

**CITY OF VAUGHAN  
HERITAGE VAUGHAN COMMITTEE  
AGENDA**

Wednesday, September 16, 2020

7:00 p.m.

Committee Rooms 242/243

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. COMMUNICATIONS See attached.	3
4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A THREE-STOREY MIXED USE BUILDING WITH UNDERGROUND PARKING AT 10568 ISLINGTON AVENUE, IN THE KLEINBURG- NASHVILLE HERITAGE CONSERVATION DISTRICT Report of the Acting Deputy City Manager, Planning and Growth Management with respect to the above.	21
2. DE-LISTING FOR 10733 PINE VALLEY DRIVE Report of the Deputy City Manager, Infrastructure Development with respect to the above.	77
3. PRESERVATION AND REHABILITATION OF THE HENRY BURTON HOUSE, LISTED UNDER PART IV, LOCATED AT 8811 HUNTINGTON ROAD Report of the Deputy City Manager, Infrastructure Development with respect to the above.	85

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| 4.   | PRESERVATION AND REHABILITATION OF THE JOHN FLEMING HOUSE, LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON ROAD<br>Report of the Deputy City Manager, Infrastructure Development with respect to the above.   | 223 |
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| 5.   | DEMOLITION OF AN EXISTING NON-CONTRIBUTING BUILDING AT 256 WOODBRIDGE AVENUE, AND CONSTRUCTION OF A SEVEN-STOREY RESIDENTIAL BUILDING AT 248-260 WOODBRIDGE AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE<br>Report of the Deputy City Manager, Infrastructure Development with respect to the above. | 331 |
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| 5.   | ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION  |     |
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| 6.   | CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION   |     |
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| 7.   | NEW BUSINESS   |     |
| <br> |  |     |
| 8.   | ADJOURNMENT  |     |



**HERITAGE VAUGHAN COMMITTEE – SEPTEMBER 16, 2020****COMMUNICATIONS****Distributed September 16, 2020****Item**

C1. Presentation material.

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Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

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

**Cultural Heritage Resource  
Impact Assessment and  
Heritage Conservation District  
Conformity Report**

**248 - 260 Woodbridge Avenue  
Woodbridge Heritage Conservation  
District (HCD)  
City of Vaughan**

# Subject Property within the HCD



# The Property



An 1875 Plan of Subdivision created the lots that comprise the subject property. Contributing properties, 69 William Street & 268 Woodbridge Avenue, are screened from view by coniferous vegetation.



# Contributing Properties



There are two contributing properties adjacent, 268 Woodbridge Avenue and 69 William Street – development must respect and accommodate both



# Neighbouring Properties/Context



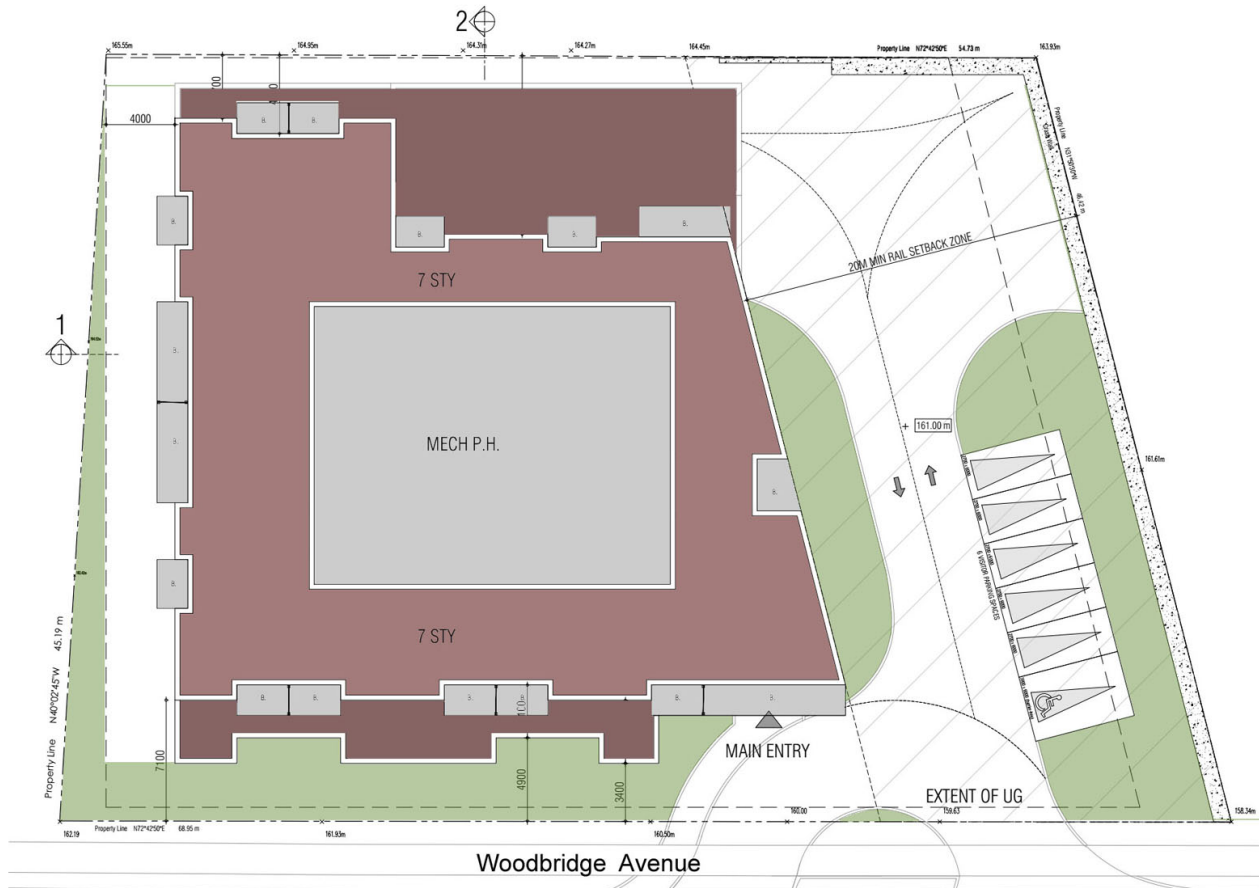
Kipling & Woodbridge

Looking southwest  
from subject property

CP Railway Bridge  
Looking northeast  
from Kipling



# Development Proposal



Site Plan – 7 storeys including a 2-storey podium



# Development Proposal



Looking northeast – crash wall and railway in background



# Development Proposal



Looking northwest

# Impact Assessment

- There is no heritage resource on the subject property, thus no direct impact
- Potential impacts on adjacent heritage resources:
  - *shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
  - There is no shadow cast on the listed building at 69 William Street - the shadow cast on the listed building at 268 Woodbridge Ave. is coincident with the shadow cast by the mature coniferous trees on the east side of that property.
  - *direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
  - The proposal blocks no significant views of adjacent contributing resources – 268 Woodbridge cannot be seen from the east along Woodbridge because of its rear yard location and coniferous tree screen.

# HCD Conformity

## HCD GUIDELINES (6.1)

- *Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential with ground level of buildings along Woodbridge Avenue flush with the sidewalk, with direct access from the street.*
- The building is exclusively residential. It satisfies the Guidelines, no negative impact.
- *Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane. New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required.*
- The proposed building is 7 storeys on Woodbridge Ave., stepping back from a 2 storey podium. The building main roof is at a geodetic height of 184.86, based on 7 storeys exposed on the Woodbridge Ave frontage (p2 + 5 floors), and 6 storeys on the north and west sides. The mechanical penthouse roof is at a geodetic height of 190.86. The 7 storey building across the street is at a geodetic height of 192.10. The proposed building is located directly at the front property or street line to establish a continuous street wall. It does not transition back to the setback line of the existing contributing building to the west which is set to the rear of the lot. Open views are afforded to that building from the street. In a future development, 268 Woodbridge is proposed to be moved to the street to the southwest corner of the property which would make it more visible from the street and negate the need for transition.

# Angular Plane Conformity

## HCD GUIDELINES (6.1 & 6.4)

- The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane.*

ACCORDING TO WOODBRIDGE HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

**Height Guidelines**  
 The height of contributing buildings should be maintained.  
 The vertical requirement to adjacent contributing heritage buildings must be at least half the building height. This transition applies to the back and side yards of a contributing building. (see Diagram A)



Diagram A

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. (see the following Diagram B)

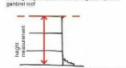
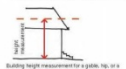
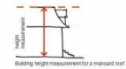
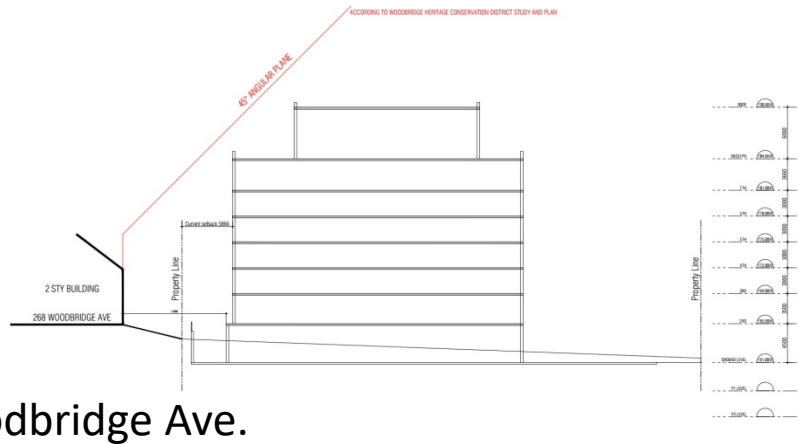
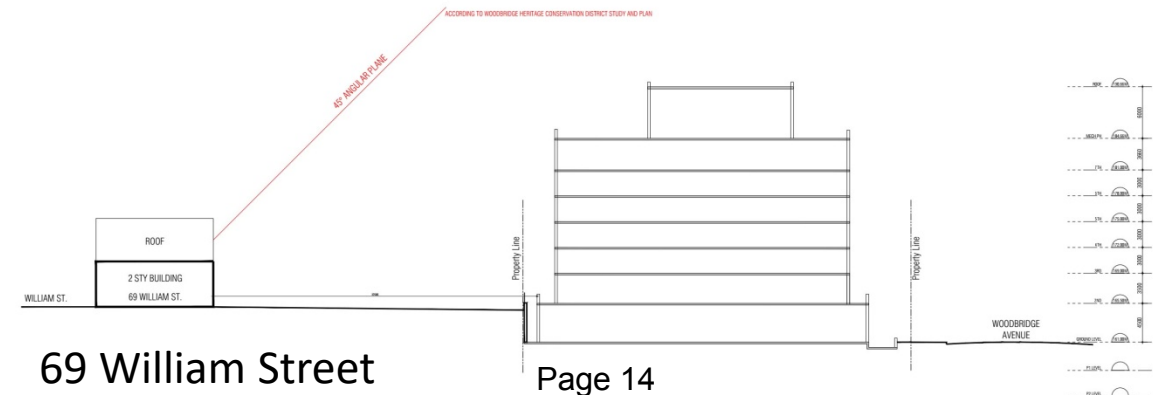


Diagram B



268 Woodbridge Ave.



69 William Street

# HCD Conformity

## HCD GUIDELINES (6.4)

- *All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*
- No blank walls face Woodbridge Avenue.
- *Where heritage contributing buildings are located on either side of a new development site, and are set further back from the zero setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side. Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.*
- The railway embankment is on the east side. 268 Woodbridge on the west is at the rear of the lot and is proposed to be moved forward to the street line.
- *New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.*
- Separation from the railway is a safety requirement, resulting in a 20 m side yard on the east.

# HCD Conformity

## HCD GUIDELINES (6.4)

- *Contemporary work should be 'of its time'. It should avoid blurring the line between real historic 'artifacts' and contemporary elements.*
- The proposed development is clearly of its own time and place with a contemporary style that does not reproduce historic detailing.
- *Materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco, wood siding and trim, glass windows and storefronts and various metals.*
- The development is clad primarily in red brick tones. Windows are of clear glass.
- *New buildings in the district must consider the proportions of immediate neighbouring buildings, but must also consider portions of historical precedents (e.g. window height, base-body-cap, etc.)*
- The development has appropriately proportioned windows based on the volume of the building as well as appropriate pilaster separations to add rhythm to the facade.

# HCD Conformity

## HCD GUIDELINES (6.4)

- *The level of transparency in the new work should be set at a level that provides a good fit on the street frontages. In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.*
- The solid-to-transparency ratio is appropriate in this development and fits well with this part of the streetscape along Woodbridge Avenue.
- *For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed. In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.*
- The detailing in the development is appropriate as the pilasters on the facades add rhythm to the building, referencing historical proportions with a contemporary style.
- *The accommodation of pedestrians will have priority over the accommodation of vehicles.*
- The parking garage door is at the rear of the east wall, well back from the property line minimizing its view from Woodbridge Ave. Short-term parking is at the railway crash wall and away from the building.

# HCD Conformity

## HCD GUIDELINES (6.6 & 6.7)

- *Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.*
- The streetscape is currently devoid of trees. Street trees are proposed in the landscape plan.
- *Woodbridge Avenue should continue to function as a mixed use commercial street and promenade with commercial animation at grade.*
- Does not comply – the building is exclusively residential.
- *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.*
- 6 short-term parking spaces are provided at the railway side of the property within a landscaped area. Structured parking is not visible from the street.



# Conclusion of the HIA & HCD Conformity Report

Located within the Woodbridge Heritage Conservation District, the property contains no potential built heritage resources; two contributing heritage properties are adjacent. There is no appreciable impact on either of these properties.

The proposal meets, with two exceptions, (front yard setback and height), the Guidelines of the *Woodbridge Heritage Conservation District Plan*. There are mitigating circumstances for these exceptions.



## Heritage Vaughan Committee Report

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**DATE:** Wednesday, September 16, 2020

**WARD(S):** 1

**TITLE: DEMOLITION OF EXISTING STRUCTURES AND  
CONSTRUCTION OF A THREE-STOREY MIXED USE BUILDING  
WITH UNDERGROUND PARKING AT 10568 ISLINGTON  
AVENUE, IN THE KLEINBURG-NASHVILLE HERITAGE  
CONSERVATION DISTRICT**

**FROM:**

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek from Heritage Vaughan Committee a recommendation to approve the application to demolish of the existing principal and secondary dwellings including the detached garage/barn on the subject property; and, for the proposed construction of a 3-storey mixed use development, consisting of 6 ground floor retail units and 16 residential units above, with 32 underground parking spaces on the lands known municipally as 10568 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

**Report Highlights**

- The Owner is seeking a recommendation from Heritage Vaughan Committee to approve an application to demolish the existing structures at 10568 Islington Avenue and for a proposed 3-storey mixed-use development, consisting of 6 ground floor retail units and 16 residential units above, with 32 underground parking spaces
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('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

## **Recommendation**

That Heritage Vaughan Committee recommend THAT Council approve an application to demolish the existing dwelling, detached garage and a proposed 3-storey mixed-use development, consisting of 6 ground floor retail units and 16 residential units above, with 32 underground parking space at 10568 Islington Avenue 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, to be determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- 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 at 10568 Islington Avenue in Kleinburg holds three buildings. It is not listed in the Vaughan Heritage Inventory other than as being within the Kleinburg-Nashville Heritage Conservation District. The Owner of 10576 Islington Avenue believes the house on the subject property, the building at 10454 Islington Avenue, and the one at 40 Nashville Road were all moved to their present village sites from Howland's Mill where they may have been workers' housing (referenced by Paul Oberst Architect, co-author of the KNHCD Plan). The historical background research described in the Cultural Heritage Impact Assessment ('CHIA') notes there was a sequence of blacksmiths operating on the property for about 50 years, but there is no documentation noting all of the blacksmiths used the same building, or any particular building.

The 1861 census lists a 1-1/2 storey frame house on the property, used as the principal dwelling; it has the general form of vernacular Loyalist cottage, but is much altered and with a large modern 2-storey addition and 1-storey connecting element. Other than the general form, there are no historic features visible on the exterior of the original house. There is a very small 1-storey stucco secondary dwelling of an undetermined date. At the extreme southwest corner of the property is a 3-bay flat-roofed garage, built onto the front of a barn or drive shed.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

***All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District PLAN (KNHCD').***

The following is an analysis of the proposal to demolish the existing structures at 10568 Islington Avenue and construct 3-storey mixed-use development, consisting of 6 ground floor retail units and 16 residential units above, with 32 underground parking spaces, as shown on Attachments 3 to 7, in consideration of the KNHCD guidelines.

### **9.2 ARCHITECTURAL STYLES**

*Architectural style is a term used to refer to the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, even minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century. Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in the Kleinburg Nashville community, both heritage styles and more recent ones.*

The proposed development is designed in the style of a 19th Century Inn, being one of the approved and recognized styles within the KNHCD Plan. Cultural Heritage staff support the proposed architectural design, as it contributes positively to the overall character of the KNHCD.

#### **9.5.1 NEW DEVELOPMENT OVERVIEW**

*“New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style.”*

Cultural Heritage staff support the design of the proposed replacement building as its scale, massing proportions and architectural style are suitable to the area and will enhance the cultural heritage landscape of Islington Avenue in accordance with KNHCD policies (as shown on Attachment 5).

#### **9.5.3.2 ARCHITECTURAL STYLE**

*“Design houses to reflect one of the local heritage Architectural Styles.”*

The proposed “19th Century Inn” style includes a gable roof, attic dormers and a full-length porch along the front façade. Staff are satisfied the proposal is reflective of the 19th Century Inn building style with gable roof, repeating dormers and consistent second-storey balcony walk-outs. In addition, the central 19th Century Inn-style building articulates the massing of the façade with distinguishable building portions. This

architectural composition is in keeping with the historical architectural proportions of this building type, thus enhancing and reinforcing the KNHCD Plan attributes.

The main body of the building is clad in brick on the ground floor and the central portion of the second floor, and the balance of the upper storeys are clad in lighter materials of horizontal siding and roof shakes appropriate for this architectural style. All components have adequately sized and geometrically positioned repeating dormers contributing positively to the overall character of the KNHCD (as shown on Attachment 4).

#### **9.7.7.3 MANAGING EXISTING WOODLOTS**

*The District valleys and human settlement areas are largely dominated by trees found as forest blocks. These forests, the dramatic deep valleys, and the generally modest nature of the built form define the landscape character of the District. The forests range in age from mature, semi mature, and immature. Many of the mature district forests contain trees over 100 years of age. These forests provide beauty, abundant wildlife habitat and nourish and protect soils from wind and water erosion.*

The proposed building design maximizes all available space on site and incorporates thoughtful landscaping along the streetscape, within the subject property and along the sides and rear of the development. Parking spaces located at grade are arranged to make optimal use of soft landscape plantings, to increase the site's naturalized potential and conform to the intent of the KNHCD Plan (as shown on Attachment 7).

#### **9.8.4 ISLINGTON AVENUE COMMERCIAL CORE**

*The Islington Avenue Commercial Core means the commercially zoned properties within the Kleinburg Village Core, which front on Islington Avenue and Nashville Road. This area contains almost all of the commercial uses in the District, and they comprise a mixture of locally oriented and tourism-oriented businesses. The intent of this Plan is to enhance the quality of the Commercial Core as a pedestrian-friendly village shopping environment.*

The proposed building and site design incorporate a pedestrian-friendly and welcoming "podium" including grade level access to the proposed commercial units at the ground floor. Access between the raised level platform and the natural existing grade slope of Islington Avenue is accommodated at the north and south corners of the property, and a separate private elevator to the residential units above (as shown on Attachment 3).

#### **9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS**

*"Smooth red clay face brick, with smooth buff clay face brick as accent" or "stucco".*

The proposed development employs a historically acceptable materials palette as shown on Attachment 6. The materials include a suitable integration of red brick, stone veneer, horizontal lap siding, and roof shakes cladding noted as acceptable within the KNHCD Plan.

## **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 demolition of the existing structures and the subject lands proposed 3-storey development conforms to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan.

Accordingly, staff can support a Heritage Vaughan Committee recommendation to the Committee of the Whole for approval of the proposed demolition of the existing two buildings and detached garage/barn, and for the proposed construction of a 3-storey mixed use development, consisting of 6 ground-floor retail units and 16 residential units above, with 32 underground parking spaces on the lands known municipally as 10568 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

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

## **Attachments**

Attachment 1 – 10568Islington\_Location Map

Attachment 2 – 10568Islington\_Heritage Evaluation of Existing Structures

Attachment 3 – 10568Islington\_Context Plan

Attachment 4 – 10568Islington\_Rendering

Attachment 5 – 10568Islington\_Elevations

Attachment 6 – 10568Islington\_Materials Palette

Attachment 7 – 10568Islington\_Landscape Plan

Attachment 8 – 10568Islington\_Arborist Report

## **Prepared by**

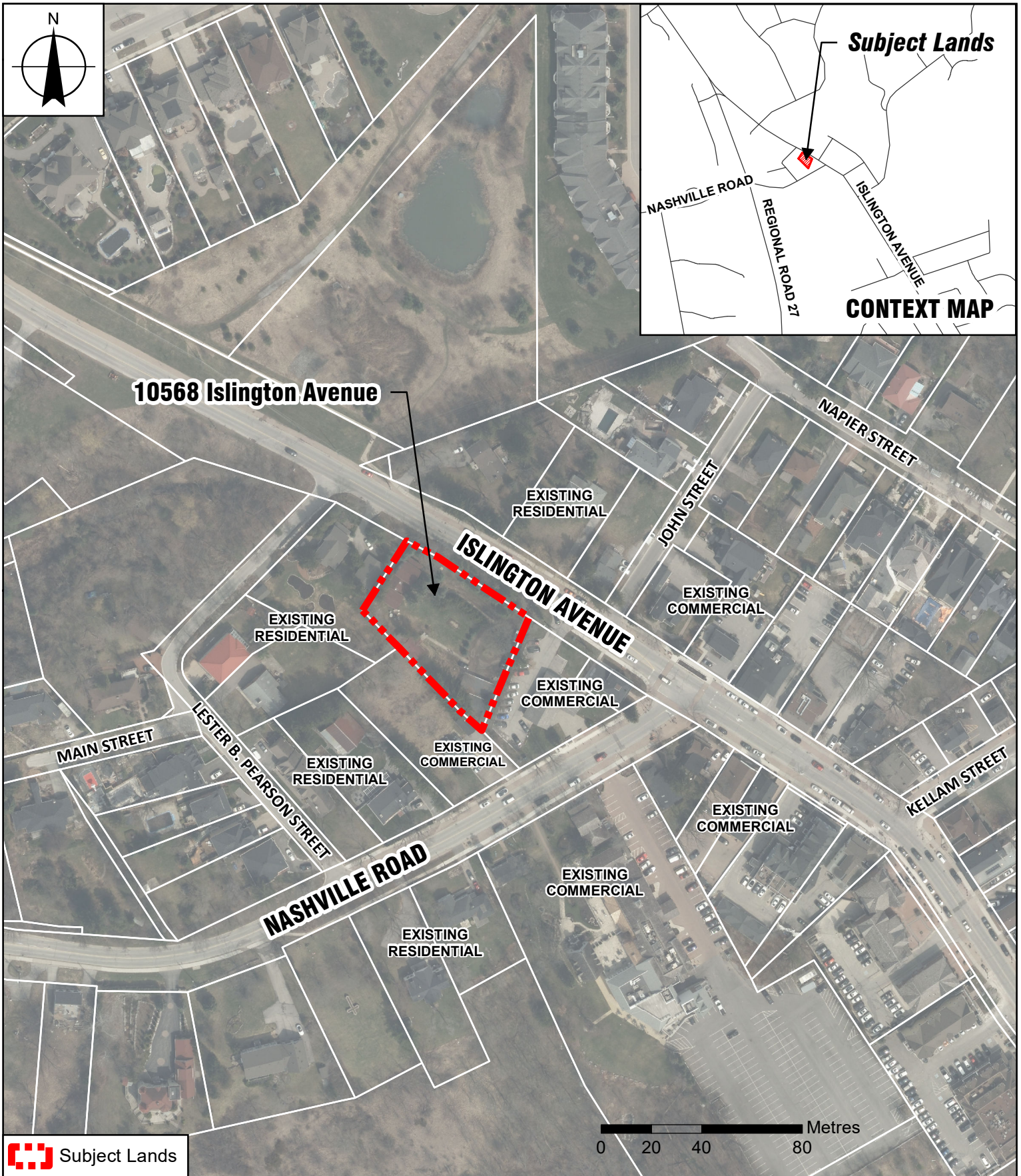
Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407







# Location Map

**LOCATION:**  
Part of Lot 24, Concession 8;  
10568 Islington Avenue

**APPLICANT:**  
N/A



# Attachment

1

**DATE:**  
February 12, 2020





Revised  
Heritage Evaluation of Existing Structures  
10568 Islington Avenue, Kleinburg, ON  
In the City of Vaughan



View of principal dwelling from the southeast.

Phillip H. Carter Architect and Planner  
And  
Paul Oberst Architect

With Property Ownership Chronology  
By Su Murdoch Heritage Consulting

December 2019

**Mandate:**

The Provincial Policy Statement addresses the situation of development of protected heritage resources in Section 2.6.1:

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

**Conserved** is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This document is a preliminary heritage evaluation in preparation for a Heritage Impact Assessment to be completed at a later date.

Property Owner: Portside Developments (Kleinburg) Inc  
495 Deerhurst Drive, Brampton ON L6T 5K3

Heritage Consultant: Phillip H. Carter Architect and Planner  
And Paul Oberst Architect  
789 Queen Street West, Toronto ON, M6J 1G1  
[phcarch@bellnet.ca](mailto:phcarch@bellnet.ca)

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5. Conjectural Reconstruction of the Principal Dwelling_____	16
6. Heritage Evaluation of the Buildings_____	20
7. Conclusions_____	21
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Note: Appendix A has its own bibliography.

**Appendices:**

A- Property Ownership Chronology 10568 Islington Avenue, Kleinburg Village,  
City of Vaughan, by Su Murdoch Historical Consulting

B- Heritage Consultant’s CVs

## 1. Executive Summary

This document has been revised to include additional information about pedigree of the original main dwelling and secondary dwelling.

The property at 10568 Islington Avenue in Kleinburg holds three buildings. The property is not listed in the Vaughan Heritage Inventory other than as being within the Kleinburg-Nashville Heritage Conservation District. The principal dwelling is a small 1 ½-storey 19<sup>th</sup> century dwelling, much altered and with a large modern 2-storey addition and 1-storey connecting element. Other than the general form, there are no historic features visible on the exterior of the original house. Windows and doors are all replacements, and the dwelling has been covered in and EIFS stucco finish with large false quoining. There is a very small 1-storey stucco secondary dwelling of an undetermined date. At the extreme southwest corner of the property is a 3-bay flat-roofed garage, built onto the front of a barn or drive shed.

The proposed development would remove all three of the existing buildings in order to erect a mixed commercial residential building.

In our professional opinion, the existing buildings do not have sufficient heritage value to merit retention.



Figure 1. Original house in the shade to the right. Additions to the left.



Figure 2. The secondary dwelling.



Figure 3. The garage, with the roof of the drive-shed rising behind it.



## 2. Engagement

We were engaged by the owner, Portside Developments (Kleinburg) Inc, to produce a Heritage Impact Assessment the project. We made site visits on October 22, 2015, March 1, 2016, and April 27, 2016 to examine the existing buildings, make measurements and document them with photographs. We engaged Su Murdoch Historical Consulting to undertake a historical background and chain of ownership study, which is included as an appendix to this document.

Our assessment of the heritage value of the property relies on our own expertise—we are architects and professional members of the Canadian Association of Heritage Professionals—taking guidance from accepted standards for heritage conservation in Ontario.

## 3. Introduction to the Site

The property is as an irregular rhomboid, located on the west side of Islington Avenue with about 57m of frontage. The southern lot line is about 57m north of the north boundary of Nashville Road, and it runs back at an obtuse angle for about 49m. The north lot line is at a near right angle to the frontage and runs for about 33m. The rear lot line is about 67m long.

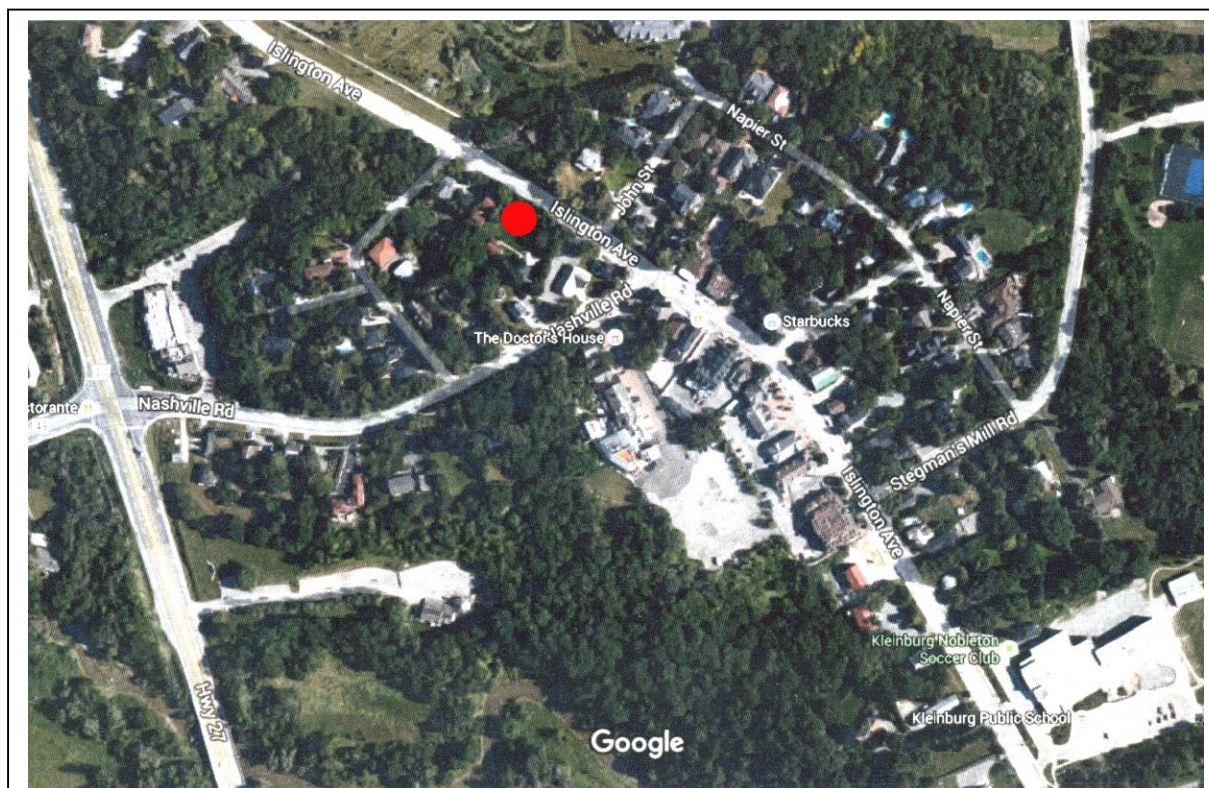


Figure 4. Aerial view of central Kleinburg from Google Maps. Site is indicated by red dot..



#### 4. Introduction to the Buildings

The two outbuildings will be briefly described first. The principal house will be described in greater detail last.

##### Description of the Secondary Dwelling

The secondary dwelling is described in the survey as a 'stucco shed'. It is in fact a very small bungalow, set up for residential use. It is located near the rear lot line, separated from the southwest corner of the principal dwelling by about 10m. It consists of three elements: a small 1-storey block under a mid-slope side-gable roof, about 7.4m width and 5m depth; a narrower and lower wing to the north (right) under a similar roof, about 3.5m square; and a projecting front-gable vestibule just wide enough to contain the entry door and about 2m deep. All of the windows and doors are modern replacements. The exterior of the building is of EIFS acrylic stucco, similar to what was applied to the principal house, though without the false quoining found there. The building is of a generic form, and has no identifiable features to suggest its date of construction. There is some drywall cut away in the smaller northern room, and it is of recent construction. The current owner states that a drywall repair in the larger southern portion revealed older framing.

The historical background research, found in Appendix A, notes that there was a sequence of blacksmiths operating on the property for about 50 years. There is some local speculation that this building was once a blacksmith shop, but this is not documented. Neither is it documented that all of the blacksmiths used the same building.

In our opinion, the small size and particularly the low eaves and ceiling (7 ft.) make it unlikely that the building housed a working smithy. You couldn't walk a horse into the building. There is currently no chimney.



Figure 6. View of the secondary dwelling from the southeast.



Figure 7. The north of the lower and smaller northern wing.



Figure 8. Interior.



## Description of the Garage/Drive Shed

This building is located opposite the vehicular entrance, at the extreme southwest corner of the property. It is about 4m from the south lot line, and almost touching the rear lot line. The eastern 44% of the footprint is occupied by a modern, flat-roofed, three-bay garage, about 12.4m wide by 7.1m deep. The western half is occupied by a barn-form drive shed with a loft above having a width of about 7.4 m and a depth of about 6.2m. Attached to the north end of drive shed is a one-storey extension under a shed roof. The extension is about 4m wide by about 5m deep and it appears to be of recent construction. The eaves of the drive shed are about 0.9m above the flat roof of the garage, and internally, the buildings have been joined by the removal of the siding of the drive shed below the garage roof. All parts of the building are clad in barn-red wood siding.

The siding on the garage and the shed-roof extension on the drive shed being 1x6 v-joint material in contrast to the 1x4 boards on the drive shed. This suggests that the extension is contemporaneous with the garage. The uniform exterior of the drive shed conceals the construction beneath, where the lower level appears to be of plank-on-plank construction, while the upper level is barn framed with posts, braces, and infill studding, resting on a header on top of the lower wall. Our timber specialist, Vic Snow, tells us that there are some similarly constructed barns in King Township. There is no stone foundation evident, and the lower boards on the south end of the west wall are bowed and deteriorated (see Figure 13).

The drive shed has plain white corner boards, and small Georgian-sash windows set in simple board frames, including one very small window to the loft at each gable end. The windows and frames are white. There is an internal single-flue chimney near the south wall and west of the ridge that rises from the ground. It may be that this chimney served a forge, and that a blacksmith shop was operated here.



Figure 9. View from the north. Garage to the left, drive shed rising to its rear.



Figure 10. The south end of the drive shed. The garage is visible behind the pine tree.



Figure11. Looking through the garage into the drive shed. Ladder to loft is visible at the left of the opening into the drive shed.



Figure 12. Top of the ladder shows large header on top of lower plank on plank wall, supporting frame of loft level. It's possible that the loft was added later.



Figure 13. There is a significant bow at the base of the west wall near the south corner.



Figure 14. The upper level is barn framed with corner posts, braces, and infill studding. Brick chimney is visible on the right. It is at the centre of the south gable. Water damage to the sheathing boards is visible. Daylight is coming through one gap to the left. Note brick chimney to right of loading door.



## Description of the Principal Dwelling

This building is located close to the northern lot line, with a side set-back of around 2m. The building dwelling, with an enclosed verandah without any entry on the front, and more recent additions to the rear. A 1-storey element in the middle of the current building is constructed over a basement, that is probably the remains of an original kitchen tail. At the rear of the building is a 2-storey recent addition with a stair linking the downstairs living room with a master bedroom suite above. The entire building has been clad with an EIFS finish of tan acrylic stucco over Styrofoam. The finish includes oversized false quoins, and window surrounds and a band at the second floor level on the rearmost addition—all in a slightly darker tan colour.

The total footprint of the building as it stands today is 143 sq m, including the front verandah of 14 sq m. The combined second floor area is 81 sq m, giving a total gross floor area of 224 sq m.

The following pages show measured drawings of the current building and photographs of the interior of the building.



Figure 15. East (front) of the house showing enclosed verandah.



Figure 16. South side of the original house to the right. One-storey connection, with principal entry to the right.



Figure 17. Southwest corner of rear 2-storey addition. One-storey connection and entry gable is visible to the right.

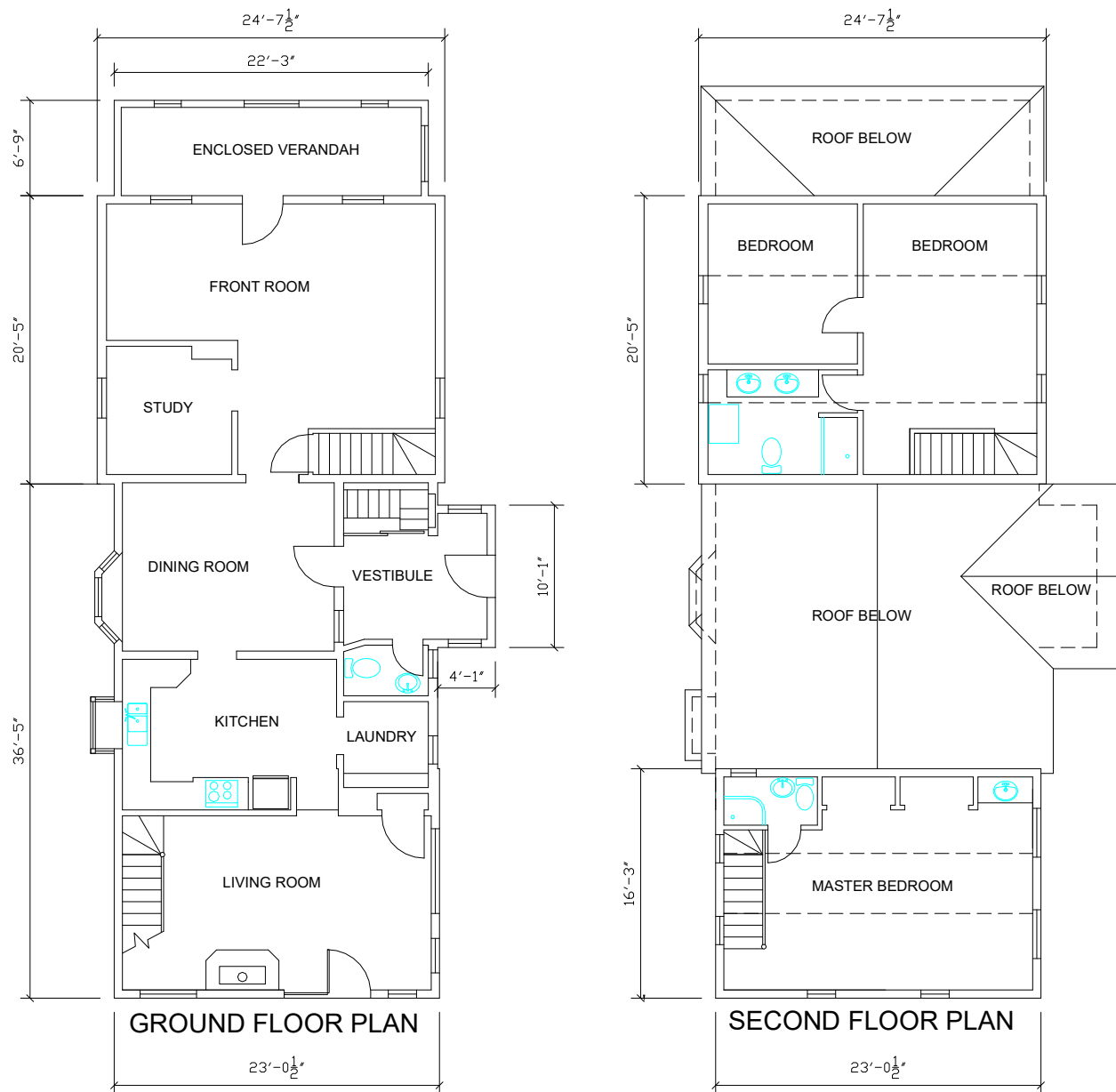
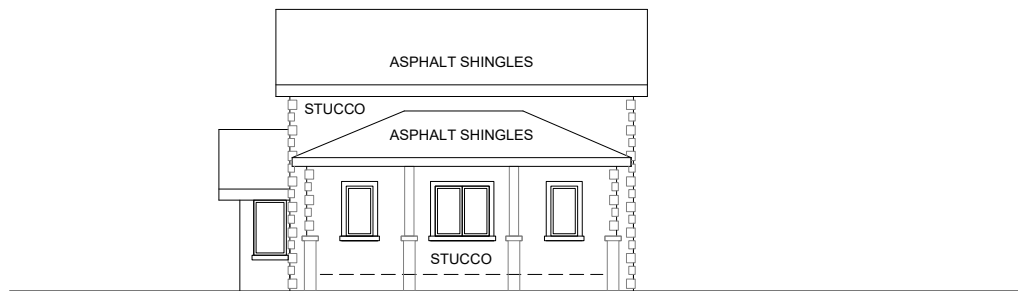
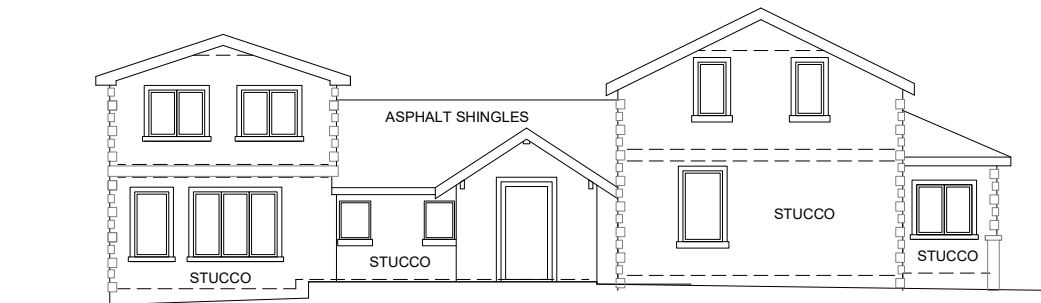


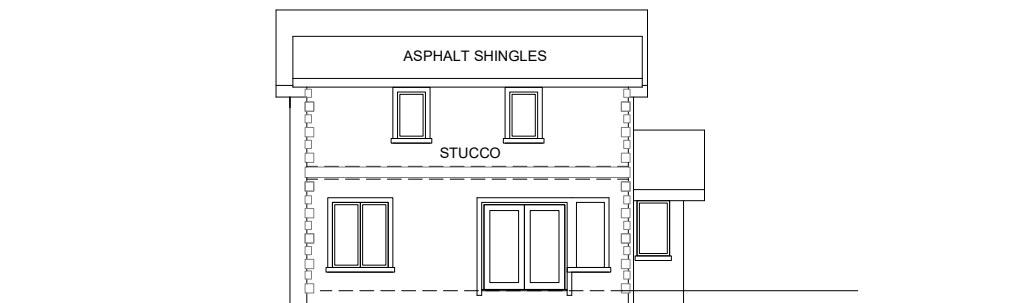
Figure 18. Existing Floor Plans



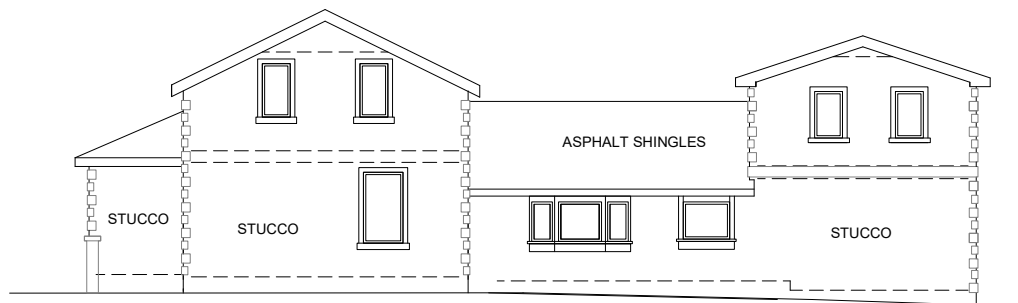
EAST (FRONT) ELEVATION



SOUTH ELEVATION



WEST (REAR) ELEVATION



NORTH ELEVATION

Figure 19. Existing Elevations

The first two pages of photographs are within the original front part of the house..



Figure 20. Looking from the entry door into the central 1-storey dining room. We believe this window and door openings were once in the exterior wall of the tail of the house.



Figure 21. Ground floor, verandah, looking south. The window on the right looks into the front room. We believe it is in an original exterior opening, left from the previous version of the house. Being interior, it didn't require a thermal upgrade when the last alterations occurred. This window and the matching one behind us are the only surviving exterior elements of the mid-20<sup>th</sup> century iteration of the building.

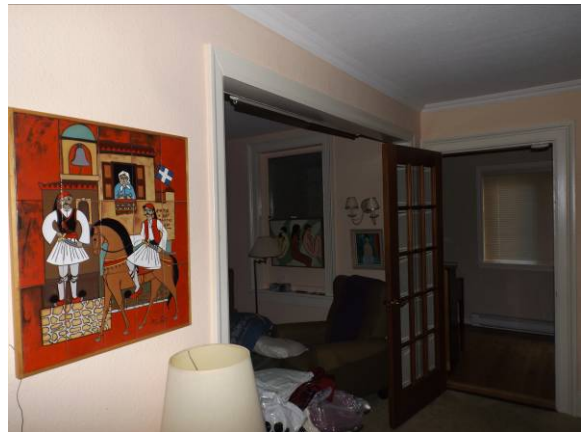


Figure 22. Ground floor, front and centre. The window seen in the previous photo is on the left. The central door leading onto the verandah is on the right.



Figure 23. Ground floor, southeast corner. The window is the same one shown in the previous picture.





Figure 24. Second floor, southwest corner, top of the stair.



Figure 25. Second floor, southeast corner. Roof slope evident, and original window opening behind the curtain.



Figure 26. Second floor, northeast corner. Tiny bedroom, roof slope evident, original window opening in the far wall.



Figure 27. Second floor, northwest corner contains bathroom. Roof slope and original window opening are evident, as well as wide-plank pine floor.



Figure 28. Second floor, very wide plank door. The bathroom and the tiny bedroom are the only two rooms that retain these doors.

The following photographs are within the later additions and altered tail.



Figure 29. Bay window in north wall of middle dining room. It's visible in Figure x, before the furnishings were removed. Second floor, southwest corner, top of the stair.



Figure 30. Kitchen, immediately behind the dining room, looking north to small square bay window.



Figure 31. View south from the kitchen into the laundry. Passage to living room is on the right.



Figure 32. Ground floor, living room, looking south. Passage to kitchen is on the left.



Figure 33. Ground floor, looking out the back doors in the living room. .



Figure 34. Ground floor, northwest corner of living room, showing stairs leading to master bedroom.



Figure 35. Second floor, master bedroom. Top of the stair leading to the living room below.



Figure 36. Second floor, master bedroom, stair to the left. View looking east into the bathroom.



Figure 37. Second floor, master bedroom, view to the southwest.



Figure 38. Second floor, master bedroom, looking south. Mirrored closet doors on the left, washstand in the corner.



Figure 39. Second floor, master bedroom. Detail of washstand, with closet to the left.



## 5. Conjectural Reconstruction of the Principal Dwelling

After close examination of the principal residence, and the available documentation, we have produced conjectural drawings of the architectural form of the building as we think it would have appeared prior to the recent alterations and additions. It is notable that the house was a very modest dwelling, with a width of less than 25 feet, in comparison with a common width of 30 feet or more in houses of a similar age and type.

The 1861 census lists a 1 ½ storey frame house on the property. The second-floor plank floors and plank doors suggest that this might be a house of that date, but if so, these are the only surviving elements. Since we have no physical evidence of exterior features of a 19<sup>th</sup> century version, the drawings below show what we are certain of, the house as it appeared in the mid-20<sup>th</sup> century.

The house has the general form of vernacular Loyalist cottage. It is very similar in layout and footprint to the house across the street at 10545 Islington Avenue. We conjecture that the front verandah, now awkwardly enclosed, was similar to that found across the street. The siding we found under the recent stucco is identical to that found across the street.

There is no evidence of chimney breasts in the interior of either floor. We conjecture that heating may have been provided by a box stove at the centre of the south side wall, with the stove pipe rising through the second floor into a bracketed chimney thereby providing some heat to the upper rooms. We also conjecture that there was a cooking/heating stove in the centre of the rear wall of the kitchen tail.

There is an existing basement under the middle of the building. We assume that this defines the extent of the original kitchen tail of the house. There is a stone stair descending to this basement from a location outside of the kitchen tail. This is not uncommon in houses of this age, and there is a window (now blind) on the south side of the stair, we conjecture that this stair was enclosed under a porch.



Figure 40. 10545 Islington Avenue, almost directly across the street from the south end of the property. The house is very similar to the principal dwelling at 10568, and informs our reconstruction.



Figure 41. Kitchen tail with porch at 10545 Islington. We believe that 10568 was similarly configured.

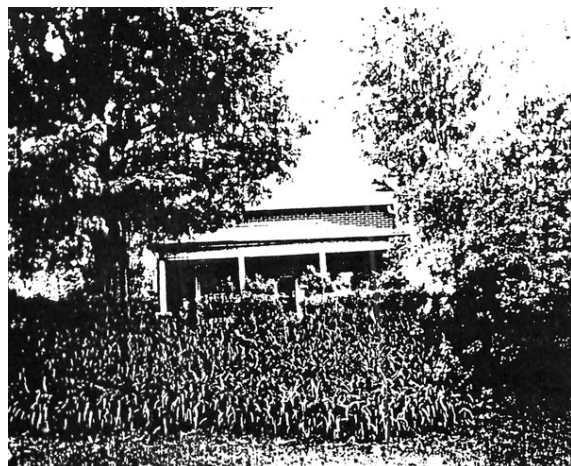


Figure 42. Image from 1993 Preliminary Study for a Kleinburg HCD, showing insulbrick siding which was removed to install the current stucco finish..

There is a very poor photograph in a 1993 study, which is shown in Figure 42. This seems to show a brick house, but the current owner was told by the prior owner that the house was once clad in insulbrick-type asphalt siding.

We removed a patch of the recent EIFS stucco finish on the north side of the house, as seen in Figure 43. It is evident that the insulbrick was removed prior to the application of the stucco which was installed over the prior wood siding. We found wood siding under the stucco. The siding is milled to a drop channel pattern profile, which became popular around 1880, although it had originally appeared earlier. The rabbetted channel of the upper part of the board is unusually wide. The same siding profile is found on 10454 Islington across the street, and a similar profile, though with narrower channel, is found in the house immediately to the north at 10576 Islington Avenue. The front verandah on 10576 is similar to that on 10454.

The owner of 10576 believes that his house, the subject property, 10454, and 40 Nashville Road were all moved to their present village sites from Howland's Mill where they may have been workers' housing. (40 Nashville Road is much altered and added to.) He has told me that several local people shared this information with him, although he doesn't know of any documentation. The story is plausible, but can't be accepted as proven.



Figure 43. Cut out of recent EIFS stucco over Styrofoam, showing underlying wood drop channel shiplap siding. We believe the nail holes once secured the insulbrick siding.

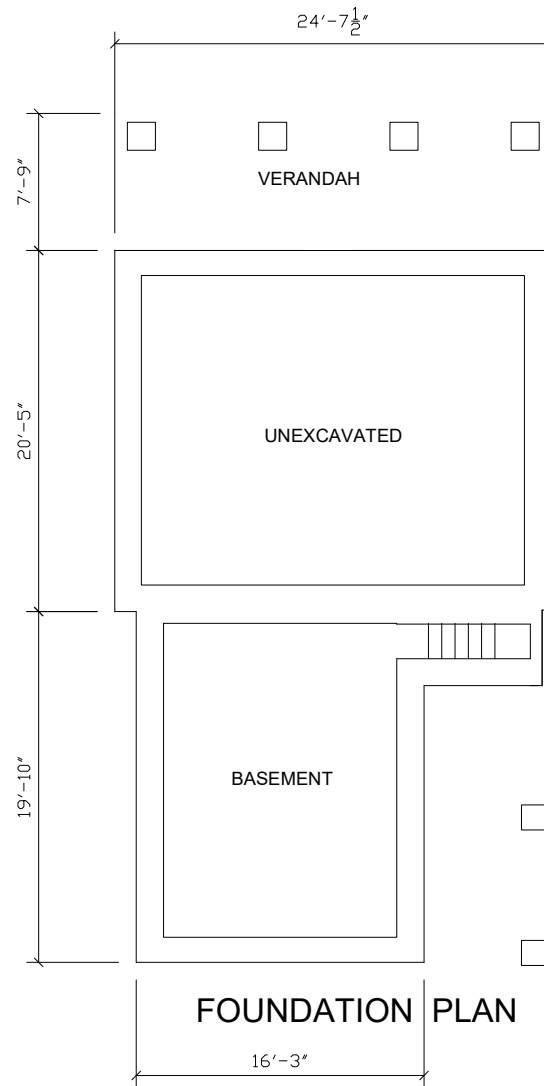


Figure 44. Conjectural Foundation Plan

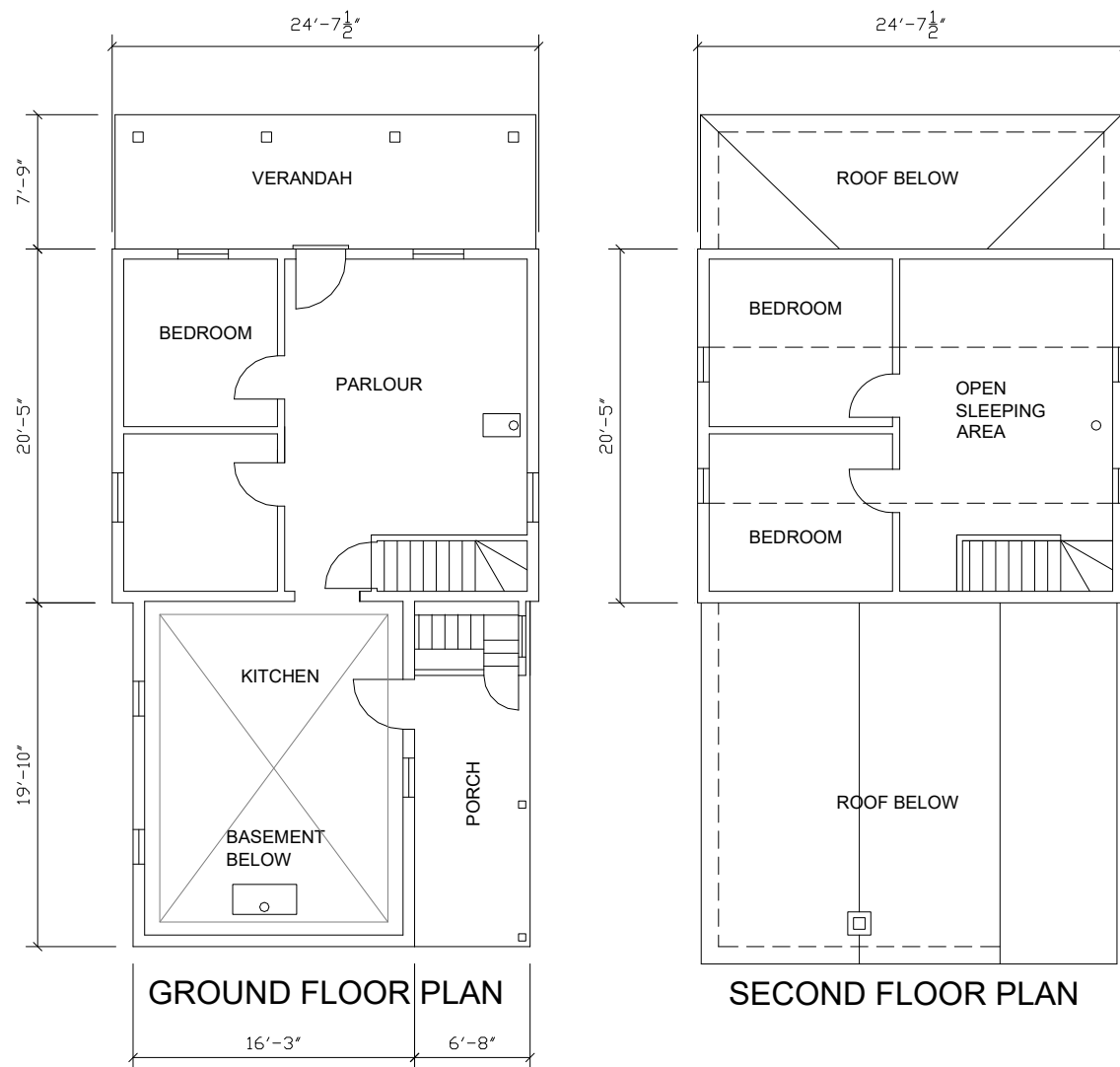


Figure 45. Conjectural Floor Plans



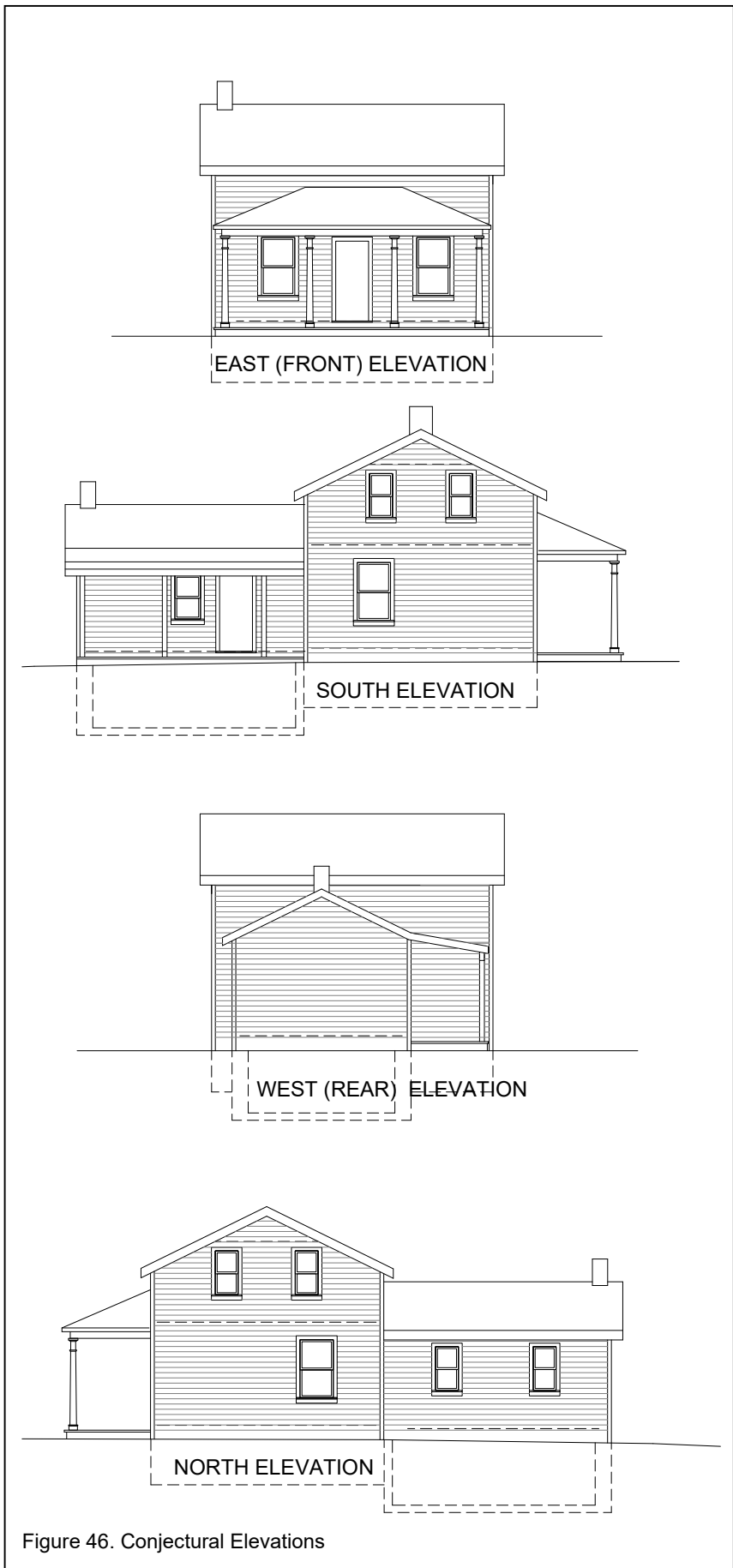


Figure 46. Conjectural Elevations

## 6. Heritage Evaluation of the Buildings

In terms of the heritage character of the Kleinburg-Nashville Heritage Conservation District, none of the buildings can be said to contribute to that character, since there are no heritage attributes visible from the public realm. Even without the screening effect of the thick planting along Islington Avenue, the character of the buildings is obscured by later interventions.

1. Except for a side view of its gable roof, the drive shed is concealed by the large three-car garage set in front of it, as seen from Islington Avenue. The garage in front, and the contemporaneous extension to the north are without heritage value. The sheathing appears to have suffered some damage from water infiltration. Additionally, the bowing of the wall which is in contact with the soil, and the removal of the siding adjacent to the garage makes it an unlikely candidate for conservation or re-use.

2. The north end wing of the secondary dwelling is recent and has no heritage value as shown by exposed construction. Whatever character the larger southern portion may have had is no longer recoverable. It not possible to know what the original use of this building was. In our professional opinion it is unlikely to have been a blacksmith shop.

3. The original architectural character of the principal dwelling has also been concealed by its recent EIFS stucco finish, the erection of additions in the middle and back of the building, and the fitting of modern replacement doors and windows and their trim. There are no longer any heritage-defining characteristics on the exterior of the building other than the basic shape of the main front portion of the original house. The original tail is buried in the later additions, and no longer legible.

The interior has also been highly altered. A few of the door and window casings, a bit of second-floor baseboard, two of the second-floor doors, and some second-floor flooring boards appear to be original. The rest of the visible fabric is relatively recent.

In our professional opinion, a successful restoration of the 19<sup>th</sup> century portion of the building is unlikely to be practical. Removal of the stucco encasement will likely reveal damaged siding and missing details of corner boards, fascias, trims and other details. The



Figure 47. From Islington Avenue, the drive shed is almost entirely concealed by the 1957 garage addition.



Figure 48. Modern framing in the north wing of the secondary dwelling.



Figure 49. The original attributes of the principal dwelling have been removed or concealed by 20<sup>th</sup> century alterations.

existence of two other nearby building of almost identical design but in substantially unaltered condition means that this building would not provide additional information or value to the community. We don't consider it a good candidate for conservation.

## **7. Conclusions**

In our professional opinion, there is not sufficient heritage value in the buildings on the property to merit their retention.

We recommend that the buildings be dismantled in such a way that their method of construction can be documented. In the case of the drive shed, the principal item of interest is the intersection of the construction of the upper level with that of the lower level. In the case of the secondary dwelling, removal of the interior finish of the main south portion should reveal its original construction and so indicate the range of its construction dates. In the case of the principal dwelling, removal of interior finish should likewise reveal its form of construction. All of these discoveries should be photographed, with dates and locations of each photograph noted. The few items that appear to be original and useful should be carefully removed and offered for re-use.

The proposed project should include a plaque indicating that the property once housed the home and workshop of a succession of blacksmiths from 1856 to 1913.

## **8. Bibliography**

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### **Heritage Conservation:**

Fram, Mark. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ontario: The Boston Mills Press, 1988

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Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa: Queens Printer,

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### **Official Documents:**

Phillip H. Carter Architect and Planner, et al. *Kleinburg-Nashville Heritage Conservation District Study and Plan*. Vaughan: City of Vaughan, 2003

Ontario. *Ontario Heritage Act, RSO, 1990, chapter o.18, as amended*. Toronto: Queen's Printer for Ontario, 2009

Ontario Ministry of Culture, Tourism and Recreation. *Heritage Property Evaluation*. Queen's Printer for Ontario, 2006

## Appendices:

- A. Property Ownership Chronology  
10568 Islington Avenue,  
Kleinburg Village, City of Vaughan  
By Su Murdoch Historical Consulting**
  
- B. Heritage Consultant's CV**





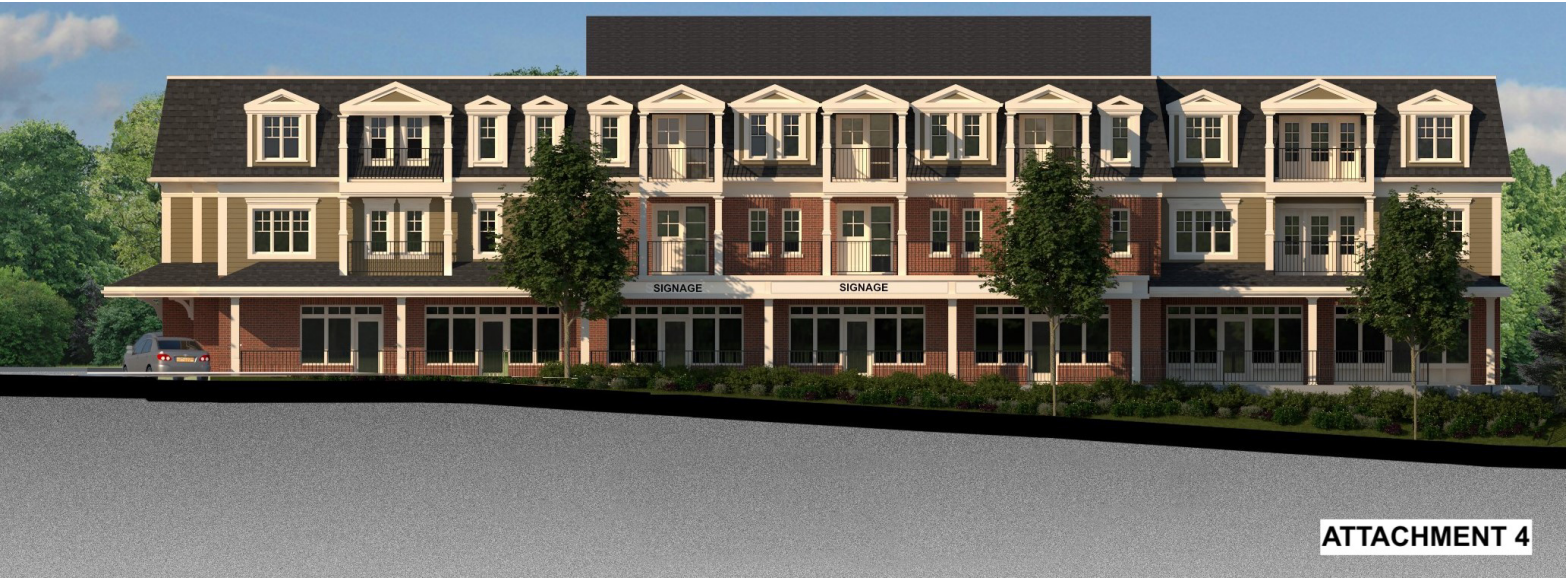


# ATTACHMENT 3







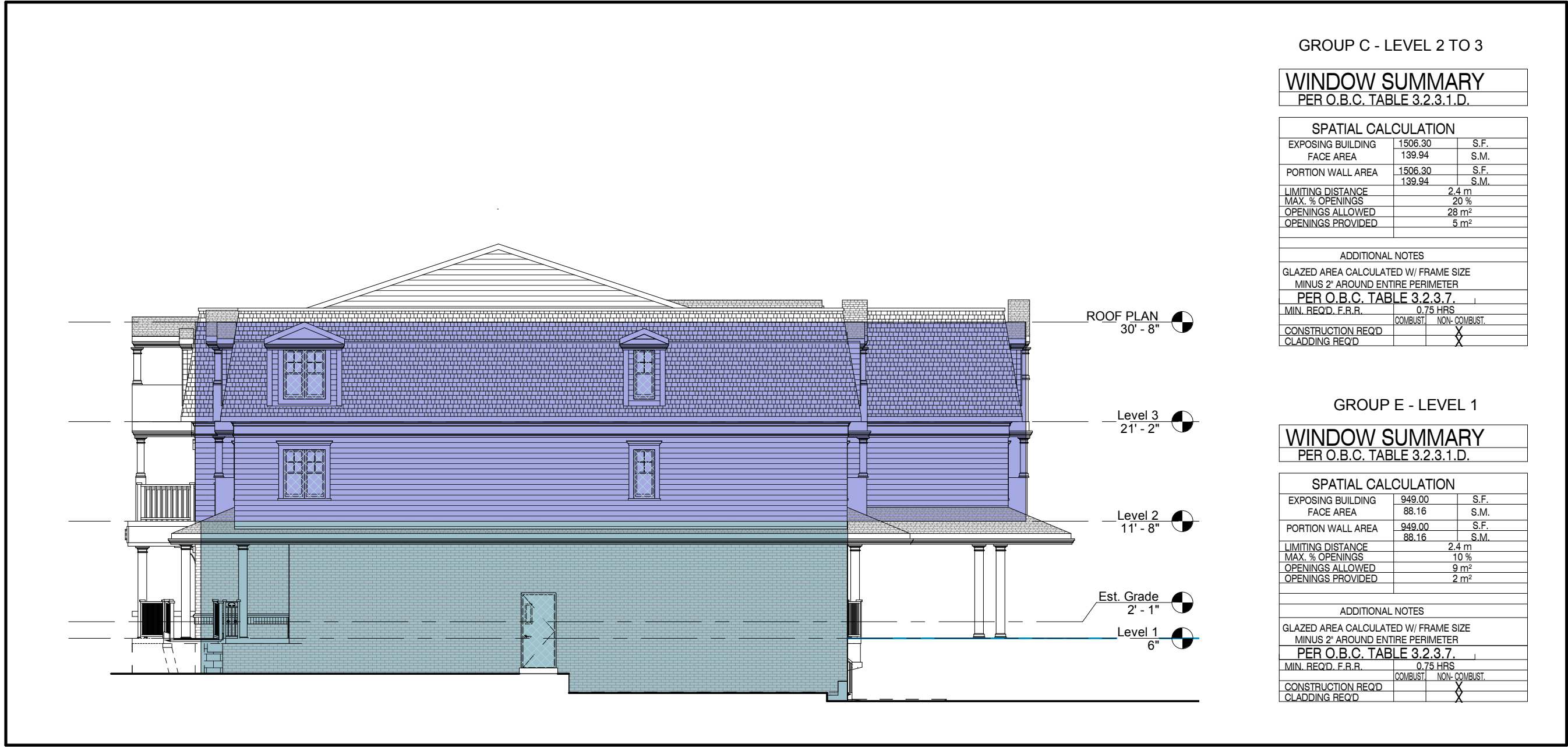


ATTACHMENT 4





ATTACHMENT 5



APPLICATION NUMBER: DA-17-042

APPLICATION NUMBER:

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SUBMITTALS

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2.	ISSUED FOR SITE PLAN APPROVAL	2019.11.12	DG
1.	ISSUED FOR SITE PLAN APPROVAL	2017.08.17	DG

No. Description YYYY.MM.DD By

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4 ARCHITECTURE INC.

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T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

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215067

ELEVATIONS

2019.11.12

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MD DG

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ATTACHMENT 6

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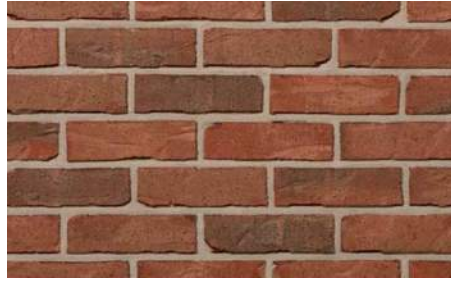
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STANDARD BRICK  
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MANUF.: BRAMPTON BRICK



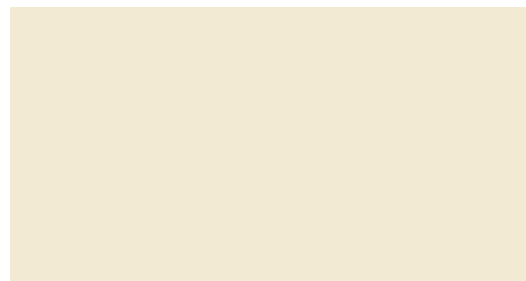
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MANUF.: JAMES HARDIE



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MANUF.: TBD



TRIM BOARD  
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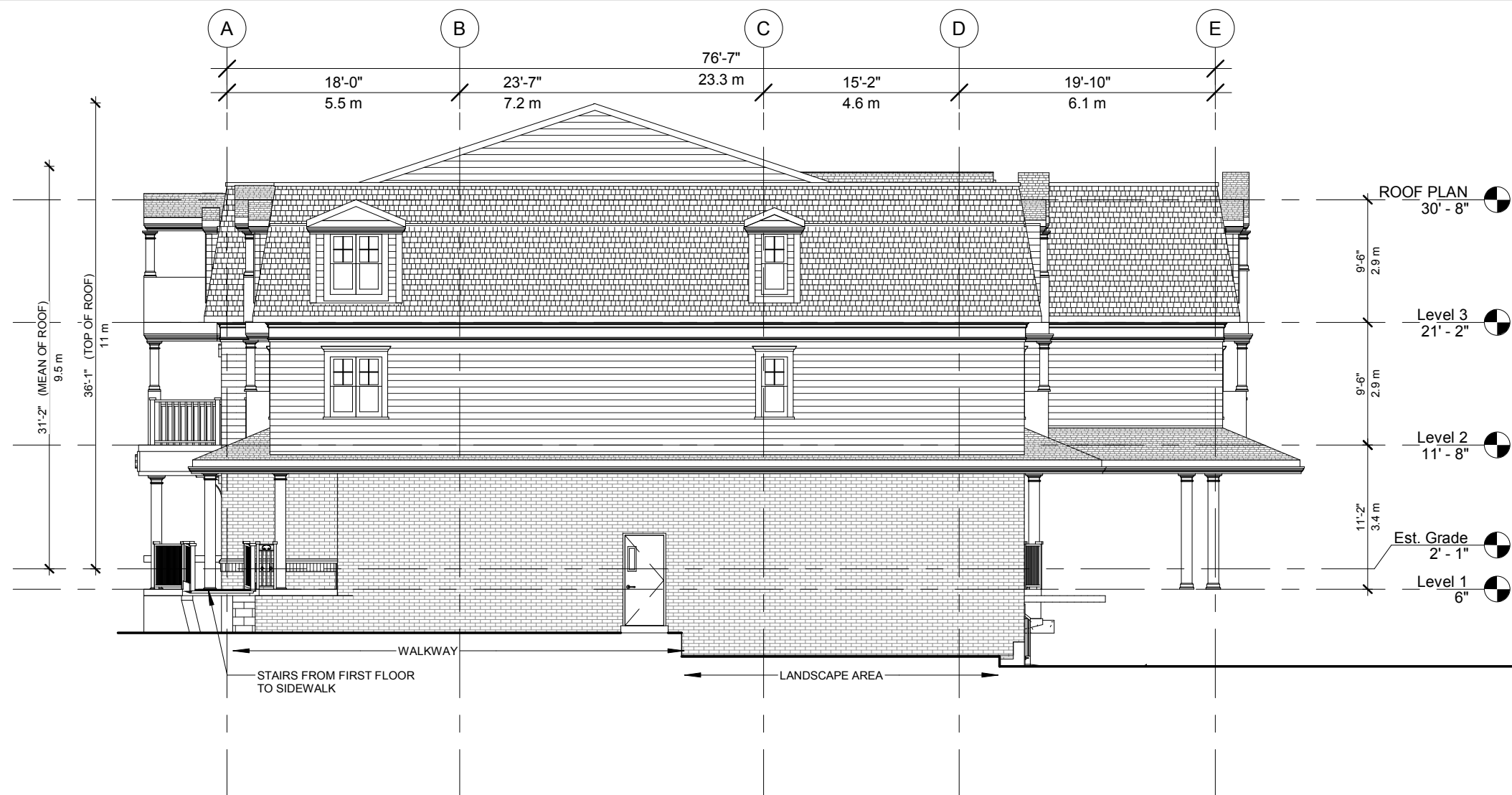
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REVISIONS		

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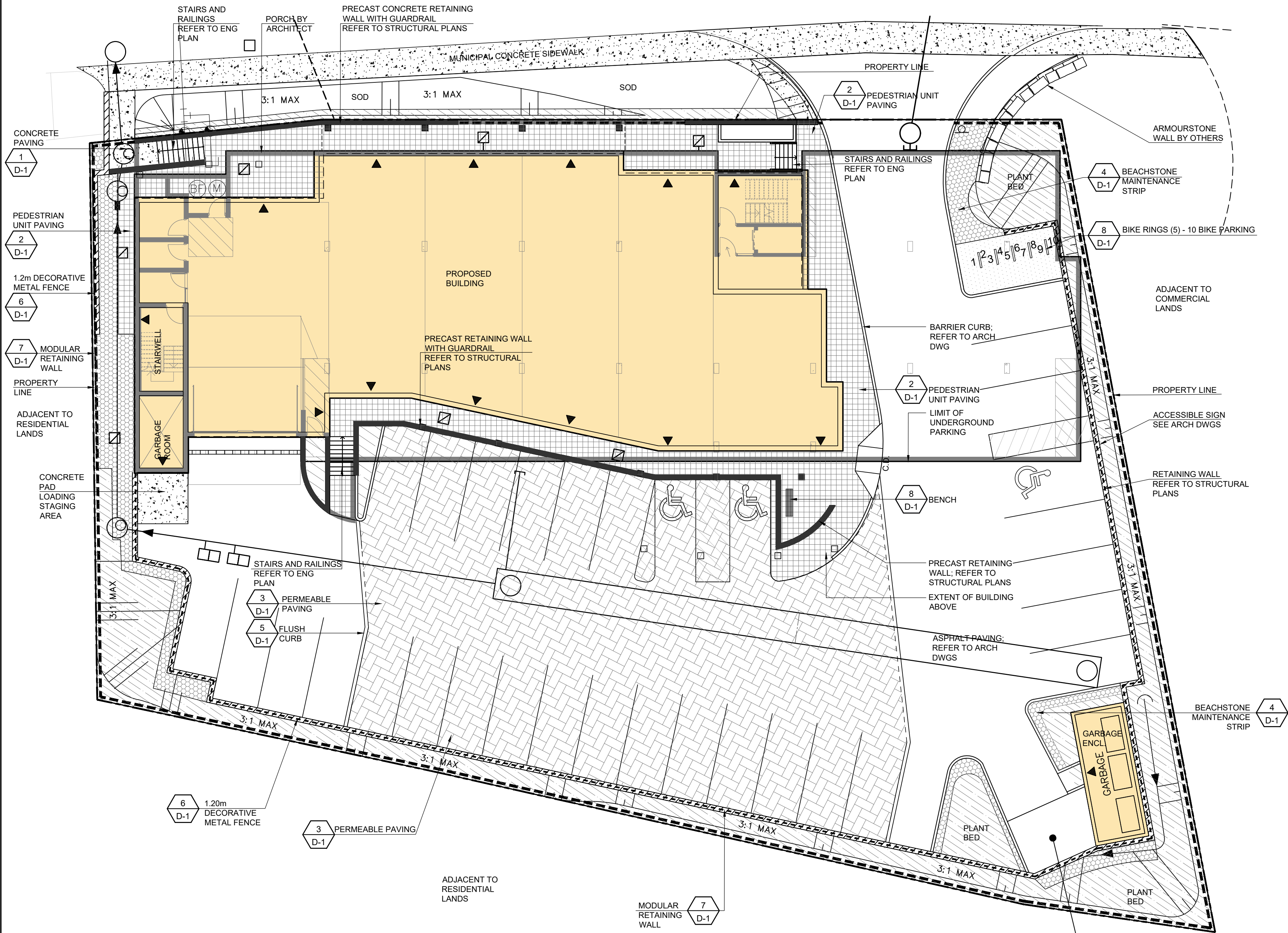
**4 ARCHITECTURE INC.**  
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T: (905) 470 7212 / F: (905) 737 7326 email: mail@4architecture.ca

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As indicated	MD	DG
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ISLINGTON AVENUE



- GENERAL NOTES:**
- CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.
  - CONTRACTOR SHALL PROTECT ALL IRON BARS. ANY DISTURBED BARS SHALL BE REPLACED BY OWNER AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL REVIEW AND VERIFY SITE GRADES AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE INSPECTOR. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF SITE CONDITIONS; NO CLAIMS FOR EXTRAS WILL BE ENTERTAINED THEREAFTER.
  - STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE AREAS FOR THE STORAGE OF MATERIALS AND EQUIPMENT SHALL BE APPROVED BY INSPECTOR.
  - CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE INSPECTOR.
  - SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION; ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
  - ALL TEMPORARY PROTECTIVE FENCING INCLUDING TREE PROTECTIVE FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE INSPECTOR FOR THE DURATION OF CONSTRUCTION AND REMOVED FOLLOWING SUBSTANTIAL COMPLETION UPON APPROVAL BY INSPECTOR; FENCING LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - CONTRACTOR SHALL SUPPLY AND INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS AND UTILITIES THAT ARE TO REMAIN AND THAT MAY BE AFFECTED BY THE CONSTRUCTION.
  - CONTRACTOR SHALL ENSURE THAT EXISTING FENCING TO RETAIN IS PROTECTED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AT HIS COST ANY DAMAGE ARISING DURING CONSTRUCTION.
  - ALL EXISTING VEGETATION AND UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. REFER TO DETAILS FOR APPROVED FENCING TYPES. ANY DAMAGES NOTED TO BE RECTIFIED AT THE COST OF THE CONTRACTOR.
  - EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
  - ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
  - THE CONDITION OF CURBS, SIDEWALKS, STREET TREES AND UTILITIES LOCATED WITHIN THE R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGES SHALL BE RECTIFIED AT THE CONTRACTOR'S COST.
  - DUST CONTROL: CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.
  - NO HOARDING FENCING COMPONENT, INCLUDING BRACES AND FOOT SUPPORTS, SHALL ENCUMBER THE PUBLIC SIDEWALK AT ANY TIME.

**LEGEND**

- 1 D-1 DETAIL # SHEET #
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- PERMEABLE PAVERS.
- CONCRETE PAVING. SRI =  $\geq 35$
- RIVERSTONE.
- BED PLANTING BED AREAS
- RETAINING WALL
- PROPERTY LINE
- 1.20m DECORATIVE METAL FENCE
- C.D CURB DEPRESSION
- PROPOSED LIGHTING

no.	revision	date	by
R4	ISSUE FOR SPA APPROVAL	1/16/2020	GB
R3	ISSUE FOR SPA APPROVAL	12/9/2019	AG
R2	ISSUED FOR SPA	9/24/2019	JR
R1	ISSUED FOR SPA	6/13/2019	JR
R0	ISSUED FOR SPA	05/24/2019	JR

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reviewed by JS drawn by JR

date DECEMBER 2016

scale 1:150 m

drawing title

**LANDSCAPE PLAN**

drawing number

**L-1**

client

**Portside Development**

project title

**Mixed Use Development**

**Kleinberg ON**

10568 ISLINGTON AVENUE

project number

**2016-091**

**landscape**

**planning**

**limited**

95 Mural Street, suite 207  
Richmond Hill, ON L4B 3G2  
905-869-6838 | fax 905 869-3815  
email: [lp@landscapeplan.ca](mailto:lp@landscapeplan.ca)  
[www.landscapeplan.ca](http://www.landscapeplan.ca)



**ATTACHMENT 7**



**PLANT PERFORMANCE:**

**PLANT PERFORMANCE:**

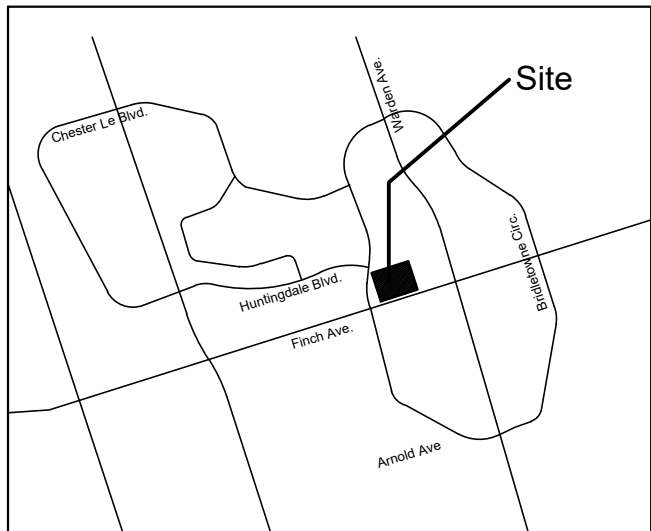
1. All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.
2. All plants shall be healthy, vigorous, plants free from defects, decay, disfiguring roots, sun-scald injuries, bark abrasions, plant diseases and pests and all forms of infestations or objectionable disfigurements.
3. All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.
4. All plant material shall be unwrapped prior to inspection. The Landscape Architect reserves the right to inspect all plant material and reject all material that does not meet the standards listed herein.
5. Substitutions will not be accepted without prior written request by the consulting Landscape Architect. Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the Landscape Architect.
6. All trees shall be open-grown for wind-firmness. Trees shall not be leaning or have significant sweep, crook or bend. Deciduous trees shall have approximately two-thirds of their total height in living branches. All trees shall have good crown shape and colour (evergreens) characteristic of their species. Trees shall have a single dominant leader with no side branches taller / longer than the main leader.
7. If required, trees shall be properly target pruned (never flush cut, trimmed, rounded-over, hedged, tipped or topped) and dead / damaged branches shall be removed. Branches that cross-over each other or rub against each other, co-dominant leaders, and branches growing upward inside the crown shall be properly pruned. Trees shall not be treated at any time with wound paint.
8. All trees shall have root ball sizes that meet or exceed nursery standards. Root balls shall be firm and structurally integral with the trunk.
9. Shrubs and ground covers shall have full, well branched crowns typical of species or variety. Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, undersized, or have been cut back from larger grades to meet specifications shall be rejected.
10. All sod shall be Turfgrass Nursery Sod conforming to the latest specifications of the Ontario Sod Association and the the Nursery Sod Growers Association.

TOPSOIL REQUIREMENTS:

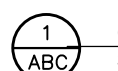
1. Topsoil shall be a fertile, natural loam, capable of sustaining healthy growth; containing a minimum of 4% organic matter for clay loams and 2% organic matter for sandy loam, to a maximum of 25% by volume. Topsoil shall be loose and friable, free of silt, subsoil, clay lumps, stones, roots or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all accept and toxic materials that may be harmful to plant growth. Topsoil containing soil clumps, crabgrass, couchgrass or other noxious weeds is not for application. Topsoil shall not be overtopped or placed in a frozen or excessively wet condition. Topsoil acidity / alkalinity shall be in the range of 6pH to 7.0pH.
2. Topsoil depth requirements are as follows:
  - Shrub Planting Beds: 600mm min. continuous depth
  - Tree Planting Beds: 600mm min. continuous depth
  - Sodded Areas: 150mm min. continuous depth

### SERVICES, STAKEOUTS & PLANTING ADJUSTMENTS


1. Contractors shall obtain stakeouts from all Utilities prior to landscape installations.



### LEGEND



1	QUANTITY	PLANT KEY
100	SPECIES	


**PROPOSED DECIDUOUS TREES** PROPOSED SHRUBS/PERENNIALS

REFER TO ARCHITECTURAL AND ENGINEERING  
DRAWINGS FOR DETAILS GRADING AND SERVICING.

R4	ISSUE FOR SPA APPROVAL	1/16/2020	GB
R3	ISSUE FOR SPA APPROVAL	12/9/2019	AG
R2	ISSUED FOR SPA	9/24/2018	JR
R1	ISSUED FOR SPA	6/13/2019	JR
R0	ISSUED FOR SPA	05/24/2019	JR
no.	revision	date	by

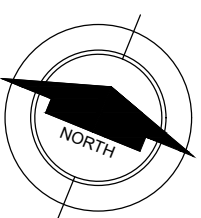
THESE DRAWINGS ARE THE PROPERTY OF LANDSCAPE PLANNING LIMITED AND SHALL NOT BE ALTERED, MODIFIED, REVISED OR CHANGED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED. SEAL IS NOT VALID WITHOUT SIGNATURE OF THE LANDSCAPE ARCHITECT. DRAWINGS CANNOT BE USED FOR TENDER/CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT.

reviewed by

JS JR

date JANUARY 2016

scale 1:150m



drawing title

## PLANTING PLAN

drawing number

L-2

client

## Portside Development

project title

Mixed Use Development  
Kleinberg ON

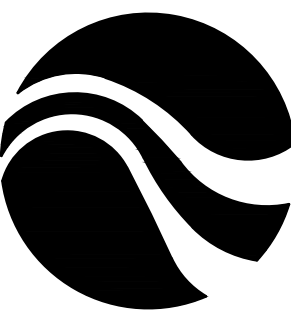
10568 ISLINGTON AVENUE

project number

2016-091

landscape  
planning  
limited

95 Mural Street, suite 207  
Richmond Hill, ON L4B 3G2  
905-669-6838 | fax 905 669-3615  
email [lp@landscapeplan.ca](mailto:lp@landscapeplan.ca)  
[www.landscapeplan.ca](http://www.landscapeplan.ca)







**Arborist Report (Updated)  
10568 Islington Avenue  
City of Vaughan (Kleinburg)  
Regional Municipality of York**

Prepared for:  
Portside Developments

Prepared by:  
Azimuth Environmental  
Consulting, Inc.

December 2019

AEC 15-347



Environmental Assessments & Approvals

December 9, 2019

AEC 15-347

Portside Developments  
495 Deerhurst Drive  
Brampton, Ontario  
L6T 5K3

Attention: Mr. Daniel Montagner

**Re: Arborist Report (Updated)**  
**10568 Islington Avenue, City of Vaughan, Region of York**

Dear Mr. Montagner:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to submit our updated Arborist Report for the proposed development located at 10568 Islington Avenue, in the City of Vaughan (Kleinburg), Regional Municipality of York.

This report includes the results of our tree inventory completed for all trees on the property with a Diameter at Breast Height (DBH)  $\geq 10$ cm, a list of all trees located on neighbouring properties anticipated to be impacted by the proposed development, and tree replacement recommendations for the trees to be removed. A species at risk (SAR) screening was also completed to address the City of Vaughan's comment regarding this potential issue.

If you have any questions pertaining to the information within this report, please do not hesitate to contact myself directly.

Yours truly,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Drew West, A.Sc.T.  
Certified Arborist (ISA #ON-1429A)

Jim Broadfoot, H. B.Sc.  
Terrestrial Ecologist



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## **1.0 INTRODUCTION**

Azimuth Environmental Consulting, Inc. was retained to complete an Arborist Report for the proposed residential development located at 10568 Islington Avenue, in the City of Vaughan (Kleinburg), Regional Municipality of York (see Figure 1). The purpose of this study was to assess and inventory the existing trees on the subject property, as the proponent wishes to remove all trees on-site to accommodate the proposed multi-building development. The original inventory and report was completed in 2015, and the original report has been updated follow comments from the City of Vaughan.

The following report documents the findings of our field investigation and describes a recommended compensation plan for the proposed tree removals.

## **2.0 SCOPE OF FIELD INVENTORY WORK**

To comply with the requirements of the City of Vaughan, a tree inventory was completed on November 16<sup>th</sup>, 2015. This field visit included the following duties:

- Completed an inventory of all trees located on the property or within an expected zone of impact with a DBH equal to or greater than 10 cm. DBH was taken at 1.37 metres (4.5') above ground surface at the base of each tree; and
- Recorded species, DBH (cm), and condition/health status of all applicable trees. Tree health assessments were graded on a scale ranging from Dead, Poor, Fair and Good based on general health characteristics (trunk integrity, canopy structure and canopy vigour).

The majority of inventoried tree locations have been surveyed to accurately plot on the proposed site plan (see Figure 3). The trees which were not surveyed have been included in the plan using UTM coordinates collected using a GPS unit.

## **3.0 TREE INVENTORY RESULTS**

A total of 56 trees with a DBH  $\geq 10$ cm were documented either on or within 5 metres of the subject property during the inventory process. The site primarily contained planted landscape and/or invasive tree species. Overall, the residential site is composed of a mixed community containing the following species:



**Table A: Tree Species Composition**

Tree Species	Percentage on Site
Colorado Blue Spruce ( <i>Picea pungens</i> )	32%
Norway Maple ( <i>Acer platanoides</i> )	16%
Eastern White Cedar ( <i>Thuja occidentalis</i> )	14%
White Spruce ( <i>Picea glauca</i> )	12%
Norway Spruce ( <i>Picea abies</i> )	11%
Black Locust ( <i>Robinia pseudoacacia</i> )	7%
Scotch Pine ( <i>Pinus sylvestris</i> )	2%
White Ash ( <i>Fraxinus americana</i> )	2%
Sugar Maple ( <i>Acer saccharum</i> )	2%
Manitoba Maple ( <i>Acer negundo</i> )	2%

The subject property contains trees primarily around the perimeter, with immature spruce and cedar hedging in the middle. The site also contains multiple structures including two dwellings and a separate garage structure.

A full tree inventory and assessment table is presented in Appendix A.

#### **4.0 IDENTIFICATION OF POTENTIAL TREE IMPACTS**

All of the 56 trees ( $\geq 10$ cm DBH) found on-site are recommended for removal due to the proposed development encompassing the entire property. Factors such as grading, excavations, paving, retaining walls and building construction will impact all trees on-site (see Figure 3). For these reasons, tree preservation is not recommended in this scenario.

Trees are not likely to thrive if major disruptions occur in their micro-environment. Significant changes in grade, drainage and wind pattern are all factors that can contribute to a tree's decline and eventual death. This can result in future falling hazards and very costly removal fees once the development is constructed. Thus, the removal of any tree anticipated to be impacted by the development is recommended.

Of the 56 trees inventoried, 12 were either found to be located on adjacent land (within 5 metres of property boundary) or directly on the property boundary. Trees #22 (see Figure 2) is located on the neighbouring property to the south which should be preserved. Trees #47 - #56 are located on City property (Islington Avenue right-of-way). These trees will require permission from the City to be removed. Considering Tree #22 is close on





neighbouring lands and close to the property boundary, a Certified Arborist should be onsite to supervise excavations in proximity to this tree. If roots of Tree #22 are exposed during excavations, the Arborist should be present to perform root pruning to minimize damage to the tree.

## **5.0 TREE COMPENSATION RECOMMENDATIONS**

A total of 55 (Tree #22 only tree recommended for preservation) trees are recommended for removal, of which 44 require compensation (based on City of Vaughan Tree Replacement Tree Requirements policy). According to this policy, all trees 20cm or greater require compensation, with the required compensation amount based on current DBH (diameter at breast height) of the trees to be removed. The compensation requirements are stated below:

- 20cm – 30cm = 1 replacement tree
- 31cm – 40cm = 2 replacement trees
- 41cm – 50cm = 3 replacement trees
- 50cm or greater = 4 replacement trees

Using the ratios stated above, the removal of 55 trees within the subject site will require a total of 76 replacement trees to be planted. Considering the small scale nature of the site and lack of open space within the site plan, a portion of the replacement trees would have to be planted off-site or a cash-in-lieu payment could be added to fulfill the City's compensation requirement. As per the City's Tree Replacement Requirements policy, replacement trees should be native species and be at least 200 cm (6.5 ft.) tall for coniferous species and have a caliper of 60mm (2.3in) for deciduous species.

## **6.0 SPECIES AT RISK SCREENING**

The Ministry of the Environment, Conservations and Parks (MECP) assumed responsibility for the administration of the Endangered Species Act, 2007 (ESA) in April 2019. The MECP's Client's Guide to Preliminary Screening for Species at Risk (MECP Species at Risk Branch, Permissions and Compliance, DRAFT - May 2019) directs proponents to "initiate species at risk screenings and seek information from all applicable information sources identified in this guide prior to contacting Government of Ontario ministry offices for further information or advice". Section 2.0 of the Guide outlines steps to follow indicating that the range of data sources providing species at risk related information and directing proponents to review and "determine whether any species at risk or their habitat exist or are likely to exist at or near their proposed activity, and



whether their proposed activity is likely to contravene the ESA. If the preliminary species at risk screening indicates potential species at risk concerns, proponents may contact the MECP for advice on whether the proposed activity is deemed to require ESA permitting or if species at risk concerns can be avoided. As per MECP guidance, it is the responsibility of the proponent/landowner to comply with the ESA.

### **6.1 Preliminary Species At Risk Screening**

Given the urban landscape setting of the subject and adjacent lands (i.e., no natural cover, wetlands, watercourses or other habitat features normally supporting species at risk), the following information sources were consulted:

- Natural Heritage Information Centre (online)
- The Breeding Bird Atlas (online)

### **6.2 Results**

The results of the preliminary species at risk search are listed below.

NHIC:

- Redside Dace (*Clinostomus elongates*)
- Rapids Clubtail (*Gomphus quadricolor*)
- Butternut (*Juglans cinerea*)
- Rusty-patched Bumble Bee (*Bombus affinis*)

OBBA:

- Chimney Swift (Threatened)
- Barn Swallow (Threatened)
- Bank Swallow (Threatened)
- Bobolink (Threatened)
- Eastern Meadowlark (Threatened)
- Eastern Wood-pewee (Special Concern)
- Wood Thrush (Special Concern)
- Grasshopper Sparrow (Special Concern)

### **6.3 Discussion**

Ontario's ESA protects individuals and habitat of Endangered and Threatened species but not Special Concern species. Redside Dace (fish) and Rapids Clubtail (dragonfly) are aquatic species and hence not relevant to the proposed development. Rusty-patched Bumble Bee is a meadow species and as the subject lands are urban-residential and treed,



they provide no habitat for this species. Bobolink and Eastern Meadowlark are grassland breeding birds and as the subject lands are developed and urban, they provide no habitat for these species. Bank Swallow have specific requirements for eroding slopes (generally associated with watercourses or sand/gravel pits) and/or large fill piles – habitat not present on or adjacent to the property. Barn Swallow typically nest in barns or other built features (culverts, bridges, etc.) in rural environments. Given the highly urbanized nature of the subject and adjacent lands the proposed development is unlikely to impact Barn Swallow. Chimney Swift nest in chimneys and other built features providing openings for ingress/egress and often frequent urban areas. Built structures on-site are relatively new and hence do not provide old brick chimneys characteristics of those inhabited by Chimney Swift and hence the proposed development is unlikely to impact Chimney Swift. The results of the tree inventory revealed no Butternut on or adjacent to the subject lands.

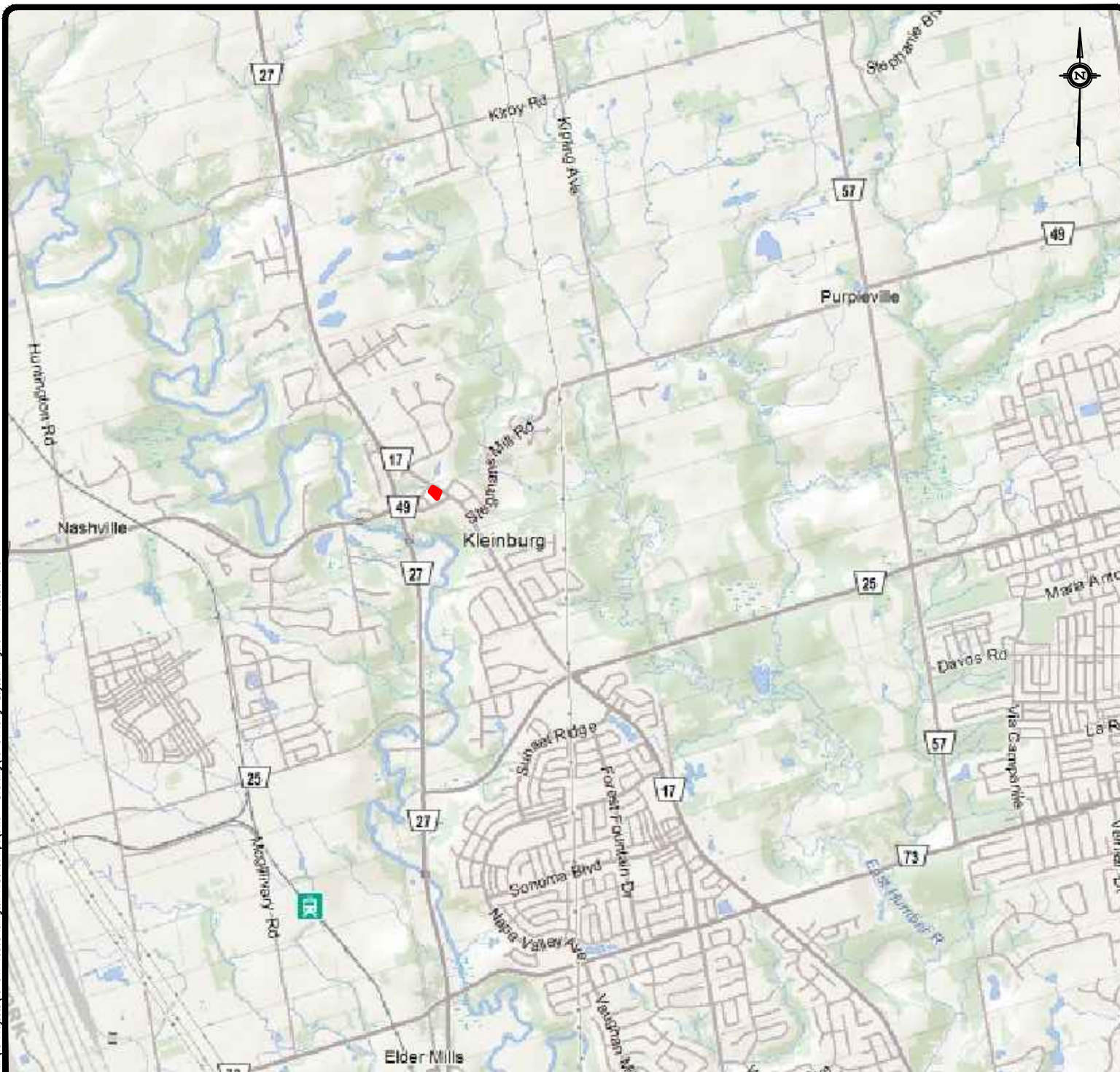
The species at risk assessment indicates no particular species at risk concerns associated with the proposed development. Therefore, MECP consultation with respect to avoidance and/or ESA permitting appears warranted.

## **7.0 REFERENCES**

Ministry of the Environment, Conservation and Parks. 2019. Client's Guide to Preliminary Screening for Species at Risk. MECP Species at Risk Branch, Permissions and Compliance – DRAFT.

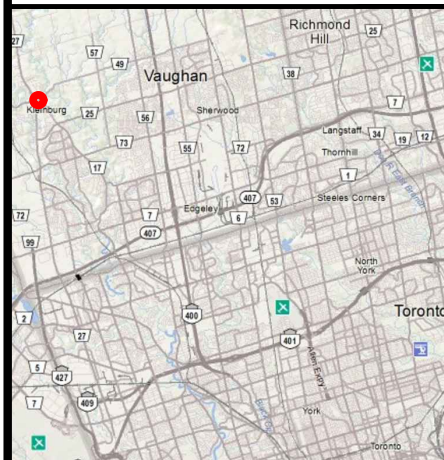
Natural Heritage Information Centre (NHIC) internet web page. 2019. Government of Ontario, Ministry of Natural Resources ([www.mnr.on.ca/MNR/nhic](http://www.mnr.on.ca/MNR/nhic)).

Breeding Birds Atlas internet web page. 2019.  
(<http://www.birdsontario.org/atlas/index.jsp?lang=en>)

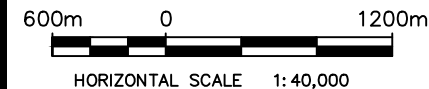


# LEGEND:

— Approx. Property Boundary



REG MAP



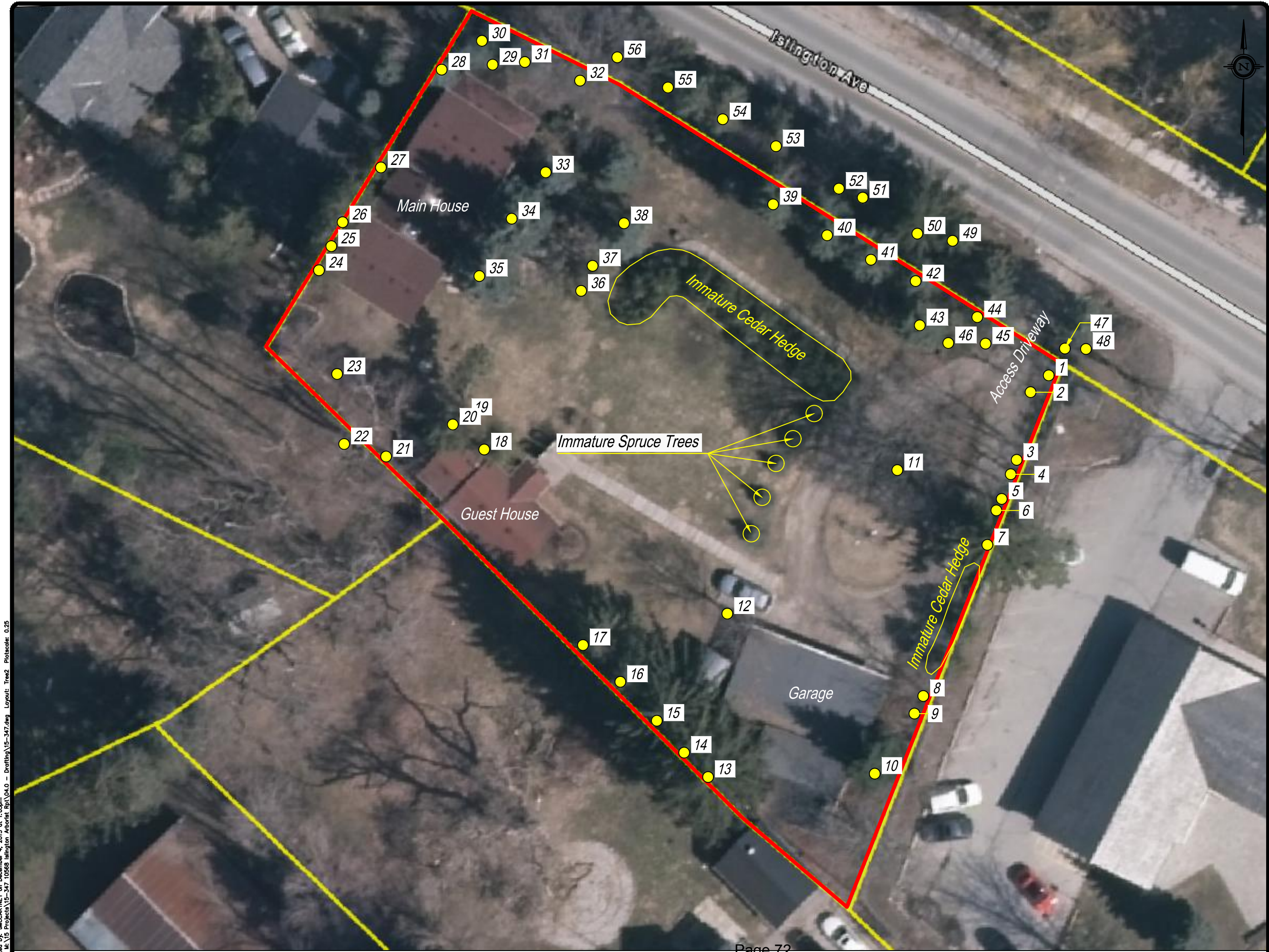
## Study Area Location

10568 Islington Ave.,  
 Kleinburg, ON

DATE ISSUED: December 2015	Figure No.
CREATED BY: JLM	1
PROJECT NO.: 15-347	
REFERENCE: MNR	



Plotted by: JMCARTNEY on December 4, 2015 at 1:05pm  
File: M:\15 Projects\15-347 10568 Islington Arborist Rpt\04.0 - Drafting\15-347.dwg Layout: Tree2 PlotScale: 0.25



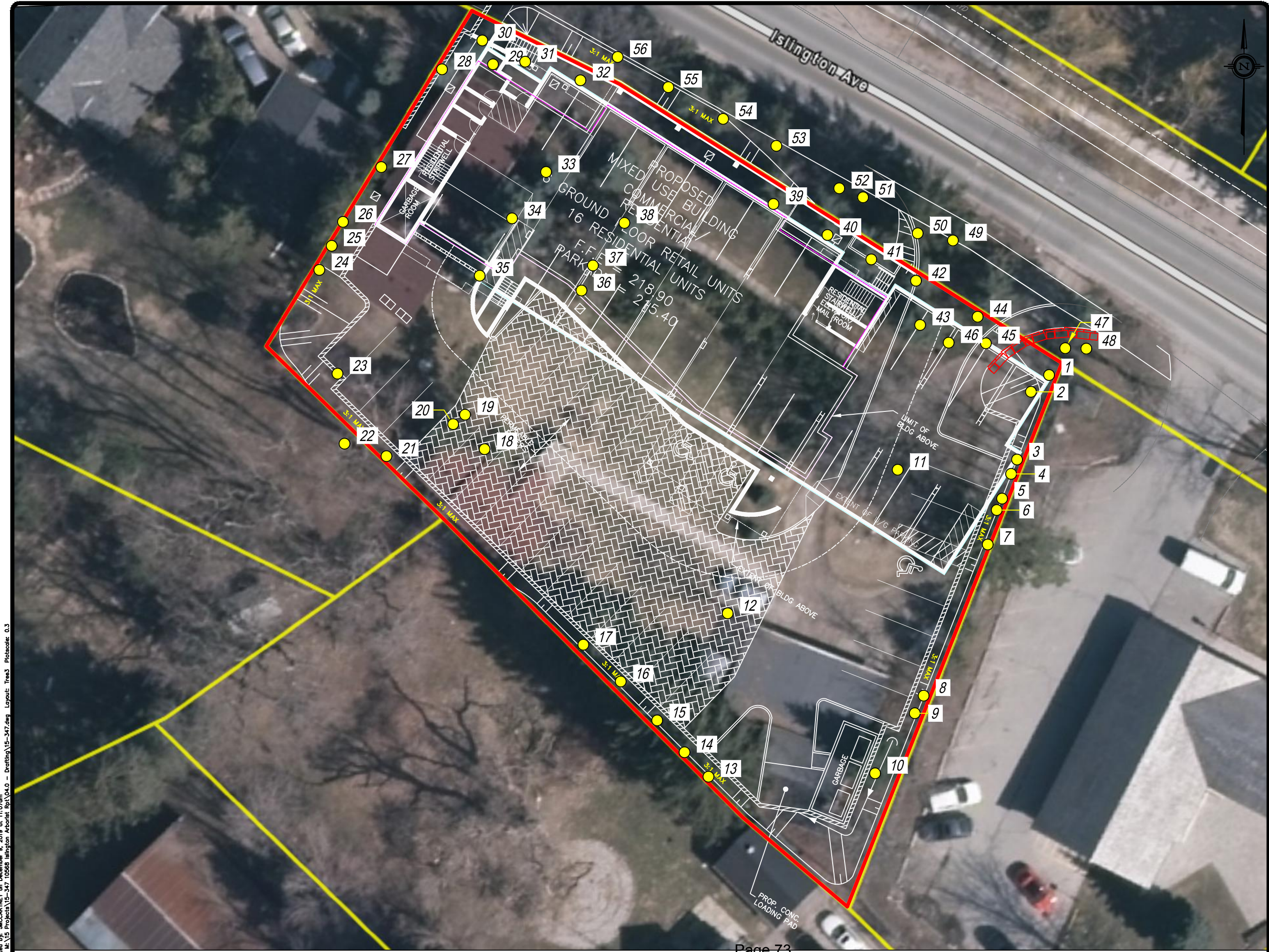
LEGEND:

- Approx. Property Boundary
- Tree Locations
- Immature Tree Locations



Tree Locations		
10568 Islington Ave., Kleinburg, ON		
DATE ISSUED:	December 2015	Figure No.  2
CREATED BY:	JLM	
PROJECT NO.:	15-347	
REFERENCE:	First Base Solutions	





**LEGEND:**

- Approx. Property Boundary
- Tree Locations

5m 0 10m  
HORIZONTAL SCALE 1:300

**AZIMUTH ENVIRONMENTAL CONSULTING, INC.**

Proposed Development Plan

10568 Islington Ave.,  
Kleinburg, ON

DATE ISSUED:	December 2015	Figure No.
CREATED BY:	JLM	3
PROJECT NO.:	15-347	
REFERENCE:	First Base Solutions	





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## **Appendix A: Tree Inventory and Assessment Table**

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## Tree Inventory and Assessment Table

Tree #	Common Name	Scientific Name	DBH (cm)	Replacement Value	Comments	Action
1	Norway Maple	<i>Acer platanoides</i>	23	1	Good Overall Health - Invasive Species	Remove
2	Norway Maple	<i>Acer platanoides</i>	23	1	Good Overall Health - Invasive Species	Remove
3	Norway Maple	<i>Acer platanoides</i>	29	1	Good Overall Health - Invasive Species	Remove
4	Norway Maple	<i>Acer platanoides</i>	21	1	Fair Health - Poor Crown Structure - Hazard Tree	Remove
5	Norway Maple	<i>Acer platanoides</i>	21	1	Poor Health - Crown Dieback - Hazard Tree	Remove
6	Scot's Pine	<i>Pinus sylvestris</i>	38	2	Poor Health - Crown Dieback/Leaning - Hazard Tree	Remove
7	Norway Maple	<i>Acer platanoides</i>	47	3	Good Overall Health - Invasive Species	Remove
8	Black Locust	<i>Robinia pseudoacacia</i>	20	1	Good Overall Health - Invasive Species	Remove
9	Black Locust	<i>Robinia pseudoacacia</i>	14	0	Good Overall Health - Invasive Species	Remove
10	White Spruce	<i>Picea glauca</i>	25	1	Good Overall Health	Remove
11	Norway Maple	<i>Acer platanoides</i>	70	4	Good Overall Health - Invasive Species	Remove
12	Norway Maple	<i>Acer platanoides</i>	34	2	Good Overall Health - Invasive Species	Remove
13	Norway Spruce	<i>Picea abies</i>	62	4	Good Overall Health	Remove
14	Norway Spruce	<i>Picea abies</i>	42	3	Good Overall Health	Remove
15	Norway Spruce	<i>Picea abies</i>	52	4	Good Overall Health	Remove
16	Norway Spruce	<i>Picea abies</i>	35	2	Good Overall Health	Remove
17	Norway Spruce	<i>Picea abies</i>	42	3	Good Overall Health	Remove
18	Eastern White Cedar	<i>Thuja occidentalis</i>	24	1	Good Overall Health	Remove
19	Eastern White Cedar	<i>Thuja occidentalis</i>	23	1	Poor Health - Extreme Lean - Hazard Tree	Remove
20	Eastern White Cedar	<i>Thuja occidentalis</i>	25	1	Good Overall Health	Remove
21	White Ash	<i>Fraxinus americana</i>	18	0	Tree on Property Boundary	Remove
22	Black Locust	<i>Robinia pseudoacacia</i>	60	0	Tree on Neighbouring Property - Invasive Species	<b>Preserve</b>
23	Black Locust	<i>Robinia pseudoacacia</i>	33	2	Fair Health - Invasive Species	Remove
24	Eastern White Cedar	<i>Thuja occidentalis</i>	27	1	Good Overall Health	Remove
25	Eastern White Cedar	<i>Thuja occidentalis</i>	30	1	Good Overall Health	Remove
26	Eastern White Cedar	<i>Thuja occidentalis</i>	32	2	Good Overall Health	Remove
27	Eastern White Cedar	<i>Thuja occidentalis</i>	15	0	Poor Health - Poor Crown Structure - Hazard Tree	Remove
28	Colorado Blue Spruce	<i>Picea pungens</i>	14	0	Good Overall Health	Remove
29	Colorado Blue Spruce	<i>Picea pungens</i>	13	0	Good Overall Health	Remove
30	Colorado Blue Spruce	<i>Picea pungens</i>	10	0	Good Overall Health	Remove
31	Colorado Blue Spruce	<i>Picea pungens</i>	11	0	Good Overall Health	Remove
32	Sugar Maple	<i>Acer saccharum</i>	78	4	Good Overall Health - Large, Very Mature	Remove

Tree #	Common Name	Scientific Name	DBH (cm)	Replacement Value	Comments	Action
33	Colorado Blue Spruce	<i>Picea pungens</i>	21	1	Fair Health - Poor Crown Structure - Hazard Tree	Remove
34	Colorado Blue Spruce	<i>Picea pungens</i>	34	2	Fair Health - Poor Crown Structure - Hazard Tree	Remove
35	Colorado Blue Spruce	<i>Picea pungens</i>	31	2	Good Overall Health	Remove
36	Colorado Blue Spruce	<i>Picea pungens</i>	22	1	Fair Health - Poor Crown Structure - Hazard Tree	Remove
37	Colorado Blue Spruce	<i>Picea pungens</i>	15	0	Fair Health - Poor Crown Structure - Hazard Tree	Remove
38	Colorado Blue Spruce	<i>Picea pungens</i>	20	1	Good Overall Health	Remove
39	Colorado Blue Spruce	<i>Picea pungens</i>	39	2	Fair Health - Poor Crown Structure - Hazard Tree	Remove
40	Colorado Blue Spruce	<i>Picea pungens</i>	39	2	Fair Health - Poor Structure/Dieback - Hazard Tree	Remove
41	Colorado Blue Spruce	<i>Picea pungens</i>	32	2	Fair Health - Poor Structure/Dieback - Hazard Tree	Remove
42	Colorado Blue Spruce	<i>Picea pungens</i>	30	1	Fair Health - Poor Structure/Dieback - Hazard Tree	Remove
43	Colorado Blue Spruce	<i>Picea pungens</i>	32	2	Fair Health - Poor Structure/Dieback - Hazard Tree	Remove
44	Colorado Blue Spruce	<i>Picea pungens</i>	16	0	Fair Health - Poor Structure/Dieback - Hazard Tree	Remove
45	Colorado Blue Spruce	<i>Picea pungens</i>	33	2	Fair Health - Poor Structure/Dieback - Hazard Tree	Remove
46	Eastern White Cedar	<i>Thuja occidentalis</i>	18	0	Fair Health - Crown Dieback - Hazard Tree	Remove
47	Norway Maple	<i>Acer platanoides</i>	28	1	Tree on City Property (Islington Ave.)	Remove
48	Colorado Blue Spruce	<i>Picea pungens</i>	28	1	Tree on City Property (Islington Ave.)	Remove
49	White Spruce	<i>Picea glauca</i>	24	1	Tree on City Property (Islington Ave.)	Remove
50	Norway Spruce	<i>Picea abies</i>	47	3	Tree on City Property (Islington Ave.)	Remove
51	White Spruce	<i>Picea glauca</i>	25	1	Tree on City Property (Islington Ave.)	Remove
52	Manitoba Maple	<i>Acer negundo</i>	24	1	Tree on City Property (Islington Ave.)	Remove
53	White Spruce	<i>Picea glauca</i>	20	1	Tree on City Property (Islington Ave.)	Remove
54	White Spruce	<i>Picea glauca</i>	28	1	Tree on City Property (Islington Ave.)	Remove
55	White Spruce	<i>Picea glauca</i>	15	0	Tree on City Property (Islington Ave.)	Remove
56	White Spruce	<i>Picea glauca</i>	22	1	Tree on City Property (Islington Ave.)	Remove

## Heritage Vaughan Committee Report

---

**DATE:** Wednesday, September 16, 2020

**WARD(S):** 1

**TITLE: DE-LISTING FOR 10733 PINE VALLEY DR.**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To seek from Heritage Vaughan Committee a recommendation to remove 10733 Pine Valley Drive (shown in Attachment 1) from the *Listing of Property of Architectural and Historical Significance*.

**Report Highlights**

- Cultural Heritage staff recommend 10733 Pine Valley Drive be removed from the *Listing of Property of Architectural and Historical Significance* ('LSHS')
- The property previously contained the Purpleville Post Office, a built heritage feature destroyed by fire in 2018
- The destroyed built heritage resource was the only contributing cultural heritage feature on the property and therefore, the property currently has no cultural heritage value

**Recommendation**

THAT Heritage Vaughan recommend Council remove 10733 Pine Valley 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 10733 Pine Valley Drive is located at the southeast corner of Pine Valley Drive and Teston Road as shown on Attachment 1 and is Listed in the Municipal Register ('Register') under Section 27 of the *Ontario Heritage Act*.

The property located at 10733 Pine Valley Drive contained a 1-1/2 storey frame building constructed as a mixed-use, rural residential and commercial building in 1898. The uses included the Purpleville post office, a blacksmith shop and a private home. The original frame structure is classified as Victorian Vernacular style and consists of a T-shape floor plan and gable roof, obscured through recent additions.

The structure was to be relocated and restored in accordance with Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc./ 840999 Ontario Limited). However, the structure was largely destroyed in an August 2018 fire. Cultural Heritage staff conducted a site visit on December 11, 2018 and documented the remains of the structure.

## **Previous Reports/Authority**

Committee of the Whole Report, May 20, 2020.

## **Analysis and Options**

10733 Pine Valley Drive remains Listed under Section 27 of the *Ontario Heritage Act*. A fire in 2018 destroyed the structure on the property and therefore, the subject property no longer retains its previously identified cultural heritage value. Accordingly, the subject property does not meet the criteria for Listing it as a property of architectural, cultural heritage, or contextual significance and therefore, Cultural Heritage staff recommend 10733 Pine Valley Drive be removed from the City of Vaughan's LSHS Register. The de-Listing of the subject property is a condition of approval of the related Site Development File DA.19.001, requiring the Owner to apply to de-List the property as specified by Section 27 of the *Ontario Heritage Act*.

The City of Vaughan Standards for Heritage Commemoration Plaques policy, Section 6.1.3.4 states, "*commemorative plaque programs including plaques for sites is required where the cultural heritage resource may have been lost or where there are few vestiges of these resources.*" To commemorate the lost Post Office, the Owner will be erecting a commemorative plaque in a location to be approved by the City.

A commemorative feature currently being designed will commemorate the Hamlet of Purpleville and the former Post Office. Cultural Heritage and Urban Design staff are currently developing and confirming the wording.

## **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 built heritage resource at 10733 Pine Valley Drive was destroyed by a fire in 2018. There are no current remaining cultural heritage resources remaining on the subject property and subsequently, the property no longer retains cultural heritage value.

A commemorative feature currently being designed will commemorate the Hamlet of Purpleville and the former Post Office, as set out in the City of Vaughan Standards for Heritage Commemoration Plaques policy.

Accordingly, Cultural Heritage staff recommends the Heritage Vaughan Committee remove 10733 Pine Valley Drive from the LSHS Register, as it no longer maintains the criteria for the listing as a property of architectural, cultural heritage, or contextual significance.

**For more information**, please contact: Katrina Guy, Cultural Heritage Coordinator, Development Planning, ext. 8115

## **Attachments**

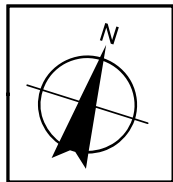
1. Attachment 1–10733PineValleyDr\_ Location Map
2. Attachment 2–10733PineValleyDr\_ 2018 Site Visit Photos

## **Prepared by**

Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191  
Rob Bayley, Manager, Urban Planning and Cultural Services, ext. 8254  
Mauro Peverini, Director of Development Planning, ext. 8407







## CONTEXT MAP

**Subject Lands**

TESTON ROAD

BALLANTYNE BLVD.

PINE VALLEY DRIVE

PURPLE CREEK ROAD

TESTON ROAD

10733 Pine Valley Drive

TESTON ROAD

PINE VALLEY DRIVE

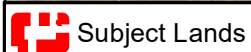
SOUTHSEA CRESCENT

HEMPHILL ROAD

BATTERSEA STREET

SOUTHSEA CRESCENT

PURPLE CREEK ROAD



Subject Lands

0 12.5 25 50 Metres

## Location Map

**LOCATION:**  
10733 Pine Valley Drive  
Part of Lot 25, Concession 6



## Attachment

**DATE:**  
September 16, 2020

**RELATED FILE:**  
DA.19.001

1





**Attachment 2 – Photos from December 2018 Site Visit**









## Heritage Vaughan Committee Report

---

**DATE:** Wednesday, September 16, 2020

**WARD(S):** 1

**TITLE: PRESERVATION AND REHABILITATION OF THE HENRY  
BURTON HOUSE, LISTED UNDER PART IV, LOCATED AT 8811  
HUNTINGTON ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To seek from Heritage Vaughan Committee a recommendation to approve an application to relocate the Main Block of the Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use. The use will be determined at a later date as part of the review of a future Site Development application. The subject property is located at 8811 Huntington Road and listed under Part IV of the *Ontario Heritage Act*.

**Report Highlights**

- The Owner is seeking approval of an application to relocate and rehabilitate and preserve the Main Block of Henry Burton House
- The proposed works are consistent and conform to the guidelines set out in the *Ontario Heritage Act* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- Staff supports approval of the application
- Heritage Vaughan review and Council Approval is required under the *Ontario Heritage Act*

## **Recommendation**

That Heritage Vaughan Committee recommend THAT Council approve the application to relocate and rehabilitate the Main Block of Henry Burton House located at 8811 Huntington Road under Section 27 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the application by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Acting 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* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c) That the Owner submit completed Archaeological Assessments Reports, Archaeological Clearance letters, and all other required reports and drawings necessary to relocate the building to the satisfaction of Cultural Heritage Staff prior to submission for earthworks, demolitions, or building permits as part of the Site Development application stage to the satisfaction of the Development Planning Department.
- d) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.
- e) That the Owner enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the relocation and rehabilitation of the Henry Burton House to the satisfaction of the Development Planning Department.

## **Background**

The property at 8811 Huntington Road is listed as a heritage property on the City of Vaughan Heritage Inventory. In 1833 Henry Burton obtained the 100 acres comprising the west half of Lot 13 Concession 9 from the Crown and lived on the property as the sole listed owner on the Land Registry records and maps for decades. Henry built a log home for the family 'about twenty rods in from the road'. Later a larger home and barn were built east of the Humber River, and later a brick addition with a fireplace, pantry, and two second-storey bedrooms was added prior to 1909 (Elder's Mills W.I. Tweedsmuir Committee 2000:68) (Figure 3).

Based on the current fieldwork at the property, it is determined that the current residence is this second log cabin with a brick addition, constructed by Henry Burton sometime after 1833, and likely prior to the mid-1800s based on the riven, or hand-split, lath. Henry Burton died in 1881, and the 100 acres were transferred to his son, Robert

Burton. Due to Henry Burton's extended ownership of the property between 1833 and 1881, it is likely that the house was built by or for Henry and his family.

Between 1947 and 1956, portions of the property were undertaken by a by-law from the Township of Vaughan's subdivision control, but no amount of money was recorded as changing hands. In 1961, Robert E. Burton and his wife Mary granted the land to Catherine A. MacPherson for '\$1 etc.' for all 100 acres. The 1963 topographic map of the region shows the property as consisting of several small buildings including a barn, two outbuildings, and a residence in the location of the present house. By 1972, the topographic map indicates the residence and only two outbuildings, including a barn and a smaller structure in the approximate location of the current structure between the residence and the barns. According to the previous report on the property, this barn burned down in the 1960s and was replaced by the current barns and outbuildings.

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road. ACC proposes to develop the property for three large industrial structures with associated access, parking lots and landscaping as part of the Block 59 development (as shown on Attachment 5). The adaptive reuse function of the Henry Burton House will be determined through the review of the development applications.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

The Owner proposes to develop a large area of land within Block 59 that includes the subject property at 8811 Huntington Road. As part of the broader development plan, the Owner seeks to engage in phased conservation works aimed at preserving and rehabilitating the existing Heritage Resource on the subject property as outlined in the CHIA report. The work will consist of the following phases:

1. Demolish the East Wing and South Addition of the building complex, due to structural and architectural deficiencies.
2. Demolish the South and North outbuildings and the South and North barns.
3. Stabilize and relocate the Main Block of the Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation.
4. Rehabilitate the Henry Burton House for a new compatible use.

The Owner proposes Phases 1 & 2 (above) will be immediate, whereas Phases 3 & 4 will be deferred to 5-10 years. In the interim, between the demolition and site clearance phase and the subsequent relocation and rehabilitation phase, the Owner proposes the following "short term" (under 5 years) solutions including:

- a. thoroughly document the existing conditions of the property and building complex through extensive photography and architectural drawings;



- b. create a physical barrier, using concrete traffic barriers or bollard, around the Heritage Resource to prevent accidental damage from heavy equipment and machinery operating on the rest of the adjacent lands;
- c. provide continuous ground vibration monitoring to ensure foundation and structural integrity of the Heritage Resource; and
- d. prepare a Heritage Conservation Plan detailing the conservation treatment, required actions and trades depending on treatment, and an implementation schedule to conserve Heritage Resource prior to, during, and after relocation.

The Owner has submitted for review and approval by Cultural Heritage Staff an updated Cultural Heritage Impact Assessment (CHIA) report to outline the history of the site and its ownership, together with photographic and drawing documentation of the existing conditions of the Heritage Resource on the subject property. In addition, the report also includes a section on Cultural Heritage Value or Interest (CHVI) to identify the value and condition of the Heritage Resource as evaluated against the criteria set out in the *Ontario Regulation 9/06* under the *Ontario Heritage Act* (as shown on Attachment 2).

Lastly, the Owner provided a comprehensive Structural Report (Attachment 4) to outline and provide an analysis of the current structural conditions of the building complex, concluding with a recommendation on the preservation and stabilization of the Heritage Resource (to be retained after surrounding wings and ancillary buildings demolitions). The report recommends the relocation of the Main Block of the Henry Burton House as a viable and functional effort towards the preservation and conservation of the building, and for its future preparation for adaptive reuse, to be determined at a later time as part of Site Plan Approval.

The Owner will be required to enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the restoration, relocation, and rehabilitation of the Henry Burton House to the satisfaction of the Development Planning Department.

### **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 application for the proposed works conforms to the policies and guidelines within the *Ontario Heritage Act* and the *Ontario Regulation 9/06* pertaining to the stabilization, preservation, and eventual relocation of the Henry Burton House for future adaptive reuse. Accordingly, staff supports Heritage Vaughan Committee recommendation to Committee of the Whole for approval of the application to demolish the elements identified not to be retained on the

subject property at 8811 Huntington Road, and for the retention and rehabilitation of the Henry Burton House under the *Ontario Heritage Act*.

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

### **Attachments**

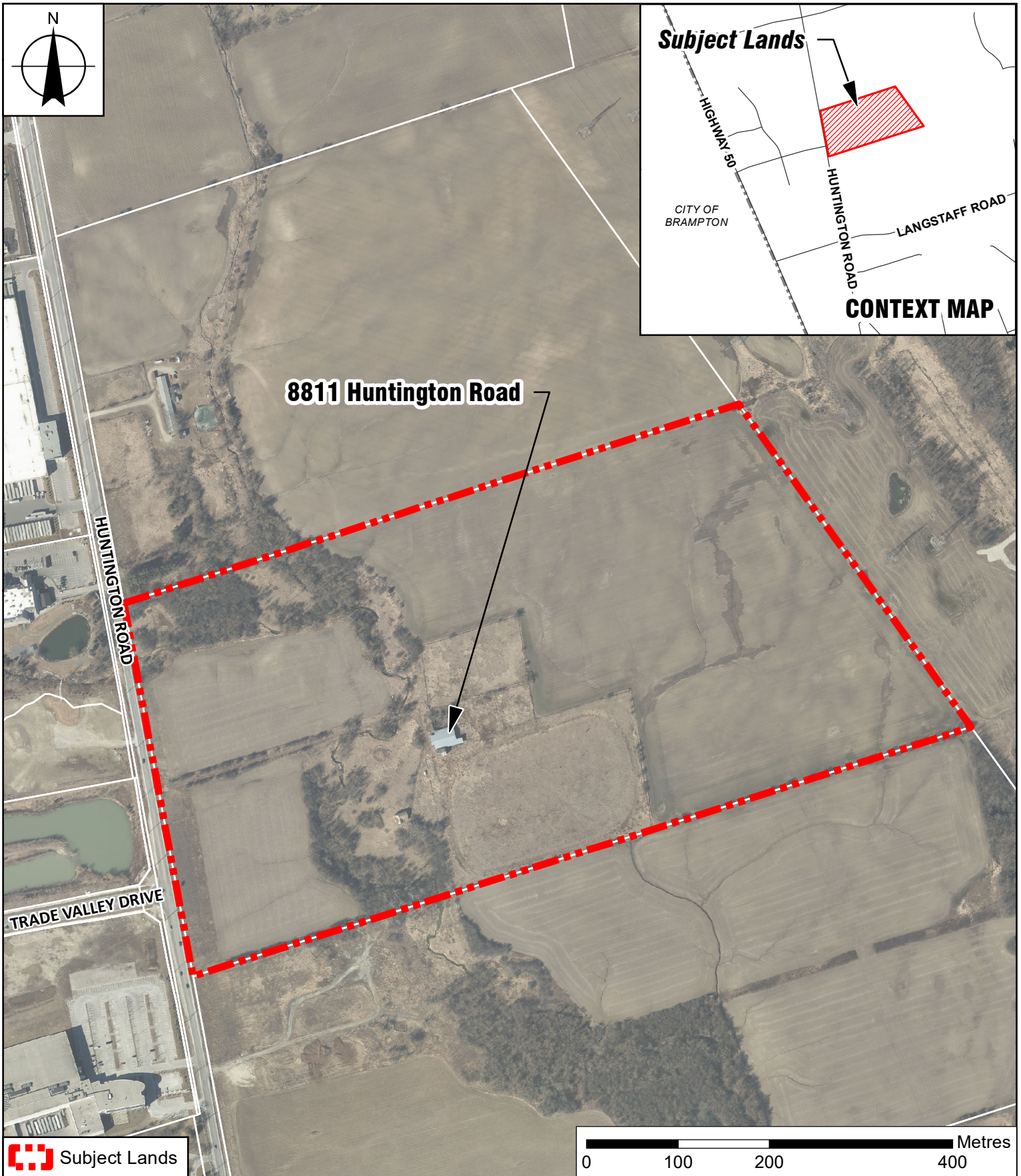
Attachment 1 – 8811Huntington\_Location Map  
Attachment 2 – 8811Huntington\_Cultural Heritage Impact Assessment  
Attachment 3 – 8811Huntington\_Site Plan  
Attachment 4 – 8811Huntington\_Structural Review Report  
Attachment 5 – 8811Huntington\_Block 59 Plan

### **Prepared by**

Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191  
Rob Bayley, Manager, Urban Planning and Cultural Services, ext. 8254  
Mauro Peverini, Director of Development Planning, ext. 8407







## Location Map

**LOCATION:**  
Part of Lot 13, Concession 9;  
8811 Huntington Road

**APPLICANT:**  
N/A



## Attachment

# 1

**DATE:**  
August 18, 2020







## REVISED REPORT

# Cultural Heritage Impact Assessment

*Henry Burton House, 8811 Huntington Road, Lot 13, Concession 9, City of Vaughan, Regional Municipality of York, Ontario*

Submitted to:

### **Anatolia Capital Corporation**

8300 Huntington Road  
Vaughan, Ontario  
L4L 1A5

Submitted by:

### **Golder Associates Ltd.**

309 Exeter Road, Unit #1 London, Ontario, N6L 1C1 Canada

+1 519 652 0099

18107463-R01-Rev0

30 July 2020



## Distribution List

1 e-copy: Anatolia Capital Corporation

1 e-copy: Golder Associates Ltd.

## Personnel

<b>Project Director</b>	Michael Teal, M.A., Associate, Senior Archaeologist
<b>Project Manager</b>	Henry Cary, Ph.D., CAHP, RPA, Cultural Heritage Specialist
<b>CHIA Lead</b>	Ragavan Nithiyanantham, M.A., CAHP, Cultural Heritage Specialist
<b>Historical Research</b>	Robyn Lacy, M.A., Archaeologist
<b>Field Investigations</b>	Ragavan Nithiyanantham, M.A., CAHP
<b>Report Production</b>	Robyn Lacy, M.A., Archaeologist Elizabeth Cushing, M.PI., Cultural Heritage Specialist Ragavan Nithiyanantham, M.A., CAHP
<b>Maps &amp; Illustrations</b>	Andrew Sabourin, CAD/GIS Technician
<b>Technical Review</b>	Henry Cary, Ph.D., CAHP, RPA
<b>Senior Review</b>	Henry Cary, Ph.D., CAHP, RPA

## Acknowledgments

<b>Anatolia Capital Corporation</b>	Josh Berry, M.PI, MCIP, RPP, Land Planner
<b>City of Vaughan</b>	Shelby Blundell, Cultural Heritage Coordinator Jill Shaw, Archival Records Analyst



## Executive Summary

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

### Background

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for three large industrial structures with associated access, parking lots and landscaping. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

### Key Findings

This CHIA concluded that:

- ***The property has cultural heritage value or interest for:***
  - Henry Burton House, which is a rare example of a log house built in a vernacular Georgian style
  - Its historical associations with early settler Henry Burton and development of the historical community of Elder Mills
  - Its role in maintaining and supporting the rural agricultural setting of the area and its visual and physical links to the adjacent Rainbow Creek
- ***Without mitigation, the proposed development will adversely affect the property's cultural heritage value or interest and heritage attributes (primarily linked to Henry Burton House).***

### Recommendations

Based on these key findings and rigorous options analysis, Golder recommends to:

- ***Relocate the Main Block of Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).***
- ***Demolish the East Wing and South Addition of Henry Burton House due to structural and architectural deficiencies.***

- Contractor to photographic document Henry Burton House during demolition.
- Contractor to monitor impacts to the Main Block during demolition.

■ ***Demolish the South Outbuilding, Northeast Outbuilding, South Barn and North Barn.***

To achieve this objective, the following short-term and long-term conservation actions are recommended:

**Short-term Actions**

- Develop a Maintenance and Mothball Plan to stabilize and conserve Henry Burton House in its current location for the next 5 to 10 years.
- Monitor during construction and operation
  - Establish site controls and communication;
    - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design and construction.
  - Create a physical barrier;
    - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction vehicles.
  - Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
    - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
    - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12 mm/sec PPV. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
    - If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
      - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
      - Use smaller construction equipment within proximity to the house;
  - Maintain road to avoid surface irregularities (i.e., potholes);
  - Install signage indicating maximum speed limits of 20 km/h adjacent Henry Burton House and no idling adjacent to Henry Burton House.

**Long-term Actions**

- Prepare a Heritage Conservation Plan detailing the conservation treatment (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on treatment, and an implementation schedule to conserve Henry Burton House prior to, during, and after the relocation effort.
- Consider designating Henry Burton House and its associated new parcel under Part IV of the *Ontario Heritage Act*.

## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries and City of Vaughan, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd. by Anatolia Capital Corporation (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.



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Structural Review Report

### **APPENDIX B**

Site Plan

### **APPENDIX C**

Environmental Impact Assessment - Top of Bank, Meanderbelt, Floodlines, and Long-Term Stable top of Slope

## 1.0 INTRODUCTION

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for three large industrial structures with associated access, parking lots and landscaping. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA provides:

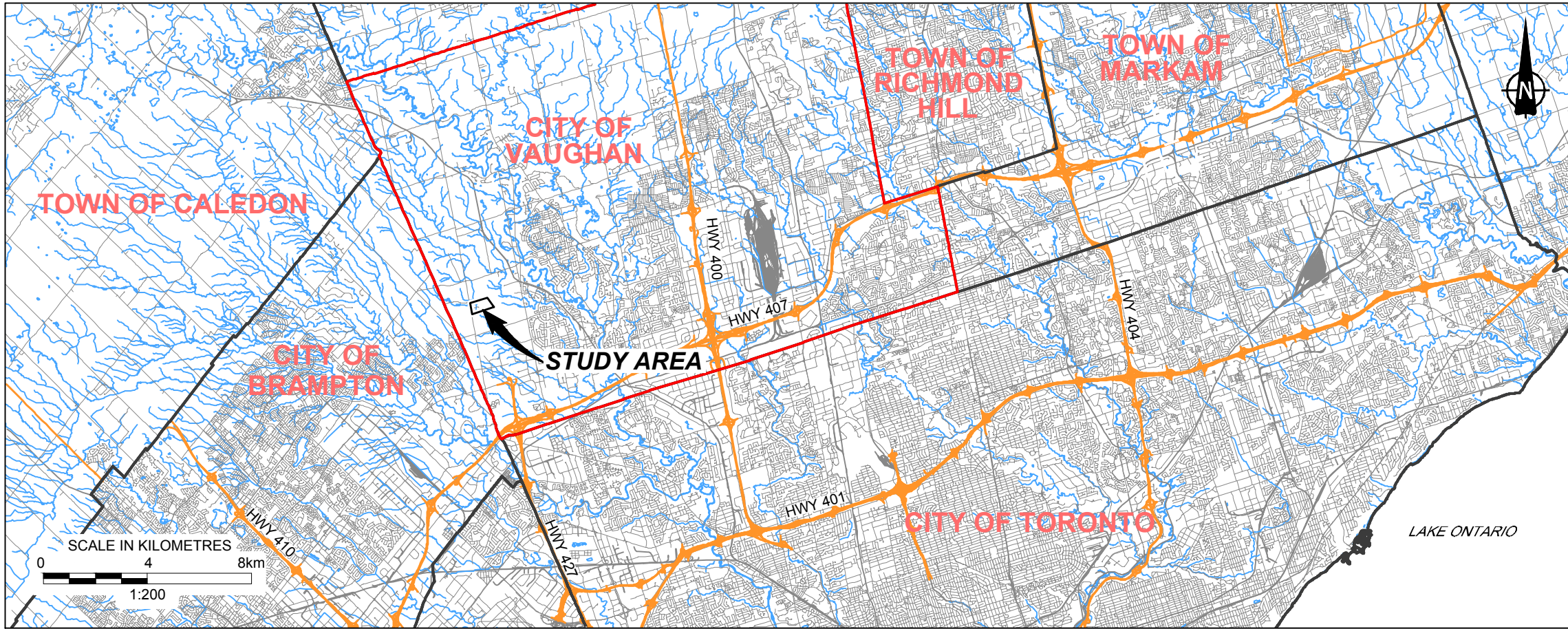
- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources in the property;
- An overview of the property's geographic and historical context;
- An inventory and evaluation of built heritage elements and landscape features in the property;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future actions.



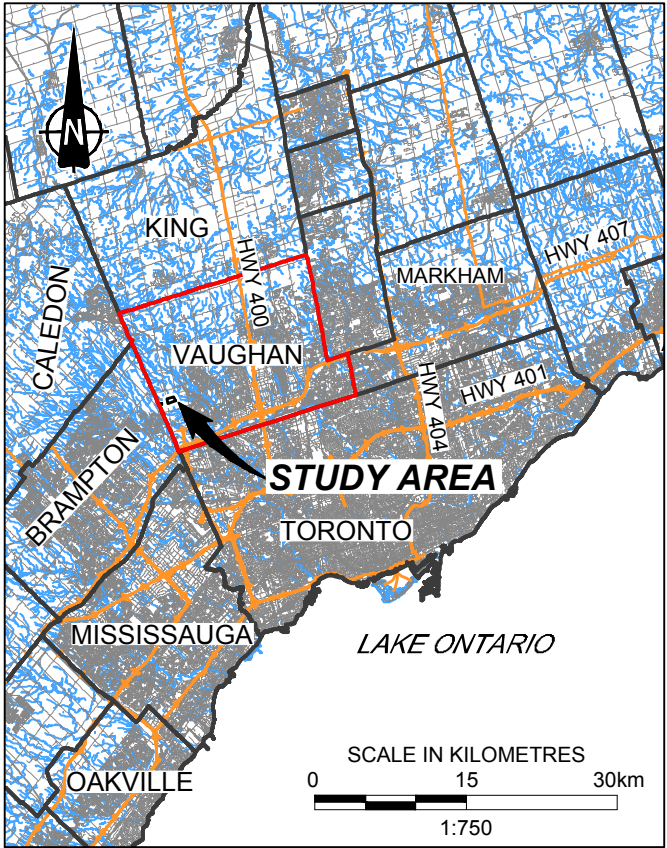
Client: Anatalia Capital Corp  
Drawing file: 18107463-R01001.dwg  
Nov 30, 2018 - 12:40pm  
25mm  
Original Format is Tabloid 279mm x 432mm



2017 IMAGERY and OBM MAPPING



REGIONAL MAP



KEY PLAN

LEGEND

- APPROXIMATE STUDY AREA
- CITY OF MARKHAM BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- VAUGHAN TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2017;  
2017 AERIAL IMAGE PROVIDED BY YORK REGION, CONTAINS PUBLIC SECTOR INFORMATION MADE AVAILABLE UNDER THE REGIONAL MUNICIPALITY OF YORK'S OPEN DATA LICENCE; AND  
CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
ALL LOCATIONS ARE APPROXIMATE.

PROJECT CULTURAL HERITAGE IMPACT ASSESSMENT HENRY BURTON HOUSE, 8811 HUNTINGTON ROAD CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, ONTARIO			
TITLE LOCATION MAP			
	PROJECT No.	18107463	FILE No.
	18107463-R01001	SCALE	AS SHOWN
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			FIGURE 1



## 2.0 SCOPE AND METHOD

This CHIA was conducted with the objectives to:

- Determine if the property meets the criteria for cultural heritage value or interest (CHVI) as prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)* of the *Ontario Heritage Act*;
- Assess the impact of the proposed development on any identified cultural heritage resources; and,
- Recommend mitigation or conservation actions based on the results of the evaluation and impact assessment.

To meet the study's objectives, Golder:

- Reviewed applicable municipal heritage policies and consulted the City's Cultural Heritage Coordinator;
- Conducted archival research to understand the property's land use history;
- Undertook field investigations to document and identify any heritage attributes of the property, and to understand the wider built and landscape context;
- Evaluated built and landscape elements on the property using the criteria prescribed in *O. Reg. 9/06*;
- Assessed the impact of the proposed development on any identified heritage attributes; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal policies and guidance.

A range of archival and published sources, including historic maps, municipal records, and research articles were compiled from the ONland digitized land registry records, the City of Vaughan Archives, and other published and online sources.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyantham on October 16, 2018 and included accessing and photographing all elements of the property and wider context with a Samsung Galaxy S8, and Bosch laser distance measurer. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada Agency 1980) was used to document the house, and physical conditions and landscape characterization were recorded as written notes.

The property was evaluated using the criteria prescribed in *O. Reg 9/06*, and the proposed development was assessed for adverse impacts using the guidance provided in the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*. Several widely recognized municipal, provincial, national, and international manuals related to evaluating heritage value, determining impacts, and conservation of cultural heritage resources were also consulted for 'best practice' approaches, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);

- *The Evaluation of Historic Buildings and Heritage Planning: Principals and Practice* (Kalman 1979 & 2014); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

## 2.1 Record of Consultation

Table 1 lists the results of consultation conducted for this CHIA.

**Table 1: Results of consultation.**

Contact	Date of Contact	Response
Shelby Blundell, Cultural Heritage Coordinator, City of Vaughan	Oct 24, 2018. Email: Golder requested historic background on property in question, if additional information existed.	Oct 24, 2018. Email: Shelby informed us that the book 'Remembering Elder's Mills' stated the incorrect date for when Henry Burton purchased the property. She stated that because the land registry records that I provided info from states that he bought the land from the crown in 1833, that the register will be amended from 1832 to 1833. She also provided the full report completed for the Block 59 planning application.
Jill Shaw, Archival Records Analyst, City of Vaughan	Oct 24, 2018. Email: Golder requested historic background on property in question, if additional information existed.	Oct 24, 2018. Email: Jill provided additional information and scans from the book "Remembering Elder's Mills", with information on Henry Burton House. She said that she would touch base again after checking a few more sources about the house at 8811 Huntington Road.
Shelby Blundell, Cultural Heritage Coordinator, City of Vaughan	Nov 26, 2018. Email: Golder queried if the municipality had any requirements or concerns regarding the potential development and impact on the property.	Nov 27, 2018. Email: Shelby replied and said there are no specific policies about buffers or vegetation, but depending on the requirements of the CHIA, a conservation plan, heritage easement agreement, or letter or credit may be required.

### 3.0 POLICY FRAMEWORK

The property is subject to a number of federal, provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal and international levels. Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

#### 3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many of the provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (Venice Charter), 1979 *Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter, updated 2013), and 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines the three conservation 'treatments' —preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment on a range of cultural heritage resources.

At the international level, the International Council on Monuments and Site (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

#### 3.2 Ontario Heritage Policies

##### 3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant heritage landscapes* shall be conserved
- Section 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

Each of the italicised terms is defined in Section 6.0 of PPS 2020:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan

- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- **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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act
- **Heritage attributes:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance recommended by the Province as well as the need for evaluation is outlined in the following section.

### 3.2.2 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the*



*Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables councils to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of ‘cultural heritage value or interest’ (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
  - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii) Displays a high degree of craftsmanship or artistic merit; or
  - iii) Demonstrates a high degree of technical or scientific achievement.
- 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;
  - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
  - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
  - i) Is important in defining, maintaining or supporting the character of an area;
  - ii) Is physically, functionally, visually or historically linked to its surroundings; or
  - iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described<sup>1</sup> and recognized through by-law, must then be included on a ‘Register’ maintained by the municipal clerk. At a secondary level, a municipality may ‘list’ a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City maintains a single, inclusive *Heritage Inventory* (n.d.), which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Buildings or structures within a HCD designated under Part V of the *Ontario Heritage Act*;

<sup>1</sup> The *OHA* definition “heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.”

- Properties of cultural heritage value listed in the *Listing of Buildings of Architectural and Historical Value* as per Part IV, Subsection 27 of the *Ontario Heritage Act*; and,
- Properties of interest to the City of Vaughan's Cultural Services Division.

### 3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides 'best practice' approaches for evaluating cultural heritage resources, not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed a series of products called the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines a HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of a HIA is provided in the MHSTCI document, which also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options (see Section 0).

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) The original location (do not move buildings unless there are no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

### 3.3 City of Vaughan Heritage Policies

#### 3.3.1 Official Plan and Secondary Plans

The City's *Official Plan* (2010) informs decisions on issues such as land use, built form, transportation, and the environment until its expiry in 2031. Section 6.1 in Volume 1 of the *Official Plan* addresses cultural heritage resources, which include built heritage, cultural heritage landscapes, HCDs, areas with cultural heritage character, heritage cemeteries, and archaeological resources.

The planning requirement and policies for CHIAs are listed under Sections 6.2.2.5, 6.2.3.1, 6.2.3.2, and 6.2.4, and are supplemented by the City's *Guidelines for Cultural Heritage Impact Assessments* (2016). Under Section 6.2.2.9, all development applications, demolition control applications and infrastructure project *adjacent* to a designated property are to be compatible by:

- a) respecting the massing, profile and character of adjacent heritage buildings;
- b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
- c) maintaining the established setback pattern on the street;
- d) being physically oriented to the street in a similar fashion to existing heritage buildings;
- e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f) having minimal impact on the heritage qualities of the street as a public place;
- g) minimizing the loss of landscaped open space;
- h) designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and,
- i) requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

The proposed development has been assessed for compliance with these *Official Plan* policies in Section 0 of this CHIA.

#### 3.3.2 Cultural Heritage Impact Assessments

After establishing the provincial and municipal policy context, the City's *Guidelines for Cultural Heritage Impact Assessments* outlines the minimum requirements of a CHIA, then defines three 'conservation/mitigation options' to be considered as part of a heritage impact study. These are:

- **Avoidance mitigation:** measures to retain heritage resources 'in situ and intact' while allowing development to proceed.
  - This can include, 'where conservation of the entire structure is not possible, 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'.

- *Salvage Mitigation*: preservation through relocation or salvaging architectural elements.
- *Historical Commemoration*: use of historic plaques, monuments, or reproduced architectural heritage features as a means to preserve the knowledge of a heritage place.

Overall, the City's CHIA guidance aligns with the MHSTCI *Heritage Resources in the Land Use Planning Process* except that the City also requires a 'condition assessment' as part of the analysis. All City CHIA requirements have been followed in the preparation of this report.



## 4.0 GEOGRAPHICAL & HISTORICAL CONTEXT

### 4.1 Geographic Context

The property is located in southwest Ontario, approximately 25 km north-northwest of Lake Ontario and within the Peel Plain physiographic zone, an area of level rolling terrain with fertile clay soils (formed on till or lacustrine sediments) covering approximately 483 square km of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils can support grain agriculture, stock raising and dairying (Chapman & Putnam 1984:174-176). The Peel Plain is described by Chapman and Putnam (1984: 174) as:

*Level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and uniform slope toward Lake Ontario. Across this plain, the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks.*

Soils in the area are predominantly imperfectly drained and stone-free clay loam, and generally the topography is flat (235 to 237m). Relative to political boundaries, the property is within the Regional Municipality of York and the central west portion of the City of Vaughan. It is bounded by Rutherford Road to the north and Huntington Road to the east and is located within the west portion of Lots 13 W and 15, Concession 9, approximately 12 km west of the centre of the City of Vaughan.

### 4.2 York County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791 and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of the County of York and Vaughan Township.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York, but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The 33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33-foot area is rendered smooth. Due to these strict regulations, and

the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

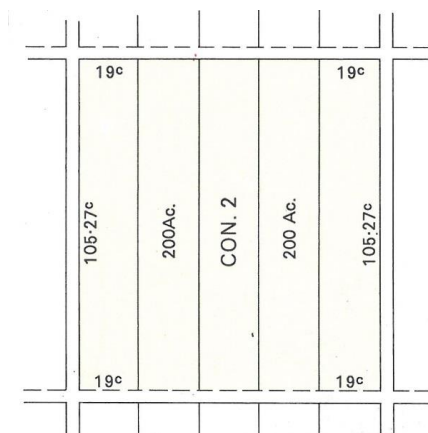
Not surprisingly, the system hampered population growth. In many cases, immigrants chose to move to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

Following the War of 1812, a new set of land grants was offered to discharge veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarborough. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2016 boasted a population of 1,109,90 residents (Statistics Canada 2016).

### 4.3 Vaughan Township & Elder Mills

The property is located within the City of Vaughan, formerly Vaughan Township. Vaughan was named in 1792 for Benjamin Vaughan, a British commissioner who negotiated the 1793 Treaty of Paris between Great Britain and the United States (Rayburn 1997:335). Abraham Iredell surveyed the Township in 1795 according to the 'single front survey system', a method used from 1783 onward where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981; see Figure 2). In Vaughan Township, the concession lines were oriented south to north, with the side roads crossing the township from east to west. Yonge Street, a military road surveyed in 1794, formed the baseline of the township, dividing it from Markham Township to the east (Miles & Co. 1878).



**Figure 2: The single front survey system, used from 1783 to 1818. As depicted, each lot is 200 acres created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/20.12 metres; from Gentilcore & Head 1984:99)**

Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In addition to the Loyalists, many of the first European arrivals were Pennsylvania Dutch, encouraged through Philadelphia newspaper advertisements to travel north for the opportunity to acquire land for cultivation. The population of the Township was initially small, with only 103 individuals reportedly living in the area in 1797. After the War of 1812, however, emigrants from the British Isles began establishing the interior portions of the Township. By 1832, the population had grown to 2,141 and ten years later the population had more than doubled, reaching 4,300. The Township also boasted six grist mills and twenty-five sawmills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This combined with the construction of the Toronto, Grey and Bruce Railway in the western half of the Township in 1871, triggered additional growth in Vaughan Township so that by 1871 the population was 7,657 (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In 1872, the community of Richmond Hill in the east-central portion of the Township was incorporated as a village. Richmond Hill had a population of 1,000 by 1886, while the remaining portion of Vaughan Township numbered 6,828 (Ontario Department of Agriculture 1880).

Throughout the 19<sup>th</sup> century, several communities developed in Vaughan Township: Nashville, Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The property was located to the west of Elder Mills, which falls within the centre west portion of Vaughan.

At the beginning of the 20<sup>th</sup> century, economic development of Vaughan Township was similar to adjacent counties and townships in that it relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles began to change urban and rural development; as vehicular traffic increased, the network of roadways throughout the region improved providing Vaughan and the surrounding communities with better connections to the growing metropolis of Toronto.

Elder Mills was a small milling community within the Vaughan Township, established in the 1840s along the main branch of the Humber River where the river crosses Rutherford Road, straddling present day Highway 27. A Scottish carpenter named James Gibb Thomson built three lumber mills to supply the farming community, which covered Lots 15 and 16, Concessions 8 and 9.

Significant new growth and development have occurred in the past four decades. Vaughan was amalgamated with the Village of Woodbridge in 1971, creating the Town of Vaughan within the Regional Municipality of York. On January 1, 1991, the Town was officially recognized as the City of Vaughan, and by 2016 it boasted a population of 306,233 residents (Statistics Canada 2016).

#### 4.4 8811 Huntington Road

The property at 8811 Huntington Road is listed as a heritage property on the City of Vaughan *Heritage Inventory*. Land Registry records (abstract index to deed records) are available online through the ONland System, however discussion with the City of Vaughan Archival Records Analyst indicated that surviving assessment rolls and documents prior to 1897 have only sporadically survived, and assessment rolls prior to 1850 are not present for the City and surrounding area.

In 1833 Henry Burton obtained the 100 acres comprising the west half of Lot 13 Concession 9 from the Crown and lived on the property as the sole listed owner on the Land Registry records and maps for decades (Ontario Government Record ND). The Patent Plan labelled 'Act 1851' lists 'Henry [B/D...]' on the west half of the lot, and is likely a copy of an earlier record. Henry built a log home for the family 'about twenty rods in from the road', and later a larger home and barn were built east of the Humber River, and later a brick addition with a fireplace, pantry, and two second storey bedrooms was added prior to 1909 (Elder's Mills W.I. Tweedsmuir Committee 2000:68) (Figure 3). Based on the current fieldwork at the property, it is probably that the current residence is this second log cabin with a brick addition, constructed by Henry Burton sometime after 1833, and likely prior to the mid-1800s based on the riven, or hand-split, lath.

Henry Burton was originally from Scotland and emigrated to Ontario, arriving in Vaughan in 1833 after purchasing Lot 13W Concession 9, becoming one of the earliest European settlers within the area one of the earliest settlers in this region of Vaughan (Mercer et al. 1885:332). He was a prominent stone-mason in 'little-York' (Toronto) where he helped built the first market and Osgoode Hall prior to arriving in Vaughan, where he continued his trade and is responsible for building several stone houses in the region (Mercer et al. 1885:333). Robert Burton was born in 1852 on the property and was the youngest son of Henry Burton. Robert married Margaret Lawrence in 1860 and the couple had three children together (Mercer et al. 1885:333).

The 1860 Tremaine Map of the Township shows H. Burton as owning the west half of the lot, and he is still listed on the 1878 map of the region (Miles & Co. 1878)(Figure 4 & Figure 5), with a small house and garden area indicated near the south-centre of the property. Henry Burton died in 1881, and the 100 acres were transferred to his son, Robert Burton, through his will, according to the abstract index to deed records.

The property remained in the Burton family throughout the late 19<sup>th</sup> century and into the 20<sup>th</sup> century. A topographic map of the region from 1914 shows a wood structure on the property in the location of the current residence, but no outbuildings (Figure 6)(Department of Militia and Defence 1914). Between 1947 and 1956, portions of the property were undertaken by a by-law from the Township of Vaughan's subdivision control, but no amount of money was recorded as changing hands. An aerial photo obtained from the University of Toronto Archives from 1954 shows the farm property but is at too great of a scale to determine details about the structures, but does indicate a structure closer to the field boundary than the current barns, suggesting that the original barn was still standing at this point (Figure 7). In 1961, Robert E. Burton and his wife Mary granted the land to Catherine A. MacPherson for '\$1 etc.' for all 100 acres. The 1963 topographic map of the region shows the property as consisting of several small buildings including a barn, two outbuildings, and a residence in the location of the present house (Department of Energy, Mines and Resources 1963) (Figure 8). Through the 1960s,



MacPherson granted parts of the Right of Way (ROW) and other portions of the property to the Hydro-Electric Power Commission of Ontario. According to the previous report on the property (Scarlett Janusas Archaeology Inc. 2014) indicated that this barn burned down in the 1960s and was replaced by the current barns and outbuildings.

By 1972, the topographic map indicates the residence and only two outbuildings, including a barn and a smaller structure in the approximate location of the current structure between the residence and the barns (Department of Energy, Mines and Resources 1972) (Figure 9). According to aerial photos provided by the York Region interactive maps, the old barn's stone foundation was all that was left visible of the structure by 1978, with the existing north and south barns having already been constructed. MacPherson leased additional portions of the property to Ontario Hydro until 1981. Aerial images provided by Google Earth show that both additions were present by 2004.

Due to Henry Burton's extended ownership of the property between 1833 and 1881, it is likely that the house was built by or for Henry for his family. Previous reports and the City's *Heritage Inventory* indicate that the structure was built in 1833, the same time that the property was obtained from the Crown by Henry Burton, however, records indicate that a second log and brick house was built on the property sometime later. Based on the construction seen during fieldwork, the current structure is likely Henry's second house, probably built between sometime in the mid-1800s. A report conducted in 2014 by Scarlett Janusas Archaeology Inc. incorrectly identified the house as having been constructed in 1832, however this date has been rectified within our report.

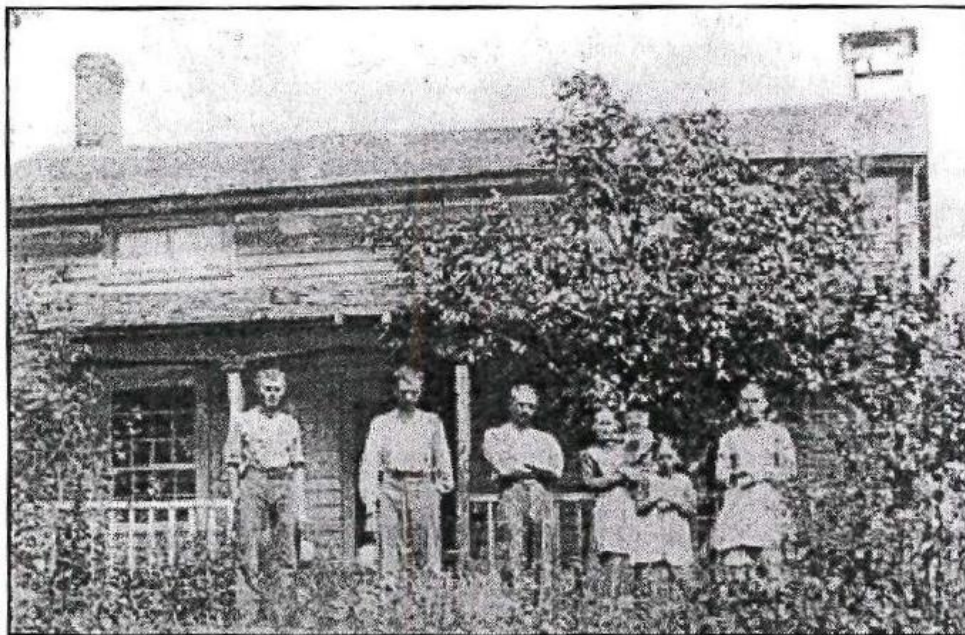


Figure 3: Henry Burton House with family (Elder's Mills W.I. Tweedsmuir Committee 2000:68).

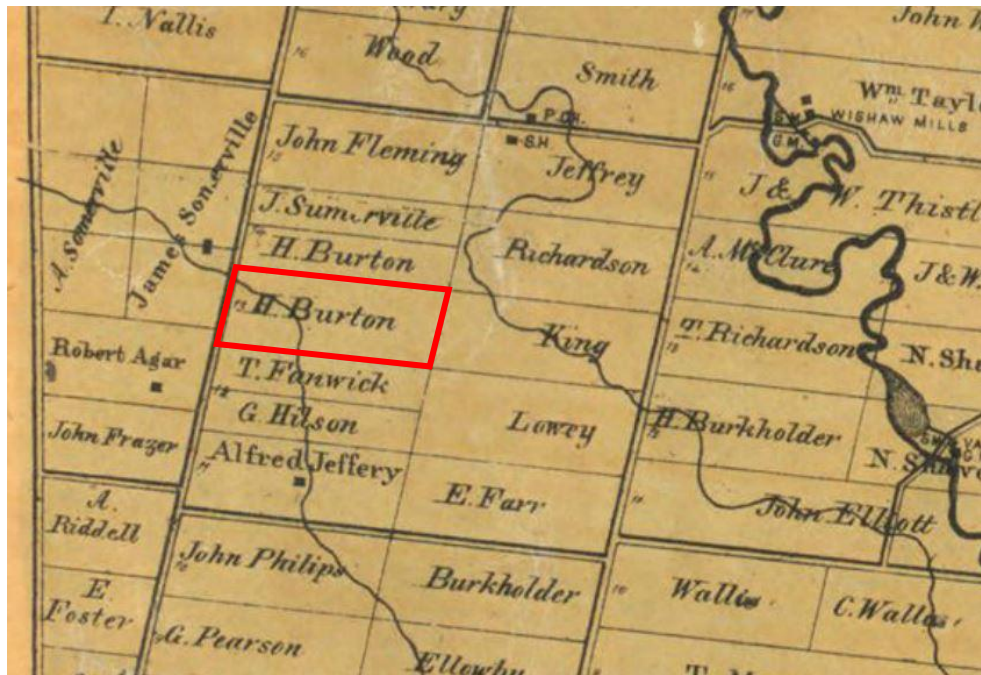


Figure 4: Portion of 1860 Tremaine map of the region, with the west half of Lot 13, Concession 9 highlighted (Tremaine 1860).

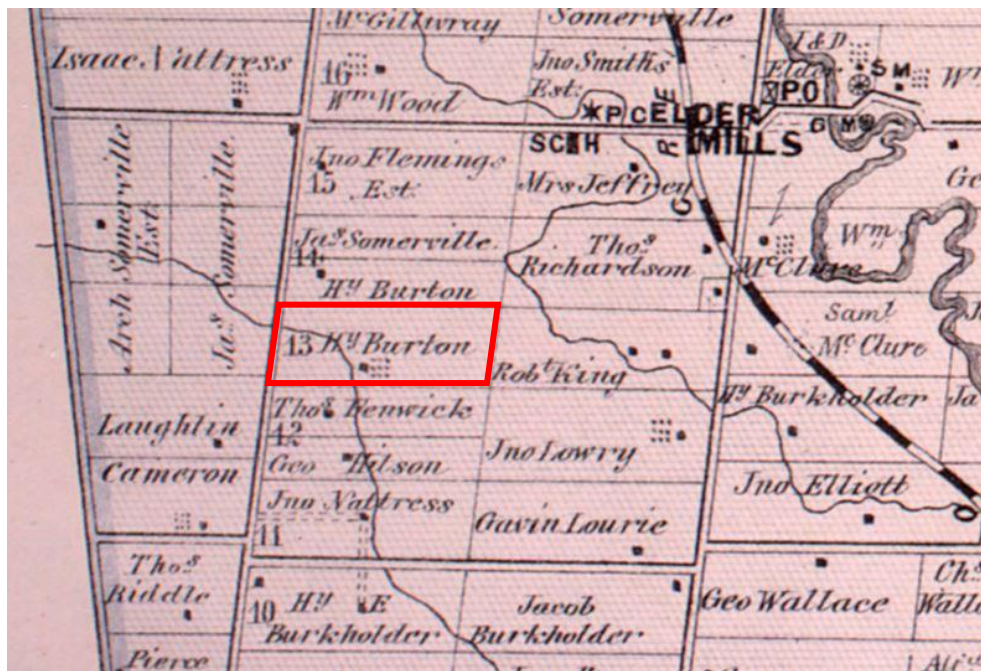


Figure 5: Portion of the 1878 map of the Region, with the west half of Lot 13, Concession 9 highlighted (Miles & Co. 1878).



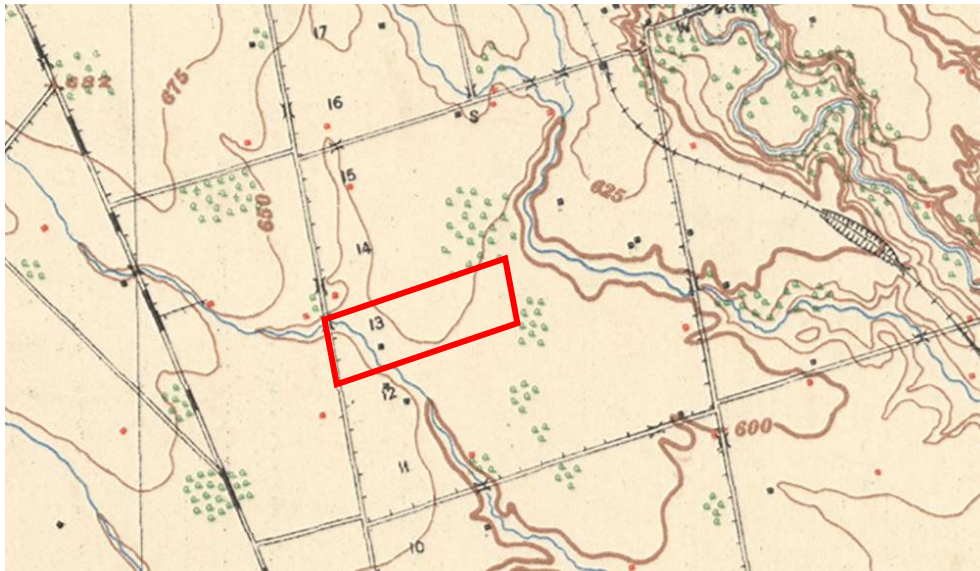


Figure 6: Portion of the 1914 topographic map of the region, with the west half of Lot 13, Concession 9 highlighted (Department of Militia and Defence 1914)



Figure 7: Portion of a 1954 aerial photo of the area, with the west half of Lot 13, Concession 9 highlighted (University of Toronto Archives 1954).

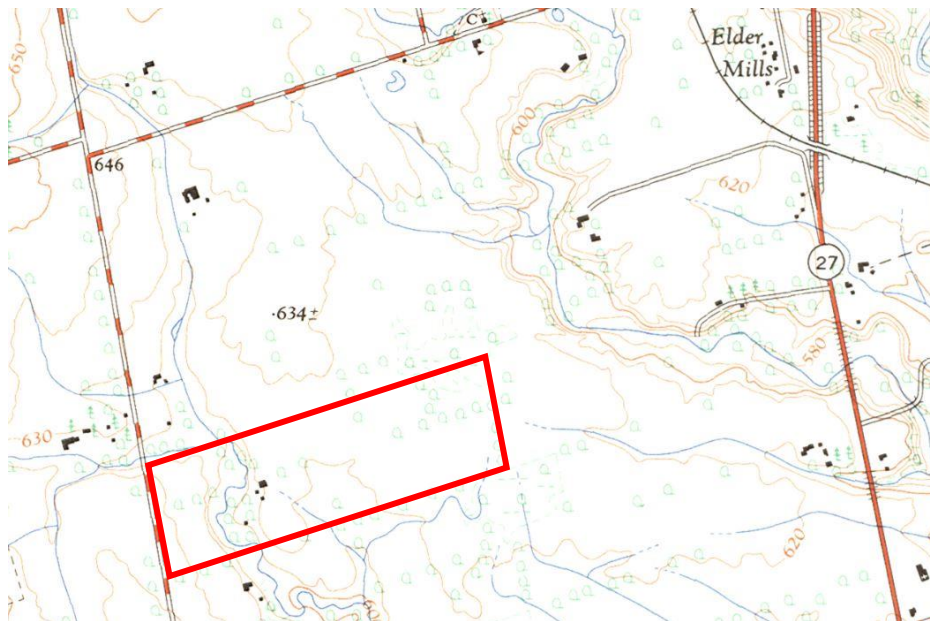


Figure 8: Portion of the 1963 topographic map of the region, with the west half of Lot 13, Concession 9 highlighted (Department of Energy, Mines and Resources 1963).

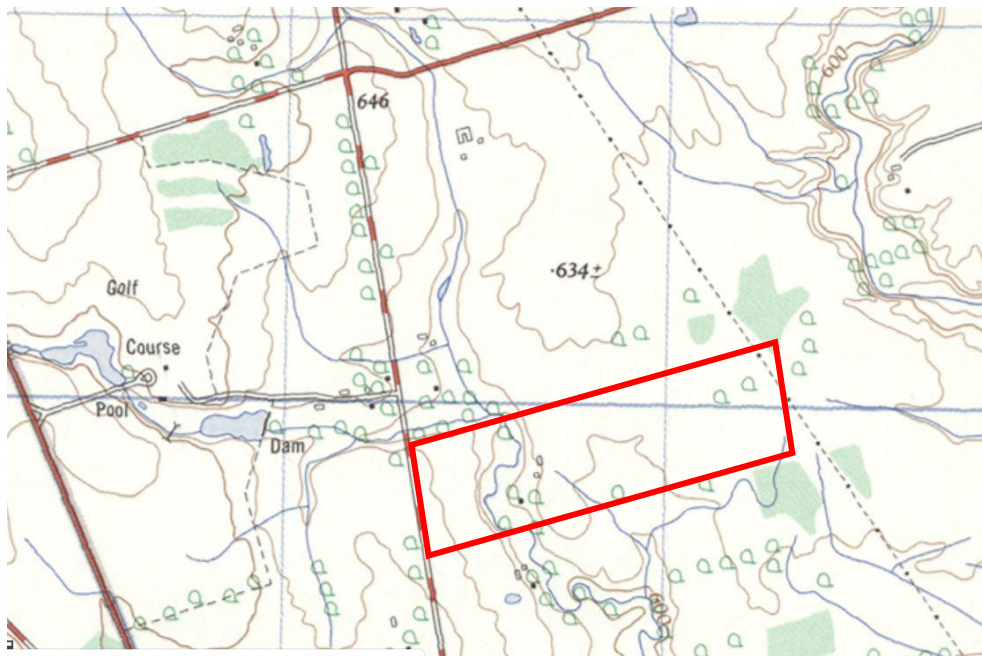


Figure 9: Portion of the 1972 topographic map of the region, with the west half of Lot 13, Concession 9 highlighted (Department of Energy, Mines and Resources 1972).



## 5.0 EXISTING CONDITIONS

### 5.1 Setting

The property at 8811 Huntington Road covers 0.33 square km (81 acres) in a rectangular lot oriented east-west, bounded by farmland to the north, east, and south, and Huntington Road to the west. The house is on the east bank of Rainbow Creek, and the property includes four outbuildings, two sheds and two barns (Figure 10-Figure 13). The east and west extents of the property are managed agricultural land, while the central area includes the creek bed, a forested area, and lawns. The house itself is located just east of the creek on the top of a sloped landform which descends west to the water.

Bushes and low trees surround the residence, obscuring it from view from the right-of-way (ROW) to the west. A gravel road leads from Huntington Road, east to the occupation area of the property, and the property is surrounded by a low wire and post fence. To the north of the residence and outbuildings is the stone foundation of a barn (Figure 14). According to the previous report on the property (Scarlett Janusas Archaeology Inc. 2014) indicated that this barn burned down in the 1960s and was replaced by the current barns and outbuildings.



Figure 10: View facing south, just north of Henry Burton House.



Figure 11: View facing west, from east of the residence





**Figure 12: View of residence, outbuildings, and barns from the east side of the property.**



**Figure 13: View facing south, with Rainbow Creek in the foreground.**



**Figure 14: View of stone barn foundation and barns, facing south. Residence is in the background.**

## 5.2 Built Environment: General Description

The house at 8811 Huntington Road includes a single-detached, three-bay, storey-and-a-half wood building. Four outbuildings are identified, as well as the foundations of an older barn. While the outbuildings are briefly described below in order to accurately catalogue the entirety of the property, Henry Burton House is the only built heritage element of the property recognized as a cultural heritage asset, and thus the only building documented in detail. The built environment is described in further detail below.

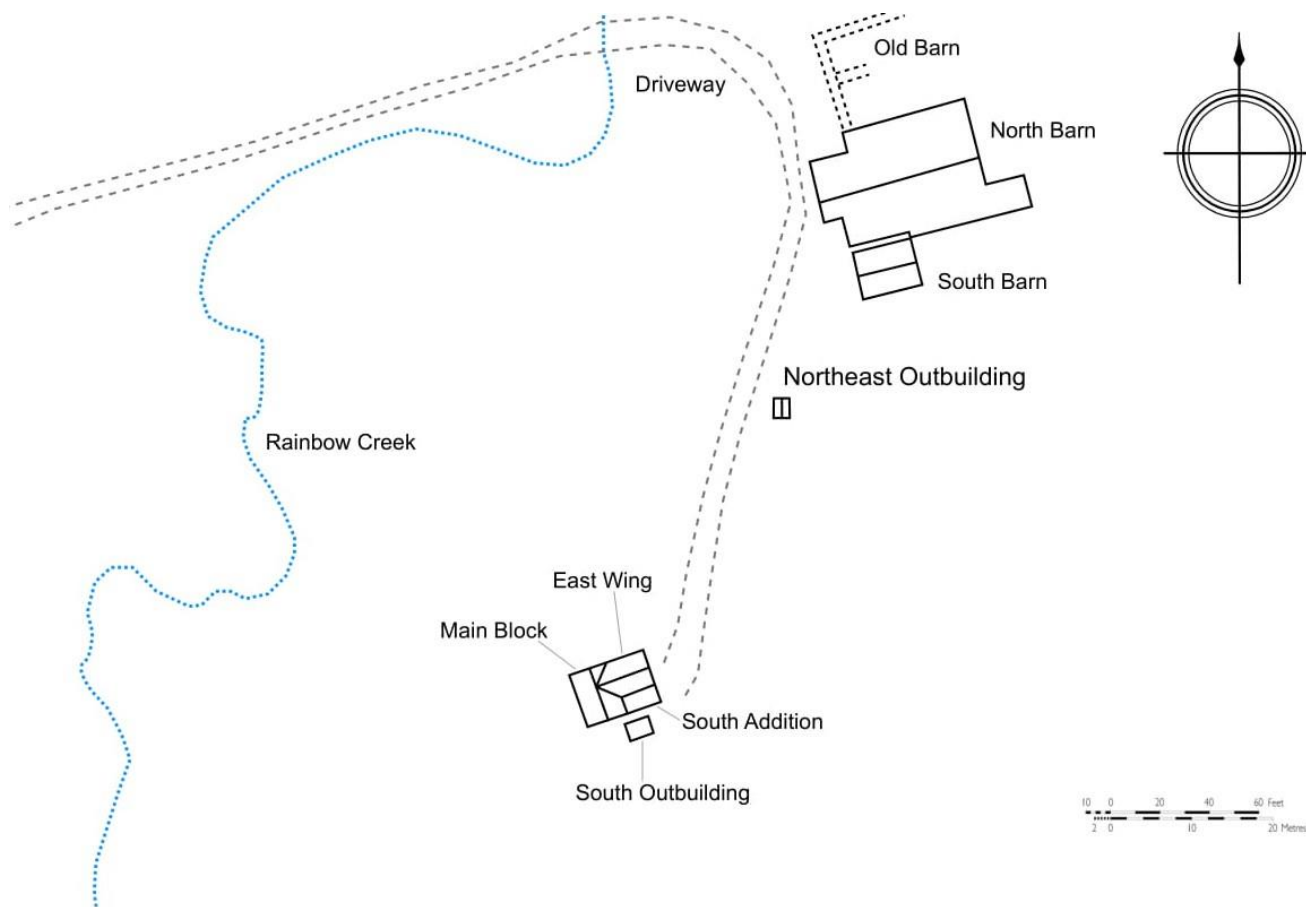


Figure 15: Schematic key plan for built elements in the central-west portion of the property.

### 5.2.1 Main Block of Henry Burton House

#### 5.2.1.1 Exterior

Located on the west half of the property, the Main Block has a rectangular footprint. It is a single-detached, storey-and-a-half, three-bay residence with a rectangular plan oriented north-south. The structure stands on a coursed rubble foundation. Exterior walls are covered by board and batten on the north, south, and west sides, and thin horizontal wood clapboard siding on the main façade (Figure 16 to Figure 21).



Over the Main Block is a low gable-roof with projecting eaves on the west façade of the house, with plain fascia and soffits. The roof is covered with metal sheeting, and an aluminum rainwater system is in place on the west eave of the structure. There is a gutter on the southwest corner. A brick chimney extends from the southeast corner of the roof, and a relic chimney is visible on the centre left side of the roof at the gable (north side of the house).

Fenestration is symmetrical, with a central flat-head door with a moulded frame flanked by two tall, one-over-one flat head single-hung windows with a plain exterior wood frame and no sill, on the principal southwest façade with plain wood exterior frames (Figure 22). The door is undecorated with a plain exterior frame. Second storey windows on the main façade are wide single-pane with plain wood frames and no sills, which are symmetrical with ground-floor windows. Visible in the basement foundation are several additional wide two-pane, small wood-frame flat-head windows with no sills and plain exterior trim.



**Figure 16: West façade of Henry Burton House.**





**Figure 17: West and north façades.**



**Figure 18: North façade.**





**Figure 19: South façade.**



**Figure 20: South and west façades.**





**Figure 21: Coursed rubble foundation of the Main Block.**



**Figure 22: Typical window on the ground floor, Main Block.**

### 5.2.1.2 Interior

On the ground floor, there are three major room divisions as well as one staircase. Two of room divisions appear to have been used as bedrooms, and one as a bathroom (Figure 23). Upon entering the central doorway, a hallway extends through the centre of the residence, with one doorway on the north side of the hallway, and three on the south side (Figure 24). Walls are likely lath and plaster and covered in cream wallpaper with a floral border at the top. The paint shows evidence of extended water damage. A tall baseboard runs the length of the hallway, and the wood floor has been covered by a low-pile carpet. The west door on the south side of the hallway, the first door encountered upon entering the house, has a wide flat-head, wood-frame transom above it (Figure 25). Only one window is present within the room, surrounded by a moulded wood frame but no other decoration. The floor is covered by a warped laminate which overlays older flooring below, as is evidenced by the lack of alignment with the baseboards. This room, as well as the hallway, has seen extensive damage from moisture and other pests, with paint and wallpaper peeling away from the walls and ceiling (Figure 26). Doorframes on the ground floor of the main block indicate that the walls are thin, and likely of wood-frame construction.

Directly east of the first bedroom, a bathroom with a south-east facing window has undergone extensive renovations (Figure 27). It is sparsely furnished with a sink and cabinet, and a toilet in the south corner. The walls of this room are also covered by peeling wallpaper. The doorframe of the bathroom is of moderate width and undecorated, framing the four-panel wood door with a round metal door handle, with a keyhole in the escutcheon plate (Figure 28).

To the north of the hallway, a large room makes up the north side of the Main Block. It can be entered from the hallway through a two-panel wood door or the adjoining East Wing. This room has tall, hardwood baseboards on all sides with moulded trim along the top in a darker wood, which mirrors the moulded trim along the ceiling (Figure 29 and Figure 30). Rather than wallpaper, this room was plastered and painted, but paint on the ceiling and baseboards is peeling as it is throughout the house. There is no evidence of a fireplace in this room, suggesting that the Main Block's ground floor has seen extensive renovations.

The doorway that opens into the East Wing exposes the interior construction of the Main Block walls: partially shaped logs, indicating that a portion of the structure is a log house covered by siding (Figure 31). These logs were felled and cut using a crosscut hand saw, based on the non-parallel straight lines, which suggest hand sawing over a band saw, and are present on the exposed end surfaces of the wood, and did not have the bark removed from the upper and lower sides of the log before shaping and construction of the house (Figure 32). Plaster is visible on both sides of the logs, indicating plastered walls in both the Main Block and the East Wing. The large lintel over the doorway shows evidence of drill or wedge marks and split in order to create the flat beam. Vertical hand-split lath is present on the Main Block side of the doorframe (Figure 33).

The second storey of the Main Block is separated into three rooms. At the top of the staircase (Figure 34), bordered by a white-painted wood balustrade, is a room with two windows that comprise the south half of the upper level (Figure 35). In the corner of the staircase is a small rectangular protrusion from the wall, which corresponds to the exterior chimney in the east corner of the roof. A wall running through the middle of the space sections off two identically sized bedrooms, each with a window at the north wall. All three rooms are brightly coloured with moderately sized baseboards and narrow plain doorframes (Figure 36). Floorboards on the second storey are very wide hardwood planks that likely date to the original construction of the residence (Figure 37).



HENRY BURTON HOUSE  
8811 HUNTINGTON ROAD,  
CITY OF VAUGHAN,  
REGIONAL MUNICIPALITY OF YORK,  
ONTARIO

Key

- Stone
- Log
- Brick
- Frame
- Post
- Stairs (up)
- Door (exterior)
- Door (interior)
- Window
- Window (blocked)

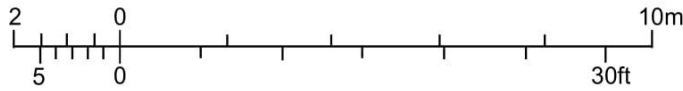
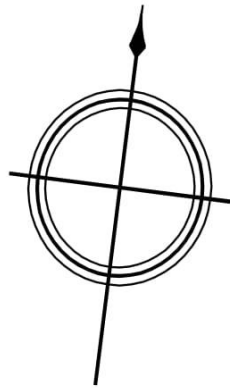
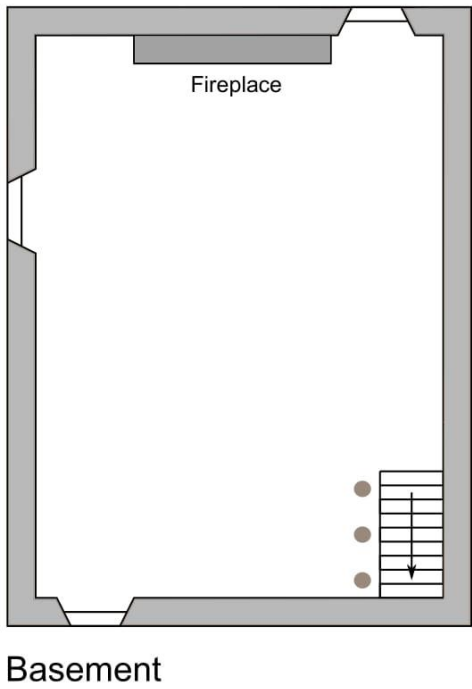
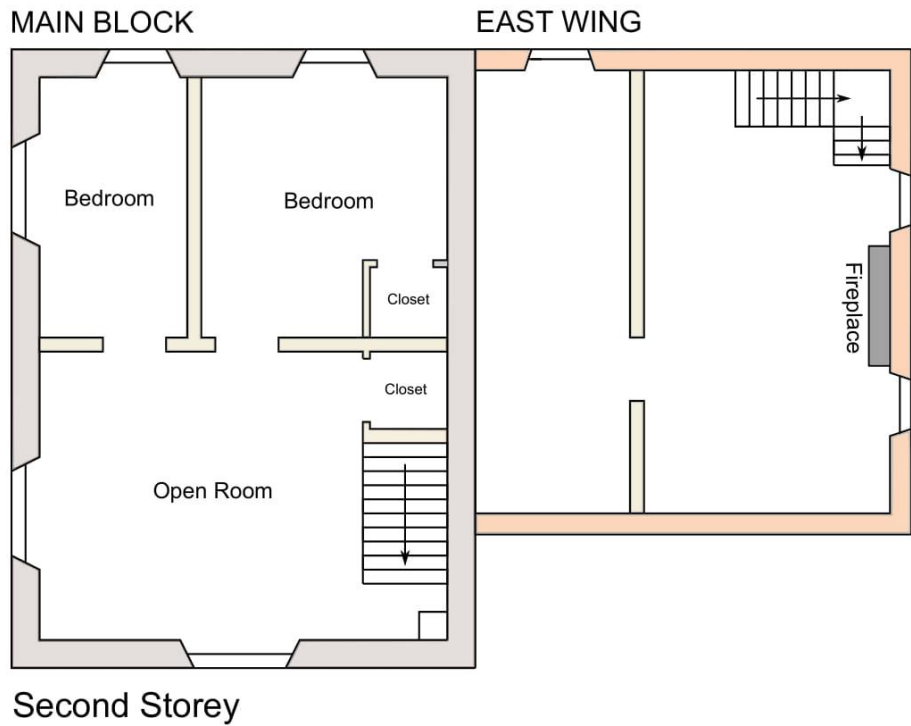
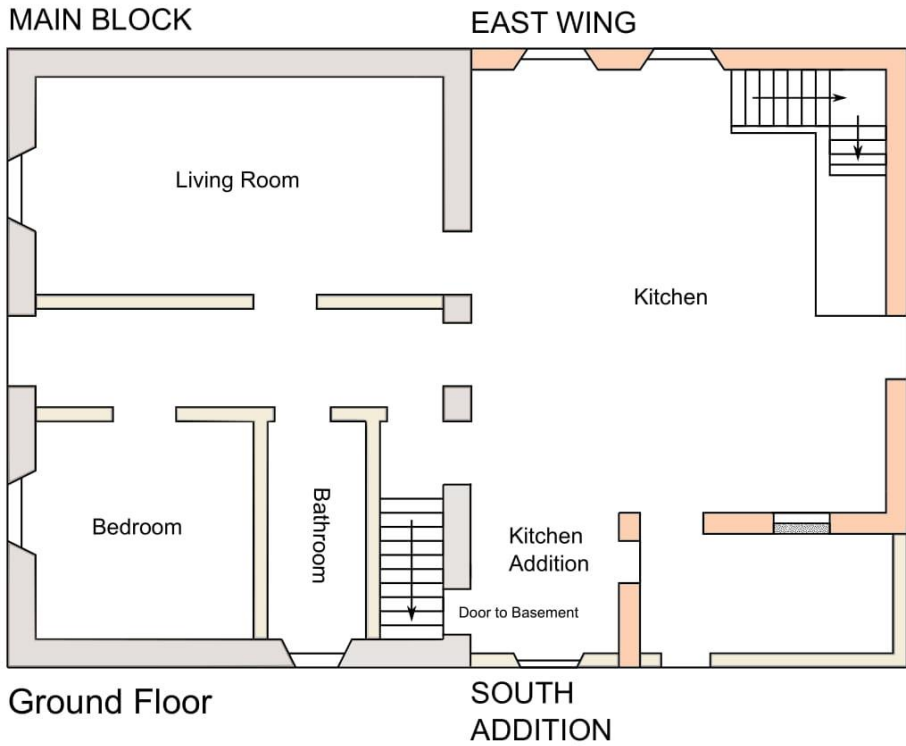


Figure 23: 8811 Huntington Road floorplan (not to scale)



Figure 24: Central hallway in Main block, looking east from front door.



Figure 25: Interior transom above southwest room, ground floor.



**Figure 26: Interior of southwest room, ground floor.**



**Figure 27: Southeast bathroom, ground floor.**





**Figure 28: Door handle on bathroom door.**



**Figure 29: North room of Main Block, facing southeast.**





**Figure 30: Facing east in the north room.**



**Figure 31: Interior east log wall on the Main Block.**



**Figure 32: Cross-cut saw marks.**



**Figure 33: Detail of top of the doorway, showing split log and vertical lath and plaster.**





**Figure 34: Staircase in Main Block leading to second storey.**



**Figure 35: Interior of second storey, with large south room and two north bedrooms.**





**Figure 36: Northwest bedroom, second storey.**



**Figure 37: Northeast bedroom, second storey. Note the wide baseboards.**

### 5.2.1.3 *Basement*

The basement is located beneath the Main Block of the residence and consists of a single full-height room with coursed stone rubble walls. A simple wood staircase leads downstairs from the exterior southeast corner, and three tree trunks are braced alongside the stairs, creating support for the floor above (Figure 38). An interesting feature of the basement is its brick floor, which spans the entire room (Figure 39). There are three wide single-pane, flat-head windows set into the stone walls, one on the north wall, one west, and one facing south, although the west window was filled in with stone rubble. At the north end of the basement, a large stone fireplace with a wood lintel is built into the foundation and would have extended into the ground and second storey at one point (Figure 40).

Resting on top of the stone foundation are a series of lateral beams running east-west, unsupported in the centre of the room save for the tree trunks. The beams are also made primarily from unshaped logs, known as sleepers, both with and without the bark removed, which have been cut to a square or flat-bottomed at either end to sit in the wall (Figure 41). At the east end of the room, a small crawl-space is visible extending east beneath the East Wing and South Addition (Figure 42). Adze marks are evident on a visible beam within the crawlspace in the East Wing, and machine lumber is present beneath the South Addition (Figure 43).



Figure 38: Stairs in the southeast corner of the basement, with three support posts.



**Figure 39: Brick floor in the basement.**



**Figure 40: Fireplace at north end of basement, with wood lintel.**





**Figure 41: Example of overhead sleeper.**



**Figure 42: Crawlspace in east wall of basement. Crawlspace is below the East Wing.**



Figure 43: Space below East Wing and beam with adze marks.

## 5.2.2 East Wing

### 5.2.2.1 Exterior

The East Wing has a rectangular footprint and is oriented east-west (Figure 44 to Figure 46). It is a storey-and-one-half structure with a low gable roof, attached to the east façade of the Main Block. The walls are covered with a combination of board-and-batten siding and horizontal wood siding. The main façade, facing east, displays asymmetrical fenestration, with the exterior door on the northeast corner of the structure, and two tall, flat-head, wood frame windows with wood lug sills on the second storey, almost within the gable (Figure 47). One is single pane while the other is a two-over-two double hung window. The north-facing wall has two tall boarded windows on the ground floor, and one wide, two-pane, flat-head window on the second storey. Windows present in the East Wing have retained their wood frames, and windows on the north side of the second storey are horizontal sliding windows, like those in the historic photo of the house in Section 4.4. As with the Main Block, the metal roof has projecting eaves but not verges, and plain soffits and fascia. There is a small, disused chimney present at the east end of the roof, between the second storey windows.

Sitting on a coursed rubble foundation similar to that of the Main Block, there is a visible joint between the two structures (Figure 48 and Figure 49). Only the north and east walls of the structure are visible from the exterior, due to its connections to the Main Block to the west and the South Addition to the south.





**Figure 44: North façade.**



**Figure 45: North and east façades.**





**Figure 46: East façade.**



**Figure 47: Window on east façade of East Wing.**



**Figure 48: Visible join between East Wing and Main Block. Note the small horizontal sliding window.**



**Figure 49: Join visible in foundation in East Wing and Main Block.**



### 5.2.2.2 Interior

The East Wing can be entered from the exterior door on the east façade, or through the adjoined Main Block door on the west interior wall. The ground floor itself has only one, large room, and it was likely added as an extension for kitchen space to the structure (Figure 50 and Figure 51). While the exterior walls of the Wing are clad in wood, exposed brick around a blind window on the south interior wall suggest that the interior or exterior may have been previously clad in brick (Figure 52).

To the north of the exterior door is a set of built-in closets or cupboard space, with a door in the corner on the north wall leading to a set of stairs to the second storey of the structure. Two blind windows are on the north wall, and the entire room is covered in wood panelling, wallpaper, and paint. Interior window frames are moulded with a narrow wood sill and are twelve-over-eight flat-head, single-hung wood-frame (Figure 53). The flooring throughout has been obscured with carpet but is presumably wood below.

At the top of the north staircase (Figure 54), the East Wing's second storey does not connect to that of the Main Block. This level is divided into two rooms, an east and a west, that comprise the entire floor. Directly adjacent to the staircase on the east wall is a large brick chimney with a stove flashing near the roof, which has been covered over in stones and cement, but has since been decommissioned (Figure 55). Brick is visible beneath the plaster on the exterior walls as well, confirming the brick construction of the Wing (Figure 56). Both rooms are floored with wide-plank hardwood, have plain plaster walls with hand-split lath, and sloped ceilings (Figure 57 and Figure 58). A blind door in the east wall of the west room suggests that the central doorway was either relocated, or the west room used to be two rooms, mirroring the second storey of the Main Block (Figure 59).



Figure 50: Northeast corner of the ground floor.





**Figure 51: Southeast corner of the ground floor.**



**Figure 52: Bricks visible behind wallpaper and plaster, southeast corner of the ground floor room.**



**Figure 53: Interior boarded-up window, 12-over-8, with wood panelling below chair rail.**



**Figure 54: Northeast staircase in East Wing.**





**Figure 55: Northeast corner, second storey of East Wing.**



**Figure 56: Detail of brick wall on east side of the Wing.**





Figure 57: West room on second storey, with hand-split (riven) lath visible on the west wall.



Figure 58: View from west room into east room.



Figure 59: Blind door on the central wall.

### 5.2.3 South Addition

#### 5.2.3.1 Exterior

The South Addition covers a rectangular floor plan and is oriented east-west, aligned with the East Wing of the structure. It has one exterior doorway, and only one window, now boarded over, on the south façade (Figure 60 and Figure 61). The metal shed roof extends from the South Wing, with plain soffits and fascia, and a return eave features at the northeast corner of the structure. A brick chimney is present on the east side of the Addition.



Figure 60: East façade, with South Addition on the south façade of the East Wing.





**Figure 61: South façade of South Addition, obscured by bushes.**

### **5.2.3.2 Interior**

The South Addition has an east and a west room. Within the east room, a blind window and exposed brick wall suggest that the Addition was constructed as an extension of the East Wing (Figure 62). The east wall is covered with plaster and paint, and a stove flashing with a brick flue extends upwards from the centre of the wall (Figure 63). Rotten wood-panels on the ceiling have fallen away at the east end of the room, exposing wood framing above. There are no baseboards along the walls. The south wall is covered by horizontal wood panelling, with a thin, single-panel wood door set into the south wall that leads outside, and a second door leading to a cupboard or the adjoining room (Figure 64). A large wood beam extends between the East Wing and the South Addition with adze marks (Figure 65). This beam is likely part of the frame of the East Wing. Stretcher bond makes up the visible brick wall, which used to be an exterior wall.

Directly to the west, the second room in the Addition appears to have been used as a small kitchen and has built-in wood shelving, counter space, and cupboards (Figure 66). The floor is covered by laminate flooring, and the exposed walls feature a narrow baseboard. In the southeast corner of the room is a plain doorway leading to the basement beneath the Main Block.





Figure 62: Brick wall on north side of South Addition.



Figure 63: East wall of the South Addition, with stove flashing and wood panelled ceiling.



Figure 64: Facing west in the east room, with exterior door and wood door to cupboard or adjoining room.



Figure 65: Adze marks on wood lintel above the door to the South Addition.





**Figure 66: West room of South Addition.**

#### **5.2.4 South Outbuilding**

To the south of the residence is a small wood frame shed in poor physical condition. It is a one storey, one bay structure with a low gable roof covered by metal sheeting (Figure 67). The east interior wall of the structure is aluminum sheeting, and the main door on the west façade of the structure is no longer present. Vertical board and batten siding to match the majority of the residence, but has been left unpainted, and the structure appears to have been used for storage. Machined wood beams make up the interior frame, indicating that the outbuilding was constructed sometime after the main house (Figure 68).





**Figure 67: West façade of the outbuilding.**



**Figure 68: Interior of the outbuilding, facing east.**

### 5.2.5 Northeast Outbuilding

Northeast of the residence is an additional small outbuilding with vertical board and batten siding and a medium gable roof (Figure 69). The doorway is nearly as wide as the south façade of the structure with a metal mesh opening in the centre of the gable. The structure is leaning to the east.



Figure 69: South façade of Northeast outbuilding.

### 5.2.6 South Barn

Northeast of the residence are two barns. The south barn is a two-storey, medium gable roof, two-bay structure covered with aluminum siding (Figure 70 to Figure 72). The west façade has one doorway near centre of structure, with asymmetrical fenestration throughout the façade. Portions of the roof are detached and are visible from the ground.

### 5.2.7 North Barn

Adjacent to the south barn is the two-storey, three-bay, low gable roof structure with a central portion and a north and south wing (Figure 73 and Figure 74). The ground floor walls are made from concrete masonry units (CMUs), with a door on the west façade of each portion of the structure. The second storey is only at full height in the central portion of the structure, and is covered by vertical board and batten siding, and is painted blue. The barn is directly south of the stone foundation of the old barn, which still stands (Figure 75).





**Figure 70: West façade.**



**Figure 71: South and west façades of the South Barn (in foreground).**





**Figure 72: South façade.**



**Figure 73: West façade of the North Barn.**



**Figure 74: South façade.**



**Figure 75: West and north facades of the North Barn, and foundation of the old barn.**

### **5.2.8 Old Barn**

North of the outbuildings is the foundation of the 'Old Barn', made from coursed rubble with a three-bay west façade (Figure 76). This structure is all that is left of the barn which was originally associated with Henry Burton House, prior to its collapse. Significant areas of iron staining are visible on the exterior walls, and no evidence of the upper frame construction remain intact.





Figure 76: West façade.

### 5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on visual inspection during field investigation. This assessment is limited to Henry Burton House.

Table 2: Physical Condition Assessment for Henry Burton House

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> <li>Overall, the house appears to be in fair condition.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>Metal covering is rusted throughout the structure</li> </ul>
Rainwater disposal	<ul style="list-style-type: none"> <li>Gutters and downpipes appear to be in fair condition</li> <li>Gutter present only on west side of the structure, appears to be incomplete.</li> </ul>
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> <li>Coursed rubble foundation appears to be in good condition.</li> <li>Main Block log walls have been covered with wood siding and original chimney has been removed. Later chimney added to south corner</li> </ul>



Element	Observed Conditions
	<ul style="list-style-type: none"> <li>■ Brick exterior of East Wing covered by wood siding and original chimney had been removed, replaced by chimney on east side of the South Addition</li> </ul>
Windows & doors	<ul style="list-style-type: none"> <li>■ Doors and windows throughout appear to be in fair to poor condition, with several doors throughout the structure missing altogether.</li> <li>■ Wood window frames are rotting in some places.</li> </ul>
Internal roof structure/ceilings	<ul style="list-style-type: none"> <li>■ Interior roof structure was not visible or accessible.</li> <li>■ Roof does not appear to be sagging, no evidence inside of major leaks.</li> </ul>
Floors	<ul style="list-style-type: none"> <li>■ The general condition of the floors is good with no noticeable deflection. Floors covered by modern flooring materials on the ground floor.</li> </ul>
Stairways, galleries, balconies	<ul style="list-style-type: none"> <li>■ Interior stairs are in good condition.</li> </ul>
Interior decorations/finishes	<ul style="list-style-type: none"> <li>■ Plasterwork and paints are in poor condition, peeling and delaminating. Wallpaper is peeling and discoloured.</li> </ul>
Fixtures & fittings	<ul style="list-style-type: none"> <li>■ All interior fixtures and fittings have been removed or are broken.</li> </ul>
Building services	<ul style="list-style-type: none"> <li>■ No services are present in the structure.</li> </ul>
Site & environment	<ul style="list-style-type: none"> <li>■ Remnants of agricultural land surrounding property.</li> <li>■ Gravel driveway</li> </ul>
General environment	<ul style="list-style-type: none"> <li>■ Overall stable condition with associations to agricultural land.</li> </ul>

A Structural Assessment was conducted by Golder Associates Ltd. in July 2020 (APPENDIX A) The assessment identified numerous structural and architectural deficiencies within the East Wing and South Addition and determined that the relocation of these components is not feasible. It was determined that the Main Block can be feasibly relocated.

## 5.4 Structural History

Three development phases of the property could be identified from the structural evidence. These represent the initial construction and addition of the Main Block, East Wing, and Old Barn (mid-1800s to 1887), alterations to the Old Barn and South Addition construction (1887-1960s/70s), and interior alterations to the house and construction of new barns (1960s/70s to present)

### 5.4.1 Phase 1: Mid-1800s to 1886

This phase includes construction of the:

- Main Block;
- East Wing;
- Construction of the Old Barn in 1852; and,

As indicated in Section 4.4, the current house was the second built by Henry Burton on the property, described as a house of log with a brick addition. This suggests that the brick East Wing was added onto the structure not too long after the original house was constructed.

The date of the barn was recorded as being 1852 and having been built in close proximity to the house rather than near to where the old cabin was (twenty rods from the road north of the laneway, exact location unknown), it is probably that this barn was constructed for use with the log house. This also suggests that the Main Block was constructed around the same time, in the 1840s-1850s.

Unfortunately, not much remains of the Old Barn that can be used to analyze its construction.

### 5.4.2 Phase 2: 1887 – 1960s/70s

This phase included the:

- Old barn put on a stone foundation in 1887;
- Old barn burned down between 1960s and 1978; and,
- Construction of the South Addition.

According to the record provided in 'Remembering Elder's Mills', the Old Barn was 'raised and a stone foundation put under it' (Elder's Mills W.I. Tweedsmuir Committee 2000:68). This text implies that the building itself was raised up so that the foundation could be added beneath, but could also suggest that the barn was rebuilt onto a new stone foundation. If the foundation was constructed in 1887, it would have been built by a local trades person or one of Henry's sons, as he died in 1881.

All that remains of the Old Barn today is the stone foundation, which reportedly burned down in the 1960s and was completely gone save for the stone foundation by 1978, according to aerial photos provided by the York Region interactive maps.

Based on the frame construction of the South Addition, it is likely it was built in the early to mid-20<sup>th</sup> century to extend the kitchen.

### 5.4.3 Phase 3: 1960s/70s to Present

This phase included the:

- Interior alterations to the house;
- Exterior alterations to the house; and,
- Construction of the new barns and outbuildings.

According to the photo of the Main Block in “Remembering Elder’s Mills” (Elder’s Mills W.I. Tweedsmuir Committee 2000:68), the west façade of the house had a large veranda at one point, as well as a south chimney, creating the stereotypical Georgian symmetrical façade. Both chimneys in the archival image (Section 4.4) are inset on the right and left side of the gable roof, and only evidence of the left (north) chimney is present today. Today there is no clear evidence within the Main Block that there was a chimney on the north or south side of the structure.

It is likely that the front veranda, also visible in the aforementioned archival image, was removed when the house was re-sided and re-roofed, suggesting significant exterior alterations to the structure.

## 5.5 Interpretation

Estimating the period in which Henry Burton House at 8811 Huntington Road was constructed can be determined based on its construction, its architectural style, and historical evidence.

The Main Block’s log frame construction is typical of early-mid 19<sup>th</sup>-century settler cabins and houses throughout Ontario. While log homes were common throughout the northeast United States as early as the mid-1700s, frame buildings were just as likely to have been constructed at an early date (Garvin 2001:5). In areas without access to a sawmill or other means of construction, however, a log house would be the first building constructed on a homestead to house the family until more suitable housing could be procured. An excerpt from ‘Remembering Elder’s Mills (Elder’s Mills W.I. Tweedsmuir Committee 2000:68) states that Henry built the family’s first log house twenty rods from the road on the north side of the lane, and that a ‘much larger log house and barn’ were later built to the east of the watercourse, with a brick addition added later on. It is most likely that the structure was originally built in the 1840s-1850s, prior to the construction of the old barn to the northeast.

The vernacular Georgian style of the Main Block further dates the construction of Henry Burton House. The Georgian style was popular between about 1784-1860 (Blumenson 1990), and the Main Block exemplified the style, complete with a central hallway with doors to rooms on either side. It originally also featured a large veranda on the main façade, and a chimney at either end of the gable roof. The house also features asymmetrical fenestration layout on the main façade, and the log interior has been covered with clapboard to create a more aesthetically pleasing façade, while the rest of the structure has been sided with board and batten.

A further clue to the date of the structure lies in its basement, with a former winter kitchen fireplace on the north wall of the foundation. The great stone fireplace is built into the basement wall with a timber lintel and a brick hearth extending out across the basement floor. Brick is resistant to heat, therefore making the sensible choice for the flooring in a winter kitchen. Such a space would have been used to cook food during the winter months away from the wood construction of the upper levels of the structure, as well as help heat the entire house by means of the large fireplace. Examples can be seen in Virginia dating to the 17<sup>th</sup> century (Figure 77), and were employed for decades, but aren’t common in Ontario beyond the mid-1800s. Another example can be seen at the John Fleming House to the north of Henry Burton House at 9151 Huntington Road, which dates to the mid-1800s and also has a large stone fireplace in the basement of its Georgian house.





**Figure 77: Image from the basement of the 17<sup>th</sup>-century 'Bacon's Castle' in Surry County, Virginia (Colonial Williamsburg 2018).**

The East Wing was added after the construction of the Main Block, but based on the similarities of the retained wood-frame windows to those in the archival photo of the Main Block, and the presence of hand split or 'riven' lath exposed on the second storey, it is likely that there was not a large gap of time between when the Main Block and the East Wing were constructed.

An archival image (Figure 3) shows the house while it was still owned by the Burton family at an unknown date. While both chimneys are visible in the photo, the south chimney appears to be constructed from a material other than brick. There is no evidence left of this chimney at the house, indicating that it was either removed when the south façade second storey central window was put in place, was fed by a stove pipe that curved around the central window, or was a fake chimney to create the illusion of a symmetrical façade.

The exterior of the house was covered in clapboard on the west façade and board and batten on the rest of the building. It is assumed based on the archival image of the house that the current clapboard was added to replace the older material, in keeping sympathetic with the structure. Wood siding covers the East Wing and the South Addition as well, ensuring a cohesive façade between each phase of the building, a trend which extends to the roof material as well. Metal paneling covers all portions of the house, likely added to replace older shingles in the 20<sup>th</sup> century.

## 5.6 Integrity

The concept of 'integrity' is closely linked to ideas about preservation and authenticity, rather than a structural condition. In this context integrity refers to the literal definition of 'wholeness' or 'honesty' of a historic place and is measured by understanding how much of the asset is 'complete' or changed from its original or 'valued subsequent configuration' (English Heritage 2008:45; Kalman 2014:203).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there is no widely accepted criteria. The MHSTCI *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MHSTCI, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* includes 'integrity' as a criteria yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'. However, research commissioned by Historic England (The Conservation Studio 2004), proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures.

To evaluate the integrity of the house at 8811 Huntington Road, the Kalman and Historic England approaches have been combined and the results presented in Table 3.

**Table 3: Heritage Integrity Analysis for 8811 Huntington Road.**

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Setting</b>	Similar early 19 <sup>th</sup> to early 20 <sup>th</sup> century farmhouses with large side yards and surrounding agricultural land	Industrial properties constructed west of Huntington Road removed adjacent agricultural land.	90	Very Good	No major changes have been made to the property.
<b>Site location</b>	Original	No change.	100	Excellent	The property retains its original siting and setback.
<b>Footprint</b>	Rectangular plan	Originally north-south, additions changed footprint to rectangular east-west	90	Very good	While the original footprint has been altered, the overall shape has been retained and the first phase of construction is visible. Additions are reversible.
<b>Wall</b>	Log covered by wood siding	No change, remains covered by exterior wood siding	90	Very good	The log structure is present beneath the siding. The brick East Wing is also covered by the same siding.

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Foundation</b>	Coursed rubble foundation	The stone has been covered with concrete parging over the years	90	Very good	No further comment.
<b>Exterior doors</b>	Likely wood (unknown)	Front door to Main Block was replaced with modern door, East wing door missing	10	Poor	One out of three exterior doors is missing, main door replaced.
<b>Windows</b>	Windows with flat opening, 12-over-12, plain wood exterior frame	Exterior frame appears to have survived on some windows, but most of the windows have been replaced. Some wood windows are still present in the East Wing	60	Good	While retained, the wood exterior frames do not appear to be in excellent condition.
<b>Roof</b>	Gable Roof, wood	Recovered with metal	50	Good	The roof was originally covered by wood shingles, and has since been re-covered with metal, along with the rest of the house.
<b>Chimneys</b>	Brick	Chimney on north and south façades of the Main block and east façade of the East Wing have been removed, two chimneys added to the south side of the structure	10	Poor	A large chimney was present at the north side of the Main Block, connected to a winter fireplace in the basement, which has since been removed. An additional chimney was once located at the south gable of the Main Block but no evidence of its existence remains. A smaller chimney was previously on the east façade of the East Wing,



Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
					which has also been removed.
<b>Water systems</b>	Unknown	Metal gutters present on the west facade	25	Poor	A metal gutter and downspout is present on the west façade of the Main Block, but is open at one end. Rest of the structure does not appear to have a rain system.
<b>Exterior decoration</b>	Only plain decorations on exterior facades	No change	100	Excellent	Current exterior façade has only plain decoration, all of which appears to have been retained. Siding covers an earlier log façade, a sympathetic replacement for earlier clapboard siding,
<b>Porch/ exterior additions</b>	None	The East Wing and South Addition added after the original construction	75	Good	The additions were added after some time, and it does not appear that there was ever a porch on the house.
<b>Interior plan</b>	Rectangular plan	Suspected alteration to interior of Main Block when south fireplace was removed	75	Good	The original floor plan appears to be mostly intact, but the Main Block bathroom may be an addition.
<b>Interior walls and floors</b>	Wood flooring. Plaster walls, painted or wallpapered	Covered by laminate or hardwood flooring, carpet, and linoleum. Second storey exposed wood flooring	40	Fair	While interior floors have been modernized, it is likely protected on the ground floor by another flooring.
<b>Interior trim</b>	Wood	Wood door and window frames, some painted white, and some removed	60	Good.	Most of the window trim has been retained with some interior doorframes removed.

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Interior features (e.g., hearth, stairs, doors)</b>	Wood stairs, fireplaces	Alternative entrance to main block staircase opened from East Wing. Interior fireplaces removed in Main Block and East Wing, except the basement fireplace	30	Fair	While the ground floor fireplaces have been removed from the house, the basement fireplace and staircases are still present.
<b>Landscape features</b>	Agricultural	Remnants of agricultural land	50	Good	Although the farm is no longer in operation, the landscape has remnants of its agricultural past.
<b>AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY</b>			<b>61.5%</b>	<b>Good</b>	<b>Rating of Good is based on the original element survival rating of 50 – 75%.</b>

### 5.6.1 Results

Overall, the house has a good level of heritage integrity despite the number of alterations made to the interior.

## 6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided in the following subsections.

### 6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
<i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i>	Yes	With its symmetrical clapboard façade, asymmetrical floorplan, and intact basement fireplace, Henry Burton House of the property is relatively unique to the immediate area: only one other log home was identified on the City's <i>Heritage Register</i> , the Frank Robson Log House at 9470 Keele Street, indicating homes of this construction are rare within the region. While surviving examples of Georgian homes from the mid-1800s are present in the region (example being the nearby John Fleming House), these examples are primarily brick or stone, with surviving log houses being more difficult to find due to preservation issues. Previous assessment of the property (Scarlett Janusas Archaeology Inc. 2014) recorded the house as a frame structure, as interior log construction was obscured until recently. The construction of the house is representative of early settler housing styles.
<i>(ii) Displays a high degree of craftsmanship or artistic merit; or</i>	No	The house is simple in design and does not display any high degree of craftsmanship or artistic merit.
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No	As a storey-and-a-half residential structure, the house does not display a high degree of technical or scientific achievement.

### 6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes	The historical research identified that the house was built by/for Henry Burton in the 1840s/50s and has a long-standing association with the Burton Family, as described in Section 4.4. Henry Burton was a stone mason and early settlers in the area, and built several of



Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
		the neighbouring stone houses as well as several prominent structures in Toronto, including the first marketplace and Osgoode Hall (Mercer et al 1885:333). He contributed greatly to the development of the rural agricultural landscape with masonry farmhouses and had a profound impact on the development of the community around Elder's Mills.
(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	Yes	Analysis log construction technique of the Main Block of the house could contribute to our understanding of log house construction in the Region, as such examples are rare and often do not survive.
(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Yes	<p>Henry Burton was a prominent stone-mason in 'little-York' (Toronto) where he helped built the first market and Osgoode Hall prior to arriving in Vaughan, where he continued his trade and is responsible for building several stone houses in the region (Mercer et al. 1885:333).</p> <p>The log house with its stone foundation was constructed by Henry Burton, who had a profound impact on the development of the community around Elder's Mills. The structure reflects his work and ideas as a local builder.</p>

### 6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(i) Is important in defining, maintaining or supporting the character of an area;	Yes	The property is important in maintaining and supporting the rural agricultural setting of the area (Section 5.1), as the east side of Huntington Road between Rutherford Road and Langstaff Road has overall maintained its ties to agricultural land and practices which helped to develop the region during the colonial period of the 1800s. Elder's Mills developed as a rural farming community, and the property's buildings, fences, field divisions, and artificially planted vegetation continue the rural agricultural character of the area which is being slowly erased through new developments.

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
(ii) Is physical, functionally, visually or historically linked to its surroundings; or	Yes	The house is physically and visually linked to the nearby watercourse through its prominent location overlooking Rainbow Creek (Section 5.1). The house's association with Rainbow Creek is a defining feature of the property and surrounding area, and that relationship has been maintained since the 1840/50s, in a similar manner to other listed properties in the area (see 9151 Huntington Rd).
(iii) Is a landmark.	No	The house and property are not considered to be landmarks, as they are not visible from the public ROW.

## 6.4 Evaluation Results

The preceding evaluation has determined that Henry Burton House is of cultural heritage value or interest, for its design or physical value, historical or associative value, and contextual value, meeting four criteria of *O. Reg. 9/06*. As a result, a Statement of Cultural Heritage Value or Interest is proposed below. The barns, while being over 40 years old, were determined not to have CHVI due to their unremarkable construction and style, lack of association with the Burton family, and lack of overall contextual value.

## 6.5 Proposed Statement of Cultural Heritage Value or Interest

### 6.5.1 Description of Property

Henry Burton House and property is located on the east side of Huntington Road, at the civic address 8811 Huntington Road, in the City of Vaughan, Regional Municipality of York, Ontario. The rural agricultural property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands.

### 6.5.2 Statement of CHVI

Henry Burton House is of cultural heritage value or interest for its design or physical value, its historical or associative value and its contextual value. Constructed in the mid-1800s, the storey-and-a-half three-bay main block of the house was constructed in a vernacular Georgian style using large hewn logs. It was later extended to the east with a storey-and-a-half brick east wing and extended to the south later on with one-storey wood frame addition. The house is associated with several outbuildings including two barns built in the 1960s, and the stone foundation of a barn built in 1852 which was associated with the house. It is a unique since the log structure of the main block does not often survive, and nearby homes from the period are primarily made from brick or stone. The property was owned by Henry Burton, a prominent stone mason who built houses locally and helped construct several prominent buildings in Toronto. His family owned the lot for over 100 years.

The property's contextual value lies in its role in maintaining and supporting the rural agricultural setting of the area, and its physical and visual links to the adjacent watercourse and rural landscape.

### 6.5.3 Description of Heritage Attributes

Key attributes that reflect the design or physical value of the property include its:

- Three-bay, storey-and-a-half Main Block with:
  - Log construction;
  - Side gable roof, north end wall chimney, and symmetrical fenestration characteristic of the Georgian style;
  - Stone basement fireplace with brick flooring denoting use as a winter kitchen; and,
- Gable roofed, east wing with wood exterior cladding and potential brick interior cladding



## 7.0 IMPACT ASSESSMENT

### 7.1 Development Description

ACC is proposing the construction of an industrial development involving the construction of three industrial structures with parking areas and two access roads (APPENDIX B).

Two large industrial buildings (Industrial Building '2' and '3') are proposed east of Rainbow Creek. Both buildings have a rectangular floor plan that is oriented east-to-west. Industrial Building '2' measures 39,616.69 m<sup>2</sup> in size and 12.19 m in height, with 285 stalls for parking. Industrial Building '3' measures 49,709.75 m<sup>2</sup> in size and 12.19 m in height, with 348 stalls for parking.

The third building (Building '1') is a one-storey industrial building proposed to be constructed fronting Huntington Road, west of Rainbow Creek. This building has a rectangular floor plan that is oriented north-to-south. The building measures 12,904.09m<sup>2</sup> in size and is 10.97 m in height, with 91 stalls for parking.

All new buildings will be faced with limestone in 'random ashlar pattern', precast concrete, and precast concrete with a limestone finish at the top of the buildings.

A two-lane road ('John Lawrie Street') (Figure 78) oriented east-to-west extending east from Trade Valley Drive is proposed approximately 20 m south of Henry Burton House. Henry Burton House is located within the valleyland (natural hazard) system. According to the City of Vaughan Development Approval Planning Application for this development, the structures on the property, including Henry Burton House are planned to be demolished.

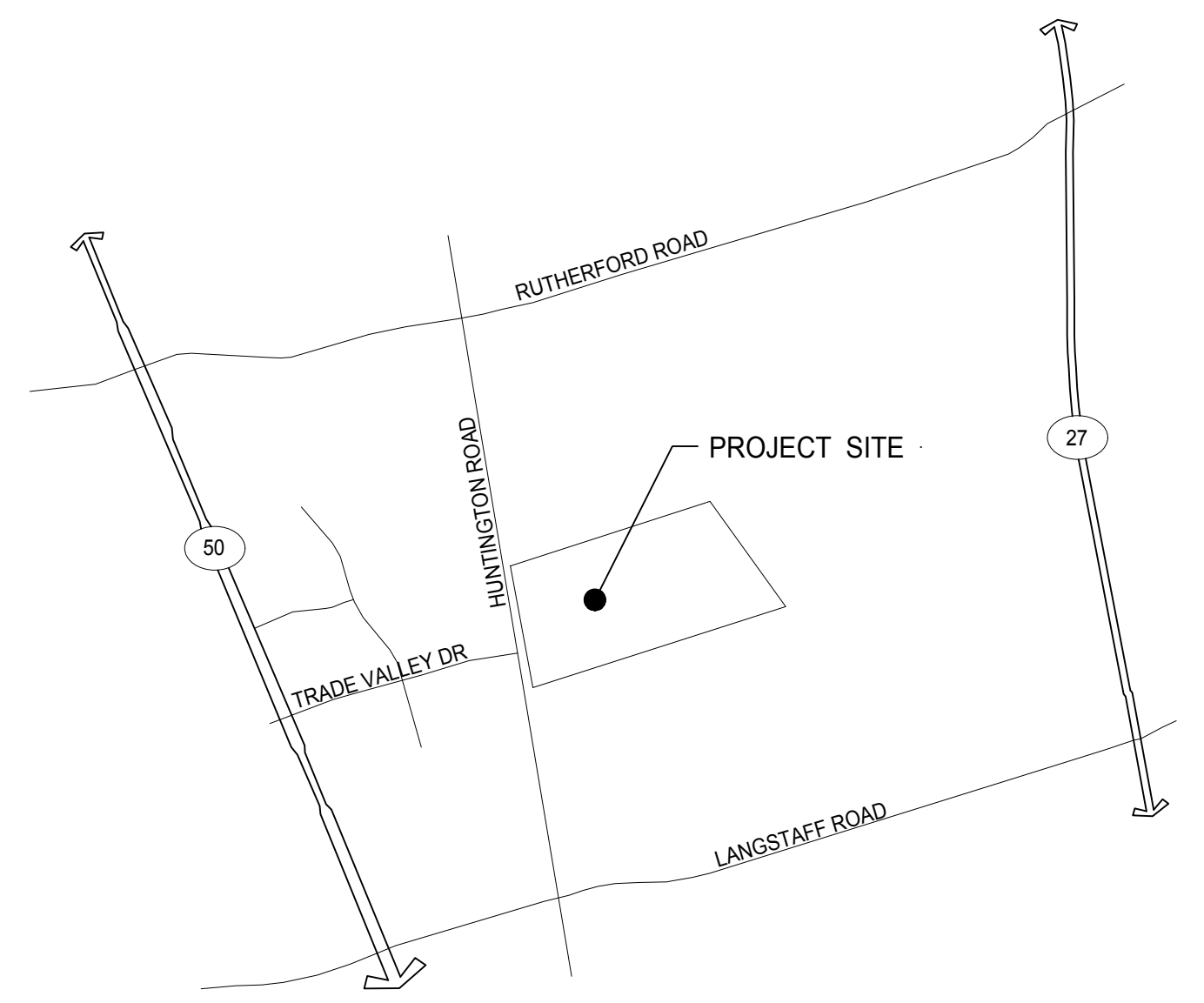
Therefore, although the Henry Burton House falls outside the footprint of the proposed development, given the development application plans to demolish this structure, this impact assessment will assess the property based on its demolition.

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SITE STATISTICS TABLE

ITEM	BUILDINGS PROPOSED EM1 & EM2	BUILDINGS REQUIRED EM1 & EM2
ZONING CATEGORY	EM1 & EM2	EM1 & EM2
LOT AREA (BLOCKS 1, 3 & 4)	19,979 HA (199,790 SM)	3,000 m <sup>2</sup> MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	102,230.53	N/A
GROSS FLOOR AREA (SQ. M)	102,230.53	N/A
LOT COVERAGE	51.17%	60% MAXIMUM FOR SITE
LANDSCAPE COVERAGE (NET EXCLUDING SETBACK FROM 10m BUFFER)	19,130.81 SM (9.58%)	MIN 5% OF LOT AREA
PAVING AREA	76,324.72 SM (38.20%)	N/A
NUMBER OF PARKING SPACES WAREHOUSE (102,230.53sm) w/ UNDER 15% ACCESSORY OFFICE 0.7' space per 100 SM GFA	724 STALLS	717 STALLS
NUMBER OF HANDICAPPED PARKING SPACES (11) TYPE 'A', (10) TYPE 'B'	21 STALLS (11) TYPE 'A', (10) TYPE 'B'	21 STALLS MIN. (11) TYPE 'A', (10) TYPE 'B'
NUMBER OF LOADING SPACES	179 SPACES	22 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 14.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS ii) ACCESSORY BUILDINGS	10.97m 12.19m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRAILER PARKING SPACES	203	N/A

VICINITY MAP



VICINITY MAP

SCALE: N.T.S.

BUILDING 1  
1-STOREY  
WAREHOUSE  
BUILDING

138,898.50 SF  
12,904.09 SM  
FFE = 193.10  
EM1 ZONING

PHASE 1  
92,599.34 SF  
8,602.76 SM

PHASE 2  
46,299.13 SF  
4,301.33 SM

BLOCK 2  
PRESTIGE  
EMPLOYMENT

A=1.117±Ha.  
(2.760±Acs.)

BLOCK 15  
VALLEY

A=6.007±Ha.  
(14.844±Acs.)

BLOCK 16  
VALLEY

A=0.563±Ha.  
(1.391±Acs.)

BUILDING 2  
1-STOREY  
WAREHOUSE  
BUILDING

PHASE 2  
142,142.90 SF  
13,205.51 SM

426,430.50 SF  
39,616.69 SM  
FFE = 191.60  
EM2 ZONING

PHASE 1  
284,287.60 SF  
26,411.18 SM

BUILDING 3  
1-STOREY  
WAREHOUSE  
BUILDING

PHASE 2  
178,337.20 SF  
16,568.07 SM

535,071.30 SF  
49,709.75 SM  
FFE = 191.60  
EM2 ZONING

PHASE 1  
356,734.10 SF  
33,141.68 SM

OVERALL SITE PLAN

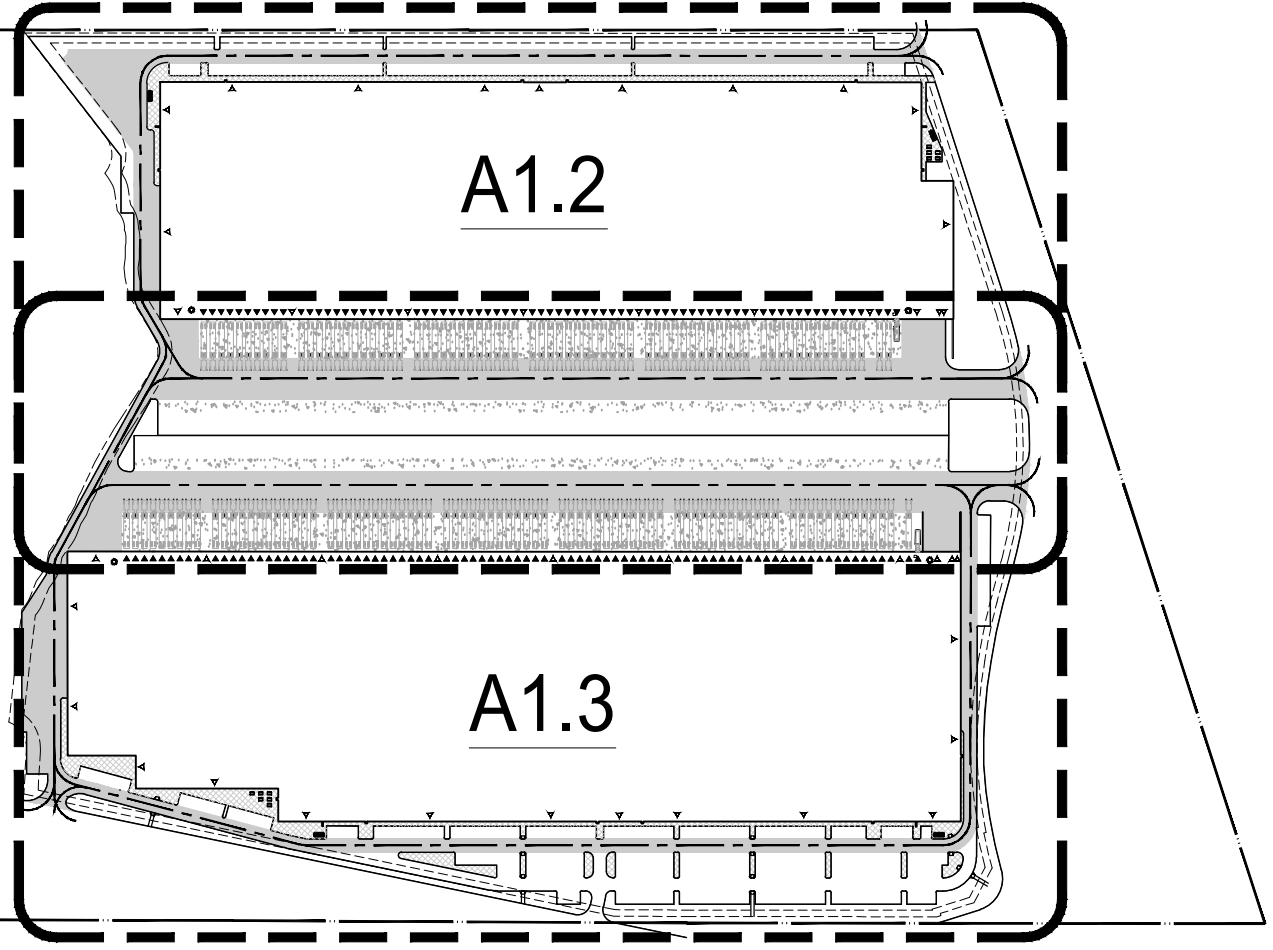
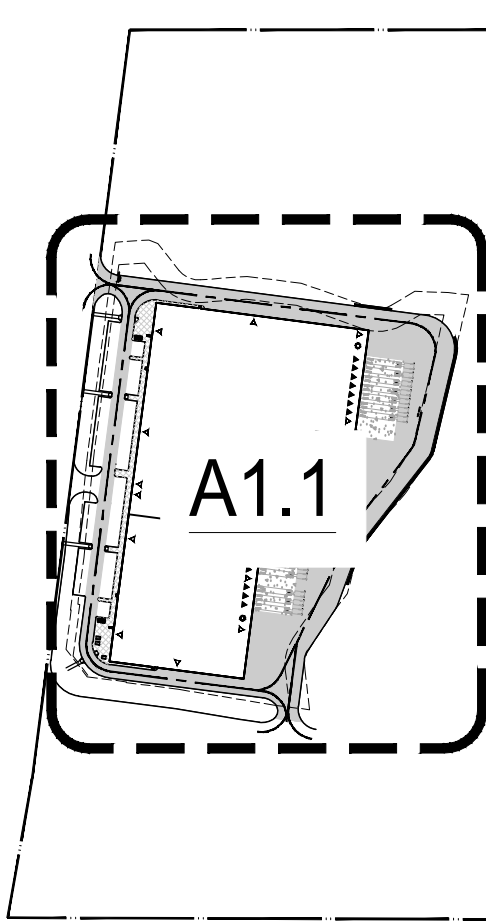
SCALE: 1:1500

GENERAL NOTES

- PROPERTY LINE
- 2700x6000 PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- TYPICAL SHARED ACCESSIBLE PARKING SPACES, PAINTED PARKING STRIPPING PER CITY STANDARDS. TO HAVE (1) TYPE A (3400x6000) & (1) TYPE B (2400x6000) STALLS WITH 1500mm PATH STRIP BETWEEN - REFER TO CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS.
- 1500mm WIDE CURB TYPICAL
- 1500mm MIN. WIDE SIDEWALK TYPICAL - U.N.O
- ENTRY PLAZA - SEE LANDSCAPE DWGS.
- CONCRETE DOLLY PAD
- FIRE DEPARTMENT CONNECTION / SIAMESE
- PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
- CHAIN LINK FENCING
- CONCRETE APRON
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP
- TRUCK LOADING DOCK (TYPICAL)
- LOADING SPACE - L.S. (3.5m x 9m)
- FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS ( )
- PROPOSED ELECTRICAL ROOM
- PROPOSED SPRINKLER ROOM
- CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 1.5M WIDE PAINTED ASPHALT PATHWAY
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS
- RETAINING WALL - REFER TO STRUCTURAL DRAWINGS.
- ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT PRINCIPLE ENTRIES. (3) PER LOCATION SPACED 1.2M APART
- PROPOSED STOP SIGN LOCATION
- PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- PROPOSED AMENITY AREA - REFER TO LANDSCAPE DWGS
- SCREEN WALL - TO BE AS SHOWN ON LANDSCAPE DWGS
- PROPOSED SNOW STORAGE

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW CONCRETE SIDEWALKS
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAN DOOR ENTRY
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- PROPOSED CATCHBASIN
- MH DENOTES MANHOLE
- MHP/HP EXISTING HYDRO POLE
- STOP NEW STOP SIGN



MASTER KEY PLAN

SCALE: 1:3500

SITE PLAN

DATE	REMARKS
1. 2018-08-20	ISSUED FOR SPA
2. 2018-12-12	REVISED AS PER CITY REQUEST
3. 2020-06-03	ISSUED FOR COORDINATION

PA / PM:	AR
DRAWN BY:	DT
JOB NO.:	TOR18-0078-00

SHEET

A1.0

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
graphics  
civil engineering  
180 base pro mills drive, unit 103  
vaughan, ontario, L4K 5W9  
416-596-8811  
416-596-2464

**ANATOLIA TILE & STONE**  
LANGSTAFF/HUNTINGTON  
8811 HUNTINGTON ROAD  
VAUGHAN, ONTARIO, CANADA

WARE MALCOMB  
a business name of WMA Inc.

## 7.2 Impact Assessment

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
  - *Destruction* of any, or part of any, significant heritage attributes, or features; and
  - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
  - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
  - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
  - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this, the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site-specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MHSTCI *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007:A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).



The DMRB impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of a historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of a historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 4.

**Table 4: Assessment of Direct & Indirect Adverse Impacts.**

Potential Adverse Impact	Analysis of impact	Summary of Impact
<b><i>Destruction of all structures at 8811 Huntington Road.</i></b>	As currently proposed, the development on the existing property at 8811 Huntington Road will involve the destruction of all structural elements including Henry Burton House. This will result in major direct impact that is irreversible, permanent, and will occur once over a site-specific range. Since the proposed development is primarily limited to the lot boundaries of the property except for the south boundary, as well as have already proposed a buffer zone on either side of Rainbow Creek which runs through the property, it will not impact the waterway. The construction of a bridge for the proposed roadway may impact the banks of the creek.	Major adverse impact to the subject property.
<b><i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</i></b>	The addition of new structures to the property will impact the rural context originally associated with the property. Destruction of the existing structural elements connected to this agricultural context is a further incompatible alteration, changing the nature of the property. This will have a major adverse impact to the property on	Major adverse impact on the subject property

Potential Adverse Impact	Analysis of impact	Summary of Impact
	that is irreversible, permanent, and will occur once over a site-specific range.	
<b>Shadows</b> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	The buildings are proposed to be constructed well beyond the distance to achieve a 45° angular plane from the height of Henry Burton House. Therefore, there are no significant impacts associated with shadows.	No impact
<b>Isolation</b> of a heritage attribute from its surrounding environment, context or a significant relationship.	Since the heritage attributes of the house itself are tied to the context of the rural agricultural land and wider landscape, the construction of industrial buildings will isolate Henry Burton House, as well as isolating properties adjacent to the subject property. This will cause major adverse impacts which are irreversible, permanent, and will occur once over a site-specific range.	Major impact to subject property
<b>Direct or indirect obstruction</b> of significant views or vistas within, from, or of built and natural features.	Henry Burton House is physically and visually linked to the nearby watercourse through its prominent location overlooking Rainbow Creek. Demolition of Henry Burton House will result in the direct impact to the relationship between Henry Burton House and the natural environment.	Major impact to subject property
<b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	The land is proposed to be changed from agricultural to industrial that is overall reversible, impermanent, will occur once, and is site-specific. This will have minor adverse affects to the subject property.	Minor impact to subject property
<b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	Subsequent land disturbance will adversely affect the heritage attributes of the property. There is the potential for construction to cause drainage issues at the house through removal of nearby soils to retain rainwater, and construction of the proposed roadway could cause vibration damage to the structure. This adverse disturbance will be ongoing, reversible, and will occur once, with moderate adverse impact on the subject property.	Moderate impact to subject property

## 7.2.1 Results of Impact Assessment

The preceding assessment has determined that *without* conservation or mitigation measures, the proposed development:

- ***Will have major adverse direct impacts to the CHVI and heritage attributes of the property, that are irreversible, permanent, will occur once, and are site specific.***

## 7.3 Consideration of Alternatives, Mitigation and Conservation Options

Since the property's heritage attributes were determined to be directly impacted by the proposed development, mitigation measures are required. Discussed below are the conservation and mitigation options identified in the City's *Official Plan* and MHSTCI's *Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*. In order of preference, these are:

- 1) *Avoid and preserve or retain in situ*: do not proceed with the proposed development and retain the property in its current state;
- 2) *Incorporate into new development and rehabilitate*: incorporate Henry Burton House into new construction and rehabilitate the Main Block and East Wing for new compatible uses.
- 3) *Relocate and rehabilitate*: relocate the Main Block and East Wing to another part of the property or another property and rehabilitate it for a new compatible use;
- 4) *Preserve by record and commemorate*: document the property's heritage attributes through written notes, measured drawings and photographic records prior to demolition, then commemorate in some form.

The advantages and disadvantages of each option are presented in the following subsections by order of preference, then analyzed for its feasibility. It is only after an option is determined to be impractical that the next preferred approach is considered.

### 7.3.1 Option 1: Avoid and Preserve or Retain *In Situ*

This option involves retaining all structures, features, and boundaries of the property in their current state and *not* proceeding with the proposed development.

**Advantages:** Under this option, all the property's heritage attributes will remain intact, as will its setting.

**Disadvantages:** Preservation is not a 'do nothing' approach. To ensure Henry Burton House does not rapidly deteriorate will require widespread and expensive measures to stabilize the structures, to be followed by more extensive repairs to bring the Main Block, East Wing, and South Addition to a standard where it can be weather-proofed and later restored for a compatible purpose.

Henry Burton House is located within a natural hazard system and PPS (2020) prohibits development and site alteration within a flood hazard.

**Feasibility:** This option is not feasible because of the:

- High expense to stabilize, preserve, and maintain the property's structures, particularly the South Addition which has low levels of structural integrity;
- PPS (2020) prohibits development and site alteration within a flood hazard; and,



- Low viability of the property for profitable commercial farming.

The property retains a high level of CHVI and its overall significance against other properties in the area is high, especially when considering the original owner of the house constructed other houses in the area. While Henry Burton House was found to have a sufficient level of CHVI to warrant retention, the outbuildings and 1960s barns do not.

### 7.3.2 Option 2: Incorporate into New Development and Rehabilitate

This option involves incorporating Henry Burton House into the new construction and rehabilitating the building for new uses. This option proposes that house be stabilized, then the South Addition removed, and the Main Block and East Wing be rehabilitated for a new compatible use. A Heritage Conservation Plan will be required to guide the conservation and restoration of the house, in order to ensure the retention of its heritage attributes.

**Advantages:** Under this option, Henry Burton House and its heritage attributes can be conserved within their original setting. As stated above, this can include the demolition of the South Extension. In the case of Henry Burton House, that could mean retention of the Main Block and East Wing. The South Addition could be demolished, and the exterior brickwork repaired to be sympathetic with the original design of the structure.

As outlined in the Canada's Historic Places *Standards & Guidelines* rehabilitation and adaptive re-use can 'revitalize' a historic place and would ensure that the Main Block —the heritage attribute with the highest level of importance— is retained and conserved, as well as the other two sections of the house. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. To begin, a mothball plan to stabilize the structure could be undertaken until a suitable conservation and reuse plan could be developed, allowing a low-cost way to retain the structure in situ, protect from damp, vermin, and individuals entering the structure, and allow for active restoration and reuse in the near future.

Once stabilized and restored, Henry Burton House could be recommended for designation under Part IV of the Ontario Heritage Act.

**Disadvantages:** To ensure Henry Burton House does not continue to deteriorate, it will require widespread measures to stabilize the structures, to be followed by more extensive repairs to bring the Main Block and East Wing to a standard where it can be weather-proofed and restored for a compatible purpose.

As outlined in Option 1, Henry Burton House is located within a natural hazard system and PPS (2020) prohibits development and site alteration within a flood hazard.

**Feasibility:** This option is not feasible because of the:

- PPS (2020) prohibits development and site alteration within a flood hazard; and,
- Flooding risk of the current Henry Burton House property.

### 7.3.3 Option 3: Relocate and Rehabilitate

Based on the fact Henry Burton House is located within a natural hazard system that prohibits the retention of the property in its current location, Golder recommended the Client conduct a Structural Assessment. The Structural Assessment was conducted by Golder Associates Ltd. in July 2020 (APPENDIX A). The assessment identified numerous structural and architectural deficiencies within the East Wing and South Addition and determined

that the relocation of these components was not feasible. It was determined that the Main Block can be feasibly relocated.

Therefore, undertaking this option requires actions to stabilize the Main Block, and then move the structure to another portion of the property. Once relocated the house would need to be stabilized and rehabilitated for a compatible new use, which may include as a residence or as an office. As the house does not have any unique decorations, the option of salvage for salvaging architectural elements prior to demolition is not desirable.

**Advantages:** As described in Option 2, this would retain and conserve Henry Burton House (in a new context, but still within the property) and would encourage sustainability through retention of its ‘embodied energy’. Ideally the house would be relocated within the property to retain its context in the landscape, but if it had to be moved to a different property, this new location should be rural reflecting the building’s history as a farmhouse, although if moved to an urban or town lot there would be an opportunity for it to retain a ‘progressive authenticity’ or ‘successive adaptation of historic places over time’ (Jerome 2008:4).

**Disadvantages:** Planning and execution of this option would entail high costs in time and resources as it would require drafting a conservation plan, careful demolition of the East Wing and South Addition, then extensive stabilization of the house to ensure it would not be critically damaged during lifting and moving. The relocation effort could require temporarily removing hydro lines and arranging a police escort, and once moved to the new location an extensive program of rehabilitation, including adding a new concrete foundation, would be necessary. It is also not certain if the building could be moved intact; if dismantling is necessary, the heritage integrity of the Main Block would be further reduced. Additionally, moving the house would cause it to lose its original foundation and basement, complete with a mid-19<sup>th</sup> century intact winter kitchen.

**Overall feasibility:** The option is feasible because of the:

- Overall high significance of the property;
- Structural feasibility to relocate the Main Block;
- Ability to retain connection between the property and Henry Burton House, placed elsewhere on the lot; and,
- Opportunity for new compatible reuse and integration of a heritage asset.

### 7.3.4 Option 4: Preserve by Record and Commemorate

Under this option, all the property’s heritage attributes would be documented through photographs, measured drawings and written notes prior to demolition.

**Advantages:** Preservation by record is appropriate in cases where the structural or heritage integrity of the building is poor, and it is prohibitively expensive or impractical to stabilize. It may also be an option when there is a large stock of other surviving or more representative examples. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

**Disadvantages:** Preservation by record is the least desirable conservation option. Through demolition, a tangible reminder of mid 19<sup>th</sup> century architecture would be lost, resulting in further attrition of heritage property building stock in the City and Ontario.

**Feasibility:** The feasibility of this option is low because of the:

- Henry Burton House has CHVI for its rare example of a log house built in the vernacular Georgian style, for its historical or associative value with Henry Burton, and its contextual value with the historic community of Elder Mills.

## 7.1 Results of Alternatives Assessment

From this consideration of alternatives, Golder, therefore, recommends carrying out:

- **Option 3: Relocate and Rehabilitate**
  - Relocate the Main Block of Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).



## 8.0 SUMMARY STATEMENT

### Background

In September 2018, ACC retained Golder to conduct a CHIA for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for three large industrial structures with associated access, parking lots and landscaping. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the MHSTCI, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

### Key Findings

This CHIA concluded that:

- ***The property has cultural heritage value or interest for:***
  - Henry Burton House, which is a rare example of a log house built in a vernacular Georgian style
  - its historical associations with early settler Henry Burton and development of the historical community of Elder Mills
  - Its role in maintaining and supporting the rural agricultural setting of the area and its visual and physical links to the adjacent Rainbow Creek
- ***Without mitigation, the proposed development will adversely affect the property's cultural heritage value or interest and heritage attributes (primarily linked to Henry Burton House).***

### Recommendations

Based on these key findings and rigorous options analysis, Golder recommends to:

- ***Relocate the Main Block of Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).***
- ***Demolish the East Wing and South Addition of Henry Burton House due to structural and architectural deficiencies.***
  - Contractor to photographic document Henry Burton House during demolition.
  - Contractor to monitor impacts to the Main Block during demolition.

■ ***Demolish the South Outbuilding, Northeast Outbuilding, South Barn and North Barn.***

To achieve this objective, the following short-term and long-term conservation actions are recommended:

**Short-term Actions**

- Develop a Maintenance and Mothball Plan to stabilize and conserve Henry Burton House in its current location for the next 5 to 10 years.
- Monitor during construction and operation
  - Establish site controls and communication;
    - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design and construction.
  - Create a physical barrier;
    - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction vehicles.
  - Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
    - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
    - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12 mm/sec PPV. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
    - If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
      - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
      - Use smaller construction equipment within proximity to the house;
  - Maintain road to avoid surface irregularities (i.e., potholes);
  - Install signage indicating maximum speed limits of 20 km/h adjacent Henry Burton House and no idling adjacent to Henry Burton House.

**Long-term Actions**

- Prepare a Heritage Conservation Plan detailing the conservation treatment (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on treatment, and an implementation schedule to conserve Henry Burton House prior to, during, and after the relocation effort.

- Consider designating Henry Burton House and its associated new parcel under Part IV of the *Ontario Heritage Act*.



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## Signature Page

### **Golder Associates Ltd.**



Ragavan Nithiyantham, MA, CAHP  
*Cultural Heritage Specialist/ Archaeologist*

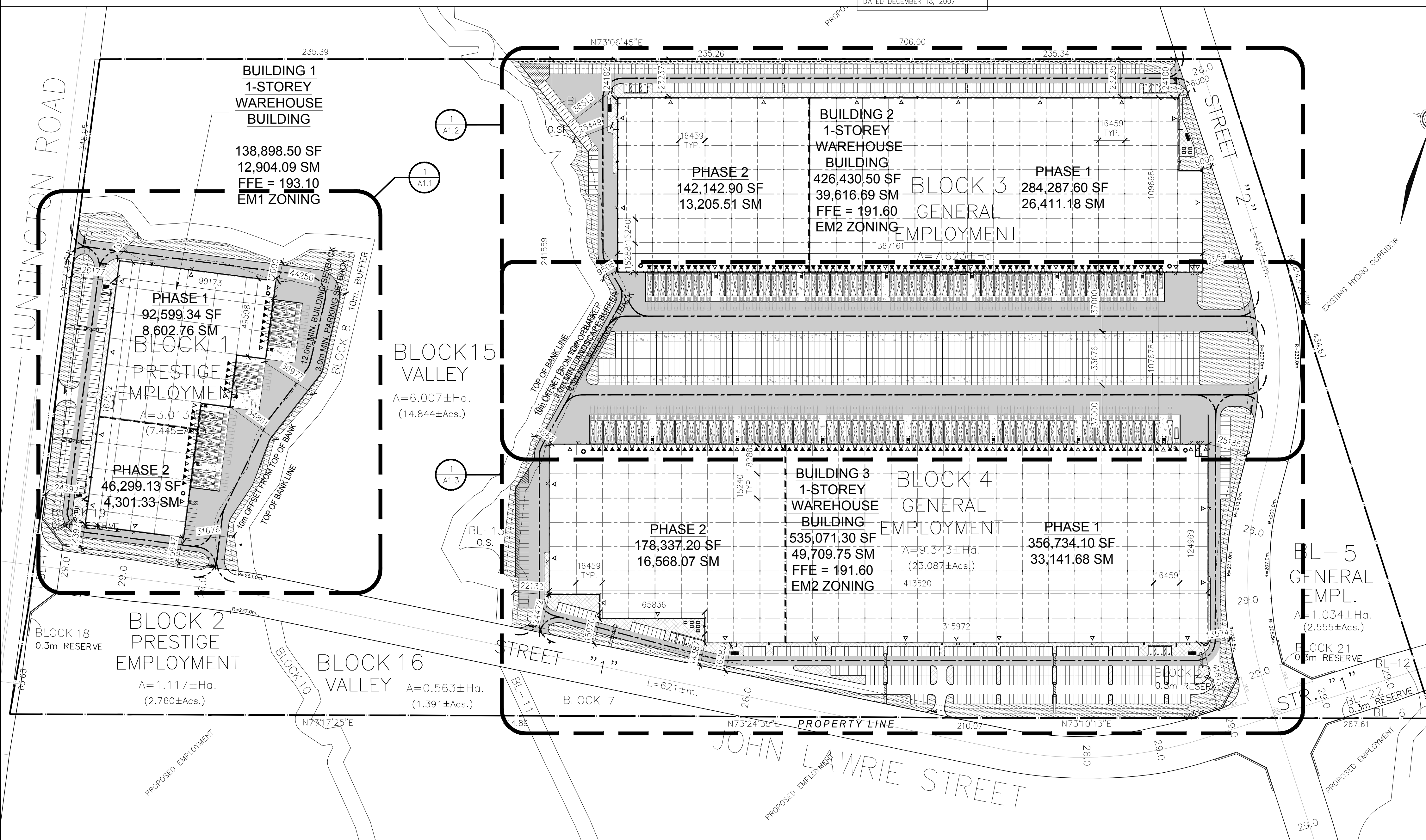


Henry Cary, Ph.D, CAHP  
*Senior Cultural Heritage Specialist/ Senior Archaeologist*

HC/RN/BD/ly

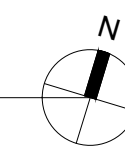
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# ATTACHMENT 3



## OVERALL SITE PLAN

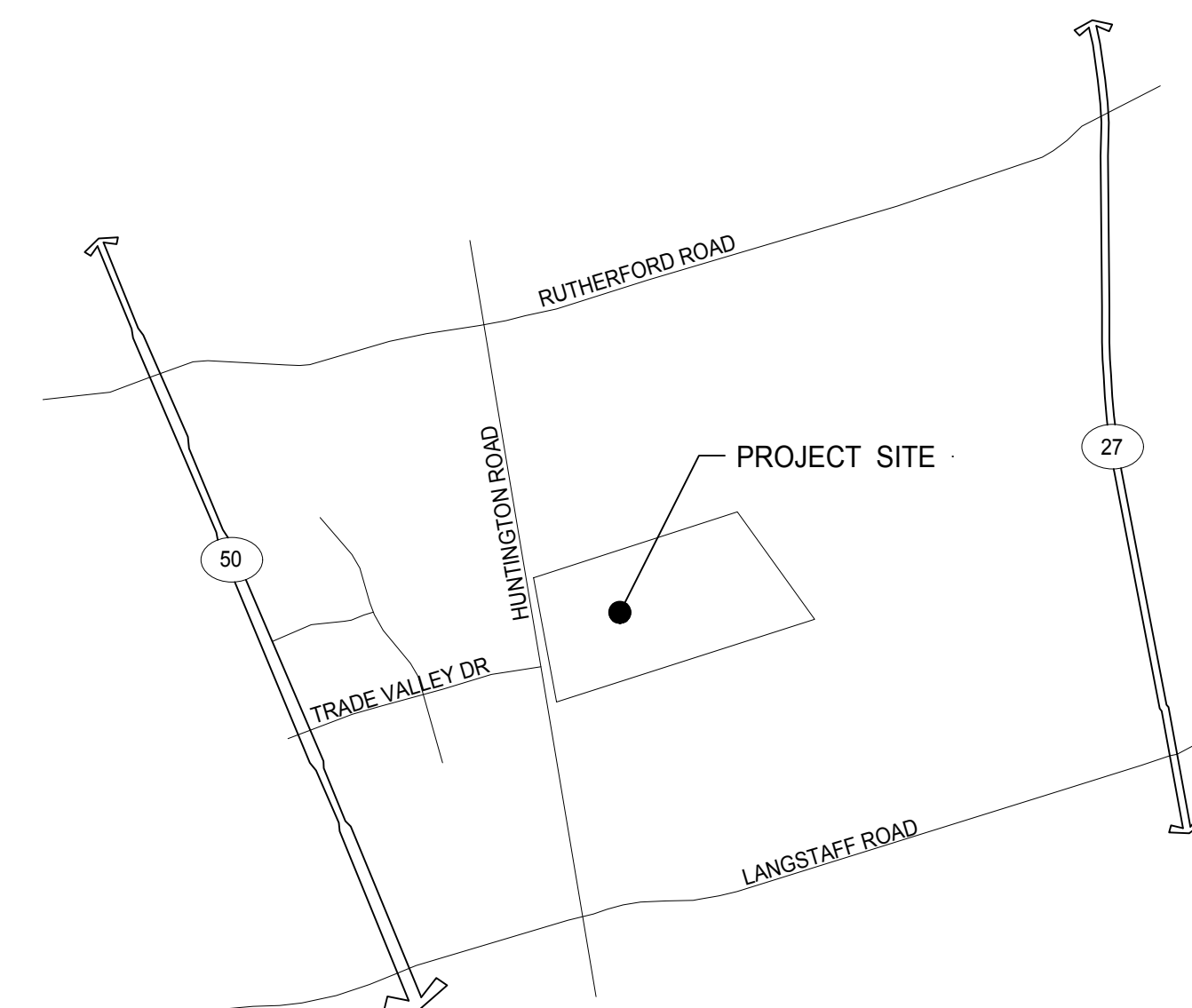
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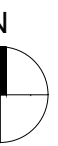
## SITE STATISTICS TABLE

ITEM	BUILDINGS PROPOSED	BUILDINGS REQUIRED
ZONING CATEGORY	EM1 & EM2	EM1 & EM2
LOT AREA (BLOCKS 1, 3 & 4)	19.979 HA (199,790 SM)	3,000 m <sup>2</sup> MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	102,230.53	N/A
GROSS FLOOR AREA (SQ. M)	102,230.53	N/A
LOT COVERAGE	51.17%	60% MAXIMUM FOR SITE
LANDSCAPE COVERAGE (NET EXCLUDING SETBACK FROM 10m BUFFER)	19,130.81 SM (9.58%)	MIN 5% OF LOT AREA
PAVING AREA	76,324.72 SM (38.20%)	N/A
NUMBER OF PARKING SPACES WAREHOUSE (102,230.53sm) w/ UNDER 15% ACCESSORY OFFICE: 0.7 space per 100 SM GFA	724 STALLS	717 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	21 STALLS (11) TYPE 'A', (10) TYPE 'B'	21 STALLS MIN. (11) TYPE 'A', (10) TYPE 'B'
NUMBER OF LOADING SPACES	179 SPACES	22 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 14.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS ii) ACCESSORY BUILDINGS	10.97m 12.19m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRAILER PARKING SPACES	203	N/A

## VICINITY MAP

VICINITY MAP 















SCALE: N.T.S.

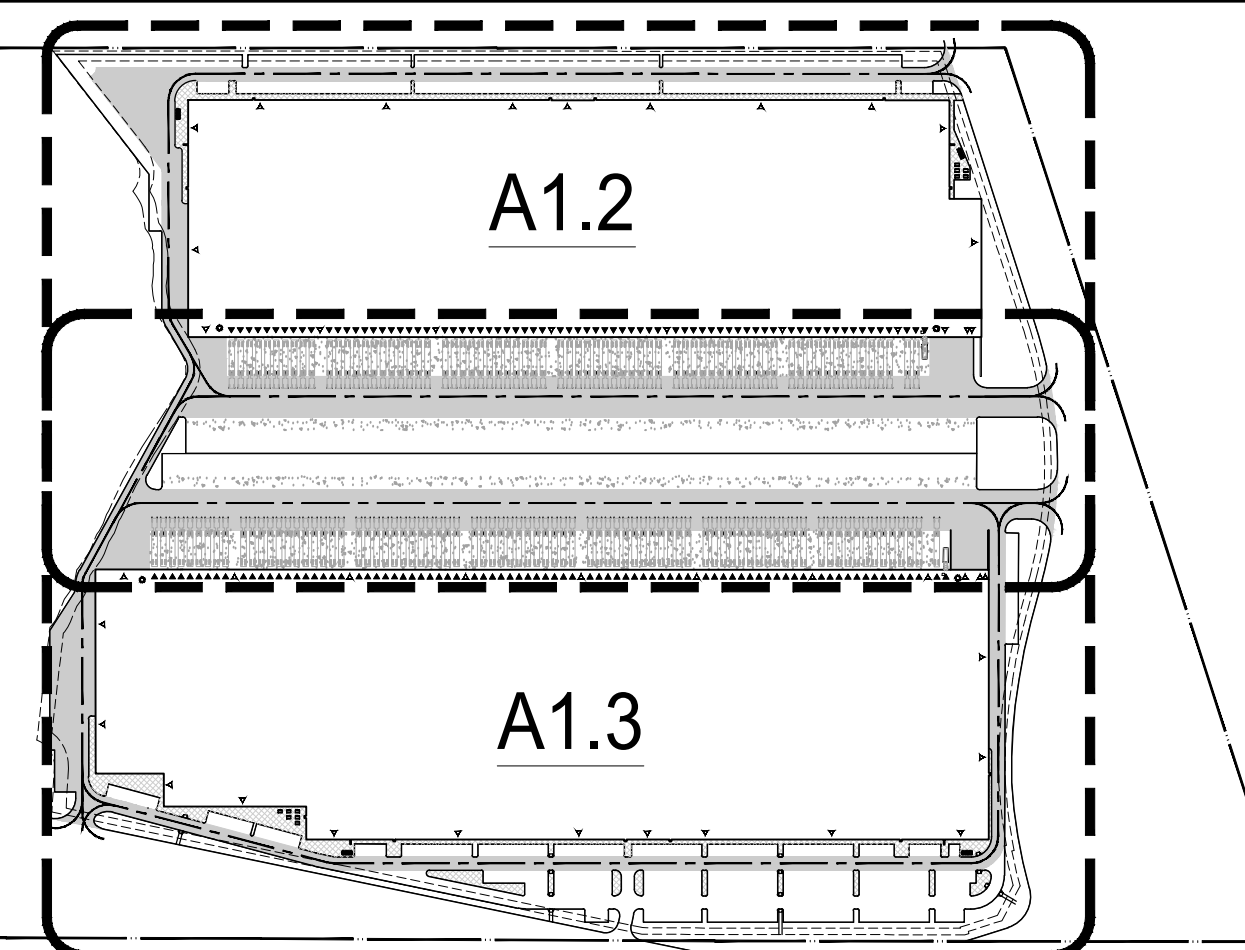
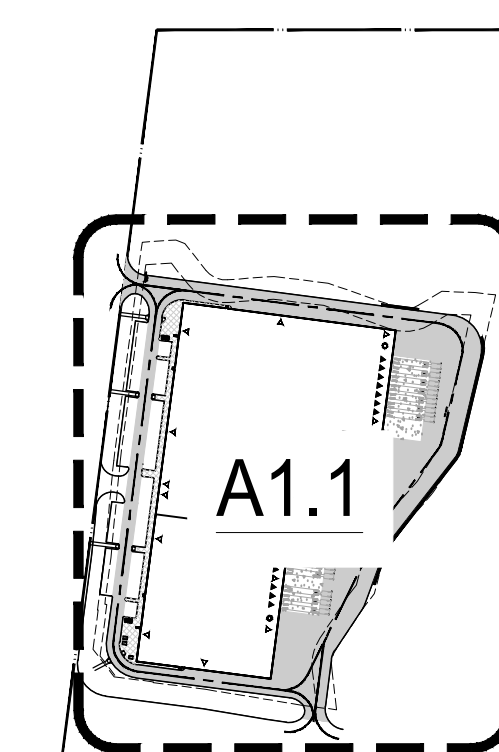


## GENERAL NOTES

- |    |  |    |  |
|----|--|----|--|
| 1  | PROPERTY LINE  | 56 | TRUCK LOADING DOCK (TYPICAL)   |
| 2  | 2700x6000 PARKING STALL, PAINTED<br>PARKING STRIPPING PER CITY STANDARDS.  | 57 | LOADING SPACE – L.S. (3.5m x 9m)   |
| 3  | PRINCIPLE ENTRY – TENANT FIT-UP<br>SUBJECT TO INTERIOR ALTERATION PERMIT   | 58 | FIRE ACCESS ROUTE W/ 12.5M<br>TURNING RADIUS (—————)   |
| 4  | TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED<br>PARKING STRIPPING PER CITY STANDARDS. TO HAVE (1)<br>TYPE A (3400x6000) & (1) TYPE B (2400x6000)<br>STALLS WITH 1500mm PATH STRIP BETWEEN – REFER TO<br>CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS. | 59 | PROPOSED ELECTRICAL ROOM   |
| 5  | 150mm WIDE CURB TYPICAL  | 60 | PROPOSED SPRINKLER ROOM  |
| 6  | 1500mm MIN. WIDE SIDEWALK TYPICAL – U.N.O  | 61 | CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK<br>LIMITS TO CONFORM TO OPDS 350.010. – SEE CIVIL DWGS.  |
| 7  | ENTRY PLAZA – SEE LANDSCAPE DWGS.  | 62 | 1.5M WIDE PAINTED ASPHALT PATHWAY  |
| 8  | CONCRETE DOLLY PAD   | 63 | HATCHED AREA DENOTES HEAVY DUTY ASPHALT.<br>TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR<br>TRACTOR TRUCK ACCESS  |
| 9  | FIRE DEPARTMENT CONNECTION / SIAMESE   | 64 | RETAINING WALL – REFER TO STRUCTURAL DRAWINGS.   |
| 10 | PROPOSED LOCATION OF TRANSFORMER C/W<br>CONCRETE PAD   | 65 | ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH<br>THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH<br>EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE<br>PROVIDED FOR AT EACH ENTRANCE. |
| 11 | CHAIN LINK FENCING   | 66 | INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT<br>PRINCIPLE ENTRIES. (3) PER LOCATION SPACED 1.2M APART   |
| 12 | CONCRETE APRON   | 67 | PROPOSED STOP SIGN LOCATION  |
| 13 | LANDSCAPE AREA – SEE LANDSCAPE DWGS.   | 68 | PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY   |
| 14 | PEDESTRIAN RAIL SET INTO RETAINING WALL<br>WHERE GRADE CHANGE GREATER THAN 600mm.<br>PROVIDE CONCRETE-FILLED STEEL BOLLARD AT<br>END OF RETAINING WALL – SEE CIVIL DWGS.   | 69 | PROPOSED AMENITY AREA – REFER TO LANDSCAPE DWGS  |
| 15 | EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.  | 70 | SCREEN WALL – TO BE AS SHOWN ON LANDSCAPE DWGS   |
|    |  | 71 | PROPOSED SNOW STORAGE  |

## SITE LEGEND

- |   |   |
|---|---|
|  | NEW HEAVY DUTY PAVEMENT (HATCHED)   |
|  | NEW LANDSCAPED AREA (HATCHED)   |
|  | NEW CONCRETE SIDEWALKS  |
| <hr/>   |   |
|  | FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS   |
| <hr/>   |   |
|  | TRUCK LOADING DOCK DOOR   |
|  | KNOCK OUT PANEL   |
|  | MAN DOOR ENTRY  |
|  | FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)                                      |
|  | PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)                                     |
|  | EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)                                     |
| D.C.  | 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS – REFER TO DETAIL 4/A.2 |
|  | PROPOSED CATCHBASIN   |
|  | MH DENOTES MANHOLE  |
|  | WHYP /HP EXISTING HYDRO POLE  |
|  | STOP NEW STOP SIGN  |



## MASTER KEY PLAN

SCALE: 1:3500



## SITE PLAN

	DATE	REMARKS
1	2018-08-20	ISSUED FOR SPA
2	2018-12-12	REVISED AS PER CITY REQUEST
3	2020-06-03	ISSUED FOR COORDINATION

PA / PM:	AR
DRAWN BY:	DT
JOB NO.:	TOR18-0078-0

SHEP

## A1.0

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LANGSTAFF/HUNTINGTON  
8811 HUNTINGTON ROAD  
VAUGHAN, ONTARIO, CANADA







## REPORT

# STRUCTURAL REVIEW REPORT

*8811 HUNTINGDON ROAD (HENRY BURTON HOUSE), WOODBRIDGE, ON*

Submitted to:

**Josh Berry, Land Planner**

Anatolia Capital Corporation  
8300 Huntington Road  
Vaughan, ON Canada  
L4H 4Z6

Submitted by:

**Golder Associates Ltd.**

6925 Century Avenue, Suite #100, Mississauga, Ontario, L5N 7K2, Canada

+1 905 567 4444

18107463

July 28, 2020

## Distribution List

1 PDF: Anatolia Capital Corp.,

1 PDF: Golder Associates Ltd., Mississauga, ON



## Site Review Report Limitations

This report is based on data and information reviewed during the site review conducted by Golder Associates Ltd. (Golder). The information provided is based solely on the conditions of the site at the time of the field review, supplemented by Quality Assurance (QA) and Quality Control (QC) data reviewed by Golder. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The services performed, as described in this report, were conducted in a manner consistent with that level of care and skill normally exercised by other members of the engineering and science professionals currently practicing under similar conditions and scope agreed in the contract subject to the time limits and financial and physical constraints applicable to the services.

This report provides a professional opinion and therefore no warranty is expressed, implied, or made as to the conclusions, advice and recommendations offered in this report.

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## 1.0 INTRODUCTION

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road, part of the west half of Lot 13, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 32.98-hectare property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands, and is listed on the City's Heritage Register. Furthermore, ACC retained Golder to complete a Structural Assessment of 8811 Huntington Road- Main Block and East Wing. The objective of this structural assessment is to find out the possibility of relocation of these structures.

## 2.0 OBSERVATIONS

### 2.1 General Description

The house at 8811 Huntington Road includes a single-detached, three-bay, storey-and-a-half wood building. Four outbuildings are identified, as well as the foundations of an older barn. Henry Burton House is the only built heritage element of the property recognized as a cultural heritage asset, and thus the only building documented in detail. The built environment is described in further detail below.

#### 2.1.1 Main Block of Henry Burton House

##### 2.1.1.1 Exterior

Located on the west half of the property, the Main Block has a rectangular footprint. It is a single-detached, storey-and-a-half, three-bay residence with a rectangular plan oriented north-south. The structure stands on a coursed rubble foundation. Exterior walls are covered by board and batten on the north, south, and west sides, and thin horizontal wood clapboard siding on the main façade (Figure 1 to Figure 4).

Over the Main Block is a low gable-roof with projecting eaves on the west façade of the house, with plain fascia and soffits. The roof is covered with metal sheeting, and an aluminum rainwater system is in place on the west eave of the structure.



Figure 1: West and north façades.



Figure 2: South façade.





Figure 3: South and west façades.



Figure 4: Coursed rubble foundation of the Main Block.

### 2.1.1.2 Interior

On the ground floor, there are three major room divisions as well as one staircase. Two of room divisions appear to have been used as bedrooms, and one as a bathroom (Figure 5). Upon entering the central doorway, a hallway extends through the centre of the residence, with one doorway on the north side of the hallway, and three on the

south side. Walls are likely lath and plaster and covered in cream wallpaper with a floral border at the top. The paint shows evidence of extended water damage. The floor is covered by a warped laminate which overlays older flooring below, as is evidenced by the lack of alignment with the baseboards. This room, as well as the hallway, has seen extensive damage from moisture and other pests. Doorframes on the ground floor of the main block indicate that the walls are thin, and likely of wood-frame construction.

To the north of the hallway, a large room makes up the north side of the Main Block. It can be entered from the hallway through a two-panel wood door or the adjoining East Wing. There is no evidence of a fireplace in this room, suggesting that the Main Block's ground floor has seen extensive renovations.

The doorway that opens into the East Wing exposes the interior construction of the Main Block walls: partially shaped logs, indicating that a portion of the structure is a log house covered by siding (Figure 6). These logs were felled and cut using a crosscut hand saw, based on the non-parallel straight lines, which suggest hand sawing over a band saw, and are present on the exposed end surfaces of the wood, and did not have the bark removed from the upper and lower sides of the log before shaping and construction of the house (Figure 7). Plaster is visible on both sides of the logs, indicating plastered walls in both the Main Block and the East Wing. The large lintel over the doorway shows evidence of drill or wedge marks and split in order to create the flat beam. Vertical hand-split lath is present on the Main Block side of the doorframe (Figure 8).

The second storey of the Main Block is separated into three rooms. A wall running through the middle of the space sections off two identically sized bedrooms, each with a window at the north wall. Floorboards on the second storey are very wide hardwood planks that likely date to the original construction of the residence (Figure 12).







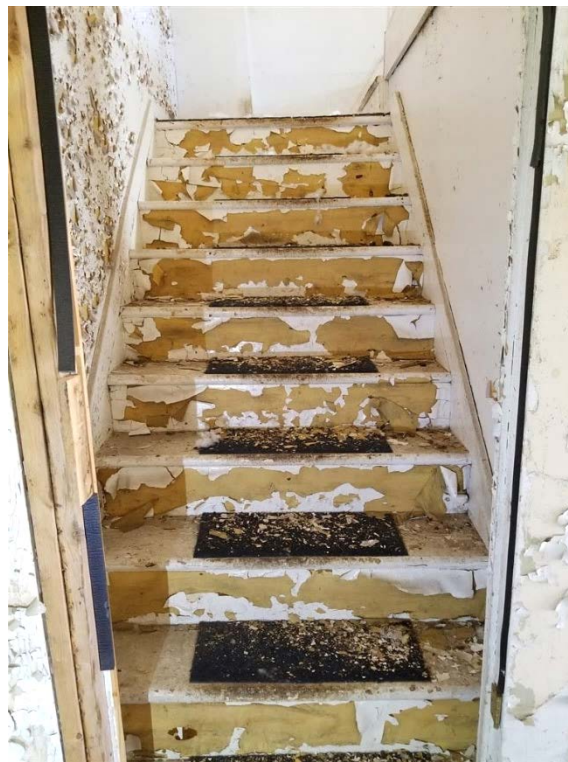
**Figure 6: Interior east log wall on the Main Block.**



**Figure 7: Cross-cut saw marks.**



**Figure 8: Detail of top of the doorway, showing split log and vertical lath and plaster.**



**Figure 9: Staircase in Main Block leading to second storey.**





**Figure 10: Interior of second storey, with large south room and two north bedrooms.**



**Figure 11: Northwest bedroom, second storey.**





**Figure 12: Northeast bedroom, second storey. Note the wide baseboards.**

### **2.1.1.3     Basement**

The basement is located beneath the Main Block of the residence and consists of a single full-height room with coursed stone rubble walls. A simple wood staircase leads downstairs from the exterior southeast corner, and three tree trunks are braced alongside the stairs, creating support for the floor above (Figure 13). An interesting feature of the basement is its brick floor, which spans the entire room (Figure 14). At the north end of the basement, a large stone fireplace with a wood lintel is built into the foundation and would have extended into the ground and second storey at one point (Figure 15).

Resting on top of the stone foundation are a series of lateral beams running east-west, unsupported in the centre of the room. The beams are also made primarily from unshaped logs, known as sleepers, both with and without the bark removed, which have been cut to a square or flat-bottomed at either end to sit in the wall (Figure 16). At the east end of the room, a small crawl-space is visible extending east beneath the East Wing and South Addition (Figure 17).



**Figure 13: Stairs in the southeast corner of the basement, with three support posts.**



**Figure 14: Brick floor in the basement.**





Figure 15: Fireplace at north end of basement, with wood lintel.



Figure 16: Example of overhead sleeper.



**Figure 17: Crawlspace in east wall of basement. Crawlspace is below the East Wing.**

## **2.1.2 East Wing**

### **2.1.2.1 Exterior**

The East Wing has a rectangular footprint and is oriented east-west (Figure 18 to Figure 18). It is a storey-and-one-half structure with a low gable roof, attached to the east façade of the Main Block. The walls are covered with a combination of board-and-batten siding and horizontal wood siding. As with the Main Block, the metal roof has projecting eaves but not verges, and plain soffits and fascia. There is a small, unused chimney present at the east end of the roof, between the second storey windows.

Sitting on a coursed rubble foundation similar to that of the Main Block, there is a visible joint between the two structures (Figure 20 and Figure 21). Only the north and east walls of the structure are visible from the exterior, due to its connections to the Main Block to the west and the South Addition to the south.





**Figure 18: North and West façades.**



**Figure 19: North and east façades.**



**Figure 20: Visible joint between East Wing and Main Block. Note the small horizontal sliding window.**



**Figure 21: Joint visible in foundation in East Wing and Main Block.**



### 2.1.2.2 Interior

The East Wing can be entered from the exterior door on the east façade, or through the adjoined Main Block door on the west interior wall. The ground floor itself has only one, large room, and it was likely added as an extension for kitchen space to the structure. While the exterior walls of the Wing are covered by wood siding, brick is exposed around a blind window on the south interior wall, suggesting that the entire wing is likely constructed from brick (Figure 22).

At the top of the north staircase (Figure 23), the East Wing's second storey does not connect to that of the Main Block. This level is divided into two rooms, an east and a west, that comprise the entire floor. Directly adjacent to the staircase on the east wall is a large brick chimney with a stove flashing near the roof, which has been covered over in stones and cement, but has since been decommissioned (Figure 24). Brick is visible beneath the plaster on the exterior walls as well, confirming the brick construction of the Wing (Figure 25).



**Figure 22: Bricks visible behind wallpaper and plaster, southeast corner of the ground floor room.**



**Figure 23: Northeast staircase in East Wing.**



**Figure 24: Northeast corner, second storey of East Wing.**



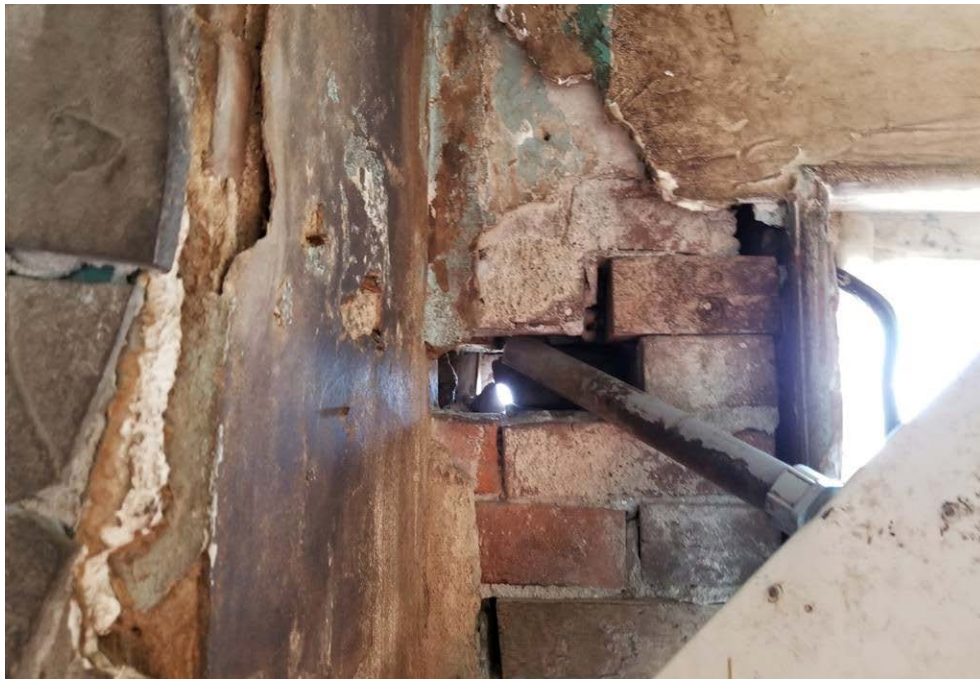


Figure 25: Detail of brick wall on east side of the Wing.

### 2.1.3 South Addition

#### 2.1.3.1 Exterior

The South Addition covers a rectangular floor plan and is oriented east-west, aligned with the East Wing of the structure. It has one exterior doorway, and only one window, now boarded over, on the south façade (Figure 26 and Figure 27). The metal shed roof extends from the South Wing. A brick chimney is present on the east side of the Addition.



Figure 26: East façade, with South Addition on the south façade of the East Wing.



**Figure 27: South façade of South Addition, obscured by bushes.**

### **2.1.3.2 Interior**

The South Addition has an east and a west room. Within the east room, a blind window and exposed brick wall suggest that the Addition was constructed as an extension of the East Wing (Figure 28). The east wall is covered with plaster and paint, and a stove flashing with a brick flue extends upwards from the centre of the wall (Figure 29). Rotten wood-panels on the ceiling have fallen away at the east end of the room, exposing wood framing above. A large wood beam extends between the East Wing and the South Addition with adze marks (Figure 30). This beam is likely part of the frame of the East Wing. Stretcher bond makes up the visible brick wall, which used to be an exterior wall.





Figure 28: Brick wall on north side of South Addition.



Figure 29: East wall of the South Addition, with stove flashing and wood panelled ceiling.





**Figure 30: Adze marks on wood lintel above the door to the South Addition.**

Please refer to Sections 5.0 and 6.0 of the HIA report for the detailed figures of above noted areas of the House.

## 3.0 COMMENTS

### 3.1 East Wing and South Addition

- The floor and roofing system appeared to be compromised and require significant structural repair.
- The exterior brick wall in several locations appears to be in poor condition.
- The connection between the perimeter exterior walls to the main floor wooden members (joists) were not visible and we could not confirm the connection details.
- The east wing and south addition of the house have gone through several renovations over the years and have utilised various construction materials and methodology. They do not appear to be feasible for relocation due to its current condition and compromised structural integrity.

### 3.2 Main block of the House

- Considering the overall condition of the House and condition of the perimeter wall, existing floor and roofing system based on visual evidence, it visually appeared that it would be possible to relocate the main block of House from the main floor and above. The main block of the house could be placed on new foundation walls

at the desired location. However, the floor and roofing system may require structural repair, upgrade, and reinforcement to withstand lateral loads during relocation, as well as new loading condition due to change of occupancy.

- The built-up roof rafters may require additional bracing/ties to withstand lateral loads during relocation.
- Further detailed structural analysis are recommended to verify the structural integrity and stability as per current the Ontario Building Code for the intended conversion to another residence or change of use and use for the public.
- The connection between the perimeter exterior walls to the main floor wooden members (joists) were not visible and we could not confirm the connection details. It is recommended that the connection to be reviewed and verified in detail prior to any structural modifications for relocation. An experienced building moving company shall be consulted, that specialises in moving of historic buildings for a feasible moving plan.
- In the meantime, the site should be secured to avoid illegal access by the intruders. Also, the site should be weather proofed.

## 4.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

**Golder Associates Ltd.**



Anuj Modi, PEng, PMP  
*Structural Engineer*



Max Abtahi, PEng, PMP  
*Associate, Structural Group Lead*

AM/MA/mc

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**[golder.com](http://golder.com)**

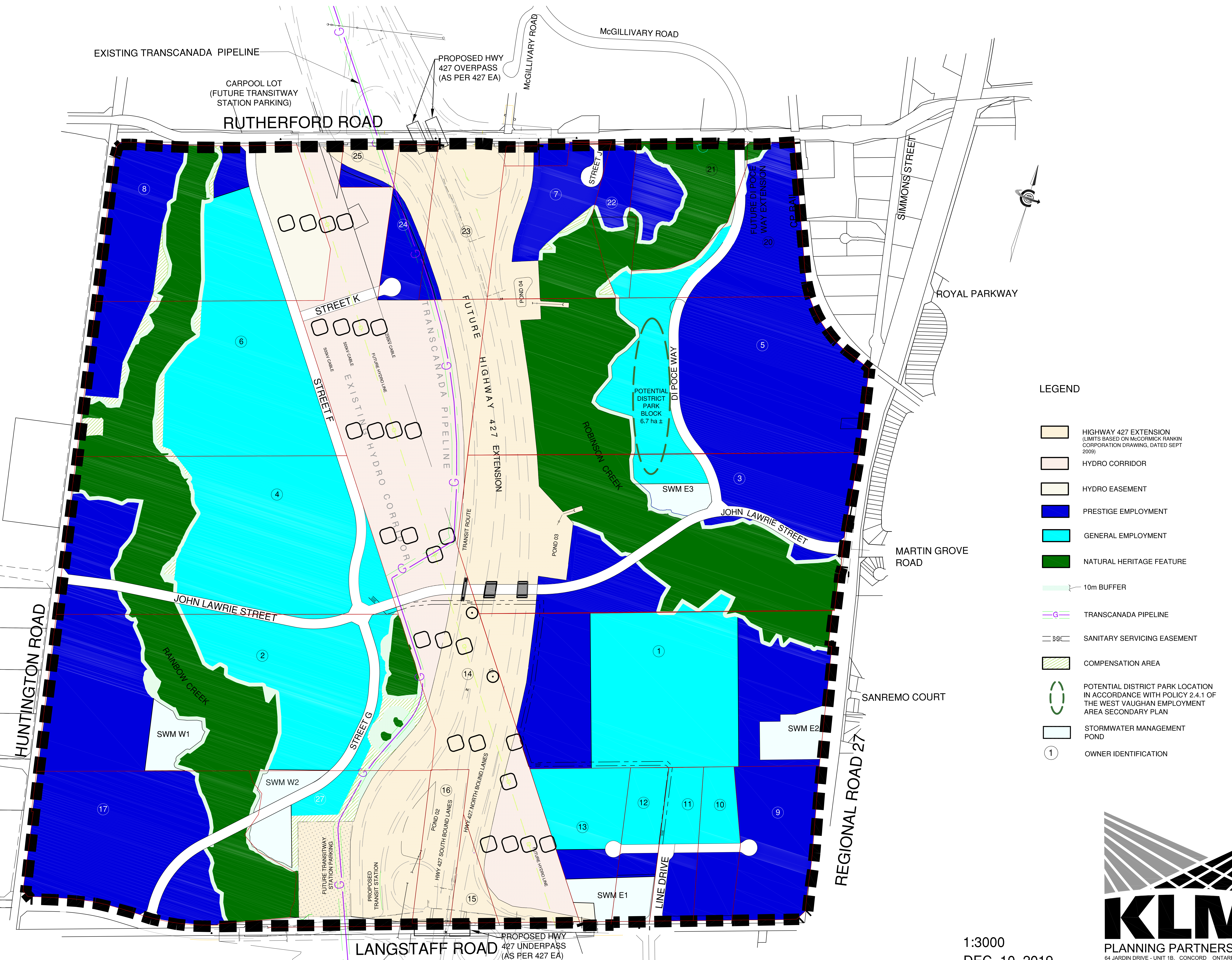






# BLOCK 59 LAND USE PLAN

## ATTACHMENT 5



1:3000  
DEC. 10, 2019







## Heritage Vaughan Committee Report

---

**DATE:** Wednesday, September 16, 2020

**WARD(S):** 1

**TITLE: PRESERVATION AND REHABILITATION OF THE JOHN FLEMING HOUSE, LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To seek from Heritage Vaughan Committee a recommendation to approve an application to relocate the John Fleming House to a commercial lot on the northwest corner of the property, and to rehabilitate the building for a new compatible use. The use will be determined at a later date as part of the review of a future Site Development application. The subject property is located at 9151 Huntington Road and listed under Part IV of the *Ontario Heritage Act*.

**Report Highlights**

- The Owner is seeking from Heritage Vaughan a recommendation to approve an application to relocate, rehabilitate and preserve the John Fleming House
- The proposed works are consistent with, and conform to the guidelines set out in the *Ontario Heritage Act* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- Cultural Heritage Staff supports approval of the application
- Heritage Vaughan review and Council Approval is required under the *Ontario Heritage Act*

## **Recommendation**

That Heritage Vaughan Committee recommend THAT Council approve the application to relocate, rehabilitate and preserve the existing building located at 9151 Huntington Road under Section 27 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the application by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management.
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c) That the Owner submit completed Archaeological Assessments Reports, Archaeological Clearance letters, and all other required reports and drawings necessary for the actual relocation of the building for Cultural Heritage Staff review prior to submission for earthworks, demolitions, or building permits as part of the Site Development application stage to the satisfaction of the Development Planning Department.
- d) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.
- e) That the Owner enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the relocation and rehabilitation of the John Fleming House to the satisfaction of the Development Planning Department.

## **Background**

Lot 15, Concession 9 originally was a 'Crown' reserve property until it was taken over by the Canada Company, an organization that purchased farmland formerly reserved for the Crown to sell to prospective settlers in the area in 1831. In 1835, Archibald Patterson transferred the property to his son William Patterson, who in turn sold the entire 100 acres to John Fleming in 1844. It is likely the Fleming house was constructed prior to 1854; the 1861 Canada Census list the Fleming family as living in a 'two-storey brick home'. The Fleming family continued to own the property until April of 1909 when abstract index to deed records show that William Fleming sold the 100 acres to James H. and George T. Wood. By the 1940s, members of the Elder family obtained portions of the property, subsequently subdivided into lots. Members of the Elder family owned portions of the lot through the 1950s. However, the existing landscape appears to have seen little change since the construction of the Fleming House in the mid-1850s.

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 9151 Huntington Road, part of the west half of Lot 15, Concession 9. ACC is proposing to develop the property for two large industrial buildings with associated access roads, parking lots, and landscaping. ACC proposes to maintain the John Fleming House in its current location and relocate it to a future commercial block at the northwest corner of the property (shown on Attachment 3) within a 5 to 10-year timeline. The adaptive reuse function of the building will be determined through a future Site Development application.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

The Owner proposes to develop a large area of land including the subject property at 9151 Huntington Road, part of the broader Block 59 development plan (shown on Attachment 3). The Owner seeks to engage in phased conservation works aimed at preserving and rehabilitating the existing Heritage Resource on the subject property as outlined in the CHIA report. The work will consist of the following phases:

1. Demolish the existing barn and three outbuildings, due to advanced structural state of dilapidation.
2. Stabilize the Main Block, East Wing, and South Addition of the house to the NW corner of the lot on the property.
3. Rehabilitate the John Fleming House for a new compatible use.

The Owner proposes Phases 1 & 2 (above) will be immediate, whereas Phase 3 will be deferred to 5 -10 years. In the interim, between the demolition and site clearance phase and the subsequent relocation and rehabilitation phase, the Owner proposes the following “short term” (under 5 years) solutions:

- a. thoroughly document the existing conditions of the property and building complex through extensive photography and architectural drawings;
- b. create a physical barrier, using concrete traffic barriers or bollard, around the Heritage Resource to prevent accidental damage from heavy equipment and machinery operating on the rest of the adjacent lands;
- c. provide continuous ground vibration monitoring to ensure foundation and structural integrity of the Heritage Resource;
- d. prepare a Heritage Conservation Plan detailing the conservation treatment, required actions and trades depending on treatment and an implementation schedule to maintain the Heritage Resource prior to relocation; and
- e. prepare a Heritage Conservation Plan detailing the restoration and rehabilitation process for its future adaptive reuse after relocation.



The Owner has submitted for review and approval an updated Cultural Heritage Impact Assessment (CHIA) report to outline the history of the site and its ownership, together with photographic and drawing documentation of the existing conditions of the Heritage Resource on the subject property. In addition, the report also includes a section on Cultural Heritage Value or Interest (CHVI) to identify the value and condition of the Heritage Resource as evaluated against the criteria set out in the *Ontario Regulation 9/06* under the *Ontario Heritage Act*.

The Owner proposes to relocate the Main Block, East Wing, and South Addition as a viable and functional effort towards the preservation and conservation of the building, and for its future preparation for adaptive reuse. Staff recommends a comprehensive structural engineering report be prepared and submitted for review, outlining the feasibility of this relocation, and its possible impact on the structural integrity of the building.

The Owner will be required to enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the restoration, relocation, and rehabilitation of the John Fleming House to the satisfaction of the Development Planning Department.

### **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 works conforms to the policies and guidelines within the *Ontario Heritage Act* and the *Ontario Regulation 9/06* pertaining to the maintenance and eventual relocation of the John Fleming House for future adaptive reuse. Accordingly, staff supports Heritage Vaughan Committee recommendation to Committee of the Whole for approval of the application to demolish the elements identified not to be retained on the subject property at 9151 Huntington Road, and for the retention and rehabilitation of the John Fleming House under the *Ontario Heritage Act*.

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

## **Attachments**

Attachment 1 – 9151 Huntington\_Location Map

Attachment 2 – 9151 Huntington\_Cultural Heritage Impact Assessment

Attachment 3 – 9151 Huntington\_Site Plan

Attachment 4 – 9151 Huntington\_Block 59 Plan

## **Prepared by**

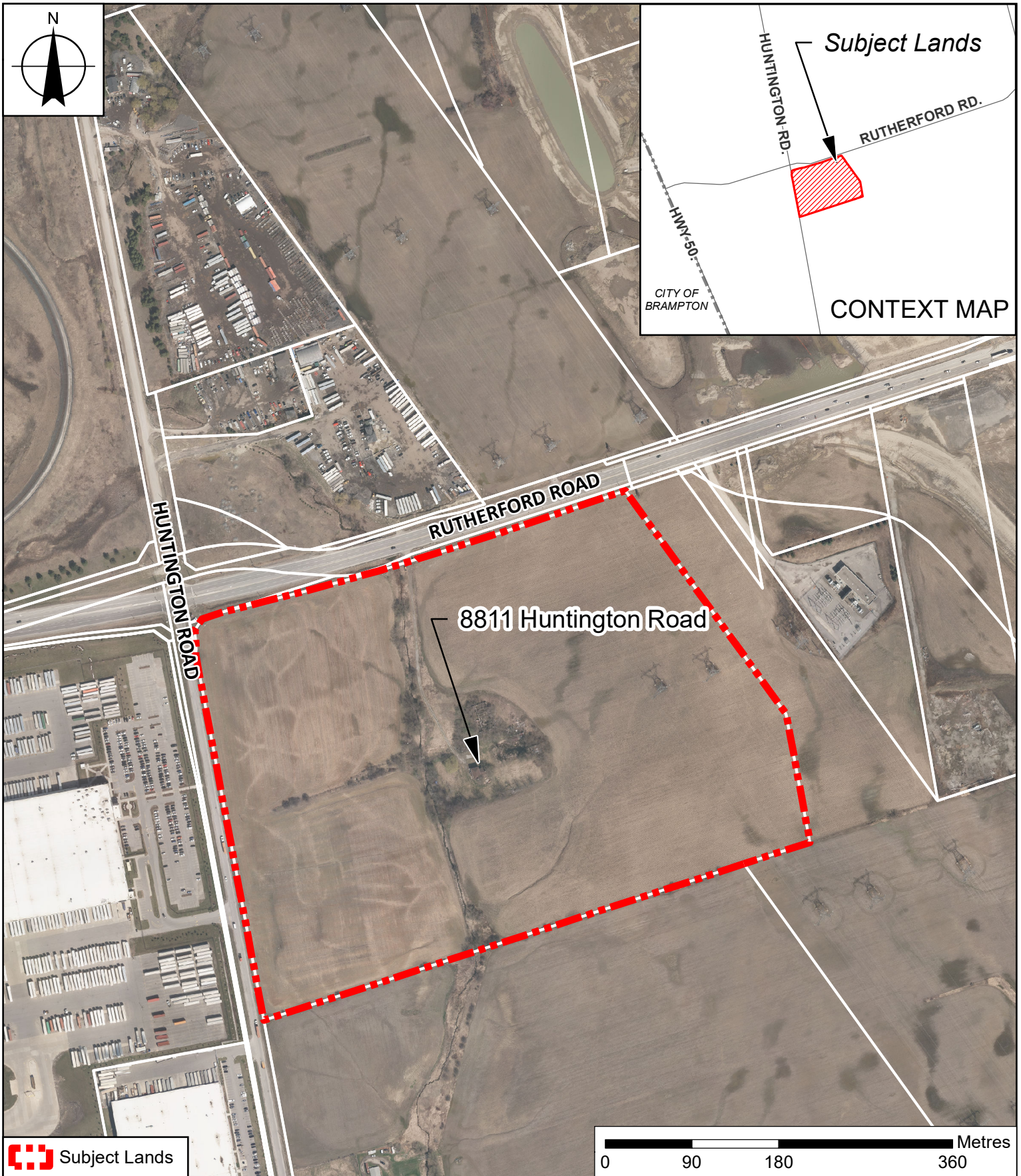
Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191

Rob Bayley, Manager, Urban Planning and Cultural Services, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407







## Location Map

**LOCATION:**  
Part of Lot 15, Concession 9;  
9151 Huntington Road

**APPLICANT:**  
N/A



## Attachment

**1**

**DATE:**  
August 19, 2020







## FINAL REPORT

# Cultural Heritage Impact Assessment

*John Fleming House, 9151 Huntington Road, Lot 15, Concession 9, City of Vaughan, Regional Municipality of York, Ontario*

Submitted to:

### **Anatolia Capital Corporation**

8300 Huntington Road  
Vaughan, Ontario  
L4L 1A5

Submitted by:

### **Golder Associates Ltd.**

309 Exeter Road, Unit #1 London, Ontario, N6L 1C1 Canada

+1 519 652 0099

18107463-R02-Rev1

13 March 2020





## Distribution List

1 e-copy: Anatolia Capital Corporation

1 e-copy: Golder Associates Ltd.

## Personnel

<b>Project Director</b>	Bradley Drouin, M.A., Associate, Senior Archaeologist
<b>Project Manager</b>	Henry Cary, Ph.D., CAHP, RPA, Cultural Heritage Specialist
<b>CHIA Lead</b>	Ragavan Nithiyanantham, M.A., CAHP, Cultural Heritage Specialist
<b>Historical Research</b>	Robyn Lacy, M.A., Cultural Heritage Specialist
<b>Field Investigations</b>	Ragavan Nithiyanantham, M.A., CAHP
<b>Report Production</b>	Robyn Lacy, M.A. Ragavan Nithiyanantham, M.A., CAHP Elizabeth Cushing, M.Pl., Cultural Heritage Specialist
<b>Maps &amp; Illustrations</b>	Andrew Sabourin, CAD/GIS Technician
<b>Technical Review</b>	Henry Cary, Ph.D., CAHP, RPA
<b>Senior Review</b>	Michael Teal, M.A., Associate & Senior Archaeologist

## Acknowledgments

<b>Anatolia Capital Corporation</b>	Josh Berry, Land Planner
<b>City of Vaughan</b>	Shelby Blundell, Cultural Heritage Coordinator Jill Shaw, Archival Records Analyst

## Executive Summary

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

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 9151 Huntington Road, part of the west half of Lot 15, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 22.5-hectare property includes a two-storey Georgian-style farmhouse known as John Fleming House, one barn, and three outbuildings, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for two large industrial structures with associated access roads, parking lots, and landscaping. ACC plans to maintain the John Fleming House in its current location and relocating it to a commercial block at the northwest corner of the property within a five to ten year timeline. An access road associated with the development is to be constructed within 3 m of the house. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

This CHIA concluded that:

- ***The property has cultural heritage value or interest for its representative example of a two-storey vernacular Georgian style farmhouse, for its historical or associative value with Fleming family, and its contextual value with the historic community of Elder Mills.***
- ***Without mitigation John Fleming House will be adversely affected by the proposed development.***

To ensure the long-term sustainability and use of John Fleming House as a valued built heritage resource, Golder recommends to:

- Relocate John Fleming House to a commercial lot at the northwest corner of the property.

The following short-term and long-term conservation actions are recommended:

### Short-term Conservation Actions

- Develop a Maintenance and Mothball Plan to stabilize and conserve John Fleming House in its current location for the next 5 to 10 years.

### Construction phase

- Establish site controls and communication;

- The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design and construction.
- Create a physical barrier;
  - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction vehicles.
- Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
  - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
  - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12mm/sec peak particle velocity (PPV). The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
  - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
  - Use smaller construction equipment within proximity to the house; and,

### Long-term Conservation Actions

- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve John Fleming House prior to, during, and after the relocation effort.
- Designate John Fleming House and its associated new parcel under Part IV of the *Ontario Heritage Act*.

### Operational phase

- Establish site controls and communication;
  - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during operation.
- Create a physical barrier;
  - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with operational vehicles.
- Monitor for vibration impact during operational phase;



- Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions for the first three (3) months of operation. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
  - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level (12 mm/sec PPV). The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
  - Periodic inspections (quarterly to yearly), based on the results of the first three (3) months of operation, should be conducted to determine if the house is being impacted by vibrations caused during operation of the developed. This can employ low cost methods such as periodic visual inspection for cracking in the foundation, then establishing measurement points when cracks are found. If cracking is discovered, the periodic inspections should increase in frequency, and may require further study and interventions.
- Maintain road to avoid surface irregularities (i.e., potholes);
  - Install signage indicating maximum speed limits of 20 km/h adjacent John Fleming House; and,
  - Install signage indicating no idling adjacent to John Fleming House.

## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Anatolia Capital Corporation (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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## 1.0 INTRODUCTION

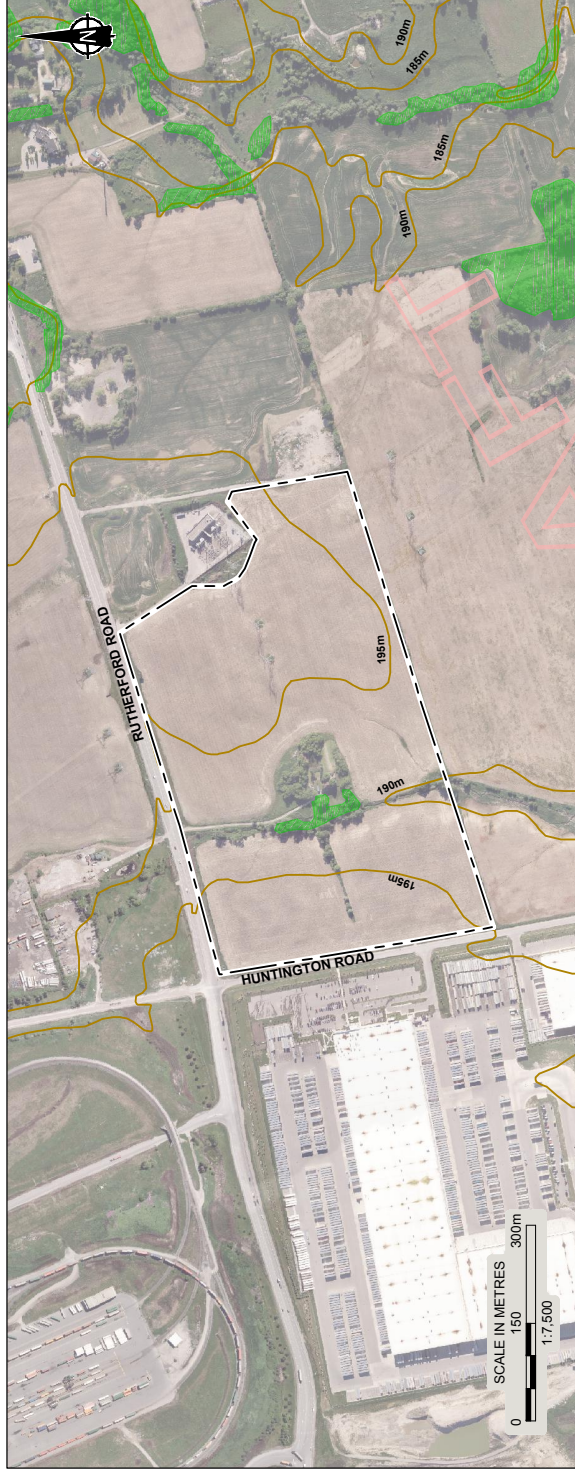
In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 9151 Huntington Road, part of the west half of Lot 15, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 22.5-hectare property includes a two-storey Georgian-style farmhouse known as John Fleming House, one barn, and three outbuildings, and is listed on the City's *Heritage Register*.

ACC is proposing to develop the property for two large industrial structures with associated access roads, parking lots, and landscaping. ACC plans to maintain the John Fleming House in its current location and relocating it to a commercial block at the northwest corner of the property within a five to ten year timeline. An access road associated with the development is to be constructed within 3.0 metres of the house. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

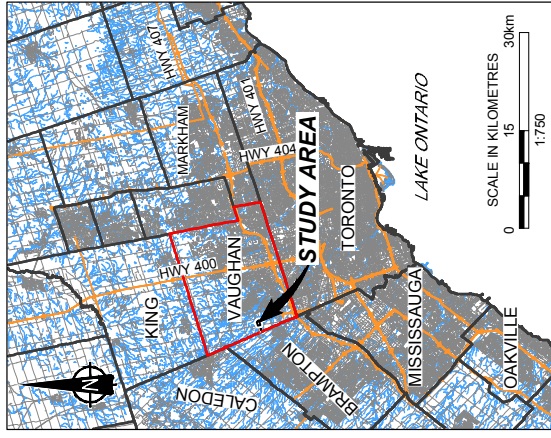
Following guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA provides:

- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources in the property;
- An overview of the property's geographic and historical context;
- An inventory and evaluation of built heritage elements and landscape features in the property;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future actions.

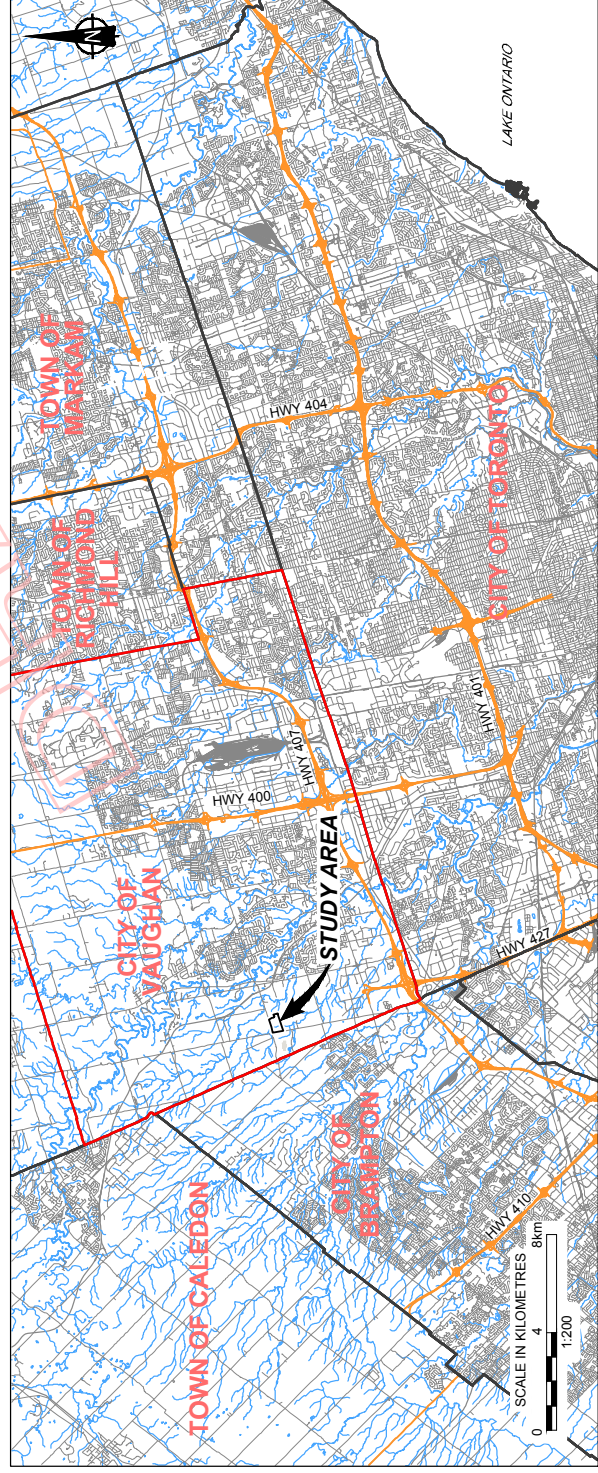




2017 IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE STUDY AREA
- CITY OF MARKHAM BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- VAUGHAN
- TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017. PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEEN'S PRINTER 2017. 2017 AERIAL IMAGE PROVIDED BY YORK REGION. CONTAINS PUBLIC SECTOR INFORMATION MADE AVAILABLE UNDER THE REGIONAL MUNICIPALITY OF YORK'S OPEN DATA LICENCE. AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

LOCATION MAP

PROJECT  
CULTURAL HERITAGE IMPACT ASSESSMENT  
JOHN FLEMING HOUSE, 9161 HUNTINGTON ROAD  
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, ONTARIO

TITLE

GOLDER



PROJECT No.	18107463	FILE No.	18107463-0002
CADD	INS/DCA	REV	30/18
CHECK			

FIGURE 1



## 2.0 SCOPE AND METHOD

This CHIA was conducted with the objectives to:

- Determine if the property meets the criteria for cultural heritage value or interest (CHVI) as prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)* of the *Ontario Heritage Act*;
- Assess the impact of the proposed development on any identified cultural heritage resources; and,
- Recommend mitigation or conservation actions based on the results of the evaluation and impact assessment.

To meet the study's objectives, Golder:

- Reviewed applicable municipal heritage policies and consulted the City's Cultural Heritage Coordinator;
- Conducted archival research to understand the property's land use history;
- Undertook field investigations to document and identify any heritage attributes of the property, and to understand the wider built and landscape context;
- Evaluated built and landscape elements on the property using the criteria prescribed in *O. Reg. 9/06*;
- Assessed the impact of the proposed development on any identified heritage attributes; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal policies and guidance.

A variety of archival and published sources, including historic maps, municipal government documents, and research articles were compiled from the ONland digitized land registry records, the City of Vaughan Archives, and other sources to compile a land use and structural history for the property.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyantham on October 16, 2018 and included accessing and photographing all elements of the property and wider context with a Samsung Galaxy S8, and Bosch laser distance measurer. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada Agency 1980) was used to document the structure at 9151 Huntington Road, and physical conditions and landscape characterization were recorded as written notes.

The property was evaluated using the criteria prescribed in *O. Reg 9/06*, and the proposed development was assessed for adverse impacts using the guidance provided in the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*. Also, several widely recognized municipal, provincial, national, and international manuals related to evaluating heritage value, determining impacts, and conservation of cultural heritage resources were also consulted for 'best practice' approaches, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);

- *The Evaluation of Historic Buildings and Heritage Planning: Principals and Practice* (Kalman 1979 & 2014); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

## 2.1 Record of Consultation

Table 1 lists the results of consultation conducted for this CHIA. The Cultural Heritage Coordinator and Archival Records Analyst at the City of Vaughan were consulted.

**Table 1: Results of consultation.**

Contact	Date of Contact	Response
Shelby Blundell, Cultural Heritage Coordinator, City of Vaughan	Oct 24, 2018. Email: Golder requested historic background on property in question, if additional information existed.	Oct 24, 2018: Shelby informed us that the book 'Remembering Elder's Mills, which has information relating to the Fleming family and their occupation on the property.
Jill Shaw, Archival Records Analyst, City of Vaughan	Oct 24, 2018. Email: Golder requested historic background on property in question, if additional information existed.	Oct 24, 2018: Jill provided additional information and scans from the book "Remembering Elder's Mills", with information on John Fleming House. She said that she would touch base again after checking a few more sources about the house at 9151 Huntington Road.
Shelby Blundell, Cultural Heritage Coordinator, City of Vaughan	Nov 26, 2018. Email: Golder queried if the municipality had any requirements or concerns regarding the potential development and impact on the property.	Nov 27, 2018: She replied and said there are no specific policies about buffers or vegetation, but depending on the requirements of the CHIA, a conservation plan, heritage easement agreement, or letter or credit may be required.

### 3.0 POLICY FRAMEWORK

The property is subject to a number of federal, provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal and international levels. Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

#### 3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many of the provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (Venice Charter), 1979 *Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter, updated 2013), and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines the three conservation 'treatments' – preservation, rehabilitation, and restoration – and outlines the process, and required and recommended actions, to meet the objectives for each treatment on a range of cultural heritage resources.

At the international level, the International Council on Monuments and Site (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

#### 3.2 Ontario Heritage Policies

##### 3.2.1 Planning Act and Provincial Policy Statement

In Ontario, the *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

Two sections of the PPS 2014 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- Section 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.'

PPS 2014 defines *significant* resources as those 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as '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 of interest is



retained under the *Ontario Heritage Act*. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an 'official plan', which may outline further heritage policies (see Section 3.3).

### 3.2.2 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables councils to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the OHA is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
  - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii) Displays a high degree of craftsmanship or artistic merit; or
  - iii) Demonstrates a high degree of technical or scientific achievement.
- 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;
  - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
  - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
  - i) Is important in defining, maintaining or supporting the character of an area;
  - ii) Is physically, functionally, visually or historically linked to its surroundings; or
  - iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described<sup>1</sup> and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City maintains a single, inclusive *Heritage Inventory* (n.d.), which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Buildings or structures within a HCD designated under Part V of the *Ontario Heritage Act*;
- Properties of cultural heritage value listed in the *Listing of Buildings of Architectural and Historical Value* as per Part IV, Subsection 27 of the *Ontario Heritage Act*; and,
- Properties of interest to the City of Vaughan's Cultural Services Division.

<sup>1</sup> The *OHA* defines 'heritage attributes' slightly differently than PPS 2014; in the former, heritage attributes 'means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest'.

### 3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides ‘best practice’ approaches for evaluating cultural heritage resources, not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed a series of products called the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines a CHIA as:

- ‘a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.’

Advice on how to organize the sections of a CHIA is provided in the MHSTCI document, although municipalities may also draft their own terms of reference, such as the City’s *Guidelines for Cultural Heritage Impact Assessments*, also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options (see Section 7.0).

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) The original location (do not move buildings unless there are no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

## 3.3 City of Vaughan Heritage Policies

### 3.3.1 Official Plan and Secondary Plans

The City’s *Official Plan* (2010) informs decisions on issues such as land use, built form, transportation, and the environment until its expiry in 2031. Section 6.1 in Volume 1 of the *Official Plan* addresses cultural heritage resources, which include built heritage, cultural heritage landscapes, HCDs, areas with cultural heritage character, heritage cemeteries, and archaeological resources.



The planning requirement and policies for CHIAs are listed under Sections 6.2.2.5, 6.2.3.1, 6.2.3.2, and 6.2.4, and are supplemented by the City's *Guidelines for Cultural Heritage Impact Assessments* (2016).

Under Section 6.2.2.9, all development applications, demolition control applications and infrastructure project *adjacent* to a designated property are to be compatible by:

- a) respecting the massing, profile and character of adjacent heritage buildings;
- b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
- c) maintaining the established setback pattern on the street;
- d) being physically oriented to the street in a similar fashion to existing heritage buildings;
- e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f) having minimal impact on the heritage qualities of the street as a public place;
- g) minimizing the loss of landscaped open space;
- h) designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and,
- i) requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

The proposed development has been assessed for compliance with these *Official Plan* policies in Section 7.0 of this CHIA.

### 3.3.2 Cultural Heritage Impact Assessments

After establishing the provincial and municipal policy context, the City's *Guidelines for Cultural Heritage Impact Assessments* outlines the minimum requirements of a CHIA, then defines three 'conservation/mitigation options' to be considered as part of a heritage impact study. These are:

- **Avoidance mitigation:** measures to retain heritage resources 'in situ and intact' while allowing development to proceed.
  - This can include, 'where conservation of the entire structure is not possible, 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'.
- **Salvage Mitigation:** preservation through relocation or salvaging architectural elements.
- **Historical Commemoration:** use of historic plaques, monuments, or reproduced architectural heritage features as a means to preserve the knowledge of a heritage place.

Overall, the City's CHIA guidance aligns with the MHSTCI *Heritage Resources in the Land Use Planning Process* except that the City also requires a 'condition assessment' as part of the analysis. All City CHIA requirements have been followed in the preparation of this report.

## 4.0 GEOGRAPHICAL & HISTORICAL CONTEXT

### 4.1 Geographic Context

The property is located in southwest Ontario, approximately 25 km north-northwest of Lake Ontario and within the Peel Plain physiographic zone, an area of level rolling terrain with fertile clay soils (formed on till or lacustrine sediments) covering approximately 483 square km of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils can support grain agriculture, stock raising and dairying (Chapman & Putnam 1984:174-176). The Peel Plain is described by Chapman and Putnam (1984: 174) as:

*Level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and uniform slope toward Lake Ontario. Across this plain, the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks.*

Soils in the area are predominantly imperfectly drained and stone-free clay loam, and generally the topography is flat (235 to 237m). Relative to political boundaries, the property is within the Regional Municipality of York and the central west portion of the City of Vaughan. It is bounded by Rutherford Road to the north and Huntington Road to the east and is located within the west portion of Lots 13 W and 15, Concession 9, approximately 12 km west of the centre of the City of Vaughan.

### 4.2 York County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791 and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of the County of York and Vaughan Township.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York, but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The 33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33-foot area is rendered smooth. Due to these strict regulations, and



the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

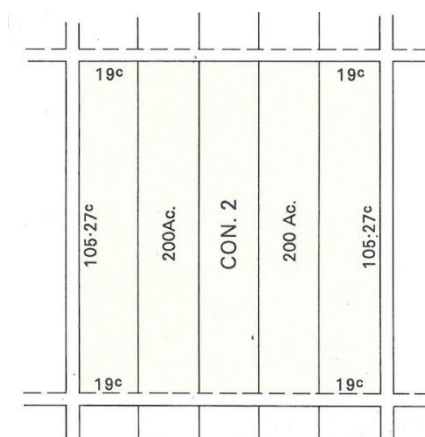
Not surprisingly, the system hampered population growth. In many cases, immigrants chose to move to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

Following the War of 1812, a new set of land grants was offered to discharge veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarborough. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2016 boasted a population of 1,109,90 residents (Statistics Canada 2016).

### 4.3 Vaughan Township & Elder Mills

The property is located within the City of Vaughan, formerly Vaughan Township. Vaughan was named in 1792 for Benjamin Vaughan, a British commissioner who negotiated the 1793 Treaty of Paris between Great Britain and the United States (Rayburn 1997:335). Abraham Iredell surveyed the Township in 1795 according to the 'single front survey system', a method used from 1783 onward where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981; see Figure 2).



**Figure 2: The single front survey system, used from 1783 to 1818. As depicted, each lot is 200 acres created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/20.12 metres; from Gentilcore & Head 1984:99)**

In Vaughan Township, the concession lines were oriented south to north, with the side roads crossing the township from east to west. Yonge Street, a military road surveyed in 1794, formed the baseline of the township, dividing it from Markham Township to the east (Miles & Co. 1878).

Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In addition to the Loyalists, many of the first European arrivals were Pennsylvania Dutch, encouraged through Philadelphia newspaper advertisements to travel north for the opportunity to acquire land for cultivation. The population of the Township was initially small, with only 103 individuals reportedly living in the area in 1797. After the War of 1812, however, emigrants from the British Isles began establishing the interior portions of the Township. By 1832, the population had grown to 2,141 and ten years later the population had more than doubled, reaching 4,300. The Township also boasted six grist mills and twenty-five sawmills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This combined with the construction of the Toronto, Grey and Bruce Railway in the western half of the Township in 1871, triggered additional growth in Vaughan Township so that by 1871 the population was 7,657 (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In 1872, the community of Richmond Hill in the east-central portion of the Township was incorporated as a village. Richmond Hill had a population of 1,000 by 1886, while the remaining portion of Vaughan Township numbered 6,828 (Ontario Department of Agriculture 1880).

Throughout the 19<sup>th</sup> century, several communities developed in Vaughan Township: Nashville, Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The property was located to the west of Elder Mills, which falls within the centre west portion of Vaughan.

At the beginning of the 20<sup>th</sup> century, economic development of Vaughan Township was similar to adjacent counties and townships in that it relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles began to change urban and rural development; as vehicular traffic increased, the network of roadways throughout the region improved providing Vaughan and the surrounding communities with better connections to the growing metropolis of Toronto.

Elder Mills was a small milling community within the Vaughan Township, established in the 1840s along the main branch of the Humber River where the river crosses Rutherford Road, straddling present day Highway 27. A Scottish carpenter named James Gibb Thomson built three lumber mills to supply the farming community, which covered Lots 15 and 16, Concessions 8 and 9.

Significant new growth and development have occurred in the past four decades. Vaughan was amalgamated with the Village of Woodbridge in 1971, creating the Town of Vaughan within the Regional Municipality of York. On January 1, 1991, the Town was officially recognized as the City of Vaughan, and by 2016 it boasted a population of 306,233 residents (Statistics Canada 2016).

## 4.4 9151 Huntington Road

Lot 15, Concession 9 was a 'Crown' reserve property until it was taken over by the Canada Company, an organization which bought up farmland formerly reserved for the crown to sell to prospective settlers in the area, in 1831, according to the abstract index to deed records. The Patent Plan labelled 'Act 1851' lists 'Crown' written over 'Canada Company' and is likely a copy of an earlier record (Ontario Government Record ND). Land Registry records (abstract index to deed records) are available online through the ONland System, however discussion

with the City of Vaughan Archival Records Analyst indicated that surviving assessment rolls and documents prior to 1897 do not have a high survival rate and assessment rolls prior to 1850 are not present for the City and surrounding area.

The abstract index to deed records indicates that the lot was subdivided into east and west halves prior to purchase by the Canada Company, and in 1835 Archibald Patterson bought the west half of the lot from the Honourable William Allan et al, the director of the Canada Company. Patterson transferred the property to his son William Patterson, and in 1844 William sold the entire 100 acres to John Fleming.

As recent immigrants from Scotland, John and his wife Mary Fleming were members of the newly organized Presbyterian congregation and when the lands for the church building were purchased in 1854, immediately north of their property (on Lot 16, Concession 9), the Flemings gave  $\frac{1}{4}$  acre of their own land on which to build a manse (Elder's Mills W.I. Tweedsmuir Committee 2000). Prior to the manse being built in 1854, the minister of the congregation boarded with the Fleming family in their farmhouse (Goldsmith Borgal & Company Ltd. Architects 2017). Therefore, it is likely that the Fleming house was constructed prior to 1854. The 1861 Canada Census lists the Fleming family as living in a 'two-storey brick home'. Fleming's name appears on the 1860 map of the Township of Vaughan (Tremaine 1860) (Figure 3) and his name is still present by the time of the 1878 map of the Township (Miles & Co. 1878), as 'Jno Fleming's Est' (Figure 4). This map shows a farmhouse marked towards the west side of the 100-acre property in the approximately same location as it stands today. The lot is directly west of the plot where the schoolhouse of Elder Mills was constructed, and the family was directly tied to the development of the community of Elder Mills. The family remained on the property until 1882, when the entire property was willed to Mary Goodfellow, his wife, for a short period of time (Elder's Mills W.I. Tweedsmuir Committee 2000:77, Land Registry Records). By 1889, the property had been transferred to one of his sons, William Fleming, sometime after John's death.

The Fleming family continued to own the property until April of 1909 when abstract index to deed records show that William Fleming sold the 100 acres to James H. and George T. Wood (Figure 5). At this point, the Fleming Family had owned the property for a significant 65 years and aided in the development of the community. The 1914 topographic map of the region shows a brick house present on the west half of the property with no outbuildings (Department of Militia and Defence 1914) (Figure 6). By the 1940s, members of the Elder family obtained portions of the property, which has since been subdivided into lots. Members of the Elder family owned portions of the lot through the 1950s, as is evident throughout the abstract index to deed records.

An aerial photo from 1954 shows the property surrounded by a checkerboard of fields, with only one other house on the northeast corner of the lot (University of Toronto Library 1954) (Figure 7). Topographic maps of the area do not show any alteration to the property until 1963, where an additional outbuilding and a barn are visible within the vicinity (Department of Energy, Mines and Resources 1963) (Figure 8). In 1972, the topographic map of the area shows the three structures still present on the property (Department of Energy, Mines and Resources 1972) (Figure 9), however the landscape appears to have seen little change since the construction of the Fleming House in the mid-1850s.



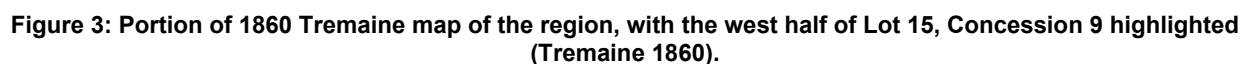




Figure 5: The farmhouse in 1909, as inhabited by the Wood family (image from City of Vaughan Archives).



Figure 6: Portion of the 1914 topographic map of the region, with the west half of Lot 15, Concession 9 highlighted (Department of Militia and Defence 1914)





Figure 7: Portion of a 1954 aerial photo of the area, with the west half of Lot 15, Concession 9 highlighted (University of Toronto Archives 1954).

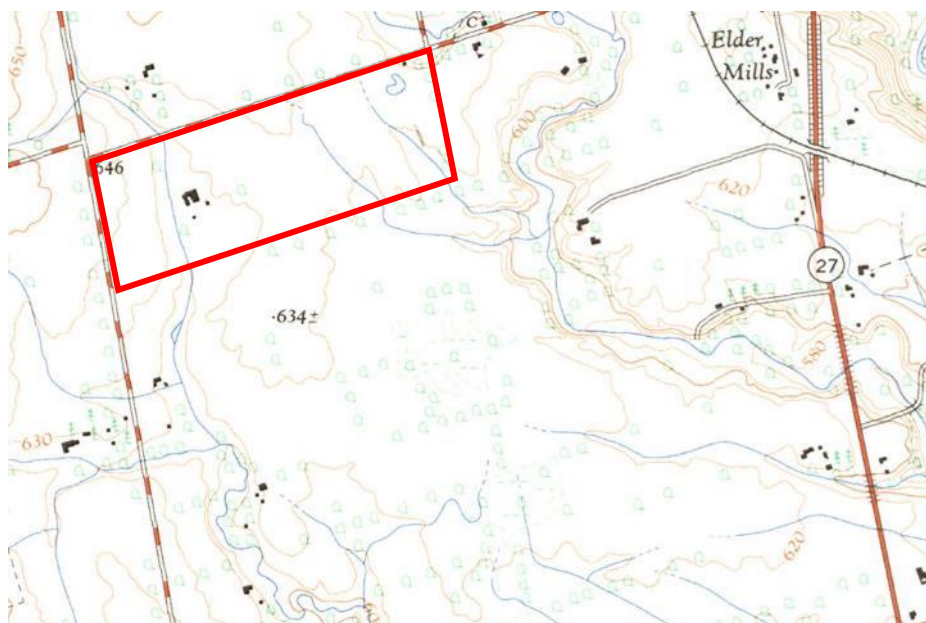
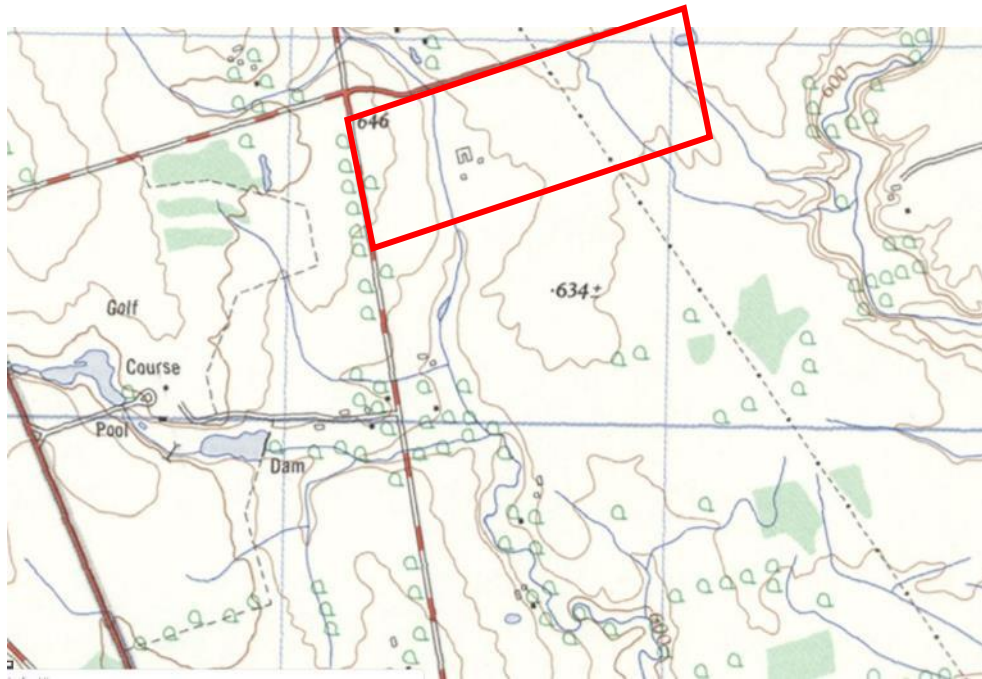


Figure 8: Portion of the 1963 topographic map of the region with the west half of Lot 15, Concession 9 highlighted (Department of Energy, Mines and Resources 1963).





**Figure 9: Portion of the 1972 topographic map of the region, with the west half of Lot 15, Concession 9 highlighted (Department of Energy, Mines and Resources 1972).**

## 5.0 EXISTING CONDITIONS

### 5.1 Setting

The property at 9151 Huntington Road covers 22.5-hectares, in a rectangular lot oriented east-west, and bounded by Rutherford Road to the north, Huntington Road to the west, and farmland to the east and south (Figure 10 to Figure 14). The property's topography is relatively flat, sloping gently towards Rainbow Creek.

The structural components of the property are situated directly east of the Rainbow Creek. The 22.5-hectare property includes, a two-storey brick Georgian-style farmhouse (John Fleming House), the ruins of a barn, and three outbuildings, which are surrounded by lawns, bushes, and trees, with a long driveway extending north from the farmhouse to Rutherford Road. A low wire fence runs along the northeast extent of the property, but much of the property remains unbounded.

The farmhouse is situated on a low rise, partially surrounded by trees, with the landform sloping towards Rainbow Creek to the west, which runs north-south through the property. Views of the property from and of the farmhouse are obscured by trees and bushes, which create a windbreak for the structures. The farmhouse and outbuildings are situated west of centre in the property, surrounded by agricultural fields. To the east, two sets of powerlines run northwest-southeast through the property. Page wire with wood posts fencing runs along the north extent of the property but the field is only bounded by a shallow ditch to the west.



Figure 10: Facing northeast from east of the creek, showing a rise in landform with John Fleming House.



Figure 11: Facing southwest with the farmhouse in the left-hand side.





**Figure 12: View facing north with outbuilding in the centre.**



**Figure 13: View facing south from the east side of the farmhouse.**



**Figure 14: View looking north along the driveway towards property on north side of Rutherford Road.**



## 5.2 Built Environment: General Description

The property's built environment includes the house (John Fleming House), the foundation of a barn, and three outbuildings (Figure 15). The house is a single-detached, two-storey and three-bay farmhouse with a rectangular plan (the 'Main Block'), a storey-and-a-half addition extending from the east wall of the Main Block (the 'East Wing'), a one-story addition extending from the south wall of the East Wing (the 'South Addition'), and two porches (Figure 16 to Figure 21). The barn is in a state of ruin, and all three outbuildings are dilapidated. The built environment is described in further details below.

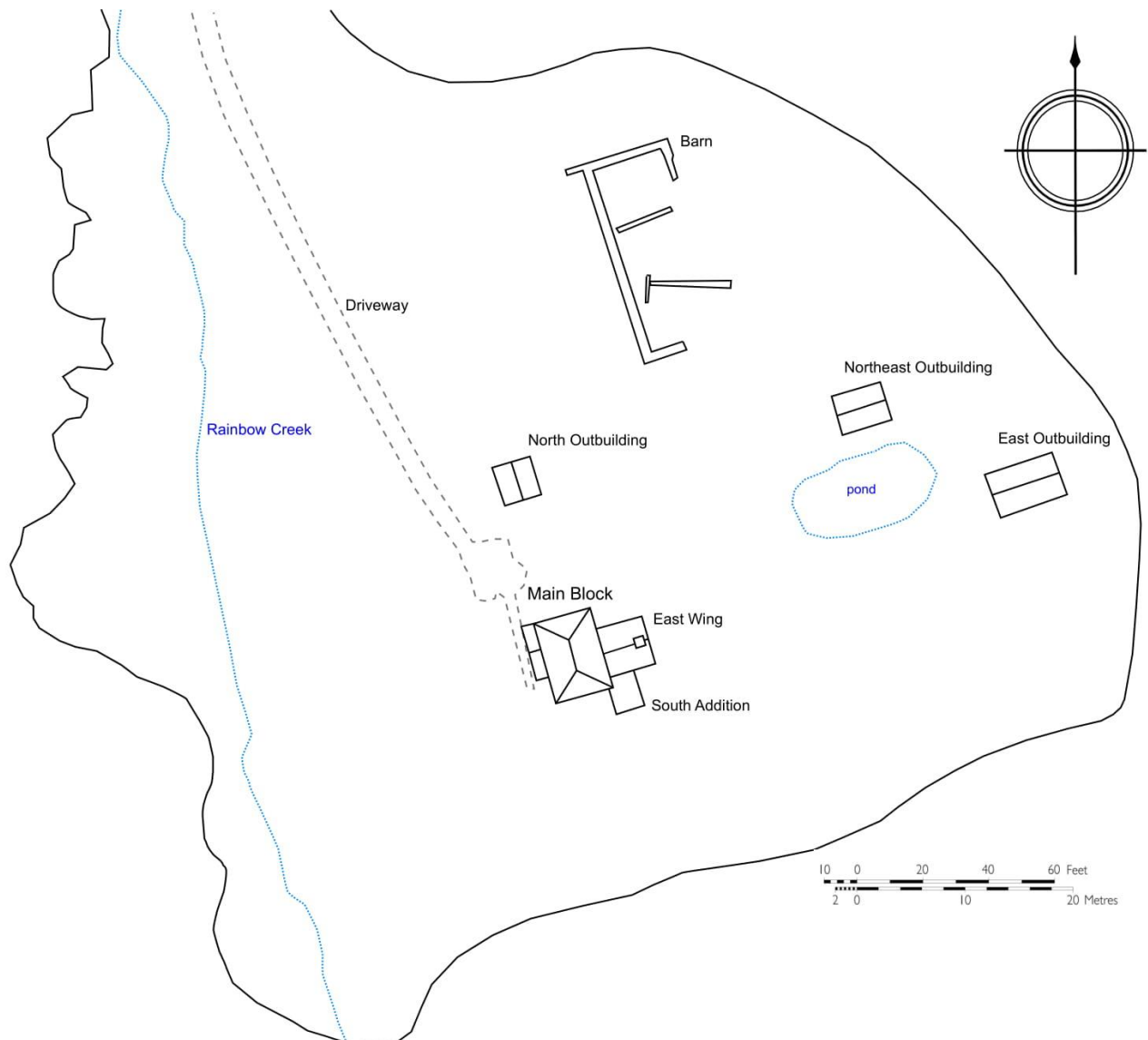


Figure 15: Schematic key plan for built elements in the central-west portion of the property.



**Figure 16: West façade of John Fleming House.**



**Figure 17: West and north façades.**



**Figure 18: North façade of the Main Block and East Wing.**



**Figure 19: South and east façades.**





**Figure 20: South façade.**



**Figure 21: South and west façade.**

## 5.2.1 Main Block

### 5.2.1.1 Exterior

The Main Block is rectangular, measuring 11.3 m north-south and 7.3 m east-west. It is a single-detached, two-storey, three-bay brick farmhouse with a rectangular plan. It sits above a fieldstone foundation and full basement. Constructed from red brick, the main façade is built with Flemish Bond (Figure 22), while the other three sides of the building are 1:5 Common Bond (Figure 23).

Over the Main Block is a low hip roof with projecting eaves on all sides and covered by asphalt shingles. A contemporary aluminum rain catchment system runs along all sides of the roof, with a gutter at the northwest corner. A truncated chimney is visible on the exterior side right, on the south wall, which was reconstructed in the past in slightly different bricks than the rest of the façade, and the base and top of the chimney is covered by cement (Figure 24). Evidence of brick placement in the south wall indicates the chimney was altered during its life.

Fenestration is symmetrical on the main façade of the structure, with a central door. Typical windows on the ground floor are characterized as 6-over-2 windows with a segmental arch with a wood frame and plain wood lug sill, covered on the exterior by aluminum frame storm windows (Figure 25). The windows have plain exterior frames and wood lug sills. Each window has red-brick voussoirs above the frame. A blind window is visible in the basement at the southwest corner of the foundation. The front door to the Main Block is a rectangular wood door with a plain moulded wood frame, and two window panels on the top half of the door, and a flat single light transom above the door (Figure 26). The main entrance is in the centre of an enclosed wood-frame porch with a shed roof, which opens north onto an unenclosed wood porch with a wooden balustrade (Figure 27).

The enclosed wood-frame porch on the west façade consists of two one-over-one rectangular wood-frame windows, which open using hinges on one side of the frame. Each window has a flat single light transom above it, and there are two windows on the north and south side of the porch, and five on the west side. The interior of the porch is sided with vertical wood strips and the exterior with horizontal overlapping clapboard (Figure 28).





**Figure 22: Detail of Flemish Bond and coursed rubble foundation on the west façade of the Main Block.**



**Figure 23: Detail of Common Bond on the north façade.**





**Figure 24: Chimney on the south façade of the Main Block.**



**Figure 25: Typical window on the Main Block, with Flemish bond brickwork.**



**Figure 26: Front door on the west façade of the Main Block.**



**Figure 27: Enclosed porch.**



**Figure 28: Interior of the covered front porch, west façade of Main block.**

### 5.2.1.2 Interior

The front door opens directly into the central hall that extends the width of the Main Block and into the East Wing (Figure 29). On the north of the central hall are the straight stairs to the second story (Figure 30). All door and window trims, baseboards, stair banister and newel appear to be consistent with the mid-nineteenth century date of construction (Figure 31). The floors are generally finished pine planks, probably 5/4, and appear to be butted (Figure 31). Walls appear to be painted plaster. All doors within the house had flat head openings.

On the south half of the first level, is a single room with a large fieldstone fireplace centred on the south wall (Figure 32). The fireplace veneer consists of machine cut stone, covering the original fieldstone. There is a window on the south and west walls, with wide moulded wood frames and thin wood sills (Figure 32). A door at the east end of the room leads into the East Wing. The wood frame around the door is similar to the moulded wood frame as the windows in the room (Figure 33).

On the north half of the first level, is room and bathroom (Figure 34). The bathroom encompasses the western 1/3 of the north half, with the room encompassing the remainder of the north half. There is a window on the west wall of the room, and a small metal decorative grate is present in the baseboard of the south wall of the room (Figure 35). A doorway on the east wall connects to the adjoining bathroom, which can also be entered from the central hallway. The bathroom is narrow and undecorated, with a rectangular window on the east wall (Figure 36).

The stairs to the second storey lead to an upper hall directly above the first level hall, with doors to four rooms, as well as an opening to the East Wing on the east wall. On the north of the landing is a large bedroom with a large fireplace centred on the north wall (Figure 37). The fireplace is finished with a brick veneer (Figure 38). There is window on the east and west wall, as well as large closet centred of the south wall.



The east side of the second level has two bedrooms, each with its own window (Figure 39 to Figure 42). There is a bathroom at the west end of the central hallway with a central window (Figure 43).

JOHN FLEMING HOUSE  
9151 HUNTINGTON ROAD,  
CITY OF VAUGHAN,  
REGIONAL MUNICIPALITY OF YORK,  
ONTARIO

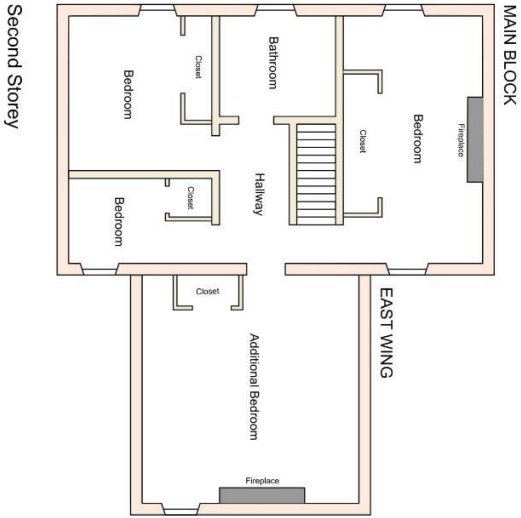
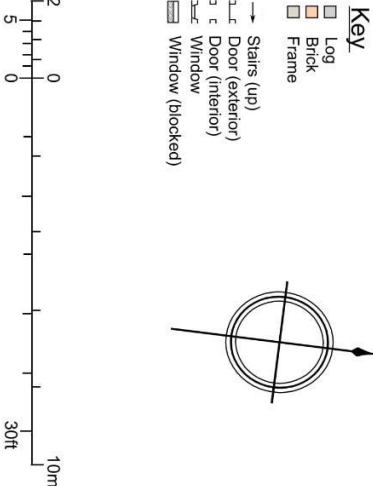
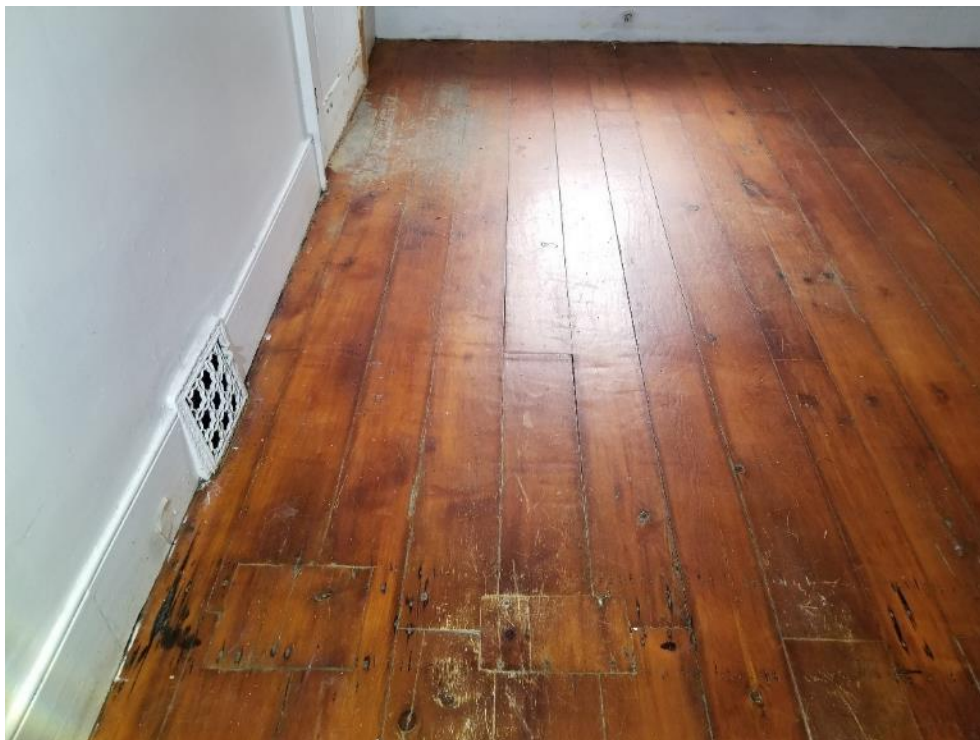


Figure 29: 9151 Floorplan (not to scale)



**Figure 30: Central hall of Main Block.**



**Figure 31: Detail of floorboards and baseboards on first level of Main Block.**





**Figure 32: Facing south in the south room on the ground floor, Main Block.**



**Figure 33: Detail in the south room of the wood panelled door.**



**Figure 34: The northwest room on the ground floor.**



**Figure 35: Decorative grate in the south wall of the northwest room.**



**Figure 36: Northeast bathroom on the ground floor.**



**Figure 37: North room on the second storey. A closet was added when the function of the room changed.**





**Figure 38: Relic fireplace in the north room.**



**Figure 39: Southwest bedroom on the second storey**



**Figure 40: Window on the west side of the southwest bedroom.**



**Figure 41: Southeast bedroom on the second storey.**



**Figure 42: Window on the east side of the southeast bedroom.**



**Figure 43: Bathroom at west end of the hallway.**



### 5.2.1.3 *Basement*

The Main Block has a full basement that is accessible from the first level hall (Figure 44). The basement is comprised of a single rectangular room with coursed rubble walls and a cement floor. A large central fieldstone fireplace is on the south wall with a wood mantel beam to function as part of the winter kitchen (Figure 45).

There are two windows on the west wall and one window on the east and south walls (Figure 46). All the basement windows were small and rectangular, likely one or two panes, although no frames have survived. Running east-west through the centre of the basement's ceiling is a large summer beam, as a central support for the floor above (Figure 47).



Figure 44: Opening to the basement stairs, below the main stairs in the Main Block.



**Figure 45: Stone fireplace in the basement below the Main Block, on the south wall of the foundation.**



**Figure 46: Basement window on south wall.**



**Figure 47: Close up of the summer beam running east-west across the basement ceiling.**

## **5.2.2 East Wing**

### **5.2.2.1 Exterior**

The story-and-a-half East Wing extends 6.2 m east from the east wall of the Main Block, and has a square plan with a medium gable roof (Figure 18 to Figure 20). Similar to the Main Block, the East Wing was built on a coursed rubble foundation, but there is only a crawl space under the floor.

The walls are constructed from red brick laid in 1:5 Common Bond. There is a window on the north and south walls. Windows are 1-over-1 segmental head with a wood frame and wood lug sill, with aluminum external storm windows, and each window has a straight brick voussoir above the frame (Figure 48). The gable roof has projecting eaves and verges, with plain metal soffits and fascia, and a metal rainwater catchment system on the eaves. The gable end of the roof has metal return eaves, and a large chimney extending from the east wall of the East Wing (Figure 49). The size of the chimney is indicative of its early age and would have originally been fed by a large cooking hearth rather than a stove (Goldsmith Borgal & Company Ltd. Architects 2017)

The north, east and west walls of the East Wing have experienced significant structural damage, as evidenced by the presence of tie rods, repaired cracking and patchy color of large brick areas (Figure 50). Thus, relocation of the East Wing may be difficult.





Figure 48: Typical window on the East Wing, north façade.



Figure 49: North and east façades of the East Wing. Note, extensive damage and repair to the east wall (red)



**Figure 50: Extensive damage and repair to the north wall (red). Note the metal rods to secure the wall (yellow).**

### 5.2.2.2 Interior

The interior of the east wing consists of a single room on the first floor, which was used as a kitchen (Figure 51). The first level of the East Wing is accessible through the central hallway of the Main Block, the south room of the Main Block, and through the South Addition. The first level of the East Wing is slightly lower than the first level of the Main Block, as is evidenced by the step between the East Wing and the Main Block. There is a large hearth centred on the east wall that has been covered by drywall.

Both door frames on the west wall have moulded trim, and the door frame on the south wall has plain trim. There is a window on the north and south walls. The room has some of its cabinetry, however, none of the surviving elements appear to be contemporaneous to the original construction (Figure 52). Laminate flooring covers the room, and the baseboards are shorter than those found in the Main Block. A portion of the kitchen walls is faced with white and blue tiles. A doorway on the south wall opens into the South Addition.

The second storey of the East Wing is accessible through the second level central hallway of Main Block (Figure 53). The second storey of the East Wing is a single room with a low sloped ceiling and a built-in closet on the west wall (Figure 54 to Figure 55). There is only one window, on the east wall, and the floor is covered with wide hardwood planks. There is no interior decoration in the space, nor interior window or door frames. Like the ground floor, the floor of the second level is one step lower than that in the Main Block.





**Figure 51: Interior of the East Wing facing west. Doorways to the Main Block to the west and South Addition to the south.**



**Figure 52: Interior of the East wing facing the east wall. Covered hearth in the centre of the wall.**





**Figure 53: Entrance to the second storey of the East Wing, from the Main Block.**



**Figure 54: Second storey of the East Wing, west façade.**



**Figure 55: Second storey of the East Wing, east façade.**

### **5.2.3 South Addition**

#### **5.2.3.1 Exterior**

The South Addition is a mid-20<sup>th</sup> century addition. The South Addition is a single-storey structure which covers a rectangular floor plan and is orientated north-south, connecting to the south wall of the East Wing and overlapping slightly with the southeast corner of the Main Block (Figure 19 to Figure 21). It has a single exterior doorway and one window on the east wall, as well as two windows on the south wall and one on the west wall.

Fenestrations are symmetrical, with one door and window on the south façade, one on the west, and on the east side of the addition, with a door on the east side as well. Windows are wood-frame one-over-one single hung flat head and covered by external aluminum storm windows. The wood panel door has also been covered by a storm door, and the entire structure was covered by vinyl siding (Figure 56). The metal shed room extends south from the East Wing, and displays projecting eaves and verges, with a metal rainwater catchment system on the south edge of the roof and a gutter running to the ground from the southwest corner.



**Figure 56: South façade of East Wing and east façade of the South Addition.**

#### **5.2.3.2**     *Interior*

The South Addition is comprised of a single room with built-in cupboards along the west wall, and laminate checkered flooring throughout (Figure 57 and Figure 58). There is no internal decoration, and a baseboard is only present along the west wall. A doorway in the north wall leads into the East Wing, and each window has a plain window frame and thin wood sill. Below the east window, an electric radiator is affixed to the wall.





Figure 57: Facing northeast inside the South Addition with the exterior door on the east wall.



Figure 58: Facing southwest in the South Addition.

### 5.2.4 North Outbuilding

This mid-20<sup>th</sup> century outbuilding is a small wooden shed with a gable roof. It is located north of the farmhouse on the east side of the current driveway and is currently in a state of collapse. It has a medium gable roof and vertical wood panelling on the exterior walls.



Figure 59: View of the North Outbuilding, looking north.

### 5.2.5 Barn

All that remains of the barn is a portion of the stone foundation. The coursed stone foundation presents asymmetrical fenestration with 10-pane fixed wood windows with flat head openings and no exterior decoration (Figure 60 and Figure 61). Exterior doors on the surviving west wall are plain wood. Interior beams which would have supported the floor above have decayed and cracked, and there is not much left inside the barn (Figure 62 to Figure 64).





**Figure 60: West façade of the stone barn foundation.**



**Figure 61: West façade and doors of the stone barn foundation.**





Figure 62: Interior of the collapsed barn.



Figure 63: Interior southeast corner of the barn.



**Figure 64: Panorama of the collapsed barn in relation to the farmhouse visible to the southwest.**

### **5.2.6 Northeast Outbuilding**

This 20<sup>th</sup>-century structure has a medium gable roof with a wood frame, currently in a state of collapse. Much of the wall material has rotted away, leaving the support posts in place (Figure 65). It was sided with vertical wood planks and is currently leaning to the east (Figure 66).



**Figure 65: Northeast outbuilding, looking north.**





**Figure 66: The west façade of the northeast outbuilding.**

### **5.2.7 East Outbuilding**

The mid-20<sup>th</sup> century East Outbuilding is a one-storey, wood frame structure with a low gable roof (Figure 67). It is currently surrounded by trees on the east side of the residential area and is barely visible within the trees and bushes that are growing through the structure.



**Figure 67: East outbuilding.**



### 5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on visual inspection during field investigation. This assessment is limited to John Fleming house

**Table 2: Physical Condition Assessment for John Fleming House**

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> <li>Overall, the house appears to be in good condition</li> </ul>
Roof	<ul style="list-style-type: none"> <li>Overall the roof appears to be in good condition.               <ul style="list-style-type: none"> <li>No visible slumping or sections of missing shingles</li> </ul> </li> </ul>
Rainwater disposal	<ul style="list-style-type: none"> <li>Overall good condition. Metal gutters do not appear to be cracked or broken.</li> <li>Metal gutters present on eaves of the Main Block and East Wing, with a downpipe on the southwest corner of the Main Block</li> </ul>
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> <li>Coursed rubble foundation appears to be in good condition</li> <li>Brick walls on Main Block are in good condition, but East Wing has severe cracking and damage.</li> <li>Original chimneys on Main Block removed and replaced with one chimney on exterior south façade.</li> </ul>
Windows & doors	<ul style="list-style-type: none"> <li>Exterior wood frames appear in good condition, some peeling paint.</li> <li>Windows have been covered by metal-frame storm windows.</li> <li>All windows and doors are intact and in good condition.</li> </ul>
Internal roof structure/ceilings	<ul style="list-style-type: none"> <li>Internal ceilings are in good condition</li> <li>The internal roof structure was not accessible.</li> </ul>
Floors	<ul style="list-style-type: none"> <li>The general condition of the floors is good with no noticeable defections</li> </ul>
Stairways, galleries, balconies	<ul style="list-style-type: none"> <li>Interior stairs are in good condition, with wood balustrade</li> <li>Painted steps are scuffed and very worn.</li> </ul>

Element	Observed Conditions
Interior decorations/finishes	<ul style="list-style-type: none"> <li>Overall interior decoration and features are in fair to good condition.</li> <li>Fixtures in the East Wing have been updated and obscured.</li> </ul>
Fixtures & fittings	<ul style="list-style-type: none"> <li>Many fixtures throughout the house have been replaced with updated versions.</li> <li>Bathroom on the second storey remodelled</li> </ul>
Building services	<ul style="list-style-type: none"> <li>Services have been disconnected from the farmhouse</li> </ul>
Site & environment	<ul style="list-style-type: none"> <li>Gravel driveway</li> <li>Small pond on the property, otherwise no standing water</li> <li>Overgrown, surrounded by agricultural land</li> </ul>
General environment	<ul style="list-style-type: none"> <li>Overall stable condition with associations to agricultural land.</li> </ul>

## 5.4 Structural History

Three development phases of the property could be identified from the structural evidence and historical record. Phase 1 is represented by the initial construction and occupation of the Main Block, East Wing and stone foundation barn by the Fleming family (Mid-1850s to 1909). Phase 2 includes the construction of the South Addition, alterations to the Main Block, barn extensions, and occupation of the Wood, Shortell, and Neal families (1909 to 1960s). Phase 3 involving the abandoning and deterioration of the barn (1970s to Present).

### 5.4.1 Phase 1: Mid-1850s - 1909

Phase 1 includes construction of:

- Main Block,
  - Original driveway ran east-west to present-day Huntington Road
- East Wing; and,
- Stone foundation barn.

The first phase of the property was the construction of the Main Block of the farmhouse pre-1854, which included digging the basement and constructing the coursed rubble foundation with the basement fireplace. According to the historic photo of the house (Figure 5), the East Wing was constructed prior to 1909. The stone foundation barn was likely constructed prior to 1909 based on the construction style of the beams and stone foundation.

### 5.4.2 Phase 2: 1909 – 1960s

Phase 2 includes construction of:

- South Addition before 1954;
- Front porch between 1909 and 1954;
- West and central extensions to the original barn between 1909 and 1954;
- Small wood outbuildings east and north of the pond;
- Small shed north of the farmhouse;
- Chimneys removed/replaced by 1968; and

The first half of the 20<sup>th</sup> century saw many changes to the farmhouse, with the construction of the South Addition and the enclosed front porch. While the house originally had symmetrical buried central chimneys on the north and south walls of the Main Block, by 1968 the chimneys had been removed and replaced with the single chimney on the exterior south wall of the Main Block. Several changes were made to the agricultural side of the property, with several additional outbuildings and extensions to the barn being constructed.

### 5.4.3 Phase 3: 1970s – Present

Phase 3 includes construction of:

- North-south driveway to Rutherford by 1973;
  - Disuse of east-west driveway by 1988;
- Removal of the west and central extensions of the barn by 1978;
- Abandoning and collapse of the stone foundation barn by 1999;
- Extension of the porch on the west side of the Main Block by 2002.

By 1973 the driveway from the property was relocated to run north-south to Rutherford Road and the use of the east-west driveway was discontinued by 1988. The west and central extensions of the barn were removed by 1978, following the sale of the property by the Neal family in 1965. The original stone foundation barn eventually collapsed in 1999. Lastly, by 2002 the porch on the west side of the Main Block was extended to include an open porch.

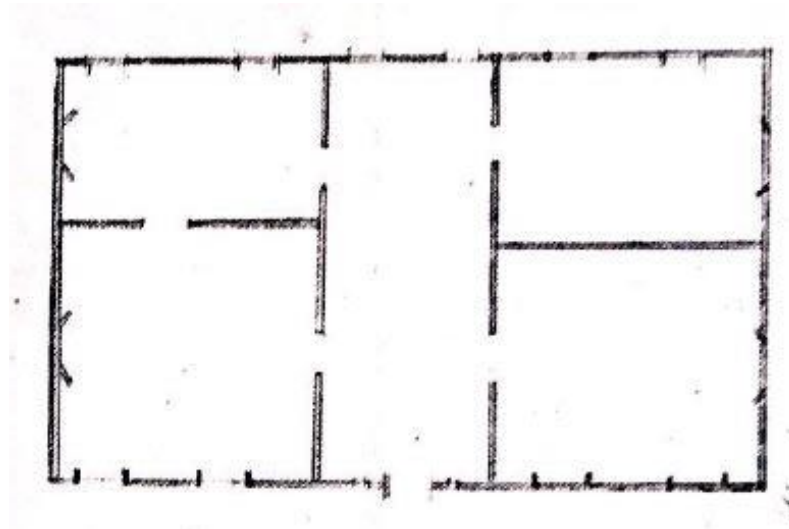
## 5.5 Interpretation

Estimating the period in which John Fleming House at 9151 Huntington Road was constructed can be determined based on its construction, its architectural style, and historical evidence of the property.

The Main Block's Georgian architecture style was typical of the early-mid 19<sup>th</sup> century, as the style was popular between 1784-1860 (Blumenson 1990). The style was named for the successive reigns of King George I through King George IV (1714-1811 and 1820-1837) (Humphrey & Sykes 1980; Maitland 1984). The Georgian style predominately in the 18<sup>th</sup> and early 19<sup>th</sup> century colonial context and continued to influence rural and urban residential architecture into the second half of the 19<sup>th</sup> century. The interior floorplan further exemplified the style and date of the structure, with a central hallway running from the front door to the back of the house and into the



East Wing, with rooms to the north and south. The typical Georgian floorplan is fairly symmetrical, such as this example from Blumenson (1990:6) of the William Dickson House, built in 1794. John Fleming house is nearly symmetrical, with one large room on either side of the central hallway, but a smaller room behind the staircase on the north side of the house which is currently used as a small bathroom.



**Figure 68: Georgian floorplan, William Dickson house (Blumenson 1990:6).**

The main front wall (west wall) is constructed of red pressed brick laid up in the Flemish bond fashion. This is a high-strength method of construction which, when used in Ontario, created a solid front to the public face of the building (Goldsmith Borgal & Company Ltd. Architect 2017). It is important to note, the original driveway to the property ran east-west from present-day Huntington Road to the west wall of the Main Block, thus, providing direct visual relationship of the main wall to the roadway. The remainder of the walls of the Main Block as well as the East Wing are constructed of red pressed brick laid up in the Common Bond, which is common form in Ontario.

Historical evidence suggests that the house was built around the same time that Fleming sold  $\frac{1}{4}$  acre of the land for the construction of a manse, and by the 1861 census, the family was listed as living in a 2-storey brick house. The house itself, in typical Georgian fashion, was adorned with shutters and a large chimney at the north and south sides of the hipped roof of the Main Block, neither of which still stand today.

Dating the construction of the East Wing is trickier, but the historic photo from 1909 indicates that by that time, the wing had already been added to the farmhouse, suggesting that it was constructed sometime after the 1854 and before 1909.

Details within the house are generally plain but give a further idea as to the date of the structure. Wide baseboards within much of the Main Block, combined with moulded wood window and door frames reflect the styles of the mid-late 1800s. The floors of the Main Block are generally finished pine floorboards, probably  $\frac{5}{4}$ , and appear to be butted. By the front door, a large ornate metal grate is still present by the door. All of these details are commonly found in houses from the mid-late 1800s and confirm that the structure was constructed in the 1850s.

## 5.6 Integrity

In The concept of 'integrity' is closely linked to ideas about preservation and authenticity, rather than a structural condition. In this context integrity refers to the literal definition of 'wholeness' or 'honesty' of a historic place and is measured by understanding how much of the asset is 'complete' or changed from its original or 'valued subsequent configuration' (English Heritage 2008:45; Kalman 2014:203).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there is no widely accepted criteria. The MHSTCI *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MHSTCI 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* includes 'integrity' as a criteria yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'. However, research commissioned by Historic England (The Conservation Studio 2004), proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures.

The results for John Fleming House are presented in Table 3, and s considered when determined the CHVI of the property (see Section 6.0).

**Table 3: Heritage Integrity Analysis for John Fleming House**

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Setting</b>	Surrounded by similar mid to late 19 <sup>th</sup> century farmhouses of modest size and significant setback	Industrial development (2013) to the west and residential development to the east. Some of the agricultural lands within the lot have been subdivided	85	Very good	No major changes have been made to the original 100-acre property (west half of Lot 15, Concession 9).
<b>Site location</b>	Original.	No change.	100	Very good.	The property retains its original siting and setback.
<b>Footprint</b>	Rectangular	East Wing (Phase 1) and South Addition (Phase 2) added	85	Very good	No additional comment
<b>Wall</b>	Brick	Brick East Wing (Phase 1) and vinyl sided South Addition (Phase 2)	90	Very good	No additional comment

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Foundation</b>	Coursed rubble foundation	Foundation appears intact	100	Very good	There appears to have been some re-pointing with cement to places of the foundation. Note this rating refers to heritage integrity, not structural integrity.
<b>Exterior doors</b>	Wood panel	Front door appears intact	100	Very good	While the front door is likely original to the house, the rear door in the South Addition was added much later.
<b>Windows</b>	Wood frame six-over-six	Windows have been covered by storm windows. While wood frame windows are present, likely not original	50	Good	While wood frame windows are retained in both the Main Block and the East Wing, the 1909 photo shows that the Main Block at 6-over-6 windows, while present windows on the west wall of the Main Block are 6-over-1. Although all original windows have been replaced, no new openings have been made.
<b>Roof</b>	Hip roof, projecting eaves, plain wood fascia and soffits, and likely cedar shingles	Asphalt shingle, plain metal fascia and soffits	55	Good	The roof was re-shingled with asphalt shingles during its life, however, appears to have its original design. The Fascia and soffit have been replaced with metal.
<b>Chimneys</b>	Two brick chimneys	Both original chimnies were removed. Addition of East Wing with chinmey (Phase 1), and addition of chinmeny to south wall of Main Block	0	Poor	No further comment.



Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Water systems</b>	Gutters and downspouts on west wall (based on the presence of a paint band and abandoned forged iron hook)	Gutters and downspouts updated. Downspouts moved to north and south walls of Main Block.	0	Poor	The present gutters and downspouts are contemporary.
<b>Exterior decoration</b>	The house was decorated with shutters and front steps, as well as Flemish and Common bond brickwork. Wood window sills and windows are capped by flat arches (voussoirs) with the bricks gauged	Steps have been replaced with an enclosed porch, and shutters have been removed	65	Good	Flemish and Common bond brickworks remain. As well, the wood window sills and voussoirs remain intact.
<b>Porch/ exterior additions</b>	None	The East Wing (Phase 1) and South Addition (Phase 2) added after the original construction, as well as the west façade's covered and open porches.	60	Good	While there were additions added to the house, at least the East Wing has had a long history with the property. The South Additional can be reversed.
<b>Interior plan</b>	Symmetrical Georgian with basement	Additions to Main Block	100	Very good	The original floor plan appears to be intact, with the addition of extra rooms in the East Wing and South Addition.
<b>Interior walls and floors</b>	Wood floors, plaster walls	The original floor on the first level south room is covered in vinyl.	80	Very good	Minimum alteration to the original wood floors of the Main Block. The original flooring within the first level

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
		Also, the second-floor bathroom of the Main Block has ceramic tiles. The East Wing and South Addition have laminate and ceramic tiles, respectively. Walls are in good condition and appear not to have had many alterations.			south room appears to be covered by vinyl floor, which may be reservable.
<b>Interior trim</b>	Wood	Interior trim appears to be primarily intact	90	Very good	Interior of the East Wing has been altered significantly, so some window frames and baseboards have been removed or altered. The Main Block appears to retain its original interior trim.
<b>Interior features (e.g., hearth, stairs, doors)</b>	Wood stairs, fireplaces, wood doors, hearth	Stairs are in original position; several fireplaces were removed. All doors are present, but some may have been updated. The East Wing hearth is now covered by drywall.	45	Fair	In the Main Block, one fireplace has been removed from the ground floor and one from the second floor, leaving two in place, which appears to have been refaced with machine cut stones and brick, respectively. The hearth in the East Wing has been covered by drywall with a potential hearth still present. The winter fireplace in the basement is present.

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
<b>Landscape features</b>	Agricultural	Remains on agricultural land.	90	Very good	The property has retained its connection to agricultural land and operations.
<b>AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY</b>			<b>70.29%</b>	<b>Good.</b>	<b>Rating of Good is based on the original element survival rating of 50 – 75%.</b>

### 5.6.1.1 Results

Overall, the Main Block and East Wing have a Good level of heritage integrity.



## 6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

From the results of the historical research, municipal consultation and field investigations, 9151 Huntington Road was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in O. Reg. 9/06. The results of this evaluation are provided in the following subsections.

### 6.1.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i>	Yes	The house is a representative example of an 1850s farmhouse built in the vernacular Georgian, an architectural style commonly selected for farmhouse. The house two-storey and many characteristics of the Georgian form including a rectangular plan, a plain brick building with generous proportions, large chimneys and minimal, if any, classical detailing. The façade is organized into three bays of regularly placed windows and the roof is hipped.
<i>Displays a high degree of craftsmanship or artistic merit; or</i>	Yes	The west façade of the house is faced with Flemish Bond brickwork, a style which is considered to require a high degree of masonry craftsmanship, and therefore demonstrates a high degree of craftsmanship in its construction.
<i>Demonstrates a high degree of technical or scientific achievement.</i>	No	The house, nor its associated outbuildings, nor agricultural land use of the property demonstrate a high degree of technical or scientific achievement.

### 6.1.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes	<p>The subject property is directly associated with the founding of the early community of Elder's Mills, which was founded in the 1840s and is a rare surviving example of one of the many farms that developed as a direct result of the founding of the community of Elder's Mills in the 1850s – most of which no longer exist.</p> <p>The original owner, John Fleming, was a significant figure in the community and was instrumental in the well-being of the settlement's Presbyterian Church (Knox) –</p>

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
		providing accommodation in his farmhouse for the minister and later donating lands for the construction of a Manse.
Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the community or the culture of the area.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property does not reflect the work ideas of any significant architect, builder, or designer in the community.

### 6.1.3 Contextual Value

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
Is important in defining, maintaining or supporting the character of an area;	Yes	The property is important in maintaining and supporting the rural character of the early community of Elder Mills through its open fields, and dispersed farmhouse set back a distance from the road (Section 5.1). The east side of Huntington Road between Rutherford Road and Langstaff Road has overall maintained its ties to agricultural land and practices which helped to develop the region during the colonial period of the 1800s. Elder's Mills developed as a rural farming community, and the property's buildings, fences, field divisions, and artificially planted vegetation continue the rural agricultural character of the area which is being slowly erased through new developments.
Is physical, functionally, visually or historically linked to its surroundings; or	Yes	The house is physically and visually linked to the nearby watercourse through its prominent location overlooking Rainbow Creek (Section 5.1). Additionally, the property is also visually linked to farms in the surrounding landscape and may also have historical links with these farms as part of a widely dispersed agricultural community.

Criteria	Meets Criteria (Yes/No)	Site Specific Evaluation
		Furthermore, the subject property is physically, visually, and historically linked with the founding of the early community of Elder's Mills, which was founded in the 1840s and is a rare surviving example of one of the many farms that developed as a direct result of the founding of the community of Elder's Mills in the 1850s – most of which no longer exist.
Is a landmark.	No	The property and its built elements are not considered a local landmark.

## 6.2 Evaluation Results

The preceding evaluation has determined that John Fleming House is of cultural heritage value or interest, for its design or physical value, historical or associative value, and contextual value, meeting five criteria of *O. Reg. 9/06*. As a result, a Statement of Cultural Heritage Value or Interest is proposed below. The barn and outbuildings, while being over 40 years old, were determined not to have CHVI due to their unremarkable construction and style, lack of tangible association with the Fleming family, and lack of overall contextual value.

## 6.3 Proposed Statement of Cultural Heritage Value or Interest

### 6.3.1 Description of Property

John Fleming House and property are located on the east side of Huntington Road, at the civic address 9151 Huntington Road, part of the west half of Lot 15, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The rural agricultural property includes a two-storey brick home, the stone foundation of a barn, three outbuildings, and agricultural fields.

### 6.3.2 Statement of CHVI

John Fleming House and property is of cultural heritage value or interest for its design or physical value, its historical or associative value, and its contextual value. Constructed in the 1850s, the two-storey, three-bay Main Block of the house was constructed in the Georgian style from brick and displays Flemish Bond on the main façade and Common Bond on the remaining walls. It was later extended to the east with a story-and-a-half brick addition by the Fleming family, and later extended again to the south with a shed-roof one storey wood frame addition. The house is associated with a barn and a series of outbuildings including a barn likely associated with the original house, and several outbuildings constructed before 1978. It is unique as a representative example of a brick Georgian farmhouse with a Flemish Bond façade in a rural agricultural setting. The property belonged to John Fleming, who was instrumental in the development of the church and community of Elder's Mills. His family owned the lot for 65 years.

The property's contextual value lies in its physical and visual connections to the rural agricultural landscape between Langstaff Road and Rutherford Road.



### 6.3.3 Description of Heritage Attributes

Key attributes that reflect the design or physical value of the property include its:

- Three-bay, two-storey Main Block with;
  - Flemish Bond on the principal façade and Common Bond on the rest of the structure;
  - Low hip roof and symmetrical fenestration characteristic of the Georgian style;
  - Fieldstone foundation with full-height basement;
  - Stone basement fireplace with a wood lintel.

Key attributes that reflect the property's contextual value are its:

- Clear physical, visual, and contextual association with Rainbow Creek and wider agricultural landscape of the area;
- Its roll in defining, maintaining, and supporting the rural agricultural nature of the area; and,
- Its physically, visually, and historically association with the founding of the early community of Elder's Mills and is a rare surviving example of one of the many farms that developed as a direct result of the founding of the community of Elder's Mills in the 1850s.

## 7.0 IMPACT ASSESSMENT

### 7.1 Development Description

ACC is proposing the construction of an industrial development involving the construction of two industrial structures with parking areas and associated access roads (Figure 69) and APPENDIX A).

Two large industrial buildings are proposed to be constructed east and west of Rainbow Creek, respectively, within the west half of Lot 15, Concession 9, in the City of Vaughan. Both buildings have a rectangular floor plan that is oriented north-to-south. The industrial building west of Rainbow Creek measures 20,313.3 m<sup>2</sup> in size and 10.97 m in height. The industrial building east of Rainbow Creek measures 21,838.37 m<sup>2</sup> in size and 10.97 m. Both industrial buildings include access roads and parking. An access road associated with the industrial development east of Rainbow Creek is proposed to be located approximately 3.0 m east of John Fleming House. Both new buildings will be faced with limestone in 'random ashlar pattern', precast concrete and precast concrete with a limestone finish at the top of the buildings.

A two-lane road oriented north-to-south extending south from Rutherford Road and east of easternmost industrial building. John Fleming House is partially located within the 10.0 metre buffer from the natural heritage system. According to the City of Vaughan Development Approval Planning Application for this development, the structures on the property, including John Fleming House are proposed to be demolished. Therefore, although the John Fleming House falls within the protected open space, given the development application proposes to demolish this structure, this impact assessment will assess the property based on its demolition.

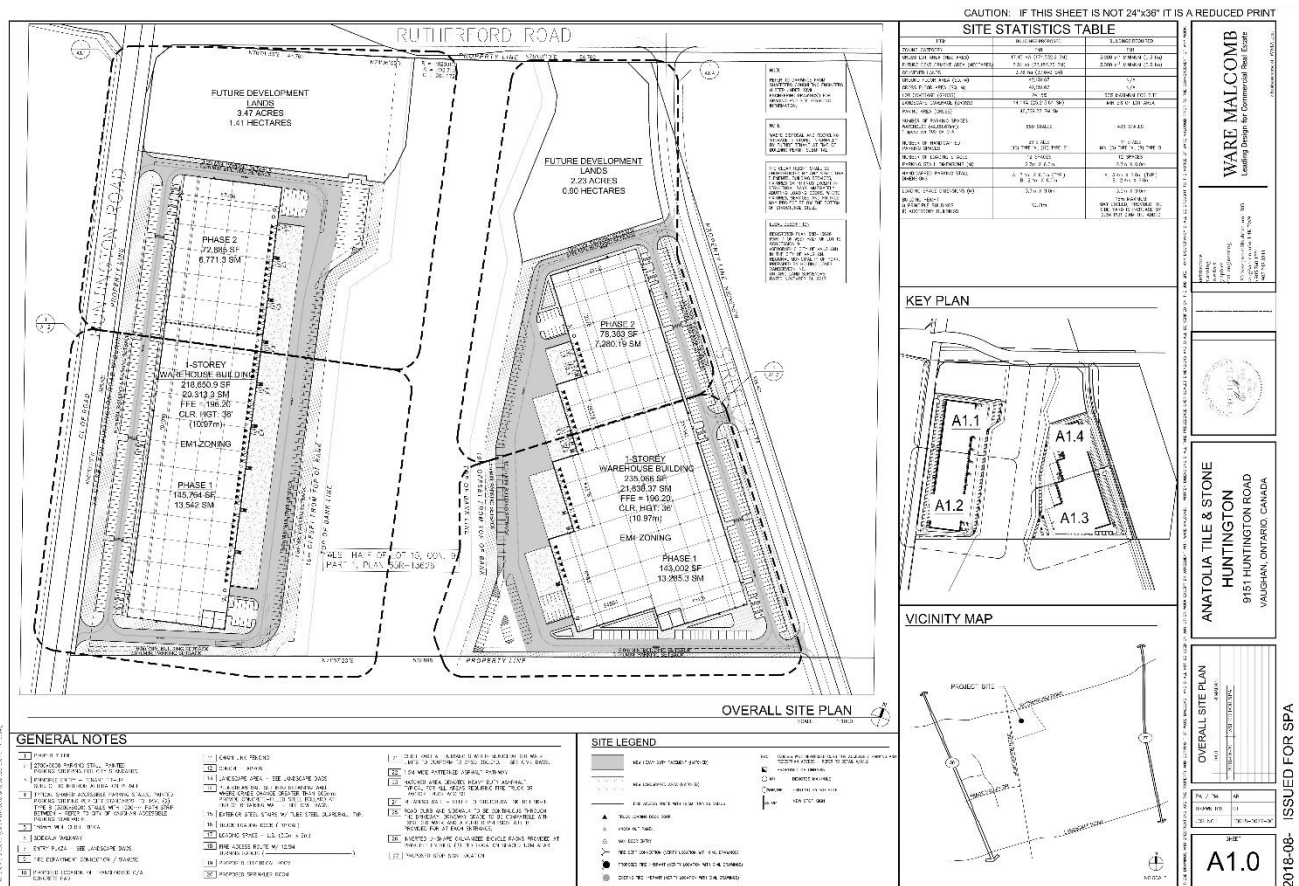


Figure 69: Proposed site plan from ACC



## 7.2 Impact Assessment

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
  - *Destruction* of any, or part of any, significant heritage attributes, or features; and
  - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
  - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
  - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
  - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this, the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site-specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MHSTCI *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007:A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of a historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of a historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes (Main Block and East Wing) is presented in Table 4.

**Table 4: Assessment of Direct & Indirect Adverse Impacts.**

Potential Adverse Impact	Analysis of impact	Summary of Impact
<b><i>Destruction of any, or part of any, significant heritage attributes, or features.</i></b>	As currently proposed, the development of the existing property at 9151 Huntington Road will involve the destruction of the two-storey brick Main Block and East Wing of John Fleming House, identified as heritage attributes. This will result in a major direct impact that is irreversible, permanent, and will occur once over a site-specific range. Since the proposed development is limited to the lot boundaries of the subject property as well as have already proposed a buffer zone on either side of Rainbow Creek which runs through the property, it will not impact the waterway, which has a visually association with John Fleming House.	Major adverse impact to the subject property.
<b><i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</i></b>	In addition to the destruction of the heritage attributes described above, the proposed development will result in major adverse impact to the setting of structures on the property that is irreversible, permanent, and will occur once over a site-specific range.	Major adverse impact on the subject property

Potential Adverse Impact	Analysis of impact	Summary of Impact
<b>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.</b>	Since John Fleming House has a visual, physical, and contextual connection to the surrounding rural agricultural landscape, demolishing the building would result in further isolation of the context of properties within a close vicinity to the subject property.	Major adverse impact to subject property
<b>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</b>	The buildings are proposed to be constructed well beyond the distance to achieve a 45° angular plane from the height of John Fleming House. Therefore, there are no significant impacts associated with shadows.	No impact
<b>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</b>	John Fleming House is physically and visually linked to the nearby watercourse through its prominent location overlooking Rainbow Creek. Demolition of John Fleming House will result in the direct impact to the relationship between Henry Burton House and the natural environment.	Major adverse impact to subject property.
<b>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.</b>	The land is proposed to be changed from agricultural to industrial that is overall reversible, impermanent, will occur once, and is site-specific. This will have minor adverse effects to the subject property.	Minor adverse impact to subject property
<b>Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.</b>	Subsequent land disturbance will adversely affect the heritage attributes of the property. There is the potential for construction to cause drainage issues at the house through removal of nearby soils to retain rainwater, and construction of the proposed roadway could cause vibration damage to the structure. A road is also proposed within 3 m of the house. This adverse disturbance will be ongoing, reversible, and will occur once, with moderate adverse impact on the subject property.	Moderate impact to subject property

## 7.2.1 Results of Impact Assessment

The preceding assessment has determined that without conservation or mitigation measures, the proposed retention of the property in situ:

- Will have major adverse direct impacts to the heritage attributes of John Fleming House, that are irreversible, permanent, will occur once, and are site specific.



### 7.3 Consideration of Alternatives, Mitigation and Conservation Options

Since the property's heritage attributes were determined to be indirectly impacted by the proposed development, mitigation measures are required. Discussed below are the conservation and mitigation options identified in the City's *Official Plan* and MHSTCI's *Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*. In order of preference, these are:

- 1) *Avoid and preserve or retain in situ*: do not proceed with the proposed roadwork and retain the property in its current state;
- 2) *Avoid and conserve*: incorporate John Fleming House into new construction and rehabilitate the Main Block and East Wing for new compatible uses.
- 3) *Relocate and rehabilitate*: relocate the Main Block and based on the structural stability the East Wing to another part of the property or another property and rehabilitate it for a new compatible use;
- 4) *Preserve by record and commemorate*: document the property's heritage attributes through written notes, measured drawings and photographic records prior to demolition, then commemorate in some form.

The advantages and disadvantages of each option are presented in the following subsections by order of preference, then analyzed for its feasibility. It is only after an option is determined to be impractical that the next preferred approach is considered.

#### 7.3.1 Option 1: Avoid and Preserve or Retain In Situ

This option involves retaining all structures, features, and boundaries of the property in their current state and not proceeding with the proposed development.

**Advantages:** Under this option, all the property's heritage attributes will remain intact, as will its setting.

**Disadvantages:** Preservation is not a 'do nothing' approach. To ensure John Fleming House does not rapidly deteriorate will require widespread and expensive measures to stabilize the structures, to be followed by more extensive repairs to bring the Main Block, East Wing, and South Addition to a standard where it can be weather-proofed and later restored for a compatible purpose.

**Feasibility:** This option is not feasible because of the:

- High expense to stabilize, preserve, and maintain the property's structures, particularly the East Wing which has low levels of structural integrity; and,
- Low viability of the property for profitable commercial farming.

The property retains a high level of CHVI, meeting four criteria under *O. Reg. 9/06*, and its overall significance against other properties in the area is high, especially when considering the original owner of the house constructed other houses in the area. While John Fleming House was found to have a sufficient level of CHVI to warrant retention, the barn and outbuildings, and the wider landscape were not found to have particular significance beyond the association with the house.

#### 7.3.2 Option 2: Avoid and Conserve

This option involves incorporating John Fleming House into the new construction and rehabilitating the building for new uses. This option proposes that the house be stabilized, then the South Addition be removed, as well as the

East Wing if it is in a state of disrepair due to structural issues, and the Main Block be rehabilitated for a compatible new. As part of this option, the house would require monitoring for vibration for a 60 m buffer from the footprint of the house during construction. The house will be monitored during construction with digital seismographs to reduce the potential for vibration damage resulting from excavation, compacting, or associated heavy vehicle traffic during construction. There is no standard approach or threshold for assessing construction or traffic vibration impact to historic buildings but works within 60 m of a historic building is generally accepted to require precondition surveys, regular monitoring of the structure for visible signs of vibration damage, and traffic or construction separation (Carman *et al.* 2012:31). It is also assumed that although a cultural heritage resource may be avoided, it may still be within a 60 m area where it is at risk of indirect impact from construction vibration.

A Heritage Conservation Plan will be required to guide the conservation and restoration of the house, in order to ensure the retention of its heritage attributes.

**Advantages:** Under this option, the property's cultural heritage attributes can be retained within their original setting. As stated above, this can include a demolition of portions of a structure which are not needed possible to undergo conservation, as preference is given to portions of the structure with higher CHVI. In the case of John Fleming House, that could mean retention of the Main Block, and potentially the East Wing. The South Addition could be demolished, and the exterior brickwork repaired to be sympathetic with the original design of the structure.

As outlined in the Canada's Historic Places *Standards & Guidelines* rehabilitation and adaptive re-use can 'revitalize' a historic place and would ensure that the Main Block—the heritage attribute with the highest level of importance—is retained and conserved, as well as the other two sections of the house. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake.

Once stabilized and restored, John Fleming House could be recommended for designation under Part IV of the Ontario Heritage Act.

**Disadvantages:** Rehabilitation can be an expensive undertaking but allows the structure to retain its context within the landscape, and with proximity to Rainbow Creek. A conservation plan will need to be drafted in order to ensure the conservation and rehabilitation of the structure. If the South Addition and/or East Wing were to be demolished prior to restoration, a Heritage Documentation Report may be required by the City in order to record the portion of the listed historic building prior to demolition. Additionally, the John Fleming House is partially located within the 10m buffer from the natural heritage system and would be reviewed to the Toronto and Region Conservation Authority. The current location of the house is located within the General Employment designation which would restrict the ability to adaptively reuse the building for an active use. This zone disallows the building from being rehabilitated for residential purposes.

While the house will be easily accessible from the proposed roadway construction, the likelihood that an individual would seek to purchase a residence between two industrial lots is low. The structure would likely be more feasibly reused as an office building.

**Feasibility:** The feasibility of this option is less feasible because of the:

- Location within the 10 m buffer from the natural heritage system; and,
- Limitations to the adaptive reuse options at its current location.

### 7.3.3 Option 3: Relocate and Rehabilitate

Undertaking this option requires actions to stabilize the Main Block, and potentially the East Wing, then move the structure to the Prestige Employment block (Block 2) portion of the property, thus retaining its context in the landscape (Figure 70). Once relocated the house would need to be stabilized and rehabilitated for a compatible new use, which may include as a residence or as an office. As the Main Block has the most heritage and structural integrity, it is possible to relocate only the Main Block and rebuilt the foundation and winter kitchen in a new location. The East Wing has heritage integrity but poor structural stability and may be further damaged by relocation.

**Advantages:** As described in Option 2, this would retain and conserve John Fleming House (in a new context, but still within the property) and would encourage sustainability through retention of its 'embodied energy'. Ideally the house would be relocated within the property to retain its context in the landscape, but if it had to be moved to a different property, this new location should be rural reflecting the building's history as a farmhouse, although if moved to an urban or town lot there would be an opportunity for it to retain a 'progressive authenticity' or 'successive adaptation of historic places over time' (Jerome 2008:4). It is possible to document and then demolish the East Wing and South Addition, retaining only the Main Block as the portion of the house with good heritage integrity and structural stability. Once stabilized and restored, John Fleming House could be recommended for designation under Part IV of the Ontario Heritage Act.

**Disadvantages:** Planning and execution of this option would entail high costs in time and resources as it would require drafting a conservation plan, careful demolition of the South Addition and likely the East Wing due to structural problems, then extensive stabilization of the house to ensure it would not be critically damaged during lifting and moving. The relocation effort could require temporarily removing hydro lines and arranging a police escort, and once moved to the new location an extensive program of rehabilitation, including adding a new concrete foundation, would be necessary. It is also not certain if the building could be moved intact; if dismantling is necessary, the heritage integrity of the Main Block would be further reduced. Additionally, moving the house would cause it to lose its original foundation and basement, complete with a mid-19<sup>th</sup> century intact winter kitchen.

**Overall feasibility:** This option is most desirable because of the:

- Ability to retain connection between the property and John Fleming House, placed elsewhere on the lot; and,
- Good physical condition of the Main Block of John Fleming House.



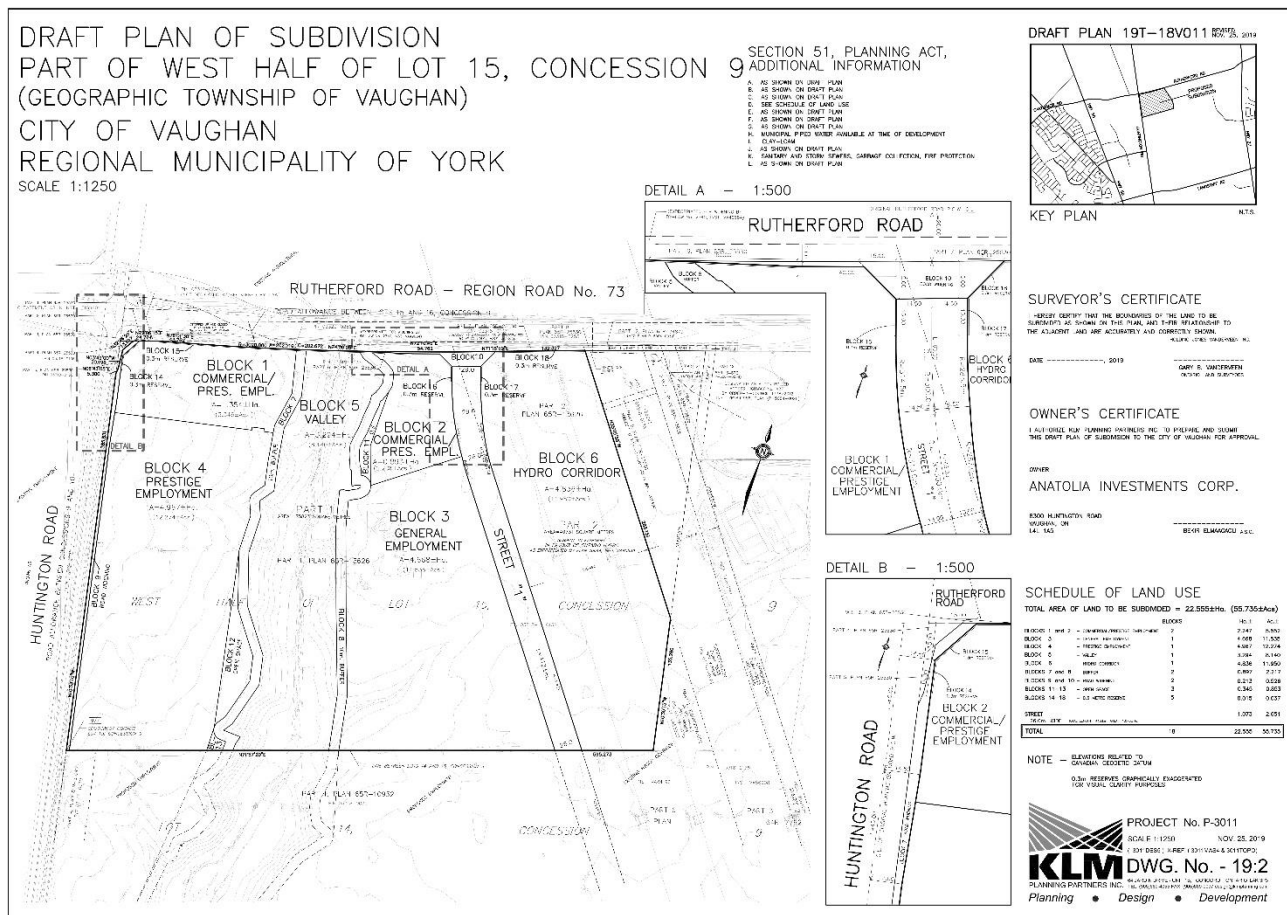


Figure 70: Draft Plan of Subdivision.

### 7.3.4 Option 4: Preserve by record and commemorate

Under this option, all the property's heritage attributes would be documented through photographs, measured drawings and written notes prior to demolition.

**Advantages:** Preservation by record is appropriate in cases where the structural or heritage integrity of the building is poor, and it is prohibitively expensive or impractical to stabilize. It may also be an option when there is a large stock of other surviving or more representative examples. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

**Disadvantages:** Preservation by record is the least desirable conservation option. Through demolition, a tangible reminder of mid 19<sup>th</sup> century architecture would be lost, resulting in further attrition of heritage property building stock in the City and Ontario.

**Feasibility:** The feasibility of this option is low because of the:

- CHVI of John Fleming House as a representative example of a two-storey vernacular Georgian style farmhouse, for its historical or associative value with the Fleming family, and its contextual value with the historic community of Elder Mills; and,

- Good physical condition of the Main Block of John Fleming House.

## 7.4 Recommendations

From this consideration of alternatives, Golder, therefore, recommends carrying out:

### ■ Option 3: Relocate and rehabilitate

To ensure the long-term sustainability and use of John Fleming House as a valued built heritage resource, Golder recommends to:

- Relocate John Fleming House to a commercial lot at the northwest corner of the property.

This operation will require the following short-term and long-term actions during the construction and operational phase to meet the objectives of: avoiding accidental vehicle collision; ensuring vibration is less than 12 mm/sec peak particle velocity (PPV) for the historic home; and, avoiding potential contamination.

#### ***Short-term Conservation Actions During the Operational Phase***

- Develop a Maintenance and Mothball Plan to stabilize and conserve John Fleming House
- Establish site controls and communication
  - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design, construction and subsequent operation.
- Create a physical barrier
  - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction and operational vehicles.

#### ***Long-term Conservation Actions During the Construction Phase***

- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve John Fleming House prior to, during, and after the relocation effort.
- Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
  - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
  - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12 mm/sec peak particle velocity (PPV). The instrument should also be programmed to provide a warning should the peak ground vibration

level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

- If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
  - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
  - Use smaller construction equipment within proximity to the house; and,
- Designate John Fleming House and its associated new parcel under Part IV of the *Ontario Heritage Act*.



## 8.0 SUMMARY STATEMENT

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 9151 Huntington Road, part of the west half of Lot 15, Concession 9, in the City of Vaughan, Regional Municipality of York, Ontario. The 22.5-hectare property includes a two-storey Georgian-style farmhouse known as John Fleming House, one barn, and three outbuildings.

ACC is proposing to develop the property for two large industrial structures with associated access, parking lots, and landscaping. ACC plans to maintain the John Fleming House in its current location and relocating it to a commercial block at the northwest corner of the property within a five to ten-year timeline. A road is to be constructed within 3 m of the house. Since the property is a listed heritage property, the City requested a CHIA be conducted as part of the application for site plan approval.

Following guidelines provided by the Ministry of Tourism, Culture and Sport, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended based on a rigorous options analysis.

This CHIA concluded that:

- ***The property has cultural heritage value or interest for its representative example of a two-storey vernacular Georgian style farmhouse, for its historical or associative value with Fleming family, and its contextual value with the historic community of Elder Mills.***
- ***Without mitigation John Fleming House will be adversely affected by the proposed development.***

To ensure the long-term sustainability and use of John Fleming House as a valued built heritage resource, Golder recommends to:

- Relocate John Fleming House to a commercial lot at the northwest corner of the property.

The following short-term and long-term conservation actions are recommended:

### Short-term Conservation Actions

- Develop a Maintenance and Mothball Plan to stabilize and conserve John Fleming House in its current location for the next 5 to 10 years.

### Construction phase

- Establish site controls and communication;
  - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during design and construction.
- Create a physical barrier;
  - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with construction vehicles.

- Monitor for vibration impact during all adjacent construction within a 60 m radius of the house;
  - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
  - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level of greater than 12 mm/sec PPV. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- If ground vibrations exceed 12 mm/sec PPV during the construction phase, Golder recommends to:
  - Limit the heavy triaxles on the road by stockpiling in a safe location and moving the material with a skid steer and small dozer;
  - Use smaller construction equipment within proximity to the house; and,

### Long-term Conservation Actions

- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve John Fleming House prior to, during, and after the relocation effort.
- Designate John Fleming House and its associated new parcel under Part IV of the *Ontario Heritage Act*.

### Operational phase

- Establish site controls and communication;
  - The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during operation.
- Create a physical barrier;
  - Precast concrete traffic barriers (i.e., concrete Jersey barriers or permanent bollards) should also be placed around the structure to prevent accidental collision with operational vehicles.
- Monitor for vibration impact during operational phase;
  - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions for the first three (3) months of operation. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
  - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level (12 mm/sec PPV). The instrument should also be

programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

- Periodic inspections (quarterly to yearly), based on the results of the first three (3) months of operation, should be conducted to determine if the house is being impacted by vibrations caused during operation of the developed. This can employ low cost methods such as periodic visual inspection for cracking in the foundation, then establishing measurement points when cracks are found. If cracking is discovered, the periodic inspections should increase in frequency, and may require further study and interventions.
- Maintain road to avoid surface irregularities (i.e., potholes);
- Install signage indicating maximum speed limits of 20 km/h adjacent John Fleming House; and,
- Install signage indicating no idling adjacent to John Fleming House.

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## Signature Page

### Golder Associates Ltd.



Ragavan Nithiyanantham, M.A., CAHP  
*Cultural Heritage Specialist*



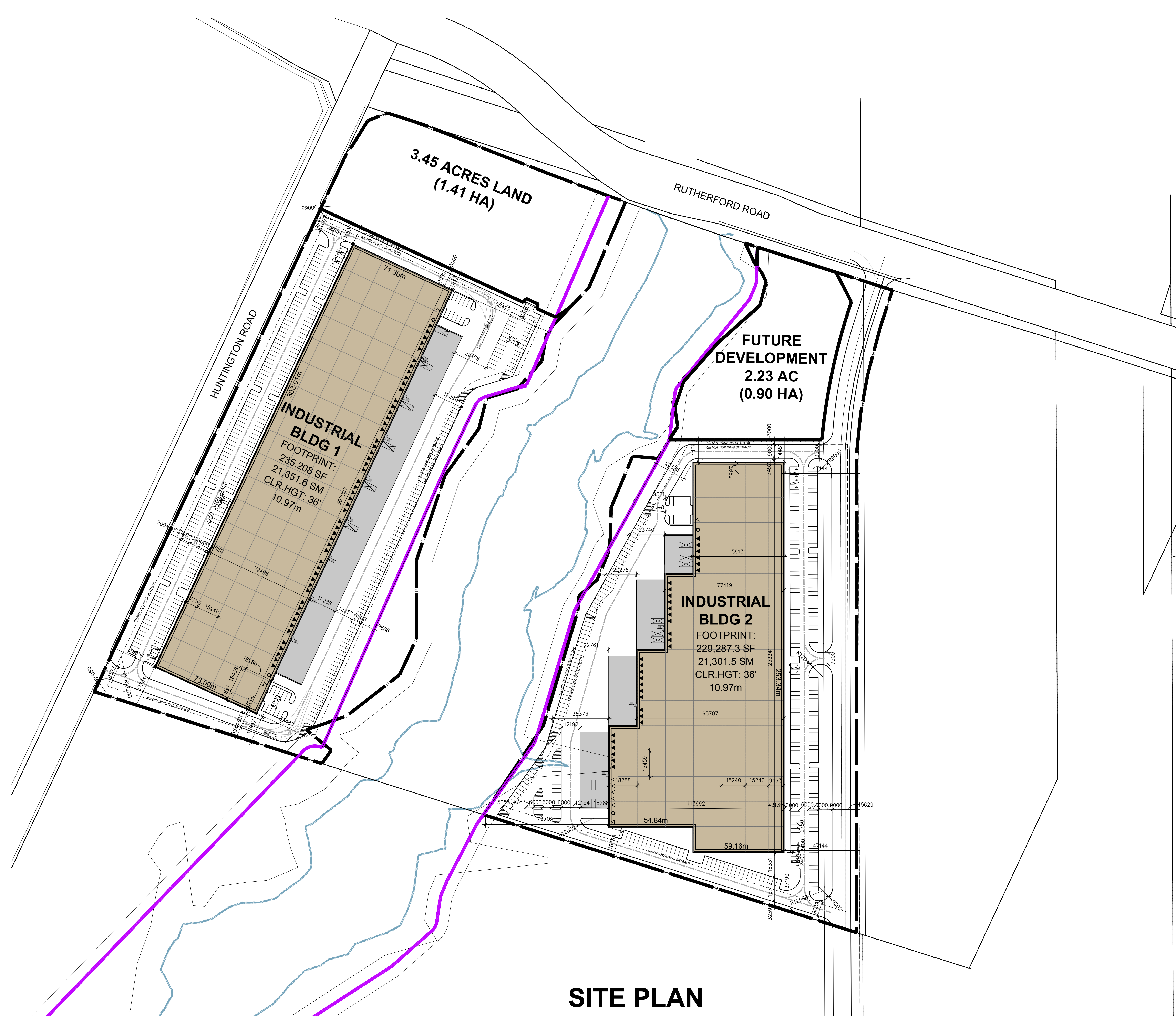
Michael Teal, M.A.  
*Associate, Senior Archaeologist*

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SITE STATISTICS TABLE		
ITEM	BUILDING 1 PROPOSED	BUILDING 1 REQUIRED
ZONING CATEGORY	EM1	EM1
GROSS LOT AREA (HECTARES)	6.37 ha (63,697.44 SM)	3,000 m² MINIMUM (0.3 ha)
FUTURE LOT AREA (HECTARES)	1.41 ha (14,061.56 SM)	3,000 m² MINIMUM (0.3 ha)
NET LOT AREA (HECTARES)	4.96 ha (49,635.88 SM)	3,000 m² MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	21,851.6	N/A
GROSS FLOOR AREA (SQ. M)	21,851.6	N/A
LOT COVERAGE	44%	60% MAXIMUM FOR SITE
FRONT YARD SETBACK (M)	28.65m	6.0m (West)
INT. SIDE YARD SETBACK (M)	17.94m	6.0m (South)
EXT. SIDE YARD SETBACK (M)	11.84m	6.0m (North)
REAR YARD SETBACK (M)	33.45m	12.0m (East)
LANDSCAPE COVERAGE	% ( SM)	MIN 5% OF LOT AREA
PAVING AREA	% ( SM)	
NUMBER OF PARKING SPACES WAREHOUSE (21,852 sm): 1.5 space per 100 SM OF A FUTURE OFFICE (565sm): 2 spaces/100sm	334 STALLS	INDUSTRIAL = 328 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	10 STALLS (5) TYPE 'A', (5) TYPE 'B'	9 STALLS MIN. (5) TYPE 'A', (5) TYPE 'B'
NUMBER OF LOADING SPACES	8	6 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 9.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS ii) ACCESSORY BUILDINGS	10.97m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRUCK DOCKS: ▲ DOCK-HIGH DOORS ○ GRADE-LEVEL DOORS	52 2	

SITE STATISTICS TABLE		
ITEM	BUILDING 2 PROPOSED	BUILDING 2 REQUIRED
ZONING CATEGORY	EM1	EM1
GROSS LOT AREA (HECTARES)	6.19 ha (61,866.20 SM)	3,000 m² MINIMUM (0.3 ha)
FUTURE LOT AREA (HECTARES)	0.91 ha (9,097.33 SM)	3,000 m² MINIMUM (0.3 ha)
NET LOT AREA (HECTARES)	5.28 ha (52,768.87 SM)	3,000 m² MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	21,301.5	N/A
GROSS FLOOR AREA (SQ. M)	21,301.5	N/A
LOT COVERAGE (NET)	40%	60% MAXIMUM FOR SITE
FRONT YARD SETBACK (M)	47.14m	6.0m (East)
INT. SIDE YARD SETBACK (M)	16.78m	6.0m (South)
EXT. SIDE YARD SETBACK (M)	14.45m	9.0m (North)
REAR YARD SETBACK (M)	20.33m	12.0m (West)
LANDSCAPE COVERAGE	% ( SM)	MIN 5% OF LOT AREA
PAVING AREA	% ( SM)	
NUMBER OF PARKING SPACES WAREHOUSE (21,301.5 sm): 1.5 space per 100 SM OF A FUTURE OFFICE (565sm): 2 spaces/100sm	321 STALLS	INDUSTRIAL = 320 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	10 STALLS (5) TYPE 'A', (5) TYPE 'B'	9 STALLS MIN. (5) TYPE 'A', (5) TYPE 'B'
NUMBER OF LOADING SPACES	7	6 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 9.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS	10.97m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRUCK DOCKS: ▲ DOCK-HIGH DOOR ▲ KNOCK-OUTS OR RATED DOORS ○ GRADE-LEVEL DOORS	32 5 2	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

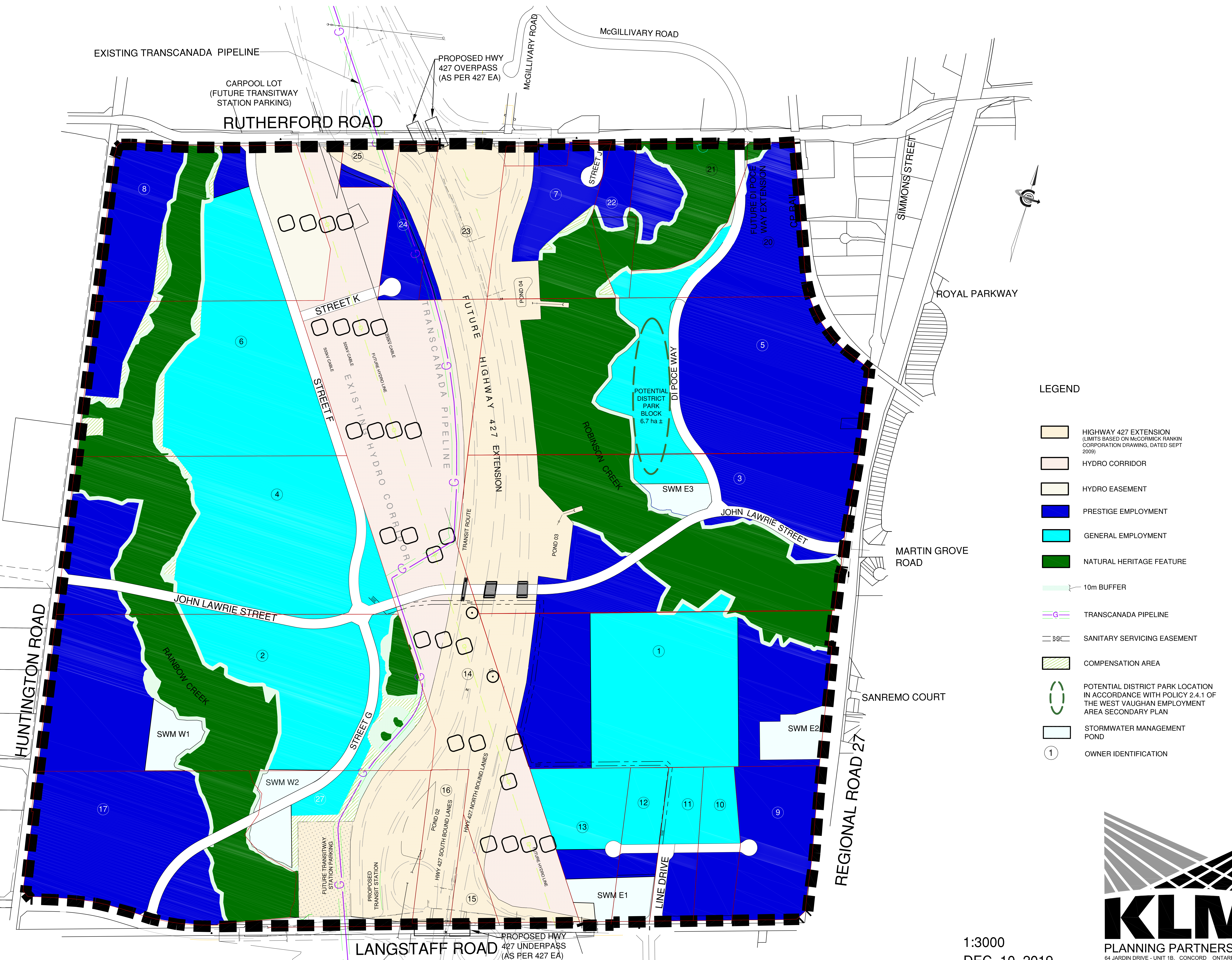






# BLOCK 59 LAND USE PLAN

## ATTACHMENT 4



1:3000  
DEC. 10, 2019







## Heritage Vaughan Committee Report

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**DATE:** Wednesday, September 16, 2020

**WARD(S):** 2

**TITLE: DEMOLITION OF AN EXISTING NON-CONTRIBUTING BUILDING AT 256 WOODBRIDGE AVENUE, AND CONSTRUCTION OF A SEVEN-STOREY RESIDENTIAL BUILDING AT 248-260 WOODBRIDGE AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To seek from Heritage Vaughan Committee a recommendation to demolish an existing non-contributing structure at 256 Woodbridge Avenue, and support the construction of a 7-storey residential building on the lands known municipally as 248-260 Woodbridge Avenue, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

**Report Highlights**

- The Owner is seeking approval to demolish an existing non-contributing building (sales office) and to construct a 7-storey residential building
- The proposed building's design is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan
- Staff recommends additional revisions to the proposed 7-storey building to address Woodbridge Heritage Conservation District Plan guidelines
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*

## **Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building at 256 Woodbridge Avenue and the construction of a 7-storey residential building located at 248-260 Woodbridge Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) That the podium level of the proposed building be revised to provide additional transparency and articulation and the screening for the at-grade parking area be enhanced.
- b) That any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, determined at the discretion of the Acting Deputy City Manager, Planning & Growth Management.
- c) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- d) That the Owner submit at the Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

## **Background**

The property at 248-260 Woodbridge Avenue is within the Woodbridge Heritage Conservation District ('WHCD') Plan. The subject property is comprised of Lots 11 and 12 and Part of Lots 9 and 10, Registered Plan 385, City of Vaughan (Woodbridge). The property is adjacent to 268 Woodbridge Avenue, the Donald Grant House, and 69 William Street, both being "contributing heritage properties" in the WHCD Plan. Lots 9-11 were sold to James S. Robinson in 1876. Lot 12 was sold to Alexander Locke in 1876. Over time, the original Lots 9 through 12 were reconfigured, with new north-south lot lines being created in the early 20th century. Lot lines were altered in 1915 and by 2005, Lots 9 through 12 were in the same ownership. and are under the same ownership.

The property was sold many times between 1900 and the present, culminating with the current owner's [City Park (Woodbridge Gates North) Inc.] purchase in 2016. The subject property lies within *Character Area 2 "Woodbridge Avenue"* and is bounded on the north and east sides by *Character Area 3 "William and James Streets"* of the WHCD Plan.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

***All new development must respect the policies and guidelines within the Woodbridge Heritage Conservation District Plan ('WHCD').***

The following is an analysis of the proposed development in consideration of the WHCD guidelines.

### **5.1 Objectives**

*The WHCD Plan states, the purpose of the Heritage Conservation District is to:*

- 1. Identify, document, maintain and restore the unique heritage village character of Woodbridge.*
- 2. Conserve contributing buildings, landscapes, monuments and streetscapes.*
- 3. Ensure new designs contribute to the Woodbridge heritage character.*
- 4. Manage any development or redevelopment proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District.*
- 5. Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.*
- 6. Maintain Woodbridge as both a local neighbourhood and a destination for residents of Vaughan and beyond.*
- 7. Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.*

The WHCD Plan includes several guidelines regarding building design including:

#### **5.3.2.4 SCALE AND HEIGHT**

*Buildings in Woodbridge are primarily of a two to three storey scale and height that is pedestrian friendly and allows ample sun penetration and open views. (OPA #240 allows for a concentration of increased height and scale of up to four storeys maximum at the historic commercial nodes of Woodbridge and Kipling Avenue, within the Woodbridge Avenue commercial core. A consideration for additional height to six storeys maximum, having a four-storey podium is envisioned at this intersection in the Kipling Corridor Study and Official Plan Amendment. This height recommendation is also supported in this Plan.)*

*Buildings include doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.*

The subject property is located on the portion of Woodbridge Avenue between Kipling Avenue and the rail line where an existing 6/7-storey building. The subject property is constrained by the presence of a rail line to the east requiring a 20m setback on the site and the proposed building is setback 11m from the Donald Grant House to the west and approximately 33 metres from the contributing building at 69 William Street to the north. The proposed development features a 7-storey residential building with the main lobby

Item 5

Page 3 of 13

set back from Woodbridge Avenue and access to the underground garage via lateral doors. The proposed 7-storey and approximately 24m high (measured from average grade) building exceeds the 6-storey and 20m building height permitted by the WHCD Plan. However, the proposed building is contained within the 45-degree angular planes as applied in the WHCD Plan to west and the north. The façade of the existing building on the southeast corner of Kipling Avenue and Woodbridge Avenue contains a 7-storey portion beyond and including the main entrance/lobby along Woodbridge Avenue. In addition, there are existing 7-storey buildings within the Woodbridge Core Area. The proposed building height and massing is considered to be complementary to the existing context in this portion of the Woodbridge Avenue.

### **6.1.1 WOODBRIDGE AVENUE**

#### ***Heritage Attributes:***

- 1. Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential.*
- 2. A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.*
- 3. Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps.*
- 4. Buildings are often built with zero (or minimum) setback.*

The proposed 7-storey building is designed to front with an acceptable street setback onto Woodbridge Avenue, however, does not include pedestrian oriented retail at grade. Instead, the building setback area includes at-grade patios with direct access to the residential units. The podium of the building is located close to the street line (3.4m setback) with grade related residential units. The proposed building entrance design provides a sense of arrival for the building and integrates with the streetscape treatment along Woodbridge Avenue.

Staff support the proposed building setback and front yard/streetscape treatment along Woodbridge Avenue. However, it is recommended the Owner continue to work with staff to improve the level of transparency and better articulate the relationship of the ground floor and podium with Woodbridge Avenue.

### **6.1.1 WOODBRIDGE AVENUE**

#### ***Guidelines***

- 1. The ground level of buildings along Woodbridge Avenue must be flush with the sidewalk, with direct access from the street.*
- 2. Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building, measured at the building's edge, (see section 6.4 - Built Form Framework).*



3. *New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required, with the additional two floors stepping back on a 45-degree angular plane.*
4. *Storefronts must be oriented towards the street and should be experienced as a collection of small scaled retail, with operable doors.*
5. *New buildings should be built directly to the front property or street line to establish a continuous street wall. When located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*

The proposed 7-storey residential building exceeds the maximum permitted building height by one storey and includes a one-storey podium with a second storey masonry parapet stack to visually create a two-storey podium appearance to maintain the preferred human scale of the streetscape. The upper floors are setback between 7.1m along the Woodbridge Avenue frontage. The Owner has demonstrated the proposed building meets the 45-degree angular plane from the heritage dwellings to the west and north.

### **6.3.2 CONTEMPORARY DESIGN**

*Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy. Quoting the past can be appropriate. It should, however, avoid blurring the line between real historic “artifacts”, and contemporary elements.*

*“Contemporary” as a design statement does not simply mean “current”. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.*

The proposed residential development presents a coherent “contemporary” architectural style and conforms to the requirements of the WHCD Plan. Staff supports the architectural style of the development as it is complementary to the heritage architecture of the immediately adjacent contributing buildings, and appropriately addresses the building materials of other contemporary development in the immediate surroundings.

### **6.3.3 ARCHITECTURAL GUIDELINES**

#### **Material Palette**

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

#### **Proportions of Parts**

*Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key proportions in buildings of the modern movement. For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit.*

*An example of this might be windows. Nineteenth century buildings were arranged without fail using a vertical proportioning system, organizing windows singly or in groups. This proportioning system extends to the arrangement of panes within individual windows. In buildings of the Art Deco and Art Moderne period windows are often of a horizontal proportion. Although this horizontality is not universally the case, it is a character defining feature of these styles.*

#### **Solidity vs Transparency**

*It is a characteristic of historic buildings of the 19th century to have solid walls with punched windows. This relationship of solid to void makes these buildings less transparent in appearance. It was a characteristic that was based upon technology (the ability to make large windows and to heat space came later, and changed building forms), societal standards for privacy, and architectural tradition. Buildings of many 20th century styles in contrast use large areas of glass and transparency as part of their design philosophy.*

*In this historic district the relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. The nature of the immediate context for the new building in each of the defined character areas should be studied. The level of transparency in the new work should be set at a level that provides a good fit on the street frontages.*

*In the Woodbridge Avenue Character Area, a Main Street approach can be taken, and a more transparent building permitted between the ratios of 20% solid to 70% solid.*

*In the other character areas this proportion should reflect a more traditional residential proportion of 40% solid to 80% solid.*

### **Detailing**

*In past styles structure was often hidden behind a veneer of other surfaces. “Detailing” was largely provided by the use of coloured, shaped, patterned or carved masonry and /or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic composition. Architectural, structural, mechanical and even electrical systems can contribute to the final design.*

*For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.*

*In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.*

*In the other character areas, the detailing of new buildings should tend toward a more traditional approach. Whereas a contemporary approach is permitted, the use of moldings, brackets, architraves, entablatures, cornices and other traditional detailing is encouraged, to help ensure a good fit with the immediate context.*

The proposed building includes a materials palette similar and complimentary to the heritage buildings immediately adjacent to the property and the more contemporary developments in the immediate surroundings. By nature of the multi-storey design, the windows and all façade elements are presented in a strong vertical context.

The WHCD Plan calls for commercial use on the ground floor (typically presenting a visually permeable glazed surface). The proposed building design includes a heavy masonry base detached visually from the upper floors by a recessed main entry. The remaining architectural detailing of the façade repeats the balcony and cladding pattern on the west elevation. The east elevation includes a reduced transparency and an increased solidity in an inversely proportional pattern. Staff recommend the material / design used for the podium of the proposed building be articulated to provide a more defined and transparent podium along the street in order to strengthen the human-scale aspect of the building and streetscape along Woodbridge Avenue.

#### **6.4.1.2 WOODBRIDGE AVENUE (CHARACTER AREA – CA)**

##### ***Heritage Attributes***

- 1. Follow a Main Street character, buildings with retail at grade are often built with zero (or minimum) setback.*
- 2. Contributing buildings display a variety of setbacks and side yard conditions.*
- 3. Contributing buildings are most often built with zero or limited side yards. This creates a continuous street wall and contributes to the main street character.*

##### ***Guidelines***

*(See Section 6.5: Transitions of New Buildings in Relation to Heritage Resources)*

- 1. New buildings should be built directly to the front property or street line to establish a continuous street wall.*
- 2. The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*
- 3. When located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*
- 4. Where heritage contributing buildings are located on either side of a new development site and are set further back from the zero-setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.*
- 5. Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing buildings must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.*
- 6. Existing contributing buildings should retain their historic setbacks and side yard conditions and create front landscaped courtyards that open onto Woodbridge Avenue to build on the “green” character of the street.*
- 7. New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.*

The proposed building site plan is not consistent with the WHCD Plan guidelines for heritage front setback of new buildings along Woodbridge Avenue, when directly adjacent to contributing buildings. Locating the building with a similar front-yard setback as the Donald Grant House is not feasible in consideration of the depth of the subject property. The upper floors of the proposed building are setback from the street podium level by a distance less than the 45-degree angular plane guideline. However, in consideration of the context of the site (west of the rail line at the edge of the core area) and of the building on the southeast corner of Kipling and Woodbridge Avenue (which also does not include a 45-degree angular plane), the proposed step back of the upper floors is considered appropriate in its immediate surrounding context.



#### **6.4.2.2 WOODBRIDGE AVENUE (CHARACTER AREA - CA)**

##### ***Heritage Attributes***

1. *Woodbridge Avenue has a Main Street character, which includes heritage buildings that are 2 and 3 floors tall.*
2. *More recent construction includes buildings that are 4 and 6 floors tall, facing Woodbridge Avenue.*

##### ***Guidelines***

1. *New buildings must have a building podium, lining the street, of 2 floors minimum and 4 floors maximum.*
2. *Additional building height to a maximum of 6 floors (20m), may be considered only when there is no undue impact to the public realm and/or adjacent properties including an impact on sunlight penetration and views. Additional building height must step-back along a 45° angular plane from:*
  - *the street, starting 13 metres, when facing a street, and*
  - *starting at 9.5 metres, when facing another property; and*
  - *the height of any contributing building, (see Section 6.5).*

The proposed 7-storey and 24m high building exceeds the maximum allowable storeys (6 storeys) and building height (20m) taken from the average grade. However, the proposed street-level one-storey podium design with a balcony feature perimeter on the second storey and with the remaining 5 storeys above set back from Woodbridge Avenue would establish a good relationship with Woodbridge Avenue complementary to the surrounding existing mixed-use development. As noted above, there are existing 7-storey buildings in the Woodbridge Core area.

#### **6.5 TRANSITIONS OF NEW BUILDINGS IN RELATION TO HERITAGE RESOURCES**

*Key to the Woodbridge HCD is, first, conserving the structures and landscapes that contribute to the HCD's heritage character, and second, managing the introduction of new structures and landscapes in such a way that they harmonize with contributing buildings and contribute to the district's heritage character.*

*The following guidelines, as established in the Woodbridge HCD Study, shall be used to assist in the process of achieving the proper transition of building scales, heights and presence in order to create a harmonious relationship between new structures and landscapes with contributing properties within the Heritage District.*

##### ***Guidelines***

##### ***2. Conservation of Heritage Character***

*Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction periods and original use.*

- *New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.*

### 3. Height Guidelines

*The height of contributing buildings should be maintained.*

- *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.*
- *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 mean height between the eaves and highest point of a gable, hip, or a gambrel roof.*

### 5. Front Yard Setback Guidelines

- *The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*
- *When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*
- *Where heritage contributing buildings are located on either side of a new development site and are set further back from either a zero-building setback line along Woodbridge Avenue, the setback for the development site will be the average of the front yard setbacks of the two properties on either side. The majority of the existing heritage buildings along Woodbridge Avenue already reflect a zero-setback condition.*
- *Where heritage contributing buildings are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.*

As discussed above, the proposed building setback and design is considered appropriate and will complement the existing surrounding development in this area of Woodbridge Avenue and meets the 45-degree angular plane requirement to the existing heritage resources to the west and north.

### 6.7.1 ROADS, CURBS, SIDEWALKS AND STREETSCAPE

*Several of the roads within Woodbridge are significant in defining the heritage character of Woodbridge and contribute in terms of function and layout. These streets are defined by the majority of the heritage fabric that characterizes Woodbridge and are used as a neighbourhood walking trail.*

#### **Heritage Attributes**

2. *Woodbridge Avenue is the “commercial main street” of Woodbridge and is defined by a 20-metre right-of-way, with on-street parking at the commercial core, and zero building setbacks with the exception of several heritage buildings with deeper setbacks. The commercial core is defined by special street paving along the sidewalks and the street crossings, and where there are pedestrian linkages to the river valley.*

#### **Guidelines**

##### 2. *Woodbridge Avenue:*

- *Should continue to function as a mixed-use commercial street and promenade with commercial animation at grade.*
- *Should reflect a more formal landscape treatment and tree planting design that responds to at-grade retail amenities such as building shade canopies, café furnishings and ease of pedestrian movement. The sidewalks should have special paving to enhance the identity of the commercial core, and gateway treatments at the Kipling Avenue and Woodbridge intersection.*
- *Sidewalks should be primarily hard surfaced to accommodate pedestrian traffic and there should be continuous sidewalk on both sides of the street.*
- *Should have a continuous enhanced paving treatment and palette of furnishings such as special lighting standards and benches that demarcate it as a “special street” and enhances the identity of the Woodbridge Core.*
- *Should accommodate on street parking where possible.*

##### 6. *Topography*

*Maintain the alignment and hilled character of Meeting House Road, William Street, and Woodbridge Avenue in order to maintain the visual and physical experience of the rolling topography and the valley lands.*

The proposed development does not include on-street lay-by parking. In addition, the plans submitted in support of the proposal should be revised to better identify the treatment, pattern, and materials to be used for sidewalk paving on the property to maintain a continuity of streetscape materials and treatments along Woodbridge Avenue. Staff recommend the drawings submitted in support of the streetscape elements for the development be updated to clearly reference the WHCD Plan requirements.

### **6.7.6 PARKING**

- *On street parking is allowed along the main commercial and mixed-use streets: Kipling Avenue and Woodbridge Avenue.*
- *Where the right-of-way permits, on street parking should be accommodated on one side of residential streets: Wallace Avenue, Clarence Street.*
- *As intensification occurs, publicly accessible structured parking along Woodbridge Avenue should be considered.*
- *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.*

The proposed site plan includes at-grade parking within the 20m CPR setback and offers a lateral entrance/exit to the underground parking not directly visible from the street. The at-grade parking along the east limit of the property is in view and accessed from the street. This grade parking area is not concealed by any structures and is proposed to be delineated from the public realm by a shallow planter and a tree. Staff recommends the proposed at-grade parking spaces be better screened through landscape buffering in consideration of the requirements of the WHCD Plan.

### **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 of the opinion the proposal is consistent with the general intent and vision of the policies and guidelines within the WHCD. The proposed development will complement the existing mid-rise development in the surrounding area and provide appropriate transitions to the adjacent heritage resources (e.g. 45-degree angular plane) to the west and north.

Accordingly, staff supports Heritage Vaughan Committee recommendation to Committee of the Whole for approval of the proposed demolition of the non-conforming existing building at 256 Woodbridge Avenue under the *Ontario Heritage Act*, however, recommend additional revisions to the podium of the proposed 7-storey building and the screening of the parking area at 248-260 Woodbridge Avenue to adequately address the WHCD Plan guidelines as outlined in this report.

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



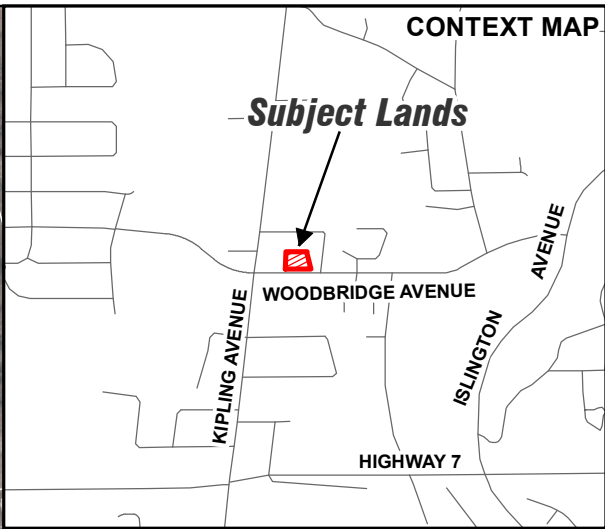
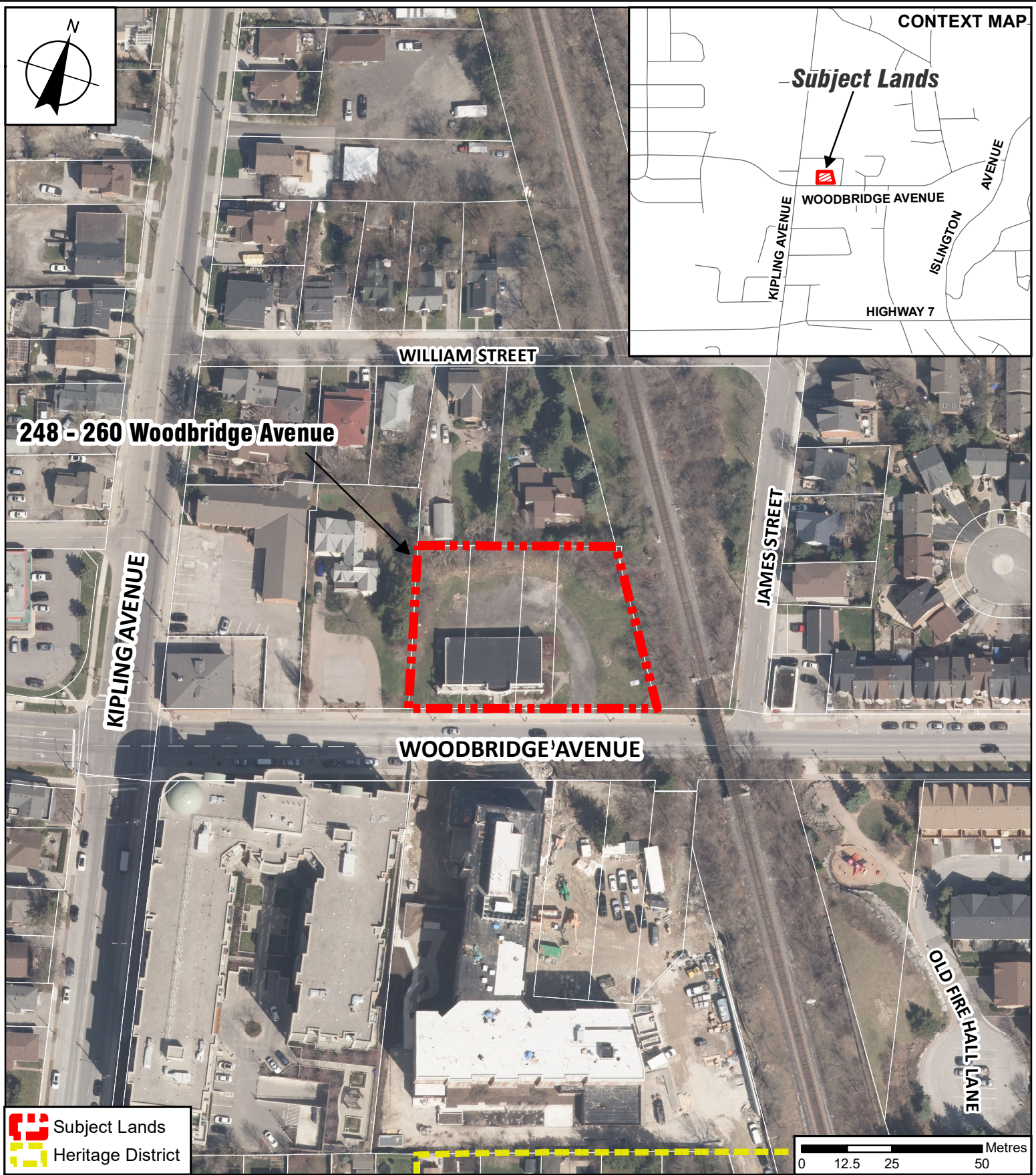
## **Attachments**

Attachment 1 – 248-260 Woodbridge\_Location Map  
Attachment 2 – 248-260 Woodbridge\_CHIA  
Attachment 3 – 248-260 Woodbridge\_Site Plan  
Attachment 4 – 248-260 Woodbridge\_Landscape Plan  
Attachment 5 – 248-260 Woodbridge\_Colour Renderings  
Attachment 6 – 248-260 Woodbridge\_Elevations

## **Prepared by**

Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191  
Rob Bayley, Manager, Urban Planning and Cultural Services, ext. 8254  
Mauro Peverini, Director of Development Planning, ext. 8407





## Location Map

**LOCATION:**  
248 - 260 Woodbridge Avenue  
Part of Lot 7, Concession 7



## Attachment

**DATE:**  
September 8, 2020

1





**Cultural Heritage Resource  
Impact Assessment and  
Heritage Conservation District  
Conformity Report**

**248 - 260 Woodbridge Avenue  
Woodbridge Heritage Conservation District (HCD)  
City of Vaughan**



prepared by

**CHC Limited**

*heritage consultants*

87 Liverpool Street, Guelph, ON N1H 2L2

(519) 824-3210

email [oscott87@rogers.com](mailto:oscott87@rogers.com)

September 19, 2017

amended July 20, 2020

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all photographs by Owen R. Scott of CHC Limited, November 15, 2016 unless otherwise noted.  
cover photo: 248 - 260 Woodbridge Avenue

## 1.0 BACKGROUND

This amended Cultural Heritage Resource Impact Assessment (CHRIA) and Heritage District Conformity Report follows the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, updated February 2016 and the requirements for a conformity report (see References).

The property at 248 - 260 Woodbridge Avenue is within the Woodbridge Heritage Conservation District (HCD). The Woodbridge Heritage Conservation District is shown on Figure 1; 248 - 260 Woodbridge Avenue is shown in green. The current building on the site is considered a "non-contributing property". The property is adjacent to 268 Woodbridge Avenue, Donald Grant House, and 69 William Street, both of which are "contributing heritage properties" (Figure 2).

The changes to the project that prompt this amendment are related to a revised building design, site and landscape plan, and more specifically:

- building height reduced by 3.2 m (1 storey);
- 5 storey podium reduced to 1 storey;
- servicing/loading area re-located within the building;
- south side setback increased by 2.6 m;
- GFA decreased by 1,351 m<sup>2</sup>;
- FSI reduced by 0.49;
- outdoor amenity increased by 1,281 m<sup>2</sup>.

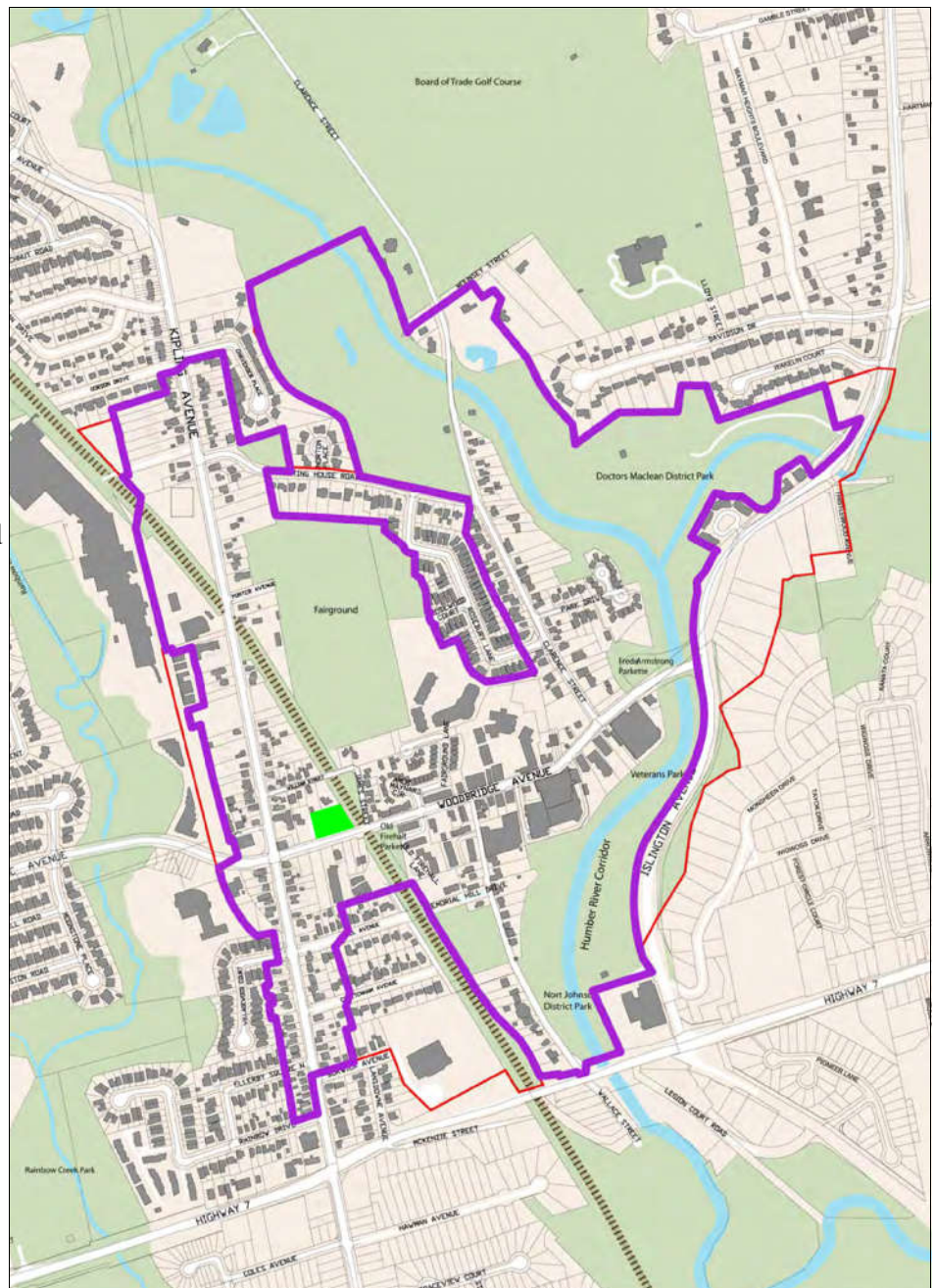


Figure 1 Woodbridge HCD boundaries - Schedule 10 from *Woodbridge Heritage Conservation District Study and Plan* subject property in green





Figure 2 subject property (green) and contributing properties (yellow) - Google Maps

Figure 3 shows the proposed development property, comprised of Lots 11 and 12 and Part of Lots 9 & 10, Registered Plan 385, City of Vaughan (Woodbridge).

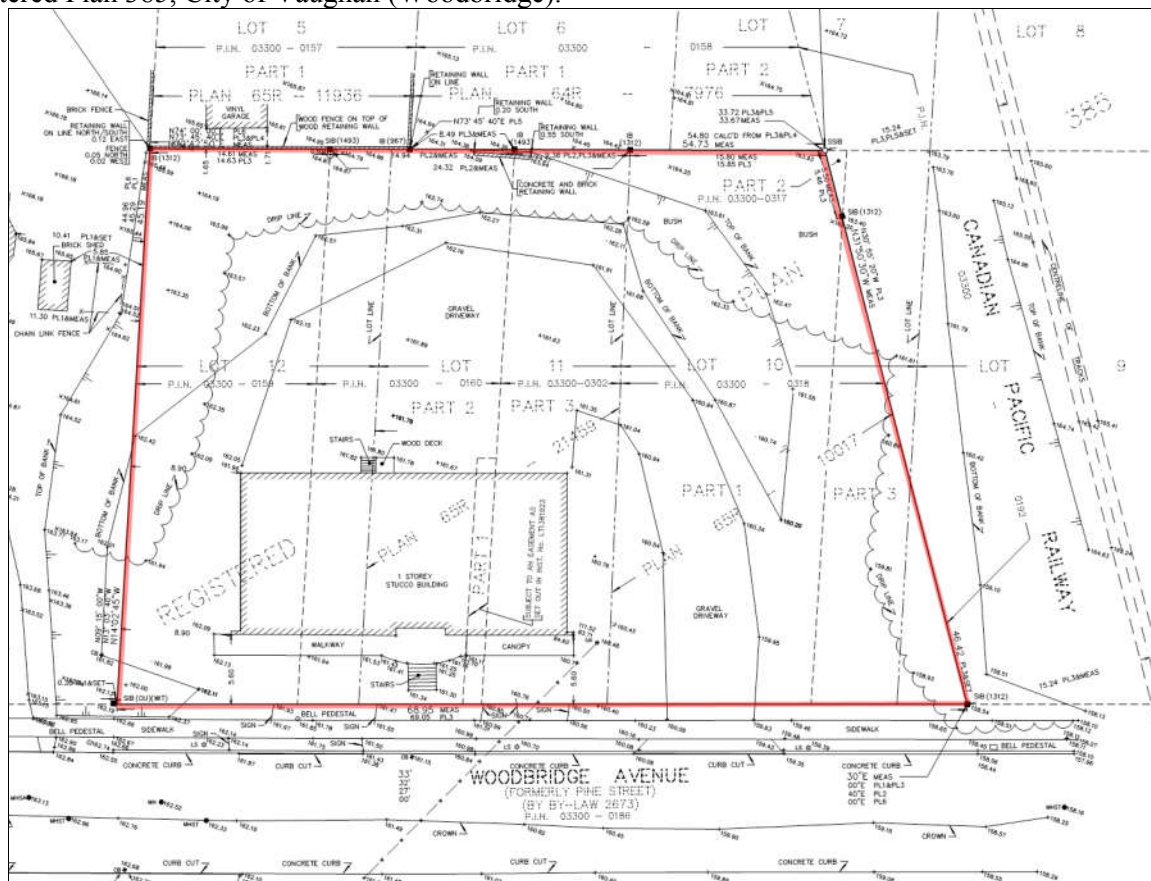


Figure 3 Survey - Lots 11 & 12 and Part of Lots 9 & 10, Registered Plan 385 - Rady-Pentek & Edward Surveying Limited, 8 October 2015



## 2.0 THE ASSESSMENT

### 2.1 History of the properties and evolution to date

The history of the Village of Woodbridge is described in the *Woodbridge Heritage Conservation District Study and Plan*.<sup>1</sup> A map of the village is found in the 1878 historical atlas of York County. Overlaid on that map is the subject property and the current CP railway for context (Figure 4).



Figure 4

from: *Illustrated historical atlas of the county of York 1878*  
CP railway line added for context

Woodbridge Avenue was named Pine Street and nearby Kipling Avenue (Eighth Avenue) was the road allowance between Concessions 7 and 8. James Hamilton McClure owned most of the lands that are bounded by Woodbridge Avenue, Kipling Avenue, William Street and James Street. McClure (1844 - 1898) was born and died in Woodbridge. He was the son of Andrew McClure and Mary Ann Hamilton. A few years later, he

<sup>1</sup> *Woodbridge Heritage Conservation District Study and Plan, Final Document* April 2009, Office for Urbanism. In association with Goldsmith Borgal and Company Architects (GBCA), pp. 29-33

sold the subject property lots - Lots 9 to his brother, Andrew in 1875; Lots 10 and 11 to James S. Robinson in 1876; and Lot 12 to Alexander Locke, also in 1876 (Figure 5). The subject property is shown in green; Lots 9-12 are outlined in red. See appendix 1 for the detailed Chains of Title.



Figure 5

Plan of Subdivision, James H. McClure, "Pine Grove" May 5, 1875

Over time, the original Lots 9 through 12 were reconfigured, with new north-south lot lines being created in the early 20<sup>th</sup> century (Figures 6 & 7).

In 1894, the east part of Lot 9, which later found itself on the town side of the relocated railway, was sold to Mary Hugill. The west part of Lot 9 was transferred to John McClure the same year. The Toronto Grey and Bruce Railway (Figure 4) had been acquired by Canadian Pacific in 1883, and the former narrow gauge TG&B line was relocated across Pine Street (Woodbridge Avenue) through Lot 9 of the subject property in 1907 (Figure 10). The remaining westerly portion of Lot 9 housed a frame and metal garage, now demolished (Figure 6).

Lot 10 (248 Woodbridge Avenue) was sold by James Robinson to Sarah Wiggins in 1894 and then to John Hallet in 1896. A small triangle in the northeast corner was sold to the Canadian Pacific Railway in 1907. A two storey frame house occupied Lot 10 for many years (Figure 6). The current owner, City Park (Woodbridge Gates North) Inc. purchased the property in 2016.



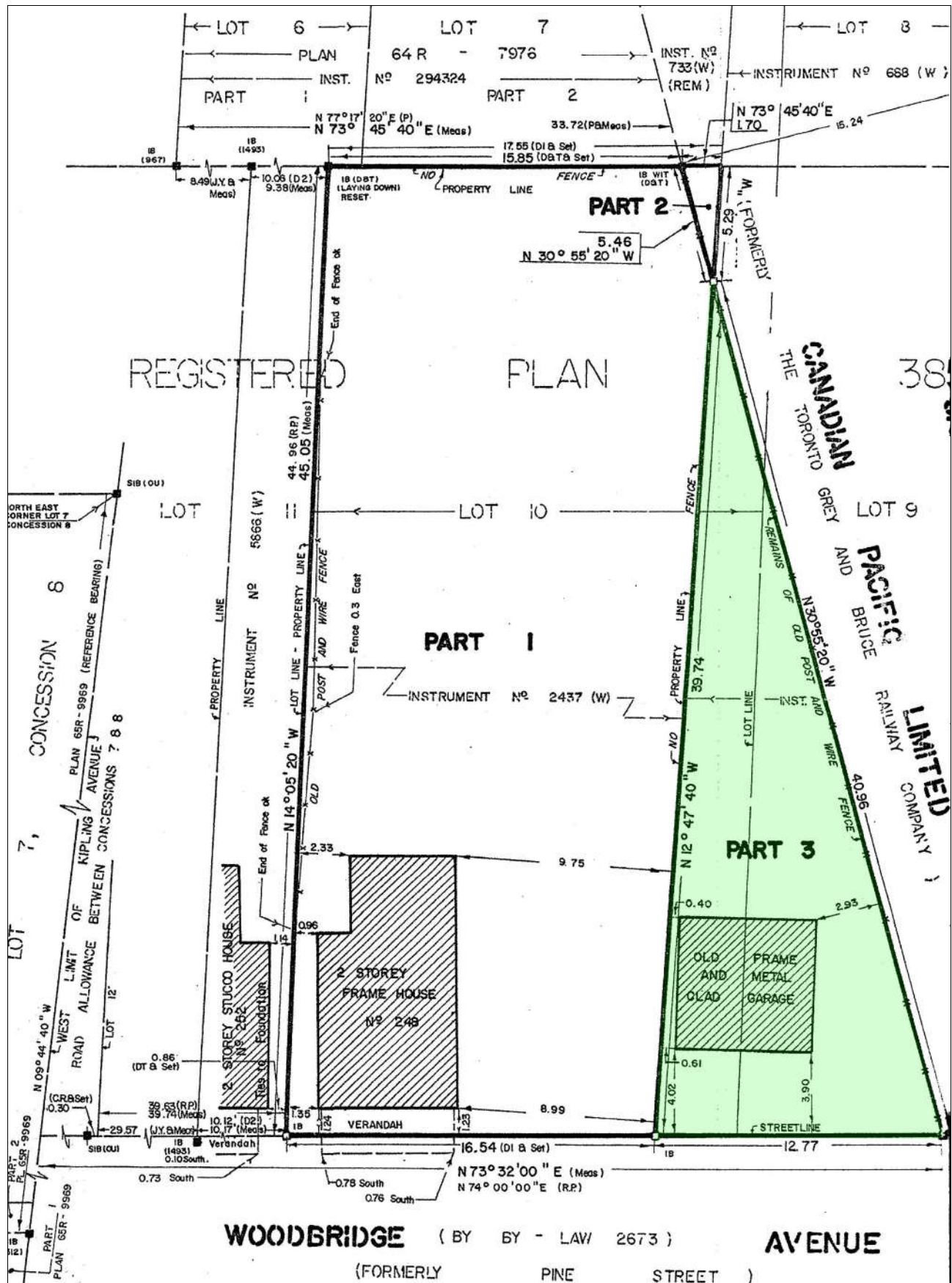
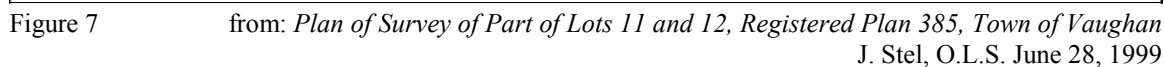


Figure 6 from: Plan of Survey of Part of Lots 9 and 10, Registered Plan 385, Town of Vaughan, J. Stel, O.L.S. December 17, 1986 (Lot 9 in green)





Lot 11 (252 and 256 Woodbridge Avenue) was sold by its second owner, James Robinson, to Alice Robinson in 1876. Alice had dealings with Joseph Rowan including mortgages, ultimately resulting in possession of the Lot by Rowan c. 1890. Lot lines were altered in 1915 and by 2005, Lots 9 through 12 were in the same ownership. The 1999 Plan of Survey (Figure 7) shows a 2-storey stucco dwelling on the property, since demolished. The property changed hands many times between 1900 and the present, culminating with the current owner's (City Park [Woodbridge Gates North] Inc.) purchase in 2016.

The second owner (Alexander Locke) of Lot 12 (256 and 260 Woodbridge Avenue) sold the property to Frederick Wise in 1900. It appears that there was a house on the property at that time (since demolished). After many subsequent owners (see Chain of Title), the property was purchased by the current owner, City Park (Woodbridge Gates North) Inc. in 2016.

Figures 8 and 9 are an aerial oblique photograph from 1954, showing the results of Hurricane Hazel in that year. The Figure 9 excerpt from Figure 8 shows the buildings referred to above at 248 through 260 Woodbridge Avenue at that time. Note the rural character of the south side of Woodbridge Avenue in Figure 9.



Figure 8 aftermath of Hurricane Hazel 1954, *City of Vaughan Archives* - Figure 9 outline in red



Figure 9

excerpt from Figure 8 - subject buildings circled in red

A temporary sales office building has occupied the subject property for the past few years (Figure 2).

Figure 10 is a sketch from the August 1907 *Indenture in Pursuance of the Act Respecting Short Form of Conveyance* between John A. McClure, Tailor and the Toronto Grey and Bruce Railway Company (Canadian Pacific Railway), acquiring the right-of-way for the new CP rail line.

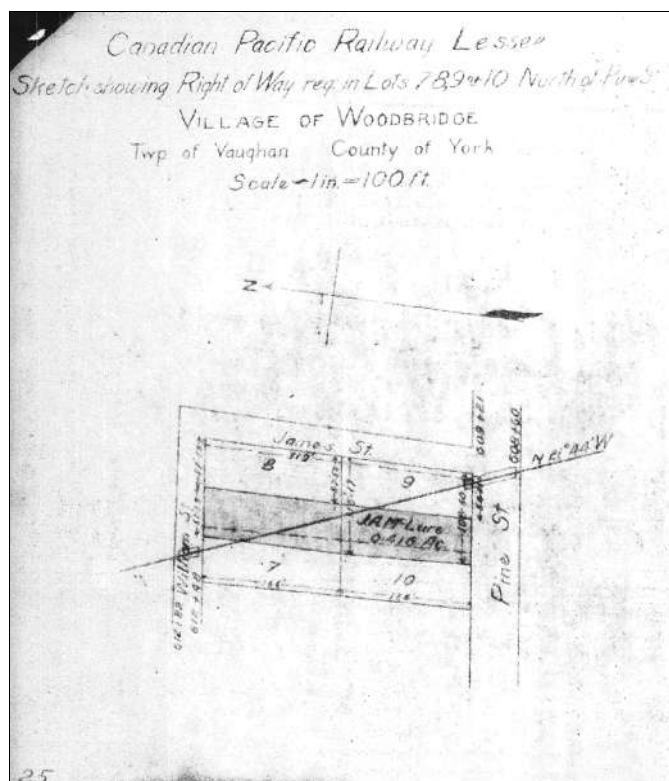


Figure 10 from conveyance of lands to CPR, August 1907



## 2.2 Context and setting of the subject property

The subject property lies within Character Area 2 “Woodbridge Avenue” and is bounded on the north and east sides by Character Area 3 “William and James Streets” (Figure 11) of the HCD Plan.<sup>2</sup>

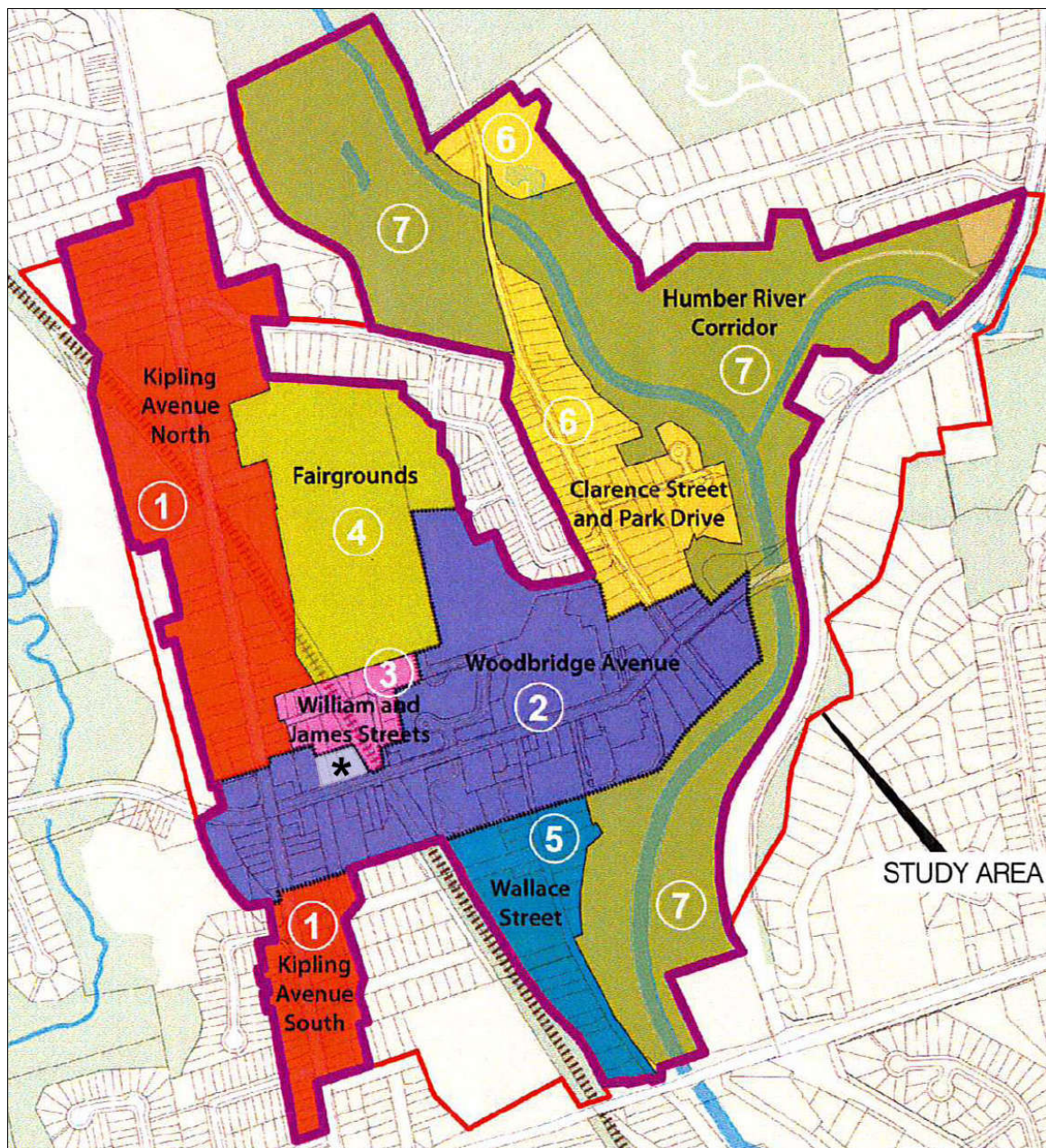


Figure 11 heritage character areas from: *Woodbridge HCD Plan*, p. 59 - asterisk marks subject property

The heritage attributes of Area 2 are:

1. *Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential.*
2. *A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.*

<sup>2</sup> *Ibid*, p. 59



3. Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps.
4. Buildings are often built with zero (or minimum) setback.<sup>3</sup>

Within and surrounding the subject property, clusters of contributing and non-contributing buildings to the heritage character were inventoried in the Plan<sup>4</sup> (Figure 12).

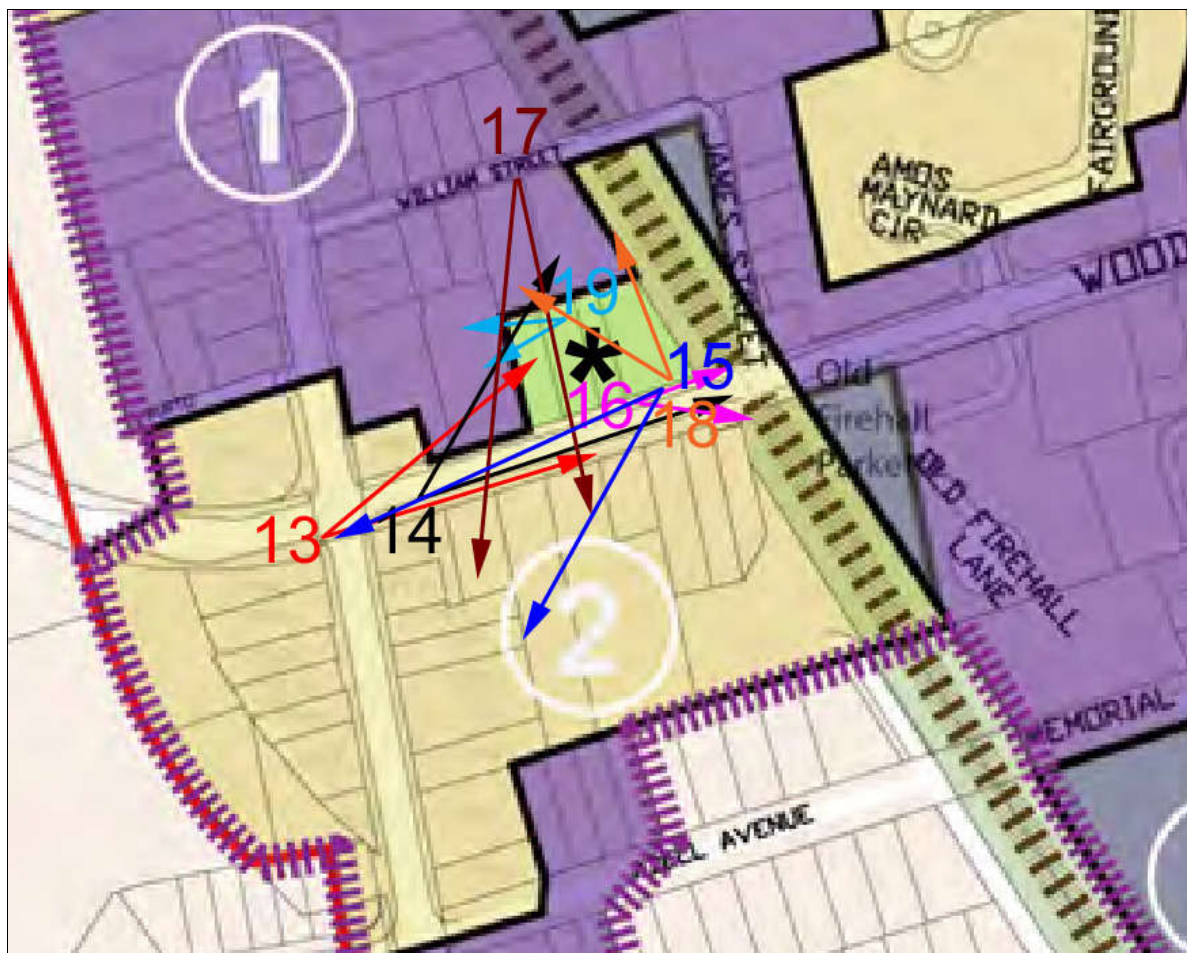


Figure 12 photo key & contributing (1) and non-contributing (2) buildings - asterisk marks subject property from: *Woodbridge HCD Plan*, p. 58

The subject property is within a large cluster of non-contributing buildings, with a contributing building adjacent on the west boundary and contributing buildings adjacent on the north boundary. The railway bridge over Woodbridge Avenue (Figure 16) is a contributing structure and a visual gateway to the village downtown.

Figures 13 through 19, as keyed on Figure 12, illustrate the context within which the subject property is situated. Figure 13 shows the property in the left distance from the intersection of Kipling and Woodbridge. The 6 - 8-storey building on the right and the 2-storey building on the left are non-contributing buildings.

<sup>3</sup> *Ibid*, p. 71

<sup>4</sup> *Ibid*, p. 58



Figure 14, from the sidewalk in front of 281 Woodbridge Avenue, shows the neighbouring contributing building at 268 Woodbridge Avenue, Donald Grant House with the subject property in the background.

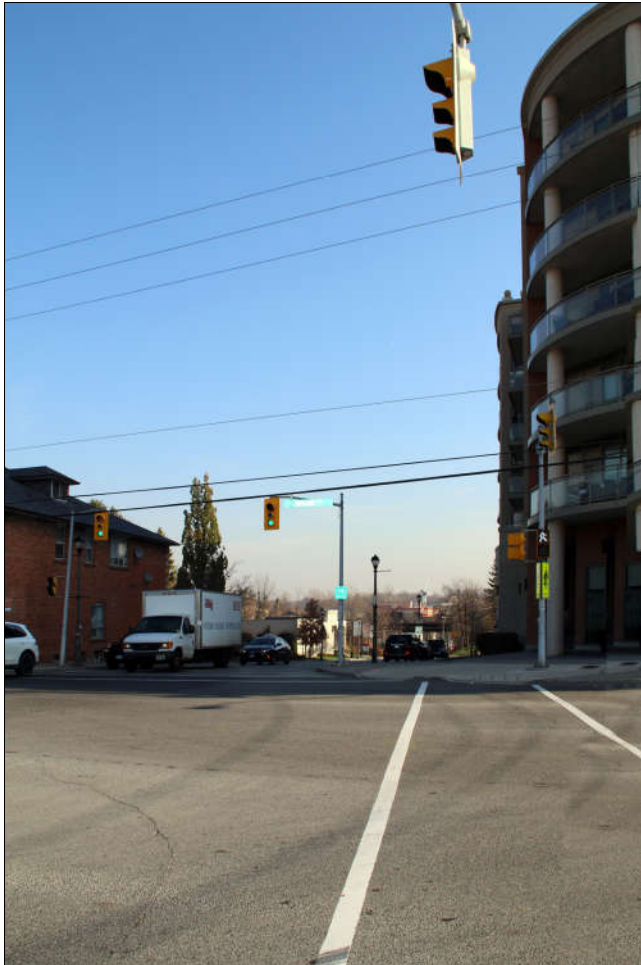


Figure 13 Kipling & Woodbridge, looking east to property



Figure 14 from 281 Woodbridge Ave looking northeast



Figure 15 from 248 Woodbridge Ave looking southwest

Figure 15 shows the non-contributing properties on the south side of Woodbridge Avenue as seen from the subject property at 248 Woodbridge Avenue near the railway bridge (Figure 16).

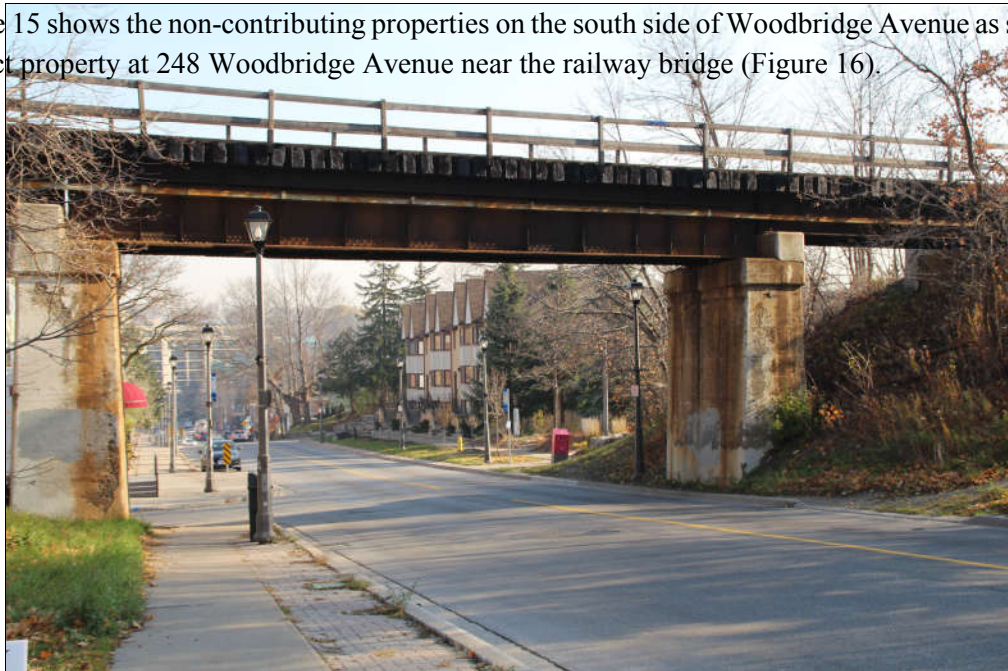


Figure 16

CPR bridge over Woodbridge Avenue looking east



Figure 17 shows the view from 69 William Street, a contributing building, to Woodbridge Avenue.



Figure 17

from 69 William Street to Woodbridge Avenue looking south



Figure 18

from Woodbridge Avenue to rear of subject property - William Street properties behind trees

Figure 18 shows the properties on William Street as seen from the subject property.





Figure 19

268 Woodbridge Avenue from subject property looking west



Figure 20

adjacent heritage resource - 268 Woodbridge Avenue

The HCD Plan contains an inventory of buildings in the District at 2009. Figure 21 (2008 photo) is an excerpt from the inventory sheet for the area on Woodbridge between Kipling and the CPR. Note is made of the previously existing buildings on Lots 252, 256 and 260.



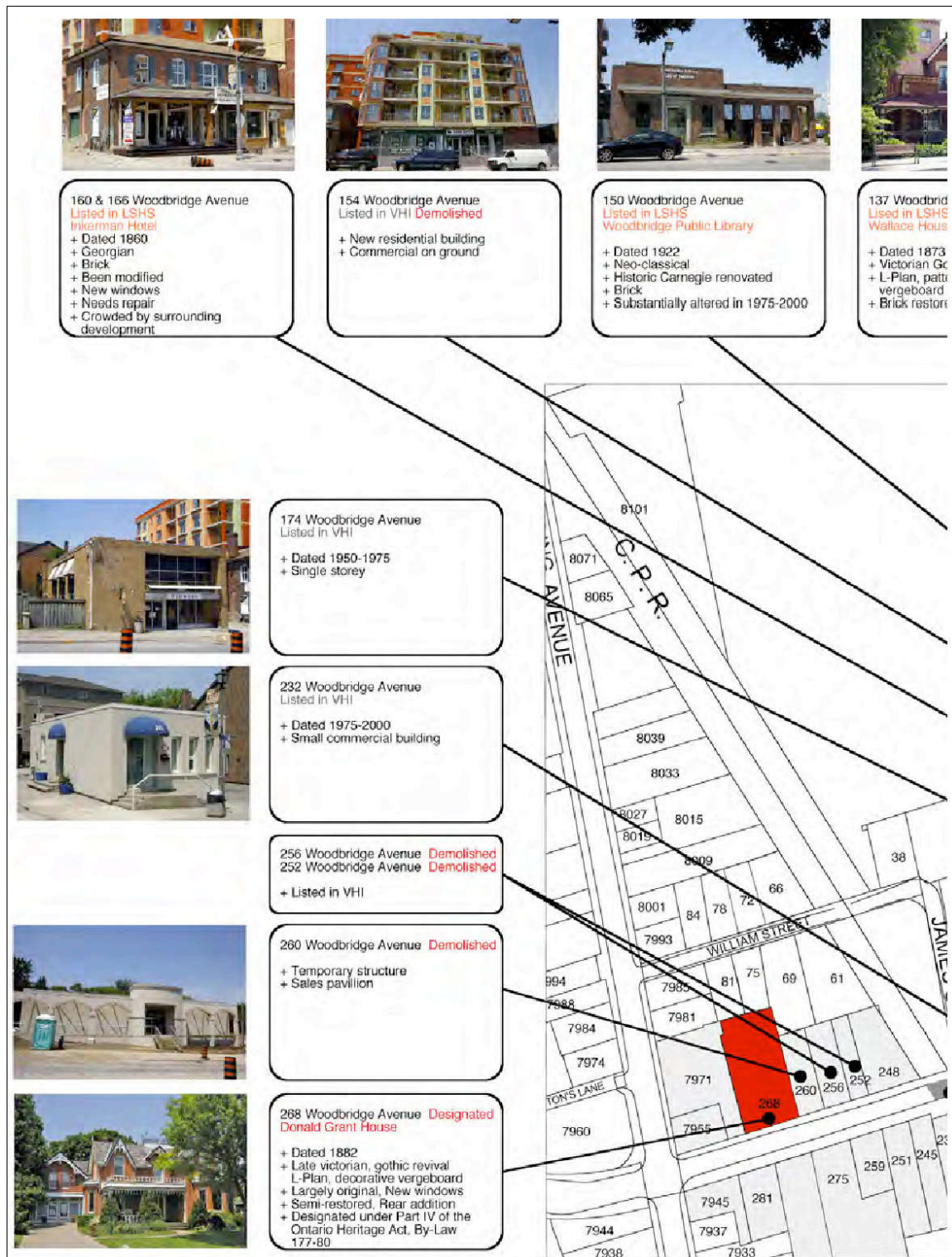


Figure 21

excerpt from *Woodbridge HCD Plan - inventory sheet 5a*, p. 154

Figure 22 is the inventory sheet for the William Street area.



Figure 22

excerpt from *Woodbridge HCD Plan - inventory sheet 3*, pp. 150 & 151

The area in which the subject property is located is bounded by topography in the form of the railway embankment to the east, the higher elevation of William Street to the north, and also of the south side of Woodbridge Avenue. The land also rises to the west towards Kipling. With the added height of buildings on the south side of Woodbridge, the subject property is visually contained to a large extent. The character of the immediate environs is varied, ranging from a 6 - 8-storey building on Woodbridge to a single-storey residence on William Street. Woodbridge Avenue buildings between Kipling and the CPR bridge range from 2 to 8-storeys, with the tallest structure at the highest elevation of land.

The property itself is occupied by a temporary sales office building (Figure 24). The site is relatively flat. It is 3 to 4 metres lower than the lots on William Street and screened by a dense hedgerow (Figure 18). It is also 2 to 3 metres lower than the adjacent 268 Woodbridge Avenue property at the rear where the house is located. The Donald Grant House is heavily screened by mature coniferous and deciduous vegetation (Figure 19). The adjacent CP Railway tracks are 4 to 5 metres above the grade of the property (Figure 23).





Figure 23

C.P.R. railway and Woodbridge Avenue railway bridge from project site



Figure 24

268 Woodbridge Avenue from the east

268 Woodbridge Avenue is set well back of the street and is only visible from the east at or near the westerly property line (Figure 24).



### 2.3 Architectural evaluation of the subject property

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The only structure on the 248 - 260 Woodbridge Avenue property is a 21<sup>st</sup> century temporary sales office (Figure 24). There is no heritage resource on the property.



Figure 25

temporary sales office at 248 - 260 Woodbridge Avenue

### 2.4 Development proposal for the subject lands

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The architecture of the proposed building draws inspiration from the heritage buildings found in the neighbourhood. It is articulated in traditional architecture with classical proportions, details and materials that are integrated with the existing community. It is a 7-storey building on the south (Woodbridge) elevation and 6 storeys at the rear as a result of the topography. The first storey constitutes a street related podium element with step back occurring at the 2<sup>nd</sup> floor. The podium creates a scaled interface with the existing sidewalks and street frontages and is composed of mainly masonry with punch windows. The upper floors provide a contemporary expression of the traditional elements of the podium level. The grid arrangement of the masonry pilasters and the glass spandrels echo the proportion of the post and lintel components of the base. The architectural style and materiality of the entire building is such that both traditional and contemporary languages are blended. The aesthetic balance between the traditional cornice and pilaster details and the contemporary glass entrance and balconies achieves a harmonious overall look.

The proposed building is set back 20 m on the east due to the railway, which provides a buffer to mitigate noise. This creates the service and landscape spaces. The majority of the building faces south and west with adequate exposure to sunlight and open views. The building steps back to the north creating a play of terraced levels. Figure 26 is a proposed Site Plan for the development of the property.

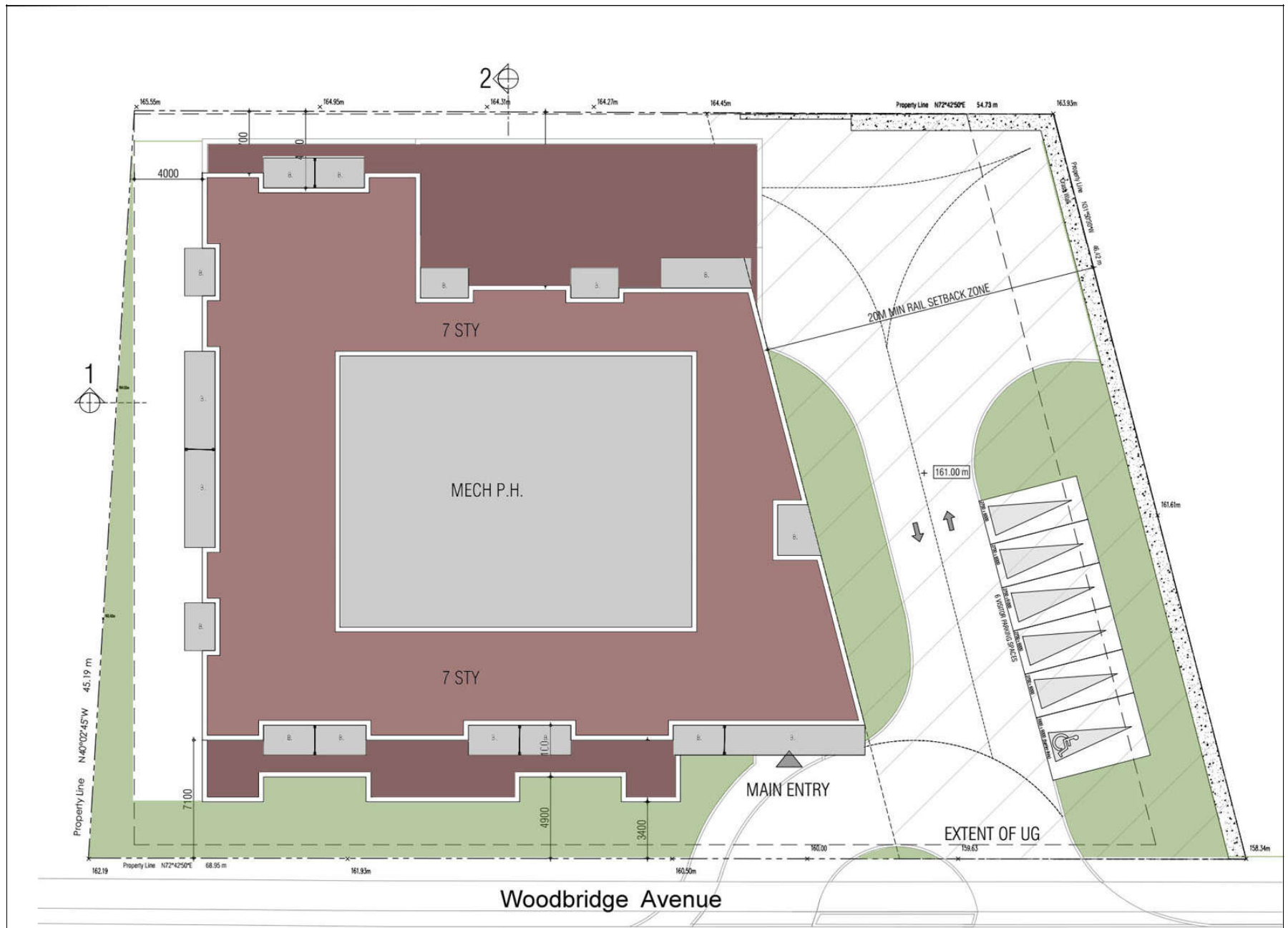


Figure 26

Site Plan - after Graziani + Corraza Architects Inc., May 28, 2020

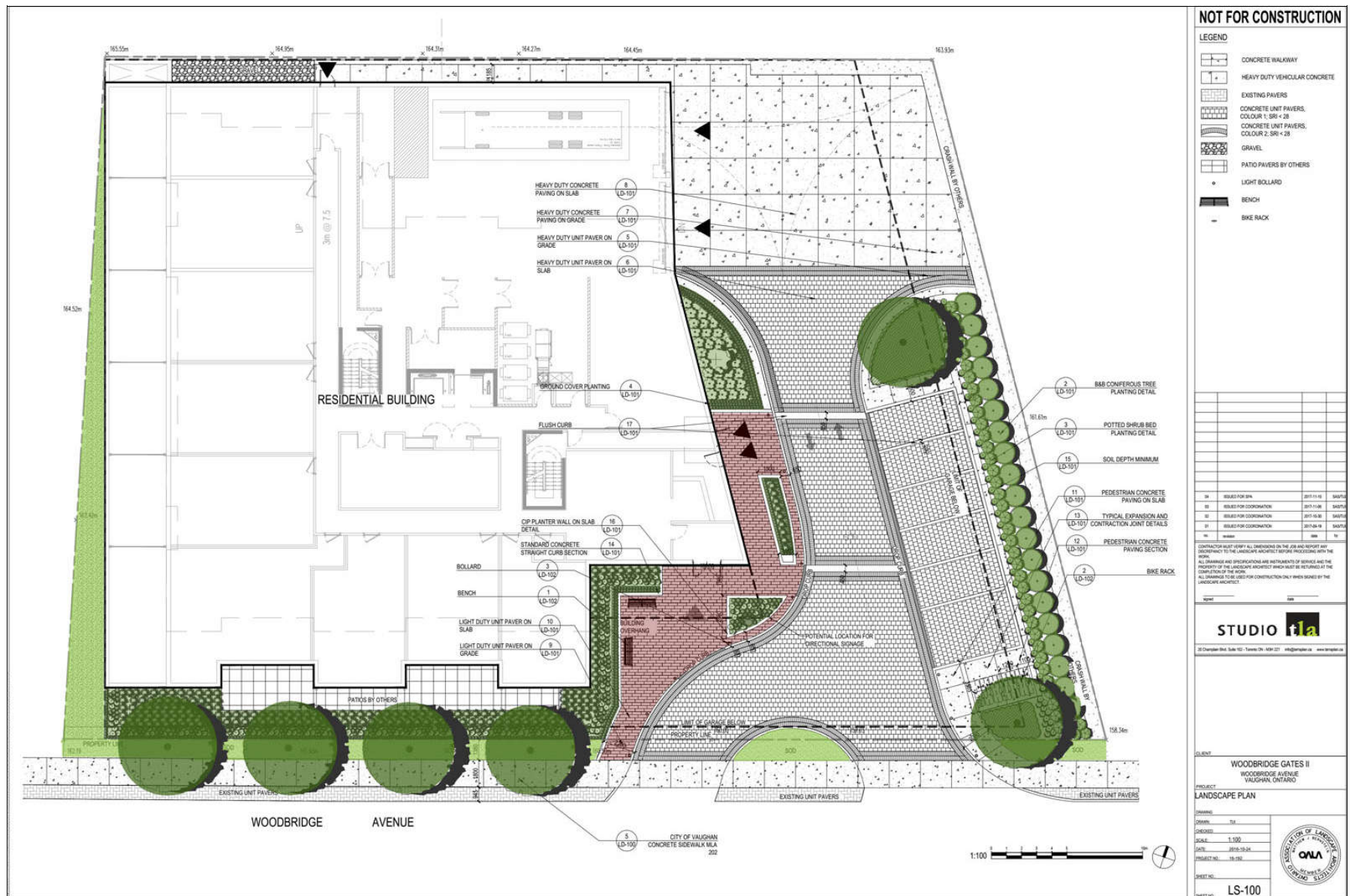


Figure 27

Landscape Plan - Terraplan Landscape Architects, 15 July 2020





Figure 28

south elevation (Woodbridge Avenue) - *Graziani + Corraza Architects Inc.*, June 2020

Figure 28 is a view of the 7 storey building from the southeast, showing the railway crash wall to the east, a single storey podium of 4.5 metres, and the main entrance facing the street.





Figure 29

south (Woodbridge Avenue) elevation - *Graziani + Corraza Architects Inc.*, June 2020

Figure 29 is a view from the southwest along Woodbridge Avenue. The railway bridge is in the background.

## 2.5 Potential Impacts on Identified Cultural Heritage Resources and the HCD

Potential impacts per InfoSheet #5, Heritage Impact Assessments and Conservation Plans<sup>5</sup>

<i>Potential Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> <li>• destruction of any, or part of any, significant heritage attributes or features</li> </ul>	no destruction of any part of any significant heritage attribute or feature
<ul style="list-style-type: none"> <li>• isolation of a heritage attribute from its surrounding environment, context or a significant relationship</li> </ul>	not applicable
<ul style="list-style-type: none"> <li>• a change in land use where the change in use negates the property's cultural heritage value</li> </ul>	not applicable
<ul style="list-style-type: none"> <li>• alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</li> </ul>	not applicable
<ul style="list-style-type: none"> <li>• shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</li> </ul>	there is no shadow cast on the listed building at 69 William Street - the shadow cast on the listed building at 268 Woodbridge Ave. is coincident with the shadow cast by the mature coniferous trees on the east side of that property (see Appendix 2)
<ul style="list-style-type: none"> <li>• direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</li> </ul>	the proposal blocks no significant views of adjacent contributing resources
<ul style="list-style-type: none"> <li>• land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource</li> </ul>	not applicable

## 2.6 Evaluation of Proposed Development

Following is an evaluation of the project according to Section 6. (Heritage Attributes and District Guidelines) of the Woodbridge HCD Plan <sup>6</sup>

<i>Guideline 6.1</i>	<i>Evaluation</i>
<ul style="list-style-type: none"> <li>• Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential with ground level of buildings along Woodbridge Avenue flush with the sidewalk, with direct access from the street.</li> </ul>	The building is exclusively residential. It satisfies the Guidelines, no negative impact

<sup>5</sup> Provincial Policy Statement (PPS, 2005) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, p. 3

<sup>6</sup> Heritage Attributes and Guidelines from: *Woodbridge Heritage Conservation District Plan*, Part 2, pp. 71, 80-83



<ul style="list-style-type: none"> <li>Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building, measured at the building's edge. New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required, with the additional two floors stepping back on a 45° angular plane.</li> </ul>	<p>The proposed building is 7 storeys on Woodbridge Ave., stepping back from a first floor podium. The building main roof is at a geodetic height of 184.86, based on 7 storeys exposed on the Woodbridge Ave frontage (p1 + 6 floors), and 6 storeys on the north, west and east sides. The mechanical penthouse roof is at a geodetic height of 190.86. The 7 storey building across the street is at a geodetic height of 192.10.</p>
<ul style="list-style-type: none"> <li>Storefronts must be oriented towards the street and should be experienced as a collection of small scaled retail, with operable doors</li> </ul>	<p>Not applicable - there are no storefronts.</p>
<ul style="list-style-type: none"> <li>New buildings should be built directly to the front property or street line to establish a continuous street wall. When located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.</li> </ul>	<p>The proposed building is located directly at the front property or street line to establish a continuous street wall. It does not transition back to the setback line of the existing contributing building to the west which is set to the rear of the lot. Open views are afforded to that building from the street.</p>
<ul style="list-style-type: none"> <li>Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Avenue to build on the "green" character of the street.</li> </ul>	<p>Not applicable - there are no contributing buildings on the property.</p>

### 6.3 Architectural Guidelines for New Buildings, Additions and Alterations

#### Guideline 6.3.2. Contemporary Design

- Contemporary work should be 'of its time'. It should avoid blurring the line between real historic 'artifacts' and contemporary elements. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided. Architectural Guidelines for design include: material palette, proportions of parts, solidity verses transparency and detailing.

#### Evaluation

The proposed development is clearly of its own time and place with a contemporary style that does not reproduce historic detailing. Brick in red tones is used as a reference to the materiality and colour palette found along Woodbridge Avenue

#### 6.4 Built Form Framework

- Materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco, wood siding and trim, glass windows and storefronts and various metals.
- New buildings in the district must consider the proportions of immediate neighbouring buildings, but must also consider portions of historical precedents (e.g. window height, base-body-cap, etc.)
- The level of transparency in the new work should be set at a level that provides a good fit on the street frontages. In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.
- For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed. In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.
- When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.
- All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.
- Where heritage contributing buildings are located on either side of a new development site, and are set further back from the zero setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.

#### Evaluation

The development is clad primarily in red brick tones. Windows are of clear glass..

The development has appropriately proportioned windows based on the volume of the building as well as appropriate pilaster separations to add rhythm to the facade.

The solid-to-transparency ratio is appropriate in this development and fits well with this part of the streetscape along Woodbridge Avenue.

The detailing in the development is appropriate as the pilasters on the facades add rhythm to the building, referencing historical proportions with a contemporary style.

The adjacent contributing building to the west is set at the rear of the property and is currently only visible from the east on Woodbridge Ave. at or near the property line (see Figure 24). The proposed building does not block views of the adjacent building.

No blank walls face Woodbridge Avenue.

\*Does not comply.

#### 6.4 Built Form Framework

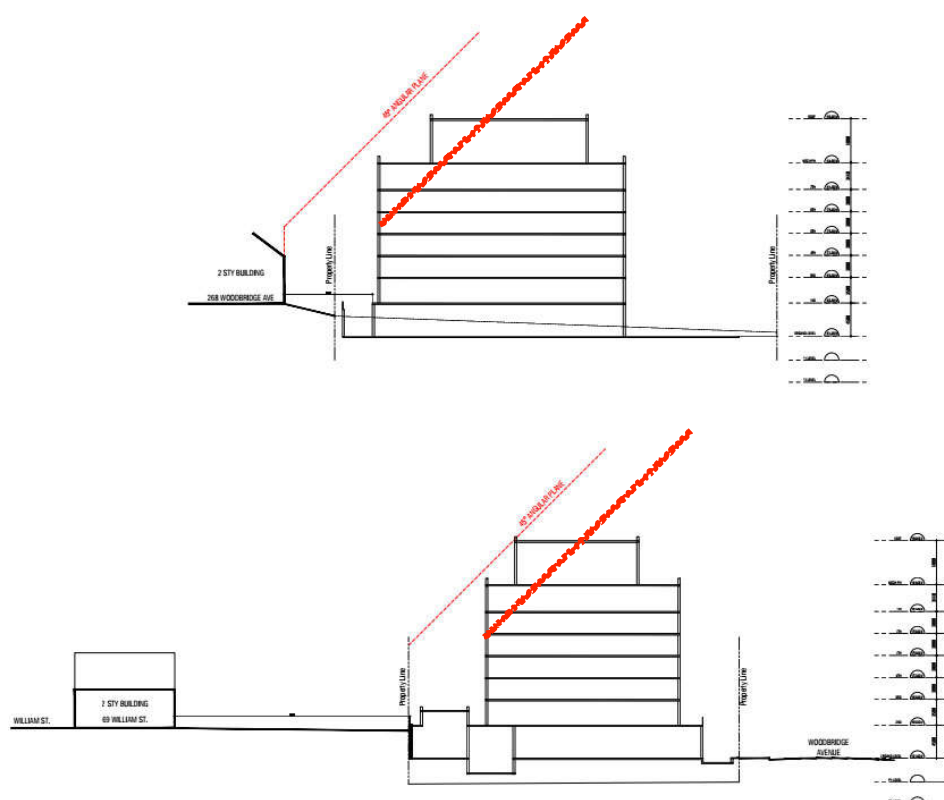
- Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.
- New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.
- The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane.

#### Evaluation

\*Does not comply.

Separation from the railway is a safety requirement, resulting in a 20 m side yard on the east.

The proposed development is adjacent to the back yard of a contributing residence to the north. It is stepped back from it and the 45 degree angular plane is respected. The proposed development is also adjacent to a contributing, former residential to the west. It is stepped back from it and the 45 degree angular plane is respected.



- New buildings must have a building podium, lining the street, of 2 floors minimum and 4 floors maximum.

Podium height is 1 floor; however at 4.5 m it is equivalent to 1½ storeys.



### 6.6 Open Space Framework

- The accommodation of pedestrians will have priority over the accommodation of vehicles.
- Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.

### Evaluation

The parking garage door is at the rear of the east wall, well back from the property line minimizing its view from Woodbridge Ave.

The streetscape is currently devoid of trees. Street trees are proposed in the landscape plan (Figure 27.)

### 6.6 Open Space Framework

- Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.

A number of trees with diameters of 20cm or more are proposed to be removed. Refer to the Arborist Report for further information.

### 6.7 Urban Design

- Woodbridge Avenue should continue to function as a mixed use commercial street and promenade with commercial animation at grade.
- The street section should reflect a more formal landscape treatment and tree planting design that responds to at-grade retail amenities.
- The sidewalks should be primarily hard surfaced to accommodate pedestrian traffic and there should be continuous sidewalk on both sides of the street.
- Woodbridge Avenue should have a continuous enhanced paving treatment and palette of furnishings such as special lighting standards and benches that demarcate it as a “special street” and enhances the identity of the Woodbridge Core.
- Woodbridge Avenue should accommodate on street parking where possible.
- 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.

Does not comply. The building is residential.

Not applicable - see above.

Sidewalks are hard surfaced accommodating pedestrian traffic.

See Landscape Plan.

A drop-off area is included at the main entrance. There is currently no on-street parking.

Short-term parking is provided at the railway side of the property. Structured parking is not visible from the street.

\* To comply with these guidelines would be in conflict with the guideline to establish a continuous street wall and would relegate development of the property primarily to the rear and east (railway line) side of the property. The contributing building to the west is set at the extreme rear of the lot and is screened from the

subject property in a manner that does not afford views of it travelling from the east on Woodbridge until at or near its easterly property line. The HCD Guidelines provide that consideration may be given to the setback requirements of new buildings only when new construction is set back from the street frontage of the contributing building to maintain open views and vantage points from the street, and where 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. No parts of the contributing building are hidden from view and the new development is of appropriate architectural quality, contributing to the district's heritage character. It would appear that consideration is warranted.

### 3.0 CONCLUSION

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Section 2 of the *Planning Act* indicates that City of Vaughan Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions 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.*<sup>7</sup>

*“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.*<sup>8</sup>

Located within the Woodbridge Heritage Conservation District, the property contains no potential built heritage resources; two contributing heritage properties are adjacent. The proposal meets, with two exceptions, (front yard setback and height), the Guidelines of the Woodbridge Heritage Conservation District Plan. The exceptions, in the opinion of this author, should not prevent a positive recommendation regarding the proposed development.

This Cultural Heritage Resource Impact Assessment and Heritage District Conformity Report is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

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<sup>7</sup> *Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

<sup>8</sup> *Ibid, p.40*

## REFERENCES

City of Vaughan *Guidelines for Cultural Heritage Impact Assessments, Updated February 2016*

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

*Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

*Plan of Survey Showing Topographical Detail of Lots 11 & 12 and Part of Lots 9 & 10, Registered Plan 385 City of Vaughan Regional Municipality of York - Rady-Pentek & Edward Surveying Limited, 8 October 2015*

*Vaughan Official Plan Volume 2 Chapter 12, Area Specific Policies*

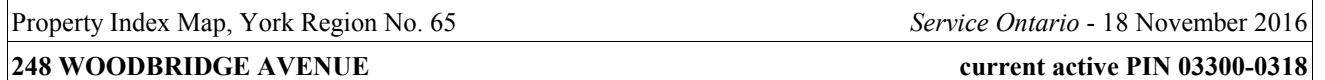
*Woodbridge Heritage Conservation District Study and Plan, Final Document April 2009, Office for Urbanism. In association with Goldsmith Borgal and Company Architects (GBCA)*

A Heritage Conservation District Conformity Report: ..... *a report prepared for development on any lands located within a designated Heritage Conservation District in the City's Official Plan to ensure that any development on these lands are in conformance with the Heritage Conservation District Guidelines referred to in the City's Official Plan. This report must be prepared by a Certified Heritage Consultant. The professional preparing the material must have the expertise relating to the conservation of the type of the subject heritage resource, such as being registered in the "building specialist" category, under the Canadian Association of Heritage Professionals.* "Pre-application Consultation Understanding" PAC Meeting April 6, 2016 (PAC.16.019), City of Vaughan

*Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

*Indenture in Pursuance of the Act Respecting Short Form of Conveyance between John A. McClure, Tailor and the Toronto Grey and Bruce Railway Company (Canadian Pacific Railway), August 1907*





Part of Lot 9, Plan 385, City of Vaughan				
01 Nov 1875	Grant	James W. McClure to Andrew McClure	\$600	1863
13 Feb 1894	Grant	Estate of Andrew McClure to John A. McClure (W pt Lot 9)		384
30 Aug 1907	Grant	John A. McClure to Toronto Grey & Bruce Ry Company	\$800	688
25 Aug 1995	Quit Claim	Toronto Grey & Bruce Ry Company & Ontario and Quebec Railway Company & Canadian Pacific Limited to Armando Mastropaolo		663978
01 Nov 1875	Grant	James W. McClure to Andrew McClure	\$600	1863
13 Feb 1894	Grant	Estate of Andrew McClure to Sarah G. Wiggins	\$240	377
13 Feb 1894	Grant	Estate of Andrew McClure to John A. McClure (E pt Lot 10)		684
28 Mar 1896	Grant	Sarah G. Wiggins to John G. Hallett		432
22 July 1907	Grant	Estate of Andrew McClure to John A. McClure (E pt Lot 10)		690
30 Aug 1907	Grant	John A. McClure to Toronto Grey & Bruce Ry Co (pt Lot 10)	\$600	688
17 Jan 1912	Grant	John G. Hallett to Jane Gordon	\$550	836
01 June 1920	Grant	Jane Burkitt (Gordon) to Thomas S. Wise	\$1,000	1040
12 Oct 1949	Grant	Estate of Thomas Wise to Winnifred E. Wise		2437
30 Jan 1987	Grant	Winnifred Ellen Wise to Patrick Luciani		422993
07 Aug 1987	Grant	Patrick Luciani to Frank Mazzone		442551
18 May 1988	Quit Claim	Toronto Grey & Bruce Ry Co to Patrick Luciani		468428
19 May 1988	Grant	Frank Mazzone to Italo & Rinaldo Zeppieri and Peter Moncada		468525

<b>248 WOODBRIDGE AVENUE</b>			<b>current active PIN 03300-0318</b>	
date	instrument	from - to	amount	instrument no.
19 May 1988	Mortgage	Royal Bank of Canada to Italo & Rinaldo Zeppieri and Peter Moncada	\$135,000	468526
14 June 1988	Quit Claim	Frank Mazzone to Italo & Rinaldo Zeppieri and Peter Moncada		471339
10 Jan 1994	Transfer	Royal Bank of Canada to Armando Mastropaolo	\$125,000	632492
25 Aug 1995	Quit Claim	Toronto Grey & Bruce Ry Company & Ontario and Quebec Railway Company & Canadian Pacific Limited to Armando Mastropaolo		663978
27 Oct 2005	Transfer	Armando Mastropaolo to Armando Mastropaolo		R750387
16 Nov 2005	Transfer	Armando Mastropaolo to 2071228 Ontario Limited	\$3,200,000	YR732800
<b>2005 - Lots 9, 10, 11 &amp; 12 assembled by 2071228 Ontario Limited</b>				

<b>252 WOODBRIDGE AVENUE</b>			<b>current active PIN 03300-0302</b>	
date	instrument	from - to	amount	instrument no.
<b>Part of Lot 10, Plan 385, City of Vaughan</b>				
04 Feb 1875	Grant	James McClure to James S. Robinson	\$275	1942
18 Nov 1876	Grant	James S. Robinson to Alice Robinson	\$300	2141
Aug 1888	Mortgages	Joseph Rowan to Alice Robinson	\$1,209	174 & 255
29 Dec 1902	Grant (POS)	Joseph Rowan to Joseph W. Rowan	\$400	710
24 Dec 1907	Grant	Joseph W. Rowan to David Stewart	\$475	711
03 Jan 1908	Quit Claim	Joseph W. Rowan to David Stewart		725
02 June 1915	Grant	Estate of David Stewart to Henry C. Stewart		923
10 Mar 1932	Grant	Henry Carruthers Stewart to Annie Margaret Stewart		1491
22 Oct 1935	Grant	Estate of Annie Stewart to William J. Mitchell		??
10 Jan 1952	Grant	Estate of William J. Mitchell to Martha E. Hetherington		2671
03 June 1965	Grant	Martha Hetherington to Sylvester & Dorothy Elizabeth Caster		5866
14 Apr 1989	Transfer	Dorothy Elizabeth Caster to Frank Fragate	\$240,000	504386
13 Oct 1989	Transfer	Frank Fragate to Zeppieri Construction Limited		523653
03 Feb 1994	Transfer (POS)	CIBC Mortgage Corporation to Mary & Domenic Leone	\$109,000	633828
30 May 1994	Transfer	Mary & Domenic Leone to Mary Leone		640600
23 July 1999	Transfer	Mary Leone to Victor DaSilva	\$170,000	LT1381925
17 July 2001	Transfer	Victor DaSilva to Carlo & Maria Pellegrino	\$253,000	YR22982
02 May 2005	Transfer	Carlo & Maria Pellegrino to 2071228 Ontario Limited	\$450,000	YR633113
<b>2005 - Lots 9, 10, 11 &amp; 12 assembled by 2071228 Ontario Limited</b>				

256 WOODBRIDGE AVENUE			current active PIN 03300-0160	
date	instrument	from - to	amount	instrument no.
<b>Lot 11, Plan 358, City of Vaughan</b>				
04 Feb 1875	Grant	James McClure to James S. Robinson	\$275	1942
18 Nov 1876	Grant	James S. Robinson to Alice Robinson	\$300	2141
Aug 1888	Mortgages	Joseph Rowan to Alice Robinson	\$1,209	174 & 255
29 Dec 1902	Grant (POS)	Joseph Rowan to Joseph W. Rowan	\$400	710
24 Dec 1907	Grant	Joseph W. Rowan to David Stewart	\$475	711
03 Jan 1908	Quit Claim	Joseph W. Rowan to David Stewart		725
16 Apr 1915	Grant	Estate of David Stewart to Lizzie Hook (W 33')	\$150	915
05 Oct 1920	Grant	Lizzie Hook to T. Alex Smithers (W 33')		1058
?? Oct 1949	Grant	Estate of Thomas A. Smithers to George A. Bagg (W 33')	\$300	2393
29 July 1982	Grant	Estate of George A. Bagg to Keshodat & Kathleen Kumar (W 33')		297120
15 Oct 1985	Grant	Keshodat & Kathleen Kumar to Andrew Chlebus (W 33')		381011
05 July 1996	Transfer	Andrew Chlebus to Guiseppe Giglio and Jim Rocovitis	\$218,500	680691
16 July 1999	Transfer	Guiseppe Giglio and Jim Rocovitis to Osorio Santiago	\$500,000	LT1379794
26 Aug 2005	Transfer	Osorio Santiago to 2071228 Ontario Limited		YR691009
<b>2005 - Lots 9, 10, 11 &amp; 12 assembled by 2071228 Ontario Limited</b>				

260 WOODBRIDGE AVENUE			current active PIN 03300-0159	
date	instrument	from - to	amount	instrument no.
<b>Lot 12, Plan 358, City of Vaughan</b>				
04 Feb 1876	Grant	James H. McClure to Alexander Locke	\$250	1941
11 May 1888	Vesting Order	High Court of Justice to Simon Skunk (does not appear to have effected Lot 12)		244
05 Apr 1900	Grant	Alexander & Sarah Jane Locke to Frederick Wise	\$900	502
31 May 1907	Grant	Frederick W. Wise to Mary E. Locke	\$1,000	685
07 June 1913	Grant	Mary E. Locke to Frank Postlethwaite	\$850	865
07 June 1913	Grant	Frank Postlethwaite to James Gilchrist		868
18 Mar 1914	Grant	James Gilchrist to Lizzie Hook	\$1,000	892
07 Apr 1919	Lease	Lizzie Hook to William H. Frayer (for 3 years)	\$180	1007
06 Oct 1920	Grant	Lizzie Hook to T. Alex Smithers		1058
06 Oct 1920	Quit Claim	William H. Frayer to Lizzie Hook		1065
28 June 1943	Grant	Estate of Thomas A. Smithers to Lorne Carr	\$4,500	1853
20 Oct 1970	Grant	Lorne Carr to Lorne & Ellen B. Carr		7247
02 May 2005	Survivorship Application	to Ellen Blanche Linnerth		YR633006
03 May 2005	Transfer	Ellen Blanche Linnerth to 2071228 Ontario Limited		YR633306



260 WOODBRIDGE AVENUE			current active PIN 03300-0159	
date	instrument	from - to	amount	instrument no.
2005 - Lots 9, 10, 11 & 12 assembled by 2071228 Ontario Limited				

11 Feb 2016 - Lots assembled by 2071228 Ontario Limited in 2005 purchased by City Park (Woodbridge Gates North) Inc.				
11 Feb 2016	Transfer	2071228 Ontario Limited to City Park (Woodbridge Gates North) Inc.	\$3,200,000	YR2429873

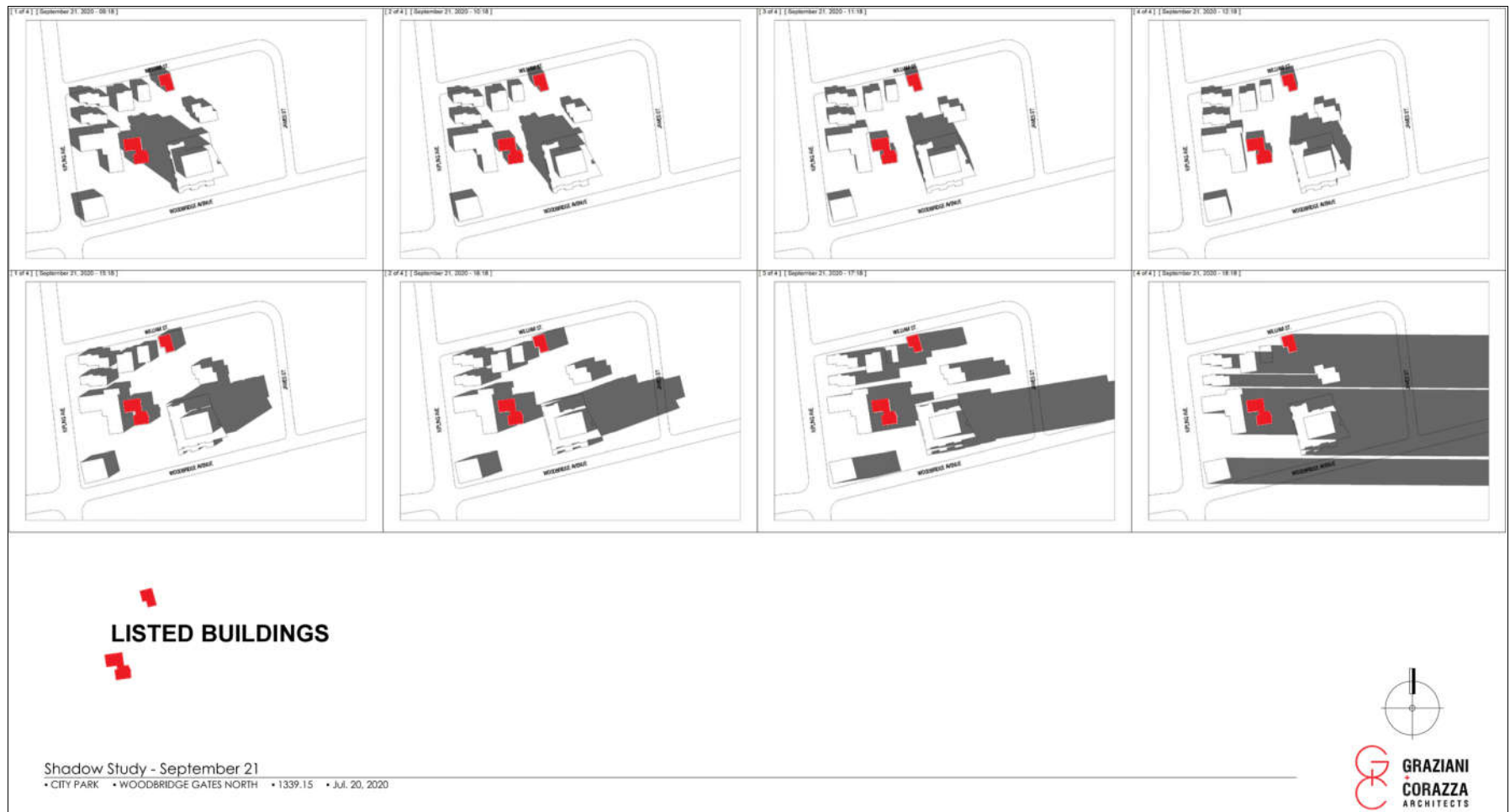
## Appendix 2 Shadow Study



The listed building at 69 William Street is not affected by the proposed building on Woodbridge Avenue.

The listed building at 268 William Street is in partial to full shadow from 4:00 PM to evening from the church building on Kipling Avenue. It is not affected by the proposed building on Woodbridge Avenue.

## Appendix 2 Shadow Study



The listed building at 69 William Street is in partial shadow from the building to the west from 5:00 PM on. It is not affected by the proposed building on Woodbridge Avenue.

The listed building at 268 Woodbridge Avenue is in partial to full shadow from 4:00 PM to evening from the church building on Kipling Avenue. It is in full to partial shadow from the proposed building on Woodbridge Avenue from 9:00AM to 10:20AM. However, what is not taken into account is the shadows created by the mature coniferous trees on the lot on its easterly property boundary and that created by the building on the south side of Woodbridge Avenue as shown in the photographs on the following page.





Tall coniferous trees create year-round shadow on the Woodbridge Avenue listed building.



## RESUME

**OWEN R. SCOTT, OALA, FCSLA, CAHP**

### Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

### Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - 2018 President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

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## Historical Research, Heritage Planning and Conservation Experience and Expertise

### Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

### Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

### Professional Honours and Awards (Heritage):

Merit Award 2016 Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes

National Award 2016 Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes

Mike Wagner Award 2013 Heritage Award - Breithaupt Block, Kitchener, ON

People's Choice Award 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

Award of Excellence 2012 Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2007 Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON

Award 2001 Ontario Heritage Foundation Certificate of Achievement

Award 1998 Province of Ontario, Volunteer Award (10 year award)

Award 1994 Province of Ontario, Volunteer Award (5 year award)

Regional Merit 1990 CSLA Awards, Britannia School Farm Master Plan

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

National Citation 1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

National Merit 1984 CSLA Awards, St. James Park Victorian Garden, Toronto, ON

Award 1982 Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

**Selected Heritage Publications:**

- Scott, Owen R., The Southern Ontario “Grid”, *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20<sup>th</sup> and 21<sup>st</sup> Centuries*. Proceedings of “Conserving Ontario’s Landscapes” conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter, American Society of Landscape Architects - Ontario Chapter*, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON



- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report, Casey Township, ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Bridge #9-WG Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringle), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report, Wilmot Township, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON

## Appendix 3

### Qualifications of the Author

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- Uno Park Road Bridge, Cultural Heritage Evaluation Report, Harley Township, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

#### Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- Adams Bridge (Structure S20) Heritage Impact Assessment, Southgate Township, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road, Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- Bridge #20 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- Holland Mills Road Bridge Heritage Impact Assessment, Wilmot Township, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON

### Appendix 3

#### Qualifications of the Author

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- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Uno Park Road Bridge, Heritage Impact Assessment, Harley Township, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

#### Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

#### Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON



## Appendix 3

### Qualifications of the Author

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#### Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Scoping Study, Township of Centre Wellington, ON

#### Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON

#### Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019







<p><b>SURVEY INFORMATION</b></p> <p>Rady-Pentek &amp; Edward Surveying Ltd.          Ontario Land Surveyors          643 Chrislea Road, Suite 7          Woodbridge, Ontario L4L 8A3          Tel: 416 635-5000, 905 264 0881          Fax: 416 635 5001, 905 264 2099</p>	
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GENERAL NOTES	
1.	For Landscaping, refer to landscape drawings.
2.	For proposed grading, refer to landscape drawings.
3.	All perimeter existing information indicated taken from survey.
4.	All work to be done in conformance with the 2012 Ontario Building Code(O.B.C., as amended).

ESTABLISHED GRADE
Established grade is 162.80

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BERARDO E. GRAZIANI  
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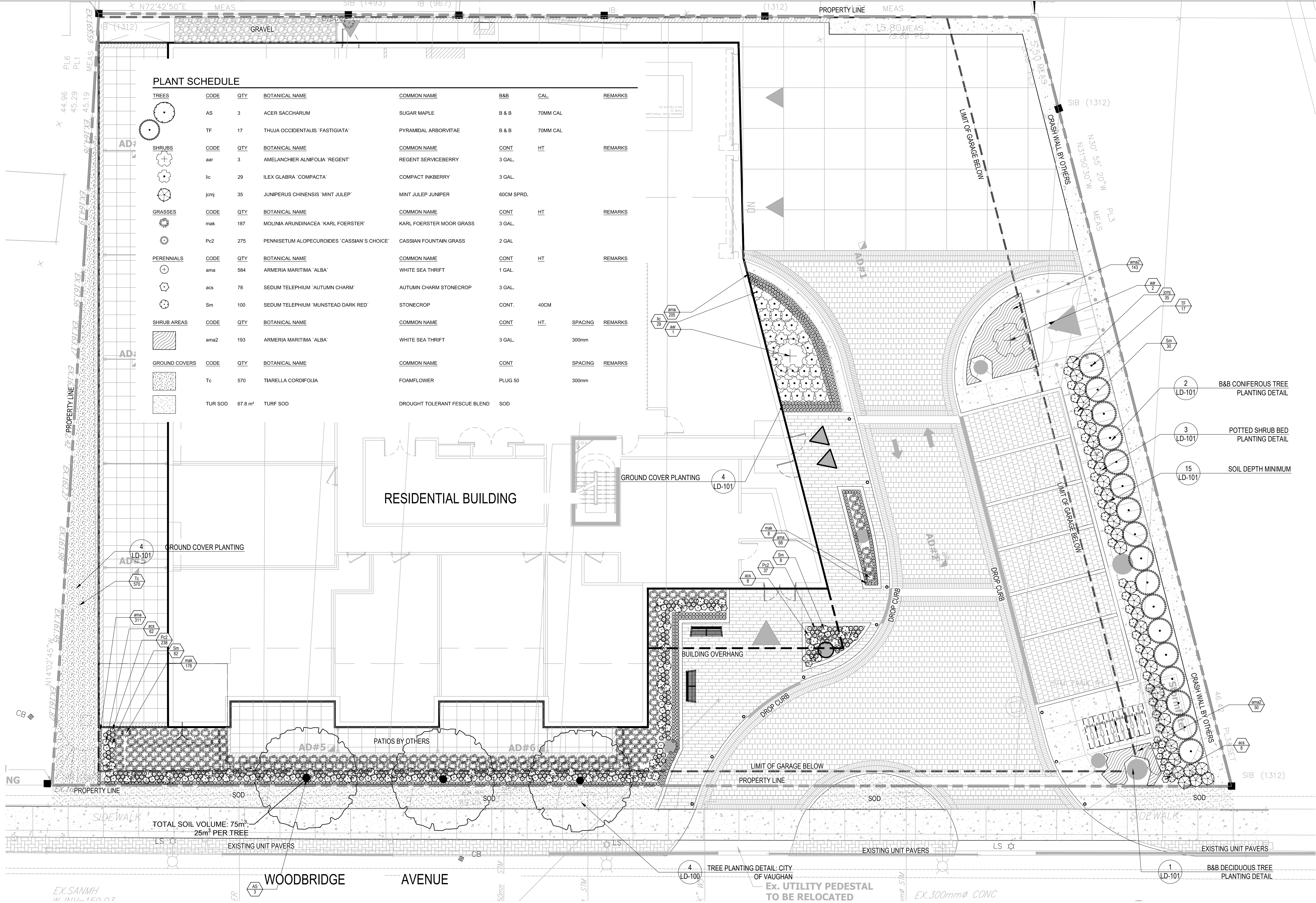
Residential Development

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NOT FOR CONSTRUCTION

LEGEND

- CONCRETE
- EXISTING PAVERS
- CONCRETE UNIT PAVERS, COLOUR 1; SRI < 28
- CONCRETE UNIT PAVERS, COLOUR 2; SRI < 28
- GRAVEL
- PATIO PAVERS BY OTHERS
- LIGHT BOLLARD
- BENCH
- BIKE RACK

05	ISSUED FOR SPA	2020-07-20	GFT/UT
04	ISSUED FOR SPA	2017-11-10	SAS/TUI
03	ISSUED FOR COORDINATION	2017-11-06	SAS/TUI
02	ISSUED FOR COORDINATION	2017-10-30	SAS/TUI
01	ISSUED FOR COORDINATION	2017-09-18	SAS/TUI
no.	revision	date	by

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20 Champlain Blvd. Suite 102 - Toronto ON M3H 2Z1 info@terrapijan.ca www.terrapijan.ca

CLIENT  
**WOODBRIDGE GATES II**  
248-260 WOODBRIDGE AVENUE  
VAUGHAN, ONTARIO

PROJECT  
**PLANTING PLAN**

DRAWING  
DRAWN: TUI  
CHECKED: GF  
SCALE: 1:100  
DATE: 2016-10-24  
PROJECT NO.: 16-192

SHEET NO.:  
LP-100



**ATTACHMENT 4**















ATTACHMENT 6

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Residential Development

Woodbridge+Kipling

Vaughan		Ontario
Project Architect:	B. Graziani	
Assistant Designer:	R.Lincoln	
Drawn By:	R.Lincoln, S. Salari	
Checked By:	D. Biase	
Plot Date:	Aug. 25, 2020	
Job #	1339.15	

SOUTH ELEVATION

1:100 A403





**Cultural Heritage Resource  
Impact Assessment and  
Heritage Conservation District  
Conformity Report**

**248 - 260 Woodbridge Avenue  
Woodbridge Heritage Conservation  
District (HCD)  
City of Vaughan**

# Subject Property within the HCD





# The Property



An 1875 Plan of Subdivision created the lots that comprise the subject property. Contributing properties, 69 William Street & 268 Woodbridge Avenue, are screened from view by coniferous vegetation.

# Contributing Properties



There are two contributing properties adjacent, 268 Woodbridge Avenue and 69 William Street – development must respect and accommodate both



# Neighbouring Properties/Context



Kipling & Woodbridge

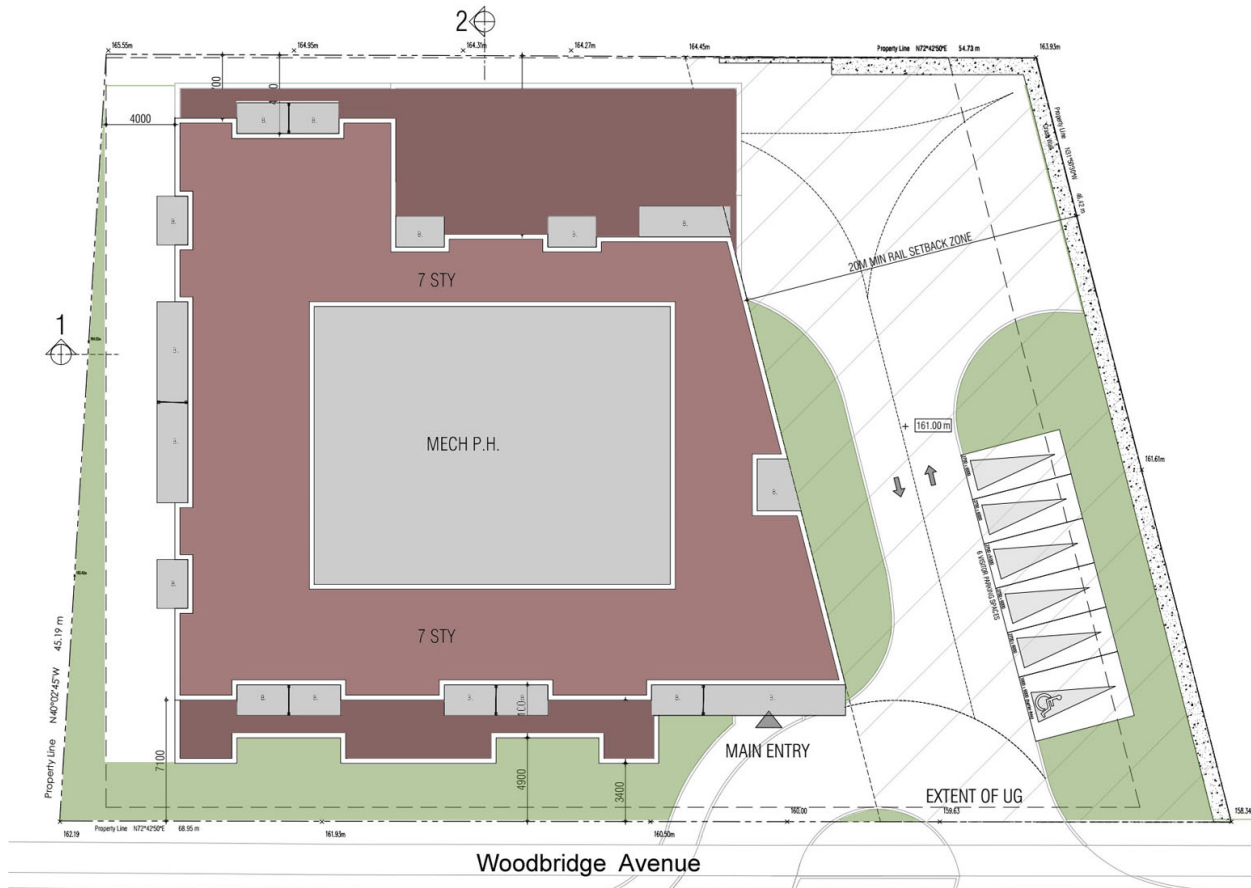
Looking southwest  
from subject property

CP Railway Bridge  
Looking northeast  
from Kipling





# Development Proposal



Site Plan – 7 storeys including a 2-storey podium

# Development Proposal



Looking northeast – crash wall and railway in background



# Development Proposal



Looking northwest



# Impact Assessment

- There is no heritage resource on the subject property, thus no direct impact
- Potential impacts on adjacent heritage resources:
  - *shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
  - There is no shadow cast on the listed building at 69 William Street - the shadow cast on the listed building at 268 Woodbridge Ave. is coincident with the shadow cast by the mature coniferous trees on the east side of that property.
  - *direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
  - The proposal blocks no significant views of adjacent contributing resources – 268 Woodbridge cannot be seen from the east along Woodbridge because of its rear yard location and coniferous tree screen.

# HCD Conformity

## HCD GUIDELINES (6.1)

- *Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential with ground level of buildings along Woodbridge Avenue flush with the sidewalk, with direct access from the street.*
- The building is exclusively residential. It satisfies the Guidelines, no negative impact.
- *Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane. New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required.*
- The proposed building is 7 storeys on Woodbridge Ave., stepping back from a 2 storey podium. The building main roof is at a geodetic height of 184.86, based on 7 storeys exposed on the Woodbridge Ave frontage (p2 + 5 floors), and 6 storeys on the north and west sides. The mechanical penthouse roof is at a geodetic height of 190.86. The 7 storey building across the street is at a geodetic height of 192.10. The proposed building is located directly at the front property or street line to establish a continuous street wall. It does not transition back to the setback line of the existing contributing building to the west which is set to the rear of the lot. Open views are afforded to that building from the street. In a future development, 268 Woodbridge is proposed to be moved to the street to the southwest corner of the property which would make it more visible from the street and negate the need for transition.

# Angular Plane Conformity

## HCD GUIDELINES (6.1 & 6.4)

- The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane.

ACCORDING TO WOODBRIDGE HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

**Height Guidelines**  
 The height of contributing buildings should be maintained.  
 The vertical requirement to adjacent contributing heritage buildings must be at least half the building height. This transition applies to the back and side yards of a contributing building. (see Diagram A)

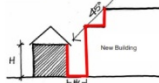


Diagram A

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. (see the following Diagram B)

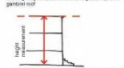
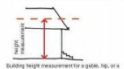
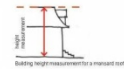
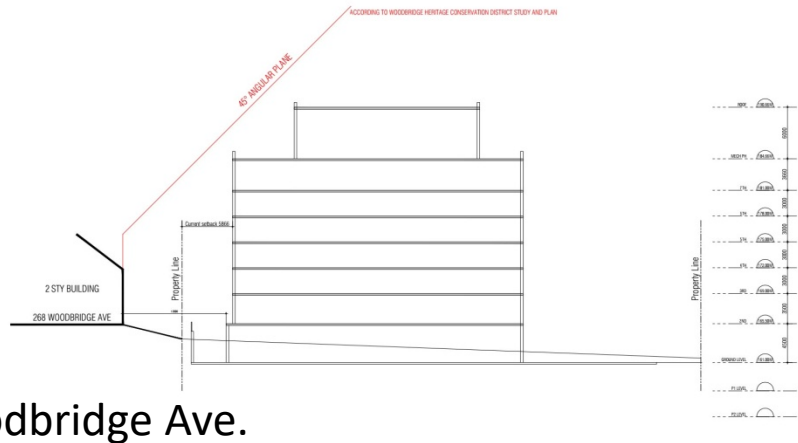
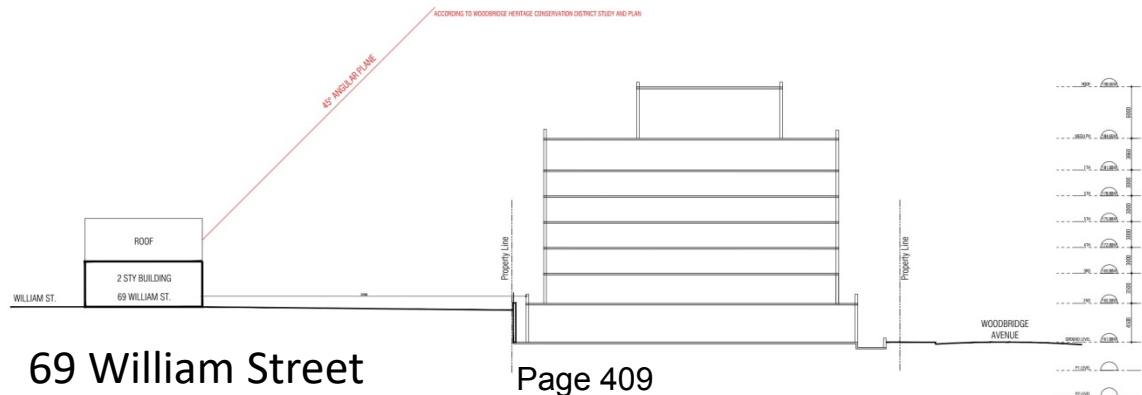


Diagram B



268 Woodbridge Ave.



69 William Street



# HCD Conformity

## HCD GUIDELINES (6.4)

- *All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*
- No blank walls face Woodbridge Avenue.
- *Where heritage contributing buildings are located on either side of a new development site, and are set further back from the zero setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side. Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.*
- The railway embankment is on the east side. 268 Woodbridge on the west is at the rear of the lot and is proposed to be moved forward to the street line.
- *New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.*
- Separation from the railway is a safety requirement, resulting in a 20 m side yard on the east.

# HCD Conformity

## HCD GUIDELINES (6.4)

- *Contemporary work should be 'of its time'. It should avoid blurring the line between real historic 'artifacts' and contemporary elements.*
- The proposed development is clearly of its own time and place with a contemporary style that does not reproduce historic detailing.
- *Materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco, wood siding and trim, glass windows and storefronts and various metals.*
- The development is clad primarily in red brick tones. Windows are of clear glass.
- *New buildings in the district must consider the proportions of immediate neighbouring buildings, but must also consider portions of historical precedents (e.g. window height, base-body-cap, etc.)*
- The development has appropriately proportioned windows based on the volume of the building as well as appropriate pilaster separations to add rhythm to the facade.

# HCD Conformity

## HCD GUIDELINES (6.4)

- *The level of transparency in the new work should be set at a level that provides a good fit on the street frontages. In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.*
- The solid-to-transparency ratio is appropriate in this development and fits well with this part of the streetscape along Woodbridge Avenue.
- *For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed. In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.*
- The detailing in the development is appropriate as the pilasters on the facades add rhythm to the building, referencing historical proportions with a contemporary style.
- *The accommodation of pedestrians will have priority over the accommodation of vehicles.*
- The parking garage door is at the rear of the east wall, well back from the property line minimizing its view from Woodbridge Ave. Short-term parking is at the railway crash wall and away from the building.



# HCD Conformity

## HCD GUIDELINES (6.6 & 6.7)

- *Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.*
- The streetscape is currently devoid of trees. Street trees are proposed in the landscape plan.
- *Woodbridge Avenue should continue to function as a mixed use commercial street and promenade with commercial animation at grade.*
- Does not comply – the building is exclusively residential.
- *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.*
- 6 short-term parking spaces are provided at the railway side of the property within a landscaped area. Structured parking is not visible from the street.

# Conclusion of the HIA & HCD Conformity Report

Located within the Woodbridge Heritage Conservation District, the property contains no potential built heritage resources; two contributing heritage properties are adjacent. There is no appreciable impact on either of these properties.

The proposal meets, with two exceptions, (front yard setback and height), the Guidelines of the *Woodbridge Heritage Conservation District Plan*. There are mitigating circumstances for these exceptions.