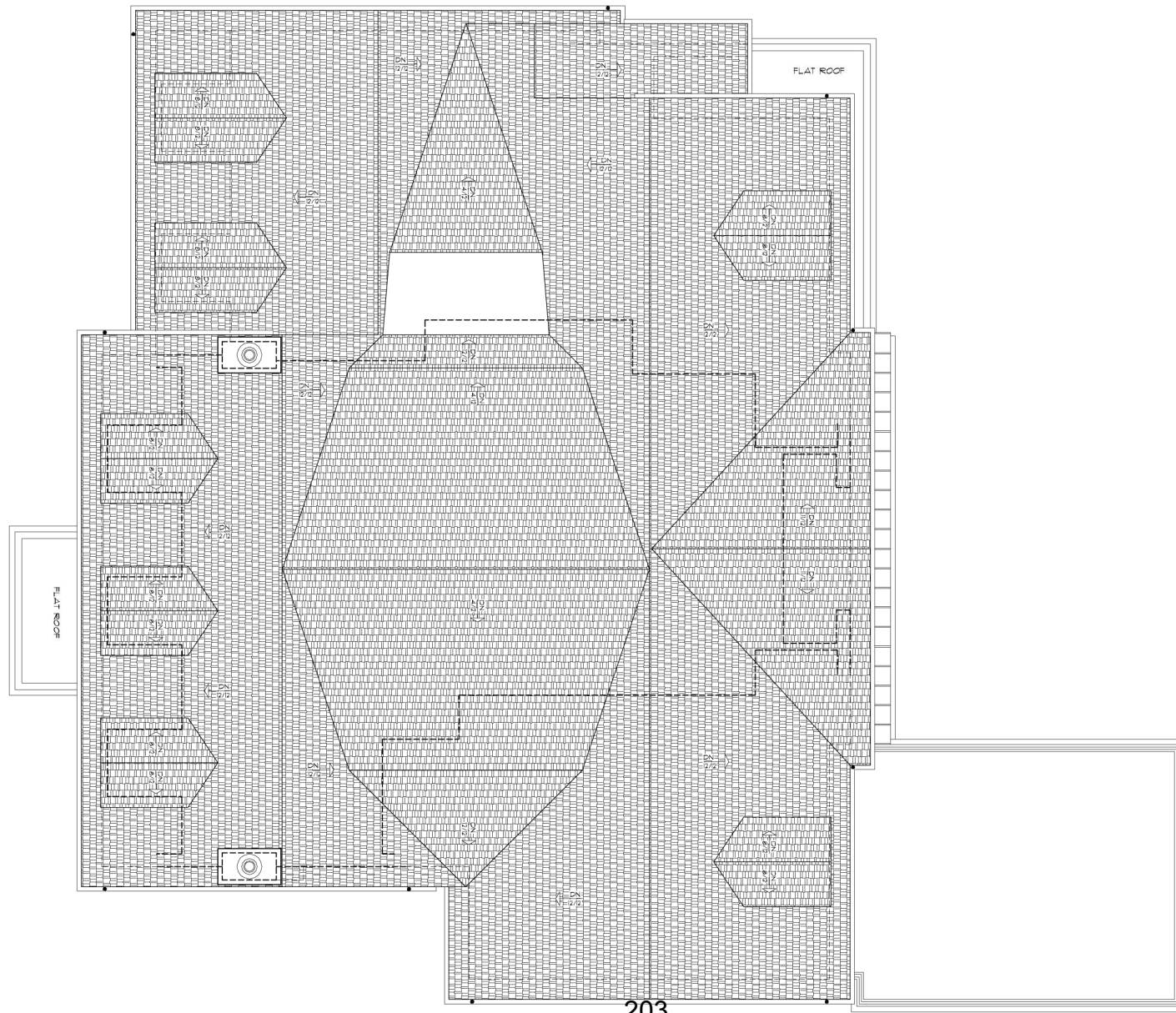
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CONCORD, ONT. FAX: (416) 848-1861
L4C 2G3

PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
21 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

ATTIC FLOOR PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-4
DATE FEB. 2019	SCALE 1/8" = 1'-0"	FILE 19-006



NO.	REVISIONS	DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/06/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/06/2019
4	ISSUED FOR R.P.A.	06/12/2019

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PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
21 LEBSTER B. PEARSON ST.
VAUGHAN, ONTARIO

ROOF PLAN

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-5
DATE FEB. 2019	SCALE 1/8" = 1'-0"	FILE 19-006

Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

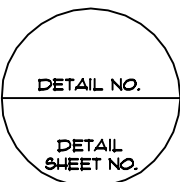
In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.



FRONT ELEVATION



REAR ELEVATION



REVISIONS

NO.		DATE
1	ISSUED FOR FIRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	08/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

LEGEND

ARCHITECTURAL SEAL:-

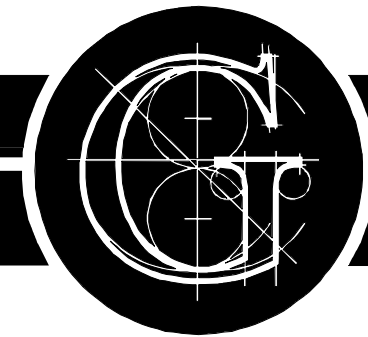
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glolos@glolosdesigns.com

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SCARBOROUGH, ONT. battaglia.arch@gmail.com
M1W 2L8

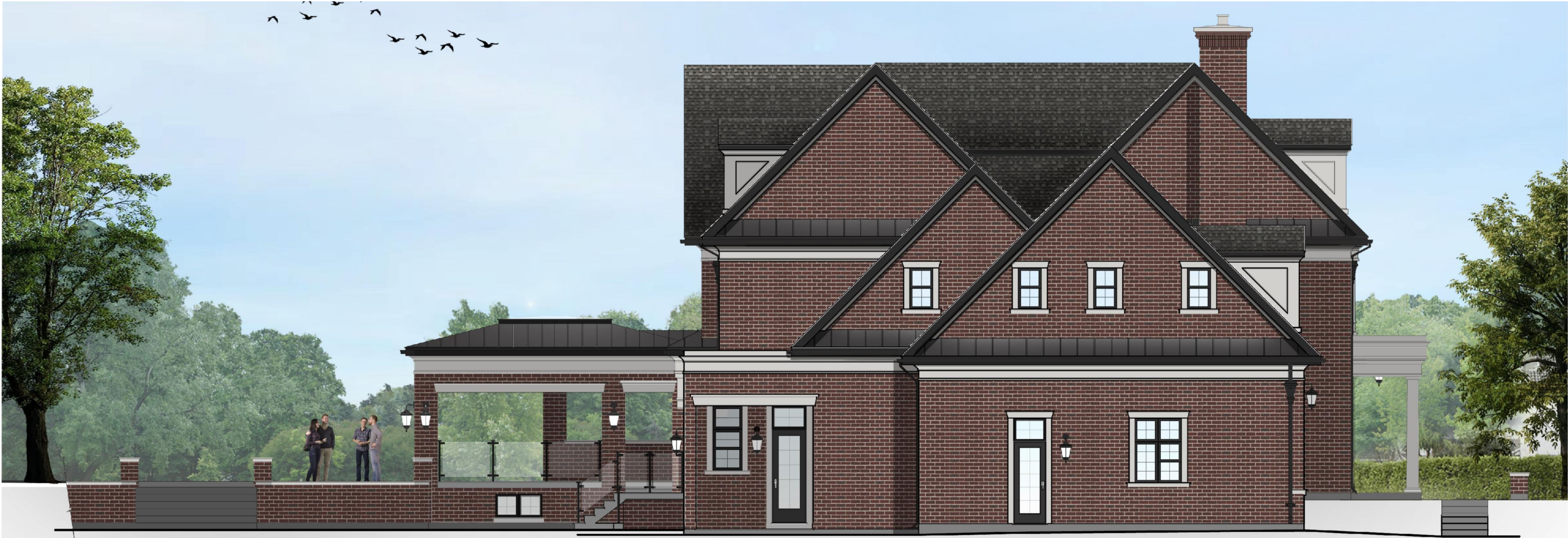
PROPOSED 3 STOREY DWELLING FOR:
ADAMKOWSKI-DE FAVERI
RESIDENCE
27 LESTER B, PEARSON ST.
VAUGHAN, ONTARIO

RENDERS

DRAWN BY: D. POVEDA	CHECKED BY: GL	SHEET A-10
DATE FEB. 2019	SCALE 3/16" = 1'-0"	FILE 19-06



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

DETAIL NO.
DETAIL
SHEET NO.

REVISIONS

NO.		DATE
1	ISSUED FOR FIRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	08/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

LEGEND

ARCHITECTURAL SEAL:-

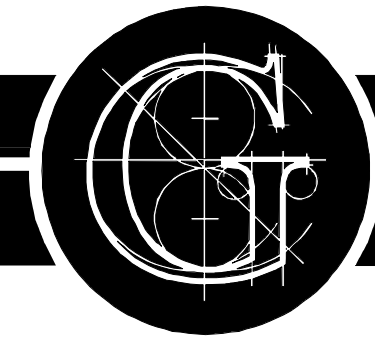
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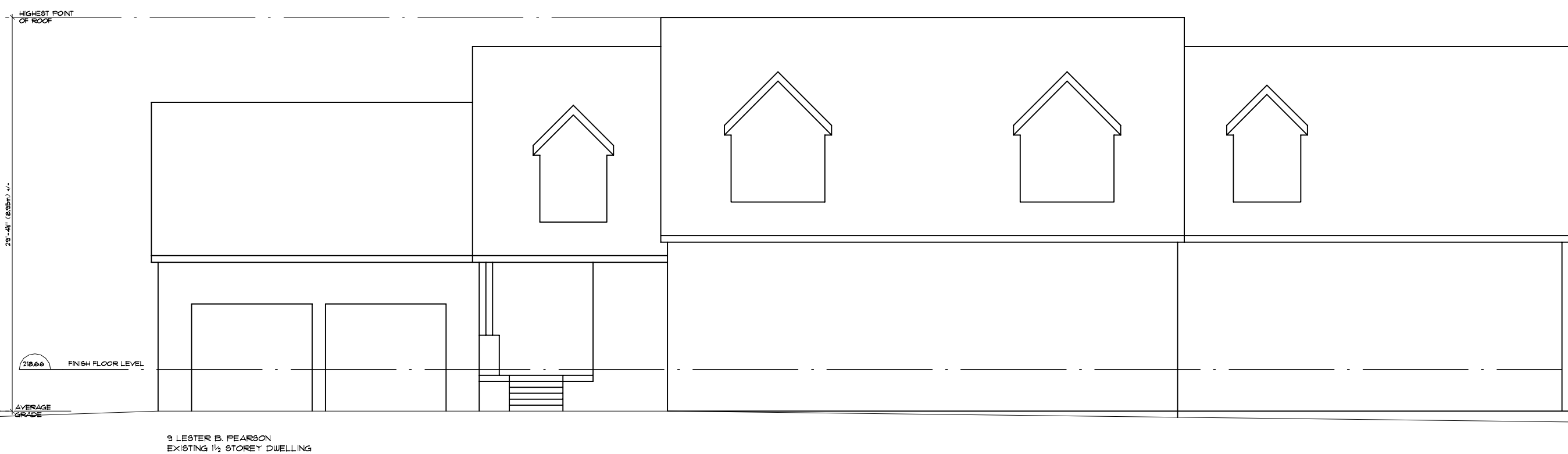
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PROPOSED 3 STOREY DWELLING FOR:
**ADAMKOWSKI-DE FAVERI
RESIDENCE**
27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

RENDERS

DRAWN BY: D. POVEDA	CHECKED BY: GL	SHEET A-11
DATE FEB. 2019	SCALE 3/16" = 1'-0"	FILE 19-06

ATTACHMENT 5



DETAIL NO.
SHEET NO.

REVISIONS

NO.		DATE
1	ISSUED FOR PRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	09/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

KEY PLAN

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CONCORD, ONT. L4K 2N2 FAX: (416) 848-7961

PROPOSED 3 STOREY DWELLING FOR:
**ADAMKOWSKI-DE FAVERI
RESIDENCE**

27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

STREET VIEW

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-13
DATE FEB. 2019	SCALE 1:50	FILE 19-06



FRONT ELEVATION



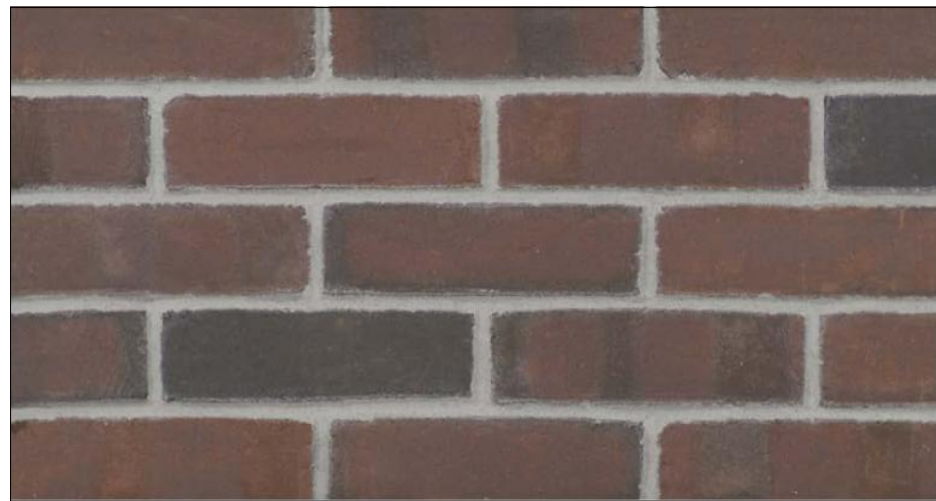
REAR ELEVATION



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION



BRICK: 51-DDX (MODULAR) MANGO'S MASONRY



SOFFIT AND FASCIA (BLACK)

LIME STONE FIN. CORNICE
MOLDINGS (AT FRONT)
LIME STONE FIN. HEADERS,
SOURROUNDS & SILLS (AT
FRONT)



NATURAL MAN-MADE STONE OR
EQUIVALENT PRE-CAST FIN.
CORNICE MOLDINGS, SURROUNDS,
HEADERS & SILLS AT BACK AND
SIDE ELEVATIONS (TYP). AS
SPEC'D.



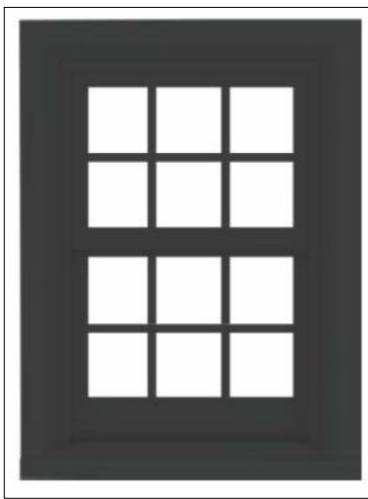
HALF ROUND GUTTERS AND LEADERS (BLACK)



ROOF SHINGLES:
IKO ASPHALT CAMBRIDGE

WINDOWS

E-SERIES - DOUBLE-HUNG BY
ANDERSEN WINDOW AND DOORS
MADE OF WOOD WITH AN
ALUMINUM EXTERIOR
(CHARCOAL BLACK)



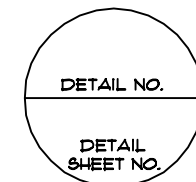
WINDOW SHUTTERS
COMPOSITE WOOD
PANEL SHUTTERS BY
ELITE MOULDINGS
(CHARCOAL BLACK)



ATTACHMENT 6



TYPICAL LIMESTONE FINISH PILASTER DETAILS



REVISIONS

NO.		DATE
1	ISSUED FOR FIRE APPLICATION CONSULTATION	02/26/2019
2	ROOF LINE & G.F.A. ADJUSTMENTS	04/26/2019
3	ROOF LINE & G.F.A. ADJUSTMENTS	04/30/2019
4	ISSUED FOR S.P.A.	06/12/2019
5	RE-ISSUED FOR S.P.A.	08/21/2019
6	RE-ISSUED FOR S.P.A.	10/18/2019
7	RE-ISSUED FOR S.P.A.	11/28/2019

LEGEND

ARCHITECTURAL SEAL:-

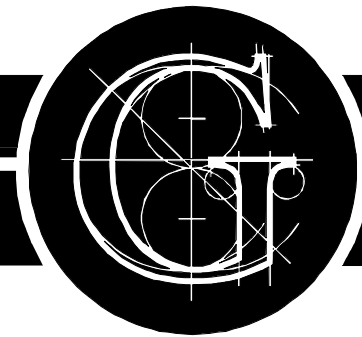
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gloios@gioliosdesigns.com

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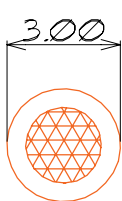
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SCARBOROUGH, ONT. battaglia.arch@gmail.com
M1W 2L8

PROPOSED 3 STOREY DWELLING FOR:
**ADAMKOWSKI-DE FAVERI
RESIDENCE**
27 LESTER B. PEARSON ST.
VAUGHAN, ONTARIO

MATERIALS

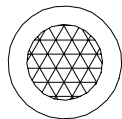
DRAWN BY: D. POVEDA	CHECKED BY: GL	SHEET A-12
DATE FEB. 2019	SCALE 3/16" = 1'-0"	FILE 19-06

ATTACHMENT 7

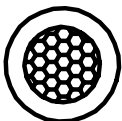


Replacement Trees

Sugar Maple
(Acer saccharum)



Red Maple
(Pinus strobus)



Ironwood
(Ostrya occidentalis)

Shrubs



Hicks Yew
(Taxus x Media "Hicksil")



Hydrangea
(Hydrangeaceae)

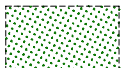


Golden Dream
(Buxus Microphylla)



Green Mountain
(Buxus Hybrid)

Built Elements



Sod



Patio Pavers
(Flagstone on Grade)



Retaining Wall



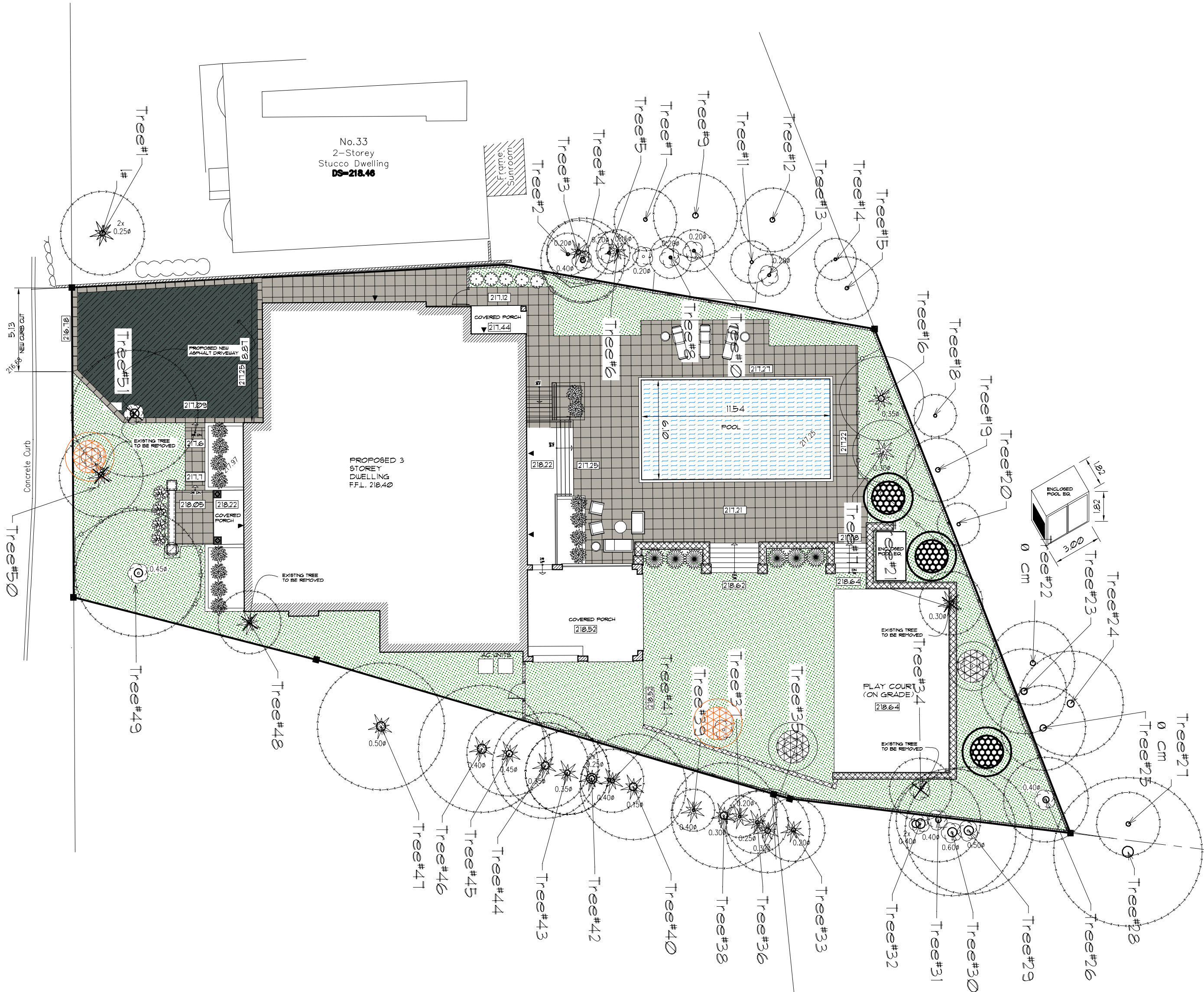
Wood Fence



Asphalt Driveway

LESTER B. PEARSON STREET

Approximate Centreline Of Pavement



Committee of the Whole (2) Report

DATE: Tuesday, January 21, 2020

WARD(S): 2

**TITLE: DE-LISTING APPLICATION FOR PROPERTY AT 7141 HWY.50,
VICINITY OF HWY.50 AND HWY.407**

FROM:

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee to approve the removal of the subject property at 7141 Highway 50 (shown in Attachment 2) from the *Listing of Property of Architectural and Historical Significance*.

Report Highlights

- The owners of the subject property are requesting its removal from the Listing of Property of Architectural and Historical Significance ('LSHS')
- The existing building has been altered to a condition that no longer reflects the original architectural intent and value.
- The current condition of the building makes it no longer viable for restoration or conservation to return it to its intended architectural composition.

Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of January 15, 2020 (Item 1, Report No. 1), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved:

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020:

1. THAT Heritage Vaughan recommend Council approve the proposed removal of the subject property from the *Listing of Property of Architectural and Historical Significance*, under Section 27(1.3) of the *Ontario Heritage Act*.

Background

The subject property at 7141 Highway 50, Vaughan (Part Lot 1, Concession 9, Vaughan) is registered in the City of Vaughan's LSHS, as per Part IV, Subsection 27 of the *Ontario Heritage Act* ('OHA') as approved by Council on June 27, 2005.

The original building on the property was constructed in 1860 as a simple Ontario Cottage. By 1936 when the property changed hands, the new owners constructed a 1-1/2 storey Georgian house on rubble foundation. The building was extensively altered in 1967 when the building changed ownership to the son of the previous owner – and during this time, the entire building took on the appearance of an Ontario Gothic Farmhouse. It was covered in stucco, a new front porch of a simple architectural style was constructed, the rear porch was enclosed, and an entire new rear addition was attached onto the original structure.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

Designated buildings and buildings included in the LSHS are protected and shall be preserved through the tools and provisions outlined in the *Strategy for the Maintenance and Preservation of Significant Heritage Buildings* (as approved by Council on June 27, 2005) and the *City of Vaughan Official Plan 2010, Vol. 1*.

Under the Ontario Regulation 9/06, OHA, the subject property had initially met some of the criteria that make it a building of architectural or historical value. In this case, the property was placed on the list when the architectural and heritage significance (of an Ontario Farmhouse) was supported by the context of the subject property. However, since that time, the surrounding approved zoning has removed the context of the original architecture, and the levels of alterations and interventions from the past several decades have removed the architectural language value and consistency of the original building. A list of these alterations consists of:

- the rubble foundation was reinforced with concrete
- the entire building was covered in white stucco

- the front windows were replaced with bow windows
- the front porch was added, in a different architectural style
- the upper dormer was reconstructed in a different architectural style
- the roof was covered in metal roofing
- the front porch was covered in wood shingles
- the rear porch was enclosed
- the north end chimney was removed
- all interior partitions were reorganized, changing the floor plan
- the remaining windows were changed to aluminum frame sliders
- the original basement was underpinned and partially parged
- the new rear addition was constructed and connected to the house
- a new chimney was added to the family room

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

Prior to the enforcement of the LSHS register protection measures under the OHA, the subject property has sustained extensive and irreversible alterations that fundamentally affect the quality and value of the building as a Cultural Heritage property. Under the guidelines of the OHA, the cultural, contextual, and architectural values have been diminished. These alterations were completed without permit applications and without architectural drawings, so there are no definite records of the original condition of the building, aside from the attached photographs.

Accordingly, Cultural Heritage staff can support the Heritage Vaughan Committee recommendation to Committee of the Whole the subject property be removed from the LSHS register, as it no longer maintains the minimum criteria for the listing as a property of architectural, cultural heritage, or contextual significance.

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

Attachments

1. Attachment 1 – 7141 Hwy.50_CHIA
2. Attachment 2 – 7141 Hwy.50_Location Map
3. Attachment 3 – 7141 Hwy.50_1954-2018 photos
4. Attachment 4 – 7141 Hwy.50_building in 2019
5. Attachment 5 – 7141 Hwy.50_building details

Prepared by

Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191

Cultural Heritage Impact Assessment

**Dobson Residence,
7141 Highway 50,
Vaughan (Woodbridge), Ontario**



Prepared for:
Janice Dobson-Guzik

Prepared By:



SRN Architects Inc.
Version 16 October 2019
Project No. S19041

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

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	3.1.4 Site Access		Appendix 2: Methodology
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Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

1.0 Introduction

1.1 Guiding Principles

The property at 7141 Highway 50, Vaughan is located on the east side of the re-aligned Highway 50, north of Highway 407 in Vaughan, Ontario. It has an area of approximately 1.63 HA (4.0 ac.). It's frontage along Highway 50 is approximately 63.0m and has a depth of approximately 259.00m. The site is currently a residence with the potential to be re-developed as an industrial development adjoining the existing industrial community to the north.

The property at 7141 Highway 50 has been identified as having potential Heritage value. The property is Listed on the Vaughan Heritage Inventory. As the property is subject of a purchase and sale agreement, a Heritage Impact Assessment (HIA) is required to be performed to establish the Heritage value of the property and as to whether it can be de-listed. The Dobson Family, current owners of the property, have retained SRN Architects Inc., CAHP to prepare a Heritage Impact Assessment on the Heritage Value of the building to determine whether it can be de-listed.

The HIA performs an extensive Architectural, Cultural and Contextual research and analysis of the site as required by the Heritage Act following its regulations.

1.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement
- The Ontario Heritage Act
- The York Region Official Plan 2010
- The City of Vaughan Official Plan 2010
- Town of Vaughan Zoning By-law 1-88
- The Ontario Building Code 2012

2.0 Present Owner Contact Information:

Janet Mary Dobson
7141 Highway 50,
Vaughan, ON
L4L 1A5

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.0 Site Documentation

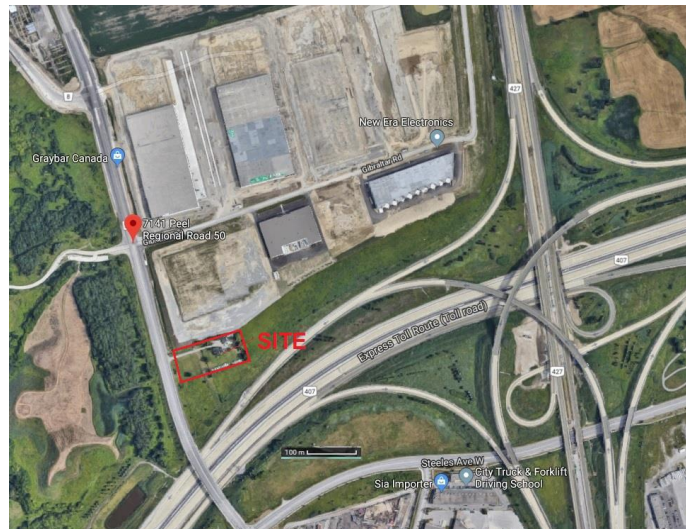
3.1 Site Inventory

3.1.1 Site Location – 7141 Highway 50

The site is located in the southwest corner of the City of Vaughan where The City of Toronto and the City of Brampton meet the City of Vaughan. The lot was severed from an original farm holding in the 1930's and has been a residence ever since. Due to the re-alignment of Highway 50, additional lands have been added to the front of the original lot to provide a connection to Highway 50. The expanded lot has been municipally re-structured so lands in the City of Brampton have been transferred to the City of Vaughan. The neighbourhood, however, has undergone extensive change with the introduction of the Provincial multi-lane Highway 407 immediately to the south and Glen-Huntington Industrial Park immediately to the north. The Claireville Conservation Area is located on the west side of Highway 50.

The parcel of land has a frontage of approximately 63.0m along Highway 50 and an approximate depth of 143.0 m east of Highway 50. The north property line abuts an industrial development and the eastern and south property lines abut the Provincial Toll Highway 407. The area of the parcel is approximately 0.8818 HA (2.17.0 ac.).

The buildings on the site consist of a period one and a half storey residential home. A garage building sits in the rear yard, along the north property line across the driveway from the home to the south.



3.1.1.A – Aerial Photograph – Context

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.1.B – Aerial Photograph - Site

3.1.2 Site Identification:

The parcel of land is defined as:

Parts 4 and 6 R-Plan 65R-23029

And Parts 2 and 5 R-Plan 43R-24780

Part of Lot 1, Concession 9, Township of Vaughan,

Now in the City of Vaughan

Regional Municipality of York,

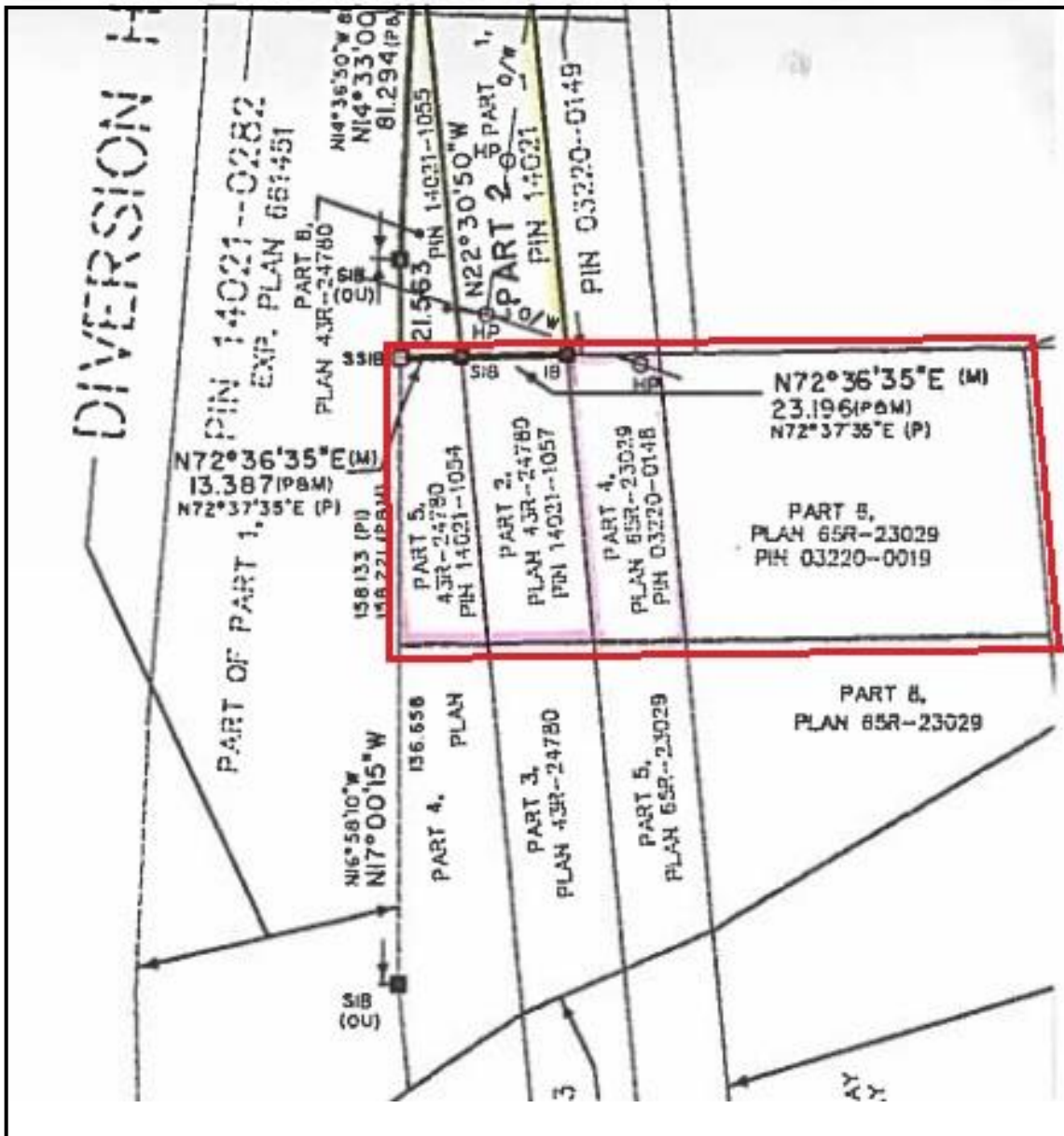
Tax Roll number: 1928 000 321 90000 0000

The lot is addressed as:

7141 Highway 50

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.2.A – Survey – Boundary

Cultural Heritage Impact Assessment

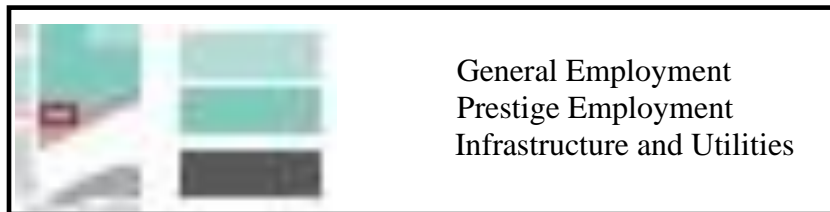
Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.1.3 Current Applicable Designations:

The Legislation and Authorities Having Jurisdiction below may override heritage concerns and recommendations included this Heritage Impact Statement. The lot is currently designated as follows:

3.1.3.1 City of Vaughan Official Plan:

Prestige Employment



3.1.3.2 City of Vaughan Zoning By-Law 1-88

PB2 – Parkway Belt 2



3.1.3.3 Town of Vaughan Register of Property of Cultural Heritage Value or Interest:

7141 Highway 50 - “Listed”

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.1.4 Site Access

The property is accessed from Highway 50. The home sits well back from the road owing to the re-alignment of Highway 50. The driveway approaches the home along its north side and accesses a garage on its north side.



3.1.4.A - Approach from the north



3.1.4.B - Approach from the south

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



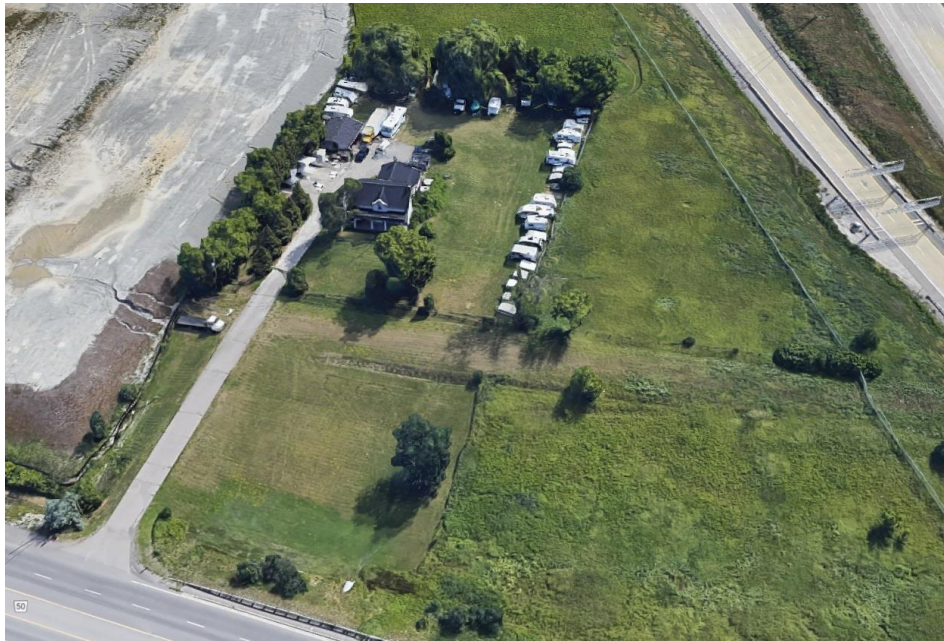
3.1.4.C - Driveway Access from Highway 50



3.1.4.D – Driveway Access

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.4.E - Driveway

3.1.5 Existing Buildings & Structures

3.1.5.1 The Home

The buildings on the property at 7141 Highway 50 consist of a 1½ storey residential single detached dwelling with a cellar and a one storey addition, and a detached one storey garage. The building was vacated in April 2019.

The main portion of the home consists of a 1½ storey building on a rubble foundation wall in the Architectural style of the traditional Ontario Gothic Farmhouse, with a central circle top dormer window. The original home was clad in brick. It was constructed in the early 20th century.

A 1 storey wood-sided addition was added to the east of the existing 1½ storey home on a crawl space in the simple Architectural style with a side door and a porch. This addition was constructed following the main portion of the home as the family grew.

The main house's dimensions are 11.63m (38'-0") x 8.54m (28'-0") and 5.05m (16'-8") to the eave. The addition's footprint is 6.30m (20'-8") x 7.57m (24'-10") and 3.02m (9'-11") to the eave. The total ground floor area is 147.01 m² (1582 sf) with the total livable area being 246.33m² (2,652 sf).

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Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

The home was fully renovated in 1967-8 when the second generation of the family moved into the home. The front windows were replaced with bow windows; The rear porch was enclosed; a new kitchen was built internally; a fireplace was added in the rear addition; a front porch was (re)built in a non-original neo-classical style with wood shingles; The central dormer was rebuilt in a non-original neo-classical style; a metal roof was installed; the entire home was stuccoed,



3.1.5.1.A – Existing West (Front) Elevation



3.1.5.1.B – Existing North (Left) Elevation

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.C – Existing North (Left) Elevation (Enlargement)



3.1.5.1.D – Existing East (Rear) Elevation

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.E - Existing South (Right) Elevation



3.1.5.1.F – Existing South (Right) Elevation (Enlargement)

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3.1.5.1.G – Existing View from Southwest

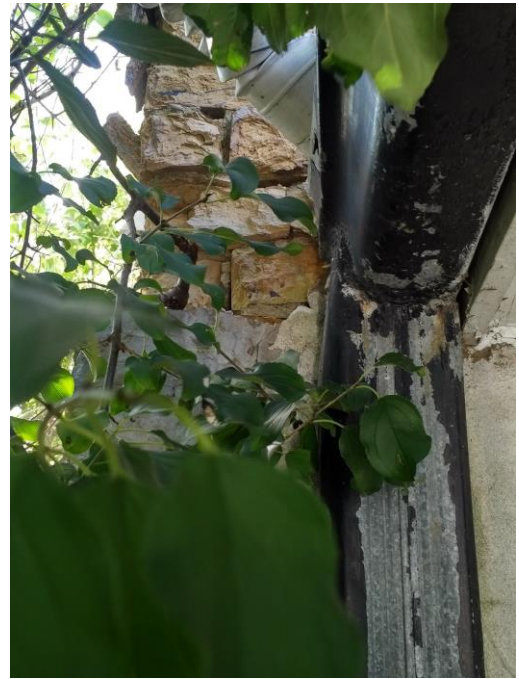
Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



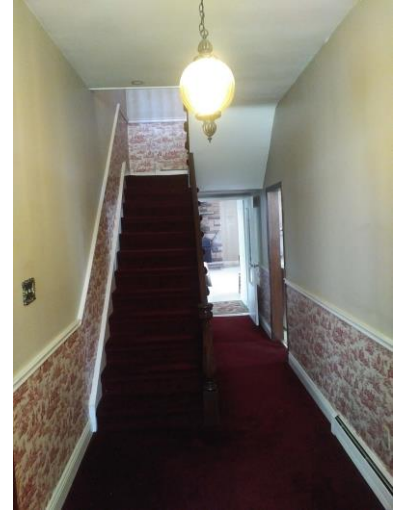
3.1.5.1.H - Exterior Details

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

The floor plan is a 3-bay plan with a central front door and bow windows on either side. A dormer with a circle top window sits directly above the front door. A masonry fireplace with a projecting exterior masonry chimney on the south side was added at a later date which was also stuccoed over. Then northerly chimney was removed when a new furnace system was installed. The floor plan is symmetrical with a central hall and internal stair leading up to a second floor within the roof which housed 4 small bedrooms.

The addition – typically a country kitchen - consists of a large family room with a powder room and an added fireplace. Upstairs, a washroom was added.



Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



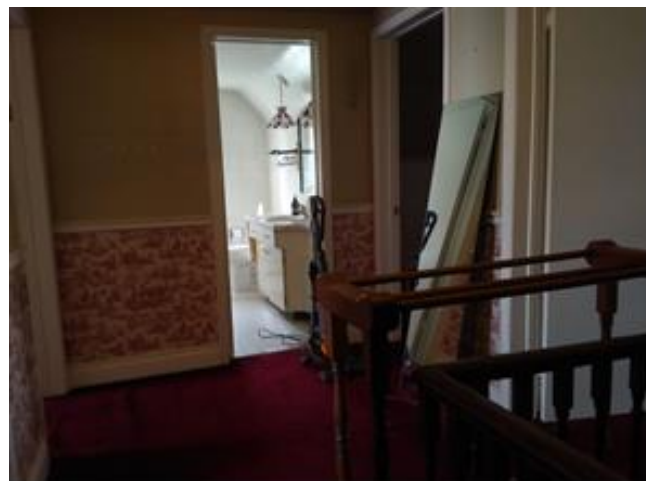
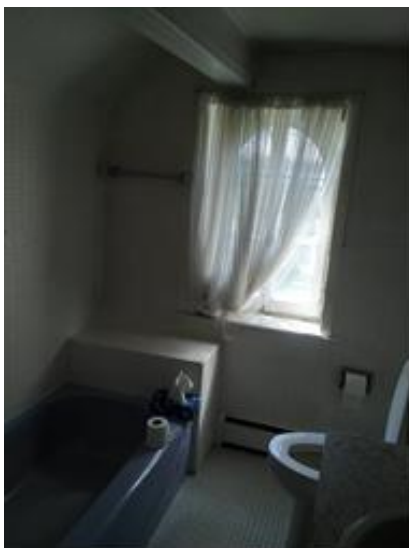
3.1.5.1.G – Original Home – Ground Floor Details



3.1.5.1.H – Addition – Ground Floor Details

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



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Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.I – Original Home - Second Floor – Interior Details

The interior floor plan of the overall building has been largely altered due to the major renovation in the 1960's. The kitchen has been re-located to the front part of the home; a study has been subdivided out of the parlour room.

Interior details include:

- ¼" thick Strip oak wood flooring (early 20th century);
- Carpeting throughout the main floor
- Oak tread, riser and square picket bannister stairs (early 20th century)
- Vinyl tile flooring in bathroom (non-original),
- Fixed pane with slider Aluminum windows (non-original),
- Aluminum Exterior Frieze boards (non-original)
- Brick Fireplace (mid-20th century)
- 4" Painted moulded window trim with backband and stool (early 20th century),
- 6" chamfered wood baseboard (early 20th century),
- Wallpapered or Painted Gypsum board walls (non-original),
- Painted and Wallpapered plaster and lath walls (early 20th century)

The cellar area has a simple stair leading to it from under the main stairs. It is unfinished, and of rubble wall construction. The basement has also been lowered as shown by the concrete foundation wall extension/underpinning. It houses electrical service and heating equipment. The ceiling height is approximately 7'-0" clear.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.K – Basement

The house is on well water and septic bed. The heating system is oil and hot water radiators.

The structure of the home consists of:

A rubble foundation wall, partially parged, underpinned with concrete
A 2 x 4 wood frame stud walls with veneer masonry stuccoed over
a combination of painted plaster and lath on the interior,
(It was not possible to confirm the existence of any insulation in the walls.)
Floors of 2 x 8 cedar floor joists and 1" T & G wood sheathing,



3.1.5.1.L - Structure

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SRN
ARCHITECTS

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.1.5.2 The Garage/Accessory Building:

A review of aerial photography over the past 60 years reveals a variety of smaller out buildings on the site. A small barn was demolished in the 1940's. A garage was predominant in the northern rear yard. All the outbuildings have been demolished over time. The current garage was built in the mid 1960's when the house was renovated. It is constructed of stuccoed concrete block walls and wood frame roof structure.



3.1.5.2.A – Garage/Accessory Building – Existing South (Front) Elevation



3.1.5.2.B – Garage/Accessory Building – Existing West (Left) Elevation

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.2.C – Accessory Building – Existing North (Rear) Elevation



3.1.5.2.D – Accessory Building – Existing North (Rear) Elevation

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.2.E – Accessory Building – Existing South (Front) Elevation



3.1.5.2.F – Accessory Building – Interior

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.2 Cultural Inventory

3.2.1.1 Chain of Title for

Part 6, R-plan 65R-23209,

Part of Lot 1, Concession 9, Township of Vaughan

Now in the City of Vaughan

Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

		Grantor	Grantee	
Patent	31 Dec. 1798	The Crown	James Huggles	200 ac.
157 Indenture	23 Mar. 1801	James Huggles	Thomas Schieffelin	200 ac.
4173 B & S	3 Apr 1822	Thomas Schieffelin	Leonard Ogilby	200 ac.
4815 B & S	11 May 1824	Leonard Ogilby	James Buchanan	200 ac.
6046 B & S	28 Aug. 1827	James Buchanan	James Armstrong	200 ac.
6668 B & S	16 Mar. 1829	James Armstrong	James Watson	W½ - 100 ac.
1088 Will	1 May 1872	James Watson	Est of James Watson	All ex pt
	28 Apr. 1896	Est of James Watson	William Watson	All ex pt
6328 Vesting Order	28 Apr 1896	William Watson	Isabella Watson Exrix of WW	W ½ ex pt
6947 Gr.	29 Mar. 1900	Isabella Watson Exrix of WW	John H. Gowland	W ½ ex pt
9239 Gr.	25 May 1911	John H. Gowland	John W. Gowland	W. Pt. – 90 ac.
12052 Gr.	9 Apr. 1920	John W. Gowland	Robert Wilson	W. Pt. – 90 ac.
17123	29 Nov. 1935	Robert Wilson	Gertrude Deane	N 5 Ch 13 lks; W 4 ch – 1 1/4 ac
17123	16 Dec. 1936	Gertrude Deanne	George Mason	N 5 Ch 13 lks; W 4 ch – 1 1/4 ac
17417 Gr.	16 Sept 1936	Robert Wilson	George Mason	N 5 Ch 13 lks; W 4 ch – 1 1/4 ac
17418 Gr.	16 Dec 1936	George Mason	Annie Dobson	“
28954 Gr.	23 Dec. 1952	Annie Dobson	Arthur Dobson	“
VA 60458 Gr.	11 Aug 1967	Arthur Dobson	Arthur Robert Dobson	“

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

YR 778771 Trans 17 Feb. 2006	Arthur Robert Dobson	Janet Dobson Gordon Dobson Janice (Dobson) Guzik	“
YR 934898 Trans 10 Jan. 2007	Janet Dobson Gordon Dobson Janice (Dobson) Guzik	Janet Dobson	“

3.2.1.2 Chain of Title for Part 4, R-plan 65R-23209, Part of Lot 1, Concession 9, Township of Vaughan Now in the City of Vaughan Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

Patent		Grantor Crown	Grantee Crown	Public Right of Way
44134 Hwy Plan	29 Jul. 1936	Crown	Dept of Hwys, Ontario	Kings Hwy
YR 1055142 Trans.	17 Sep. 2007	H.M.Q. in Right of Ont.	Janet Mary Dobson	0.31 ac.

3.2.1.3 Chain of Title for Parts 2 and 5, R-plan 43R-24780, Part of Lot 1, Concession 9, N.D. Toronto Gore Now in the City of Vaughan Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

524 Will	6 Feb. 1879	Grantor Robert Bowman	Grantee Elizabeth Bowman	180 ac.
1726 B & S	22 June 1900	Elizabeth Bowman	Dinah Bowman Admx. James Bowman est.	178 ac.
1728 Election Deed	22 June 1900	Dinah Bowman Admx.	James Bowman est.	178 ac.
VS 3419 Gr.	26 June 1942	James Bowman est.	Helen Murray Gordon Murray J.T.	176 ac.
VS 4631 Gr.	10 May 1956	Helen Murray Gordon Murray J.T.	Wayne Investments Ltd	175 ac.
VS 4695 Gr.	31 Dec. 1956	Wayne Investments Ltd	Esther Tannenbaum Trustees	175 ac.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

VS 4898Gr.	13 Mar. 1959	Esther Tannenbaum Trustees	Rexdale Investments Ltd	175 ac.
VS 5330 Gr.	26 Feb. 1963	Rexdale Investments Ltd	Runnymede Const. Ltd	175 ac.
VS 5388 Exp.	24 Nov. 1998	Runnymede Const. Ltd	M.T.R.C.A.	175 ac.
VS308715	29 Jan 1973	M.T.R.C.A.	Min. of Transp. & Comm.	Part 2
PR133702 Notice	17 Sep. 2007	H.M.Q right of Ontario	Janet Mary Dobson	Pt 2 & 5 0.61 ac.

Definitions:

B & S = Bargain and Sale GR. = Grant of Land D = Deed of Land
MEM = Memorial Grant/Deed/Conveyance CONV.= Conveyance of Land
TRAN. = Transfer of Land

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.2.2 Family History

The early owners of the original farm cleared the land; farmed it; speculated with it (1822-1829) and even had a family court battle over it (1896-1900).

As shown in the chain of title, the early owners were:

James Huffles	1798 -1801
Thomas Schieffelin	1801-1822
Leonard Ogilby	1822-1824
James Buchanan	1824-1827
James Armstrong	1827-1829
James Watson	1829-1872
William Watson	Isabella Watson 1872-1896 – 1900
Isabella Watson	1896-1900
Court proceedings Plaintiffs:	
William A Watson, Annie A. Broddy, William Watson, Ida Watson	
Thomas Watson, Flora Watson, James Watson, May A. Hale,	
Elizabeth Westerhill, Sarah J. Tovell, Margaret E. Hewgil	
Isabella V. Lawrence, Jessie M. Natress	
John H. Gowland	1900-1911
John W. Gowland	1911-1920
Robert Wilson	1920-1936
Gertrude Deane	1935-1936
George Mason	1936-1936.

George Mason bought the farm from Robert Wilson and carved off a small, one acre lot at the northwest corner fronting on to Highway 50 which was sold to Gertrude Deane. She may have been the widow of Robert Wilson or an elderly relation of George Mason for whom a small retirement lot was created as was traditional in those days. Owing to the short tenure and return of ownership to George Mason, she may have died or moved elsewhere. George Mason sold the lot to Annie Dobson. With her husband Arthur, their family moved into the house.

Arthur Dobson was born on March 15, 1888 in Toronto and died Feb 1969 in Woodbridge. He was a real estate agent with an office on Dundas Street West near Indian Line in the Junction triangle in Toronto. Annie Alexander was born in Nova Scotia in 1900 and came to Toronto looking for work in 1920. She was the eldest of 5 children – Irene, John, Jim and Isobel. Annie died on January 9th, 1953. Arthur married Annie on March 30th, 1930 at St. Clements Church in North Toronto’

After living in Guelph for a while, Arthur bought the lot as a hobby-farm, in 1936. It consisted of a house and a small barn. He kept a horse, a couple of cows and some chickens. The barn was demolished in the mid-1940’s.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Arthur moved his family to the home in 1936 and lived there until 1949 when he bought 100 acres on Martin Grove Road from the Ellerby family. That property had a log house. He wanted to pursue his farming hobby and instill in his children a strong work ethic. The house at Hwy 50 sat vacant from 1949 to 1968.

His children were:

Arthur Robert (b. April 14, 1932 in Toronto, d. Aug 29, 2005 at Hwy 50)
Lorraine (b. 1931 in Toronto; d. 1945 at Hwy 50 at 14 years of age)
Roland (born in Guelph),
Kay (b. 1933 in Guelph),
Elwood (b. 1934 in Guelph),
Doreen (b. 1939 Hwy 50),
Margaret (b. 1941 at Hwy 50)

Arthur and Annie are buried in the Christ Church Anglican cemetery in Woodbridge.



3.2.2.A. Arthur and Annie Dobson, 1930 3.2.2.B. House circa 1940



3.2.2.C. A. Dobson Real Estate

3.2.2.D. Grave

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

As a young man, Arthur Robert Dobson lived in Toronto on Quebec Avenue and was a salesman for Neilson's Dairy Co. Around 1985 he bought a Courier company – Southern Courier Service Ltd - which is still operated by his son. He married Janet Finch in January 1965, a nurse, and they had 2 children – Gordon (b.1965) and Janice (b.1966).

Arthur bought the Hwy 50 property from his Dad in 1967 and proceeded to renovate it from top to bottom:

- The basement was dug out
- Foundation walls were reinforced with concrete
- The second floor was gutted to the bare walls
- New plumbing was installed
- One fireplace was removed for a new furnace's chimney
- New doors and windows
- Wall in kitchen and dining room removed
- A wall installed in living room to create office
- A new verandah was built on the back of the house
- A new chimney, fireplace and powder room was built in the family room
- A new front porch was added at the front.

The family moved in in August 1968.



3.2.2.E. Renovation of the House 1967/8

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.2.F. Construction of garage 1967/8



3.2.2. G. Enclosing the porch



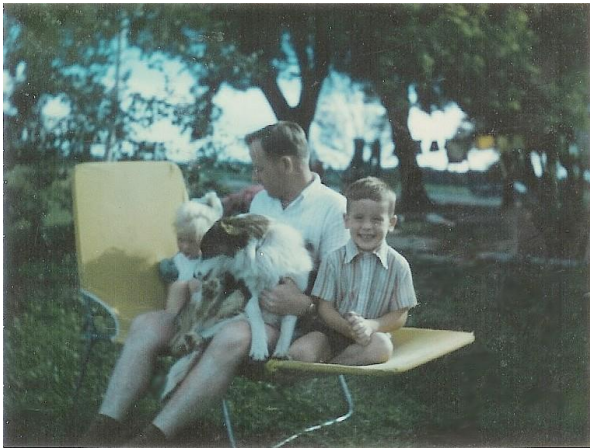
3.2.2.H. Finished garage 1968



3.2.2.I. Finished House 1968

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



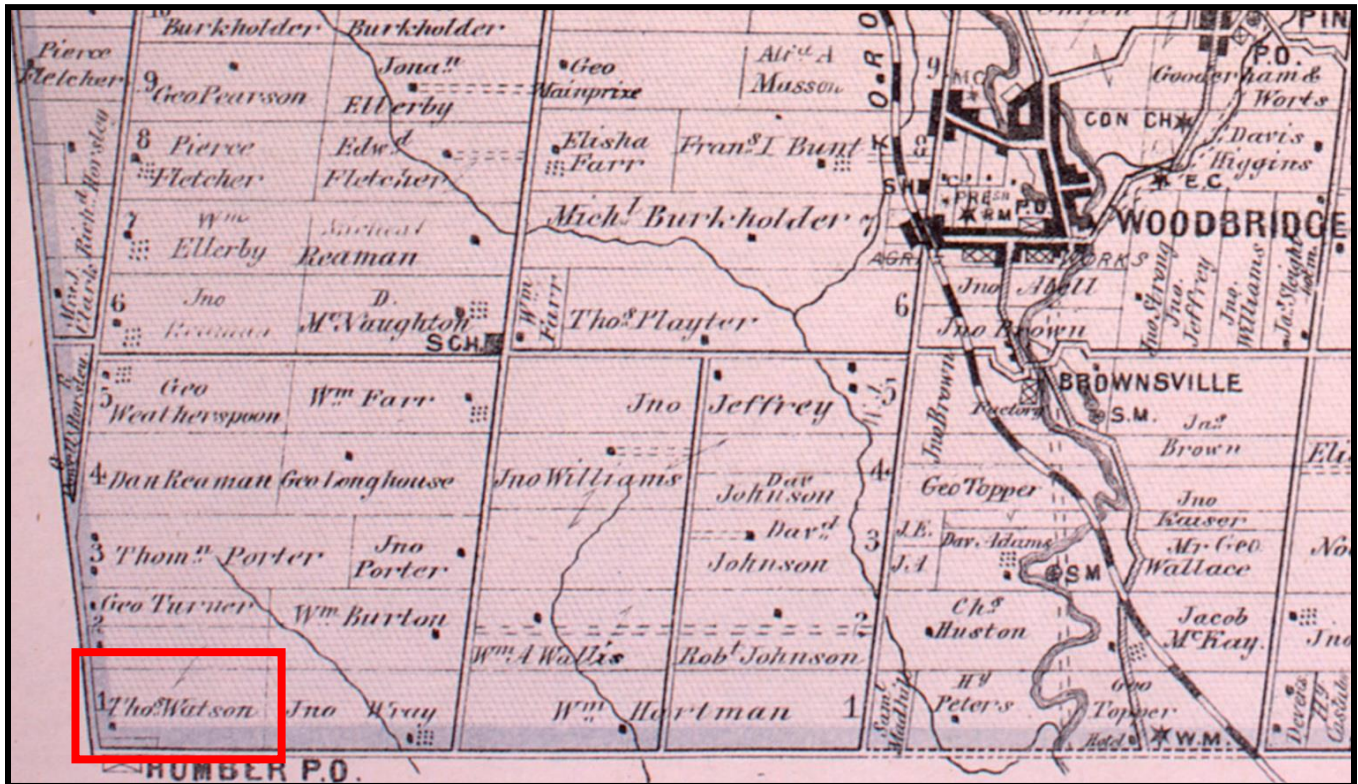
3.2.2.J. Family photos 1970's

Cultural Heritage Impact Assessment

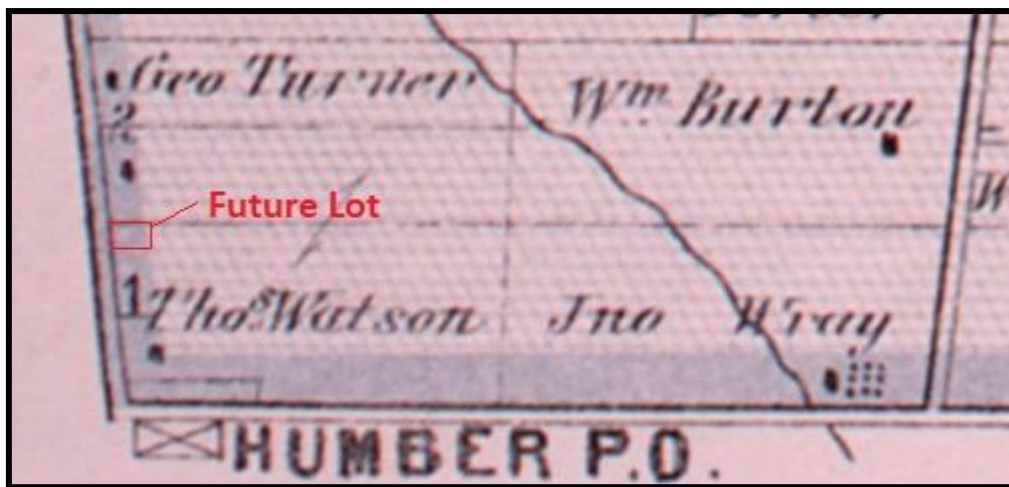
Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.2.3 Mapping

The visual history through mapping can show the growth of neighbourhoods over time:



3.2.3.A. Myles & Co. County Atlas, 1878



3.2.3.B. Myles & Co. County Atlas, 1878 - Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



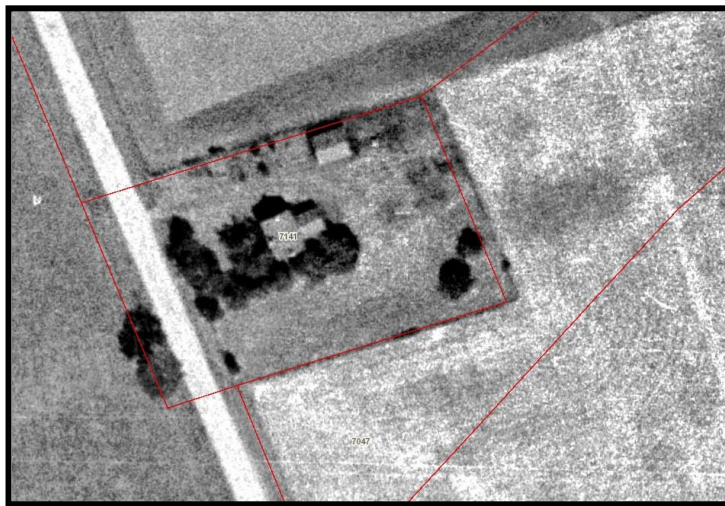
3.2.3.C. DND, Government of Canada, Aerial Photograph, 1947

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.D. Mapping, Region of York, Aerial Photograph, 1954



3.2.3.E. Mapping, Region of York, Aerial Photograph, 1954 – Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.F. DND, Government of Canada Aerial Photograph 1965



3.2.3.G. DND, Government of Canada Aerial Photograph 1970

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.H. Mapping, Region of York, Aerial Photograph, 1978



3.2.3.I. Mapping, Region of York, Aerial Photograph, 1978 – Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



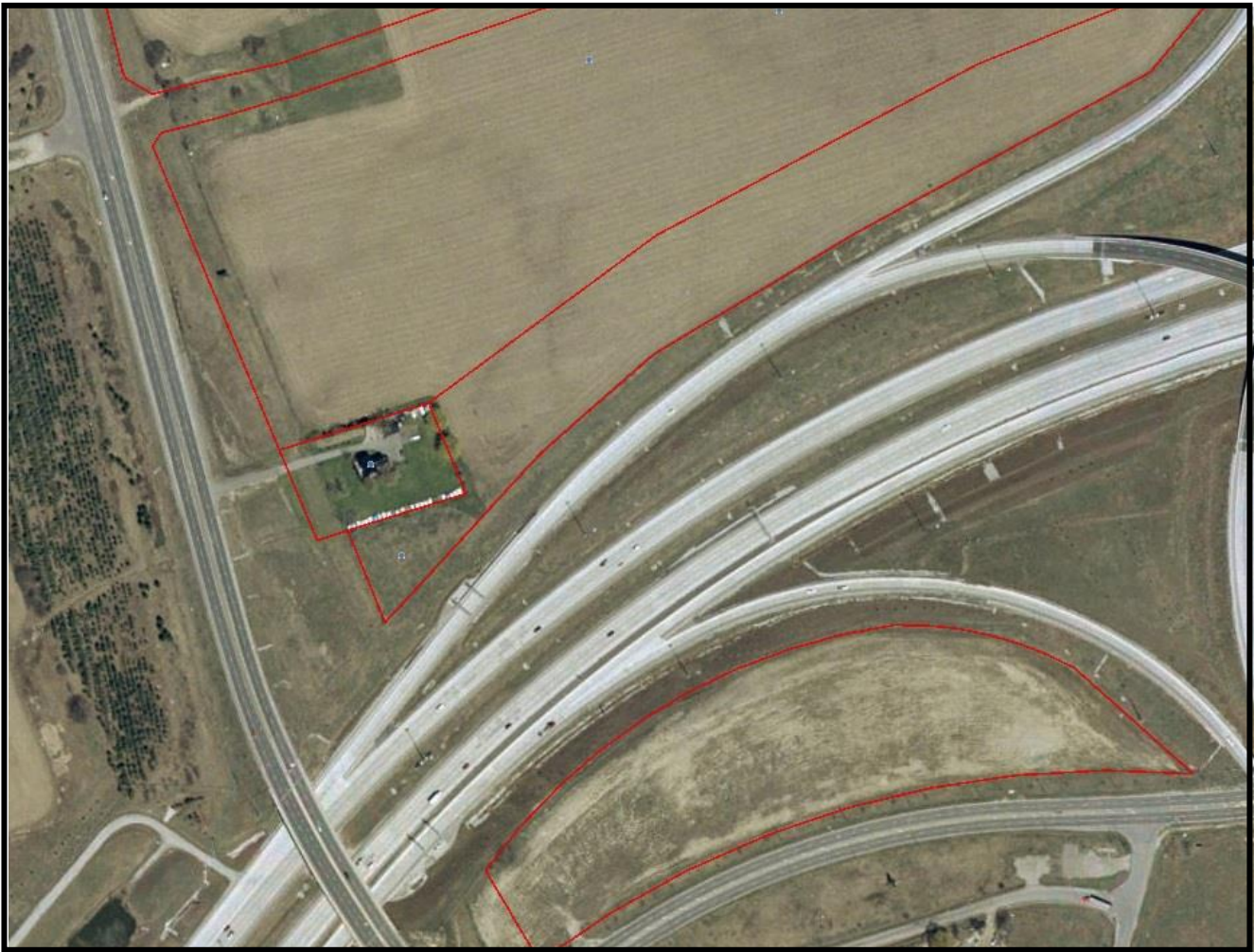
3.2.3.J. Mapping, Region of York, Aerial Photograph, 1988



3.2.3.K. Mapping, Region of York, Aerial Photograph, 1988 – Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.L. Mapping, Region of York, Aerial Photograph, 1999

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.M. Mapping, Region of York, Aerial Photograph, Photograph 2007



3.2.3.N. Mapping, Region of York, Aerial Photograph, 2007 – Enlargement

Cultural Heritage Impact Assessment

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3.2.3.O. Mapping, Region of York, Aerial Photograph, 2009



3.2.3.P. Mapping, Region of York, Aerial Photograph, 2009 – Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.Q. Mapping, Region of York, Aerial Photograph, 2016



3.2.3.R. Mapping, Region of York, Aerial Photograph, 2016 – Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.S. Mapping, Google Earth, Aerial Photograph, 2019



3.2.3.T. Mapping, Google Earth, Aerial Photograph, 2019 – Enlargement

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

3.3 Past Uses

3.3.1 7141 Highway 50 - Residential

3.4 Heritage Examination

3.4.1 Architectural

(Assessment scale: poor, fair, good, excellent)

Cladding - the original masonry has been covered with stucco	- poor
Windows – not original; replaced by wood and aluminum windows and aluminum storms; bow windows	- poor
Interiors – interior plan floor plan has been largely altered	- poor
Finishes – interior is mid-20th century materials	- poor
Stairs – mid-20 th century detailing	- poor
Flooring – non-original, mid-20 th century	- poor
Structure – original, but not compliant with local design standards	– fair
Foundation – rubble wall foundation/underpinned	- poor
Roof – non-original – metal roof installed in 1960's	- poor
Example of Heritage Architectural Ontario Farmhouse/ Gothic Revival style – neo classical styled dormer not in keeping with heritage style	- poor
Contribution to the neighbourhood character	- poor

The original home was built in the early 20th century but was largely renovated in the 1960's as the residents maintained and upgraded their living environment as their living standards changed. The exterior of the home has been changed via stuccoing, new windows and aluminum frieze board installation. A new porch not in keeping with the original style of the house was added.

The interior of the home was quite simple in finishing and detailing.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

4.0 Heritage Assessment

4.1 Architectural

The Myles Atlas of 1878 does not show the home on the part of the Thos. Watson farm. This suggests that the home was not built in the mid-19th century. The common practice of carving out small lots along the road from the main farm was done so as to provide a retirement home for the ageing farmer and/or his wife as the next generation took over the farm. This was done in 1935.

While built in a traditional Ontario Farmhouse/Gothic Revival Architectural style, the total renovation in the 1960's greatly changed the appearance and layout of the home:

- Traditional windows were replaced with bow windows;
- A porch in a pseudo-second empire style as added to the front of the house
- Chimneys were removed to add a new furnace system
- A metal roof was installed;
- Interior rooms were subdivided and/or expanded;
- Modern plumbing was installed
- Baseboards and trim were replaced.

Criteria for determining Architectural Heritage Value or Interest:

Section 1.(2)1. - The property has design value or physical value because it:

- i) Is a rare, unique representation or early example of a style, type, expression, material or construction method:

The original masonry was covered in stucco: No

- ii) Displays a high degree of craftsmanship or artistic merit:

The original exterior detailing has been re-modelled No

Or

- iii) Demonstrates a high degree of technical or scientific achievement:

No.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

4.2 Cultural

Dating back to 1936, the house has always been a residence since it sat on a small parcel of land that was severed from a larger land holding and was unsuitable for farming.

Given the short tenure of the parceled off land in 1935 by Gertrude Deane, this might suggest that she was the widow of Robert Wilson. She would have been set to retire on this lot in a new home, as it appears her husband had died. Given the fact she owned the land less than a year suggests that she too may have passed away. This made the lot available for sale and Arthur Dobson bought it.

Originally from Toronto, Arthur Dobson was a Real Estate salesman, and bought the lot as a hobby farm. His Real Estate office was in Toronto. He then purchased a larger farm on Martin Grove Road and moved his family there. The home sat vacant from 1949 to 1968.

His son, Arthur Robert Dobson, was a salesman at Neilson's Dairy and moved his young family up to his parents' house when he purchased it from his Father. He first, however, renovated it from top to bottom.

The children of Arthur Dobson have fond memories of growing up in the farm country; playing on the farmers' fields with their farming friends and riding the bus to Woodbridge Public School.

Criteria for determining Cultural Heritage Value or Interest:

Section 1.(2)2. - 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: | No |
| ii) | yields, or has the potential to yield, information that contributes to an understanding of a community or culture: | No |
| OR | | |
| iii) | Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community: | No. |

4.3 Contextual

The local context has changed significantly from its original farming roots. The neighbouring farm to the south was expropriated and demolished for the construction of Highway 407. The neighbouring farm to the north was demolished when the Glen-Huntingwood Industrial Park was built. The farm across the street was expropriated by the M.T.R.C.A. and set aside as a Conservation Area, and its farming history was converted to natural space.

Prior to the construction of Highway 407, and the re-alignment of Highway 50, the house sat well away from its neighbours up and down the road. The remaining fence in the front yard indicates the old alignment of Highway 50. Currently, the merging ramp from Highway 427 onto Highway 407 west borders the east and south property lines. Large 20,000 m2 industrial warehouses line the north property line. The parcel itself is listed as Prestige Employment uses in the Official Plan.

Criteria for determining Contextual Heritage Value or Interest:

Section 1.(2)3.- The property has contextual value because it:

- | | | |
|------|--|-----|
| i) | is important in defining, maintaining or supporting the character of an area – | |
| | The area has greatly changed from its farming roots: | No |
| ii) | is physically, functionally, visually or historically linked to its surroundings – | |
| | No original neighbourhood character exists;
The property was never a farming use: | No |
| iii) | Is a landmark: | No. |

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

5.0 Summary Statements

5.1 Heritage Value of the Residence at 7141 Highway 50:

5.1.1 Architectural

The Architectural Heritage Value of the home is poor as it has been greatly reduced by:

- large alterations which have changed the home from its original appearance;
- the replacement of materials with new, more recently manufactured materials;
- the alteration of the interior layout of the home;
- the addition of a non-stylistically appropriate front porch.

5.1.2 Cultural Heritage Value

The Cultural Heritage Value of the home is low. Though the home supported three generations of a family, their activities had no significant historical contributions to the community - other than being good solid citizens.

5.1.3 Contextual Heritage Value

The Contextual Heritage Value of the property is poor as:

- the re-alignment of Highway 50 which sets the home further back from the highway;
- the neighbourhood has greatly changed since from its original farming community due to the creation of the Claireville Conservation Area, the construction of Provincial Highway 407 and the construction of the Glen-Huntington Industrial Park.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

6.0 Mandatory Recommendations:

6.1 Mandatory Recommendations Regarding the Heritage Value of the Listed Property:

The Recommendations of this report regarding the Heritage Value of the Residence at 7141 Highway 50, Vaughan are that:

- The property has lost substantial Architectural Heritage Value due to its extensive alterations;
- The property does not possess significant Cultural Heritage Value;
- The property has lost substantial Contextual Heritage Value due the major changes in its local context, and
- The property at 7141 Highway 50, Vaughan be de-listed from the Vaughan Heritage Inventory as the Heritage Value of the property is poor and does not meet the standards of the Ontario Heritage Act for possessing sufficient Heritage Value to qualify it for Designation under the Act.

7.0 Authorship

Report Prepared By:

SRN ARCHITECTS INC.

Date:

Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP
Architect

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Appendix 1: Bibliography

- 1.1 Books A, C, D, Lot 1, Concession No.9, Township of Vaughan, Ontario Land Register, Parcel Registry, (on Microfiche), Land Registry Office #65, Ministry of Government Services, Province of Ontario.
- 1.2 P.I.N Extracts, Ontario Land Register, Parcel Registry, Land Registry Office #65, Ministry of Government Services, Province of Ontario.
- 1.3 Books A, C, D, Lot 1, Concession No.9, N.D. Toronto Gore - Peel, Ontario Land Register, Parcel Registry, (on Microfiche), Land Registry Office #43, Ministry of Government Services, Province of Ontario.
- 1.4 P.I.N Extracts, Ontario Land Register, Parcel Registry, Land Registry Office #43, Ministry of Government Services, Province of Ontario.
- 1.5 Site Visits – September 23rd, 2019 and October 11th, 2019.
- 1.6 Personal Reminiscences – Janet Dobson, Resident, 7141 Highway 50 (1968 – 2019)
- 1.7 Personal Reminiscences – Janice (Dobson) Guzik, Resident 7141 Highway 50 (1968 - ???).
- 1.8 Personal Reminiscences – Gordon Dobson, Resident, 7141 Highway 50 (1968 - ???)
- 1.9 Canada, Government of, Department of National Defense, Aerial Photographs, National Aerial Photographic Library, Ottawa.
- 1.10 Ontario, Province of, Ministry of Natural Resources, Aerial Photographs, Ontario Archives, Toronto.
- 1.11 York, Region of, Mapping, Aerial Photographs,
<https://ww6.yorkmaps.ca/Html5Viewer24/Index.html?configBase=https://ww6.yorkmaps.ca/Geocortex/Essentials/Essentials43/REST/sites/CommunityServices/viewers/YorkMaps/virtualdirectory/Resources/Config/Default>, 2019.
- 1.12 Toronto, University of, Map and Data Library, Aerial Photographs,
<https://mdl.library.utoronto.ca/collections/maps-atlases>, 2019.
- 1.13 Myles & Co., “Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury and Town of Bradford in the County of Simcoe Ont.”, Toronto, 1878. Map Project, McGill University.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Appendix 2: Methodology

The methodology used to research, analyze and assess the heritage value and interest of the subject property was as follows:

- i) Review of Terms of Reference of Heritage Impact Assessments prepared by the Municipality;
- ii) Review of Provincial Legislation and Policy Statements affecting Municipal Growth and Heritage;
- iii) Review of Regional and Municipal Official Plans with respect to Heritage;
- iv) Engage in an on-site visit to document and assess the building(s) with respect to:
 - Physical Architectural attributes,
 - Heritage components and detailing
 - Condition of exterior building envelope and structure,
 - Mechanical systems
 - Electrical systems
 - Interior design treatments;
- v) Engage in historical research in collections of Local Civic Archives, Public Library and Historical Societies;
- vi) Engage in research at the Ontario Land Registry;
- vii) Review and Assess Property;
- viii) Prepare report.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Appendix 3: Biography of Author:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has evolved his close to 35 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Professional Memberships:

2012 to 2017 – Member, Alberta Association of Architects

2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals

1981 to present – Member, Ontario Association of Architects, Registered 1988

1983 to present – Member, Royal Architectural Institute of Canada

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Community Memberships:

- 2015 to 2018 – Member, Heritage Whitby/LACAC, Town of Whitby
2009 to 2012 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 1993 to 1996 – Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 – Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
- 1994 to 2002 – Member, York/Durham Heritage Railway Association, Stouffville
- involved in the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 – Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

Heritage Impact Statements/Reports:

Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):
Analyzed and authored a Heritage Impact Assessment and Conservation Strategy for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:
Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:
Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Cultural Heritage Impact Review Assessment – 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement –10056 & 10068 Keele Street

(Le Sedici Vilette) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement Stiver Tenant House- 9721 Kennedy Road, City of Markham

Analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)

Heritage Impact Statement – 9920 & 9940 Leslie Street, Town of Richmond Hill:

Analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of the Designated Mapes & Horner Homes in the Town of Richmond Hill.

Restoration:

St. Francis Xavier (1856), Parish of St. James – Tottenham

Architect for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.

The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

The Stiver Tenant House (Designated) 9721 Kennedy Road, Markham, ON

Architect for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

The Mapes House (Designated) 9920 Leslie St, Richmond Hill

Architect for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

The Horner House (Designated) 9940 Leslie St, Richmond Hill

Architect for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

Adaptive Re-Use:

11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:

Old Brooklin-The Mews, Brooklin:

Architect for the infill and extension of downtown Brooklin's Heritage District's main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

Broadway Grande, Orangeville:

Located in the heart of old Orangeville, **Architect** for this Mixed-Use Commercial/ Residential Condominium re-creates the "Renaissance Revival" façade of the former Broadway Grande Hotel.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Institutional:

Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Commercial:

10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

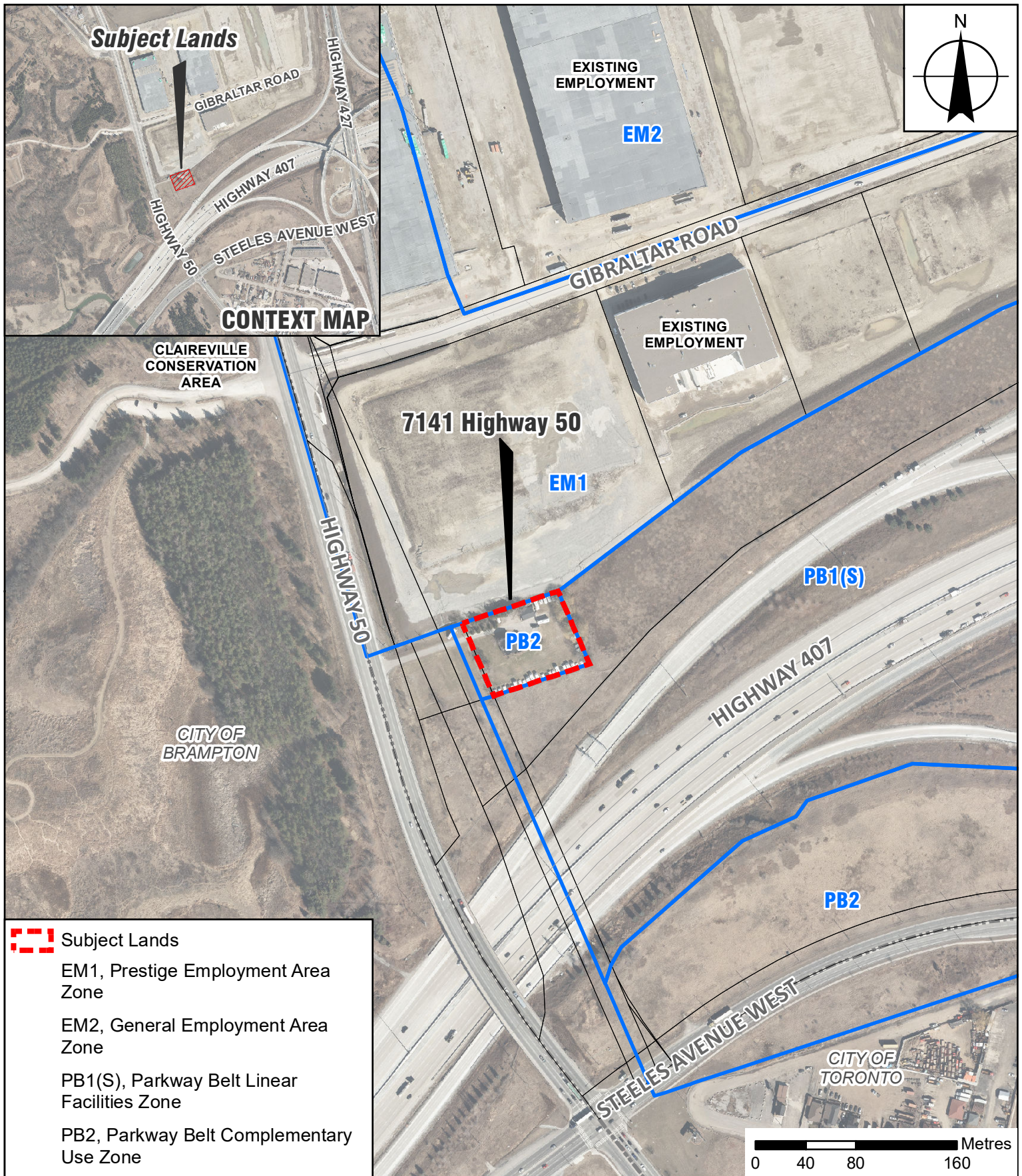
Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

End of Report



Location Map

LOCATION:
7141 Highway 50

APPLICANT:
Janice Dobson-Guzik



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Attachment

DATE:
December 4, 2019

2



1954 AERIAL PHOTO



2018 AERIAL PHOTO



ATTACHMENT 4



ATTACHMENT 5



MEMBER'S RESOLUTION

Meeting/Date	COMMITTEE OF THE WHOLE (2) - JANUARY 21, 2020
Title:	International Holocaust Remembrance Day (Yom HaShoah)
Submitted by:	Hon. Maurizio Bevilacqua, P.C., Mayor
<p>Whereas, International Holocaust Remembrance Day is observed in Canada and countries around the world on January 27 to commemorate the genocide of more than six million Jews and other groups by the Nazi regime and its collaborators; and</p> <p>Whereas, On November 1, 2005, the United Nations General Assembly adopted resolution 60/7 to designate January 27th as International Holocaust Remembrance Day which marks the anniversary of the 1945 liberation of the Auschwitz-Birkenau death camp and honours the victims of the Holocaust; and</p> <p>Whereas, Holocaust Remembrance Day aligns with the priorities and values outlined in the Council approved 2018-2022 Service Excellence Strategic Plan, under Active, Safe and Diverse Communities;</p> <p>Whereas, in November 2019, the City of Vaughan led a trade mission to Israel to encourage job-creating trade, build alliances, pursue investments, support the growth of local companies and globally-recognized institutions that participated, and strengthen relations with Jewish and Israeli communities; and</p> <p>Whereas, during the trade mission to Israel, Members of Council visited Yad Vashem – Israel's official memorial to the victims of the Holocaust; and</p> <p>Whereas, the City of Vaughan is enriched by its thriving, active and engaged Jewish and Israeli communities and is home to one of the largest Jewish populations of Israel which includes many Holocaust survivors; and</p> <p>Whereas, the City of Vaughan has bestowed the Key to the City as well as the Order of Vaughan to Holocaust Survivor Max Eisen in recognition and appreciation for his remarkable efforts to eliminate racism and bigotry; and</p> <p>Whereas, the City of Vaughan proudly celebrates and observes Jewish dates of religious and historical significance including Jewish Heritage Month, a flag-raising ceremony for Yom Ha'atzmaut (also known as Israel Independence Day), Yom HaShoah, (also known as Holocaust Remembrance Day), as well as the City's annual Menorah Lighting Ceremony; and</p> <p>Whereas, on behalf of the City of Vaughan, the Mayor travelled with the Friends of Simon Wiesenthal Center for Holocaust Studies on a delegation to visit and learn about the death camps in Europe, and as a result, the City has renewed its commitment to Holocaust education and the promotion of tolerance, justice and human rights for all; and</p>	

Whereas, various forms of antisemitism continue to exist in Canada and across the globe, the City of Vaughan must remain vigilant in its strong opposition to such acts in both word and deed. Let this proclamation serve as a call to action to encourage the citizens of Vaughan to learn more about the painful lessons of the Holocaust in a concerted effort to honour the victims and ensure that such atrocities never happen again.

It is therefore recommended:

- 1. That every January 27 be officially proclaimed Holocaust Remembrance Day in the City of Vaughan; and*
- 2. That the proclamation be posted on the City's website.*

Respectfully submitted,

Hon. Maurizio Bevilacqua, P.C.
Mayor

MEMBER'S RESOLUTION

Meeting/Date	COMMITTEE OF THE WHOLE (2) - JANUARY 21, 2020
Title:	Donation in Support of Australian Wildfire Disaster Relief
Submitted by:	Hon. Maurizio Bevilacqua, P.C.

Whereas, the City of Vaughan and its citizens have experienced the effects of disasters during the tornado and ice storm and empathize with those affected by the Australian wildfires; and

Whereas, Australian authorities have declared a state of emergency due to catastrophic weather conditions and resulting devastating outcomes; and

Whereas, the City of Vaughan has, over the years, reached out to provide assistance to communities in crisis in different parts of the world;

Whereas, the Australian Red Cross is helping thousands in evacuation and recovery centres, as well as providing training and equipment to volunteers; and

Whereas, the City of Vaughan, including members of the Vaughan Fire and Rescue Service share in the mission and values of Australia's firefighters and other authorities to protect lives, property and the environment from adverse effects of fire, medical emergencies and other dangerous conditions;

It is therefore recommended:

- 1. That the City of Vaughan make a donation in the amount of \$15,000 to the Australian Red Cross' Disaster Relief and Recovery Fund; and*
- 2. That the funds be allocated through the proceeds of the Mayor's Spirit of Generosity initiative.*

Respectfully submitted,

Hon. Maurizio Bevilacqua, P.C.
Mayor

MEMBER'S RESOLUTION

Meeting/Date	COMMITTEE OF THE WHOLE - JANUARY 21, 2020
Title:	Lincoln Alexander Day
Submitted by:	Hon. Maurizio Bevilacqua, P.C.

Whereas, Colonel The Honourable Lincoln MacCauley Alexander demonstrated, through his life's pursuits, dedication and commitment to serving his country and his community; and

Whereas, Colonel The Honourable Lincoln MacCauley Alexander was the first Black Canadian to be elected as Member of Parliament in the House of Commons, to be appointed as Cabinet minister and to be appointed as Lieutenant Governor; and

Whereas, Colonel The Honourable Lincoln MacCauley Alexander was a passionate advocate for the advancement of education, race relations and youth issues, including by serving as Chancellor of the University of Guelph and Chair of the Canadian Race Relations Foundation; and

Whereas, throughout Canada and within the Province of Ontario, January 21 is known as "Lincoln Alexander Day", and

Whereas, the City of Vaughan values and appreciates the unwavering dedication and noble commitment of Colonel The Honourable Lincoln MacCauley to continuously strive for excellence, and the ultimate benefit of his community and his country; and

Whereas, the City of Vaughan recognizes and celebrates every February as Black History Month, as an opportunity to acknowledge the history, values and heritage of the Black community; and

Whereas, the City of Vaughan proudly celebrates inspirational leadership, diversity and inclusion. Nearly half of our population was born abroad, and our citizens speak 105 different languages. Celebrations like the Christmas Tree Lighting, Toy Drive, Lunar New Year and Menorah Lighting Ceremony, have become annual traditions, as have Black History Month and International Women's Day, along with many of our cultural and community organization flag raisings.

It is therefore recommended:

- 1. That every January 21 be officially proclaimed Lincoln Alexander Day in the City of Vaughan; and**
- 2. That the proclamation be posted on the City's website.**

Respectfully submitted,

Hon. Maurizio Bevilacqua, P.C.
Mayor