CITY OF VAUGHAN
HERITAGE VAUGHAN COMMITTEE
AGENDA

This is an Electronic Meeting. Vaughan City Hall will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca

Wednesday, March 24, 2021
7:00 p.m.
Electronic Meeting
Vaughan City Hall

Pages

1. CONFIRMATION OF AGENDA

2. DISCLOSURE OF INTEREST

3. COMMUNICATIONS

4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Office of the City Manager

1. REDEVELOPMENT OF HERITAGE PROPERTY AND NEW INFILL DEVELOPMENT LOCATED AT 2291 MAJOR MACKENZIE DRIVE, MAPLE HERITAGE CONSERVATION DISTRICT (REFERRED) — 3
   Report of the City Manager with respect to the above.

2. PROPOSED DEMOLITION OF THE EXISTING HOUSE AT 901 NASHVILLE ROAD AND THE CONSTRUCTION OF A NEW PUBLIC ROAD CONNECTION, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT — 147
   Report of the City Manager with respect to the above.

3. RENOVATION OF EXISTING HERITAGE HOUSE, AND REAR ADDITION AT 7714 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT — 175
   Report of the City Manager with respect to the above.

5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

7. NEW BUSINESS

8. ADJOURNMENT

Heritage Vaughan Committee Report

DATE: Wednesday, March 24, 2021 **WARD(S):** 1

TITLE: REDEVELOPMENT OF HERITAGE PROPERTY AND NEW INFILL DEVELOPMENT LOCATED AT 2291 MAJOR MACKENZIE DRIVE, MAPLE HERITAGE CONSERVATION DISTRICT (REFERRED)

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed adaptive reuse of the existing Heritage house and the construction of an attached 3-storey three-unit townhouse development with garages. The property is located at 2291 Major Mackenzie Drive, in the Maple Heritage Conservation District and designated under Part V of the *Ontario Heritage Act,* as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks approval to renovate the existing dwelling for adaptive reuse, and to construct an attached 3-storey three-unit townhouse development with garages located at 2291 Major Mackenzie Drive
- The existing main dwelling is identified as a contributing property in the Maple Heritage Conservation District Plan
- The proposal is consistent with the relevant policies and objectives of the Maple Heritage Conservation District 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 and objectives of the Maple Heritage Conservation District Plan

Recommendations

Heritage Vaughan, at its meeting February 17, 2021, recommended the following (Item 1, Report No. 2):

1) That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of March 24, 2021, to allow staff and the applicant to review the architectural expression proposed for the townhouse façade.

Report of the City Manager, dated February 17, 2021

THAT Heritage Vaughan Committee recommend Council approve the proposed redevelopment of the existing dwelling, and the new construction of an attached 3-storey three-unit townhouse development with garages located at 2291 Major Mackenzie Drive under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;

b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *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 Applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The existing designated heritage house is a wood frame Victorian style 2-storey house with a full basement, and rear addition constructed in part from field stone. The house was originally clad with yellow painted lapstrake wood siding; subsequently wire-backed faux yellow brick siding was nailed over the wood siding. None of the original windows, doors, or original interior wood trims or finishes remain. While some original construction materials exist under the new siding, substantial restoration/repair work will be required.

A proposed attached garage will be constructed as part of the adaptive reuse of the building. Planned retention and adaptive reuse of the existing heritage house, combined with new infill development connected to the rear of the heritage house is fully compatible with the heritage district objectives and supporting guidelines.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies, objectives and supporting guidelines within the Maple Heritage Conservation District Plan.

The following is an analysis of the proposed adaptive reuse of the existing Heritage building and the construction of an attached 3-storey three-unit townhouse with garages located at 2291 Major Mackenzie Drive according to the Maple Heritage Conservation District Plan guidelines.

2.4.2 OBJECTIVES FOR HERITAGE BUILDINGS

- *To retain and conserve the heritage buildings identified in the District Plan.*
- *To conserve heritage attributes, distinguishing qualities or character of heritage buildings and avoid the removal or alteration of any historic or distinctive architectural feature.*
- *To correct unsympathetic alterations to heritage buildings.*
- *To undertake the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.*

The proposed adaptive reuse renovations of the existing heritage building address all the objectives set out in the MHCD Plan guidelines: the unsympathetic cladding and alterations are proposed to be removed, and the building's cladding will be restored. The Cultural Heritage Impact Assessment report (see Attachment 2) identifies how the existing brick, wood, and stucco cladding will be repaired or replaced, to return the building to its original look.

4.2.2 ALTERATIONS AND ADDITIONS TO HERITAGE BUILDINGS

- *Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*
- *Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.*
- *Alterations and additions to the heritage resource shall conform with the Guidelines found in Section 9.3.*

The proposed street elevation shows a full-height masonry firewall between the existing heritage structure and the new construction attached to the south wall. This vertical differentiation between the heritage house and the new construction is a strong statement, both visually as well as architecturally/functionally. It ensures that future alterations to the new addition do not impact the heritage resource. In addition, the new proposed garage door at the heritage house uses a more historic style, whereas the new development garage doors have a more modern look, reinforcing that definition.

4.4.1 DESIGN APPROACH

- *The design of new buildings will be products of their own time but should reflect one of the historic architectural styles traditionally found in the District.*
- *New residential buildings will complement the immediate physical context and streetscape by being generally the same height, width, and orientation of*

adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.

- *New residential building construction will respect natural landforms, drainage, and existing mature vegetation.*
- *Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.*
- *Historically appropriate façade heights for residential buildings have been 1 -1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.*

New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

The proposed townhouse block addition respects and complements the existing heritage building, by remaining consistent in architectural style and proportions- but presenting a look that is a product of its time in height and volume. The complete building complex is complimentary to the existing streetscape, by providing a subtle visual and architectural infill block between the existing heritage structure and the adjacent mansard-roof development, thus mitigating the height difference between heritage and modern structures on this street block.

9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS ARCHITECTURAL STYLE

New attached additions to heritage buildings should be designed to complement the design of the original building.

Guidelines:

- *Design additions to maintain the original architectural style of the building.*
- *Use authentic detail.*
- *Research the architectural style of the original building.*
- *Follow the relevant guidelines for new construction in Section 9.5.*

The architectural integration of the existing heritage house to the proposed "rear" townhouse addition is achieved by carefully inserting architectural features that connect the new and old elements with functional components. Specifically the strong firewall separation that is full-height creates the visual disconnect while the incorporation of a new garage door and functional garage within the existing heritage building creates the common architectural link to the repetitive garage door pattern of the proposed townhouse addition. As such, the existing heritage building appears to be a continuous member of the architectural design of the building complex, which retains a strong architectural style but is made up of complementary components of new architecture (the townhouse) and functional program (the new garage).

9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS SCALE

New additions to heritage buildings should respect the scale of the original building.

Guidelines:

- *Don't design additions to a greater height or scale than the original building.*
- *Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*
- *Use appropriate materials. See Section 9.8.*
- *Avoid destruction of existing mature trees.*

Further to the above "Architectural Style" paragraph: the architectural composition of the new townhouse addition respects the contextual proportions of the existing heritage house but displays heights and volumes addressing current new construction industry standards (interior floor heights and room dimensions). It creates a building complex that is proportionally representative of the architectural style of the heritage building. Although the addition is significantly taller than the heritage structure, this height difference does not dominate or create the perception of dwarfing the heritage building- but rather it creates a hierarchical height connection between the heritage building and the adjacent development to the south, as shown on Attachment 5 (Elevations) and Attachment 6 (Renderings).

9.5.2 RESIDENTIAL AREA
9.5.2.3 SCALE AND MASSING
New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7 that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.

Guidelines:

- *New buildings should be designed to preserve the scale and pattern of the historic District.*
- *New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.*
- *As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.*
- *Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages.*

Conforming to Section 7 but also addressing this section, the proposed finished complex is an amalgamation of heritage and current architecture of different heights but comprehensive massing and volume. The proposed townhouse addition maintains the architectural style and scale of the heritage building, and the proposed garage attached

to the heritage building addresses the modern architectural function of the new townhouse addition.

9.5.3.2 OBJECTIVES FOR GUIDELINES FOR NEW DEVELOPMENT

Overall Objectives

- *Preserve existing heritage buildings.*
- *Ensure that new development respects and enhances existing heritage character and resources.*
- *Respect the historic residential areas.*
- *Develop a pedestrian-friendly commercial environment.*
- *The polices and guidelines for new development in the Commercial Core are suitable for all commercial sites within the district.*

Building/Street Relationship

In order to create a commercially viable pedestrian environment, it should be the aim of new development to enhance the sense of security for pedestrians.

Guidelines:

- *The use of on-street parking, grassed boulevards, co-operative connected parking arrangements and access, and connected pathways and open spaces between and at the rear of buildings are all supported in site planning of new developments.*
- *Entrances shall face the principal street. Corner entrances are encouraged for corner lots. Principal entrances will be flush with the sidewalk and will comply with the Ontario Building Code and the Ontarians with Disabilities Act in their design.*

The planned redevelopment respects and preserves the heritage character of the village by returning a portion of the streetscape to pedestrian friendly and contextually integrating this development with the new housing development underway to the east and south of this parcel. The proposal provides a modern development that meets demand for intensification within the Maple Heritage Conservation District without demolition, removal or relocation of an existing heritage resource (building) and enhances the view of the original heritage building from the street and public walkways in the neighbourhood.

9.8.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS

All construction visible from the exterior requires a Heritage Permit. Visible materials should conform to the following standards:

Exterior Finish: Concrete block; calcite or concrete brick. Textured, clinker, or wire cut brick, except where their use is consistent with existing conditions. Precast concrete panels or cast-in-place concrete. Prefabricated metal or plastic siding. Stone or ceramic tile facing. "Rustic" clapboard or "rustic" board and batten siding; wood shake siding.

Exterior Detail: Prefinished metal fascias and soffits. "Stock" suburban pre-manufactured shutters, railings, and trims. Unfinished pressure-treated wood decks, porches, railings, and trim. Shopfronts: Standard metal shopfronts and pre-finished metal spandrel material. Frameless tempered glass shopfronts.

<u>Roofs</u>: Slopes or layouts not suitable to the architectural style. Non-traditional metal roofing such as pre-finished or corrugated metal. Modern skylights, when facing the street.

<u>Doors</u>: "Stock" suburban door assemblies. Flush doors. Sidelites on one side only. Aluminum storm and screen doors. Sliding patio doors. Double-bay, slab, or metal garage doors. Generic or Stock stained glass window assemblies for doorlites and sidelites.

Staff supports the material palette of the proposed building complex, which is accurately representative of the architectural style of the heritage building. By combining brick, stucco, wood, and stone in the proposed townhouse addition, the connection between existing and new construction is strengthened while maintaining an aspect of continuity in function and design. However, the material colours and style of the two construction eras reinforce that age distinction despite maintaining the architectural style language.

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 heritage site redevelopment and related works conform to the policies and guidelines within the MHCD Plan. Accordingly, staff can support Council approval of the proposed adaptive reuse of the existing Heritage building and the construction of an attached 3-storey three-unit townhouse development with garages located at 2291 Major Mackenzie Drive under the *Ontario Heritage Act*.

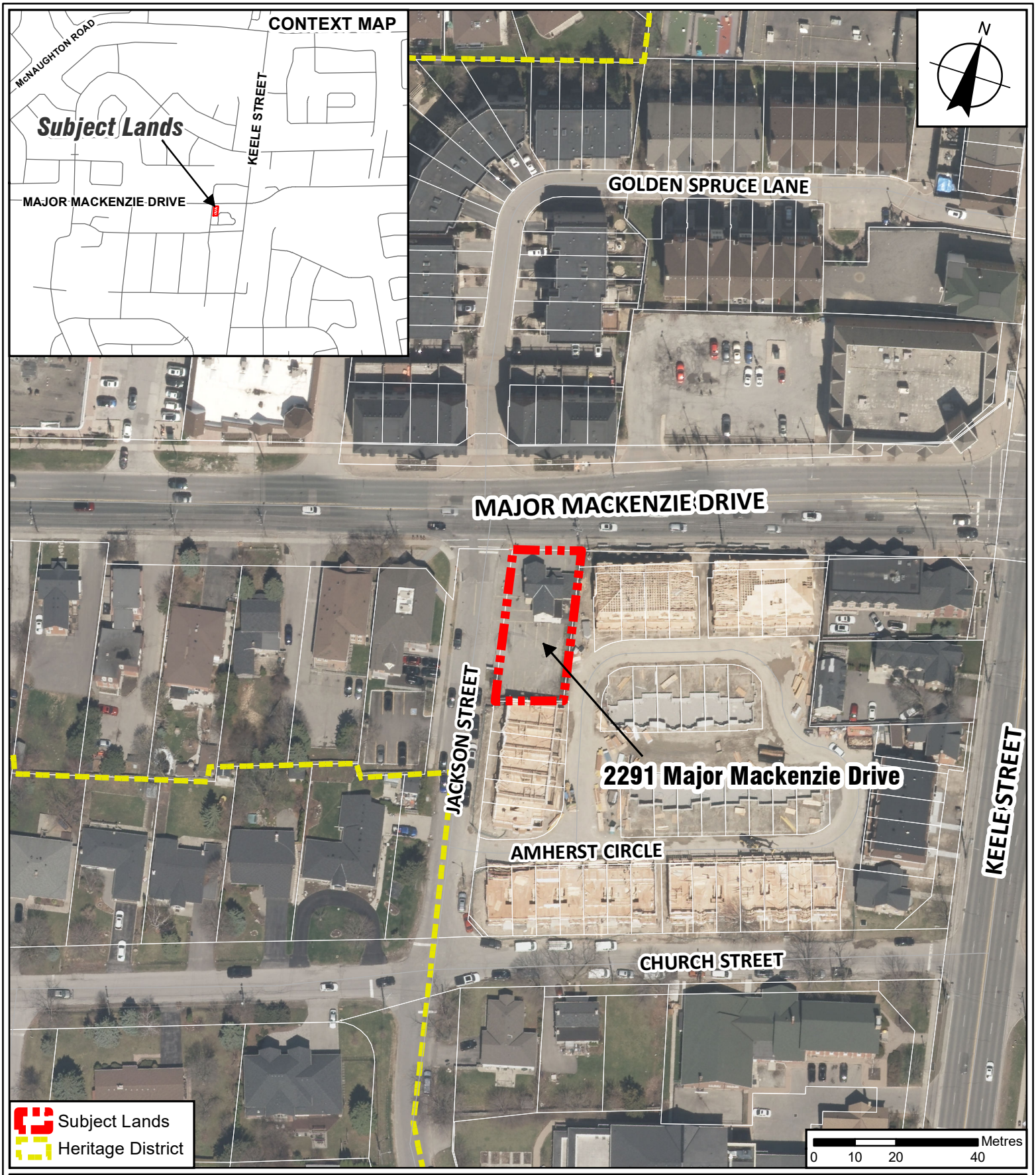
For more information, please contact: Katrina Guy, Heritage Coordinator, ext. 8115

Attachments

Attachment 1 – 2291MajorMac_Location Map
Attachment 2 – 2291MajorMac_Cultural Heritage Impact Assessment
Attachment 3 – 2291MajorMac_Site Plan
Attachment 4 – 2291MajorMac_Floor Plans
Attachment 5 – 2291MajorMac_Elevations
Attachment 6 – 2291MajorMac_Renderings
Attachment 7 – 2291MajorMac_materials
Attachment 8 – 2291MajorMac_Landscape Plans

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191
Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
Bill Kiru, Acting Director of Development Planning, ext. 8633



Location Map

Attachment 1

Location:
2291 Major Mackenzie Drive, Maple
Part of Lot 20, Concession 4

VAUGHAN
Development Planning

Date:
January 28, 2021

Document Path: N:\GIS_Archive\Attachments\Heritage\2021\2291 Major Mackenzie Drive\2291MajorMacDr_LocationMap.mxd

Created on: 1/28/2021

CULTURAL HERITAGE IMPACT ASSESSMENT And HERITAGE DISTRICT CONFORMITY REPORT

2291 Major Mackenzie Drive West Maple Heritage District, Vaughan, Ontario, Canada

19 October 2020

prepared by

MW HALL CORPORATION

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

21 Scollard St., #103
Toronto, ON M5R 1G1
CANADA
416.920.8105
mark@mwhallcorp.com
www.mwhallcorp.com

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 CULTURAL HERITAGE IMPACT ASSESSMENT AND HERITAGE DISTRICT CONFORMITY REPORT

- 2.1 History of the properties and evolution to date
- 2.2 Context and setting of the subject property
- 2.3 Architectural evaluation of the subject property
- 2.4 Redevelopment proposal for the subject property and potential impacts on identified cultural heritage resources
- 2.5 Heritage District conformity
- 2.6 Examination of preservation / mitigation options for cultural heritage resources
- 2.7 Impact of development/mitigating measures - summary
- 2.8 Impact of development and mitigating measures

3.0 RECOMMENDATIONS

REFERENCES

APPENDICES

1.0 INTRODUCTION TO THE PROPERTY

This Assessment addresses City of Vaughan Guidelines for Cultural Heritage Impact Assessments.

The Village of Maple is consolidated as part of the City of Vaughan. The property at 2291 Major Mackenzie Drive, West is located within the central core of the Maple Heritage District, west of Keele Street and is now a designated heritage district within Vaughan under Part V of the Ontario Heritage Act since 1970. The property at 2191 Major Mackenzie Drive West is an existing relatively flat rectangular parcel at the corner of Jackson Street and with some slope southward from Major Mackenzie Road

The residential building presently located on 2291 Major Mackenzie East is a Designated Heritage building under Part IV of the Ontario Heritage Act per direction of Vaughan City Council. This property is located within the Maple Heritage District which is also designated under Part V of the Ontario Heritage Act also per direction of Vaughan City Council. The building was developed/constructed by Mennonite father/son owners of the parcel of land circa 1880. Jacob Henry Shunk and son Nathaniel Shunk were settlers who migrated from the US to settle in Canada, and settled in Edgeley, Ontario, which was a hamlet located immediately south of what is now Vaughan. 2291 Major Mackenzie Drive West was likely a speculative development at the time, in the heyday of early development of the settlement of Maple. The building, presently vacant, has recently been a commercial establishment at the ground floor, residential on the second floor in what was historically the commercial/trades core of Maple, and one of the few original remaining buildings in this core area.

Present owner of the property is planning to construct three new townhouses on this property south of the existing heritage residential building, and to renovate/restore the heritage building for residential / Home Occupation use. East of the property there is substantial new residential townhouse redevelopment nearing construction completion, with internal service road and pedestrian circulation network abutting the subject property. Major Mackenzie Drive West and utility infrastructure are under reconstruction to accommodate the substantial new development growth in this area.

City of Vaughan has experienced, and continues to experience rapid change and growth, as does the Village of Maple. There are multiple new townhouse and mixed use projects in various stages of development or in application for development within Maple.

The core area of the former Village of Maple, along both Major Mackenzie Drive West and Keele Street, has been designated as a Heritage Conservation District under Part V of the Ontario Heritage Act. The subject property is within the Heritage Conservation District and is individually designated under Part IV of the Ontario Heritage Act.

There is significant increased vehicular traffic along both Major Mackenzie Drive and Keele Street, the main streets in the Maple Heritage District. The Ontario Ministry of Transportation has called for widening of these thoroughfares and is requiring land taking from new development parcels as part of approval for new development. This conflict with the smaller scaled historic Village of Maple will have a significant impact on the character of the Heritage Conservation District. Urban design guidelines prepared for Vaughan propose measures to mitigate the potential for conflict between pedestrian and vehicular traffic.

Owner of the property, working with Brutto Consulting retained MW HALL CORPORATION as architects, heritage conservation and urban design consultants to prepare this Cultural Heritage Impact Assessment (CHIA) of the property, the Conformity Report for the redevelopment/adaptive reuse, Urban Design conformity and architectural design of the improvements.

The subject property is owned by:

Dr. Carlo Ammendolia and Mary Ammendolia
2301 Major Mackenzie Drive West
Vaughan, Ontario L6A 3Z3

Contact information is as follows:

Claudio Brutto, MCIP, RPP, President
Brutto Consulting
999 Edgeley Boulevard, Unit 6
Vaughan, Ontario L4K 5Z4
Tel: 905 761 5497
Email: cbrutto@bruttoconsulting.ca

2.0 CULTURAL HERITAGE IMPACT ASSESSMENT AND HERITAGE DISTRICT CONFORMITY REPORT

2.1 History of the property and evolution to date

According to a report by ASI archeological prepared for a redevelopment project to the west of 2291 Major Mackenzie West [see Reference (b)]

"…The survey of Vaughan Township began in 1795, but was not completed until 1851. The community of Maple is in the south part of the township…at the intersection of Major Mackenzie Drive and Keele Street.
…Maple was originally called Noble's Corners early in the 19th Century. The settlement was small initially, but the arrival of the Ontario, Huron and Simcoe Railway in the 1850's led to its growth. By the late nineteenth century, businesses included a hotel, saw mill, rope factory, creamery, hardware store, shoemaker, and harness shop…

"Crown Patent for Lot 2 was granted to Samuel Street in 1799…for all 200 acres…" but no development on the land at that time, except likely a residence which was a mandate for ownership under the Crown grant.
Chain of Property Ownership [Appendix 6] shows that this larger parcel was subdivided and became under the ownership of Peter Rupert. The lands were transferred/subdivided among his family by Joseph Rupert with some likely early commercial at the southwest corner of the lands at intersection of Major Mackenzie/Keele. 1860 Tremaine Map [appendix 3] shows the land block owned by Joseph Oliver but property records show land transferred by Oliver Rupert (Physician) to Rachel Rupert because Oliver died.

"The subject property is approximately 0.4ha in size…bounded by Major Mackenzie Drive West to the south, commercial development to the east and west, and residential development to the north…currently consists of a strip mall building with associated parking lots to the east and north; an access lane is located along the west limit. The terrain is level across the property"'

The property was purchased by the present owner for purposes of redevelopment. Application is in the process of being made to City of Vaughan to redevelop the property with new townhouse additions to the Provincially designated heritage house plus restoration and adaptive reuse of the existing designated heritage building for residential / Home Occupation use.

2.2 Context and setting of the subject property

2291 Major Mackenzie Drive is located within the Maple Heritage District which was established in 1970. When initially developed in the 19th century, the now designated heritage house was constructed at the north end of the lot facing Major Mackenzie Drive West, similar to other residences to the east and west of this property. Properties to the east at the intersection toward Keele Street have been redeveloped to fit within the architectural character of the heritage district in accord with heritage district guidelines for the Maple Heritage District. Within the past decade, virtually the entire block bounded by Major Mackenzie Road, Keele Street, Church Street and Jackson Street has been undergoing

redevelopment with some existing heritage houses relocated within that block to face Keele Street, with the remainder of the block redeveloped with new attached townhouses. That project is presently under construction [see site plan in appendix 9].

2.3 Architectural evaluation of the subject property

The existing designated heritage house is a wood frame Victorian style two level house with a full basement constructed in part from field stone. The house was originally clad with yellow painted lapstrake wood siding. The original house had a rear addition added, again with a field stone foundation. The building subsequently had wire-backed faux yellow brick siding nailed over the wood siding. The building is generally plumb, but has had some structural reinforcing added at the basement level. None of the original windows or doors remain nor are there original interior wood trims or finishes. While some original construction materials exist under the new siding, substantial restoration/repair work will be required. Further, with the advent of the automobile, automobile parking will be required for today for reuse of the building.

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

Architectural character and scale of the planned redevelopment is specifically designed to reinforce the architectural character of the Heritage District, building upon the architectural character of the designated heritage house district, but in contrast to the heritage house to allow the historic character of the restored heritage house to stand out from its surrounding development and includes restoration/adaptive reuse of the existing heritage house insitu on the property. Redevelopment plans include the addition of three attached townhouses to the south of the heritage house, plus some additions to the heritage house to make it useful as a present day home and Home Occupation.
Mackenzie Drive, converted to a major thoroughfare has today changed the early quiet, pedestrian environment for Maple. The planned redevelopment returns a portion of the streetscape to pedestrian friendly and integrates this development with the new housing development underway to the east and south of this parcel. Appendix 12 presents the site plan, elevation drawings and concept rendering of the redevelopment plans.

2.5 Heritage District Conformity

The decision to retain and restore the deteriorated designated heritage house on this property was carefully considered due to the condition of the house and the substantial

changes that had been made to it. In early meetings with heritage staff the decision was made to undertake the retention/restoration and adaptive reuse of the house in conjunction with the addition of new townhouses on the remainder of the lot. The return on investment from these additions would compensate the owner of the property in exchange for the substantial restoration cost of restoration of the original Victoria house. It was decided that the new townhouse construction would generally conform with the Hertiage District Design Guidelines, but of a slightly later period in the history of Maple, including changes in roof pitch, the use of brick cladding, etc. such that the new townhouse additions would be differentiated from the Victorian style of the heritage building. The heritage building itself would have some minor additions to address today's automobile use, typically more expansive size of residence and conformity with the continuing redevelopmet of the form Maple Village. The original yellow finished wood siding on this house will be either restored if feasible, or replaced with wood lapstrake siding and detailing to match the originall.

Planned retention and adaptive reuse of the existing heritage house, compbined with new infill development connected to the rear of the heritage house is fully compatible with the heritage district guidelines. It provides an example of proper development while meeting demand for intensification of the Maple Heritage District without demolition or removal or relocation of existing heritage buildings in the District. The view from the street and public walkways in the neighbourhood retain the original street view with the original heritage building without demolition or relocation. In this situation where the costs of privately owned heritage building restorations are extremely limited, intensification of the rear of the property does not require use of public funds, but does retain one of the early structures of the neighbourhood.

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

Recommendations in this CHIA are based upon architectural and historical research, combined with the City of Vaughan Urban Design Guidelines [reference a)] regarding the property and its importance to the City of Vaughan's history and particularly to the Maple Heritage District, community, cultural landscape, or streetscape. Options explored were:

Avoidance Mitigation

Restoration and adaptive reuse of this original designated heritage house is an important contribution to the heritage district and is sensitively designed to be compatible with the adjacent redevelopment underway to the east and south of this property.

Salvage Mitigation

Salvation mitigation is not considered applicable in this case, except that some of the original field stone in the basement foundation is planned to be reused for small retaining walls required to address the sloping grade as it relates to the planned redevelopment.

Historical commemoration

Historical commemoration should be provide via a plaque to be placed on the north elevation of the house, visible from the sidewalk, noting the owners/constructors of the existing Victorian era house on the property.

2.7 Impact of development / mitigating measures – summary

Potential Negative Impact	*Assessment*
• *destruction of any, or part of any, significant attributes or features*	*restoration/adaptive reuse will require some modification of the heritage building*
• *isolation of a heritage attribute from its surrounding environment, context, or a significant relationship*	*not applicable*
• *a change in land use where the change in use negates the property's cultural heritage value*	*not applicable*
• *siting, massing, and scale of mixed-use*	*redevelopment will provide an appropriate use of the site at a scale consistent with guidelines for development within the Heritage District*

• *quality and connectivity of the pedestrian environment*	*pedestrian environment remains intact and is enhanced with this project*
• *scale of the street, through building mass,*	*buildings are detailed to fit the heritage district and landscape is improved per suggestions in the Urban Design guidelines for Vaughan*
• *design that is sympathetic with adjacent properties*	*building design fits requirements noted to be sympathetic with structures within the heritage district utilizing brick cladding on the new adjacent townhouses which relates to the era of the original house, but in contrast to original wood cladding of the heritage house.*

2.8 Impact of Development and Mitigating Measures

As intensification within the Maple Heritage District continues to address demand for new housing and development within the heritage district there is continuing demand to redevelop properties within the Maple Heritage District. Following of Maple Heritage District Guidelines for restoration and new infill design compatible with the remaining heritage buildings could either be addressed by application of the Guidelines, or by designing new infill to be in contrast [i.e. design character of 'the day']. In this instance, the use of materials and design character for the new structures have been carefully selected to reflect the architectural character of the original house on the property while compatible with newly created infill development on nearby properties adjacent and across Major Mackenzie Drive. It is our understanding municipal intention for the Maple Heritage District is to permit address of intensification demands while retaining the original heritage character of the District via sensitive design of all restorations and adaptive reuse structures such that public understanding of the early Police District of Maple is perceived by the citizens of Vaughan and the general public.

3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.3 of the PPS requires that "…*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."*

"*Conserved" means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."*

The project provides for restoration and adaptive reuse of built heritage resources.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION

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

REFERENCES

a) City of Vaughan Guidelines for Cultural Heritage Impact Assessments, 2017
b) Stage 1 Archeological Assessment of 2338 Major Mackenzie Drive West, Part of Lot 21, Concession 4, Geographic Township of Vaughan, York County, City of Vaughan Regional Municipality of York, prepared by ASI, 13 December 2017
c) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
d) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy

APPENDICES

1a) Photographs of existing building - exterior
1b) Photographs of existing building - interior
2) Vicinity Map, 2291 Major Mackenzie Drive, west, Village of Maple, City of Vaughan
3) 1860 Tremaine Map, excerpt showing property at center of Maple
4) 1880 Illustrated Atlas Map of Vaughan, excerpt showing 2291 Major Mackenzie Dr W
5) Aerial View
6) Chain of Property Ownership, 2291 Major Mackenzie Drive West
7) Vaughan Official Plan map
8) Heritage Conservation District Map, Maple, Ontario
9) Site Plan of planned redevelopment of subject property
10) Property Inspection Report, Pillar to Post, August 2018
11) Cassavia Estates, Master Plan
12) Preliminary drawings and renderings of planned redevelopment of subject property
13) Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

APPENDIX 1A

2291 MAJOR MACKENZIE DR W, VAUGHAN ON

PHOTOGRAPHS - EXTERIOR

Google Street View
Rear of Building

Google Street View
Front of Building

APPENDIX 1B

2291 MAJOR MACKENZIE DR W, VAUGHAN ON

PHOTOGRAPHS - INTERIOR

Lapstrake Siding

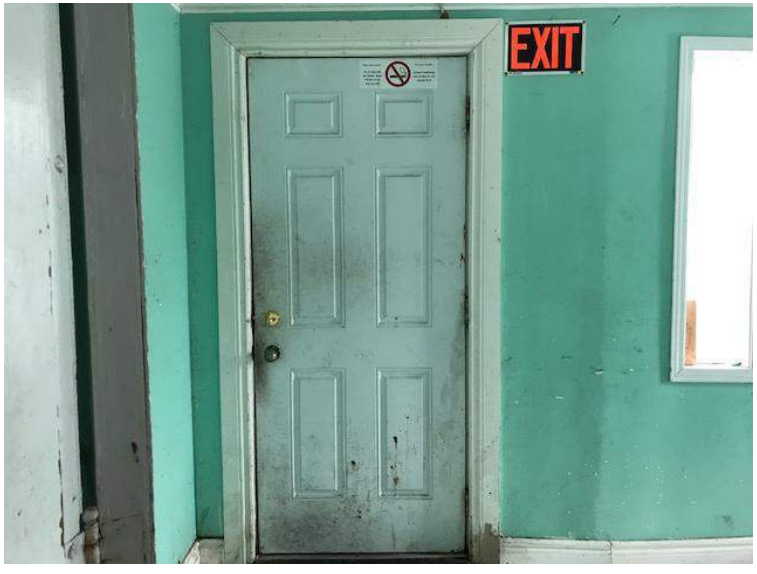
Basement

Basement

Basement

Main and Second Floor

Main and Second Floor



Main and Second Floor

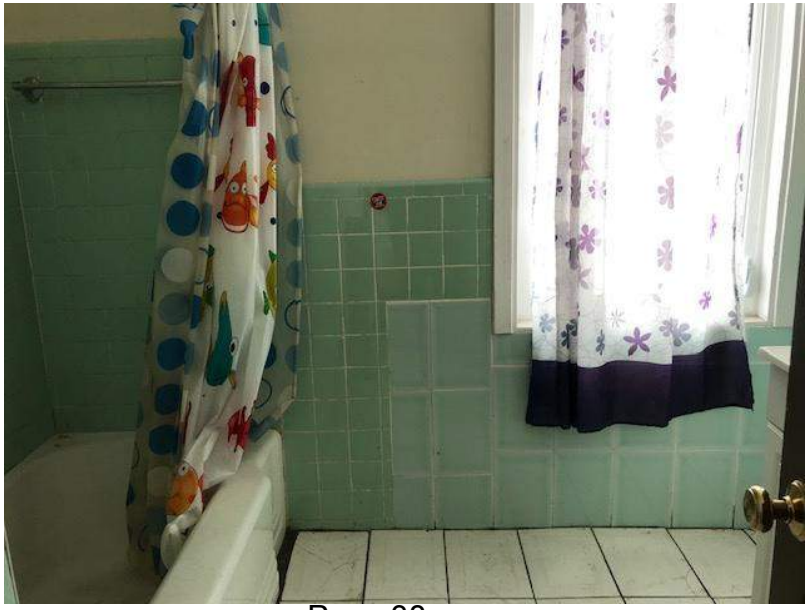
Main and Second Floor

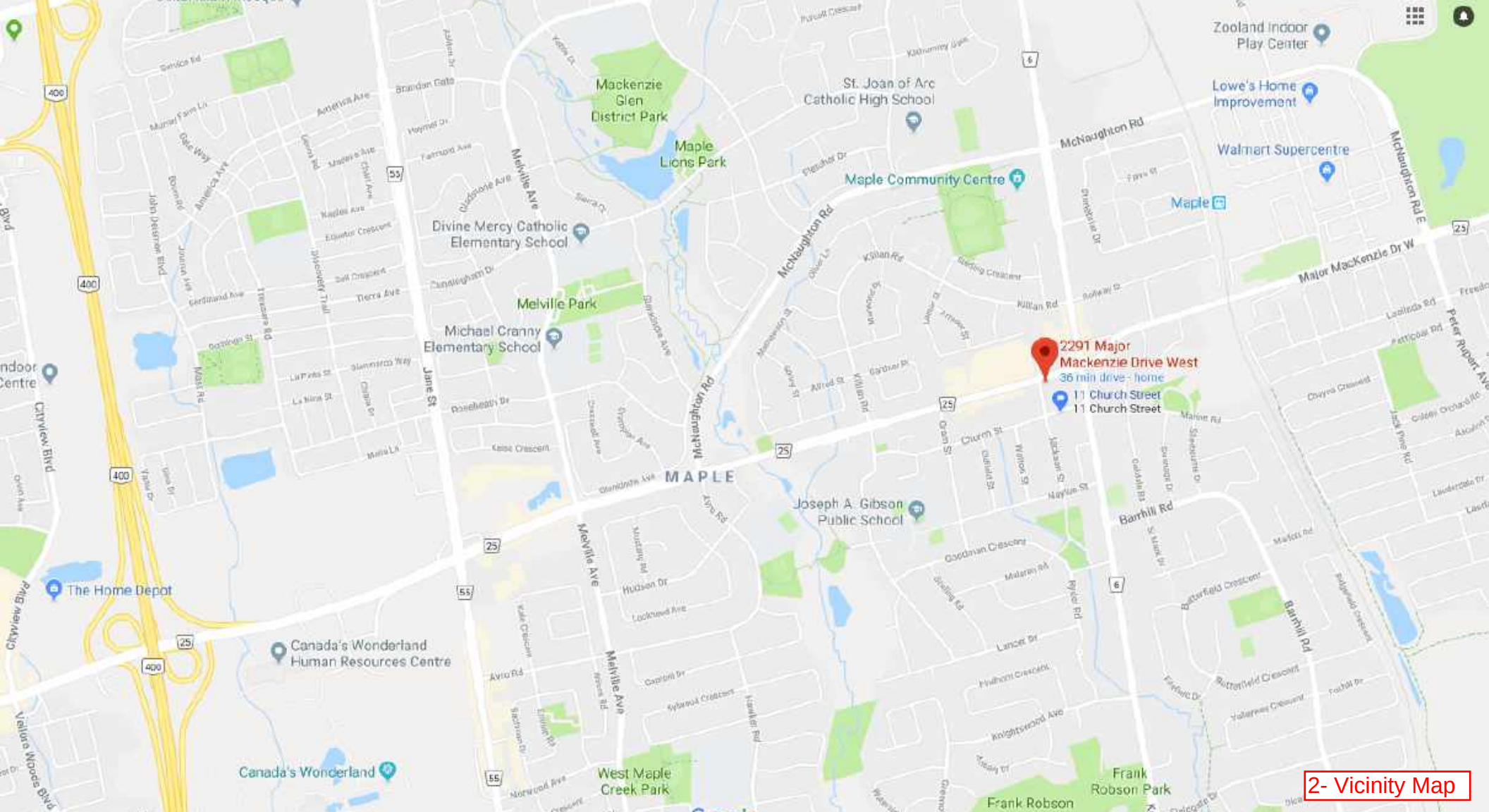
Main and Second Floor

Main and Second Floor

Main and Second Floor

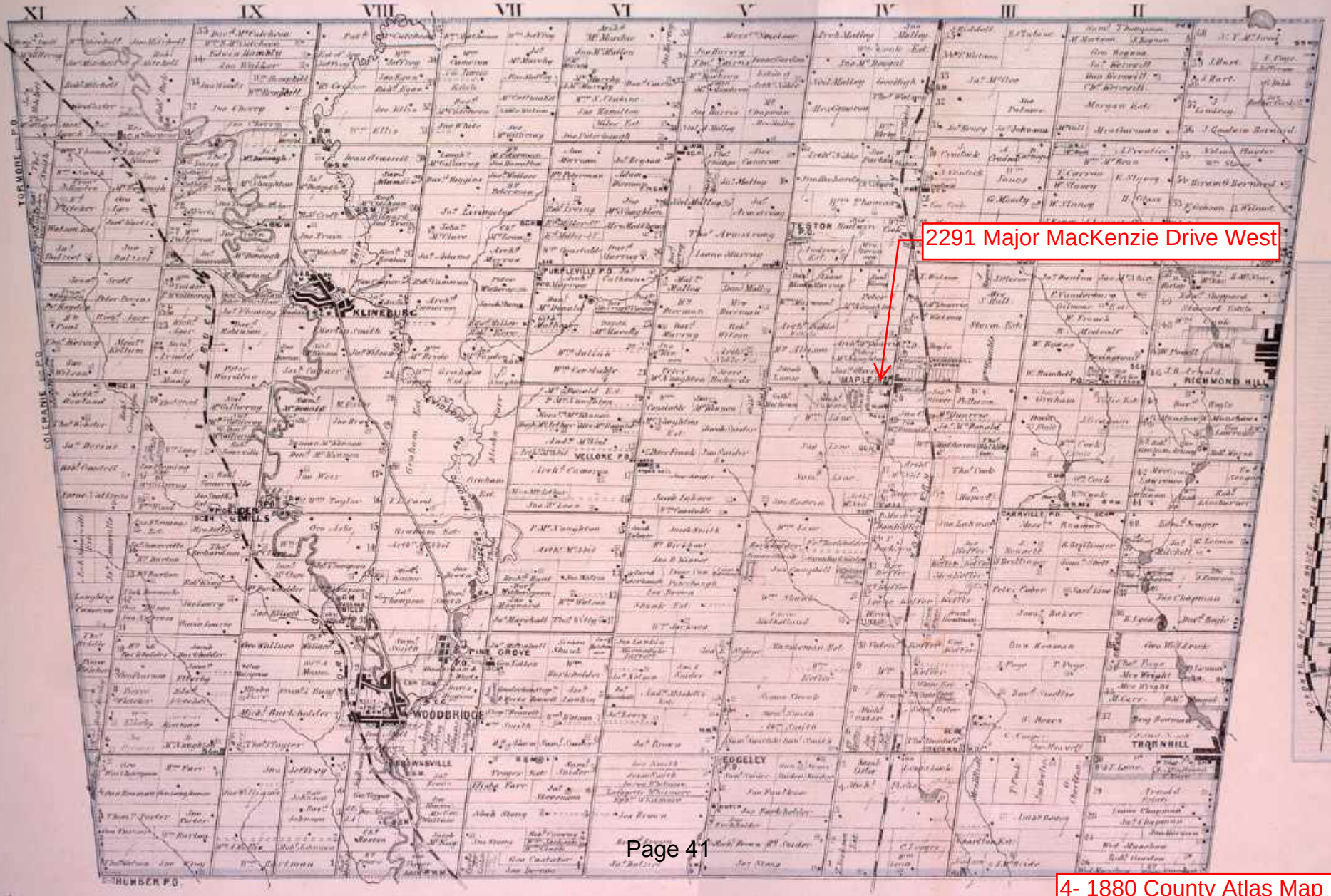
Main and Second Floor



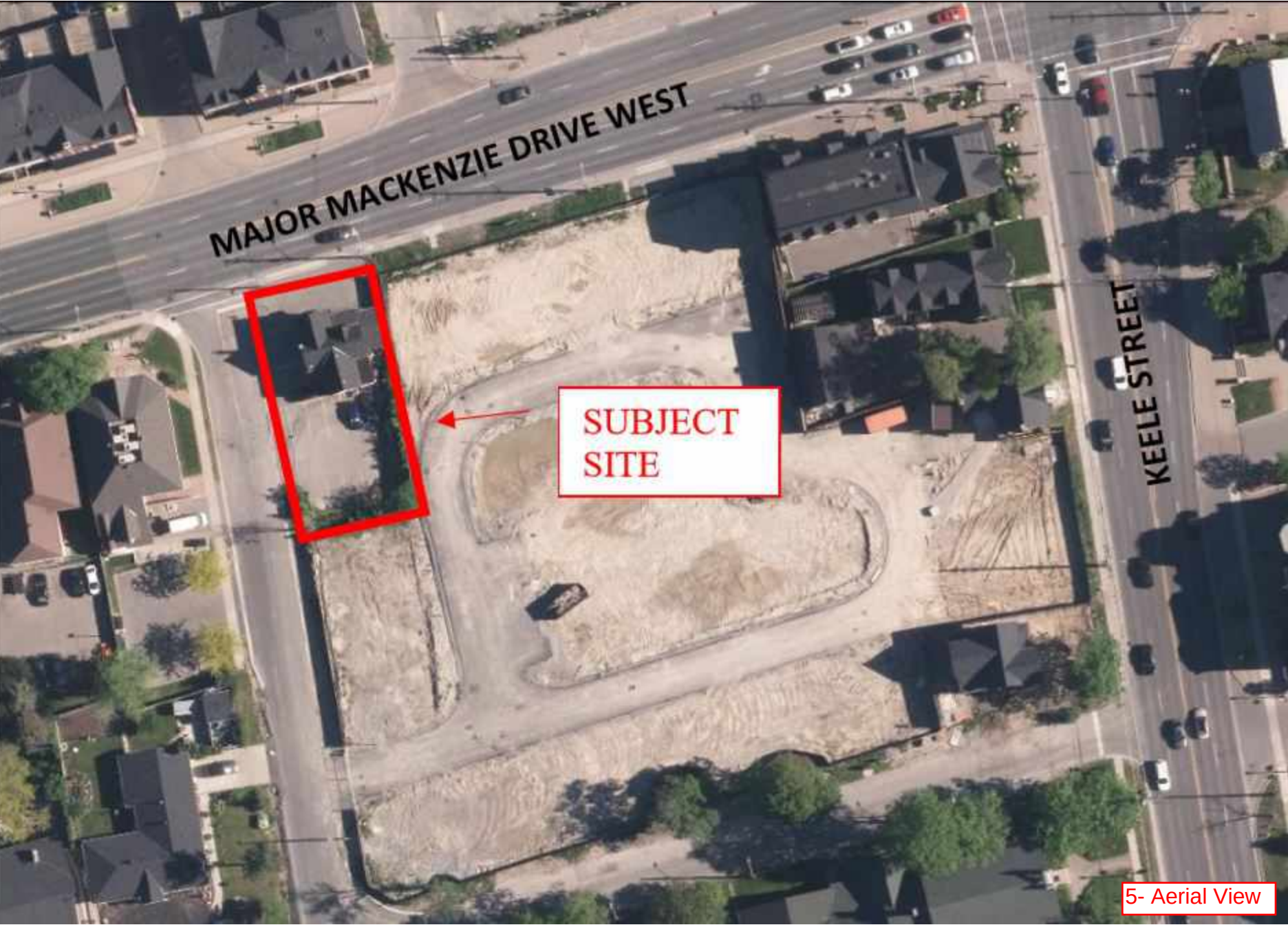


2- Vicinity Map


2291 Major Mackenzie Drive West
VAUGHAN
KING
CLAIREVILLE
3- 1860 Tremaine Map



4- 1880 County Atlas Map



5- Aerial View

2291 Major MacKenzie Drive West, Vaughan

Owner: Carlo Ammendolia and Mary Ammendolia

Outstanding mortgage: Bank of Montreal

CHAIN OF TITLE

Part lot 20, Concession 4, Vaughan

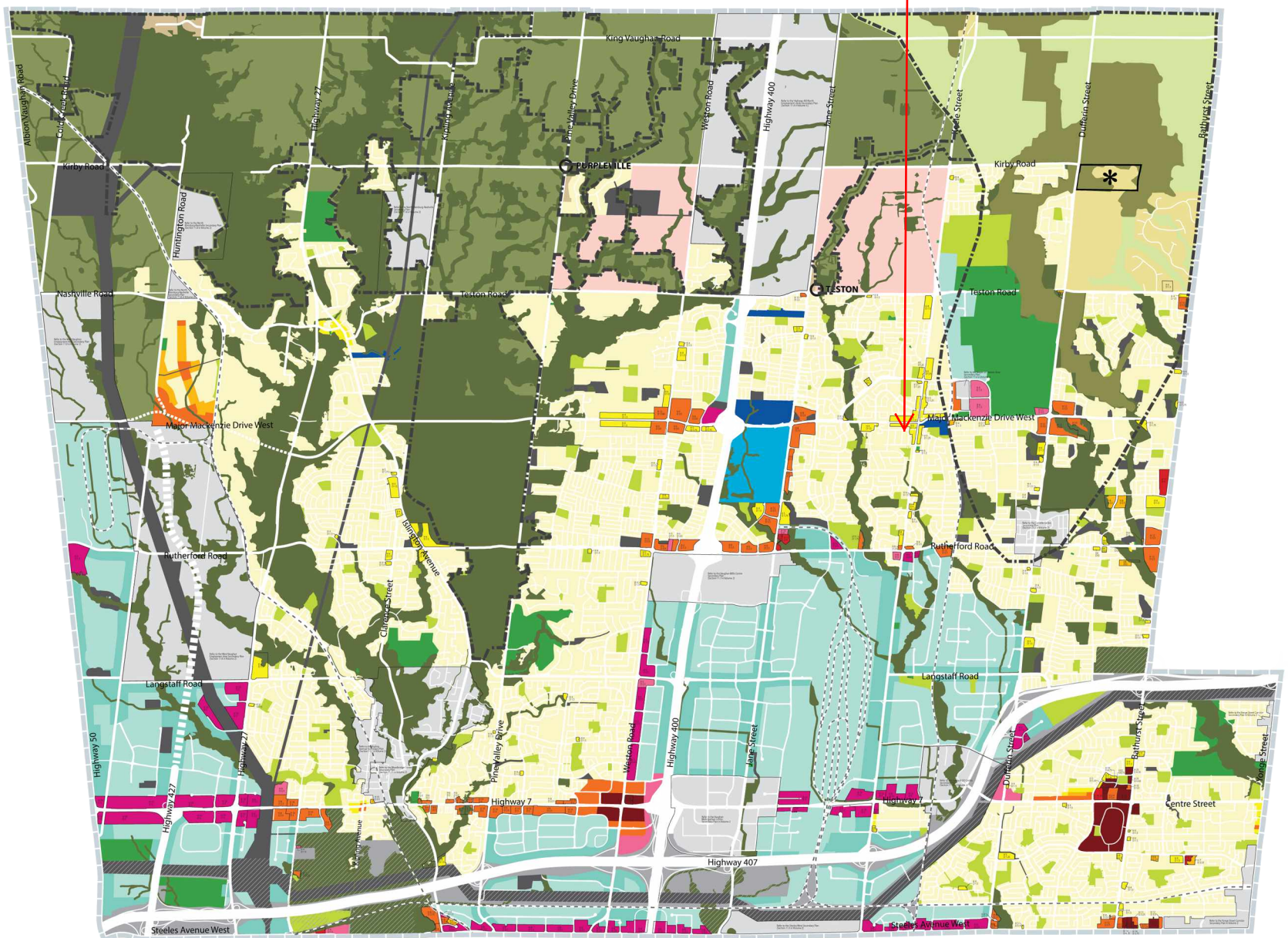
PIN 03335-0076

Instrument #	Instrument type and amount paid	Date of instrument	Registration date	Vendor	Purchaser	Amount of land
Patent		3 Jan. 1828		Crown	King's College	All 200 ac. Lot 20, concession 4, Township of Vaughan
46904 (see 77125)	B & S 50 pounds	15 Nov. 1852	29 Dec. 1852	Adam Rupert	John Rupert	E ¼ 49 ac lot 20
77125	Grant	13 July 1852	28 May 1859	King's College	Adam Rupert	E ¼ 50 ac. Lot 20
3035	Grant 25 pounds	10 Dec. 1855	4 May 1880	John Millar Rupert	Jacob Rupert	NE pt.
3036	Grant $2,639	17 Apr. 1880	4 May 1880	Jacob Rupert	Jacob H. Shunk and Nathanial Shunk	1/5 ac. of NE ¼ lot 20
3975	Grant $1,850	29 Jan. 1884	8 Apr. 1884	Jacob Henry Shunk and Nathanial Shunk	William Jackson	1/5 ac. of NE ¼ lot 20

4500	Grant $1000	16 Dec. 1886	27 Dec. 1886	William Jackson	Elizabeth Jackson	Pt. NE ¼ lot 20 being 1 ½ chains
5040	Grant $1,050	18 Aug. 1888	13 May 1889	Elizabeth Jackson (widow)	William Jackson	Pt. NE ¼ lot 20 being 1 ½ chains
7689	Will (document missing)	26 Feb. 1903	4 May 1904	William Jackson	Isabella Jackson, John A. Jackson, George H. Jackson	Pt. NE ¼
11896	Grant $2,500	3 Nov. 1919	22 Dec. 1919	Estate of William Jackson (William Jackson died 6 March 1904)	Alfred Rumble	Pt. NE ¼ lot 20 being 1 ½ chains
26166	Grant $5,000	18 Oct. 1950	17 Nov. 1950	Estate of Alice Rumble, widow (Alfred Rumble died 1 Feb. 1931 and devised lands to his wife and appointed her sole executrix) (Alice Rumble died 28 Jan. 1950)	Leo Gudat and Ethelwyn Gudat	Pr. NE ¼ lot 20 being 1 ½ chains (115.5' x 54.78'aprox.)
42134	Grant $12,000	22 May 1959	11 June 1959	Leo Gudat and Ethelwyn Gudat	George Albert Grout and Doris Margaret Grout	As in 26165
Deposit 13675	Stat. Decl.	21 Nov. 1950	23 Nov. 1950	(re Alice Rumble – declaration missing)		As in 11896
383479	Transfer $115,000	30 Oct. 1985	12 Nov. 1985	Doris Margaret Grout (George Albert Grout died 5 April 1985)	Dario Zeni and Cosmo Angona	121.7 ¾ x 55' lot 20
654694	Site Plan Agmt.	6 Feb. 1995	10 Feb. 1995	The Corporation of the City of Vaughan	Dario Zeni and Cosmo Angona	As in 383479
YR691525	Transfer $406,000		29 Aug. 2005	Dario Zeni and Cosmo Angona	Carlo Ammendolia and Mary Ammendolia (of 2301 Major MacKenzie Dr. , Maple)	PIN 03335-0076 as in 383479

YR691526	Charge $251,250		29 Aug. 2005	Carlo Ammendolia and Mary Ammendolia	Bank of Montreal	As in YR691525
YR1113905	By-law # 167-2007	11 June 2007	17 Jan. 2008	A by-law to designate an area as a Heritage Conservation District		As in YR691525
Last instrument April 18/ 2018						

2291 Major MacKenzie Dr W



VAUGHAN

SCHEDULE 13

Land Use

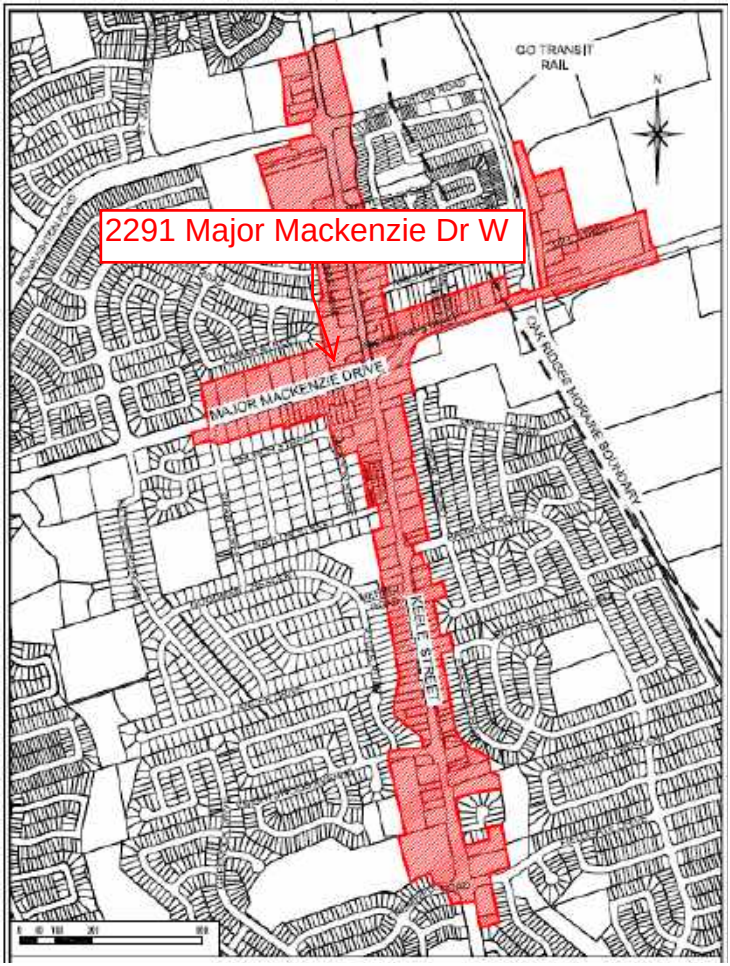
- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
- Roads
- Railway
- Greenbelt Plan Area & Oad Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2

0 1,000 2,000 3,000 4,000 5,000 Meters

7- Vaughan Official Plan Map

September 2016



Map 3. The Boundary of the Village of Maple Heritage Conservation District. The District provides protection for the heritage resources in the old village, and controls the appearance of future development that will form their setting.

SITE STATISTICS

EXIST. LOT AREA of Heritage	284.33sm (3060.50sf)
EXIST. LOT AREA of Unit 1 TH	104.05sm (1119.98sf)
EXIST. LOT AREA of Unit 2 TH	102.35sm (1101.68sf)
EXIST. LOT AREA of Unit 3 TH	104.48sm (1124.61sf)
EXIST. LOT AREA of Setback	20.40sm (219.58sf)
TOTAL EXIST. LOT AREA:	615.61sm (6626.37sf)
LESS: R.O.W. CONVEYANCE	73.50sm (791.14sf)
NEW LOT AREA:	542.11sm (5835.23sf)
EXISTING GRD. FLOOR AREA:	106.766sm (1149.21sf)
EXISTING 2ND. FLOOR AREA:	69.39sm (747.00sf)
HERITAGE HOUSE:	
PROPOSED GRD. FLR. AREA:	
HERITAGE HOUSE:	
INCL. GARAGE	110.42sm (1188.55sf)
TOWNHOUSE:	
GROUND FLOOR AREA	
INCL. GARAGE	165.16sm (1777.76sf)
TOTAL GROUND FLR. AREA	275.58sm (2966.31sf)
LOT COVERAGE	275.58 sm (2966.31sf) F.A./ 542.11 sm (5835.23sf) L.A. = 50.83% COVERAGE

BUILDING HEIGHT CALC.

	EXISTING (HERITAGE)
AVERAGE GRADE @ FRONT	235.12
DOOR SILL ELEV. (DSE) = FFE	235.58
TOP OF ROOF ELEV. (TRE)	242.72
	PROPOSED BUILDING
BLDG. HEIGHT ALLOWED	11.80
BLDG. HEIGHT PROVIDED (FR. AVE. GRADE)	11.136

BUILDING AREAS:

PROPOSED TOWNHOUSES

TYPICAL FLOOR AREA FOR UNITS 1,2 & 3

UNIT 1		
Ground Floor	37.80sm	(406.87sf)
Second Floor	64.38sm	(692.98sf)
Third Floor	67.98sm	(731.73sf)
Total Floor Area	170.16sm	(1831.58sf)
UNIT 2		
Ground Floor	33.30sm	(358.43sf)
Second Floor	63.67sm	(685.33sf)
Third Floor	67.34sm	(724.84sf)
Total Floor Area	164.31sm	(1768.61sf)
UNIT 3		
Ground Floor	33.20sm	(357.36sf)
Second Floor	64.41sm	(693.30sf)
Third Floor	67.98sm	(731.73sf)
Total Floor Area	165.59sm	(1782.39sf)

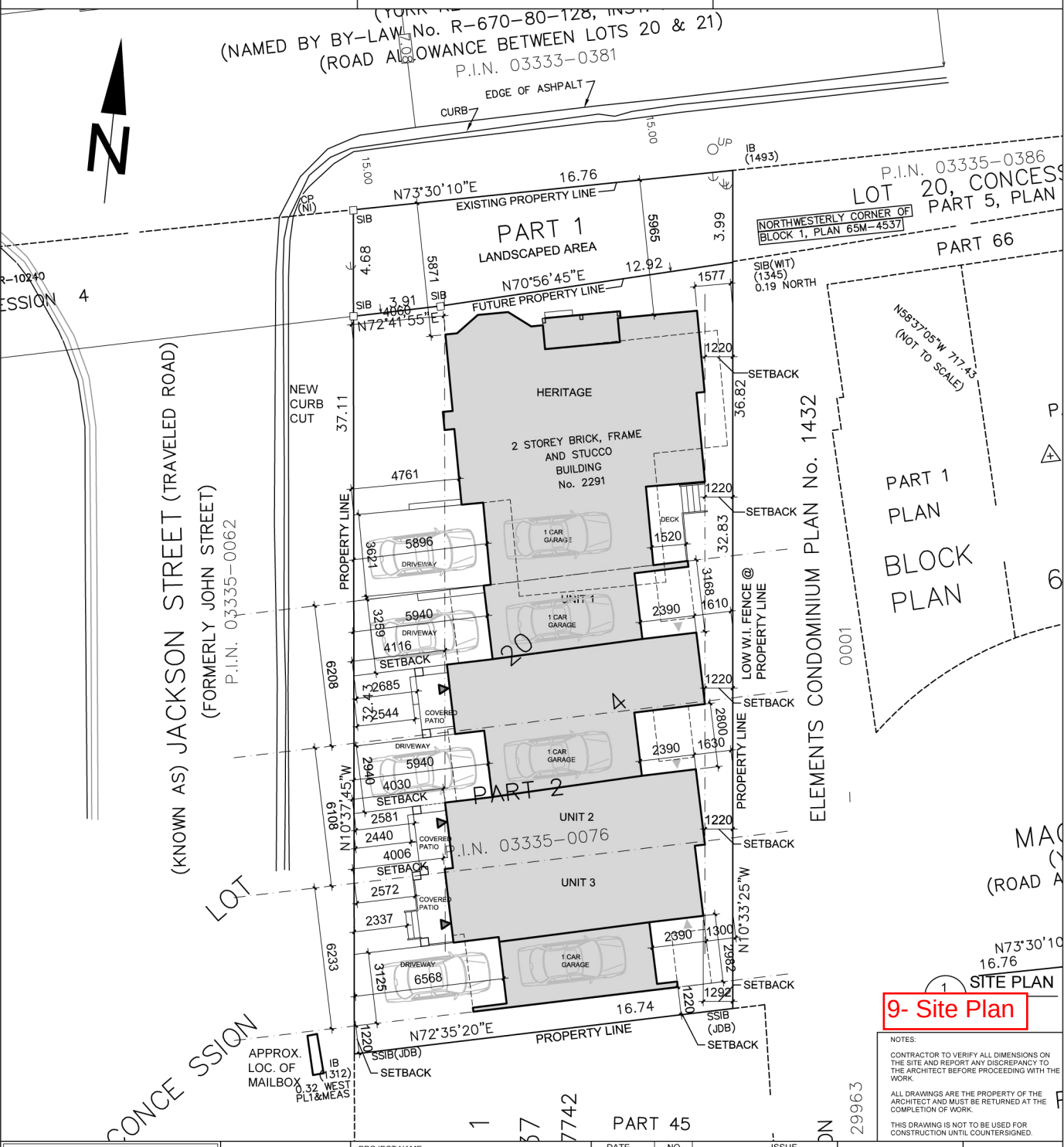
BUILDING AREAS:

TOTAL FLR. AREA OF 3 UNITS TOWNHOUSE	*500.06**sm***	***(5382.58sf)***
PROPOSED HERITAGE		
Ground Floor	84.93sm	(914.17sf)
Second Floor	87.27sm	(939.36sf)
TOTAL FLR. AREA OF HERITAGE	***172.20sm***	***(1853.54sf)***
TOTAL GFA	*672.26sm*	*(7236.14sf)*

OTHER AREAS:

PROPOSED TOWNHOUSES

Unit 1 Basement	59.28sm	(638.08sf)
Unit 2 Basement	58.65sm	(631.30sf)
Unit 3 Basement	59.90sm	(644.75sf)
HERITAGE		
Basement	109.48sm	(1178.43sf)
Garage	25.50sm	(274.48sf)



NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS — MARK W. HALL LICENCE 4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Site Plan

DATE	NO.	ISSUE
2019 - 03 - 13	01	FOR CITY COMMENTS
2019 - 03 - 26	02	FOR CITY COMMENTS
2019-04-06	03	ISSUED SPA
2019-11-13	04	RE-ISSUED SPA
2020-10-19	05	2nd SUBMISSION

SCALE	
PROJ. NO.	18007
DATE	2019-03-13
DRAWN	AAF
CHECKED	MWH

A101

Date: 25-Apr-2018

Inspection No. 141045-228

Visual Property Inspection

2291 Major Mackenzie Dr
Vaughan, ON

Prepared for :

Dr. Carlo Ammendolia
Vaughan, ON

Inspected by :

Sandro Testa
26 Gainsville Ave
Unionville, Ontario L3R 1W8
Phone: (647) 559-7762 Email: sandro.testa@pillartopost.com

1.0 Inspection Details

The Inspection

Thank you for choosing Pillar To Post, the home of home inspection.

The subject property is a 1 1/2 storey detached dwelling municipally known as 2291 Major Mackenzie Dr. W., within the City of Vaughan and community of Maple.

The dwelling is also located within the Maple Heritage Conservation District. All properties located within this area have a historical designated pursuant to Part V of the Ontario Heritage Act and subject to development review. The overall objective in the designation is "to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character". As such, any proposed changes that will impact the exterior of this building, including maintenance items / selection of materials that will affect its aesthetics are subject to the designation and likely review.

The dwelling itself is listed as a 1 1/2 storey / asymmetrical plan within the Gothic Revival style. Assessment records suggest it was built around c. 1920. The designation listing on the City of Vaughan web site lists no other historical / architectural attributes.

Inspection Package

☑ Pillar to Post Plus Inspection

Additional Services

☑ Mould Sampling

The client expressed concerns about the presence of mould in the basement and as such, sampling was conducted and specimens retrieved from the property for analysis by a certified lab. These samples were retrieved from the property on April 25, 2018 at approx. 2:00 PM and delivered to the lab on April 26, 2018 at aaprox. 2:40 PM.

A separate report was created by the lab based on an analysis specific to the mould samples provided, which falls within the scope of the inspection service provided by Pillar to Post Professional Home Inspection and provided as an addendum to the final inspection report.

Refer to EMSL Report, Order No.: 551804736, Project : 2291 Major Mackenzie Dr W.

Inspection Conditions

☑ Tenant Occupied Home ☑ Rain

Outside Temperature : 4 - 5 deg cel

The subject property is occupied by a tenant who runs a dress making / retail sales business from the premises. According to the tenant, the property is leased on a live / work basis and a portion of the building is utilized as a dwelling unit. The current tenant has occupied the premises for approximately 4 years as at the time of inspection.

Building Type

☑ Detached ☑ 1 1/2 Storey ☑ Commercial- Residential use

Approx. Age : 95 - 100 Years Old Hydrant within 150 m of property : Yes

The dwelling is described as a 1 / 2 storey wood frame structure, clad predominantly with brick tile (thin

slices of brick over a mortar base), some vinyl and aluminum siding as well as stucco cement. The foundation is partially block with stone / rubble below grade.

Two additions have been added to the main dwelling over time, the age of which is not determinable, however, both are not original to the initial construction.

One of the additions is utilized as an enclosed porch on the east side of the dwelling near the rear and the other is utilized as part of the main floor retail store, also located on the east side but at the front of the building. Neither of these structures were noted with basements / accessible crawl spaces.

Front / North Elevation

Side / West Elevation

Rear / South Elevation

East Side

Historical Information

The property was last inspected on April 7, 2005 by Lighthouse Inspections Canada, S. Fidale. Some of the findings in that report are referenced within this report.

The referenced Lighthouse report was hand written with no photographic support. Nonetheless, the principle finding in summary was stated as follows:

"Home is in need of major repairs i.e. Roof, gutters, exterior walls, foundation repairs, windows, bathrooms

and other items".

Since that time, and likely shortly thereafter some of the recommendations for repair contained within the report were undertaken, such as the roof covering, chimney, soffits, fascia and eavestroughs, as well as a number of windows.

However, given the dwellings current state of repair, noted at the time of inspection on April 24 and 30, 2018, it does not appear that any substantive repair was undertaken as it relates to the exterior walls, the foundation, electrical / plumbing systems or interior finishes / fixtures. As such, their current condition is documented within this report.

1.1 Property and Site

Site / Property General Comments

The lot grading is a significant contributor to the water penetration issue within the basement. The exterior finishes on front wall of the dwelling extend to finished grade and no portion of the foundation is visible. As well, although an attempt to manage the water entering through the foundation wall was noted in the basement by way of the installation of a sub-grade drain pipe within a trench system that leads to a sump pump, it has not prevented water accumulation.

RECOMMENDATION :

Part of the solution to manage run-off is to re-grade the front and side yard so as to direct water away from the foundation walls. In addition, some form of exterior drainage system / area drain to collect water in the front yard is also likely required. Consultation with a qualified landscape designer to discuss options to solve this issue is recommended.

Limitations

☐ Vegetation / Shrubs ☑ Debris / Waste Material

Storage of material / debris on site

Debris noted in east side yard. Old / unused septic catch basin also noted)

Landscaping / Topography

☑ Grade slopes toward foundation ☑ Improvements needed

Note / Observation :

The lot grading was noted as continuously sloping from the north boundary / front of the property until the south most / rear boundary. The street line was noted at a higher elevation point then the grading around the dwelling.

As such, the walls of the dwelling and foundation walls are constantly subject to run-off that originates from the boulevard / front yard. No significant provisions for management of run-off to protect the front / sides of the dwelling were noted in place.

The ground cover over approx. 90% of the property is asphalt paving and the markings suggest intended solely for vehicle parking.

grading slopes from the front of the property continuously to the rear

Driveway(s) / Parking **No Significant Visible Damage Noted**

☑ Asphalt

Note / Observation :

For the most part the exterior yard areas are covered with asphalt paving to facilitate on site parking. However, some cracks / deterioration was noted, but for the most part the surfacing remains reasonably smooth and in tact.

Maintenance Note :

Fill and seal cracks within the asphalt surfacing to reduce water penetration and seal the entire surface in order to extend the service life as part of a regular maintenance program.

Rear yard parking area

Porch(es) **Visible Damage Noted**

☑ Wood

Note / Observation :

The dwelling includes an enclosed porch on the east side of the dwelling that is a wood frame structure covered with OSB that has a stucco finish applied to it. The foundation for this structure was not visible as the exterior wall finish extends to grade level and likely below. However, this structure was noted in a poor state of repair at the time of inspection.

The condition of the exterior wall suggests that moisture has penetrated underneath the sheathing / stucco causing water related damage. The finish is peeling off and mould has formed on the surface.

Also noted were issues related to roof flashing which is not installed in a workmanlike manner and as such its condition is likely contributing to the issue of moisture penetration into the walls.

RECOMMENDATION :

The only way to repair this structure is to remove the damaged exterior finish, evaluate the underlying wood structure, repair / replace any deteriorated components and then replace the sheathing and finish materials. In addition, doing so will likely require a mould remediation effort. Consultation with a qualified contractor specializing in mould remediation and restoration is required.

Porch enclosure, east side yard

Rear wall of porch enclosure. Dark areas indicate water penetration into substrate material.

Damaged stucco corner of wall

Peeling stucco due to moisture. Visible mold growth on surface of OSB.

Guard(s) / Handrail(s)

☑ Provided

Note / Observation :

A guard / handrail was noted on stairs leading to the enclosed porch within the east side door. Although the guard is not constructed in accordance to current standards it does afford passage to occupants / users of property in safety. However, its condition should be monitored over time to ensure the guard remains structurally sound and able to withstand lateral forces to which it may be subjected to. Upon replacement, consult with a qualified contractor to ensure new guard / handrail conforms to current standards.

2.0 Exterior

Exterior General Comments

Some of the more significant issues noted on the property relate to the exterior elements of the dwelling. The condition of the exterior walls / cladding is in a extremely poor state of repair. The deterioration noted predominantly stems from a common cause, that is, moisture penetration. The problem is that the extent of the damage within the wall / foundation cannot be determined fully unless the cladding is removed.

Although it is not known how long the brick tile finish has been in place, it has been a considerable time. Given it current state / condition, it appears the implications related to maintenance in choosing this material were not fully appreciated by the property owners over the years and as such restoration / replacement of the cladding and likely a significant amount of the underlying structure, is now required due to the extent of damage sustained.

Limitations

☐ Debris / Waste material ☐ Vegetation / bushes

Other : Exterior walls finishes extend to grade

The exterior wall finishes extend to grade level along the front and a portion of the side walls as well and as such the foundation wall is not visible in these areas.

Paving installed against siding

Siding extends to grade at front of dwelling

Wood to soil contact in north east corner of building

Foundation Wall **Visible Damage Noted**

☑ Block

Note / Observation :

The foundation wall was noted as concrete block, as viewed from the exterior in relation to the original portion of the dwelling and the addition in the east side yard at the front of the dwelling. The type of foundation utilized for the enclosed porch was not visible.

Nonetheless, significant issues were noted with the foundation wall that include cracks / holes as noted along the rear wall and on the interior of the foundation wall as viewed from within the basement. This damage has resulted in water penetration over a long period of time. Efflorescence and mould was noted present on the wall within the basement but also on the exterior block above grade level.

RECOMMENDATION :

Complete restoration of the foundation wall is required. This work can only be done effectively from the outside of the wall, necessitating perimeter trenching to the depth of the footing / bottom of the foundation that will allow the wall to be repaired as required before a perimeter weeping tile system and waterproofing membrane can be installed. Consultation with a qualified contractor specializing in foundation repair / restoration is recommended.

Maintenance Note :

It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet, optimally.

Concrete block above grade. Note surface mold on saturated block.

Cracked / broken foundation wall at basement walk-out

Damaged foundation wall at basement walk-out

Interior view of stone / rubble foundation

Porch foundation type not visible

Water saturated block wall.

Exterior Walls — Visible Damage Noted

☑ Brick / Stone

Note / Observation :

The exterior walls were noted as principally clad with brick tiles. They are approximately 3/8" to 1/2" thick and adhered to a mortar base that incorporates wire mesh reinforcement. In addition, the rear wall is covered with a cement stucco finish likely applied in a similar fashion.

As well, several sections of wall on the west and north elevations were noted with vinyl siding, which has been installed over the described exterior finish, likely to protect those areas where the surface has deteriorated and a choice was made not to repair the surface to its original state. Factors influencing that decision may be related to cost and product availability.

The brick tile surface is deteriorated to the point that the surface is buckling in several areas. As well, numerous areas were noted with missing, spalled and cracked brick tiles. The deterioration is due to moisture penetration into the substrate material, especially below window sills and areas where flashing has failed.

The window sills are made of cement that is also reinforced with wire mesh. These sills are badly deteriorated and enable water penetration into the wall system.

In general the described brick tile surfacing, as well as some of the stucco surfaces, have failed in numerous locations and are in a state of disrepair that will lead to further deterioration. The rate of deterioration will occur at an accelerated pace as more moisture penetrates.

Also of concern is the likely damage to the underlying structure the moisture has caused which cannot be assessed with the facing material in place.

RECOMMENDATION :

Consult with a qualified contractor specializing in building cladding installation to determine the state and extent of deterioration of all exterior wall surfaces / types. The current state of deterioration will likely involve replacement of all the brick tile surfaces and replacement of any rotted / deteriorated structural framing elements for part of the exterior walls.

Brick tile wall finish

Wall area below window sill failing. Brick tile finish is buckling.

Brick tile finish noted as buckling at corner of building.

Close-up view of failing brick tile. Cracked and spalling of surface / cement substrate.

Missing area of brick tile exposing cement substrate and mesh

Indiscriminate wall area with siding applied over brick tile.

Siding type over brick tile varies as applied at different times.

Rear stucco wall. Discoloration, especially under window sills noted.

Badly deteriorated window sill on second floor level

Parged wall above flashing

Deteriorated cement window sill has no capacity to keep water out of wall

Water saturated stucco wall

Wall Structure — Not Applicable

☑ Wood frame

Note / Observation :

Although not directly visible at the time of inspection, this type of construction is anticipated for this dwelling based on key indicators noted within the building.

Door(s) — No Significant Visible Damage Noted

☑ Metal / glass door ☑ Metal side door

Note / Observation :

The front door provides access into the storefront. It is commercial grade aluminum with fixed glass panel. The side door provides access from the enclosed porch on the east side of the dwelling near the rear. Both these door were functional at the time of inspection.

Windows — No Significant Visible Damage Noted

☑ Vinyl ☑ Casement

Note / Observation :

The building incorporates several types of windows. The storefront is made of large panels of glass (double glazed units) within aluminum / wood frames. They make up the main floor windows on the north / street side. In addition, most of the other windows are vinyl casement type which were manufactured / installed in 2008.

One window on the rear elevation is a horizontal slider that was not dated and the porch incorporates two fixed glass units.

An opening in the basement wall that has been boarded up suggest that at one tim there was a window here as well.

Nonetheless, although the windows require some attention / maintenance, they appeared serviceable.

Window to Wall Seal **Damaged: No**

☑ Monitor condition of caulking / seal

Maintenance Note :

Monitor / maintain windows and doors to promote weathering protection over time. Repair / replace sealant around windows as required.

Basement Walkout **Damaged: Yes**

☑ Concrete ☑ Drain Provided

Note / Observation :

The basement walkout located at the rear of the dwelling was noted as deteriorated and in a genral state of disrepair. It does not provide safe access/ egress into the basement. No landing is provided at the bottom or guard / handrail. A hinged wood panel is provided to protect the opening / stairs when the access point is not utilized.

RECOMMENDATION :

It is recommended that the basement walk-out be demolished and replaced with a structure that facilitates access from grade into the basement. Options include an exposed stairwell that incorporates a proper foundation extending below the frost line (4 ft below the lowest exposed level of the staircase) or an enclosed structure that can be heated so that the depth of foundation can be reduced to 4 ft below the finished grade level.

Also required for the basement walkout is the installation of a drain at the bottom of the stairwell. Doing so will likely require the installation a sump pump to direct water at an appropriate discharge point, the City's infrastructure or appropriate grade area.

Basement walkout

Single access point into basement

Standing water at bottom of walkout. Note dead rat floating in water.

3.0 Garage

Garage General Comments

The property does not include a garage structure, built-in / attached / detached.

4.0 Roof Structure

Inspected By:

☑ Binoculars / Grade

Limitations

☑ Rain ☑ Steep Slope ☐ Gravel Cover

Roof System

☑ Sloped ☑ Gable

Estimated Age : Approx. 10 - 12 years

Maintenance Note :

Monitor the roof on a seasonal basis for leaks and other damage that may result from wind or other factors . Conduct repair as soon as possible if any loose shingles, wind damage and deterioration is noted. Consult with a qualified roofing contractor as required.

Roof Covering(s) Visible Damage Noted

☑ Near end of life cycle ☑ Asphalt

Estimated # of Layers : 1

Note / Observation :

Although generally intact, some areas of the roof displayed surface deterioration. Areas of concern include lower roof planes where roof-to-wall flashing has failed / is not installed in a proper and workmanlike manner.

RECOMMENDATION :

The owner is advised to budget to replace the roof covering on lower roof planes within the next 3 - 5 years based on the anticipated life cycle. Replacement of the covering should include evaluation of roof sheathing (and replacement as required) which may have sustained damage in areas reliant on wall flashing to maintain water tightness. Consult with a qualified roofing contractor.

Gable roof type

Lower roof areas also noted as shingled

Various roof planes / slopes noted

Some shingles deterioration noted in places. Likely due to moisture penetration.

Accessory / Penetrations **No Visible Damage Noted**

☑ Vent Stack ☐ Vent Caps ☑ Chimney(s)

Flashing **Damaged: Yes**

☐ Drip Edge ☑ Roof to Wall ☑ Valley ☐ Cap Flshg ☑ Aluminum / Galvanized

Note / Observation :

Flashing noted on the main roof above the second floor level appeared on tact and not compromised at the time of inspection.

However, wall flashing for lower level roof planes were noted as deteriorated and an improper use of material. Roofing paper / membrane has been installed on the walls above shingled areas, most likely in an attempt to prevent moisture penetration / further damage.

RECOMMENDATION :

A counter flashing system (preferably aluminum) needs to be employed above all lower level roof planes that intersect with exterior walls so as to prevent moisture penetration into wall and roofing substrate material.

Maintenance Note :

Inspect flashing on a regular basis and ensure counter measure application remain in tack / sealed and that it does not bend / incur wind damage.

Improper wall flashing at lower roof plane

Improper wall flashing

Gap in flashing at wall noted above roof

Fascia / Soffit **No Visible Damage Noted**

☑ Aluminum

Note / Observation :

The aluminum soffit / fascia was likely installed just after the April 2005 inspection as the author of the inspection report described deteriorated wood soffit and fascia board requiring repair / replacement.

Gutters / Downspouts — No Visible Damage Noted

☑ Aluminum ☐ Missing / Not Provided

Note / Observation :

The aluminum eavestroughs / downspouts were likely installed just after the April 2005 inspection as the author of the report described deteriorated eavestrough requiring repair / replacement.

Although noted as functional at the time of inspection, most of the dowspouts drain into subgrade pipes for whicch the discharge point was not determined as part of this inspection.

RECOMMENDATION :

Consult with a drain contractor to scope and determine the discharge point for the downspouts so as to ensure theye are functional and result in removal of water away from the dwelling.

Downspout noted as extending into below grade drain pipe

Downspout below grade discharge

Downspout at front of building discharging at grade

Damaged / perforated downspout

Chimney/Vent **No Visible Damage Noted**

☑ Masonry ☑ Furnace

Note / Observation :

The chimney was likely repaired just after the April 2005 inspection as the author of the report described deteriorated brick / mortar.
At the time of the current inspection the chimney above grade was noted in a generally good state of repair.

Brick Chimney

Brick chimney extends below grade

5.0 Attic / Roof Space

Inspected By

☑ No Access / Sealed

Limitations

☐ Insulated ☐ Stored Items

Note / Observation :

Although enclosed roof spaces / attics are present within the dwelling, there were no provisions noted to facilitate access into them.

Maintenance Note :

The owner is advised to create access points into attic spaces so as to enable the evaluation of the condition of these spaces and to make the required repairs / improvements as determined.

6.0 Basement / Structure

Basement / Structure General Comments

The condition of the basement as noted at the time of inspection is of significant concern as it relates to the maintenance of the property from a structural standpoint, as well as a habitable one. It has been allowed to deteriorate to the point that it is no longer safe to access.

The basement is only accessible from a walkout at the rear of the dwelling that is accessed from the rear yard. There is standing water on the floor concentrated near the rear portion of the dwelling, which has no where to drain and has become stagnant. At least one dead rat was noted floating in the water. The space is heated and the presence of active mould growth was determined through testing. Structural damage was noted and repairs / alterations have been performed which as suspect as to their ability to perform the intended function.

In addition the current condition of the electrical system within the basement also posses a hazard to anyone accessing the space for service / other reasons.

Limitations

☐ Partially Finished ☑ Storage ☐ Dry Weather

Note / Observation :

Material storage within the basement prevented complete visual access to all floor and wall areas.

Interior view of basement

Standing water at rear portion of basement

Storage of material in basement noted

More stored material

Foundation Wall **Significant Visible Damage Noted**

☑ Block ☑ Partly Concealed

Note / Observation :

The foundation walls are comprised of stone / rubble below grade. Cracks / other deterioration was noted in various locations.

Basement walls were checked visually and with a moisture sensor. In doing so water penetration was noted at the time of inspection. As well, the presence of efflorescence / moisture diffusion through the wall was also noted, which indicates the presence of moisture on the outside of the wall that has no where to go and the likelihood there is weeping tile / drainage provisions in place is extremely doubtful.

Some of the block on the exterior of the building that is visible also displayed the presence of significant levels of moisture for which the source was not easily determined but is likely due to penetration within the walls from above.

RECOMMENDATION :

See recommendation contained within the EXTERIOR section of this report related to the foundation wall. In addition to the scope of work specified within that section, the interior condition of the foundation also needs to be addressed, which should include crack / structural repair, mould remediation and cleaning.

Interior of stone foundation wall - east side

Water stained / damaged foundation wall

Portion of foundation noted as wet at the time of inspection

Significant amount of efflorescence on inside of foundation wall caused by moisture migration through the wall

Floor Structure/ Joists — Visible Damage Noted

☑ Partly Concealed ☑ Dimensional Lumber

Note / Observation :

Only a small amount of the wood floor structure was noted as visible from the basement as the ceiling is mostly covered with drywall. For the portions that were visible the integrity of the wood was tested and found not to be compromised (in those areas). In addition, no wood destroying insects were noted / visible at the time of inspection. However, some water stains were noted and the drywall was saturated with moisture. In fact, the presence of mould was noted on the exposed portion of the drywall and samples were taken for testing.

The testing conducted by a certified lad concluded that there was in fact mould growth and that it was active at the time of sampling.

In addition, some of the floor joists were noted as cracked / damaged.

RECOMMENDATION :

Removal of all drywall as part of the required mould remediation.
Consultation with a mould remediation contractor and then a professional engineer / designer to evaluate the condition of the wood floor structure in addressing any structural damage / alterations in place intended to modify the original structure.

Mould growth noted on underside of ceiling drywall

Drywall on basement ceiling is damaged by moisture. Mould growth also visible.

Visible wood joists not structurally compromised

Cracked / compromised floor joist

Basement Stairway — Not Applicable

☐ Concrete

None provided. There is no direct access from the main floor of the dwelling into the basement. Access to basement is only gained from exterior stairs at the rear of the building.

Sill Plate — Not Applicable

☐ Completely Concealed

Beam **No Visible Damage Noted**

☑ Wood ☑ Partially Concealed

Note / Observation :

Only a very small section of the built-up wood beam supporting the main floor structure was visible at the time of inspection.

Post(s) / Load Bearing Wall(s) **Visible Damage Noted**

☑ Partly Concealed ☑ Metal

Note / Observation :

A masonry load bearing wall was noted within the middle of the basement which did not appear structurally compromised. However, some additional vertical support elements were noted comprising of pressure treated 4" x 4" posts that support structural steel angle-irons placed directly below and perpendicular to the span of the floor joists, which suggest they are intended to support the structure above them. These posts are placed on a base of stone pavers but there is no physical connection / fastening of the posts to the angle-iron or the stone base / footing.

RECOMMENDATION :

The design and condition of the vertical wood posts installed in the basement needs to be evaluated by a professional engineer / designer to determine the appropriateness / effectiveness in facilitating their intended purpose.

Steel angle-iron installed under floor joist and propped up by wood post

Vertical wood post supports noted in basement

Wood post supported on stone paver units

Brick load bearing wall

Insulation System

Not Applicable

☐ Expanded Polystyrene ☐ Plastic Vapor Retarder

Note / Observation :

None noted in place, except for rear of door to exterior which has a piece of polystyrene attached to it.

7.0 Electrical System

Electrical General Comments

Most of the wiring throughout the dwelling is hidden within wall / floor cavities and not visible. However, although newer three-prong outlets are visible within each room of the dwelling as tested they are not grounded. The only grounded outlet was noted within the kitchen. This suggests the old wiring (ungrounded double wire) remains in place.

However, most of the wiring at the breaker panel is newer Romex type (grounded triple wire). Therefore, splicing connections have been made throughout the dwelling between the newer and older wiring. One such junction box was noted within the basement with no cover and thereby exposing this type of connection. Also noted within the basement was live knob and tube wiring connected to a hanging light fixture.

The inspection also determined the widespread use of extension cords / power bars (most as permanent wiring) throughout the dwelling because the number of outlets avaliable is not sufficient. In speaking with the tenant, they describe having to constantly go into the basement to rest breakers when multiple electrical equipment / items are utilized at the same time. As such, an unsafe condition has been created with the potential to be a fire hazard.

Others specific issues found will be detailed within this section of the report.

Generally speaking the hazard exists because of the mix / incompatibility of different types of wiring, components and technology, some that is very old / obsolete and never intended to remain in service for the length of time it has been.

Limitations

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

Not all receptacles / outlets may have been tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

Electrical Service **Damaged: No**

☑ Overhead Cables

Meter Location : North-East corner of dwelling

Estimated Service Size (Ampacity)

☑ 200 Amps

Service Entrance Cables

☑ Copper
Estimated Wire Gauge : Not determined - Concealed

Main Disconnect — Damaged: No

☑ Breaker ☑ 100 amps
Disconnect Location: Integrated as part of breaker panel

Ground — Damaged: No

☑ Ground path concealed ☐ Water Main ☐ Gas Line Bonding

Distribution Panel — No Visible Damage Noted

☑ Breakers ☑ 125 Amp Rating
Location: North-East corner of basement

Note / Observation :

The breaker panel was noted with the cover missing, which creates a hazard for anyone interacting with it to reset a tripped breaker / coming into contact with the panel inadvertently.

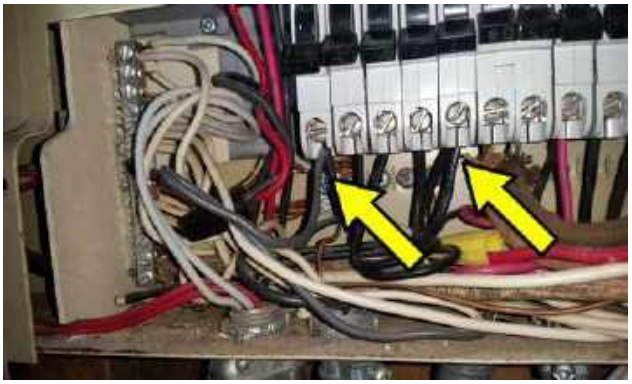
As well, a number of breakers were noted as double tapped within the panel (mostly 15 amp) which suggests the number of breakers is not sufficient. As well, no markings were available to determine what these circuits serve within the dwelling.

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the breaker panel as well as the double tapping noted and effect required repairs in accordance with applicable standards / regulation to make it safe.

Main panel, no cover provided

Panel noted as full. No spars circuits / breakers available



Circuit double tapping

Old cloth sheathed wring noted in panel servicing the stove still in place

Branch Circuit Wiring **Damaged: No**

☑ Predominant - ungrounded cable ☑ Copper Conductors

Note / Observation :

The wiring in the dwelling is a mix of old ungrounded 2-wire type mixed with newer 3-wire type. As such, the circuits are not grounded. Although most of the old wiring is cloth sheathed type, some knob and tube was also noted in the basement which was still live at the time of inspection.

As well, throughout the dwelling wiring was noted as mounted over finished surfaces also creating an unsafe conditions with anyone inadvertently coming into contact with them. In addition, through each room electrical cords / power bars were in use as permanent wiring also creating a hazardous condition as the number of circuits were never intended to facilitate current demand for electricity in this day and age.

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the number of outlets / circuits available and in

use, as it relates to the electrical demand placed by on them in conjunction with an evaluation of the entire system to effect the required changes / upgrades that enable use by current standards.

Old wires spliced with new in open junction box

Old active knob and tube wiring

Wall outlet likely overloaded

Extension cords used as permanent wiring

Stove outlet also used for small appliance

Kitchen fan connection to outlet

Inordinate number of power bars in use

Fixtures — Visible Damage Noted

Note / Observation :

The goal of the inspection of the fixtures is to gain an overall impression of the system. To do this, a representative number of fixtures are operated. We endeavor to operate as many as possible but some may not have been operated.

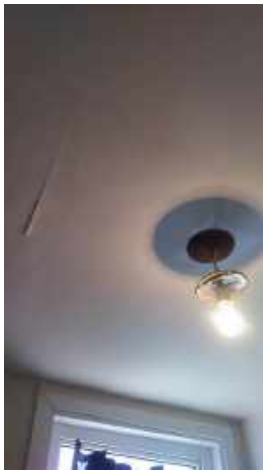
Inoperative and broken fixture were noted within the dwelling. Some fixtures were noted without covers over fluorescent bulbs, which pose a hazard to occupants who may come in direct contact with then resulting in breakage and the release of toxic gases.

RECOMMENDATION :

Replace any broken / inoperative light fixture throughout the dwelling as required in conjunction with other recommended electrical work to be conducted by a qualified professional electrician.

Exposed fluorescent bulbs

Inoperative fixture



Light fixture with missing cover

Receptacles - General **Damaged: Yes**

☑ Three prong but not grounded

Note / Observation :

A representative number of outlets were tested to gain an overall impression of the system. We endeavor to test as many as we can as we work our way through the home. Some are not tested such as those that are inaccessible and those that would require us to unplug the homeowners equipment.

Conditions noted included outlets with open grounds, reverse polarity and no power supply (yet all breakers noted on). Only one outlet within the dwelling was noted as grounded within the kitchen.

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the condition of outlets noted throughout the dwelling (inoperative, open grounds and reverse polarity) and rectify defect as required in conjunction with other recommended electrical repairs / upgrades.

Reverse polarity condition

Open ground condition throughout

Broken bedroom light switch

Inoperative outlet (also exposed bulb above)

Exterior Receptacles — Not Applicable

☐ Tested ☐ Not GFCI Protected

Note / Observation :

None noted.

Kitchen Receptacles — Operational: Yes

☑ Tested ☑ Not GFCI Protected near sink

Note / Observation :

Outlets near kitchen sink (within 5 ft) are not GFCI protected and as such pose a hazard to occupants / users of dwelling.

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near the kitchen sink with GFCI type. Consult with a qualified electrician as required.

Bathroom Receptacles **Operational: Yes**

☑ Tested ☑ Not GFCI Protected

Note / Observation :

Outlets in bathrooms near sink were noted as non-GFCI type and as such pose a hazard to occupants / users of dwelling.

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near bathroom sinks with GFCI type. Consult with a qualified electrician as required.

Non GFCI outlet (also open ground condition noted)

8.0 Heating

System Description

The forced air gas furnace is installed in the basement area that is intended as a heated space.

Manufacturer : American Standard

Model no. : AUD1B080A9361AA

S/N : 8354UJ71G

Manufacture Date: 8/2008

Limitations

☐ System Shut Down / Not Tested

System operating in heating mode at time of inspection.

Dismantling the furnace to thoroughly inspect the heat exchanger / burner is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter / technician to perform a complete inspection of your furnace prior to the start of the heating season.

Forced Air Gas Furnace — Operational: Yes

☑ Mid Efficiency ☑ Combustion Air From Inside ☑ Natural Gas

Estimated Age (years) : 10 Furnace Capacity Input (BTU) : 80,000

Gas furnace

Venting — No Visible Damage Noted

☑ Metal ☑ Chimney

Note / Observation :

The furnace also relies on air circulation to the appliance, from within the basement, for combustion purposes. The metal flue runs to a masonry chimney that is metal lined.

Also noted was the fact that the furnace sits on the floor slab and as such is subject deterioration and catastrophic failure in the event of a more severe basement flood.

Maintenance Note :

The furnace should be cleaned and inspected prior to each heating season as part of a regular maintenance program.

Furnace sits on floor of basement

Thermostat — Operational: Yes

☑ Programmable
Location : Main floor level back room

Fuel Source Shut Off Location

☑ At / Near Appliance
Location : Near furnace

Note / Observation :

Valve tagged for identification at time of inspection.

Central Humidifier **Not Applicable**

☐ No Evidence of Failure

Note / Observation :

Not provided.

Filter **Damaged: No**

☑ Disposable

Note / Observation :

Disposable filter noted in place. However, it was also noted to be close to the basement floor level and as such subject to getting wet in a flood condition, which may result in distribution or dirty / stagnant water into furnace / duct system and possibly mould spores.

Although a sump pump was noted near by, it did not have a battery back-up system to ensure continuous operation.

Maintenance Note :

Inspect regularly to ensure cleanliness is maintained and operation of furnace is not affected. Replace filter at regular intervals (every three months is suggested) or more frequently as required.

RECOMMENDATION :

Rectifying the possible flooding condition within the basement will allow the furnace to operate as intended.

Air Ducting **Not Applicable**

☑ Concealed

8.1 Air Conditioning / Heat Pump

System Description

No central air conditioning system noted in place. Two window units were noted in place to facilitate the dress shop on the main floor level. Neither were operational at the time of inspection, nor were they evaluated as part of the inspection.

9.0 Plumbing System

Limitations

Water Supply Lines

☑ Metered ☑ Copper

Shut-Off Location: Basement, near west side wall

Maintenance Note :

Maintain water main valve clearance to facilitate quick access / emergency / servicing.

Main water shut-off valve and meter

Water Pressure / Flow

☑ Static pressure test not provided ☑ Adequate

Water Quality

☑ No odour/discoloration ☑ Water quality test not provided

Note / Observation :

Municipal water supply. No discolouration / odour noted at time of inspection.

Distribution Piping

No Visible Damage Noted

☑ Copper

Other : Plastic (PEX)

Note / Observation :

Distribution piping is visible in some areas. Of course, most of the piping is concealed. The piping types indicated above were identified.

Plastic pipes have been installed to facilitate the kitchen sink and the clothes washer.

Maintenance Note :

Re-secure sections of distribution piping where necessary to reduce potential system failure and secondary water damages.

Predominantly copper plumbing supply lines

PEX lines for washing machine

PEX lines under kitchen sink

Hose Faucet(s) **Not Applicable**

Location : West side wall of dwelling

Note / Observation :

The hose bib was noted within the boarded-up opening that used to be a basement window.

Maintenance Note :

Ensure valve are shut-off during winter months to prevent possible leaks / damage.

Hose bib

Waste Drainage Pipe

☑ Plastic
Other : Brass, cast iron and plastic (PVC)

Note / Observation :

Wherever visible, drain pipes were inspected. The pipe types found during the inspection are identified above.

The P- traps for all the sinks in the dwelling were noted with an improper S - configuration which may result in siphoning that would leave the trap without water and unable to prevent sewer gases from entering the dwelling. A condition may in fact be hazardous to the occupants / users of the property.

RECOMMENDATION :

Consult with a qualified plumber to evaluate / modify the existing P- traps so that the are configured in accordance with applicable standards and maintain water within the trap thereby inhibiting sewer gases from entering the dwelling.

Cast iron and brass connection to newer PVC type drain pipe in basement

S-Trap drain configuration under second floor bathroom sink

S-Trap drain configuration under main kitchen bathroom sink

S-Trap drain configuration under main floor bathroom sink

Floor Drain(s)

Note / Observation :

None noted within the basement and although a sump pump / pit was noted in place, the entire floor does not drain / slope to it (as evidenced by the presence of standing water at the rear portion of the basement).

RECOMMENDATION :

Consult with a qualified plumber in consideration of relocating the existing sump pump / adding an additional pump(s) to ensure that the any water that collects within the basement is pumped / drained to an appropriate discharge point.

Water Heater **Operational: Yes**

☑ Electric ☑ Storage tank system ☑ Fuel Shut-off at Tank

Estimated Age (years): 10 Estimated Capacity (gallons): 30.5 IMP

Note / Observation :

Manufacturer : Rheen

M/N : RR410T

S/N : 0802J10264

The hot water heater is likely a rental unit. It was noted as raised off the floor level using concrete blocks. However, there is no guarantee that the water level won't get to the bottom of the tank, which may cause catastrophic failure / other damage.

Electric HWT on concrete blocks in basement

Relief Valve **Damaged:** **No**

☑ Provided

Discharge Tube **Damaged:** **No**

☑ Provided

Sump Pump **Operational:** **Yes**

☑ Submersible ☑ Cover not provided

Location : West side of basement, midway along the wall

Note / Observation :

A sump pump was noted in the basement that was operational at the time of inspection. However, no power back-up provisions were noted in place.

As well, the pump is installed in a location where it cannot serve the entire basement as it is not in the lowest point of the floor slab. In fact, 3-4 inches of standing water was noted in the rear most portion of the basement at the time of inspection that had no where to go.

The pump appears to have been installed to facilitate water penetration through the foundation wall at the front of the dwelling, as evidenced by the trenching in place along the inside of the foundation wall, that incorporates a weeping tile and gravel bed that is directed into the sump pit.

Also of note, the discharge was noted as directed through a pipe that appears to penetrate the foundation wall but the ultimate discharge point was not determinable.

RECOMMENDATION :

Consult with a qualified plumber / drain contractor to ensure that the entire basement is served by a sump pump / pumps. In addition, battery back-up systems are required to ensure continuous operation in case of a power outage / failure. In addition, confirmation that the water is being discharged from the pump to an appropriate location is also recommended.

Submersible sumo pump

Trench / drain pipe leading into sump pit

Perimeter trenching along inside of foundation wall

Pump discharge tube runs into foundation

11.0 Interior Living Spaces

Limitations

The dress shop and dwelling unit is full of material and the occupants belongings. There is also an excess of dresses / retail stock within the storefront. All of which inhibited viewing of floor and wall surfaces.

Dress shop full of product / merchandise

More stock

Interior General Comments

As described, the dwelling is utilized as a retail business, as well as a dwelling unit. The main floor level at the front is used a dress shop. The rear portion of the main floor and the second floor level is utilized as a dwelling unit.

Nonetheless, the interior of the dwelling is noted as not in a good state of repair and serviceability. All rooms and especially the bathrooms and kitchen are in need of major renovation of surfaces and fixtures.

Floors — Visible Damage Noted

Note / Observation :

The floors are predominantly laminate type of various styles throughout. In addition, the kitchen, bathrooms and other miscellaneous areas are tiled.

For the most part the floor finishes are worn and tiled areas are loose, cracked and badly deteriorated.

However, for the most part the flooring within the dress shop appeared serviceable at the time of inspection.

RECOMMENDATION :

Renew flooring throughout as required to eliminate hazards associated with broken-up flooring finishes.

Consult with a qualified flooring contractor as required.

Laminate tile floor finish

Cracked / broken floor tile

Walls — Visible Damage Noted

Note / Observation :

Predominantly drywall / plaster.

Deteriorated / old paint finishes with some plaster damage was noted throughout.

RECOMMENDATION :

Renew internal wall finishes and repair any plaster damage as required.

Ceilings — No Significant Visible Damage Noted

Note / Observation :

Predominantly drywall / plaster. Acoustic suspended- ceiling tiles within the dress shop and smaller acoustic tiles adhered to the ceiling in some areas.

Most surfaces described appeared tired. Damaged ceiling tiles were noted as well as peeling / deteriorated paint surfaces and water stains.

RECOMMENDATION :

Renew / replace damaged internal ceiling finishes and repair any plaster damage as well, as required.

Water stained ceiling

Windows — Operational: Yes

☑ Windows that were tested/operated are functional

Note / Observation :

A representative number of windows were tested during this inspection.

Our goal is to determine the overall condition of the windows. We endeavor to test as many as we can but some were not tested. See note / observation within EXTERIOR section of report.

Interior Door(s) — Operational: Yes

☑ Improvements / Repairs Needed ☑ Swinging

Note / Observation :

A representative number of doors were operated during this inspection. Most were functional, however, a couple were noted as damaged at the hinges / entirely removed from frames.

RECOMMENDATION :

Repair / replace any damaged doors / door hardware to ensure they are secured in place and functional.

Door removed from hinges

Stairways — No Visible Damage Noted

Note / Observation :

Painted wood type finish noted.

Stairs to second floor level

Hand Rails / Guard Rails — No Visible Damage Noted

Note / Observation :

The top portion of main stairs does not incorporate a handrail for safe passage. The entire staircase forms one continuous run and as such the handrail nust also be continous.

RECOMMENDATION :

Ensure that a continuously graspable handrail is installed on the main stairs for safe passage in accordance with current standards / regulation. Consult with a railing contractor as required.

Section of stairs with missing handrail

Smoke Detectors

☑ Basement ☐ Main floor(s) ☑ Near sleeping areas

Note / Observation :

The home was inspected for the presence of smoke detectors. The selected list above is where smoke detectors were present. The smoke detectors were not tested during the inspection. For safety and peace of mind, you should test all smoke detectors when you move into the home and replace any that are suspect.

RECOMMENDATION :

Provide smoke detectors on all levels of dwelling and near sleeping area as required by law for occupants safety.

Main floor inoperative smoke detector

Second floor level detector

Smoke detector in basement hanging from junction box

Carbon Monoxide Detectors

☐ Basement ☐ Main floor(s) ☐ Near sleeping areas

Note / Observation :

The home was inspected for the presence of Carbon Monoxide detectors. The selected list above is where CO detectors were present. The CO detectors were not tested during the inspection. For safety and peace of mind, you should test all CO detectors when you move into the home and replace any that are suspect.

RECOMMENDATION :

Provide carbon monoxide (CO) detectors on levels containing fuel burning appliances and near sleeping areas as required by law for occupants safety.

Heating / Cooling Distribution — Operational: Yes

☑ Air Registers

Laundry Room / Area — Not Applicable

☑ Washer ☑ Electric Dryer

Note / Observation :

Selected above are the appliances present at the time of the inspection within the enclosed porch section of the dwelling. Operating cycles and appliance functions were not tested.

Stalked washer / dryer enclosed porch

Dryer Venting **Damaged: Yes**

☑ Sidewall ☑ Metal Duct

Note / Observation :

Exterior vent was noted without a cover which will allow water into the opening.

RECOMMENDATION :

Install appropriate vent cover for dryer exhaust on exterior wall so as to prevent water penetration into the wall system.

Dryer venting

Exterior unprotected dryer vent

11.1 Kitchen

Limitations

Kitchen General Comments

Note / Observation :

The focus of the kitchen inspection is on overall performance rather than cosmetic conditions or flaws.

Nonetheless, the condition of the kitchen was found to be in a general state of disrepair. Cupboards, counters and appliances are old and in need of renewal.

RECOMMENDATION :

Renew / renovate kitchen as required to bring it back to a usable state.

Main floor kitchen

Sink

Damaged: **No**

- [x] Faucet functional
- [x] Sink drains functional
- [ ] Garbage disposal unit functional

Sink Faucet mounted on section of wood over counter

Counter **Damaged:** **Yes**

☑ Laminate ☑ Not serviceble

Note / Observation :

The counter top was noted as water damaged especially underneath / beside the sink faucet.

RECOMMENDATION :

As part of the recommendation to renew the kitchen the counter needs to be replaced.

Counter deteriorated around sink area

Cabinets **Damaged:** **Yes**

☑ Wood ☑ Not serviceble

Note / Observation :

The cupboards were noted as old / damaged, beyond their anticipated service life.

RECOMMENDATION :

As part of the recommendation to renew the kitchen the cupboards need to be replaced.

Old / tired kitchen cabinets / drawers

Range Hood / Exhaust Fan — Operational: Yes

☑ Standard Vented Outside

Note / Observation :

Although functional the fan was noted as old / rusted and missing filter elements.

Rusty old fan above stove with no filter elements and direct view to exterior.

Major Appliances (Built-in) — Not Applicable

☑ Stove ☐ Oven ☐ Cooktop ☑ Refrigerator ☐ Dishwasher
☐ Sink Garbage Disposal ☐ Microwave

Note / Observation :

Selected above are the appliances present at the time of the inspection. Operating cycles and appliance functions were not tested.

Appliances noted in place

11.2 Bathrooms

Bathrooms General Comments

The focus of the inspection is on overall performance rather than cosmetic conditions or flaws.

The condition of the bathrooms was found to be in a general state of disrepair. All fixtures are old and in need of renewal.

RECOMMENDATION :

Renew / renovate bathrooms as required to bring them back to a usable state.

Main floor bathroom

Second floor bathroom

Sink(s) — Visible Damage Noted

☑ Faucet(s) functional ☑ Drain(s) functional ☑ Shut-off Valves not provided

Note / Observation :

Only the sink within the second floor bathroom was noted with shut-off valves.

Counter(s) — Damaged: No

☑ Composite Stone

Cabinet(s) — No Significant Visible Damage Noted

☑ Wood

Toilet(s) — No Visible Damage Noted

☑ Functional ☑ Loose

Note / Observation :

Toilet in second floor bathroom was noted as a loose and requiring tightening / re-securing to floor. In doing so ensure flange gasket is not damaged / compromised.

Loose toilet in second floor bathroom

Tub / Shower Enclosure(s) Damaged: Yes

☑ Faucet(s) functional ☑ Drain Functional

Note / Observation :

The tub is old with badly worn with deteriorated surfaces in need of re-finishing / replacement.

In addition a significant amount of moisture was detected in the tiled wall substrate material with the aid of a moisture meter.

Main floor bathroom tub is old / worn

Significant moisture penetration in tub enclosure wall

Floors Visible Damage Noted

Note / Observation :

The floor within the bathroom was noted as old / deteriorated with significant water penetration noted in substrate material with the aid of a moisture sensor.

Toilet does not sit on tile but below it. Tile not fitted around toilet leaving gaps.

Tile floor near tub is saturated with moisture.

Walls — Visible Damage Noted

Note / Observation :

Bathroom walls were noted with deteriorated / peeling paint.

main floor bathroom with hole in tiled wall

Wall above shower stall with deteriorated plaster / peeling paint

Exhaust Fan(s) — Not Applicable

☐ Attic

Note / Observation :

None noted.

12.0 Additional Comments

General Comments

This inspection is performed to the Standards of the Canadian Association of Home and Property Inspectors, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

This building is approximately 85-90 years old and most of the building systems are beyond their anticipated service life. In fact, the lack of rigorous maintenance has lead to significant damage to structural components, finishes and fixtures throughout the building that now require immediate attention. Although some components were done, like the roof, soffits, eavestroughs and a furnace, a regular maintenance program was not adhered to as required for this type and age of building. Nonetheless, if the owner is unsure as to the required maintenance / repair work to be performed, a qualified contractor / consultant appropriate to the trade / expertise should be consulted.

Also note that, the inclusion of pictures contained in this report is done at the sole discretion of the inspector and those pictures are only intended to provide clarity around an issue being described. They are not to be relied upon out of context to the issue they are associated with in the report. In general, they are also not intended to provide an exhaustive narrative pictorial account of the inspection.

Additional Limitations

The Building Inspection Report as presented herein outlines the Inspector's observations and opinions regarding the physical condition of the subject property as observed at the time of the inspection based solely upon a visual examination of readily accessible building systems and components as outlined in the report.

The Building Inspection Report is not intended as a warranty or guarantee of any kind with regard to the physical condition, sale or merchantability of the property as it pertains to adequacy, performance or fitness for use.

The Building Inspection Report is not intended to signify, confer or act as a compliance inspection or certification of or for any governmental / non-governmental codes, ordinances or regulations of any kind.

The Building Inspection Report is prepared exclusively for the client named herein and shall not be assigned, transferred or sold to any outside third party. Pillar to Post nor its agents shall bear any responsibility for use of information contained in this report by other than the client for whom it is intended.

12.1 Recommendations

This summary / recommendation consolidation is not the entire report. The complete report may include additional information of concern to the client.

It is recommended that the client read the entire report.

Recommendations :

1.1. Property and Site

Site / Property General Comments

RECOMMENDATION :

Part of the solution to manage run-off is to re-grade the front and side yard so as to direct water away from the foundation walls. In addition, some form of exterior drainage system / area drain to collect water in the front yard is also likely required. Consultation with a qualified landscape designer to discuss options to solve this issue is recommended.

Porch(es)

RECOMMENDATION :

The only way to repair this structure is to remove the damaged exterior finish, evaluate the underlying wood structure, repair / replace any deteriorated components and then replace the sheathing and finish materials. In addition, doing so will likely require a mould remediation effort. Consultation with a qualified contractor specializing in mould remediation and restoration is required.

2.0 Exterior

Foundation Wall

RECOMMENDATION :

Complete restoration of the foundation wall is required. This work can only be done effectively from the outside of the wall, necessitating perimeter trenching to the depth of the footing / bottom of the foundation that will allow the wall to be repaired as required before a perimeter weeping tile system and waterproofing membrane can be installed. Consultation with a qualified contractor specializing in foundation repair / restoration is recommended.

Exterior Walls

RECOMMENDATION :

Consult with a qualified contractor specializing in building cladding installation to determine the state and extent of deterioration of all exterior wall surfaces / types. The current state of deterioration will likely involve replacement of all the brick tile surfaces and replacement of any rotted / deteriorated structural framing elements for part of the exterior walls.

Basement Walkout

RECOMMENDATION :

It is recommended that the basement walk-out be demolished and replaced with a structure that facilitates access from grade into the basement. Options include an exposed stairwell that incorporates a proper foundation extending below the frost line (4 ft below the lowest exposed level of the staircase) or an enclosed structure that can be heated so that the depth of foundation can be reduced to 4 ft below the finished grade level.

Also required for the basement walkout is the installation of a drain at the bottom of the stairwell. Doing so will likely require the installation a sump pump to direct water at an appropriate discharge point, the City's infrastructure or appropriate grade area.

4.0 Roof Structure

Roof Covering(s)

RECOMMENDATION :

The owner is advised to budget to replace the roof covering on lower roof planes within the next 3 - 5 years based on the anticipated life cycle. Replacement of the covering should include evaluation of roof sheathing (and replacement as required) which may have sustained damage in areas reliant on wall flashing to maintain water tightness. Consult with a qualified roofing contractor.

Flashing

RECOMMENDATION :

A counter flashing system (preferably aluminum) needs to be employed above all lower level roof planes that intersect with exterior walls so as to prevent moisture penetration into wall and roofing substrate material.

Gutters / Downspouts

RECOMMENDATION :

Consult with a drain contractor to scope and determine the discharge point for the downspouts so as to ensure they are functional and result in removal of water away from the dwelling.

6.0 Basement / Structure

Foundation Wall

RECOMMENDATION :

See recommendation contained within the EXTERIOR section of this report related to the foundation wall. In addition to the scope of work specified within that section, the interior condition of the foundation also needs to be addressed, which should include crack / structural repair, mould remediation and cleaning.

Floor Structure/ Joists

RECOMMENDATION :

Removal of all drywall as part of the required mould remediation.
Consultation with a mould remediation contractor and then a professional engineer / designer to evaluate

the condition of the wood floor structure in addressing any structural damage / alterations in place intended to modify the original structure.

Post(s) / Load Bearing Wall(s)

RECOMMENDATION :

The design and condition of the vertical wood posts installed in the basement needs to be evaluated by a professional engineer / designer to determine the appropriateness / effectiveness in facilitating their intended purpose.

7.0 Electrical System

Distribution Panel

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the breaker panel as well as the double tapping noted and effect required repairs in accordance with applicable standards / regulation to make it safe.

Branch Circuit Wiring

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the number of outlets / circuits available and in use, as it relates to the electrical demand placed by on them in conjunction with an evaluation of the entire system to effect the required changes / upgrades that enable use by current standards.

Fixtures

RECOMMENDATION :

Replace any broken / inoperative light fixture throughout the dwelling as required in conjunction with other recommended electrical work to be conducted by a qualified professional electrician.

Receptacles - General

RECOMMENDATION :
Consult with a qualified professional electrician to evaluate the condition of outlets noted throughout the dwelling (inoperative, open grounds and reverse polarity) and rectify defect as required in conjunction with other recommended electrical repairs / upgrades.

Kitchen Receptacles

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near the kitchen sink with GFCI type. Consult with a qualified electrician as required.

Bathroom Receptacles

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near bathroom sinks with GFCI type. Consult with a qualified electrician as required.

8.0 Heating

Filter

RECOMMENDATION :

Rectifying the possible flooding condition within the basement will allow the furnace to operate as intended.

9.0 Plumbing System

Waste Drainage Pipe

RECOMMENDATION :

Consult with a qualified plumber to evaluate / modify the existing P- traps so that the are configured in accordance with applicable standards and maintain water within the trap thereby inhibiting sewer gases from entering the dwelling.
Floor Drain(s)

RECOMMENDATION :

Consult with a qualified plumber in consideration of relocating the existing sump pump / adding an additional pump(s) to ensure that the any water that collects within the basement is pumped / drained to an appropriate discharge point.

Sump Pump

RECOMMENDATION :

Consult with a qualified plumber / drain contractor to ensure that the entire basement is served by a sump pump / pumps. In addition, battery back-up systems are required to ensure continuous operation in case of a power outage / failure. In addition, confirmation that the water is being discharged from the pump to an appropriate location is also recommended.

11.0 Interior Living Spaces

Floors

RECOMMENDATION :

Renew flooring throughout as required to eliminate hazards associated with broken-up flooring finishes. Consult with a qualified flooring contractor as required.

Walls
RECOMMENDATION :

Renew internal wall finishes and repair any plaster damage as required.

Ceilings

RECOMMENDATION :

Renew / replace damaged internal ceiling finishes and repair any plaster damage as well, as required.

Interior Door(s)

RECOMMENDATION :

Repair / replace any damaged doors / door hardware to ensure they are secured in place and functional.

Hand Rails / Guard Rails

RECOMMENDATION :

Ensure that a continuously graspable handrail is installed on the main stairs for safe passage in accordance with current standards / regulation. Consult with a railing contractor as required.

Smoke Detectors

RECOMMENDATION :

Provide smoke detectors on all levels of dwelling and near sleeping area as required by law for occupants safety.

Carbon Monoxide Detectors

RECOMMENDATION :

Provide carbon monoxide (CO) detectors on levels containing fuel burning appliances and near sleeping areas as required by law for occupants safety.

Dryer Venting

RECOMMENDATION :

Install appropriate vent cover for dryer exhaust on exterior wall so as to prevent water penetration into the wall system.

11.1 Kitchen

Kitchen General Comments

RECOMMENDATION :

Renew / renovate kitchen as required to bring it back to a usable state.

Counter

RECOMMENDATION :

As part of the recommendation to renew the kitchen the counter needs to be replaced.

Cabinets

RECOMMENDATION :

As part of the recommendation to renew the kitchen the cupboards need to be replaced.

11.2 Bathrooms

Bathrooms General Comments

RECOMMENDATION :

Renew / renovate bathrooms as required to bring them back to a usable state.

Cobe
Please enter addresses

M-4531.

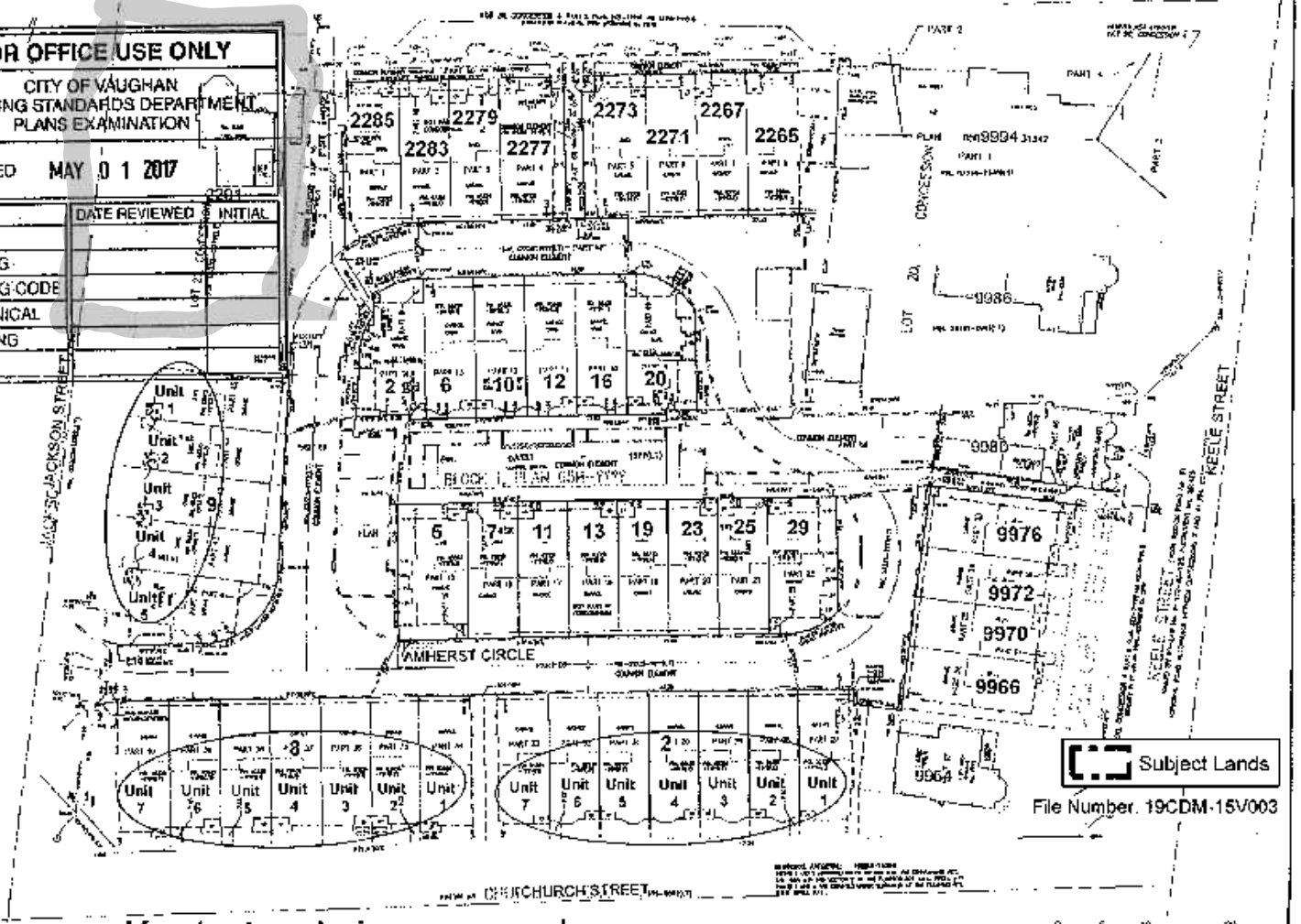
OFFICE COPY

FOR OFFICE USE ONLY

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED MAY 01 2017

	DATE REVIEWED	INITIAL
ZONING		
GRADING		
BUILDING CODE		
MECHANICAL		
PLUMBING		
FIRE		



11- Cassavia Estates, Master Plan

NOTE:
ALL PROPOSED WALL MOUNTED
LIGHTS SHOWN ON ELEVATION
SHALL BE DIRECTED DOWNWARD

12- Preliminary drawings and renderings of planned redevelopment

PROPOSED WEST ELEVATION

SCALE: 1:100

MW HALL
CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Elevation

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A301

NOTE:
ALL PROPOSED WALL MOUNTED LIGHTS SHOWN ON ELEVATION SHALL BE DIRECTED DOWNWARD

PROPOSED EAST ELEVATION

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Elevation

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

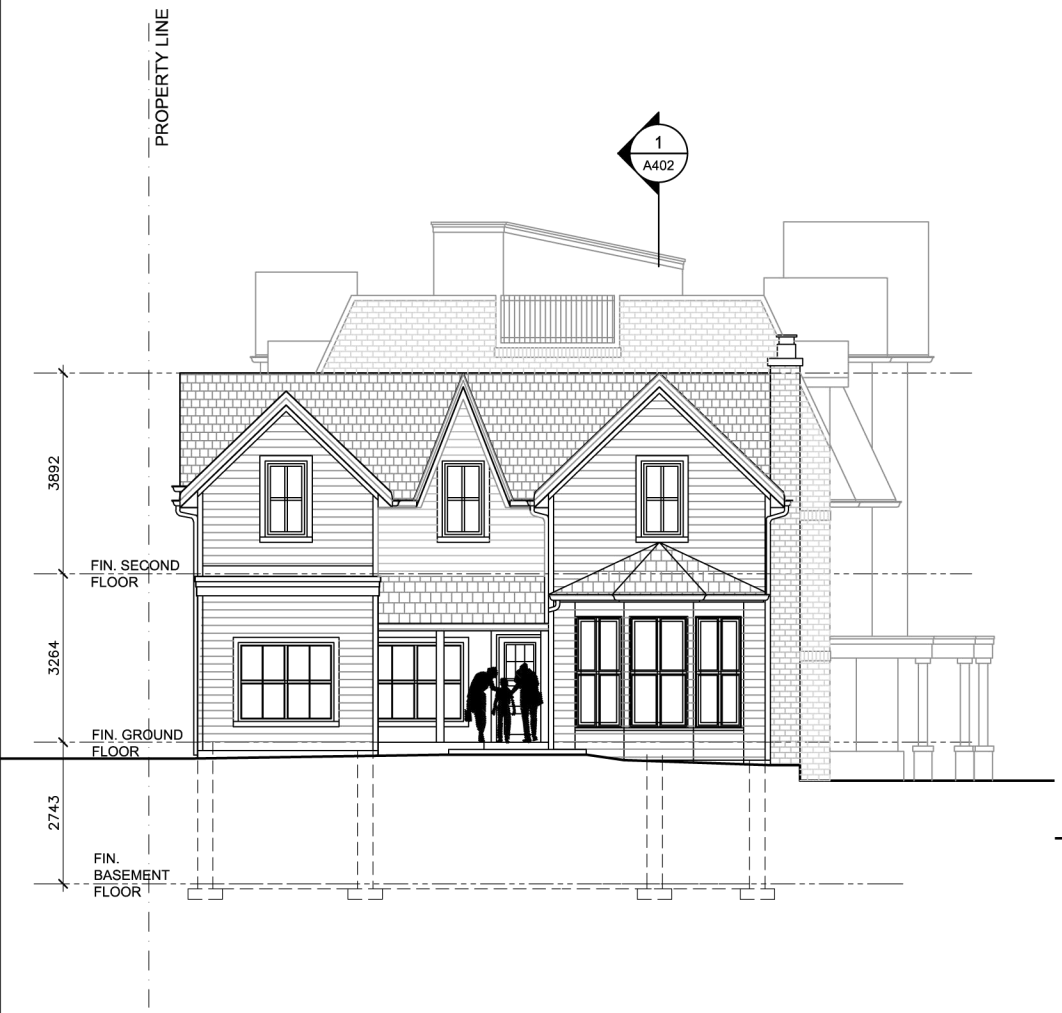
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

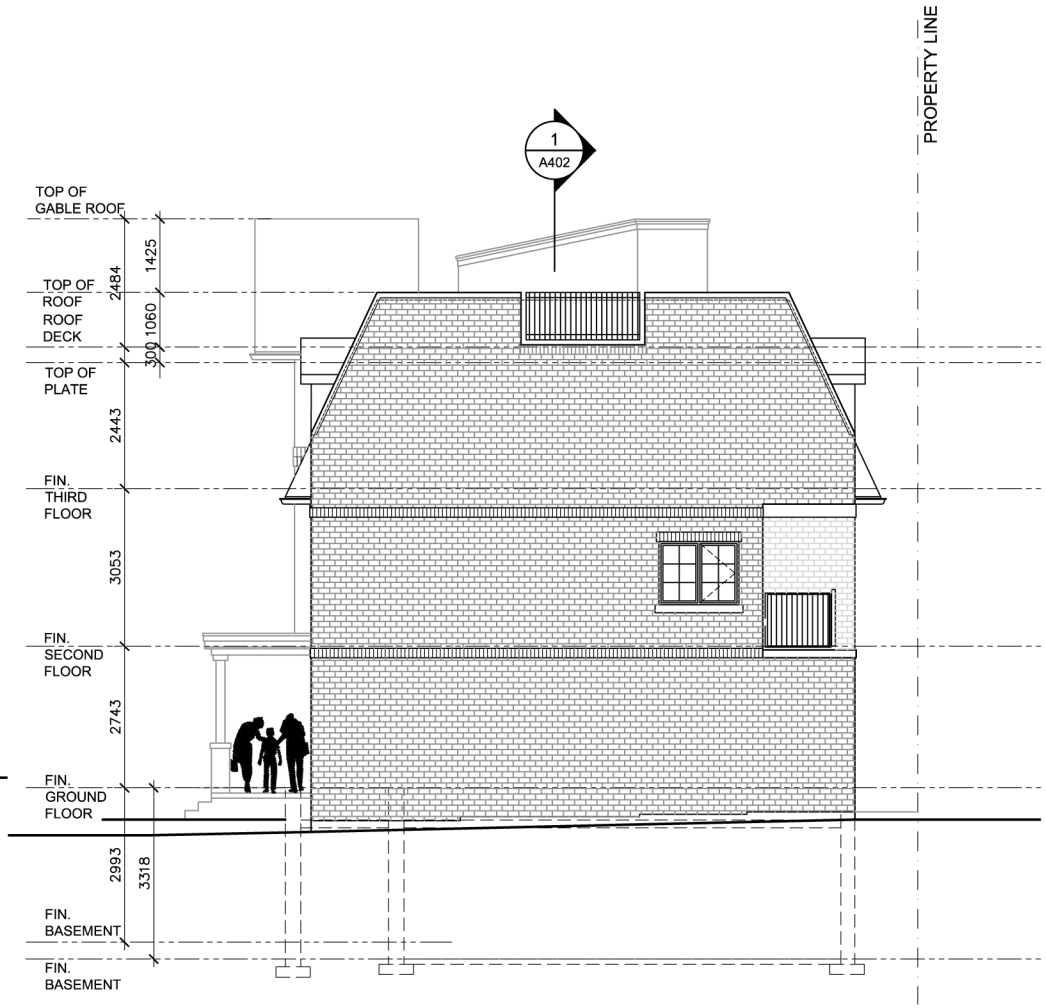
REVISION NO.

DWG. NO.
A302



PROPOSED NORTH ELEVATION

SCALE: 1:100



PROPOSED SOUTH ELEVATION

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
t: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Elevations

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A303

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

ACADEMIC + PROFESSIONAL TRAINING

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

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President
DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

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

HISTORIC PRESERVATION / ADAPTIVE REUSE

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

ARCHITECTURE

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

COMMUNITY & EDUCATION SERVICE

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

ATTACHMENT 3

SITE STATISTICS

EXIST. LOT AREA of Heritage	284.33sm (3060.50sf)
EXIST. LOT AREA of Unit 1 TH	104.05sm (1119.98sf)
EXIST. LOT AREA of Unit 2 TH	102.35sm (1101.68sf)
EXIST. LOT AREA of Unit 3 TH	104.48sm (1124.61sf)
EXIST. LOT AREA of Setback	20.40sm (219.58sf)
TOTAL EXIST. LOT AREA:	615.61sm (6626.37sf)
LESS: R.O.W. CONVEYANCE	73.50sm (791.14sf)
NEW LOT AREA:	542.11sm (5835.23sf)
EXISTING GRD. FLOOR AREA:	106.766sm (1149.21sf)
EXISTING 2ND. FLOOR AREA:	69.39sm (747.00sf)
HERITAGE HOUSE:	
PROPOSED GRD. FLR. AREA:	
HERITAGE HOUSE:	
INCL. GARAGE	110.42sm (1188.55sf)
TOWNHOUSE:	
GROUND FLOOR AREA	
INCL. GARAGE	165.16sm (1777.76sf)
TOTAL GROUND FLR. AREA	275.58sm (2966.31sf)
LOT COVERAGE	275.58 sm (2966.31sf) F.A./ 542.11 sm (5835.23sf) L.A. = 50.83% COVERAGE

BUILDING HEIGHT CALC.

	EXISTING (HERITAGE)
AVERAGE GRADE @ FRONT	235.12
DOOR SILL ELEV. (DSE) = FFE	235.58
TOP OF ROOF ELEV. (TRE)	242.72
	PROPOSED BUILDING
BLDG. HEIGHT ALLOWED	11.80
BLDG. HEIGHT PROVIDED (FR. AVE. GRADE)	11.136

BUILDING AREAS:

PROPOSED TOWNHOUSES
TYPICAL FLOOR AREA FOR UNITS 1,2 & 3

UNIT 1		
Ground Floor	37.80sm	(406.87sf)
Second Floor	64.38sm	(692.98sf)
Third Floor	67.98sm	(731.73sf)
Total Floor Area	170.16sm	(1831.58sf)
UNIT 2		
Ground Floor	33.30sm	(358.43sf)
Second Floor	63.67sm	(685.33sf)
Third Floor	67.34sm	(724.84sf)
Total Floor Area	164.31sm	(1768.61sf)
UNIT 3		
Ground Floor	33.20sm	(357.36sf)
Second Floor	64.41sm	(693.30sf)
Third Floor	67.98sm	(731.73sf)
Total Floor Area	165.59sm	(1782.39sf)

BUILDING AREAS:

TOTAL FLR. AREA OF 3 UNITS TOWNHOUSE	*500.06**sm***	***(5382.58sf)***
PROPOSED HERITAGE		
Ground Floor	84.93sm	(914.17sf)
Second Floor	87.27sm	(939.36sf)
TOTAL FLR. AREA OF HERITAGE	***172.20sm***	***(1853.54sf)***
TOTAL GFA	*672.26sm*	*(7236.14sf)*

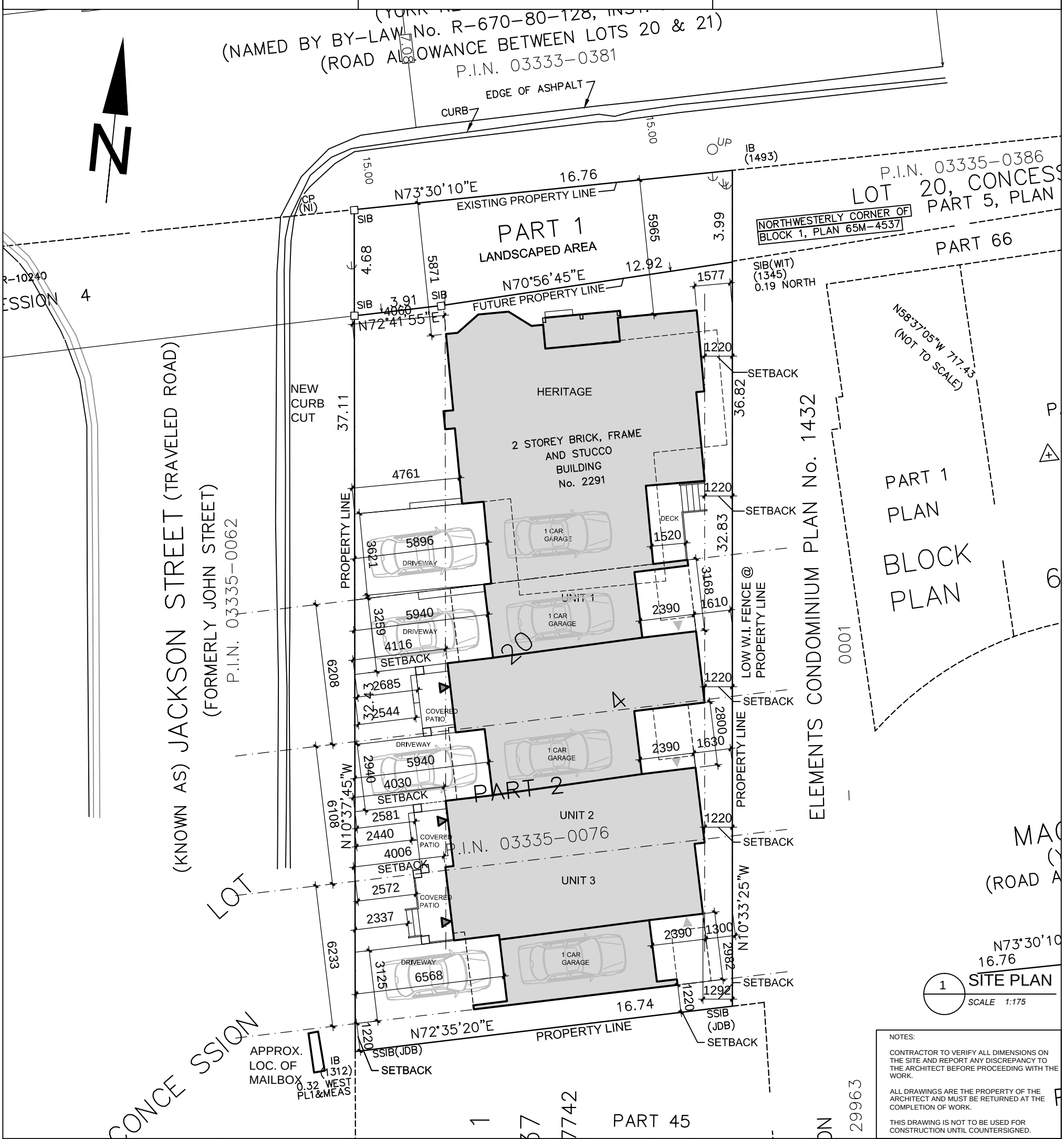
OTHER AREAS:

PROPOSED TOWNHOUSES

Unit 1 Basement	59.28sm	(638.08sf)
Unit 2 Basement	58.65sm	(631.30sf)
Unit 3 Basement	59.90sm	(644.75sf)

HERITAGE

Basement	109.48sm	(1178.43sf)
Garage	25.50sm	(274.48sf)



NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE 4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

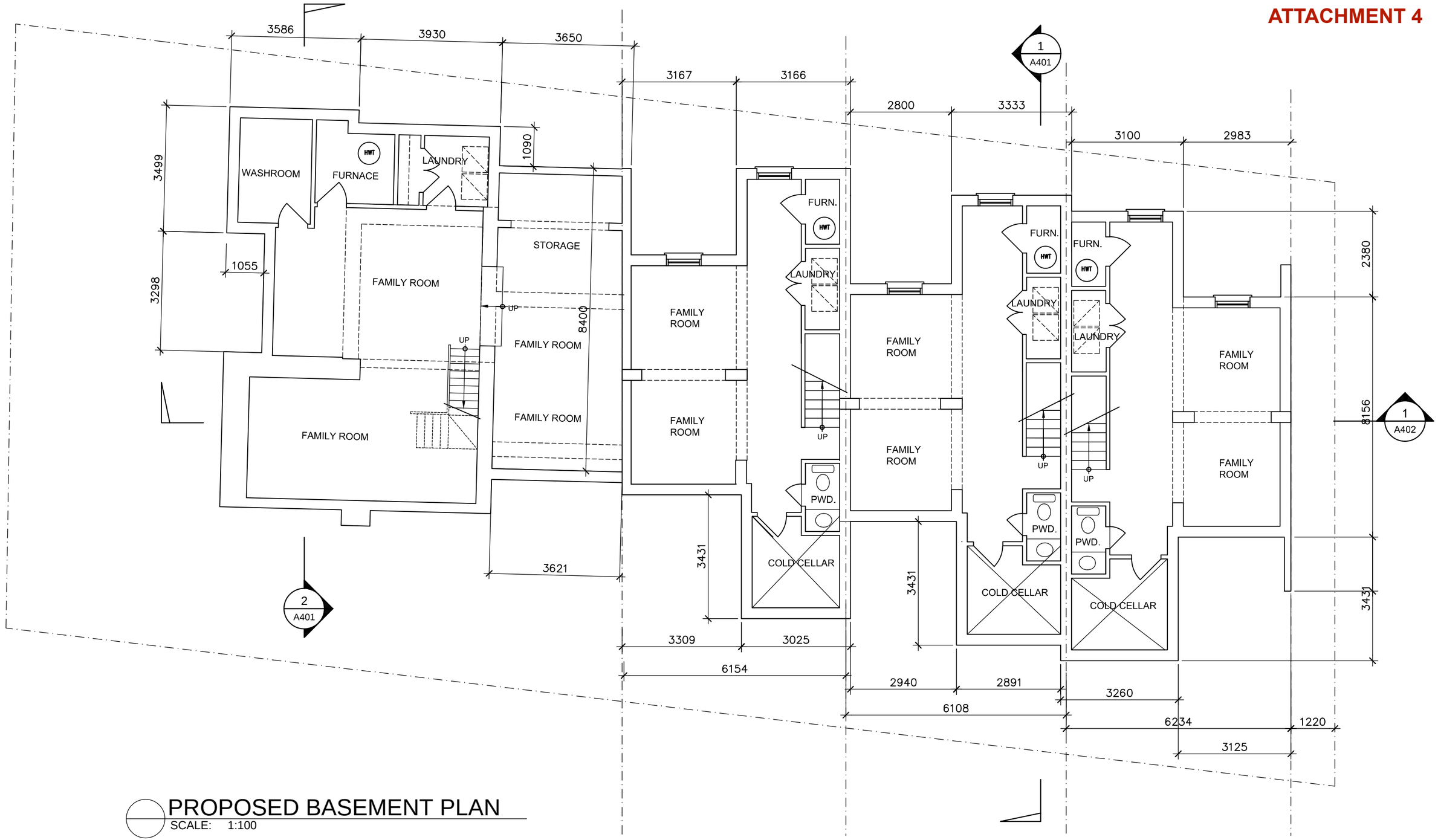
DRAWING TITLE:
Site Plan

DATE	NO.	ISSUE
2019 - 03 - 13	01	FOR CITY COMMENTS
2019 - 03 - 26	02	FOR CITY COMMENTS
2019-04-06	03	ISSUED SPA
2019-11-13	04	RE-ISSUED SPA
2020-10-19	05	2nd SUBMISSION

SCALE	
PROJ. NO.	18007
DATE	2019-03-13
DRAWN	AAF
CHECKED	MWH

A101

ATTACHMENT 4



PROPOSED BASEMENT PLAN

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Floor Plan

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

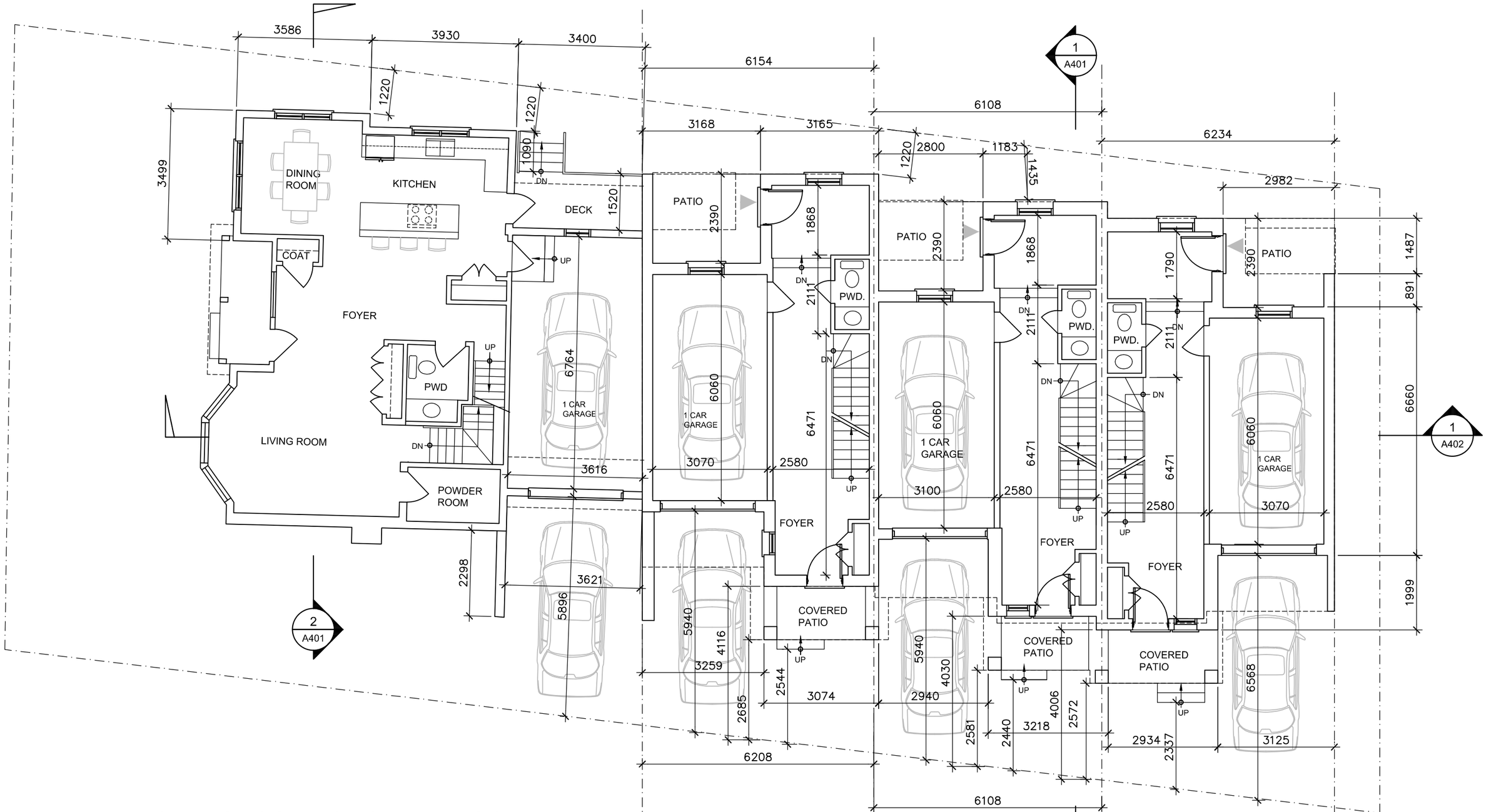
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A201



PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Floor Plan

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

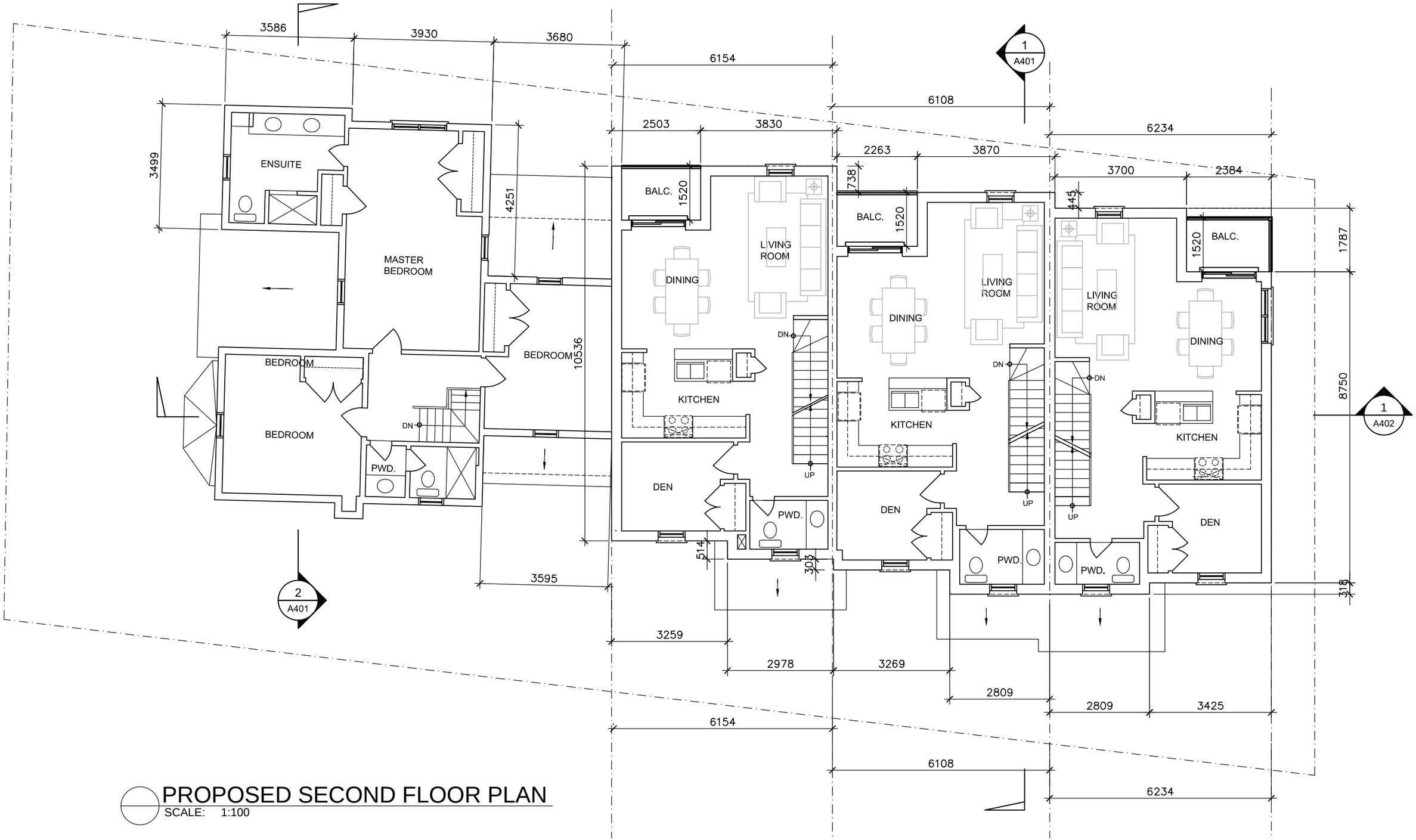
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A202



PROPOSED SECOND FLOOR PLAN

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE 4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Floor Plan

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

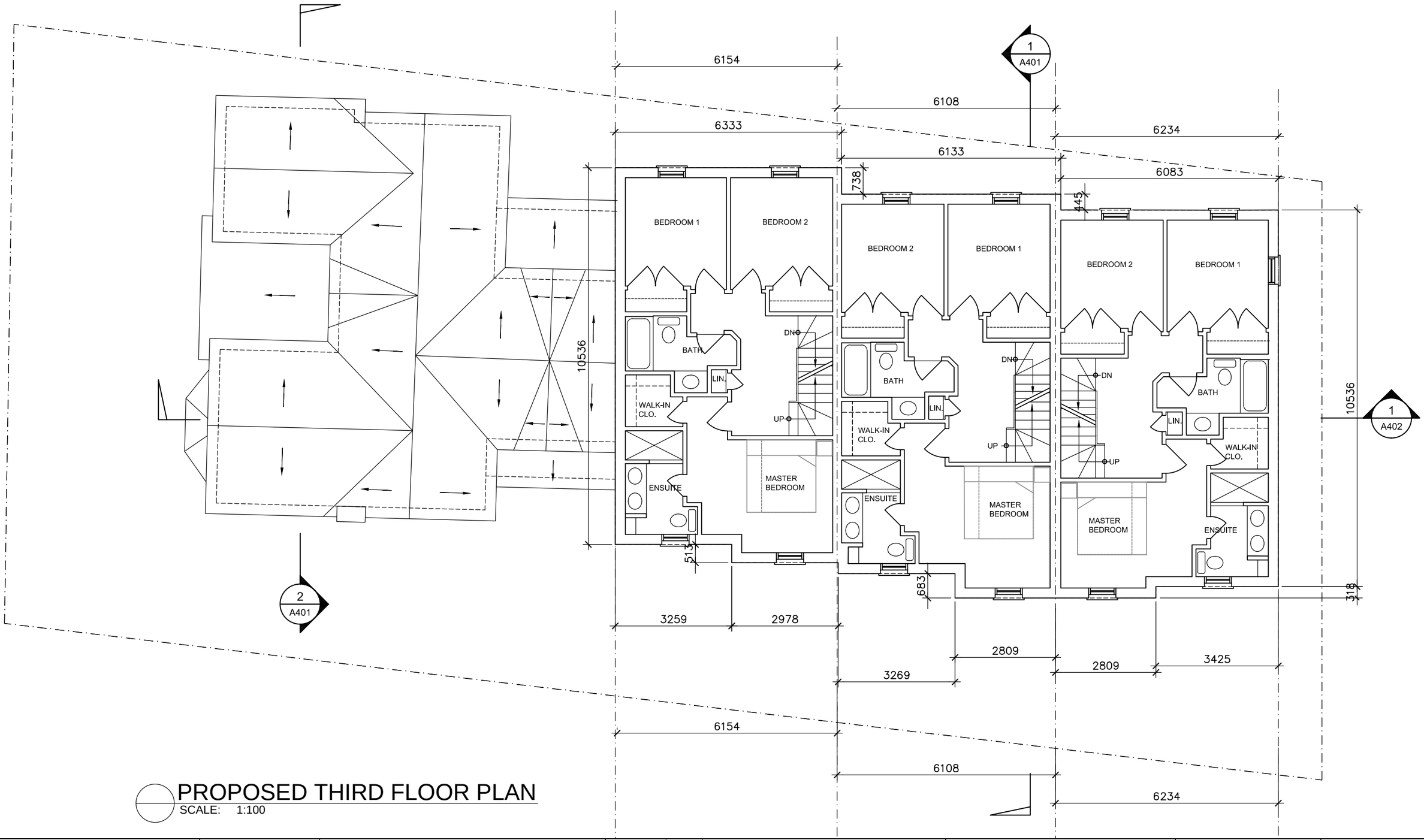
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A203



PROPOSED THIRD FLOOR PLAN

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE 4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Floor Plan

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

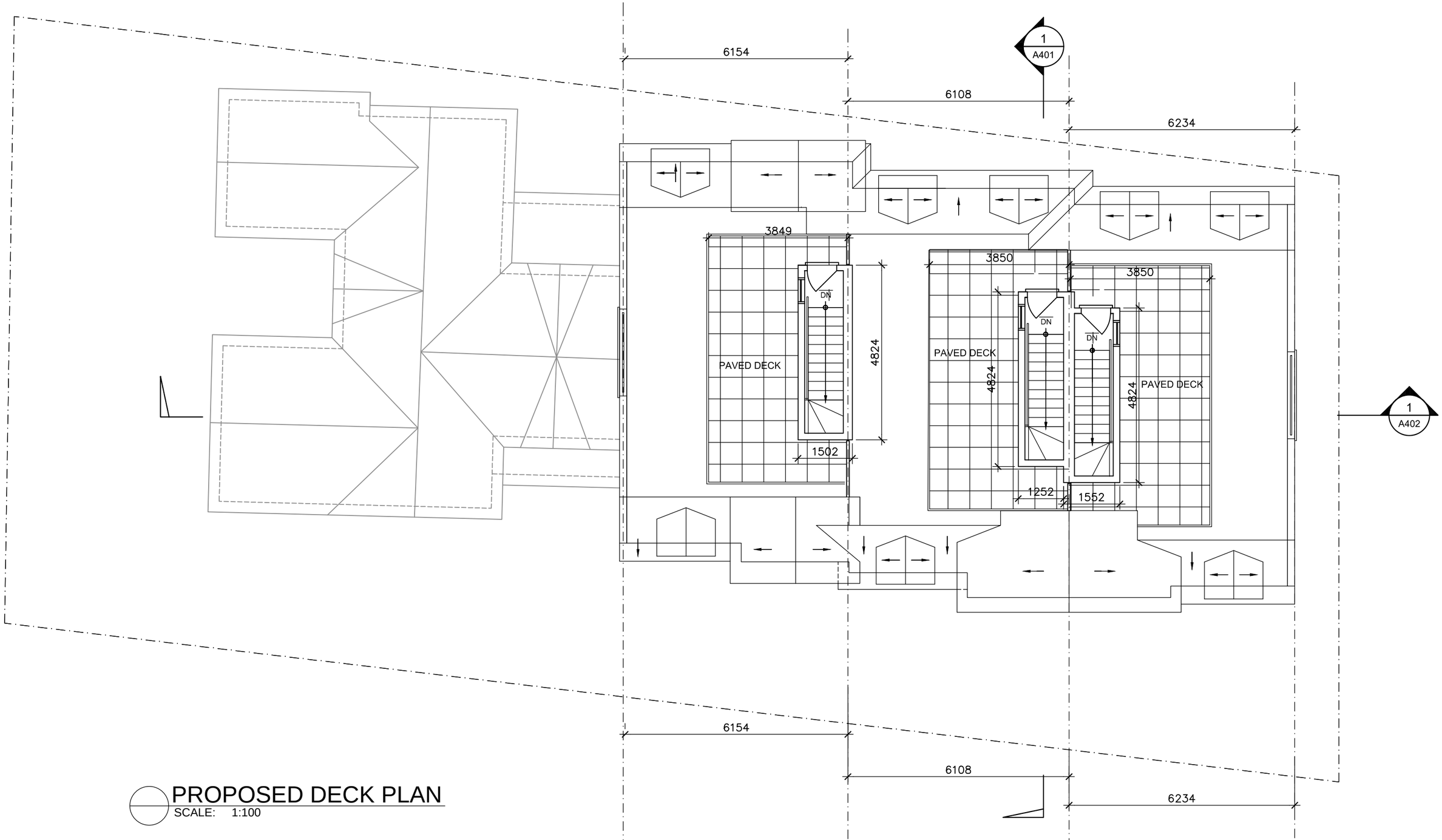
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A204



PROPOSED DECK PLAN

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Floor Plan

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A205

ATTACHMENT 5

PROPOSED WEST ELEVATION

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Elevation

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A301

NOTE:
ALL PROPOSED WALL MOUNTED LIGHTS SHOWN ON ELEVATION SHALL BE DIRECTED DOWNWARD

PROPOSED EAST ELEVATION

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Elevation

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

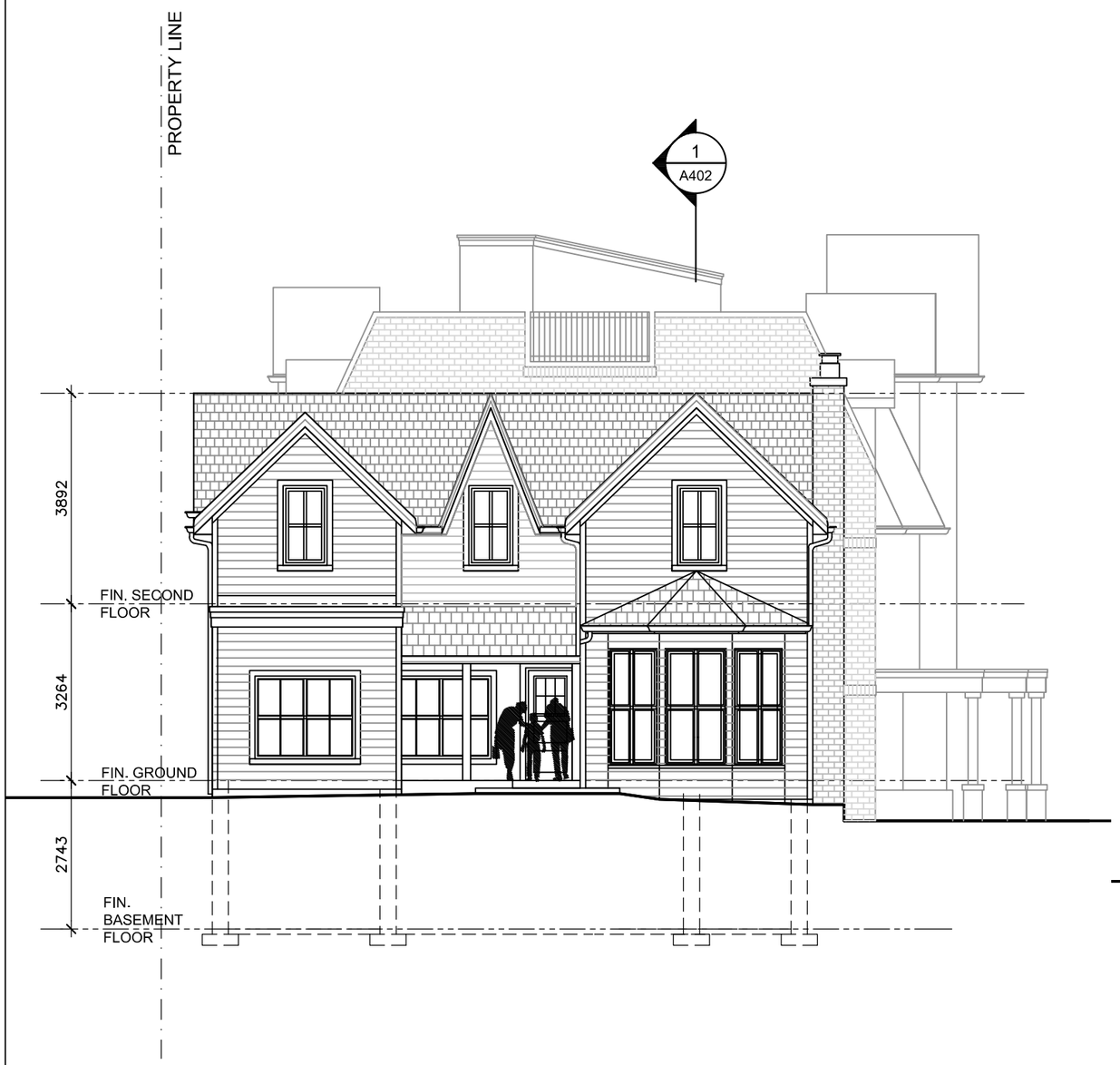
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

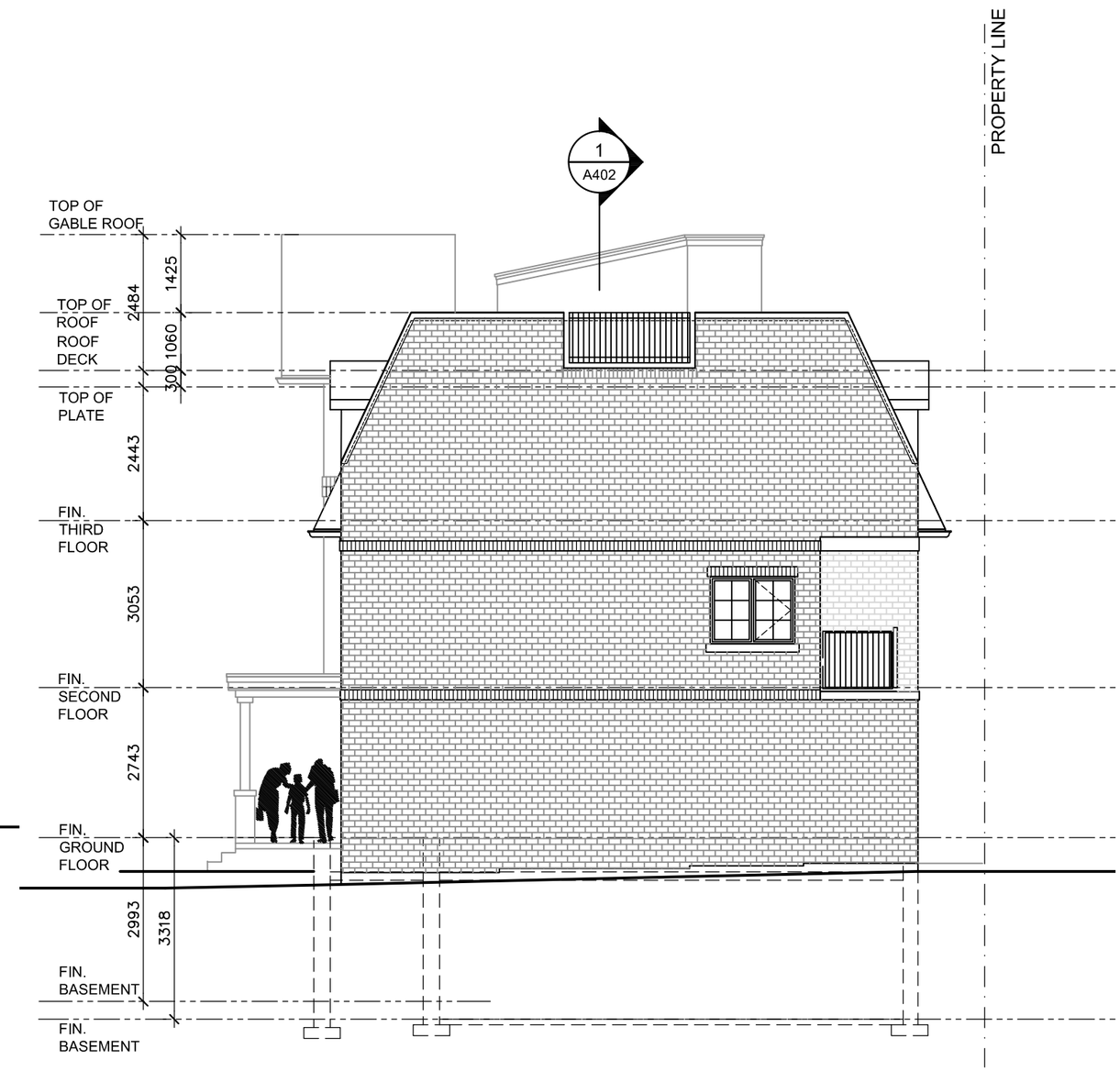
REVISION NO.

DWG. NO.
A302



PROPOSED NORTH ELEVATION

SCALE: 1:100



PROPOSED SOUTH ELEVATION

SCALE: 1:100

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Proposed Elevations

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED
PROJECT NO.	18007
DATE	2018-10-02
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A303

ATTACHMENT 6

WEST ELEVATION

NOTE:
ALL PROPOSED WALL MOUNTED LIGHTS SHOWN ON ELEVATION SHALL BE DIRECTED DOWNWARD

EAST ELEVATION

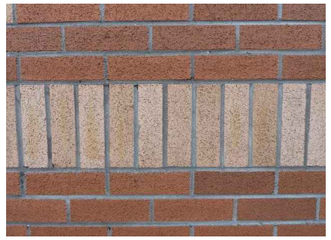
NOTE:
ALL PROPOSED WALL MOUNTED LIGHTS SHOWN ON ELEVATION SHALL BE DIRECTED DOWNWARD

1. RED BRICK

2. 150mm WIDE YELLOW WOOD SIDING

3. BLACK ROOF SHINGLES

4. STONE WINDOW SILL



5. YELLOW BRICK SOLDIER COURSE AND HEADER

6. DARK GREY STONE MASONRY

7. PRE-FINISHED ALUMINUM PICKET RAILING/GUARD

8. WOOD LOUVER VENT

9. EXTERIOR WALL LIGHT

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1
t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Finish Materials and Colour

DATE	NO.	ISSUE
2020-19-10	01	FOR 2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

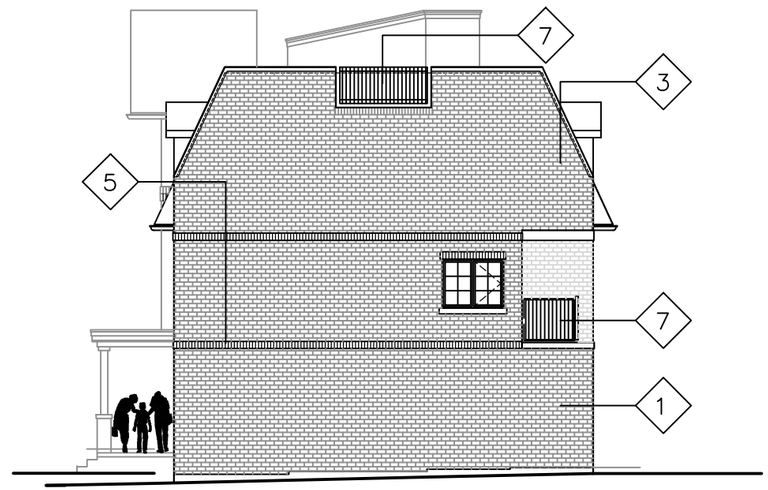
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	DNTS
PROJECT NO.	18007
DATE	2020-19-10
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A401

NORTH ELEVATION



SOUTH ELEVATION

1. RED BRICK

2. 150mm WIDE YELLOW WOOD SIDING

3. BLACK ROOF SHINGLES

4. STONE WINDOW SILL

5. YELLOW BRICK SOLDIER COURSE AND HEADER

6. DARK GREY STONE MASONRY

7. PRE-FINISHED ALUMINUM PICKET RAILING/GUARD

8. WOOD LOUVER VENT

9. EXTERIOR WALL LIGHT

MW HALL CORPORATION
21 Scollard Street, ste 103
Toronto,Ontario M5R 1G1

t: (416) 920 8105
f: (416) 901 0830
e: mark@mwhallcorp.com
www.mhallcorp.com

ONTARIO ASSOCIATION OF ARCHITECTS
MARK W. HALL
LICENCE
4383

PROJECT NAME:
ADAPTIVE RE-USE
2291 Major Mackenzie, Vaughan, ON

DRAWING TITLE:
Finish Materials and Colour

DATE	NO.	ISSUE
2020-19-10	01	FOR 2nd SUBMISSION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

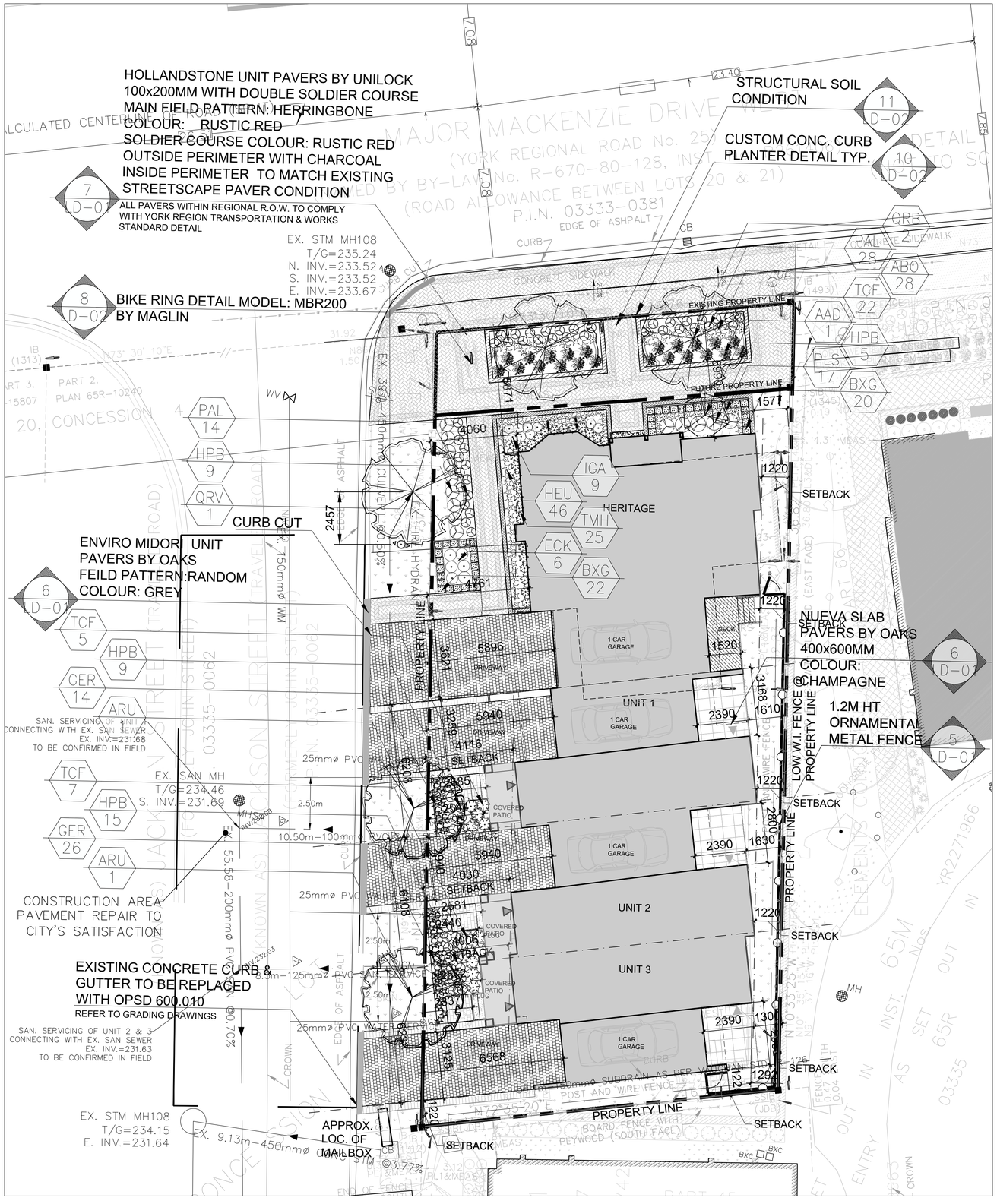
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

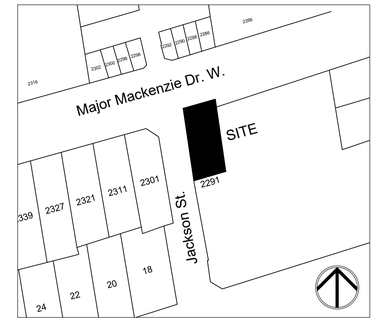
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	DNTS
PROJECT NO.	18007
DATE	2020-19-10
DRAWN	AAF
CHECKED	MH

REVISION NO.

DWG. NO.
A402





Key Map

Legend

- Proposed Deciduous Tree
- Property Line
- Prop. 1.2m Ht Ornamental Metal Fence Typ.
- Detail Reference Key
- Plant Material Reference Key
- Prop. Sodded Area Typ.
- Prop. Asphalt Paving Typ.
- Prop. Unit Paving Type 1
- Prop. Unit Paving Type 2
- Prop. Unit Paving Type 3
- Prop. Permeable Unit Paving Type 3
- Wood deck

Proposed Plant Schedule

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
ARU	2	Acer rubrum	Native Red Maple	70 mm		B.&B.	High	Yes	Full Form
QRB	2	Quercus rubra	Red Oak	70 mm		B.&B.	High	Yes	Full Form
QRV	1	Quercus velutina	Black Oak	70 mm		B.&B.	High	Yes	Full Form
DECIDUOUS MULTI STEM TREES									
AAD	1	Amelanchier arborea	Downy Serviceberry	200 cm		B.&B.	High	Yes	Multi Stem
DECIDUOUS SHRUBS									
BXG	42	Buxus 'Green Mound'	Green Mound Boxwood	30 cm		C.G.	High	Yes	Full Form
HPB	28	Hydrangea paniculata 'Bombshell'	Dwarf Bombshell Hydrangea	60 cm		5 gal.	High	Yes	Full Form
CONIFEROUS SHRUBS									
TCF	34	Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	High	Yes	Full Form
TMH	25	Taxus media 'Hicksii'	Hick's Yew	70 cm		C.G.	High	Yes	Full Form
PERENNIALS									
ABO	28	Astilbe 'Ostrich Plume'	Ostrich Plume Pink Astilbe			C.G. #1	High	Yes	Full Form
ECK	6	Echinacea purpurea 'Kim's Knee High'	Dwarf Purple Cone Flower			2 Gal.	High	Yes	Full Form
GER	40	Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	High	Yes	Full Form (PPOY Winner)
HEU	46	Heuchera 'Purple Palace'	Coral Bells (Purple Foliage)			2 Gal.	High	Yes	Full Form
IGA	9	Iris germanica 'Amethyst Flame'	Purple Iris			C.G. #1	High	Yes	Full Form
PLS	17	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal.	High	Yes	Full Form
GRASSES									
PAL	42	Pennisetum alopecuroides 'Hameln'	Hamlin Dwarf Fountain Grass			2 Gal.	High	Yes	Full Form

msla
MARTON SMITH LANDSCAPE ARCHITECTS
170 The Donway W Suite 206.
Toronto, Ontario, Canada. M3C 2G3
tel. 416.492.9966 | email. info@msla.ca

Architect:
MW HALL CORPORATION

Client/Owner:

Municipality:
VAUGHAN

Notes:

All boulevard turf that is damaged or missing due to construction shall be restored to its original or better condition with minimum 100mm topsoil and sod at the Owner's expense.

30% of LAndscaped area to be soft landscape as shown. refer to soil volume plan for soil volume information.

No.	Revision	Date
08	Re Issued for Submission	10/26/20
07	Re Issued for Submission	10/16/20
06	Re Issued for Submission	09/25/20
05	Issued for Review	09/18/20
04	Re Issued for Submission	03/23/20
03	Re Issued for Submission	02/05/20
02	Issued for Submission	12/20/19
01	Issued for Review	05/30/19

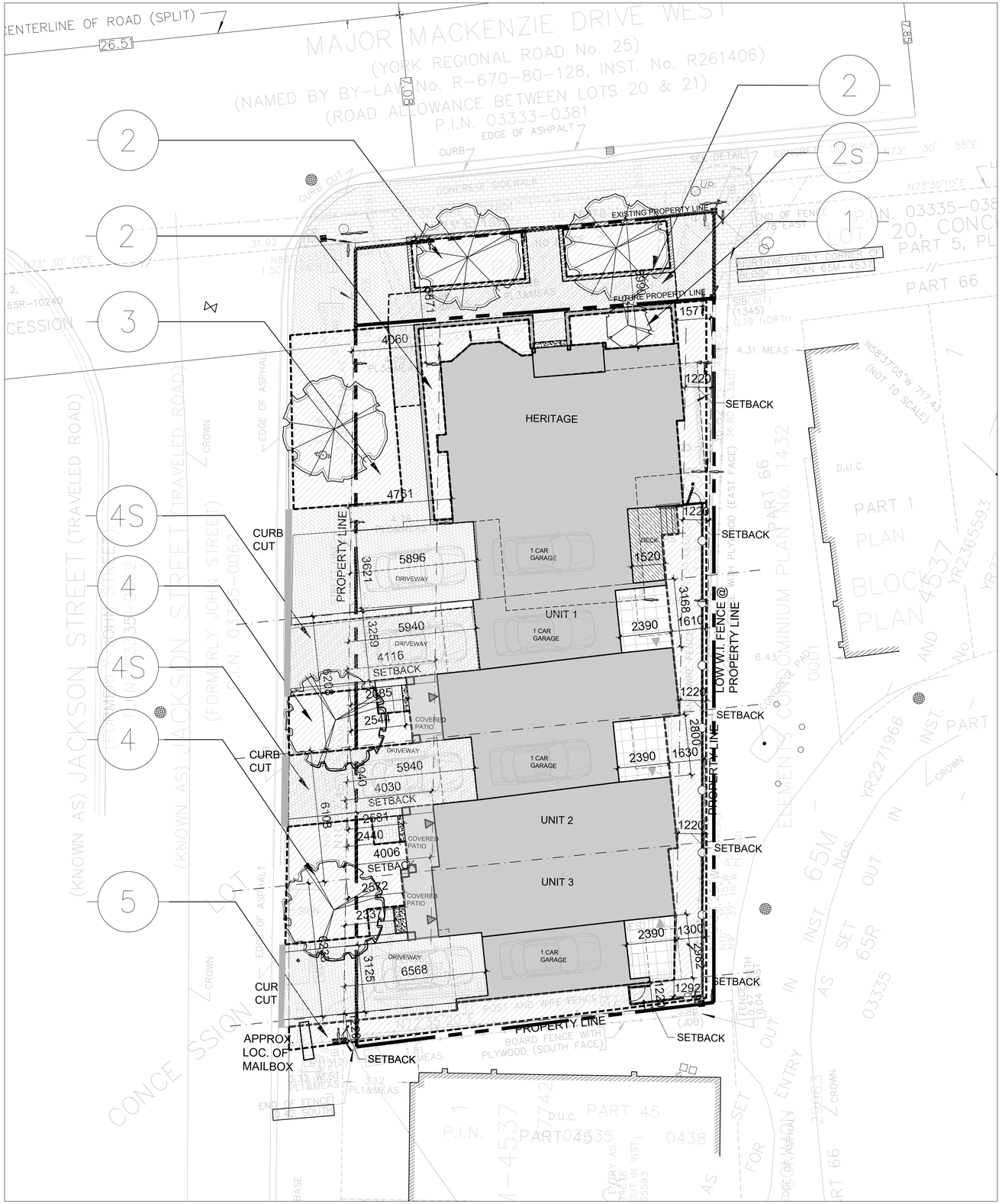
North: Stamp: ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER OALA

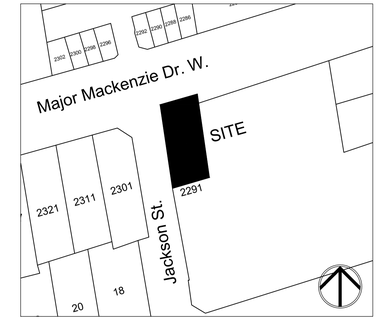
Project:
Proposed Residential Development
2291 Major Mackenzie Drive
Vaughan, Ontario

Scale: **1:100** Date: **May 2019**
Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:
Landscape Master Plan

Project No. **19118** Sheet No. **L1-01**





Key Map

Legend

- Proposed Deciduous Tree
- Property Line
- Prop. 0.9 Wood Privacy Fence Typ.
- 10 Soil Volume Reference Key
- Prop. Sodded Area Typ.
- Prop. Concrete Paving Typ.
- Prop. Unit Paving Type 1
- Prop. Unit Paving Type 2
- Soil Volume Area
- Structural Soil Volume Area
- Soil Volume Area Boundry

Soil Volume Chart

Soil area #	soil area (M2)	soil depth (M)	soil volume(M3)	Trees in area	Soil Volume Per tree	Irrigation Provided
1	11.6	1.3	15.08	0	N/A	No
2	34.6	1.3	44.98	N/A	N/A	No
2S	30.1	0.5	15.05	N/A	N/A	No
2 TOTAL	64.7		60.03	2	30.02	No
3	39	1.3	50.7	1	50.70	No
4	39.8	1.3	51.74	N/A	N/A	No
4S	54.6	0.5	27.3	N/A	N/A	No
4 TOTAL	94.4		79.04	2	39.52	No
5	55.9	1.3	72.67	0	N/A	No

msla
MARTON SMITH LANDSCAPE ARCHITECTS
170 The Donway W Suite 206.
Toronto, Ontario, Canada. M3C 2G3
tel. 416.492.9966 I email. info@msla.ca

Architect:

MW HALL CORPORATION

Client/Owner:

Municipality:

VAUGHAN

Notes:

All boulevard turf that is damaged or missing due to construction shall be restored to its original or better condition with minimum 100mm topsoil and sod at the Owner's expense.

No.	Revision	Date
08	Re Issued for Submission	10/26/20
07	Re Issued for Submission	10/16/20
06	Re Issued for Submission	09/25/20
05	Issued for Review	09/18/20
04	Issued for Submission	03/23/20
03	Issued for Submission	02/05/20
02	Issued for Submission	12/20/19
01	Issued for Review	05/30/19

North:

Stamp: ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS OALA MEMBER

Project:

Proposed Residential Development
2291 Major Mackenzie Drive
Vaughan, Ontario

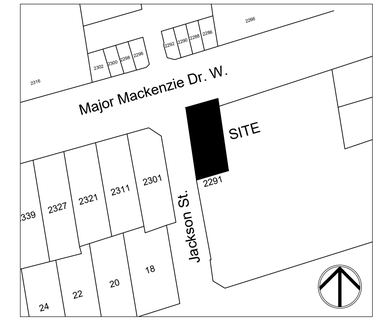
Scale: **1:100** Date: **May 2019**

Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:

Soil Volume Plan

Project No. **19118** Sheet No. **L1-02**



Key Map

Legend

- Proposed Deciduous Tree
- Property Line
- Prop. 1.2m Ht Ornamental Metal Fence Typ.
- Detail Reference Key (AAA 1-2)
- Plant Material Reference Key (AAA 0)
- 1m reference circle
- Prop. Unit Paving Type 1
- Prop. Unit Paving Type 2
- Prop. Unit Paving Type 3
- Prop. Permeable Unit Paving Type 3
- Wood deck
- Fire Hydrant
- MH Man hole
- UP Utility pole
- Underground utility's (water)
- Overhead hydro
- Underground utility's
- 25mmØ PVC WATER SERVICE Underground utility's (water)

Proposed Plant Schedule

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
ARU	2	Acer rubrum	Native Red Maple	70 mm		B.&B.	High	Yes	Full Form
QRB	2	Quercus rubra	Red Oak	70 mm		B.&B.	High	Yes	Full Form
QRV	1	Quercus velutina	Black Oak	70 mm		B.&B.	High	Yes	Full Form
DECIDUOUS MULTI STEM TREES									
AAD	1	Amelanchier arborea	Downy Serviceberry	200 cm		B.&B.	High	Yes	Multi Stem
DECIDUOUS SHRUBS									
BXG	42	Buxus 'Green Mound'	Green Mound Boxwood	30 cm		C.G.	High	Yes	Full Form
HPB	28	Hydrangea paniculata 'Bombshell'	Dwarf Bombshell Hydrangea	60 cm		C.G.	High	Yes	Full Form
CONIFEROUS SHRUBS									
TCF	34	Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	High	Yes	Full Form
TMH	25	Taxus media 'Hicksii'	Hick's Yew	70 cm		C.G.	High	Yes	Full Form
PERENNIALS									
ABO	28	Astilbe 'Ostrich Plume'	Ostrich Plume Pink Astilbe			C.G. #1	High	Yes	Full Form
ECK	6	Echinacea purpurea 'Kim's Knee High'	Dwarf Purple Cone Flower			2 Gal.	High	Yes	Full Form
GER	40	Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	High	Yes	Full Form (PPOY Winner)
HEU	46	Heuchera 'Purple Palace'	Coral Bells (Purple Folage)			2 Gal.	High	Yes	Full Form
IGA	9	Iris germanica 'Amethyst Flame'	Purple Iris			C.G. #1	High	Yes	Full Form
PLS	17	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal.	High	Yes	Full Form
GRASSES									
PAL	42	Pennisetum alopecuroides 'Hameln'	Hamlin Dwarf Fountain Grass			2 Gal.	High	Yes	Full Form

msla
MARTON SMITH LANDSCAPE ARCHITECTS
170 The Donway W Suite 206.
Toronto, Ontario, Canada. M3C 2G3
tel. 416.492.9966 | email. info@msla.ca

Architect:

MW HALL CORPORATION

Client/Owner:

Municipality:

VAUGHAN

Notes:

All boulevard turf that is damaged or missing due to construction shall be restored to its original or better condition with minimum 100mm topsoil and sod at the Owner's expense.

No.	Revision	Date
08	Re Issued for Submission	10/26/20
07	Re Issued for Submission	10/16/20
06	Re Issued for Submission	09/25/20
05	Issued for Review	09/18/20
04	Re Issued for Submission	03/23/20
03	Re Issued for Submission	02/05/20
02	Issued for Submission	12/20/19
01	Issued for Review	05/30/19

North:

Stamp: ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER

Project:

Proposed Residential Development
2291 Major Mackenzie Drive
Vaughan, Ontario

Scale: **1:100** Date: **May 2019**

Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:

Composite Utility Plan

Project No. **19118** Sheet No. **L1-03**

Heritage Vaughan Committee Report

DATE: Wednesday, March 24, 2021 **WARD(S):** 1

TITLE: PROPOSED DEMOLITION OF THE EXISTING HOUSE AT 901 NASHVILLE ROAD AND THE CONSTRUCTION OF A NEW PUBLIC ROAD CONNECTION, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection, in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act,* as shown on Attachment 1.

Report Highlights

- The Owner seeks a recommendation for approval to demolish the existing dwelling at 901 Nashville Road to construct a new public road connection
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District
- The proposal is consistent with the relevant policies and objectives of the Kleinburg-Nashville Heritage Conservation District 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 and objectives of the Kleinburg-Nashville Heritage Conservation District Plan

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building located at 901 Nashville Road and the construction of

a new public road connection under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.

b) Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

c) The Applicant submit Building Permit stage drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The existing house is a one-storey ranch-style dwelling with an attached double garage on the east (left) side, which was constructed in 1956. The style is described as non-heritage in the Kleinburg-Nashville Heritage Conservation District Plan. The front elevation consists of three elements of roughly equal size. From left to right: the garage, the entrance bay, and a bedroom bay that projects about 1.2m.

The roof is a low-slope side gable with asphalt shingles. There are two small decorative dormers under hipped roofs, finished in acrylic stucco with small octagonal blind windows, and set symmetrically on the front slope of the roof about 3.2m from either end. There is a stucco chimney behind the west dormer at the ridge.

By 2002, the house at 901 Nashville Road went under extensive exterior alterations. These included new roof dormers, a verandah, and precast stone cladding.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies, objectives and supporting guidelines within the Kleinburg-Nashville Heritage Conservation District Plan.

The following is an analysis of the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection based on the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD') guidelines.

> ***7.2.10 FRAMEWORK FOR FUTURE SURROUNDING DEVELOPMENT***
>
> *In the immediately surrounding lands, within the OPA 601 Kleinburg-Nashville Community Plan area, development opportunities are limited by topography, available services, and policies within the Official Plan itself.*

The Study Area, with a small commercial area and a variety of surrounding housing, ranging from the village setting to rural residential, provides a good model for developing an urban design strategy to accommodate future growth.

The proximity to the historic village of Nashville strongly suggests a development model based on the character of the village. The existing village is built to just over 2 units per hectare, so the existing density is compatible with the proposed development. Site planning should respect the forms established in the village. On these large lots, undisturbed land forms and existing mature trees should be preserved as much as possible. Urban design guidelines, along these lines, will allow new development to extend the existing community setting and its historical character, rather than clash with it. New roads should use the narrowest practical dimensions and the rural profile and character used in the historic villages of Kleinburg and Nashville. Provision of sidewalks and pathways to connect new development to the adjacent Nashville village should encourage walking and reduce the number of automobile trips.

Staff finds that the proposed new public road connection is in keeping with the policies and objectives of the KNHCD, and its proposed location and design is respectful of the overall character of the village of Nashville in its immediate surroundings. Staff finds that the positive impact of constructing the new connecting road connection outweighs the potential loss through demolition of the non-contributing building on the subject property.

9.4 EXISTING NON-HERITAGE BUILDINGS

Many buildings in the District are not considered heritage structures. Kleinburg-Nashville was resettled in the years after the Second World War, after decades of economic and population decline. Appropriate guidelines for additions and alterations vary with these differing contexts.

The existing building is a non-contributing structure within the KNHCD, that has also undergone extensive exterior alterations within the last two decades. There are no original cladding features still in use, even with any attempted mitigation of its loss by reusing any of the construction material would have no practical or heritage benefits within the KNHCD. Staff finds that the proposed demolition will not result in a significant architectural loss.

9.6.1 ROAD LINKS CONTEXTS

The District Structure Map defines the road links as consisting of the public right-of-ways on Nashville Road and Islington Avenue.

In keeping with the model of future urban growth, the proposed road link between the major artery on Nashville Road and the new development proposed to the south of the

existing houses, facing Nashville Road, is a necessary connection. Staff finds that the impact of the new road on the urban fabric of the KNHCD is deemed positive and functional, with little if any negative impact on the remaining properties now becoming street corner lots.

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 conform to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support Council approval of the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection under the *Ontario Heritage Act*.

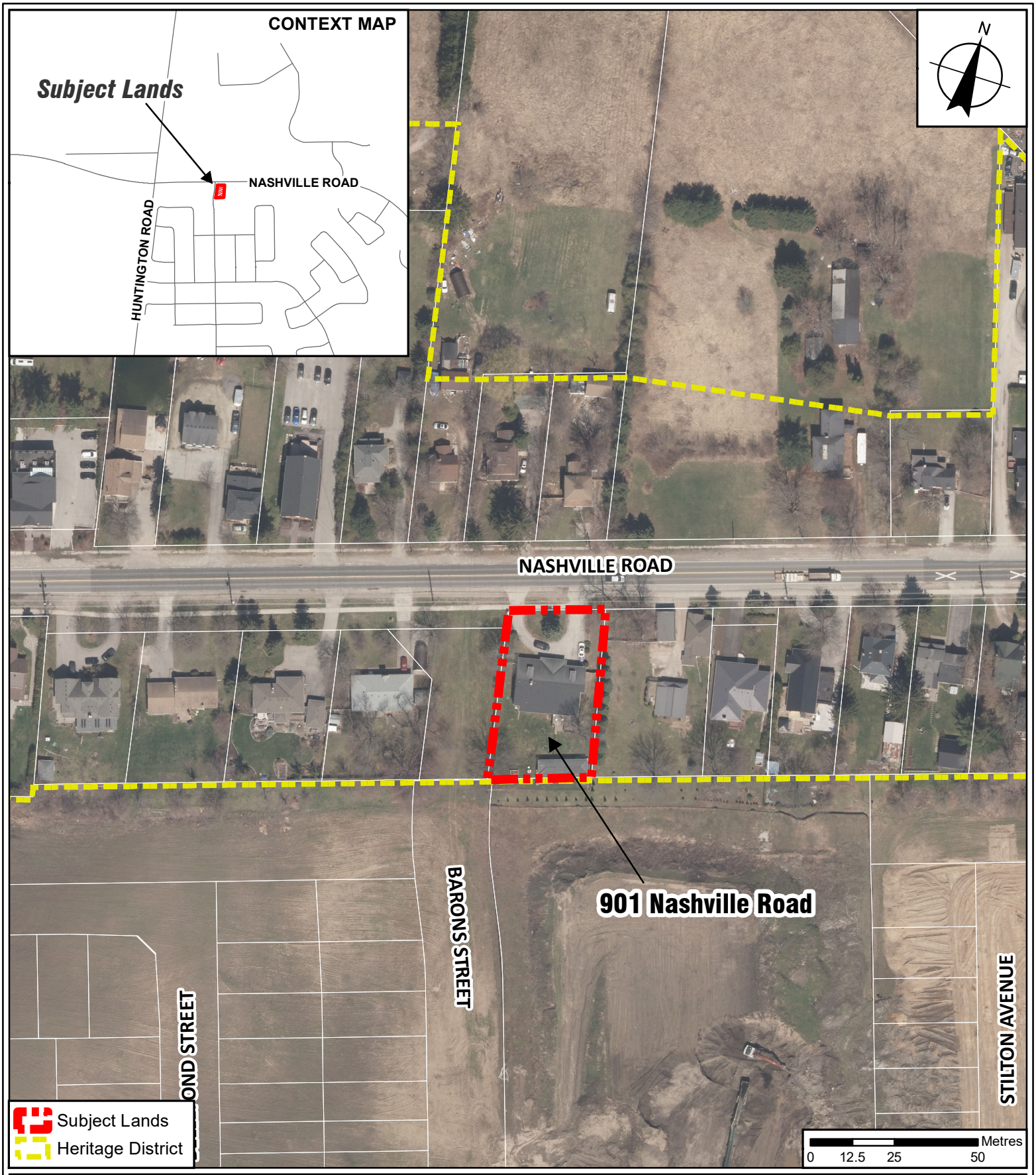
For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

Attachment 1 – 901Nashville_Location Map
Attachment 2 – 901Nashville_Cultural Heritage Impact Assessment
Attachment 3 – 901Nashville_Site Plans

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191
Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
Bill Kiru, Acting Director of Development Planning, ext. 8633



Location Map

Attachment 1

Location:
901 Nashville Road, Kleinburg
Part of Lot 25, Concession 9

VAUGHAN
Development Planning

Date:
March 11, 2021

Document Path: N:\GIS_Archive\Attachments\Heritage\2021\901 Nashville Road\901NashvilleRd_LocationMap.mxd

Created on: 3/11/2021

Heritage Impact Statement
901 Nashville Road
In the Kleinburg-Nashville Heritage Conservation District
City of Vaughan

View of the house from the northwest, in context. Photos by author unless otherwise noted.

Paul Oberst Heritage Consulting

January 2021

Engagement:

I am a retired architect and an active professional member of the Canadian Association of Heritage Professionals (CAHP). I have qualified as an opinion witness in architecture and heritage before the Ontario Municipal Board. I was co-author of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

I was engaged by the City of Vaughan to produce a heritage impact statement regarding removal of the buildings and structures on the property at 901 Nashville Road in the City of Vaughan for the purpose of constructing a road connecting a new subdivision with Nashville Road. The property is designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District, and appears in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District.

Contacts:

Heritage Consultant
Paul Oberst Architect 416-677-7868
Pauldurfeeoberst@gmail.com

Owner- City of Vaughan

Table of Contents

1. The Mandate 3
2. Historical Background 3
3. Introduction to the Site 5
4. The Buildings 7
5. Evaluation of the house under Ontario Regulation 9/06 9
6. Conclusions 10
7. Bibliography 10

1. The Mandate:

The subject property is considered to be a protected heritage resource, by virtue of being listed in the City's Register of Property of Cultural Heritage Value.

The Provincial Policy Statement addresses the situation of development on protected heritage resources in Section 2.6., as follows:

> **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 Heritage Impact Statement is prepared in compliance with this requirement in the Provincial Policy Statement, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference.*

2. Historical Background

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.[1]

In 1848 John Nicholas Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.

Figure 1. Kleinburg's original development was supported by its mills. This is the dam for Howland's Mill, originally John Klein's.

[1] City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan.*

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, sucessful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands—William Pearce, Fred and Henry Stark Howland—went on to great success in business and politics in the world beyond the Humber River valleys.

By 1860, Kleinburg had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie. Klineburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto.[2]

Figure 2. Map from 1880 Atlas. Railway Station is circled.

Figure 3. CPR's Second Kleinburg Station from 1907.

Development patterns were change with the coming of the railways. The first real railway railroad in Canada was the Ontario Simcoe and Huron Railway, which went from Toronto to Lake Simcoe in 1853, and was extended to Georgian Bay at Collingwood in 1855. It was a success and prompted imitation. In 1871 the Toronto, Grey and Bruce Railway was opened, running from Toronto, through Woodbridge and Orangeville to Mount Forest. It is said that the politically powerful Howlands arranged for the rail line to swing east so as to be closer to their mill. The deviation is known as the Howland Bend. A Kleinburg Station was built, but it was some way west of the village. The station prompted adjacent development, and so a hamlet came into being, originally called East's Corners, after the postmaster James East whose store was near the northeast corner of Nashville Road and Huntington Road.

[2] City of Vaughan, *Brief History of Kleinburg.*

The presence of the railway station once supported commercial enterprises such as Card's lumber yard (there is still a building bearing their sign), a hotel, and more than one grain elevator, the last of these being built about 1930.[3] The importance of the railway to the prosperity of Kleinburg's mills created an important connection between the Kleinburg and Nashville. The present name was given by a resident named Jonathan Scott who had come from Nashville, Tennessee.

Following the Second World War, suburban development came to Vaughan, and the Nashville area is now a mix of late 19th and early 20th century buildings, mixed with mid-20th century houses including the subject property. A new wave of development is currently filling in the farmland within the original road grid.

3. Introduction to the Site

The subject property is located on the south side of Nashville Road, near the centre of the Nashville hamlet.

The property is described as: W ½ Lot 25 Con9 Vaughan; being Lot 5 Plan 4251 & Part Barons St Plan 4251 as in R728124; Vaughan. The PIN is 03322-0266 (LT).

Figure 4. Aerial view, from Google Maps, of Nashville Road between Huntington Road to the left, and the railway to the right. The original extent of the hamlet is within these bounds. The subject property is outlined in red. North is to the top. The Kleinburg station was originally located just south of the level crossing. Most of the buildings on the north side of road are from the late 19th and early 20th centuries. Most of the buildings on the south side of the road are from mid- to late-20th century.

There are two buildings on the property, shown in the view above and in the survey below:

1. The house, a one-storey ranch style dwelling with an attached garage on the east, and
2. A wide, shallow outbuilding near the southeast corner of the lot.

[3] *A History of Vaughan Township*, Chapter VII.

There is a semi-circular driveway in front of the house, with 4 stone gateposts flanking both entrances near the road. There is a mature conifer within the arc of the driveway, and a mature deciduous tree west of the northwest corner of the house near the west lot line. In the rear yard there are two mature deciduous trees: one near the east lot line east of the southeast corner of the house, and another near.the southwest corner of the lot. There are also a number of small specimen trees and shrubs mostly along the lot lines.

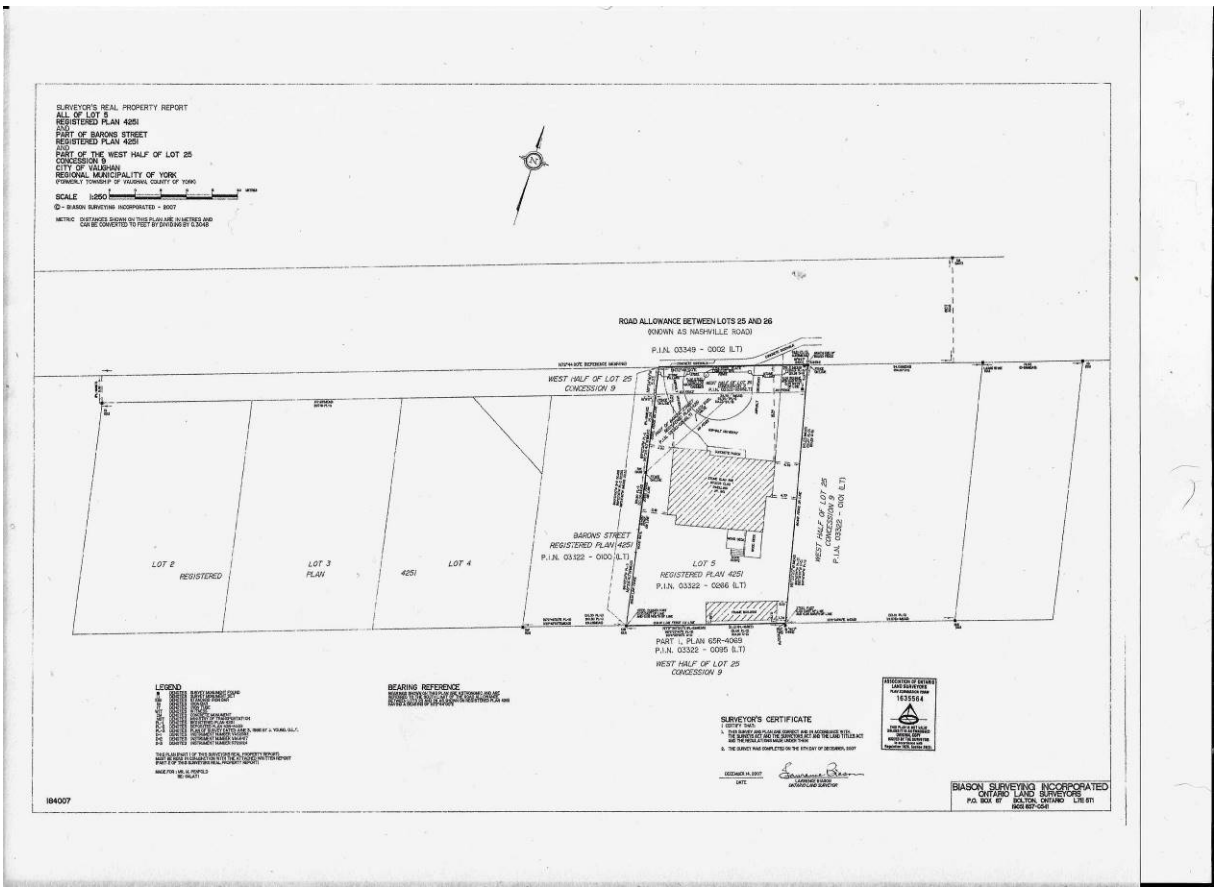


Figure 5. Survey of the property by Biason Surveying Incorporated, December 14, 2007.

4. The buildings

4.1 The House

The house is a one-storey ranch-style dwelling with an attached double garage on the east (left) side. The style is depicted and described as non-heritage in the Kleinburg-Nashville Heritage Conservation District Plan.

Data contained in the 2021 MPAC property report gives the construction dates of the house as 1956 and the garage as 2002. The house is listed at 2121 sq ft, and the garage as 480 sq ft.

The front elevation consists of three elements of roughly equal size. From left to right: the garage the entrance bay, and a bedroom bay that projects about four feet. The garage bay has a double-width overhead door with six windows glazed as a sunburst. The entrance bay has a double entry door, a triplet casement window, and a single casement in a shallow recess. This bay has a low-slope hipped roof verandah on three turned posts, set on a concrete slab that is raised three risers above grade. The verandah projects about 6 feet from the wall of the entrance bay. The bedroom bay has two triplet casements set far apart. The front is clad in precast ashlar.

The roof is a low-slope side gable with asphalt shingles. There are two small decorative dormers under hipped roofs, finished in acrylic stucco with small octagonal blind windows, and set symmetrically on the front slope of the roof about ten feet from either end. There is a stucco chimney behind the west dormer at the ridge. Note that acrylic stucco did not exist in 1956.

The sides and rear are finished in acrylic stucco, with acrylic stucco quoins at the rear corners. There is a deck at the southeast corner of the house, 6 risers above grade.

Figure 6. Front (north) side of house. Circular drive is covered in snow.

Figure 7. View from the west.

Figure 8. Rear of house from the southwest.

4.2 2002 Alterations

As part of the work on the Kleinburg-Nashville Heritage Conservation District our team photographed and inventoried every building in the District. It happens that the house at 901 Nashville Road was undergoing extensive exterior alterations as we worked. In the photo below the original brick wall finish and aluminum clapboard gable can be seen on the right. The new roof dormers, verandah, and precast stone cladding are clearly in progress. This photo appears, with descriptions and comments by Nicholas Holman, in the Kleinburg-Nashville HCD Inventory, where it is mislabelled as 917 Nashville Road.

Figure 9. Alteration work underway, 2002. Rear of house from the southwest.

4.3 The Outbuilding

There is a substantial outbuilding at the southeast corner of the lot, about 45 feet wide and 12 feet deep. It has a double set of man doors toward the east end, facing the house, and appears to have a wider boarded up opening near the west end. There are numerous windows. There is a low-slope hipped roof in asphalt shingles. It appears that it was used for storage and perhaps as a workshop.

Figure 10. View from northeast. Window at lower right is the only original opening in the tail. The frame entry porch is recent.

Figure 11. View from west. Original brick, but no original window openings.

Figure 12. View from the north. Ad-hoc frame rear vestibule. Original brick on the right, and at ground floor on the left. Window opening not original.

5. Evaluation of the property under Ontario Regulation 9/06

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that "A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:"

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. O. Reg. 9/06, s. 1 (2).

Our evaluation of the subject property, on the basis of these criteria follows:

1. i, The house was once a representative example of its ranch house style. However, its appearance has been significantly altered since original construction. Therefore it is no longer a representative example of its type.

   ii, The craftsmanship or artistic merit of the house is standard for the type.

   iii, There is no demonstration of technical or scientific achievement in the building.
2. i, There are no direct associations of community significance.

   ii, The building does not yield particular information about the community or culture.

   iii, There is no identified architect, artist, builder, designer, or theorist.
3. i, The building does not support the historic character of Nashville.

   ii, The building is linked to its contemporaries, but not the historic hamlet.

   iii, The building is not a landmark.

In my professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 901 Nashville Road in the City of Vaughan is not a viable candidate for designation.

6. Conclusions

In my professional opinion, there is no heritage interest or value in the property at 901 Nashville Road in the Kleinburg-Nashville Heritage Conservation District in the City of Vaughan that should prevent the removal of the structures and buildings on the property.

7. Bibliography

Carter, Phillip H., et al., Kleinburg-Nashville Heritage Conservation District Study and Plan. Vaughan: 2003

City of Vaughan, *Brief History of Kleinburg.*

City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*

Ontario: Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

Ontario Ministry of Housing and Municipal Affairs. Provincial Policy Statement 2014, Toronto: 2005

Ontario Ministry of Tourism, Culture and Sport: Ontario Heritage Toolkit, Heritage Conservation Districts, Queen's Printer for Ontario, 2006.

Parks Canada. Standards and Guidelines for the Conservation of Historic Places in Canada, second edition. Queen's Printer, 2010

Reaman, G. Elmore. *A History of Vaughan Township*, Vaughan Township Historical Society, 1971

PAUL OBERST, OAA, B.Arch, CAHP
CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION)	University of Michigan

PROFESSIONAL HISTORY

1993 – Present	Paul Oberst Architect, Principal
1995-Present	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS

The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St.George Street, Toronto restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill, exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.

The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region

Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.

Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank
2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

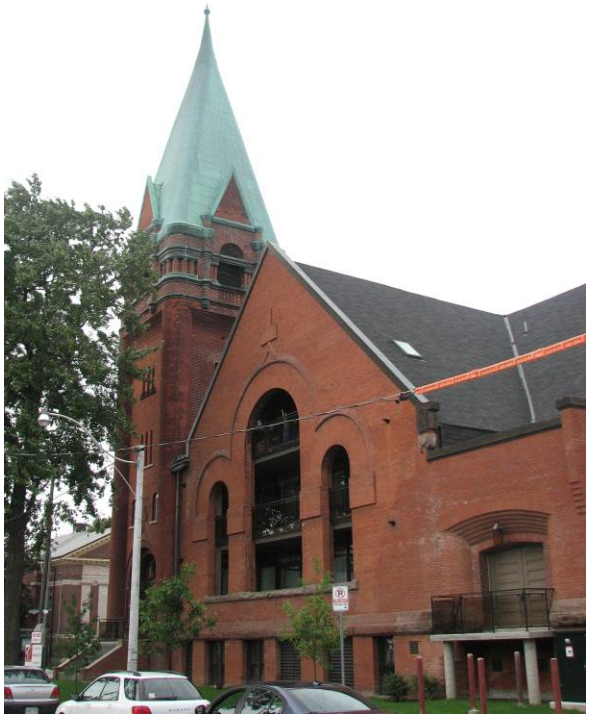
The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

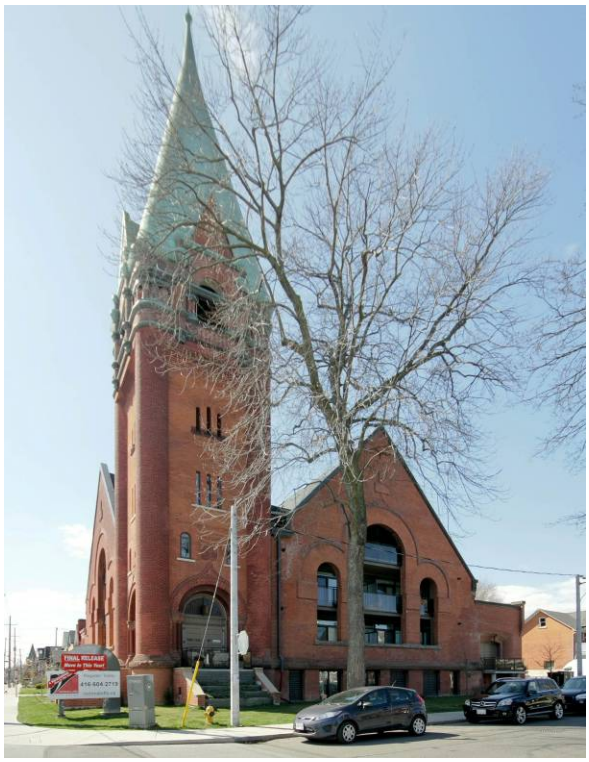
Medland Lofts
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.

This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.





Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victora Lofts
152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

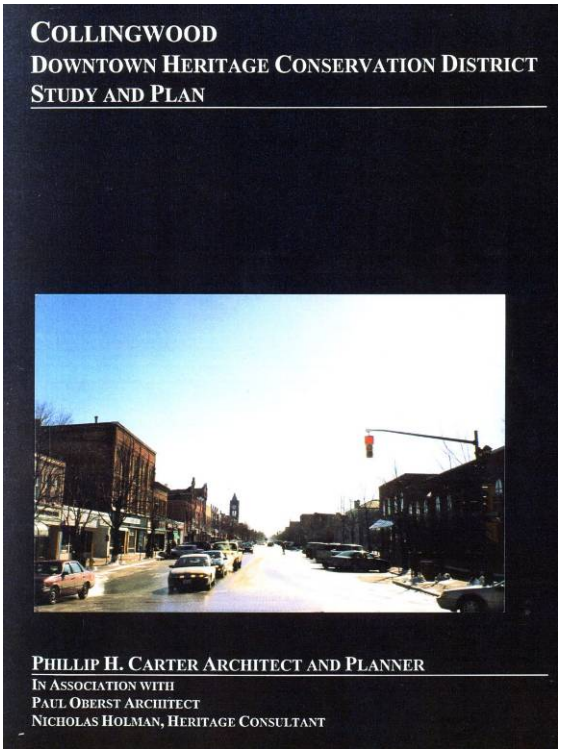
Buttonville Heritage Conservation District Study and Plan, underway.

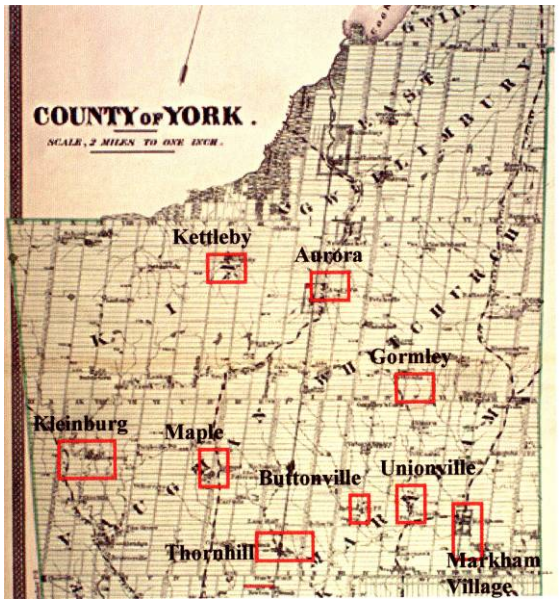
Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.





Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings

JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices – the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound – landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment – i.e., demolition.

City council has approved the change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA
Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving – including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities – London, Paris, Edinburgh – and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

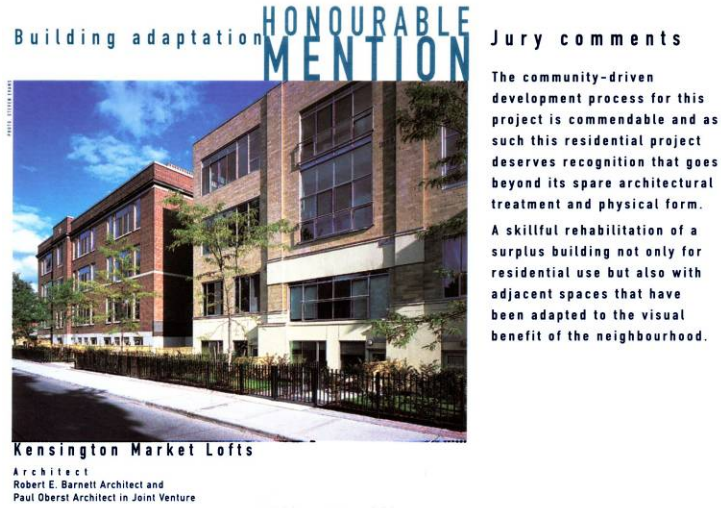
Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:
Catherine Nasmith
416-598-4144



The building on the left was originally a 1927 elementary school. The building on the right was the 1952 Provincial Institute of Trades. Although this is not a restoration project, it retained the main aspects of these traditionalist and early-modern buildings. This contrasts with the advice of a City consultant that they be demolished and replaced with an 8-storey tower.

OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts
Condominium Conversion, George Brown College Kensington Campus, $13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts
Condominium Conversion, 1 St. John's Road, Toronto, $1,000,000
Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, $400,000
Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, $10M
Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, $3M
Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke
New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard
New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group
-Board Member
1994-97& 2000-2001.
-Secretary 1994-97.

Kensington Market Action Committee,
-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.* A student architecture journal	University of Michigan, 1968-70
Founding Co-editor *of FILE Megazine*	Toronto, 1972
Originator and author of *Rear Elevation* essay series	Toronto Society of Architects Journal, 1994-1996
Author of articles and reviews in:	Globe & Mail, NOW magazine File megazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto* Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,
City & Country Home, April 1990

Customizing your Condo, by Kathleen M. Smith
Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe
The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.

ATTACHMENT 3

SURVEYOR'S REAL PROPERTY REPORT
ALL OF LOT 5
REGISTERED PLAN 4251
AND
PART OF BARONS STREET
REGISTERED PLAN 4251
AND
PART OF THE WEST HALF OF LOT 25
CONCESSION 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
(FORMERLY TOWNSHIP OF VAUGHAN, COUNTY OF YORK)

SCALE 1:250

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IT	DENOTES	IRON TUBE
WIT	DENOTES	WITNESS
CM	DENOTES	CONCRETE MONUMENT
MOT	DENOTES	MINISTRY OF TRANSPORTATION
PL-1	DENOTES	REGISTERED PLAN 4251
PL-2	DENOTES	DEPOSITED PLAN 43R-4069
PL-3	DENOTES	PLAN OF SURVEY DATED JUNE 3, 1986 BY J. YOUNG, O.L.S.
D-1	DENOTES	INSTRUMENT NUMBER VA62592
D-2	DENOTES	INSTRUMENT NUMBER VA68417
D-3	DENOTES	INSTRUMENT NUMBER R728124

THIS PLAN (PART 1 OF THIS SURVEYORS REAL PROPERTY REPORT) MUST BE READ IN CONJUNCTION WITH THE ATTACHED WRITTEN REPORT (PART 2 OF THIS SURVEYORS REAL PROPERTY REPORT)

MADE FOR : MR. M. PENFOLD
RE: GALATI

BEARING REFERENCE

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF THE ROAD ALLOWANCE BETWEEN LOTS 25 AND 26 AS SHOWN ON REGISTERED PLAN 4251 HAVING A BEARING OF N72°44'00"E

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1635564
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF DECEMBER, 2007

DECEMBER 14, 2007
DATE

Lawrence Biason
LAWRENCE BIASON
ONTARIO LAND SURVEYOR

BIASON SURVEYING INCORPORATED
ONTARIO LAND SURVEYORS
P.O. BOX 67 BOLTON, ONTARIO L7E 5T1
(905) 857-0541

184007

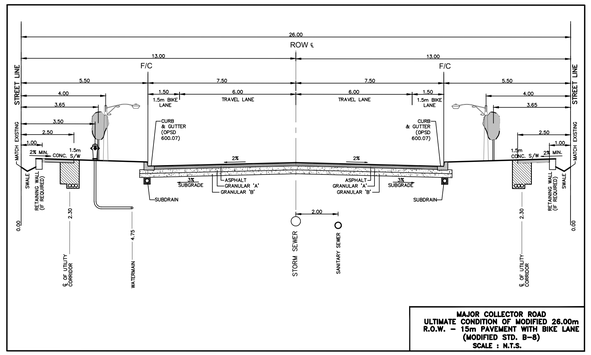
REQUIRED ROAD BASE THICKNESS (COLLECTOR ROAD)

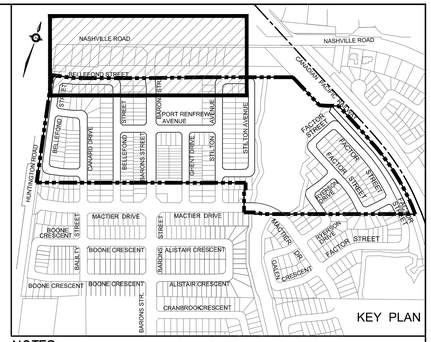
	HL-3 ASPHALT TOP COURSE	HL-8 ASPHALT BINDER COURSE	20mm CRUSHER RUN LIMESTONE	50mm CRUSHER RUN LIMESTONE
BARONS STREET CITY OF VAUGHAN STD. B-8 (MODIFIED) (SEE DETAIL ON THIS DWG.)	COMPACTED TO 97% LAB DENSITY	COMPACTED TO 97% LAB DENSITY	COMPACTED TO 100% STANDARD PROCTOR DENSITY	COMPACTED TO 100% STANDARD PROCTOR DENSITY
	50mm	75mm	125mm	350mm

REQUIRED ROAD BASE THICKNESS (REGIONAL ROAD)

TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

	SUPERPAVE 12.5 ASPHALT TOP COURSE	SUPERPAVE 19.0 ASPHALT BINDER COURSE	GRANULAR 'A'	GRANULAR 'B' TYPE 1
NASHVILLE ROAD	COMPACTED TO 97% LAB DENSITY	COMPACTED TO 97% LAB DENSITY	COMPACTED TO 100% STANDARD PROCTOR DENSITY	COMPACTED TO 100% STANDARD PROCTOR DENSITY
	50mm	100mm (IN 2 LIFTS)	150mm	525mm (OR MATCH EXISTING WHICHEVER IS GREATER)



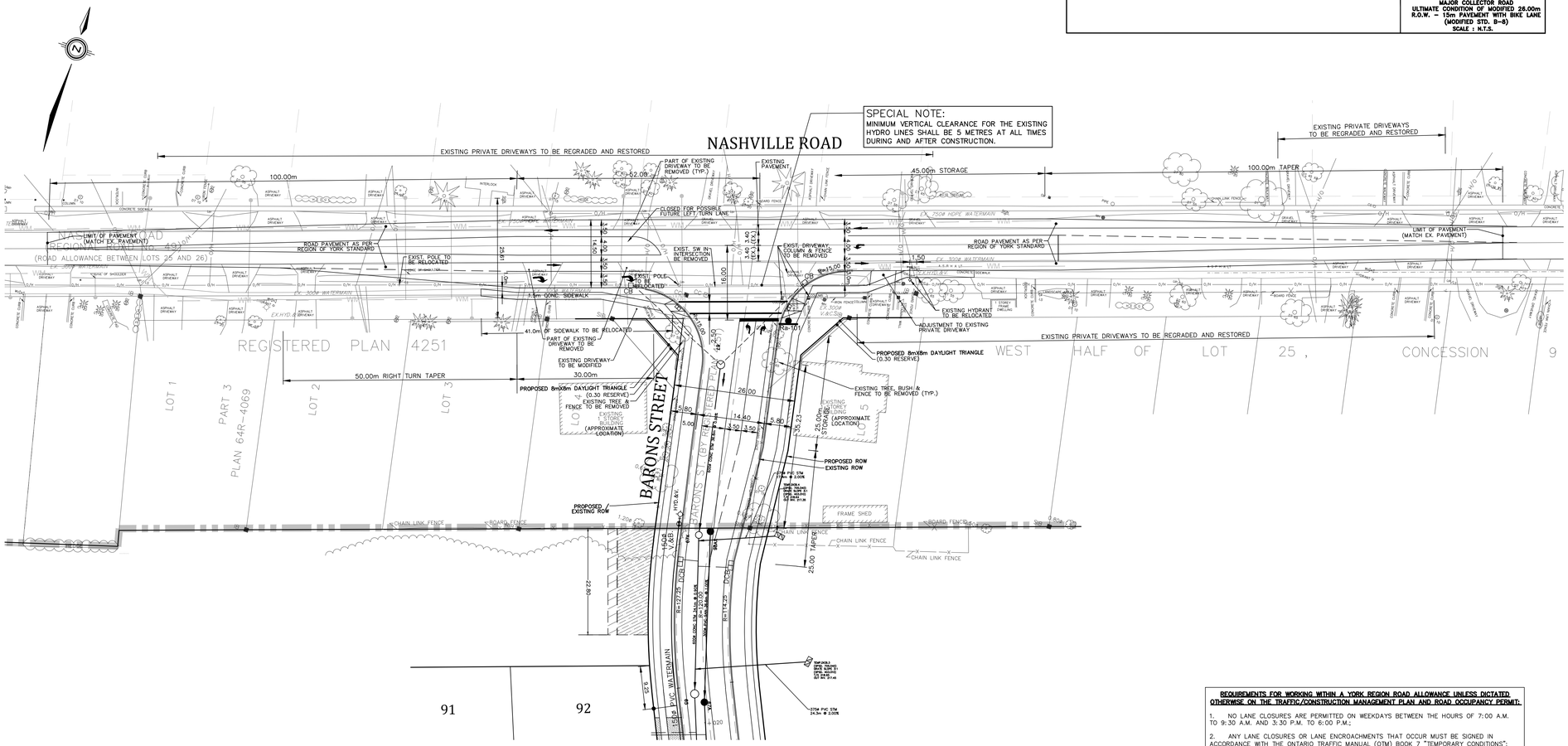


NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMAINS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK. AREAS WHERE GRASS EXISTS UNDER PREDEVELOPMENT CONDITIONS ARE TO BE TOPPED WITH 150mm TOPSOIL AND SODDED; OTHERWISE, AREAS TO BE RESTORED WITH 150mm TOPSOIL AND HYDROSEEDED, ALL TO THE SATISFACTION OF THE CITY AND REGION. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
3. FOR GENERAL NOTES REFER TO DWG. No. GN-1

LEGEND:

- DENOTES LIMIT OF CURRENT PHASE
- DENOTES COMMUNITY MAIL BOX LOCATION (CONCRETE SLAB) CPC SPEC. E10X-ENG-08 1.20m x 2.05m (2 MODULES) FOR DETAIL REFER TO DETAIL DRAWING
- DENOTES COMMUNITY MAIL BOX LOCATION (CONCRETE SLAB) CPC SPEC. E10X-ENG-06 1.90m x 2.90m (3 MODULES)FOR DETAIL REFER TO DETAIL DRAWING
- DENOTES 610mm X 610mm SQUARE TACTILE WALKING SURFACE INDICATOR PLATES (TWSIS) FOR CONCRETE SIDELVALK RAMPS REFER TO DRAWING D-6 FOR DETAIL
- DENOTES SINGLE CATCHBASIN
- DENOTES DOUBLE CATCHBASIN
- DENOTES DITCH INLET CATCHBASIN (OPSD. 705.040)



ULTIMATE LAYOUT

REQUIREMENTS FOR WORKING WITHIN A YORK REGION ROAD ALLOWANCE UNLESS DICTATED OTHERWISE ON THE TRAFFIC/CONSTRUCTION MANAGEMENT PLAN AND ROAD OCCUPANCY PERMIT:

1. NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.;
2. ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS";
3. SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNER'S CONTRACTORS. AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNER'S CONTRACTORS.
4. 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT;
5. THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;
6. THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.

REVISIONS			
No.	DESCRIPTION	By	Date

BENCH MARK No. 60-2
THREE HYDRO TOWERS ON NORTH SIDE OF RUTHERFORD ROAD, 0.4 KM EAST OF HUNTINGTON ROAD. TOP SOUTH-WEST CONCRETE BASE ON LEG #E5 10V TOWER. 0.20m SOUTHEAST AND 0.35m OF STEEL FOOT PLATE. ELEVATION OF 195.009 METRES.

BENCH MARK No. 64-3
0.6m NORTH OF WEST LEG OF LANGSTAFF ROAD, WEST SIDE OF HUNTINGTON ROAD. TRAINING AND REHABILITATION CENTRE, L.I.U.N.A. LOCAL 183. SOUTH-EAST CORNER AND 0.100m ABOVE WALK ON SOUTH FACE. ELEVATION OF 197.218 METRES.

BENCH MARK No. 66-2
HYDRO TOWERS 0.5KM WEST OF HUNTINGTON ROAD ON NORTH SIDE OF MAJOR MACKENZIE DRIVE. MOST EASTERN HYDRO TOWER IS APPROXIMATE 180m NORTH OF MAJOR MACKENZIE DRIVE SOUTH-EAST CORNER OF CONCRETE BASE OF LEG #26 V71R. ELEVATION OF 204.731 METRES.

LICENSED PROFESSIONAL ENGINEER
M. NINKOVIC
January 2021
PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE, UPON THE PROFESSIONAL SKILL AND ABILITY OF SCHAEFFERS CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

FOR 19T-17V007 ONLY

DIRECTOR OF DEVELOPMENT ENGINEERING — DATE

NASHVILLE HEIGHTS RESIDENTIAL SUBDIVISION
(BARONS PROPERTY)

SCHAEFFERS CONSULTING ENGINEERS
SCHAEFFER & ASSOCIATES LTD.
6 Ronrose Drive, Concord,
Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com

PROJECT No. 2016-4427 | DRAWING No. RW-1G

SCALE 0 10 20 30 40 50 60 70 80 90 100m

VAUGHAN

GENERAL PLAN
ULTIMATE INTERSECTION LAYOUT
BARONS STREET AT NASHVILLE ROAD
26.0m R.O.W. - 15.0m PAVEMENT

D19 10.008V — 19T-17V007

DESIGNED BY: C.Z.	DATE: JAN. 2021	CHECKED BY: M.N.
DRAWN BY: C.Z		APPROVED BY: P.S.
SCALE: 1:500		DWG. No.

Heritage Vaughan Committee Report

DATE: Wednesday, March 24, 2021 **WARD(S):** 5

TITLE: **RENOVATION OF EXISTING HERITAGE HOUSE, AND REAR ADDITION AT 7714 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT**

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed adaptive reuse of the existing Heritage house and the proposed new construction of a rear 2-storey addition. The subject property is located at 7714 Yonge Street, in the Thornhill Heritage Conservation District and designated under Part V of the *Ontario Heritage Act,* as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks a recommendation for approval to renovate the existing dwelling for adaptive reuse, including the partial removal of existing additions and to construct a new rear 2-storey addition located at 7714 Yonge Street
- The existing main dwelling on the subject lands is identified as a contributing property in the Thornhill Heritage Conservation District Plan
- The proposal is consistent with the relevant policies and objectives of the Thornhill Heritage Conservation District 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 and objectives of the Thornhill Heritage Conservation District Plan

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed adaptive reuse of the existing dwelling, and the new construction of a rear 2-storey addition located at 7714 Yonge Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.

b) Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

c) The Applicant submit a finalized Stage 1 Conservation Plan to the satisfaction of Urban Design and Cultural Heritage Division prior to final Site Plan approval.

d) The Applicant submit Stage 2 Conservation Plan drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Officials prior to the issuance of a demolition permit.

e) The Applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

Background

7714 Yonge Street (also known as the W.D. Stark House) is located along the west side of Yonge Street, one block south of Centre Street in the City of Vaughan, as shown in Attachment 1. The subject property is within the Thornhill Heritage Conservation District ('THCD') and is identified as a contributing property.

W.D. Stark House is a single-detached, three-bay, and one-and-one-half storey structure with overall dimensions of 16m by 7.5m, with a wall height in the southeast corner of 4.4m. The building's T-shaped design is oriented with the long façade and central entrance of the East Portion parallel with Yonge Street (north-south).

The earliest built elements are the main Stark House block (the eastern portion of the structure) and the West Wing addition sharing a common stone foundation, both built circa 1853. This combination of main section and 'tail' is typical of mid-19th Century Gothic Revival residences in the Thornhill HCD. Later additions and the present outbuilding structures were added at different times in the 20th century and a full history of the property is available in the supporting Cultural Heritage Impact Assessment (CHIA), refer to Attachment 2.

To enable the adaptive reuse of the property, the applicant is proposing to remove the existing outbuilding and later additions. The original 1853 house and tail will be preserved and integrated into the proposed development.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies, objectives and supporting guidelines within the Thornhill Heritage Conservation District Plan.

The following is an analysis of the proposed adaptive reuse of the existing Heritage building and the construction of a rear 2-storey addition located at 7714 Yonge Street according to the THCD Plan guidelines.

4.2.2 Alterations and Additions to Heritage Buildings

a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.

b) Ensure that any new addition, alteration, or related new construction will not have detrimental impact on the heritage resource if the new work is removed in future.

c) Alterations and additions to the heritage resource shall conform with the guidelines found in Section 9.3.

The proposed redevelopment of the property conserves the original 1853 house and addition. The later additions have been deemed to not be of significant cultural heritage value as supported in the CHIA.

The new addition is sympathetic to the original house and is set back from the original block to provide a clear delineation between the old and new sections. The addition conforms to the guidelines in Section 9.3 of the Thornhill HCD Plan by providing a neutral backdrop that effectively “frame” the 1853 structures.

4.2.6 Use of a Heritage Building

a) The uses permitted for a heritage building will be governed by the zoning by-law.

b) Uses that require minimal or no changes to heritage attributes are supported.

Although the proposed reuse requires the removal of some portions of the addition and outbuilding structures, the significant heritage attributes of the house and the mature trees in the front yard will be preserved throughout construction, and maintaining the Cultural Heritage character. The proposed adaptive reuse will minimize the changes to the identified heritage attributes of the property.

4.6.4 Commercial Parking Lots

- *Attractive, well-designed parking lots that complement the special character of the District are supported. Parking will not be located in front of buildings.*
- *Parking lots will be appropriately screened. Features such as lighting, signage, and amenities used in parking lots will be consistent in design terms with those selected for use throughout the District.*
- *The consolidation and connection of commercial parking lots, to improve the efficiency and appearance of the parking facilities, is supported due to the collaborative nature and interdependence of the various commercial enterprises on Yonge Street and Centre Street.*
- *The development of underground parking facilities, appropriately located and accessed, is supported.*

As identified in the Site Plan drawing, the current driveway on the south side of the lot is proposed to be retained, widened slightly and modernized to meet current safety and access regulations. As currently proposed, the driveway meets the policies of the Thornhill HCD Plan.

9.1.1 Heritage Styles Residential Buildings

- *Vernacular "Loyalist" Cottage 1800-1850*
- *Neo-Classical 1800-1830*
- *Ontario Gothic Vernacular 1830-1890*
- *Victorian Vernacular*
- *Queen Anne Revival 1885-1900*
- *Vernacular Homestead 1890-1930*
- *Four-square 1900-1920*
- *Edwardian Classic 1900-1920*

The W.D. Stark House is identified as an example of the Ontario Gothic Vernacular style that was popular in 19th century Thornhill and the surrounding area. It supports and maintains the cultural heritage character of the streetscape and District. The proposed addition does not interfere or clash with the style and echoes the form to provide a sympathetic backdrop to the original house.

9.3.7 New Additions to Heritage Buildings Architectural Style

New attached additions to heritage buildings should be designed to complement the design of the original building.

Guidelines:

- *Design additions to maintain the original architectural style of the building. See Section 9.1.*
- *Use authentic detail.*
- *Research the architectural style of the original building.*
- *New additions to heritage buildings should respect the scale of the original building.*
- *Don't design additions to a greater height or scale than the original building.*

- *Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*
- *Use appropriate materials.*
- *Avoid destruction of existing mature trees.*

The proposed addition respects the original building by using a similar architectonic form and emulating some of the cladding of the original structure. Although it is a taller building at two storeys, it is set back from the existing original house with a new link that will diminish the impact of its height and simply provide a sympathetic backdrop. It does not overwhelm the original house as seen from the sidewalk and thus respects the scale of the original building.

The proposed rear location of the structure is sympathetic in architectural detail by repeating the form and orientation of the original house, complete with a dormer roofline that is oriented north-south as the original house does. The materials chosen reflect, and are sympathetic to, the cladding of the original house. The lower half is brick veneer forming a visual foundation echoing the original's stone foundation, as it references a historic practice of brick, stone and wood materials often used together. The upper level is clad in horizontal Hardie Board, providing visual continuity to the existing heritage resource. The intermediate hallway ensures that the addition does not significantly impact the integrity of the original structure, and could be removed, if required in the future.

9.5.3.2 Built Form Vision

The objective of the proposed built form for the Yonge Street commercial corridor is to enable the development and insertion of more intense forms of development within the context of existing heritage and complementary buildings. The Thornhill Yonge Street Study, 2005 describes the basic building form:

- *Building massing should reflect a linked series of pavilion type buildings defined by recessed connector building segments. This variety in setback will create certain buildings that have greater emphasis and is somewhat in keeping with the character of a village which would have had independent buildings with sideyards.*
- *Mid-block pavilion building segments should generally occupy 15-20 metres of the street frontage whereas corner pavilion segments should occupy more frontage (25 -30 metres)*
- *The recessed connector building segments should generally occupy 6-15 metres of street frontage, and should be set back from the mandatory streetscape setback an additional 1.5 to 3.0 metres. This additional setback will provide an area of refuge for private landscape enhancements as well as street furniture.*
- *Long, homogenous facades are to be avoided.*
- *Pedestrian "through building" connections from Yonge Street to rear commercial parking areas are desirable especially for any development exceeding 50 metres of continuous building frontage.*
- *Massing and built form should step down to respond to and respect adjacent heritage buildings.*

The proposed adaptive reuse maintains the current setback and will maintain a front yard with landscaping and the existing mature trees will be preserved, thereby maintaining the streetscape character of the THCD.

In addition, the proposed addition respects the adjacent heritage property to the north in form and massing. The heritage property to the north (7716-7724 Yonge Street) is a 19th century commercial block that is directly adjacent to the existing sidewalk. The proposed addition of 7714 Yonge Street will not impact or overwhelm this structure as the addition is located at the rear of the existing setback of house, as shown in Attachment 8. This Attachment provides a rendering of the subject property in context with massing forms of the neighboring properties.

9.7.1 Planting

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this Section can help maintain and enhance the natural heritage of Thornhill and its valleys. Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

Guidelines:

- *Maintain health of mature indigenous tree by pruning and fertilizing, and by preventing intrusion that may damage the root systems.*
- *Over time, remove unhealthy, invasive and non-indigenous species.*
- *Site buildings and additions to preserve suitable mature trees.*
- *Suitable indigenous species:*
- *Sugar Maple, Red Oak, Basswood, Silver Maple, Bitternut, Butternut, White Pine, Hemlock, American Elm, Red Maple, Bur Oak, White Spruce.*
- *Suitable salt-tolerant species (for roadside planting):*
- *Little Leaf Linden, Serviceberry, Freemen Maple, Bur Oak, Red Oak, Kentucky Coffee Tree.*
- *Unsuitable species:*
- *Manitoba Maple, Hawthorn, Black Locust, and Buckthorn tend to be invasive.*
- *Ornamental species, particularly Norway Maple cultivars, are extremely invasive.*

The proposal conserves mature trees located on the subject lands along the east side of the property (the front elevation), along the north side of the property and on the west side of the property (rear) which abuts the residential neighbourhood. The proposed landscaping as outlined in the Arborist Report (see Attachment 9) is in keeping with the Policies of the Thornhill HCD Plan.

9.8.1 Heritage Buildings

Appropriate Materials

Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding.

Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.
Shopfronts: Wood frames, glazing bars, and panels with glazed wood doors are preferred.
Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are
acceptable.
Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.
Doors: Wood doors and frames, panel construction, may be glazed. Transom windows and paired sidelights. Wood french doors for porch entrances. Single-bay wood panelled garage doors.
Windows: Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.
Flashings: Visible step flashings should be painted the colour of the wall.

The proposed adaptive reuse will restore the original structure and tail addition on the property. A Conservation Plan has not yet been submitted as part of the Building Permit application process.

Cultural Heritage staff has, in light of the extenuating circumstances, proposed that a Stage 1 Conservation Plan be submitted to the satisfaction of the Urban Design and Cultural Heritage Division prior to final approval of the Site Plan application (DA.14.009). In addition, a Stage 2 Conservation Plan package of drawings must be submitted to the satisfaction of Cultural Heritage staff and Building Department staff as part of a complete demolition application under the Ontario Building Code Act. It is staff's opinion these conditions, in addition to the standard final review of materials prior to Building Permit issuance, will sufficiently protect the built heritage resource.

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 heritage site redevelopment and related works conform to the policies and objectives within the THCD Plan. Accordingly, staff can support Council approval of the proposed adaptive

reuse of the existing Heritage building and the construction of a rear 2-storey addition located at 7714 Yonge Street under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 7714Yonge_Location Map
Attachment 2 – 7714Yonge_Cultural Heritage Impact Assessment
Attachment 3 _ 7714Yonge_CHIA Staff Memo
Attachment 4 – 7714Yonge_Site Plan (Current and Proposed)
Attachment 5 – 7714Yonge_Floor Plans
Attachment 6 – 7714Yonge_Elevations
Attachment 7 – 7714Yonge_Renderings
Attachment 8 – 7714Yonge_Materials
Attachment 9 – 7714Yonge_Arborist Report
Attachment 10 – 7714Yonge_Letter from Alexander Planning

Prepared by

Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Nick Borcescu, Senior Heritage Planner, ext. 8191
Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
Bill Kiru, Acting Director of Development Planning, ext. 8633

Location Map

Attachment 1

Location:
7714 Yonge Street, Thornhill
Part of Lot 30, Concession 1

VAUGHAN
Development Planning

Date:
February 16, 2021

Document Path: N:\GIS_Archive\Attachments\Heritage\2021\7714 Yonge Street\7714YongeSt_LocationMap.mxd

Created on: 2/16/2021

GOLDER

REPORT

Cultural Heritage Impact Assessment

W.D. Stark House, 7714 Yonge Street, Former York County, Vaughan Township, City of Vaughan, Regional Municipality of York, Ontario

Submitted to:

Roman Vorotynskiy
c/o Alexander Planning Inc.
72 Herefordshire Crescent
East Gwillimbury, Ontario
L9N 0B6

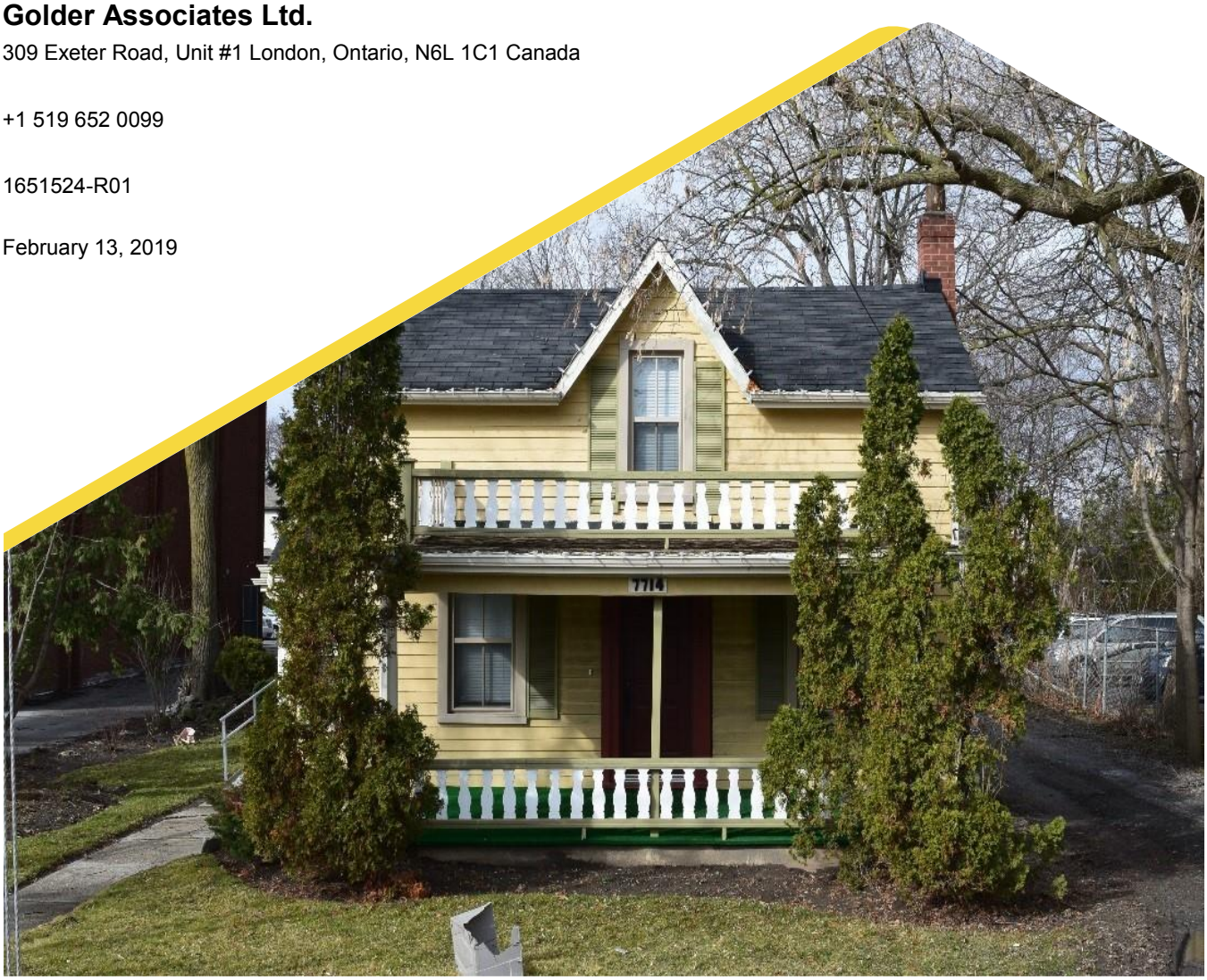
Submitted by:

Golder Associates Ltd.
309 Exeter Road, Unit #1 London, Ontario, N6L 1C1 Canada

+1 519 652 0099

1651524-R01

February 13, 2019



Distribution List

1 e-copy - Alexander Planning Inc.

1 e-copy - Golder Associates Ltd.

Personnel

Project Director	Hugh Daechsel, M.A., Principal, Senior Archaeologist
Project Manager	Henry Cary, Ph.D., CAHP, RPA, Cultural Heritage Specialist
Historical Research	Henry Cary, Ph.D., CAHP, RPA
Field Investigations	Henry Cary, Ph.D., CAHP, RPA
Report Production	Henry Cary, Ph.D., CAHP, RPA
	Elizabeth Cushing, M.Pl., Cultural Heritage Specialist
	Liz Yildiz, Administrative Assistant
Maps & Illustrations	Dave Hoskings, CAD/GIS Team Leader
Senior Review	Hugh Daechsel, M.A.

Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In March 2016, Alexander Planning Inc. on behalf of Roman Vorotynskiy (the Client) retained Golder to conduct a CHIA for the property located at 7714 Yonge Street, in the City of Vaughan, Regional Municipality of York, Ontario (the property). The 0.414-acre (0.167-hectare) lot includes a one-and-one-half storey, Gothic Revival style residence constructed in 1853 that measures 52 feet 9 inches (16.1 m) by 24 feet 5 inches (7.4 m), and a one-storey 50 (15.2 m) foot by 34 foot (10.4 m) outbuilding. The property is described in the City's municipal heritage register as 'W.D. Stark House' and is within the City of Vaughan's Thornhill Heritage Conservation District (HCD).

This CHIA was undertaken to accompany the Client's development proposal for site plan and zoning by-law amendments to permit the demolition of the outbuilding as well as the shed wing and west wing extension of W.D. Stark House to construct a two-and-a-half storey retail and medical building connected to the rear of the existing heritage structure.

Following guidelines outlined in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, the Ministry of Tourism, Culture and Sport, 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 W.D. Stark House at 7714 Yonge Street, designated under Part V of the Ontario Heritage Act for its associations and contributions to the Thornhill Heritage Conservation District is also of cultural heritage value or interest as a representative example of a mid-19th century Gothic Revival style house; and,***
- ***The outbuilding is not a heritage attribute of the property.***

The CHIA also concluded that with the conservation or mitigation measures recommended in this report the proposed development of the property:

- ***Will not result adverse impacts to the property's identified heritage attributes;***
- ***Will not result in adverse impacts to the cultural heritage attributes of the Thornhill HCD.***

In addition to the recommendations the Client has adopted to comply with the Thornhill HCD design guidelines and compatibly incorporate the new development into W.D. Stark House, Golder recommends the mitigations to avoid potential impacts:

Site Preparation Phase

- ***Implement construction plan control and communication.***

The property and specifically the footprint of W.D. Stark House should be clearly marked on project mapping and communicated to all project personnel for avoidance during site preparation and construction.

- ***Demolish the outbuilding***

No further documentation is recommended for the outbuilding as it is not considered a heritage attribute.

- ***Preserve by record the shed wing and west wing extension of W.D. Stark House through written notes, measured drawings and photographic records prior to partial demolition.***

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. The main block of the W.D. Stark House is of higher priority for conservation due to its numerous heritage attributes, and removal of the rear and shed wing will serve to reinstate attention to the character-defining elements.

Partial Demolition and Construction Phase

- ***Hand demolish the west wing extension and shed wing from W.D. Stark House.***

Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing.

- ***Monitor for vibration impact during all construction.***

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 that would be determined during monitoring. 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.

- ***Create a temporary physical buffer.***

To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.

- ***Implement dust control measures.***

All preparatory cutting of building materials should be carried out a distance from the house to reduce and control dust levels.

Re-use Phase

- ***Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.***

A heritage conservation plan should be commissioned that details the appropriate conservation treatments (i.e. preservation, rehabilitation or restoration) and actions, trades, and implementation schedule required to adaptively re-use of W.D. Stark House as a café. The plan will also suggest the materials and colours appropriate for W.D. Stark House to ensure it complements the immediate physical context and streetscape.

Operation Phase

- ***Create a permanent physical buffer.***

A permanent buffer, such as a concrete curb or bollards, should be erected to the immediate northeast and northwest corners of the W.D. Stark House to reduce the risk of accidental collision with vehicles accessing the rear of the property.

- ***Develop a maintenance plan and inspection schedule to address current issues and maintain the structure;*** **and,**
- ***Install an interpretive panel or display within the new development that outlines the history of W.D. Stark House and its architecture.***

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport (MTCS), the City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places* 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 Roman Vorotynskiy (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.

Table of Contents

1.0 INTRODUCTION 1

1.1 Measurement Units 1

2.0 POLICY FRAMEWORK 4

2.1 Federal and International Heritage Policies 4

2.2 Provincial Heritage Policies 4

2.2.1 The Ontario Planning Act and Provincial Policy Statement 4

2.2.2 The Ontario Heritage Act and Ontario Regulation 9/06 5

2.3 Municipal Heritage Policies 7

2.3.1 Official Plan and Secondary Plans 7

2.3.2 Cultural Heritage Impact Assessments 7

2.3.3 Heritage Conservation Districts and Design Guidelines 8

3.0 SCOPE AND METHOD 10

3.1 Record of Consultation 11

4.0 GEOGRAPHIC & HISTORICAL CONTEXT 12

4.1 Geographic Context 12

4.2 Historical Context 12

4.2.1 County of York 12

4.2.2 Vaughan Township and the City of Vaughan 13

4.2.3 7714 Yonge Street 15

5.0 STRUCTURAL HISTORY 19

5.1 Phase 1: 1853 to circa 1900 19

5.2 Phase 2: circa 1900 to circa 1930 19

5.3 Phase 3: Circa 1930 to 1949 21

5.4 Phase 4: 1949 to 2016 23

6.0 RESOURCE DESCRIPTION 25

6.1 Setting 25

6.1.1 Setting – Figures 26
6.2 Built Environment: W.D. Stark House 30
6.2.1 General Description 30
6.2.2 Main Block with East Porch 30
6.2.3 Original West Wing 31
6.2.4 Southwest Addition 32
6.2.5 West Wing Extension 32
6.2.6 Shed Wing 32
6.2.7 South Porch 32
6.2.8 W.D. Stark House – Figures 33
6.3 Outbuilding 44
6.4 Interpretation 46
6.5 Heritage Integrity 47
6.6 Physical Condition 50
7.0 CULTURAL HERITAGE VALUE OR INTEREST 52
7.1 Description of Property – 7714 Yonge Street 52
7.2 Statement of Cultural Heritage Value or Interest 52
7.3 Description of Heritage Attributes 52
8.0 IMPACT ASSESSMENT 53
8.1 Development Description 53
8.2 Impact Assessment 53
8.2.1 Design Assessment 60
8.3 Results of Impact Assessment & Recommendations 69
8.4 Additional Considerations 72
9.0 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS 73
9.1 Option 1: Preservation 73
9.2 Option 2: Restore or Rehabilitate and Incorporate 74
9.3 Option 3: Relocate & Rehabilitate 74

9.4 Option 4: Preserve by Record & Commemorate 75

9.5 Results of Options Analysis 75

9.5.1 Outbuilding 76

10.0 SUMMARY STATEMENT & RECOMMENDATIONS 77

11.0 REFERENCES 81

TABLES

Table 1: Results of Consultation. 11

Table 2: Heritage Integrity Analysis. 48

Table 3: Assessment of direct & indirect adverse impacts. 55

FIGURES

Figure 1: Location Map. 2

Figure 2: Key plan of built elements on the property. 3

Figure 3: The single front survey system, used from 1783 to1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres; Gentilcore1969). 14

Figure 4: Tremaine's Map of the County of York, 1860. 17

Figure 5: Miles & Co. Illustrated Historical Atlas of the County of York, 1878. 18

Figure 6: A circa 1900 street view with the fence, ditch, and boardwalk of the property at far left (courtesy City of Vaughan Archives). 20

Figure 7: Goad's 1910 Fire Insurance Plan of Thornhill (courtesy Society for the Preservation of Historic Thornhill). The subject property is outlined in red. 20

Figure 8: A circa 1930 oblique air photo of the property, with red arrow indicating W.D. Stark House. The rear wings can be clearly seen (Toronto Telegram, Society for the Preservation of Historic Thornhill). 21

Figure 9: A 1948 photograph of the house adjacent to W.D. Stark House being moved. Note the projecting bay, gable chimneys and front porch on W.D. Stark House (courtesy City of Vaughan Archives). 22

Figure 10: A 1949 oblique air photo of the property, with red arrows indicating W.D. Stark House (right) and the outbuilding (left). The southwest porch is still extant and, judging from the roofline, the southwest addition may also be present. Not seen on the outbuilding is the tall brick chimney that stands today (Toronto Telegram, Society for the Preservation of Historic Thornhill). 22

Figure 12: A circa 1978 building inventory record of W.D. Stark House (courtesy City of Vaughan Archives). 24

Figure 13: Phase plan of built elements in the property. 24

Figure 14: View of the property facing northwest. 26

Figure 15: View of the property facing west. The Bell Service Centre is on the left, and the Francis Block is to the right. 26
Figure 16: View facing east from the southwest corner of the property. 27
Figure 17: View facing west of the west half of the property. 27
Figure 18: The northwest corner of the property. 28
Figure 19: Panorama of the view facing east from the east porch of W.D. Stark House. 28
Figure 20: John Francis / Boynton Weldrick House at 25 Elizabeth Street, built in 1904. 29
Figure 21: Example of a stucco-covered Gothic Revival residence in the Thornhill HCD. 29
Figure 22: Example of a brick Gothic Revival residence in the Thornhill HCD. 30
Figure 24: The south and east façades of W.D. Stark House. 34
Figure 25: The east façade of W.D. Stark House. 34
Figure 26: The north and east façades of W.D. Stark House. 35
Figure 27: A typical window of the Main Block, ground level. 35
Figure 28: The projecting bay on the south façade of W.D. Stark House. 36
Figure 29: The central entrance of the Main Block. 36
Figure 30: Central stairway in the south room of the Main Block, ground level. 37
Figure 31: The south room of the Main Block, ground level, facing southwest. 37
Figure 32: Exposed squared log studs in the west wall of the Main Block, ground level. 38
Figure 33: The rounded fieldstone foundation as seen from beneath the West Wing Extension. 38
Figure 34: Planed wood joists and floorboards as seen from the Main Block basement. 39
Figure 35: Notching of the Main Block sill to accommodate a floor joist. 39
Figure 36: South façade of W.D. Stark House. 40
Figure 37: The hearth in the west wall of the Original West Wing ground level. 40
Figure 38: Second level room of the Original West Wing, facing south. 41
Figure 39: Surviving baseboard in the south wall of the Original West Wing. More recent baseboard can be seen at right. 41
Figure 40: North and west façades of W.D. Stark House. 42
Figure 41: West and south façades of W.D. Stark House. 42
Figure 42: The staircase in the northwest corner of the West Wing Extension. 43
Figure 43: Second level room of the West Wing Extension, facing southeast. 43
Figure 44: The west façade of W.D. Stark House. 44
Figure 45: The distinguishing characteristics of the ‘Ontario Gothic’ as outlined in the Thornhill HCD Plan (City of Vaughan 2007:58). 47

Figure 46: Mortar and concrete damage on the north foundation wall at a downspout location. 51
Figure 47: View of the property from the southeast. 58
Figure 48: View of the property from the northeast. 59
Figure 49: View of the property from the southwest. 59
Figure 50: Site plan with proposed locations for bollards identified in red. 71

APPENDICES

APPENDIX A

Abstract Index Records, Part of Lot 30, Concession 1, Vaughan Township

APPENDIX B

7714 Yonge Street Inventory Sheet, Thornhill HCD Plan

APPENDIX C

Site Plan and Elevations for 7714 Yonge Street

1.0 INTRODUCTION

In March 2016, Alexander Planning Inc. on behalf of Roman Vorotynskiy (the Client) retained Golder to conduct a CHIA for the property located at 7714 Yonge Street, in the City of Vaughan, Regional Municipality of York, Ontario (the property; Figure 1 and Figure 2). The 0.414-acre (0.167-hectare) lot includes a one-and-one-half storey, Gothic Revival style residence constructed in 1853 that measures 52 feet 9 inches (16.1 m) by 24 feet 5 inches (7.4 m), and a one-storey 50 (15.2 m) foot by 34 foot (10.4 m) outbuilding. The property is described in the City's municipal heritage register as 'W.D. Stark House' and is within the City of Vaughan's Thornhill Heritage Conservation District (HCD).

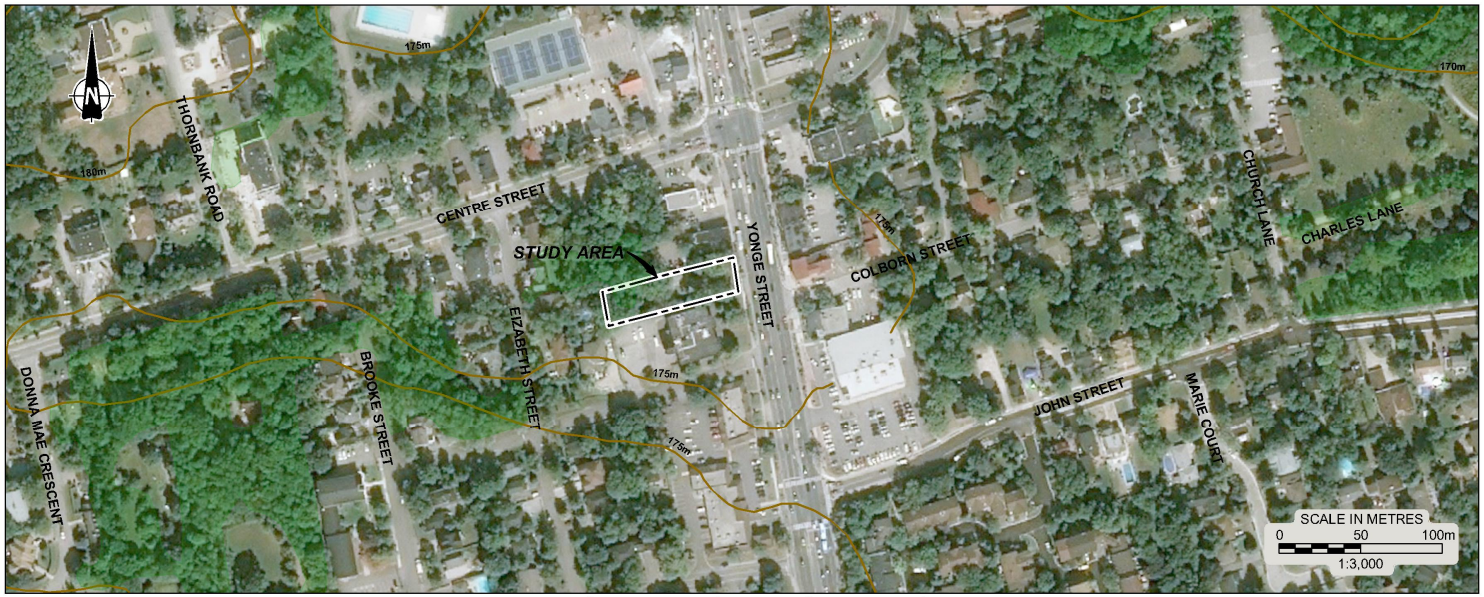
This CHIA was undertaken to accompany the Client's development proposal for site plan and zoning by-law amendments to permit the demolition of the outbuilding as well as the shed wing and west wing extension of W.D. Stark House to construct a two-and-a-half storey retail and medical building connected to the rear of the existing heritage structure.

Following guidelines provided by the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (2016), the Ministry of Tourism, Culture and Sport (MTCS) and Canada's Historic Places, this CHIA provides:

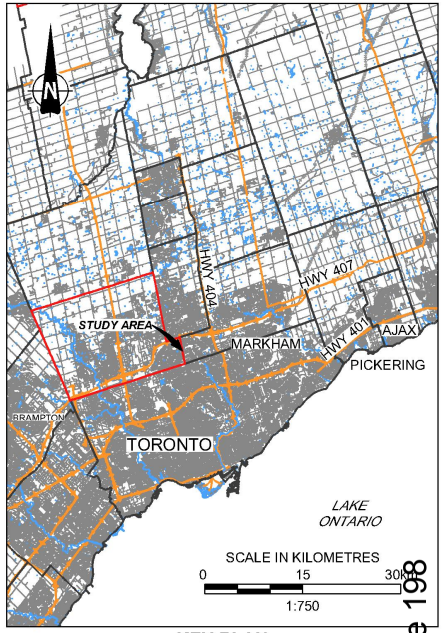
- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources;
- An overview of the property's geographic context and its documentary and structural history;
- An inventory of the built and landscape features on the property and a statement of their significance;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.

1.1 Measurement Units

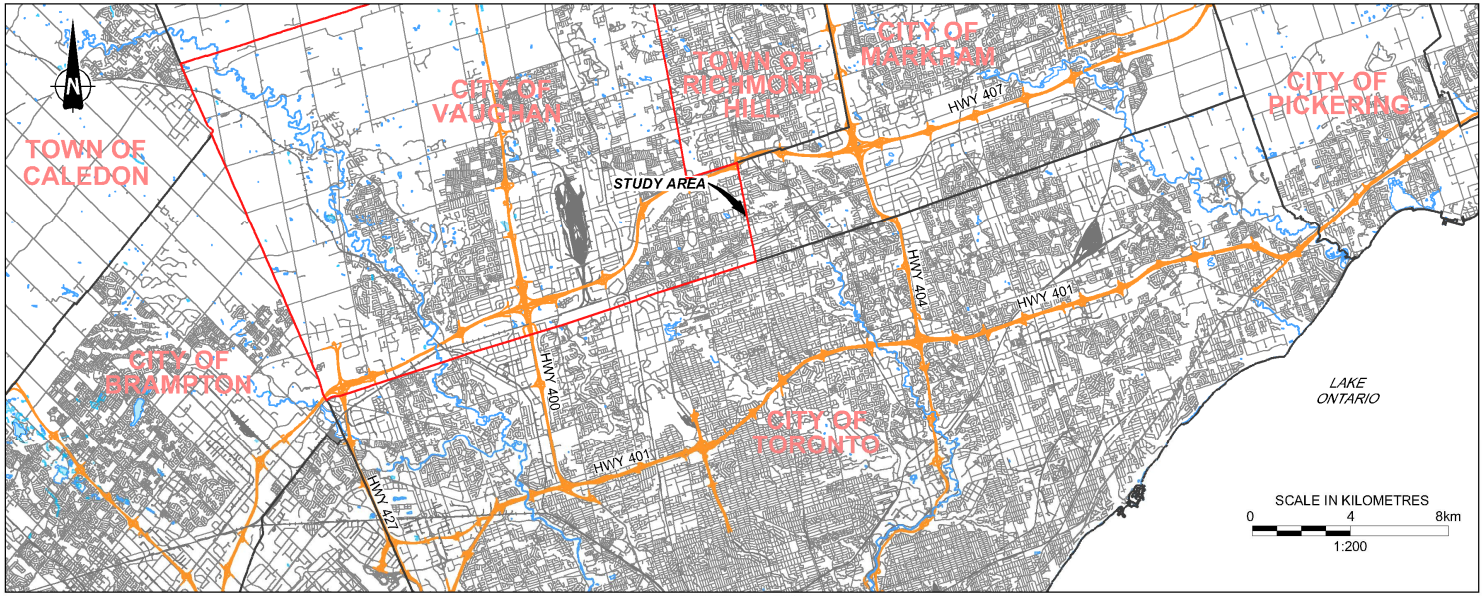
This report uses the metric system for descriptions of distance and area but employs the Imperial system for all structural dimensions. The use of Imperial (or US Customary units) for describing heritage structures is generally preferred since most structures —including those within the property— were constructed prior to national implementation of the metric system in Canada in 1971, and often better reflect the design decisions and material specifications of historical builders. To reduce text clutter, conversions from metric to Imperial and vice versa are not provided in this report.



BING AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- CITY OF VAUGHAN BOUNDARY
- TOWNSHIP BOUNDARY
- VAUGHAN TOWNSHIP

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2015, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2015;
BING AERIAL IMAGE AS OF JANUARY 17, 2019 (IMAGE DATE UNKNOWN); AND
CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.
ALL LOCATIONS ARE APPROXIMATE.

PROJECT
CULTURAL HERITAGE IMPACT ASSESSMENT
7714 YONGE STREET
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK, ONTARIO

TITLE
LOCATION MAP

GOLDER

PROJECT No.	1651524	FILE No.	1651524-R01001
		SCALE AS SHOWN	REV. 0
CADD	DGH/ZJB	Jan 18/19	
CHECK			

FIGURE 1

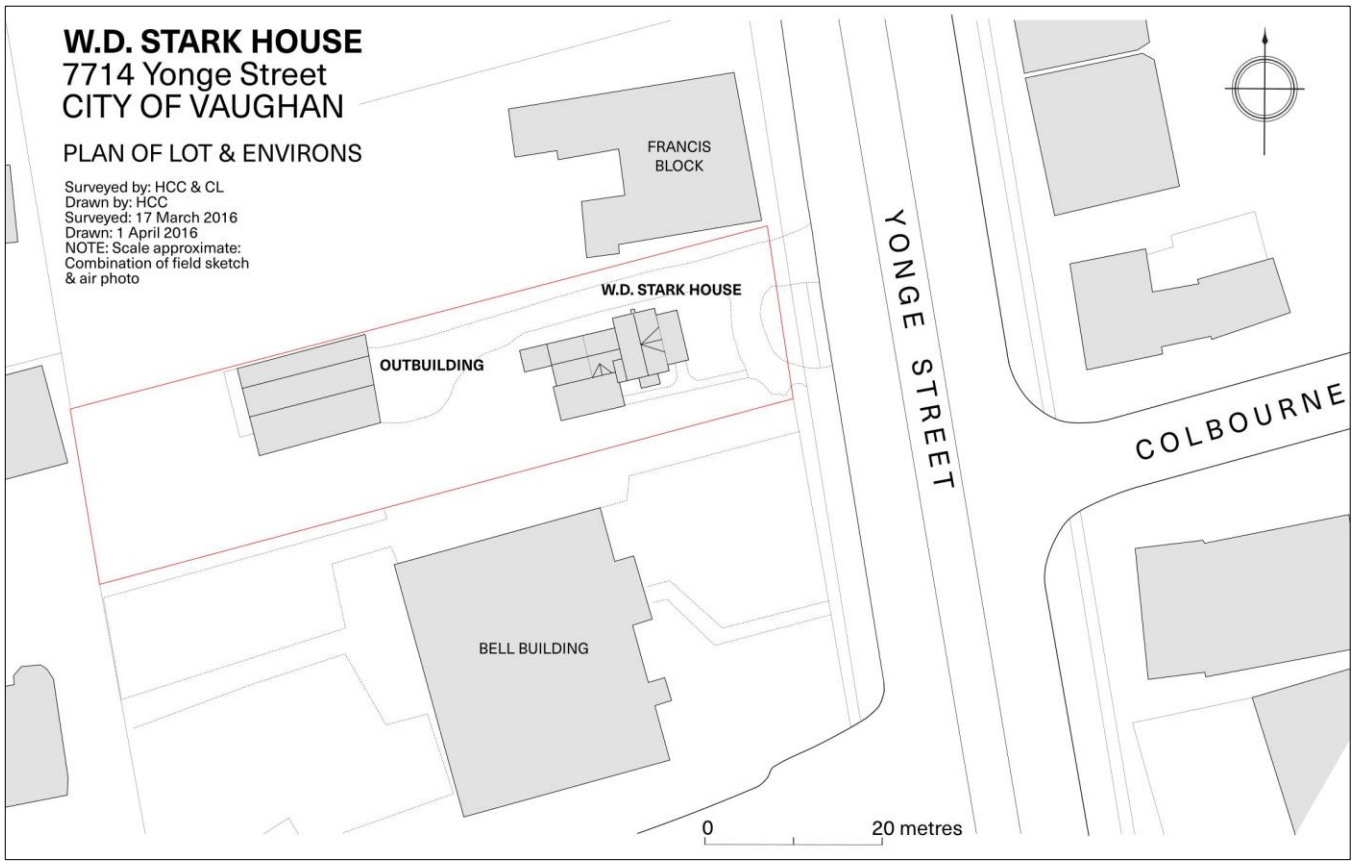


Figure 2: Key plan of built elements on the property.

2.0 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 level. 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.

2.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many 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 three conservation 'treatments' — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

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

2.2 Provincial Heritage Policies

2.2.1 The Ontario Planning Act and Provincial Policy Statement

The *Ontario Planning Act* (1990) and associated Provincial Policy Statement 2014 (PPS 2014), both of which also provide the legislative imperative for heritage conservation in land use planning. These documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest, and PPS 2014 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.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- 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.'

PPS 2014 defines ***significant*** as resources '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 or interest is retained under the *Ontario Heritage Act*.' ***Adjacent lands*** are defined as 'those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan'. 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, main streets 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. Additionally, the MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize a HIA, although municipal documents may also provide an outline. For this study, the Town's guidance on preparing a CHIA, as provided in the *Terms of Reference*, was also referenced.

2.2.2 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 historic 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[1] 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 of Vaughan 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 an 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.

[1] 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'.

In addition to being listed as per Part IV, Subsection 27 of the *Ontario Heritage Act*, W.D. Stark House is also designated as part of the Thornhill HCD designation under Part V of the *Ontario Heritage Act.*

2.3 Municipal Heritage Policies

2.3.1 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.

Section 6.2.1 stipulates the requirement for submitting a heritage permit application for 'exterior alterations, demolitions or removals' to designated heritage properties, while Section 6.2.2.6 outlines the principles the City uses to evaluate heritage permit applications. The subsections relevant to this project include:

- 'Retaining and repairing original building fabric and architectural features; and,
- New additions and features should generally be no higher than the existing building and wherever possible be placed to make the addition unobtrusive from the pedestrian realm.'

Policies for listed properties are provided in Section 6.2.3, while HCDs are addressed under Section 6.3 'Cultural Heritage Landscapes'. The policy for development within an HCD is that it must be 'designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan [in this case the Thornhill HCD Plan] (Section 6.3.2.4). It further specifies that:

> 'demolition for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines, and the policies of this Plan' (Section 6.3.2.5).

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). Of these, Section 6.2.2.5 is the most relevant to this project since it states that an applicant shall submit a CHIA when there is a proposal for 'an alteration, addition, demolition or removal of a designated heritage property'.

In some cases cultural heritage may be addressed under Secondary Plans, but the property is not within one of the City's Secondary Plan areas.

2.3.2 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 knowledge of a heritage place.

Overall the City's CHIA guidance aligns with the MTCS *Heritage Resources in the Land Use Planning Process*, except that the City also requires a 'condition assessment' as part of the analysis. This, and other City CHIA requirements, are included as part of this report.

2.3.3 Heritage Conservation Districts and Design Guidelines

In addition to the planning conditions listed above, the property is also situated within the City's Thornhill HCD, designated under Part V of the *Ontario Heritage Act*. Creation of the HCD was initiated in 1983 under By-law 198-83, then established under By-law 306-88 in 1988. The original 1984 HCD plan was superseded in 2007 by the *Thornhill Vaughan Heritage Conservation District Plan* (hereafter *Thornhill HCD Plan*) and includes design guidelines to cover all 'erection, demolition, or removal of a building or structure other than the interior' (City of Vaughan 2007:3,13).

The plan's objectives include not only retention and conservation of built heritage and landscapes, but also to 'correct unsympathetic alterations' and promote reuse. For new development, its objectives are to:

- Ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development; and,
- Guide the design of new development to be sympathetic and compatible with heritage resources and character of the district while providing for contemporary needs.

Policies for alterations to heritage buildings such as W.D. Stark House are generally addressed in Section 4.2.2, where it is described that new work should simultaneously 'conserve the heritage value and heritage attributes of a heritage resource', while at the same time be 'physically and visually compatible with, subordinate to, and distinguishable from the heritage resource', and not 'detrimentally impact the heritage resource if the new work is removed in the future.' For non-heritage buildings, demolition is only 'supported if the building's scale, massing, and/or architectural style is not supportive of the overall heritage character of the District' (Section 4.3.3).

New development is guided by the general statement in Section 4.4 that it must 'have respect for and be compatible with the heritage character of the district'. More specifically, under in Section 4.4.1, is the advice that new development should:

- 'Be a product of their own time, but should reflect one of the historic architectural styles traditionally found in the district;
- Complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors and roof shapes;

- Respect natural landforms, drainage, and existing mature vegetation;
- Have varied massing, to reflect the small and varied scale of the historical village;
- Have a height 'not less than 80% or more than 120% of the average height of the residential buildings on immediately adjacent properties' which, historically, 'are considered to be 1 ½ or 2 storeys'; and,
- Conform to the guidelines found in Section 9.5.2' of the *Thornhill HCD Plan*.

Further general restrictions for height over three storeys and design of commercial structures are presented in Section 6.1.2.1 and references the 2005 *Thornhill Yonge Street Study* and *Official Plan Amendment* 669, but neither of these policies appear in the 2010 *Official Plan*.

Specific design guidance is provided in Part D of the *Thornhill HCD Plan*, but is prefaced by the general advice that 'additions and alterations to an existing heritage building should be consistent with the style of the original building' and that 'New developments should be designed in a style that is consistent with the vernacular heritage of the community.' Importantly, all development should conform to a single style instead of being 'a hybrid of many styles'. The existing style of the property is 'Ontario Gothic Vernacular' (see Section 6.4 of this CHIA for further discussion), which is typified by elements such as a 'kitchen tail with room over', wood porches and verandahs, fieldstone foundations, a central dormer gable, 1 ½-storey scale, and a symmetrical façade with 2-over-2 windows (City of Vaughan 2007:58).

Guidelines for new additions to heritage buildings are outlined in Section 9.3.7 and focus primarily on scale. Of relevance to this project is the guidance that additions should not be of 'a greater height or scale than the original building' and that 'usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building'. The section on new development (Section 9.5) is also focussed on scale and setback, with the important element that 'new houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block' (City of Vaughan 2007:109).

A large part of the plan is then devoted to new development in the commercial area of Yonge Street. Although the property falls within this zone, the existing architecture of W.D. Stark House does not conform to the commercial streetscape, and therefore guidelines regarding alterations to residential structures is more appropriate.

The heritage attributes of the Thornhill HCD are not generally defined in the document but are perhaps best summarized in a paragraph written for the Statement of Heritage Value:

> The ongoing development of Thornhill has maintained the scale and character of the older parts of the village, with a variety of lot sizes and siting, mostly modest-sized buildings, mature and rich planting and landscaping, and a rural or modified-rural profile in many places' (City of Vaughan 2007:10).

3.0 SCOPE AND METHOD

To conduct this CHIA, Golder:

- Reviewed applicable municipal heritage policies and consulted with local municipal planners responsible for heritage;
- Conducted field investigations to document the property's heritage attributes, and to understand the wider built and landscape context;
- Assessed the impact of the proposed development on any heritage attributes using provincial guidelines and municipal policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of primary and secondary sources, including maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from the City of Vaughan Archives and other sources.

Field investigations were conducted on March 18, 2016 using methods and techniques comparable to a Level 3 or Level 4 survey as defined in the *Understanding Historic Buildings: A Guide to Good Recording Practice* (King 2006). This included: photographing all features in the property (including interiors) with a Nikon D5300 digital single reflex camera and Samsung Galaxy S6; documenting W.D. Stark House using a *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada 1980); and producing measured sketches of each building footprint. The outbuilding and cultural landscape were documented following methods outlined in Brunskill (1978) *Illustrated Handbook of Vernacular Architecture* and Page *et al.* (1998) *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, respectively.

The proposed development was then assessed for adverse impacts using the guidance provided in the MTCS *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 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* (Kalman 1979); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

3.1 Record of Consultation

The results from consultation undertaken for this HIA are summarized in Table 1.

Table 1: Results of Consultation.

Contact	Date of Email and Response	Response
Katrina Guy, Cultural Heritage Coordinator, Development Planning Department, City of Vaughan	Email sent: January 11, 2019. Golder requested a copy of the Thornhill Plan Building Inventory.	Email received: January 28, 2019. The City provided Golder with the individual inventory sheet for 7714 Yonge Street from the Thornhill HCD Plan (1984 and 2007).

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 25 km north of Lake Ontario and within the Peel Plain physiographic zone, an area of level to rolling terrain with fertile clay soils covering approximately 300 square miles of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984:174-176). The property is also within the Don River watershed, which flows in a northwest-southeast direction approximately 330 m to the northeast. Trees in the vicinity of the property are predominately deciduous, but coniferous species are also present.

The City of Vaughan is situated between the Town of Richmond Hill and the City of Brampton and is immediately north of Toronto. The property is at the southeastern edge of the City, and on the southwest corner of the intersection formed by Centre Street and Yonge Street. The area immediate to the property is primarily commercial, with residential subdivisions located to the west.

4.2 Historical Context

4.2.1 County of York

Following the Toronto Purchase of 1787, today's southern Ontario was divided into four political districts — Lunenburg, Mechlenburg, Nassau, and Hesse— that were all within the old Province of Quebec. 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'ile 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 be 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 had also hampered population growth. In many cases immigrants chose to move further north 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 discharged 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 Scarboro. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2011 boasted a population of 1,032,524 residents (Statistics Canada 2011).

4.2.2 Vaughan Township and the City of Vaughan

The property is located within the City of Vaughan, formerly Vaughan Township, in York County. Vaughan was named for Benjamin Vaughan, a British commissioner who negotiated the 1783 Treaty of Paris between Great Britain and the United States (Adam and Mulvany 1885; Reaman 1971). 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 (Figure 3; Schott 1981). 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).

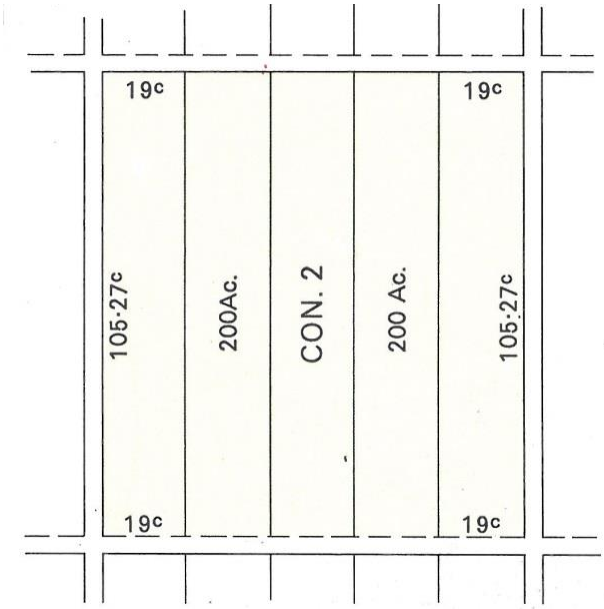


Figure 3: The single front survey system, used from 1783 to1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres; Gentilcore1969).

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 saw mills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This event, combined with the construction of the Toronto, Grey, and Bruce Railway in the western half of the Township in 1871, appears to have 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).

Throughout the 19th century, several communities developed in Vaughan Township: Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The property itself was located in the west-central portion of the community of Thornhill located at the southeastern edge of Vaughan Township and extending into the southwestern portion of the adjacent Markham Township. Thornhill was first settled in the early 19th century when UEL began constructing mills along the Don River (City of Vaughan n.d.). When Benjamin Thorne arrived in the area in 1820 and eventually operated a gristmill, sawmill, tannery, and warehouse for exporting grain and importing iron, the community came to be known as Thorne's Mill and then Thorne's Hill. Following the construction of a post office in the community in 1829, the place was officially called

Thornhill. By the 1830s, a variety of services and artisans were located in the community, including two sawmills, a distillery, several blacksmiths and harness makers, two inns, a millwright, a stonemason, a tanner, a weaver, a wheelwright, and a shopkeeper. Following a period of sustained growth and development in the 1830s and 1840s, Thornhill emerged in 1848 as the largest community along Yonge Street with a population of approximately 700 people. Unfortunately, this early prosperity was short-lived. When Thornhill was bypassed by both of the railroad companies that arrived in Vaughan Township in the mid-19th century and most of the mills began to disappear from the community due a decline in the need for milling, Thornhill eventually became a minor service centre for the surrounding farmland by the end of the 19th century. Following some modest growth after World War I, Thornhill was eventually incorporated as a Police Village in 1931, providing the Village with its own political boundaries distinct from the surrounding Townships of Vaughan and Markham. The village was later amalgamated as a part of the Town of Vaughan and later part of the City of Vaughan.

At the opening of the 20th century economic development of Vaughan Township was similar to that of the 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.

Significant new growth and development has 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 2011 it boasted a population of 288,301 residents, making it the fifth largest city in the Greater Toronto Area (Statistics Canada 2011).

4.2.3 7714 Yonge Street

Prior to its amalgamation within the City, the property fell within the northeastern corner of Lot 30, Concession 1 in the former Township of Vaughan (Figure 4 and Figure 5). In order to establish an understanding of the occupational history of this portion of Lot 30, title abstract index records, tax assessment roll records, census records, and commercial directory records were consulted (see references in Section 11.0).

A summary of the abstract index records for the portion of Lot 30 corresponding to the limits of the present property have been provided in APPENDIX A. According to these records, the Crown Patent for all 210 acres of Lot 30 was granted to John Wilson Sr. in 1810. The following year, the entire lot was sold to Stilwell Wilson, presumably a relation of John's, for £300. In 1822, the entire lot was sold to William Allan, who immediately began to subdivide it, selling the northeastern 55 acre parcel where the property is located to Henry John Boulton in 1823. This portion of Lot 30 was then sold to Daniel Brooke Jr. in 1824, who appears to have owned the entire 55-acre northeastern portion of Lot 30 until 1845 when part of the property was sold to Charles Thompson. Later in 1845, the quarter acre portion of Lot 30 where the property is located was acquired by Archibald Gallanough through an indenture of £25. Unfortunately, assessment roll records could not be located for Lot 30, Concession 1 prior to 1897 so it is unclear whether any of the early owners of Lot 30 ever resided within the limits of the property.

In 1846, the quarter acre parcel of Lot 30 where the property is located was sold to William D. Stark for £75. Stark was born in Scotland in 1815 and married his wife Agnes Walker there before immigrating to Upper Canada around 1844. The couple then had at least four children together: William, Alexander, Richard, and James. Various secondary source records provided by the City of Vaughan Archives suggest that William Stark

commissioned John Martin to construct the house currently in the property in 1853, yet the commercial directory or census records from 1851 to 1871 suggest that the Stark family lived on the Lot 30, Concession 1 of Markham —not Vaughan— Township, and no primary documentation of the John Martin commission could be found. Thus, the relationship of the property with W.D. Stark is tenuous and with further research may prove erroneous.

If the Starks did live in the property, it was not for long because in 1867 that portion of Lot 30 was granted to William A. Cook for $500. Mr. Cook owned the property for the next 26 years before granting it to Mary Saunders in 1893 for $500, and two years later, the property was granted to John H. Francis. Francis evidently made some improvements to the property as assessment roll records from 1897 and 1906 indicate an increase in the property value from $400 to $650.

In 1918, the portion of Lot 30 described as commencing 276’7” south from the northeast angle, measuring 66’ by 271’6” was granted to Austin A. Brillinger for $4,000. The size of this grant combined with a property value of $1,200 recorded in assessment rolls from 1920 suggests that Brillinger had made several investments in the property. One of these may have been the outbuilding currently on the property, which secondary sources suggest was originally Brillinger’s blacksmith shop.

After owning the property for nearly 30 years, Mr. Brillinger granted his portion of Lot 30 to Thomas W. Jackson in 1949. Five years later, the property was granted to Harold and Rose E. Harley, who owned the 66’ by 271’6” portion of Lot 30, Concession 1 until at least 1977, when they are named in a City building inventory.

REFERENCE

DRAWING BASED ON A PORTION OF TREMAINE'S MAP OF THE COUNTY OF YORK CANADA WEST, COMPILED AND DRAWN BY GEO. R. TREMAINE FROM ACTUAL SURVEYS TORONTO PUBLISHED BY GEO. C. TREMAINE 1860; 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
7714 YONGE STREET
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK, ONTARIO

TITLE **TREMAINE'S MAP OF THE COUNTY OF YORK 1860**

GOLDER

PROJECT No.	1651524	FILE No.	1651524–R01004
		SCALE AS SHOWN	REV. 0
CADD	DCH	Jan 17/19	
CHECK			

FIGURE 4

REFERENCE

DRAWING BASED ON A PORTION OF 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.; 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 7714 YONGE STREET CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, ONTARIO
TITLE	**MILES & CO. ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK 1878**

GOLDER

PROJECT No.		1651524	FILE No.	1651524–R01005
			SCALE AS SHOWN	REV. 0
CADD	DCH	Jan 17/19	**FIGURE 5**	
CHECK				

5.0 STRUCTURAL HISTORY

As outlined above, tracing the structural history of W.D. Stark House has proven difficult since few clues survive in the documentary record or in the structure itself to conclusively date it to 1853 or the Stark family. Compounding this is the fact that the architectural style of the house was popular for potentially seven decades (1830-1900, see Blumenson 1990:37).

Nevertheless, four building phases can be proposed for the property. The first covers the construction and 19th century occupation of W.D. Stark House, while the remainder cover developments during the 20th century. Each phase is described individually below and visually summarized at the end of the section in Figure 13.

5.1 Phase 1: 1853 to circa 1900

The earliest surviving elements to be built in the property include the:

- **Main Block** (East Portion); and,
- **Original West Wing**;

The main block or east portion and original west wing are believed to have been constructed at the same time in 1853, since they share a stone foundation, and since this combination of main section and 'tail' is typical of mid-19th century Gothic Revival residences in the Thornhill HCD (City of Vaughan 2007:58).

5.2 Phase 2: circa 1900 to circa 1930

This phase includes modifications to W.D. Stark House prior to circa 1930, which are the:

- **South projecting bay**
- **South porch (now demolished);**
- **West small wing (now demolished)**
- **West Wing Extension;** and,
- **Shed wing.**

Although the earliest available visual documentation of the property is a photograph dating to circa 1900, only the northwest corner of the property is in the frame and the only built elements that can be seen are a picket fence, a boardwalk, and a ditch (Figure 6). A clearer picture is provided in the 1910 Fire Insurance Plan, which shows a small wing centred on the west wall of the west wing, and a south porch (Figure 7). These were later demolished to make way for the West Wing Extension and Shed Wing, the latter added to the northwest corner of the West Wing. Although the resolution is not clear, an oblique air photo taken around 1930 appears to show W.D. Stark House with all the wings still standing today (Figure 8).

Figure 6: A circa 1900 street view with the fence, ditch, and boardwalk of the property at far left (courtesy City of Vaughan Archives).

Figure 7: Goad's 1910 Fire Insurance Plan of Thornhill (courtesy Society for the Preservation of Historic Thornhill). The subject property is outlined in red.

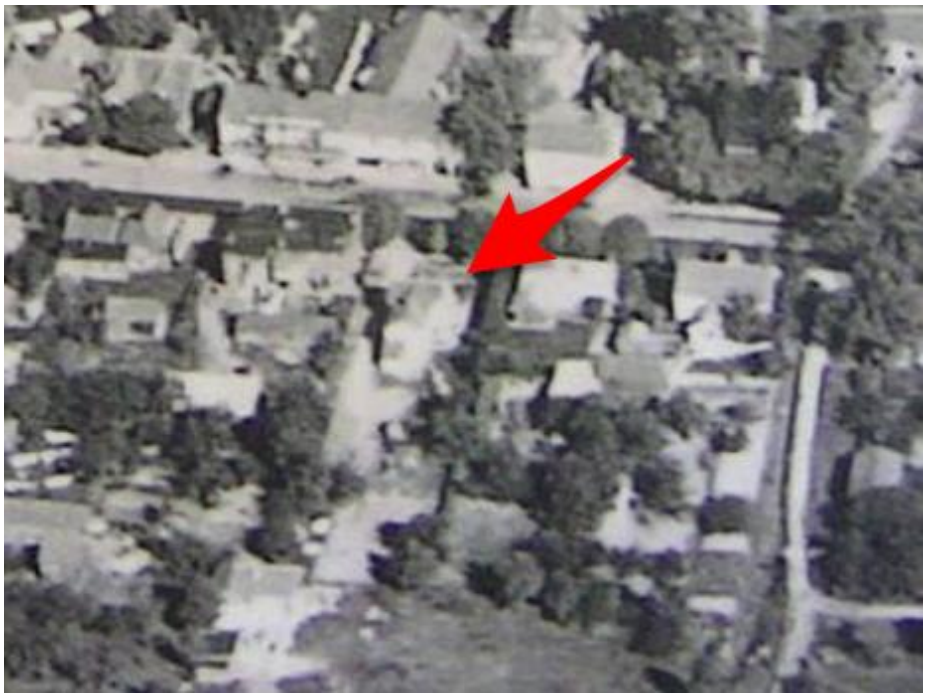


Figure 8: A circa 1930 oblique air photo of the property, with red arrow indicating W.D. Stark House. The rear wings can be clearly seen (Toronto Telegram, Society for the Preservation of Historic Thornhill).

5.3 Phase 3: Circa 1930 to 1949

This phase includes new construction and modifications to W.D. Stark House, which are the:

- **Outbuilding**;
- **Southwest addition**; and,
- **Front porch**.

Evidence for this period comes from two photographs taken a year apart and show two sides of the property: The first is a photograph of an adjacent house being moved in 1948, and on W.D. Stark House is the front porch and south projecting bay, as well as two gable chimneys (Figure 9). The second image is an oblique air photo published in the Toronto Telegram in 1949 that shows the southwest side of the house with the southwest porch still extant. The southwest addition may have also been constructed by this date. Also clearly seen in this photograph is the distinctive roofline of the outbuilding that stands today (Figure 10).

Figure 9: A 1948 photograph of the house adjacent to W.D. Stark House being moved. Note the projecting bay, gable chimneys and front porch on W.D. Stark House (courtesy City of Vaughan Archives).

Figure 10: A 1949 oblique air photo of the property, with red arrows indicating W.D. Stark House (right) and the outbuilding (left). The southwest porch is still extant and, judging from the roofline, the southwest addition may also be present. Not seen on the outbuilding is the tall brick chimney that stands today (Toronto Telegram, Society for the Preservation of Historic Thornhill).

5.4 Phase 4: 1949 to 2016

This phase includes the most recent modifications to W.D. Stark House, which are the:

- **Southwest porch**;
- **Chimney demolitions**;
- **Interior renovations**; and,
- **Outbuilding chimney construction**.

An air photo dated between 1959 and 1969 provides a picture of the early years of this phase (Figure 11), with latter years (1970-present) represented by air photos made available on the York Region Community Services online GIS and a City inventory photo dating to circa 1978 (Figure 12). Apart from demolition of the original southwest porch and gable chimneys of the East Portion, there is little recognizable exterior change.

Figure 11: An air photo of the property dated between 1959 and 1969. The red arrow indicates W.D. Stark House (RG 14-996.1-4170-1-22, Ontario Archives)

Figure 12: A circa 1978 building inventory record of W.D. Stark House (courtesy City of Vaughan Archives).

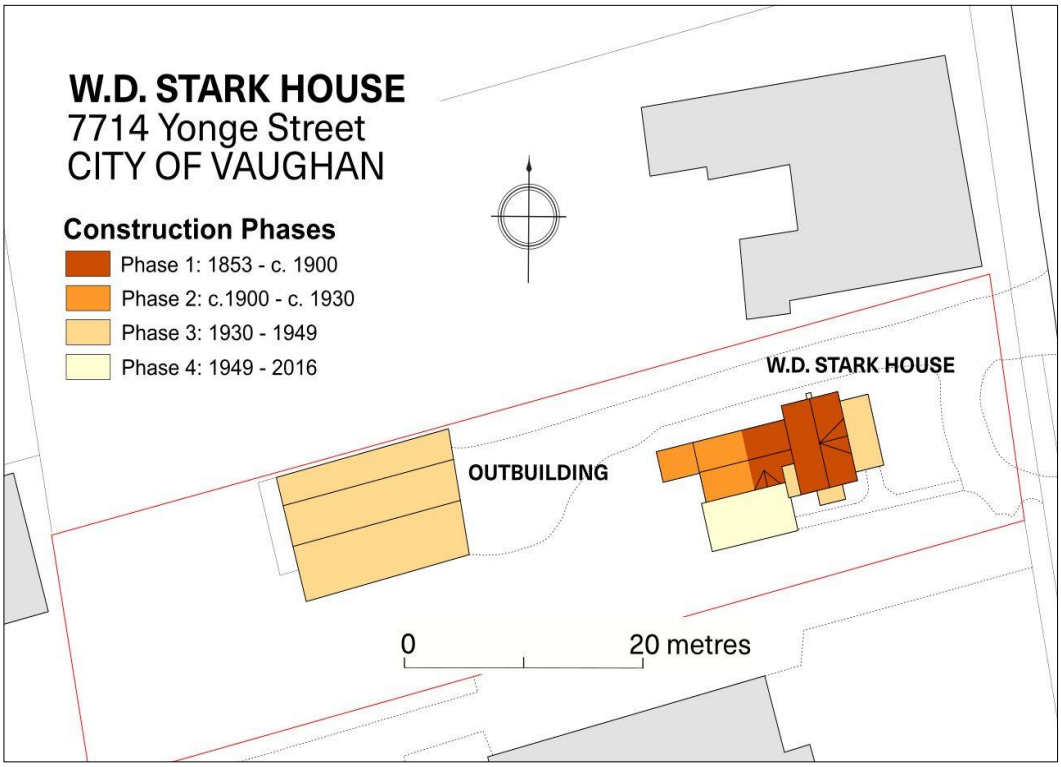


Figure 13: Phase plan of built elements in the property.

6.0 RESOURCE DESCRIPTION

6.1 Setting

The property lot is narrow and long, oriented east-west, and measures 83.01 m on the north boundary, 15.03 m on the west, and 82.66 m on the south. The 19.97-m long east side fronts onto Yonge Street. W.D. Stark House is in the east centre portion of the property but set back between 13.2 and 13.7 m from the road (Figure 14 to Figure 16). The outbuilding is in the west central portion of the lot and near the north property line (Figure 17). The property is flat and rises only 0.5 m over its entire east-west length. Apart from a gravel lane on the north that runs from Yonge Street to the outbuilding, and a small turnaround and paths on the east, the property is covered in lawn (Figure 18). A large number of mature deciduous and coniferous trees line the property boundary, which in mid-summer can entirely mask the property from the air.

A vertical board fence demarcates much of the north, west, and south boundary, with the remainder marked by hedges and trees. Vehicle access from Yonge Street is from the east, and the main parking is in the area between the house and the outbuilding. Although the lot is flat, the thick vegetation on its boundaries obscures views of adjacent properties and channels the vista eastward to a narrow section of the east side of Yonge Street (Figure 19).

The property is in the south and east portion of Thornhill HCD, and borders two listed properties: the commercial Francis Block (built 1898) on the north, and the southeast property line of 25 Elizabeth Street (John Francis / Boynton Weldrick House, built 1904) (Figure 20). Immediately south of the property is the large Bell Canada Service Centre, which occupies the area between the property and Old Jane Street. Two properties, including the Francis Block, separate the property from Centre Street. As mentioned, visual connections to and from the commercial district on the east and the residential properties of the Thornhill HCD are obscured by the property's thick vegetation, and W.D. Stark House is conspicuous on the streetscape for its residential architecture. There are similar architectural examples in the vicinity, however, that have a range of ornamentation, cladding, and walling (Figure 21 and Figure 22).

6.1.1 Setting – Figures

Figure 14: View of the property facing northwest.

Figure 15: View of the property facing west. The Bell Service Centre is on the left, and the Francis Block is to the right.

Figure 16: View facing east from the southwest corner of the property.

Figure 17: View facing west of the west half of the property.

Figure 18: The northwest corner of the property.

Figure 19: Panorama of the view facing east from the east porch of W.D. Stark House.

Figure 20: John Francis / Boynton Weldrick House at 25 Elizabeth Street, built in 1904.

Figure 21: Example of a stucco-covered Gothic Revival residence in the Thornhill HCD.

Figure 22: Example of a brick Gothic Revival residence in the Thornhill HCD.

6.2 Built Environment: W.D. Stark House

6.2.1 General Description

W.D. Stark House is a single-detached, three-bay, and one-and-one-half storey structure with overall dimensions of 52 feet 9 inches by 24 feet 5 inches, and a wall height in the southeast corner of 14 feet 4 inches (Figure 23). The building's T-shaped plan —composed of a Main Block with east porch, Original West Wing, Southwest Addition, West Wing Extension, and Shed Wing— is oriented with the long façade and central entrance of the main block parallel with Yonge Street (north-south), and the wings oriented east-west.

6.2.2 Main Block with East Porch

The wall cladding of the 24 foot 5 inch by 16 foot 3 inch Main Block is drop clapboard with five-inches to weather and narrow cornerboards, all painted yellow (Figure 24 and Figure 25). From exposed wood on the first level and basement it is known that the wall construction is timber frame using 7-inch-wide squared log wall studs set 14 inches apart on a 10-inch wide squared-log sill plate. This rests on a 5-foot high foundation made of mortared and parged rounded field stone.

The roof is medium gable (approximately 30-degrees) with a centre-gable on the east façade. On both gables the verges are projecting, the wood fascia and soffit are plain, and a frieze is absent. The fascia does have minor decoration at the eaves in the form of a curved transition to a wider section. For the east façade the eaves are also projecting with a plain soffit and fascia, and some sections are metal clad.

A narrow frieze can be seen in the centre-gable. All the eaves and rainwater leaders are modern aluminium. A red-brick chimney has been added to the north end wall and is lined with a metal pipe (Figure 26).

The windows on the north and east façade are tall and symmetrically placed (with the exception of a window well on the north façade), with two either side of the chimney on the second level of the north façade, and two either side of the central entrance on the east façade. The window in the centre-gable may have once been a door —since it opens to the balcony of the porch— but it has since been replaced with a vinyl insert. A typical ground floor window measures 5 feet high by 2 feet 8 inches wide and is a one-over-one double hung vinyl insert with removable muntins creating a two-over-two pattern (Figure 27). On the south façade is a projecting, single-storey and rectangular bay with mansard-type roof and three tall windows (Figure 28), and above it in the gable are combined windows in a wide opening. The fenestration on this façade is also symmetrical. All the windows have simple lip sills, flat heads, and thick, metal clad surrounds.

Centred on the east façade is the main entrance with a single-leaf, panelled pressed-steel door surrounded by a thick, flat-head and metal-clad frame and surround (Figure 29). This is covered by a two-level, 19 foot by 8 foot porch, both of which have flat balusters between a simple top and bottom rail. On the top level the posts are made of wood and are square, while the bottom posts are a combination of square brick pillars with a cement cap, and smooth, round wood columns with simple Ionic capitals. A beam has also been placed in the centre of the ground level porch to brace the roof. The fascia and soffit of this element are plain.

The interior living space is divided into six rooms —four above and two below— with a two-foot 10 inch wide central stairway (Figure 30). The north, first-level room measures 14 feet 11 inches by 9 feet 8 inches, while the south, first-level room measures 9 feet by 15 feet not including the 6 foot by 4 foot space in the projecting bay (Figure 31). The ceiling in both rooms is 7 feet 8 inches high. On the second level the layout includes a landing and corridor, two larger rooms (one 11 by 9 feet), and a bathroom that also extends into the Southwest Addition. New plasterboard and trim have been installed throughout and the woodwork, panelling, and iron railing of the stairway suggests a post 1950 date of construction. Entrance to the west wing is through the west wall on both levels and on the ground level the wall covering has been removed to expose the timber frame construction (Figure 32).

The basement of the Main Block, which is only entered through the West Wing Extension (an exterior entrance on the north façade of the Original West Wing has been blocked), is unfinished but has a concrete floor and the walls have been extensively parged (Figure 33). The east foundation has been covered by concrete block but there is a substantial void between it and the original fieldstone wall. As mentioned above, the sill plate can be clearly seen, as can the floor joists and flooring. Both of the latter appear to have been planed and recent in date, suggesting the floor of the structure was entirely replaced in the mid-to-late 20th century (Figure 34 and Figure 35).

6.2.3 Original West Wing

The 12 foot 2 inch long by 16 foot 3 inch wide Original West Wing extends perpendicularly from the centre of the west wall of the Main Block. The construction is also likely timber frame, and it is covered in clapboard and sits on a round fieldstone foundation (Figure 36). The roof is a medium gable with an off-centre gable and window on the south façade. Like the Main Block, the eaves are projecting and have a plain soffit and fascia, and some sections are metal clad. A narrow frieze can be seen in the off-centre gable. All the eaves and rainwater leaders are modern, and a red-brick chimney emerges through the west centre portion of the roof. A narrow vertical board on the north and south façades demarcates where the west wing gable originally stood. There is a single, off-centre

window on the ground level of the north façade and only an off-centre entrance with glazed, wood panel Dutch door and metal storm door on the south façade.

Inside are just one top storey and one bottom storey spaces, which measure 14 feet 10 inches north-south by 11 feet 7 inches wide. In the centre west of the first level room is a large and contemporary stone faced fireplace, while on the south and southwest walls of the second level room are the only surviving remnants of original baseboard (Figure 37 to Figure 39). The round fieldstone construction of the foundation is visible in the basement.

6.2.4 Southwest Addition

At the southwest corner of the Main Block, and the southeast corner of the Original West Wing is a 4 feet 2 inch by 3 feet 9 inch addition that is two storeys in height; since it is higher than the Main Block roofline, a section of low pitch roof was required to cover the addition. There is only a single, small window at the second level, with the remainder being covered in clapboard to match the other sections.

The interior of this space is used as a closet on the ground level, while on the second level it extends a bathroom located in the southwest corner of the Main Block.

6.2.5 West Wing Extension

The 36 foot 6 inch long by 16 foot 3 inch wide West Wing Extension continues the gable of the Original West Wing. The frieze on this gable is more prominent but still plain (Figure 40). This section may be wood frame as it sits on a poured concrete foundation seen in the 5-foot high basement. There is no fenestration on the north façade, and only a glazed wood Dutch door with metal storm door on the south façade. At the west end wall, however, there are two tall and symmetrically placed double-hung vinyl windows on the second level, and one horizontal opening with a four-over-eight fixed sash window on the ground level.

Like the Original West Wing, the extension has just one room above and a room below, although there is also a staircase that ascends from the northwest corner of the extension (Figure 42 and Figure 43). The access to the basement is also in this portion of the house.

6.2.6 Shed Wing

Measuring 10 feet 6 inches long and 8 feet 4 inches wide, the one-storey shed wing is attached to the northwest portion of the West Wing Extension (Figure 44). The foundation of this section is also poured concrete and the construction is of wood framing covered in clapboard. Unlike the other elements, there is no basement beneath this section. Fenestration includes a blind window on the north façade and another on the south, and a simple, single-leaf door with plain wood surround near the junction with the West Wing Extension. The pitch of the shed roof is relatively steep and there is a curved transition to the eaves in the otherwise plain fascia of the projecting eaves. Wall height at the west gable is only 5 feet 6 inches.

The interior of the Shed Wing is plain, and the space appears to be used as cold storage.

6.2.7 South Porch

Attached to the south façade of the west wing and west wing extension is an open porch with plain, 6 by 6 inch wood columns, and a plain fascia and soffit. The roof is flat, and the raised floor is made using interlocking brick. At its east opening is a metal access ramp with metal tube railings and posts.

6.2.8 W.D. Stark House – Figures

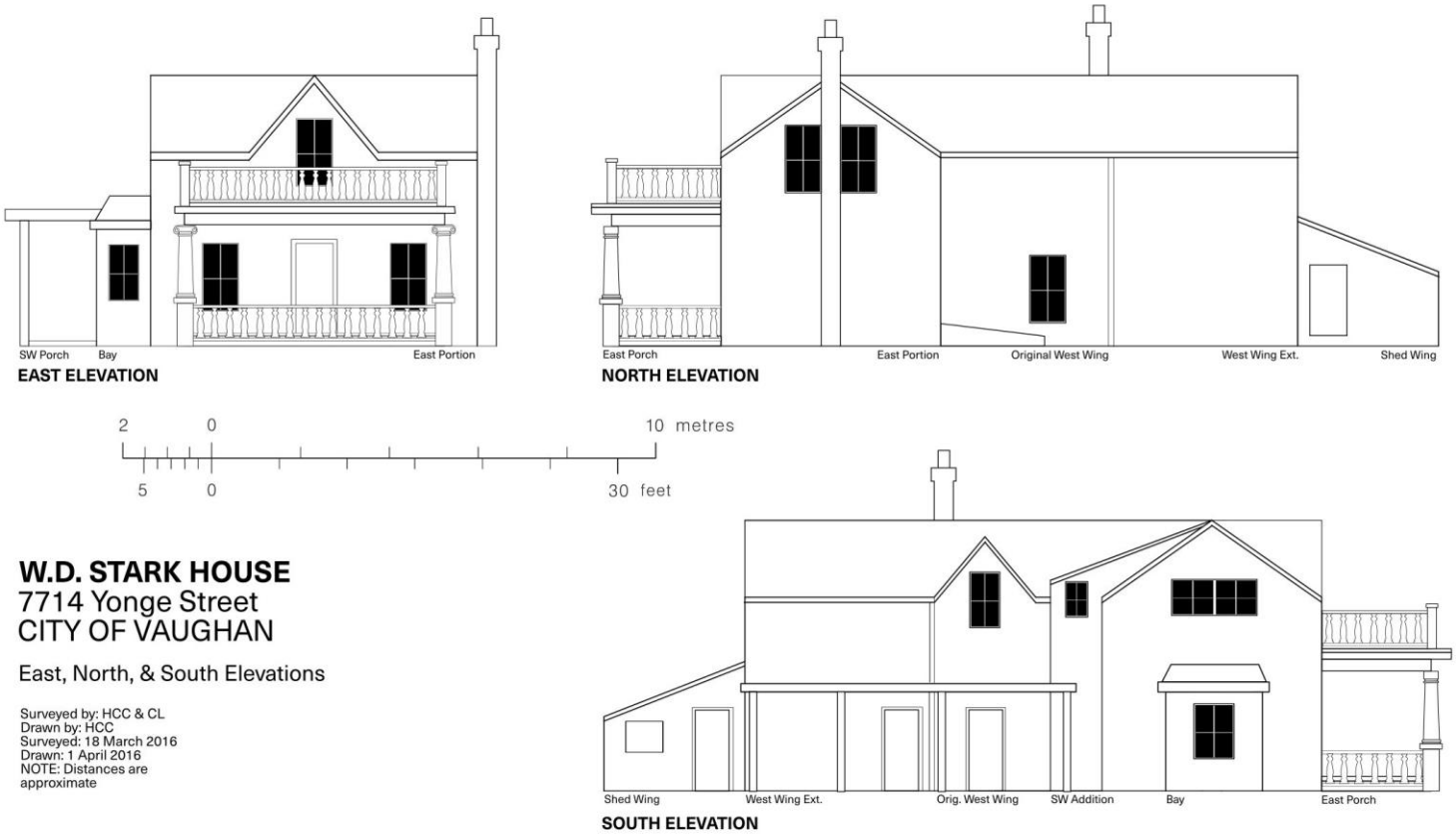


Figure 23: The east, north, and south façades of W.D. Stark House.

Figure 24: The south and east façades of W.D. Stark House.

Figure 25: The east façade of W.D. Stark House.

Figure 26: The north and east façades of W.D. Stark House.

Figure 27: A typical window of the Main Block, ground level.

Figure 28: The projecting bay on the south façade of W.D. Stark House.

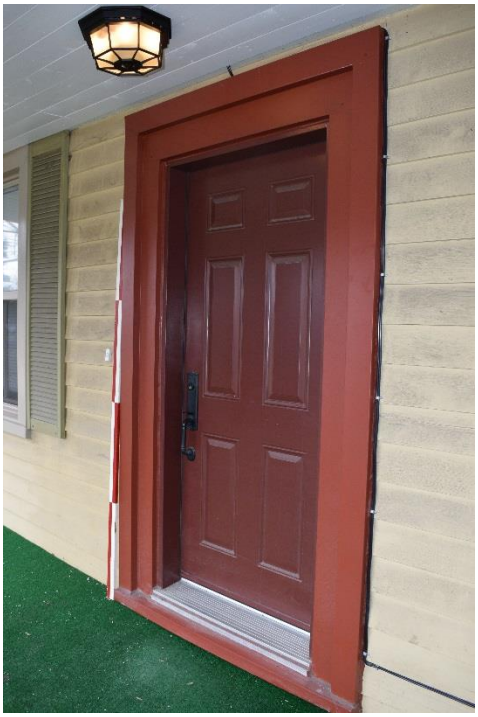


Figure 29: The central entrance of the Main Block.

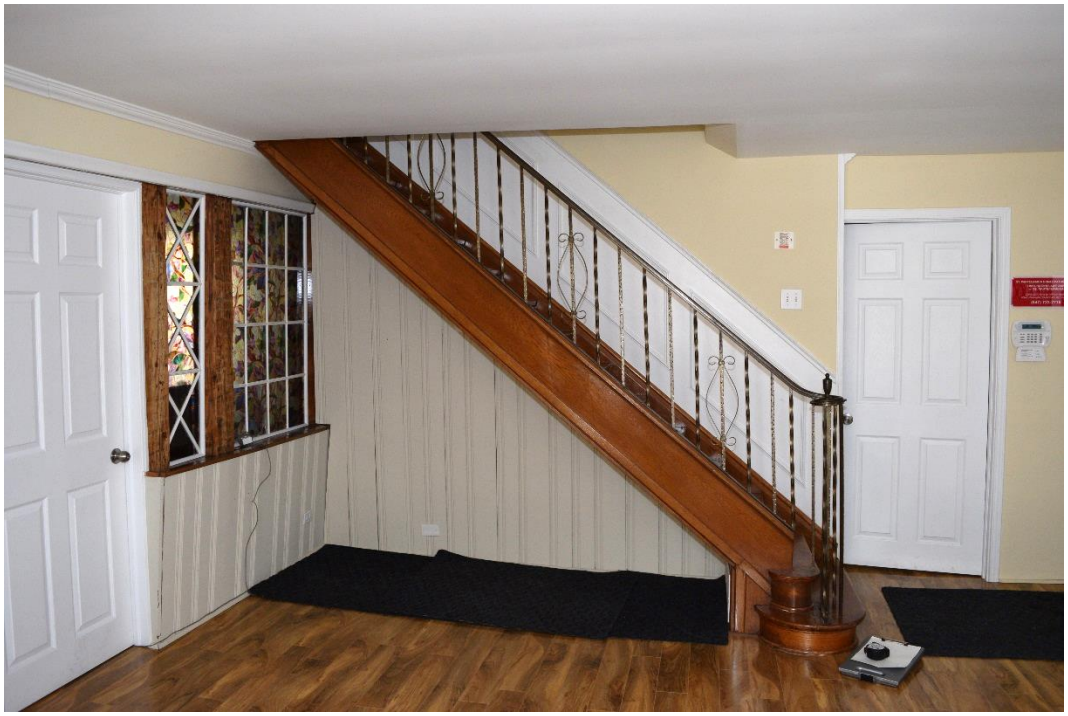


Figure 30: Central stairway in the south room of the Main Block, ground level.

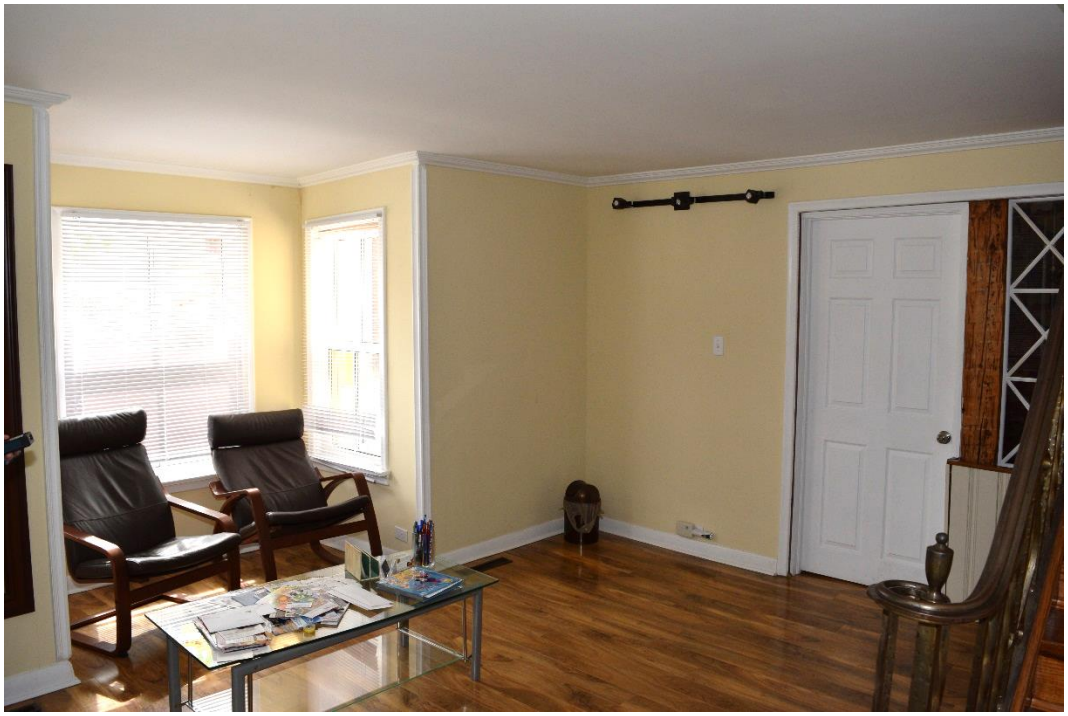


Figure 31: The south room of the Main Block, ground level, facing southwest.

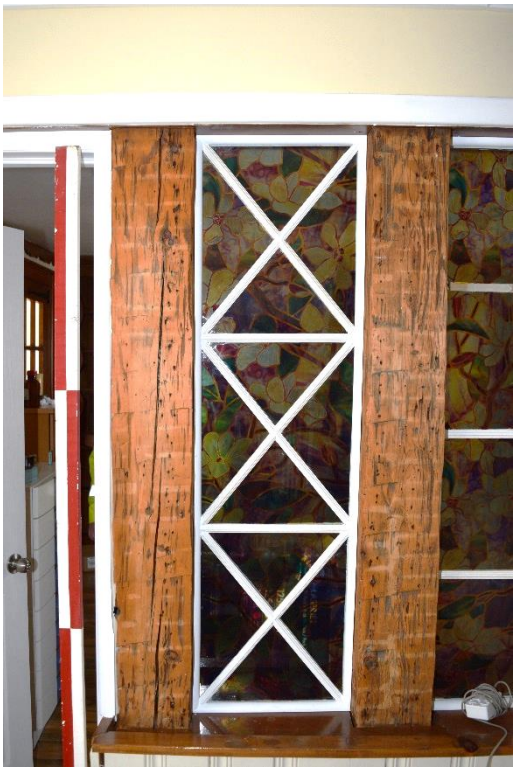


Figure 32: Exposed squared log studs in the west wall of the Main Block, ground level.

Figure 33: The rounded fieldstone foundation as seen from beneath the West Wing Extension.

Figure 34: Planed wood joists and floorboards as seen from the Main Block basement.

Figure 35: Notching of the Main Block sill to accommodate a floor joist.

Figure 36: South façade of W.D. Stark House.

Figure 37: The hearth in the west wall of the Original West Wing ground level.

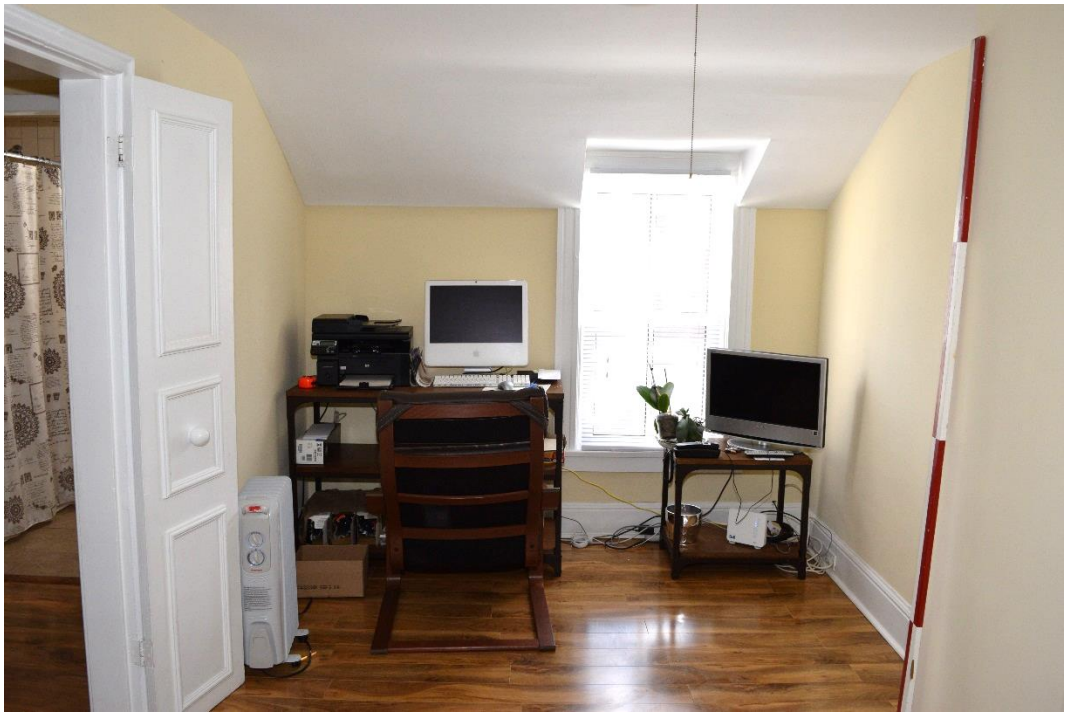


Figure 38: Second level room of the Original West Wing, facing south.

Figure 39: Surviving baseboard in the south wall of the Original West Wing. More recent baseboard can be seen at right.

Figure 40: North and west façades of W.D. Stark House.

Figure 41: West and south façades of W.D. Stark House.

Figure 42: The staircase in the northwest corner of the West Wing Extension.

Figure 43: Second level room of the West Wing Extension, facing southeast.

Figure 44: The west façade of W.D. Stark House.

6.3 Outbuilding

For reasons of time and budget, the outbuilding was not analyzed to the same level of detail as W.D. Stark House and is instead summarized in the following inventory sheet.

Use:	Vehicle parking and social space	**Construction date:**	Pre-1949
Plan shape & dimensions:	Rectangular – 50 × 34’	**Orientation:**	East-west
No. of storeys:	One	**No. of bays:**	5
Construction type:	Timber frame	**Cladding material:**	Horizontal split log
Roof type:	Medium gable and shed	**Roof material:**	Asphalt shingle
Main door location:	Off-centre façade, east	**Main door type:**	Garage, sectional and single leaf panel
Window arrangement:	Symmetrical	**Window shape:**	Square
Special features:	Brick chimney	**Architectural style:**	20th century gable roof, timber-frame outbuilding
Condition:	Poor		

East façade

South and east façades

West and south façades

West façade

North main room with exposed squared log tie beams

Fireplace and stove in the north main room

	
Paired chimneys in the south main room	

6.4 Interpretation

Based on the historical research conducted for this study, there is very little to support the associations made in the pre-2000 City documentation of the property. No evidence could be found for the Martin commission, nor a specific 1853 year of construction. The early City documentation also mentions that W.D. Stark House is recorded in the Canadian Inventory of Historic Buildings (CIHB), but this too could not be verified using the CIHB's online database.

Nevertheless, the house does conform to a 'ubiquitous' mid-19th century Ontario architectural form and one seen, not surprisingly, in the Thornhill HCD. Despite its prevalence, however, the form is still not securely dated or universally defined. In the *Thornhill HCD Plan*, the architectural style to which W.D. Stark House conforms is referred to as 'Ontario Gothic Vernacular' and assigned dates between 1830 and 1890 (Figure 45). Fram (2003:25), however, calls it simply 'Gothic Revival' and narrows the period of popularity to between the 1840s and 1870s. Humphreys and Sykes (1980:6) further refine the dates to between 1850 and 1870, while Blumenson (1990:37) instead sees the form emerging in 1830 and continuing as late as 1900. Importantly, he also defines two types: Gothic Revival and Victorian Gothic, the latter incorporating significantly more ornament such as curvilinear vergeboards, bell-cast verandahs with trelliage, and segmental or round headed windows. Of these two types, W.D. Stark House is a plain Gothic Revival, although given the extent of change exhibited on the building, it is unknown if it originally had ornamentation that has since been removed.

Regardless of the specific dates, the Gothic Revival form appears to have met a particular aesthetic among urban and rural Ontarians in the second half of the 19th century. Its popularity was partly influenced by a resurgent interest in medieval forms for church architecture but may have also been a reaction to the Georgian and neoclassical symmetry of the previous one-and-a-quarter century. However, for the farmer moving up from his initial log cabin, the storey-and-a-half Gothic Revival farmhouse was also affordable and easily constructed from pattern books (Blumenson 1990:41). From its massing and scale, W.D. Stark House was likely both economical

and readily built, and through this it reflects the status and preferences of its builders and inhabitants. If W.D. Stark was the first owner, the architecture of the house reflects his social position and income as a schoolteacher.

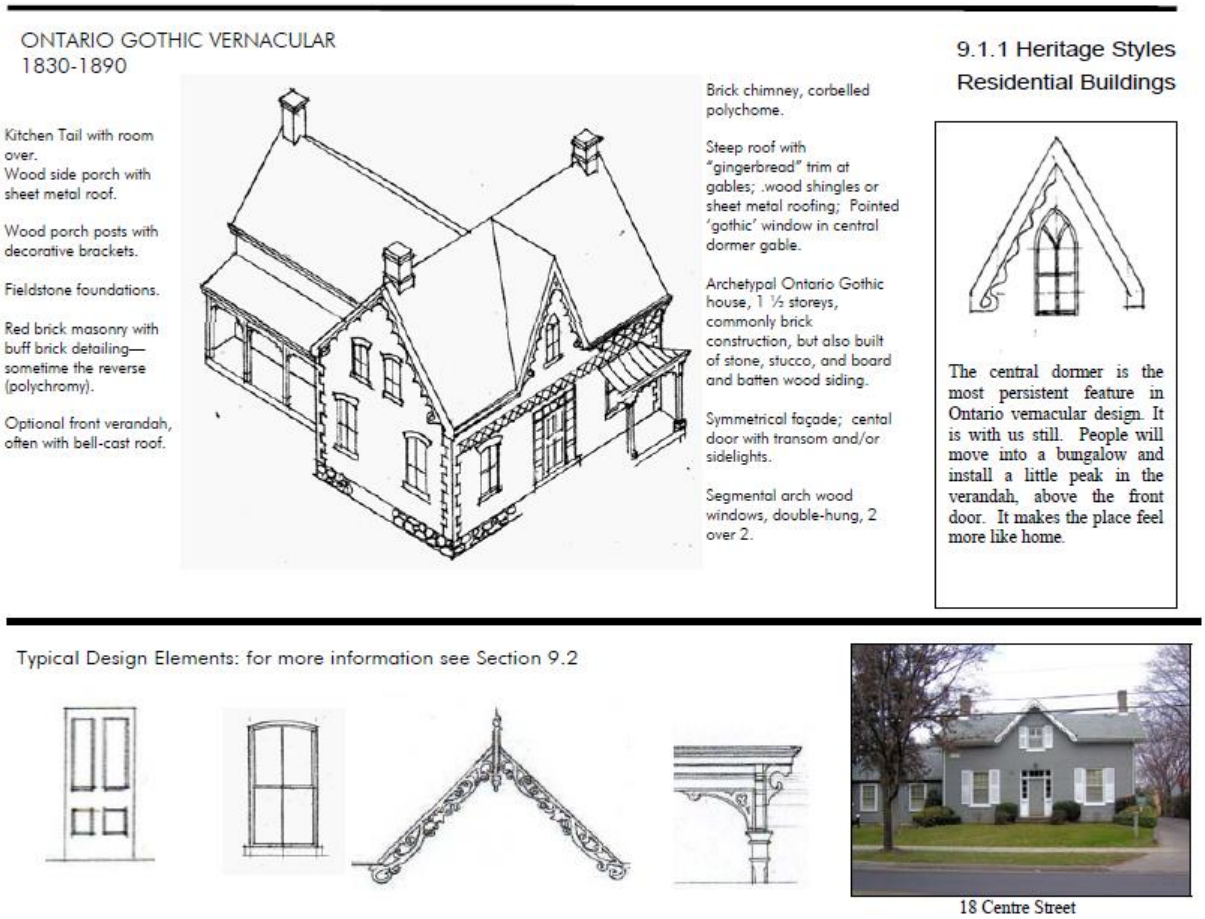


Figure 45: The distinguishing characteristics of the 'Ontario Gothic' as outlined in the Thornhill HCD Plan (City of Vaughan 2007:58).

6.5 Heritage Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of 'wholeness' or 'honesty' of a place. The MTCS *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as 'the ability of a property to convey its significance', so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be 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). Kalman's *Evaluation of Historic Buildings*, for example, includes a category for 'Integrity' with sub-elements of 'Site', 'Alterations', and 'Condition' to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman's approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which 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 the property are presented in Table 2 and is considered when determining the CHVI of the property (see Section 7.0).

Table 2: Heritage Integrity Analysis.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	7714 Yonge Street	None	100	Very Good	No comment
Wall	Unknown but likely wood cladding	Horizontal wood clapboard, and projecting bay added pre-1949	80	Very good	Horizontal wood clapboard is historically compatible with the Gothic Revival architectural style and may have been the original cladding material
Doors	Wood	Steel panel	70	Good	Although all doors have been replaced, there do not appear to have been new entrances cut through historic fabric.
Windows	Wood	Steel insert	70	Good	All windows have been replaced with steel inserts, but all retain their original size except for two windows on the south gable that have been replaced with a combined, horizontal rectangular windows.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Roof	Medium gable; Unknown covering	Small roof section added to southwest corner of Main Block; asphalt shingle covering added	90	Good	The new section was added prior to 1949 and the original roof profile can still be seen in the south gable.
Chimneys	Three – one on the interior of each gable of the Main Block and one on west gable of Original West Wing	A new chimney has been added to the north end wall and gable	50	Fair	At least two original chimneys have been removed.
Water systems	Unknown	Steel gutters and rain water leaders	0	Poor	No comment
Exterior decoration	Unknown	Unknown	N/A	N/A	No comment
Porches	One on southwest corner and one on east façade	Southwest corner porch replaced, and substantially new material added to east façade porch	35	Fair	The porches extant today do not use traditional materials. The east porch also has design elements that do not compliment the Gothic Revival style.
Wings	19th-century Original West Wing, and Wing Extension and Shed Wing that pre-date 1930	None	100	Very good	No comment
Interior plan – ground level	Unknown but may be similar to existing divisions	None	70	Good	The interior plan does not appear to have undergone significant change

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Interior walls	Lathe-and-plaster	Removed if present – all partitions are plasterboard	0	Poor	Little surviving interior fabric
Interior trim	Thick wood baseboard	Removed in all sections except for the south and west wall of the Original West Wing, second level	Less than 5	Poor	Little surviving interior fabric
Interior features (e.g., hearth, stairs, doors)	Interior wood doors and brick hearth	All removed	0	Poor	All interior features removed
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			**51**	**Good**	**Rating of good is based on original element survival rate of between 50 and 75%**

6.6 Physical Condition

Overall the physical condition of the foundations, interior, roofing, and exterior walls of W.D. Stark House appears to be good. Some mortar washing, and concrete disintegration, could be seen on the north foundation wall near a displaced downspout (Figure 46), but otherwise environmental damage and decay appears to be minimal.

The outbuilding, however, appears to be in poor condition with sections of the roof sagging and interior damage caused by roof leaks and animal infestation (a racoon was encountered in the building during the field investigation). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Figure 46: Mortar and concrete damage on the north foundation wall at a downspout location.

7.0 CULTURAL HERITAGE VALUE OR INTEREST

W.D. Stark House was inventoried in 2007 through the Thornhill Vaughan Heritage Conservation District Plan, enabled under Part V of the *Ontario Heritage Act.* A Statement of CHVI excerpted from information provided in the Building Inventory Extract document (2007) is included below and can be found in full in APPENDIX B.

The outbuilding was visually evaluated to identify attributes of cultural heritage value or interest using the criteria prescribed in *O. Reg. 9/06*. It was determined that the outbuilding did not meet any criteria, as it is:

- Not rare or unique in form, construction or design or display a high degree of craftsmanship;
- Does not contribute to an understanding of the Thornhill HCD; a
- Not associated with a known historic occupation of W.D. Stark House; and,
- Lacks social significance and contextual value.

7.1 Description of Property – 7714 Yonge Street

W.D. Stark House is located at 7714 Yonge Street, bound by Elizabeth Street to the west, Old Jane Street to the south, Yonge Street to the east and Centre Street to the north. The one-and-a-half storey and three-bay clapboarded residence is set back on a narrow and deep lot from the major commercial and transportation corridor of Yonge Street.

7.2 Statement of Cultural Heritage Value or Interest

Built by John Martin for W.D. Starke, schoolteacher, in 1853, the one-and-a-half storey, three-bay residence at 7714 Yonge Street was designed in the Ontario Gothic Vernacular style. The house is constructed of wood clapboard with central gable and side gable roof. There is a one storey square bay window with mansard roof on the south façade and flat roofed verandah supported by two Tuscan columns and cut-out belliec balustrades. The building is one of the last original Yonge Street houses in Lot 30.

7.3 Description of Heritage Attributes

The heritage attributes of the property are its:

- Association and set back from Yonge Street;
- Mature vegetation along its north, west, and south boundaries;
- Simple Gothic Revival three-bay form with centre-gable, but with a medium pitch roof;
- Timber frame construction, wood clapboard cladding, and fieldstone foundation;
- Projecting bay window on the south façade;
- Symmetrical fenestration on the east façade;
- West wing that has extended perpendicular from the centre of the main eastern portion; and,
- Residential architecture within a commercial district of Yonge Street.

8.0 IMPACT ASSESSMENT

8.1 Development Description

The Client is proposing to apply for a Site Plan Amendment and a Zoning By-law amendment to permit:

- Demolition of the west extension and shed extension of the W.D. Stark House, with the original block of the house being used as a café;
- Construction of a 6,127 square foot, two-storey addition plus basement to the rear of the house, to be used for retail purposes and a medical office; and,
- Construction of a 90-square-foot, one-storey link between the two structures.

The following components are also proposed:

- A 6-m wide driveway accessible to the north of the property, which narrows to 5-m near W.D. Stark House;
- A pedestrian plaza to the south of W.D. Stark House which provides access to the addition; and,
- 15 parking spaces for the mixed-use building.

Elevations indicate that the proposed addition will be constructed using similar materials to W.D. Stark House, including red Ontario clay brick and asphalt shingles. It will include tall, vertical windows and similar doors to the heritage house. Rooftop HVAC will be hidden. W.D. Stark House will have grey wood siding and a new porch floor and ceilings.

Golder provided a preliminary assessment of the development and recommendations for compatibility with the Thornhill HCD design guidelines in a technical memorandum dated January 31, 2018. The Client has made several design modifications to address initial concerns and compatibility issues. For elevations and site plans, see APPENDIX C.

8.2 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 MTCS *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 MTCS *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 MTCS *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 MTCS *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 an 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 an 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 and those of the adjacent Thornhill Heritage Conservation District is presented in Table 3.

Table 3: Assessment of direct & indirect adverse impacts.

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
Destruction *of any, or part of any, significant heritage attributes, or features*	As currently proposed, the development will involve destruction of the outbuilding, removal of the west wing extension and shed wing of the W.D. Stark House and modifications to the south verandah and subsequent reconstruction of the west wall. The west wing extension and shed wing and outbuilding are not significant heritage attributes. The outbuilding is of poor condition and integrity and does not meet any *O. Reg. 9/06* criteria. The west wing extension and shed wing have limited integrity and do not contribute significantly to the cultural heritage value or interest of the main block and original west wing of the W.D. Stark House as a representative example in the Thornhill HCD of an Ontario Gothic Vernacular style building. Although an MTCS guiding principle is 'respect for history' (do not restore to one period at the expense of another period) this refers to significant character-defining elements, which the west wing extension, shed wing and outbuilding are not. The removal of these features will not significantly effect the heritage integrity of W.D. Stark House. The removal of these features will involve partial demolition of W.D. Stark House and potential that the structure will be damaged during construction from vibration from heavy machinery and from the cumulative effects of high-volume vehicle traffic. The construction activity also has potential to impact neighbouring properties within the Thornhill HCD, such as 25 Elizabeth Street and the Fraser Block.	Yes (see Section 8.3)

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
Alteration *that is not sympathetic or is incompatible, with the historic fabric and appearance*	The proposed development will result in the construction of a 6,127 square foot, two-storey addition plus basement to the rear of the house which will have a major impact on the setting and physical structure of W.D. Stark House. However, after assessing several design iterations for compatibility against the design guidelines of the *Thornhill HCD Plan* (see Section 8.2.1) and suggesting changes to meet most of the criteria, Golder believes the proposed addition continues the existing building's Gothic Revival architectural style through a gable roof with cross-gables (north, east and west elevations) and tall windows and does not represent a significant impact through alteration to the identified heritage attributes of W.D. Stark House (see Section 7.3). The setback of the house from Yonge Street will remain unaltered. The proposed development is also unlikely to result in incompatible alteration given the mass of the surrounding architectural forms, and particularly if the development is screened by vegetation (see Figure 47 to Figure 49). The setbacks and side yards will remain unchanged, and an attractive environment for pedestrians will be developed. Views into the property are masked by larger adjacent buildings and impact to the HCD would be minimal if vegetation was retained to screen the south boundary. To accommodate adaptive re-use W.D. Stark House will be altered, but any adverse effects of this change will be avoided if the actions are guided by a Heritage Conservation Plan (HCP), as recommended in this CHIA.	Yes (see Sections 8.2.1 and 8.3)
Shadows *created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*	The 2 ½ storey height of the proposed addition to the rear of the property, along with the approximately 40 m setback from Yonge Street, are unlikely to create shadows that will alter the appearance of the Fraser Block or any other structures in the Thornhill HCD. A shadow study was not conducted but it can be assumed no impact based on rear location to south of the built heritage resource to the north.	No

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
Isolation *of a heritage attribute from its surrounding environment, context or a significant relationship*	Since the proposed development is located to the rear of the W.D. Stark House, it does not isolate any heritage properties in the vicinity from their historic context. The house itself will not be isolated from its historical, visual and physical relationship with the Thornhill HCD as it will be retained in its current location.	No
Direct or indirect obstruction *of significant views or vistas within, from, or of built and natural features*	The proposed addition to W.D. Stark House will not obstruct or impede significant views or vistas within, from, or to the Thornhill HCD (see Figure 47 to Figure 49). The addition is located to the rear of the house, ensuring the W.D. Stark House retains prominence in the streetscape. The proposed development has also been assessed against the design guidelines for Thornhill HCD (see Section 8.2.1), and mitigations Golder recommended in preliminary design assessments have been incorporated into the current design. The proposed development will result in a change of setting, however, none of the heritage attributes of W.D. Stark House or Thornhill HCD will be adversely impacted since the proposed development abides to the Thornhill HCD policies.	No
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*	The commercial and residential land use practiced on the property since the mid-20th century will continue under the proposed development. Overall, Yonge Street already has several mixed-use developments.	No
Land disturbances *such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.*	Extensive land disturbances will occur if the proposed development proceeds. The asphalt parking lot will be constructed to the rear of the property and a pedestrian plaza to the south of W.D. Stark House. The partial demolition of the house may cause impacts in terms of vibration from construction, potential collisions, and increased levels of dust, which will potentially result in a major impact on the Main Block and West Wing of W.D. Stark House	Yes (see Section 8.3)

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
	(the most significant heritage attribute) and neighbouring properties (i.e. 25 Elizabeth Street, the Fraser Block). The Client has developed a site grading and servicing plan that incorporates storm water drainage and servicing, and erosion and sediment control have also been considered.	

Figure 47: View of the property from the southeast.

Figure 48: View of the property from the northeast.

Figure 49: View of the property from the southwest.

8.2.1 Design Assessment

The information below provides a design assessment of the proposed development at 7714 Yonge Street. The proposed development was assessed for compliance against the *Thornhill Heritage Conservation District Plan and Guidelines* (2007). As identified in the Thornhill HCD Plan, the objective of the design guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances, rather than harms it.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
9.3.7 New Additions to Heritage Buildings *New attached additions to heritage buildings should be designed to complement the design of the original building and respect the scale of the original building.*	
Design additions to maintain the original architectural style of the building.	Compatible. The proposed addition continues the existing building's Gothic Revival architectural style through a gable roof with cross-gables (north, east and west elevations) and tall windows.
Use authentic detail.	Compatible. The proposed addition uses red Ontario clay brick to match the existing building's piers and chimney, and asphalt shingle roof similar to the existing building. The addition also features tall, symmetrically placed windows that are compatible with the style of the existing building.
Research the architectural style of the original building.	The existing building is a mid-19th century Gothic Revival residence.
Follow the relevant guidelines for construction (Section 9.5)	See comments under City HCD Guideline Section 9.5.
Don't design additions to a greater height or scale than the original building	Compatible. Although the proposed addition's roofline is 1-storey higher than the original building (2 ½ storeys versus 1 ½ storeys), the proposed addition does not exceed the height of the immediately adjacent Bell Canada building (3 storeys) and is visually and physically separated from W.D. Stark House by a one-storey link. The addition is also located to the rear of the existing heritage house.
Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building, or, if located to the side, be setback from the street frontage of the original building	Compatible. The proposed addition is located at the rear of W.D. Stark House and is visually differentiated by a single-storey glass link between the two buildings.
For garage additions, see Section 9.3.8	Not applicable.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
Use appropriate materials. See Section 9.8	See comments below.
Avoid destruction of existing mature trees. See Section 9.7	See comments below.
9.5 General Guidelines for New Development *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. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration and detail*	
New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament	Compatible. The proposed addition continues the Gothic Revival style of the existing building through its gable roof with cross-gables. The proposed development also utilizes materials (e.g. red clay brick) and tall, symmetrical windows.
It is strongly recommended that owners engage design professionals skilled in heritage work for new buildings in the District	Compatible. The Client engaged Golder Associates Ltd. to conduct a cultural heritage impact assessment report.
9.5.2.1 Site Planning	
Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern	Compatible. The setback of the north elevation (Yonge Street) of W.D. Stark House will not change.
Site new houses to preserve existing mature trees	Compatible. At time of writing, an updated landscape plan had not been received. However, it has been advised that mature trees along the south and west boundaries, which currently act to screen the property, will be retained and new trees planted.
9.5.2.2 Architectural style	
Design houses to reflect one of the local heritage Architectural Styles	Compatible. The proposed addition includes a gable roof with cross-gables, reflecting the Gothic Revival style of W.D. Stark House.
Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate	None proposed.
Use authentic detail, consistent with the Architectural style	Compatible.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	The proposed addition uses authentic details (e.g. red Ontario clay brick, tall windows, panelled doors) to match the existing Gothic Revival style building.
Research the chosen Architectural Style.	The Gothic Revival architectural style is referenced in the new design.
Use appropriate materials.	See comments below.
9.5.2.3 Scale and Massing	
New buildings should be designed to preserve the scale and pattern of the historic District.	Compatible. The proposed addition is of a similar scale to immediately adjacent properties on Yonge Street. The setback from the street will not change.
New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.	Compatible. The proposed addition does not exceed the height of the tallest building on the block, immediately south of the property (3-storeys). The proposed development is no lower than the lowest building on the same block (1-storey).
As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 ½ - storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.	Compatible. The proposed addition is located to the rear of the exiting building and will not replace the W.D. Stark House.
9.5.2.4 Commercial Aspects	
The house form and architectural details of converted residences should be preserved, and signage is not to be mounted on the buildings. Ground signs, in conformity with the Sign By-law, are appropriate.	Compatible. The shed wing and west wing extension will be demolished for the development. However, Golder determined that these extensions are not a heritage attribute of the property. A ground sign is proposed in front of the existing building, on the pedestrian plaza to the east. The proposed addition will also include painted signage on glass to the west of the main entrance.
Paved areas toward the front of lots should be minimized. Parking areas in front yards are not appropriate. In order to minimize the paved areas and number of traffic entrances, the consolidation of parking areas, with shared entrances is supported.	Compatible. Parking is located at the rear of the property, with an entrance from Yonge Street located to the west of the lot. The entrance will use the existing curb

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	cut and drive and the parking lot will be shared amongst the office and retail spaces.
9.5.3 Yonge Street Commercial Areas *The vision for the Thornhill Yonge Street Corridor Area is characterized by: a vibrant and mixed use main street; a predominance of at grade commercial/retail uses along Yonge Street; an attractive, high quality, pedestrian friendly, transit supportive streetscape; differing scales of development including transit supportive mid-rise intensification and smaller scale infill projects to complement existing heritage assets and adjacent residential neighbourhoods; protection for, and enhancement of heritage resources and their environs; new public parks and plazas and enhanced connections to the surrounding open space system; and organized access and parking to the rear of commercial and mixed use properties.*	
9.5.3.2 Built Form Vision *The objective of the proposed built form for the Yonge Street commercial corridor is to enable the development and insertion of more intense forms of development within the context of existing heritage and complementary buildings. The Thornhill Yonge Street Study, 2005 describes the basic building form:*	
Building massing should reflect a linked series of pavilion type buildings defined by recessed connector building segments. This variety in setback will create certain buildings that have greater emphasis and is somewhat in keeping with the character of a village which would have had independent buildings with sideyards.	Compatible. A link is proposed to connect the existing building with the addition, to emphasize the existing building and create a visible buffer. This is proposed to be primarily glass to encourage the visual separation. The addition will be located to the rear of the building providing a variety in setbacks which will ensure the W.D. Stark House retains prominence in the streetscape.
Mid-block pavilion building segments should generally occupy 15-20 metres of the street frontage whereas corner pavilion segments should occupy more frontage (25-30 metres)	Compatible. The proposed addition (mid-block) does not impact the current street frontage, as the massing of W.D. Stark House will not change.
The recessed connector building segments should generally occupy 6-15 metres of street frontage and should be set back from the mandatory streetscape setback an additional 1.5 to 3.0 metres. This additional setback will provide an area of refuge for private landscape enhancements as well as street furniture.	Compatible. The connection between the existing building and proposed addition will not be visible from the street front (Yonge Street) as it is located to the rear of the structure.
Long, homogeneous facades are to be avoided.	None proposed.
Pedestrian “through building” connections from Yonge Street to rear commercial parking areas are desirable especially for any development exceeding 50 metres of continuous building frontage.	Compatible. Pedestrian access to the rear parking lot is through the plaza located to the east of the property.
Massing and built form should step down to respond to and respect adjacent heritage buildings.	Compatible. The proposed addition is compatible in height and massing to adjacent properties (e.g. Bell building). The Bell building obscures views of the rear of the

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	property. The rear addition to W.D. Stark House will provide a transition of height between the two properties.
9.5.3.3 Location and Setbacks	
Buildings should be sited to address: 1) corner or intersection locations, 2) the primary street frontage, and 3) street frontage on the secondary/local street.	Compatible. Street frontage along the primary street (Yonge Street) remains unchanged. The proposed addition is located to the rear of the existing structure.
Buildings should be oriented towards public streets to clearly define the public realm, create a consistent street wall and create an attractive retail and commercial environment for pedestrians.	Compatible. The building is oriented towards Yonge Street, and creates an attractive environment for pedestrians through its landscaping and pedestrian plaza along the street wall.
The segment or component of the new building adjacent to heritage buildings should align with the building face of the heritage building.	Compatible. The proposed addition aligns with the building face of W.D. Stark House, extending slightly to the east to allow for a pedestrian plaza leading up to the entrance.
A sideyard setback of 4 to 6 metres should be achieved to emphasize the importance and prominence of the heritage building anchors or pavilions and should allow for greater visibility from the road. The sideyard may be used for pedestrian or vehicular access to the rear of the property.	Compatible. The sideyards of the W.D. Stark House will remain unchanged. The east sideyard will be used for the pedestrian plaza, while the west sideyard allows for vehicular access to the rear of the property which uses the existing curb cut.
Buildings fronting on Yonge Street should occupy a minimum of 70% of the frontage along the property line and buildings on secondary or local streets should occupy a minimum of 50% of the frontage along the property line.	Compatible. The building frontage on Yonge Street will remain unchanged.
To achieve an enhanced streetscape, a 1.8m minimum setback from the edge of the public right of way is required for all properties fronting onto Yonge Street and all secondary streets. This will create a minimum 7 metre public realm from curb edge to building face. The additional 1.8 metre streetscape zone will be implemented by development proponents in a manner consistent with the streetscape improvement program.	Compatible. There will be no change to the building setback from Yonge Street.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
Setback for development on local streets should be generally consistent with the setbacks of existing development.	Compatible. The building setback from Yonge Street remains unchanged. The proposed addition will be screened by trees along the property boundaries.
9.5.3.7 Architectural Styles	
New mid-rise development should be products of their own time but should be compatible with the basic tenets and styles of traditional historical commercial architecture typically found in an older Ontario downtown setting.	Compatible. The proposed addition incorporates cross-gable roofs compatible with the Gothic Revival style of W.D. Stark House, similar materials and design.
Buildings should be articulated to express a building base with traditional storefronts, a mid section and a top of cornice.	Not applicable.
A consistent approach to design detail for the chosen style should be used for all building elements.	Compatible. The proposed addition incorporates similar materials as W.D. Stark House (e.g. red Ontario clay brick will be used to match the existing building's house piers and chimney) and are consistent throughout. Additionally, tall symmetrical windows are proposed for the addition which are similar in style to the house.
It is important to recognize that the overwhelming characteristic regarding style in Thornhill was its simplicity. Overly elaborate styles and others not generally compatible with a local village context should be avoided.	None proposed.
9.5.3.8 Heritage-Friendly Design of New Developments	
The base of a stepped back building should be architecturally legible; it should read as a building from the pedestrian level.	Not applicable.
Step backs should be sufficiently deep that the upper levels don't overwhelm the base when viewed from the pedestrian level.	Not applicable.
The height of the base should usually be 2 or 3 stories high, in keeping with historic patterns.	Not applicable.
Cornice and sill heights should relate to adjacent buildings whenever possible.	Compatible. The ground floor, north-elevation windows of the proposed development are of a similar cornice height (slightly higher) than those of W.D. Stark House. At the second storey, the north and south

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	elevations of the proposed building, the sill height relates to the cornice height of the house.
Low rise buildings and the bases of mid-rise buildings should express a traditional bay-width of 6 to 8 metres, using piers or pilasters to form substantial and legible divisions of the façade.	Compatible. The piers are visible from the east and west elevation, which are visible from Yonge Street and the parking lot.
Larger developments should consider breaking down their widths into elements of 4 bays or less. For example, a nine-bay building could have a centre portion that is set off with heavier piers, or a change in the design of upper-floor window pattern.	Not applicable.
The cap should be substantial and legible element, distinct from the body of the building. Parapets are useful in providing a suitable scale for the cap.	Not applicable.
The cap should include elements, such as cornices, that produce a shadow line near the top of the street façade.	Not applicable.
Detailing such as decorative inserts, niches, machiolation, and string courses are encouraged.	None proposed.
Finials that continue the division of bays at the base and body are encouraged.	None proposed.
9.5.3.9 Mechanical and Utility Equipment	
Rooftop mechanical equipment, transformer vaults, heat pumps and other forms of mechanical equipment should be considered in design of the building.	Compatible. The rooftop HVAC is incorporated into the proposed development and covered from view.
These elements should be designed or screened to reduce their visual impact on the subject building, the streetscape and neighbouring properties, as well as ensure that noise and servicing does not have an impact on neighbouring properties.	Compatible. See comment above. The rooftop HVAC has been identified in renderings as not visible from the streetscape and neighbouring properties.
9.5.3.10 Loading, Garbage and Storage	
Loading, storage and other service areas should not be visible from any public street. Building form and placement should be designed to provide screening of these areas in order to reduce their visual impact.	Not identified in renderings.
Location and access to garbage receptacles and storage shall conform to the Zoning By-law.	Garbage room is located in the interior of the proposed addition and accessible from an exterior entrance on the south wall.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
9.5.3.11 Commercial Patios	
Commercial patios are required to comply with the City of Vaughan Zoning By-law	Not applicable.
All patios should reflect and enhance the existing streetscape. Features such as wood picket fences and furniture that is compatible with the Heritage District is encouraged.	Not applicable.
Commercial rooftop patios are not appropriate for the District.	None proposed.
Umbrellas which have advertising are not permitted.	None proposed.
Outdoor patios that include structural elements such as a raised roof or floor require permits under the *Building Code Act*.	Not applicable.
9.8.1 Heritage Buildings	
Appropriate Materials	
Exterior finish: - Smooth and red clay face brick, with smooth buff clay face brick as accent - Wood clapboard, 4" to the weather - Smooth, painted, wood board and batten siding	Compatible. The proposed addition uses red Ontario clay brick.
Exterior detail: - Cut stone or reconstituted stone for trim in brick buildings - Wood shingles, stucco, or terra-cotta wall tiles in gable ends - Painted wood porches, railings, decorative trim, shutters, fascias and soffits - Painted wood gingerbread bargeboards and trim, where appropriate to the design	Compatible. W.D. Stark House will have gray wood siding and the new railings will have square shaped balusters. The porch will have pine flooring and v-joint siding at the soffit.
Shopfronts: - Wood frames, glazing bars, and panels with glazed wood doors are preferred - Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable	Compatible. The proposed addition incorporated glazed metal (aluminium) doors although an effort will be made to replicate wood and will incorporate a transom window to reflect a design compatible with heritage shopfronts. Doors are single panelled and similar in design to the existing building.
Roofs: - Hipped or gable roof as appropriate to the architectural style	Compatible.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
- Cedar, slate, simulated slate or asphalt shingles of an appropriate colour - Standing seam metal roofing, if appropriate to the style - Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style	Asphalt shingles consistent in colour and pattern to W.D. Stark House will be used on the proposed addition. A gabled roof will be incorporated.
Doors: - Wood doors and frames, panel construction, may be glazed - Transom windows and paired sidelights - Wood French doors for porch entrances - Single-bay wood panelled garage doors	Potentially compatible. Door and window openings are proposed as metal (aluminium) framed although a transom window is incorporated.
Windows: - Wood frames; double hung; lights as appropriate to the architectural style - Real glazing bars, or high-quality simulated glazing bars	Potentially compatible. Window openings are proposed as metal (aluminium) framed although an effort will be made to replicate wood.
Flashings: Visible step flashings should be painted the colour of the wall	Compatible. Prefinished metal cap flashing to be the same colour as the acrylic stucco and siding on the original house (grey).
Inappropriate Materials	
Exterior finish: - Concrete block; calcite or concrete brick - Textured, clinker, or wire cut brick - Precast concrete panels or cast-in-place concrete - Prefabricated metal or plastic siding - Stone or ceramic tile facing - Rustic clapboard or rustic board and batten siding; wood shake siding	Potentially compatible. Although not directly addressed as an inappropriate material, porcelain panels are proposed for the addition (technically ceramic).
Exterior detail: - Prefinished metal fascias and soffits - Stock suburban pre-manufactured shutters, railings and trims - Unfinished pressure-treated wood decks, porches, railings, and trim	None proposed.
Shopfronts: - Standard metal shopfronts and pre-finished metal spandrel material - Frameless tempered glass shopfronts	None proposed.
Roofs:	None proposed.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
- Slopes or layouts not suitable to the architectural style - Non-traditional metal roofing such as pre-finished or corrugated metal - Modern skylights, when facing the street	
Doors: - Stock suburban door assemblies - Flush doors - Sidelights on one side only - Aluminium storm and screen doors - Sliding patio doors - Double-bay, slab or metal garage doors	Potentially compatible. Although an effort will be made to replicate wood, all door openings are proposed to be metal (aluminium) framed.
Windows: - Large picture windows - Curtain wall systems - Metal, plastic or fibreglass frames - Metal or plastic cladding - Awning, hopper or sliding openers - Snap-in, or tape simulated, glazing bars	Potentially compatible. Metal (aluminium) window frames are proposed, although an effort will be made to replicate wood.
Flashings: Pre-finished metal in inappropriate colours	Compatible. Prefinished metal will be a similar colour to the original house siding.

8.3 Results of Impact Assessment & Recommendations

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

- ***Will result in major, direct impacts through alteration and land disturbance to the identified heritage attributes (the original West Wing of W.D. Stark House) that are irreversible, permanent, will occur once and are site specific;***
- ***Will result in minor but neutral (i.e. not adverse) impact through land disturbances to the identified cultural heritage attributes of the Thornhill HCD that are irreversible, permanent, will occur once and are site specific.***

Golder recommends the following mitigations to ensure the heritage attributes of W.D. Stark House are not adversely impacted by the proposed development:

Site Preparation Phase

- ***Implement construction plan control and communication.***

The property and specifically the footprint of W.D. Stark House should be clearly marked on project mapping and communicated to all project personnel for avoidance during site preparation and construction.

- ***Demolish the outbuilding***

No further documentation is recommended for the outbuilding as it is not considered a heritage attribute.

- ***Preserve by record the shed wing and west wing extension of W.D. Stark House through written notes, measured drawings and photographic records prior to partial demolition.***

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. The main block of the W.D. Stark House is of higher priority for conservation due to its numerous heritage attributes, and removal of the rear and shed wing will serve to reinstate attention to the character-defining elements.

Partial Demolition and Construction Phase

- ***Hand demolish the west wing extension and shed wing from W.D. Stark House.***

Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing.

- ***Monitor for vibration impact during all construction.***

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 that would be determined during monitoring. 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.

- ***Create a temporary physical buffer.***

To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.

- ***Implement dust control measures.***

All preparatory cutting of building materials should be carried out a distance from the house to reduce and control dust levels.

Re-use Phase

- ***Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.***

A heritage conservation plan should be commissioned that details the appropriate conservation treatments (i.e. preservation, rehabilitation or restoration) and actions, trades, and implementation schedule required to adaptively re-use of W.D. Stark House as a café. The plan will also suggest the materials and colours appropriate for W.D. Stark House to ensure it complements the immediate physical context and streetscape.

Operation Phase

- ***Create a permanent physical buffer.***

A permanent buffer, such as a concrete curb or bollards, should be erected to the immediate northeast and northwest corners of the W.D. Stark House to reduce the risk of accidental collision with vehicles accessing the rear of the property (see Figure 50).

- ***Develop a maintenance plan and inspection schedule to address current issues and maintain the structure;* and,**
- ***Install an interpretive panel or display within the new development that outlines the history of W.D. Stark House and its architecture.***

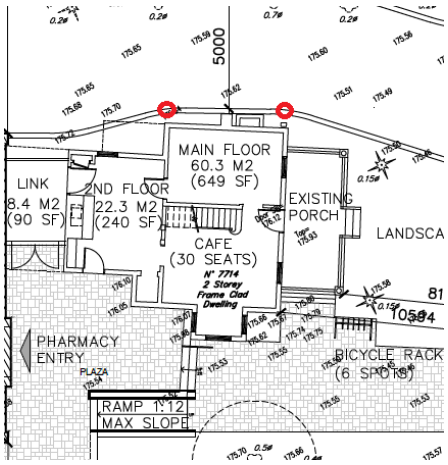


Figure 50: Site plan with proposed locations for bollards identified in red.

8.4 Additional Considerations

Central to conservation practice today is the issue of sustainability (see Déom & Thiffault 2013). One of the key reasons there has been a shift away from the strict preservationist approaches since the 1950s is the realization that built heritage can neither practically nor authentically be frozen; instead, conservation efforts and heritage appreciation have proven most effective when they can be sensitively and practically incorporated into new development. This is echoed by the Thornhill HCD Plan, which states:

> It is not the purpose of heritage conservation district designation to make the district a static place where change is prohibited. Rather, the purpose is to guide change so that it contributes to the district's architectural and historical character (City of Vaughan 2007:2).

The proposed development retains and rehabilitates the heritage attributes of W.D. Stark House to ensure its continued active use. This meets the Plan's Heritage Buildings policies as the heritage attributes of the resource will be protected so as to retain its heritage value and extend its physical life. The proposed addition will be located to the rear of the property which ensures the heritage house has prominence in the streetscape. Although it uses similar forms and materials to W.D. Stark House, it does not seek to replicate it which abides to MTCS *Eight Guiding Principles* (2007), which states that new work should be distinguishable from the old. Buildings or structures must be recognized as products of their own time.

Sections 4.2.1 and 4.2.2 of the Thornhill HCD Plan identifies that the heritage value of each heritage resource should be conserved and protected including when creating any new addition. The proposed development allows for the conservation of W.D. Stark House while creating a distinguishable addition from the heritage resource. Although the shed and west wing extension will be removed, these have been determined not to be significant heritage attributes and will have minimal impact on the overall heritage value of the structure.

9.0 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

There is no single, correct way to mitigate the impacts of new construction on historic structures. Best practice for heritage conservation generally prefers *minimal intervention*; that is, maintaining the building in as close to the condition it was encountered. In reality, however, economic and/or technical site considerations may require an alternate method to conserve the cultural heritage value of structure or property.

The City's three conservation/ mitigation options —*Avoidance Mitigation, Salvage Mitigation,* and *Historical Commemoration*— have been modified to meet the specific considerations of impact resulting from the proposed addition to the southwest corner of W.D. Stark House. These are:

- Preservation (corresponds to *Avoidance Mitigation*): retain house unaltered in its original location and continue its current and historic use;
- Restore / rehabilitate and incorporate into the new development (corresponds to *Avoidance Mitigation*): Restore or rehabilitate the east and north façade and replace additions with new construction;
- Relocation and restore / rehabilitate (corresponds to *Salvage Mitigation*): Relocate to another portion of the property and restore/rehabilitate for adaptive re-use; and,
- Preservation by record (corresponds to *Historical Commemoration*): document the house through written notes, measured drawings and photographic records, then demolish the house.

An options analysis for each mitigation option is provided below. The Client has not considered full demolition.

9.1 Option 1: Preservation

This option involves retaining the house unaltered in its original location and continue its current and historic use.

Advantages: This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all the structure's heritage attributes and retains evidence from all phases in the history of the property. In order of priority, this is the first preferred option in the Thornhill HCD Plan for the retention of heritage resources.

Disadvantages: Preservation is not a 'do nothing' approach. To ensure the structure does not suffer from deterioration, repairs must be carried out and systematic monitoring and repair program will be required. As identified in MTCS *Eight Guiding Principles* (2007), maintenance is required to ensure future restoration is not necessary and to avoid major conservation projects which can be costly. The potential to develop the addition separate from W.D. Stark House to the rear of the property and avoid the heritage structure is low as it reduces the available area and as a result would lower the commercial viability. Development surrounding W.D. Stark House will be significantly constrained and it may prove difficult to maintain the building as a viable business within this small structure.

Feasibility: This option is not deemed feasible due to:

- High expense to stabilize, preserve and maintain W.D. Stark House;
- The reduction in economic and commercial viability of the property; and,
- Difficulty for long-term sustainability.

9.2 Option 2: Restore or Rehabilitate and Incorporate

This option involves restoring or rehabilitating W.D. Stark House and incorporating the structure into new development.

Advantages: As outlined in the Canada's Historic Places *Standards & Guidelines,* rehabilitation and adaptive reuse can 'revitalize' a historic place and ensures heritage attributes are retained and conserved. Further, the guidelines recommend that non character-defining elements should be removed or altered. This option would allow the rehabilitation of the east and north façade and replace the additions, which have no cultural heritage value or interest, with new construction. Rehabilitation would serve to preserve *in situ* an example of pre-Confederation residential architecture on Yonge Street and return the structure to an appearance that better reflects its original architecture. A rehabilitated and expanded W.D. Stark House is more likely to contribute to the economic viability of the property than in its current configuration. This will, in turn, result in investment in the building's heritage conservation. Although this option involves replacing additions with new construction, these additions were found not to have CHVI and thus would abide to Section 4.2.1 of the Thornhill HCD Plan regarding conserving and protecting the heritage value of a resource as no heritage attributes of the property would be removed.

Disadvantages: Restoration is a more intrusive form of heritage conservation and requires a greater level of understanding about the structure's construction and history. Maintaining a commercial use of the building may prove difficult given its limited size and incorporating the structure into the new development will introduce further design constraints for the new development; the impacts of differences in scale and orientation, and architectural compatibility all have to be considered when drafting the architectural designs for the new addition to W.D. Stark House.

Feasibility: This option is most desirable because of:

- The CHVI of the Main Block and original west wing of the W.D. Stark House; and,
- Overall good condition of the structure.

9.3 Option 3: Relocate & Rehabilitate

This option considers relocating W.D. Stark House to another portion of the property and rehabilitate for adaptive re-use. This would separate the structure from the new proposed development.

Advantages: This option would retain and conserve the W.D. Stark House in its current form (albeit in a new context) and would encourage sustainability through retention of its 'embodied energy'.

Disadvantages: In addition to often prohibitively expensive, relocating the structure puts the building at risk of losing its heritage attributes to accidents during the relocation operation, or loss of the structure itself due to unforeseen structural issues discovered during the relocation process. Relocation is often recommended as the absolute last resort, if there are no other means to save a historic resource (MTCS 2007; City of Vaughan 2007) as site plays an integral role in the cultural heritage value of a structure. The Thornhill HCD, under Section 4.2.3, identifies that before relocation can be approved, all options for on-site retention must be investigated. The proposed development meets the second option in order of priority, the retention of the building on site in an adaptive-reuse.

Feasibility: This option is not feasible as:

- It reduces the development capacity and total area of the site; and,
- Heritage guidance recommends relocation as an absolute last resort.

9.4 Option 4: Preserve by Record & Commemorate

This option involves documenting W.D. Stark House or its elements through written notes, measured drawings and photographic records, then demolish. The building may then be commemorated through interpretive signage or art. This option is not being considered by the Client, but some of the principles apply to the proposed removal of the West Wing Extension and Shed Wing.

Advantages: Through detailed investigations, the construction, architecture, and history of the house and outbuilding would be better understood and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the public through the local library or other public repository, and also through commemorative signage or digital exhibits.

Disadvantages: Preservation by record is the least desirable conservation option but may be appropriate in cases where the structural integrity of the building is poor, and it is prohibitively expensive to stabilize. It may also be an option when there is a large stock of other surviving, or more representative, examples. This partially applies to W.D. Stark House: the structural integrity overall appears to be good, but there is a large stock of similar, more representative examples of Gothic Revival residences in the City of Vaughan and the Thornhill HCD. Nevertheless, the Client has not expressed a wish to demolish the main portion of the house, although does intend to remove the wings. Pursuing a demolition permit within an HCD can be an extended process that carries with it the risk of public protest or censure by provincial authorities.

Feasibility: This option was deemed most feasible for the shed and west wing extension of W.D. Stark House because:

- It preserves a record of the wings in a manner scaled to their level of cultural heritage significance;
- Ensures the continued active use of the property; and,
- The shed and west wing extension of W.D Stark House have an overall low cultural heritage significance.

9.5 Results of Options Analysis

The option that best balances economic viability of the surrounding land, and conserves the heritage attributes of W.D. Stark House is:

- **Option 2: Rehabilitate and incorporate into the new development:** rehabilitate the east and north façades, remove the shed and west wing extension, and add a new wing of compatible but contemporary design.

For the shed wing and west wing extension of W.D. Stark House, the option that best balances economic viability of the surrounding land, and conserves the heritage attributes of W.D. Stark House is:

- **Preserve by record:** document the shed wing and west wing extension through written notes, measured drawings and photographic records, then demolish. These elements of the building may be then commemorated through interpretive signage.

9.5.1 Outbuilding

Since the outbuilding was evaluated as having no cultural heritage value or interest and, as per the Thornhill HCD Plan, the building's scale, massing, and/or architectural style is *not* supportive of the overall heritage character of the District, this structure can be demolished without further heritage recording or investigation.

10.0 SUMMARY STATEMENT & RECOMMENDATIONS

In March 2016, Alexander Planning Inc. on behalf of Roman Vorotynskiy (the Client) retained Golder to conduct a CHIA for the property located at 7714 Yonge Street, in the City of Vaughan, Regional Municipality of York, Ontario (the property). The 0.414-acre (0.167-hectare) lot includes a one-and-one-half storey, Gothic Revival style residence constructed in 1853 that measures 52 feet 9 inches (16.1 m) by 24 feet 5 inches (7.4 m), and a one-storey 50 (15.2 m) foot by 34 foot (10.4 m) outbuilding. The property is described in the City's municipal heritage register as 'W.D. Stark House' and is within the City of Vaughan's Thornhill Heritage Conservation District (HCD).

This CHIA was undertaken to accompany the Client's development proposal for site plan and zoning by-law amendments to permit the demolition of the outbuilding as well as the shed wing and west wing extension of W.D. Stark House to construct a two-and-a-half storey retail and medical building connected to the rear of the existing heritage structure.

Following guidelines outlined in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, the Ministry of Tourism, Culture and Sport, 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 W.D. Stark House at 7714 Yonge Street, designated under Part V of the Ontario Heritage Act for its associations and contributions to the Thornhill Heritage Conservation District is also of cultural heritage value or interest as a representative example of a mid-19th century Gothic Revival style house; and,***
- ***The outbuilding is not a heritage attribute of the property.***

The CHIA also concluded that with the conservation or mitigation measures recommended in this report the proposed development of the property:

- ***Will not result adverse impacts to the property's identified heritage attributes;***
- ***Will not result in adverse impacts to the cultural heritage attributes of the Thornhill HCD.***

In addition to the recommendations the Client has adopted to comply with the Thornhill HCD design guidelines and compatibly incorporate the new development into W.D. Stark House, Golder recommends the mitigations to avoid potential impacts:

Site Preparation Phase

- ***Implement construction plan control and communication.***

The property and specifically the footprint of W.D. Stark House should be clearly marked on project mapping and communicated to all project personnel for avoidance during site preparation and construction.

- ***Demolish the outbuilding***

No further documentation is recommended for the outbuilding as it is not considered a heritage attribute.

- ***Preserve by record the shed wing and west wing extension of W.D. Stark House through written notes, measured drawings and photographic records prior to partial demolition.***

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. The main block of the W.D. Stark House is of higher priority for conservation due to its numerous heritage attributes, and removal of the rear and shed wing will serve to reinstate attention to the character-defining elements.

Partial Demolition and Construction Phase

- ***Hand demolish the west wing extension and shed wing from W.D. Stark House.***

Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing.

- ***Monitor for vibration impact during all construction.***

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 that would be determined during monitoring. 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.

- ***Create a temporary physical buffer.***

To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.

- ***Implement dust control measures.***

All preparatory cutting of building materials should be carried out a distance from the house to reduce and control dust levels.

Re-use Phase

- ***Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.***

A heritage conservation plan should be commissioned that details the appropriate conservation treatments (i.e. preservation, rehabilitation or restoration) and actions, trades, and implementation schedule required to adaptively re-use of W.D. Stark House as a café. The plan will also suggest the materials and colours appropriate for W.D. Stark House to ensure it complements the immediate physical context and streetscape.

Operation Phase

- ***Create a permanent physical buffer.***

A permanent buffer, such as a concrete curb or bollards, should be erected to the immediate northeast and northwest corners of the W.D. Stark House to reduce the risk of accidental collision with vehicles accessing the rear of the property.

- ***Develop a maintenance plan and inspection schedule to address current issues and maintain the structure;*** **and,**
- ***Install an interpretive panel or display within the new development that outlines the history of W.D. Stark House and its architecture.***

Signature Page

GOLDER ASSOCIATES LTD.

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

Hugh Daeschel, M.A.
Principal, Senior Archaeologist

HC/HD/ly

11.0 REFERENCES

Adam, Graeme Mercer and Charles Pelham Mulvany
1885 *History of Toronto and the County of York, Ontario*. C. Blackett Robinson, Toronto

Blumenson, John
1990 *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*. Fitzhenry & Whiteside, Markham, Ont.

Brunskill, R.W.
1978 *An Illustrated Handbook of Vernacular Architecture.* Faber & Faber, Boston.

Canadian Inventory of Historic Buildings (CIHB)
n.d. Canada's Historic Places: The Canadian Register. Electronic resource: http://www.historicplaces.ca/en/pages/about-apropos.aspx. Last accessed April 2016.

Carter, Floreen
1984 *Place Names of Ontario*. Phelps Publishing Company, London.

Chapman, L. J. and D. F. Putnam
1984 *The Physiography of Southern Ontario*. Third Edition. Ontario Geologic Survey Special Volume 2. Ministry of Natural Resources, Toronto.

City of Vaughan
2016 *Guidelines for Cultural Heritage Impact Assessments.* City of Vaughan, Vaughan.
2010 City of Vaughan Official Plan. Electronic resource: https://www.vaughan.ca/projects/policy_planning_projects/Pages/Vaughan-Official-Plan---Volume-1-and-2.aspx. Last accessed April 2016.
2007 Thornhill Vaughan Heritage Conservation District Plan. Electronic resource: https://www.vaughan.ca/projects/policy_planning_projects/Pages/Thornhill-Vaughan-Heritage-Conservation-District-Plan-2007.aspx. Last accessed April 2016.
n.d. City of Vaughan Heritage Inventory. Electronic resource: https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Vaughan%20Heritage%20Inventory.pdf. Last accessed April 2016.
n.d. *A Brief History of Thornhill*. Electronic resource: https://www.vaughan.ca/services/vaughan_archives/historyofvaughan/VaughanDocuments/A%20Brief%20History%20of%20Thornhill.pdf. Last accessed April 2016.

Congress of Architects and Technicians of Historic Monuments (CATHM)
1964 *The International Charter for the Conservation and Restoration of Monuments and Sites, Venice* (the Venice Charter 1964).

Déom, Claudine and Marie-Andrée Thiffault
2013 Thoughts Towards a New Definition of Heritage. *The Historic Environment* 4.1: 62-74.

Designing Buildings Ltd.
2018 Construction Dust. Electronic resource: https://www.designingbuildings.co.uk/wiki/Construction_dust#prevention_or_reduction_of_dust

Fram, Mark
2003 *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation.* Boston Mills Press, Erin, Ontario.

Gardiner, Herbert Fairbairn.
1899 *Nothing But Names, an Inquiry Into the Origin of the Names of the Counties and Townships of Ontario*. G. Morang, Toronto. [Online] http://www.ourroots.ca/e/toc.aspx?id=819. Last Accessed: March 2016.

Gentilcore, R. Louis.
1969 Lines on the Land: Crown Surveys and Settlement in Upper Canada. *Ontario History* 61: 57–73.

Gentilcore, R. Louis and Kate Donkin
1973 *Land Survey of Southern Ontario: An Introduction and Index to the Field Notebooks of the Ontario Land Surveyors, 1784-1859*. York University, Toronto.

Government of Ontario
1990a *The Planning Act*. Electronic document: https://www.ontario.ca/laws/statute/90p13?search=planning+act
1990b *Ontario Heritage Act.* Electronic document: https://www.ontario.ca/laws/statute/90o18?search=heritage+act

Humphreys, Barbara A. and Meredith Sykes
1980 *The Buildings of Canada: A Guide to pre-20th-century styles in houses, churches and other structures.* Parks Canada, Ottawa.

International Council on Monuments and Sites (ICOMOS) Canada
1983 *The Appleton Charter for the Protection and Enhancement of the Built Environment* (English-speaking Committee).

Jandl, H. W.
1987 Rehabilitating Interiors of Historic Buildings. *Preservation Brief No. 18,* U.S. Department of the Interior National Parks Service Cultural Resources, Washington.

Johnson, Leo A.
1973 *History of the County of Ontario, 1615-1875*. Corporation of the County of Ontario, Whitby.

Kalman, Harold
1979 *The Evaluation of Historic Buildings.* Parks Canada, Ottawa.

King, John (Editor)
2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*. English Heritage, Swindon, UK.

McGill University
2001 *In Search of Your Canadian Past: The Canadian County Atlas Digital Project*. Electronic document: http://digital.library.mcgill.ca/countyatlas/search.htm. Last accessed March 2016.

McIlwraith, Thomas F.
1999*Looking for Old Ontario: Two Centuries of Landscape Change*. University of Toronto Press, Toronto.

Miles & Co.
1878 *Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ontario*. Miles & Co., Toronto.

Ministry of Tourism, Culture and Sport (MTCS)
2006 *Ontario Heritage Tool Kit: Heritage Property Evaluation - A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities.* Ministry of Tourism, Culture and Sport, Toronto.
2005 *Ontario Heritage Tool Kit: Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process.* Ministry of Tourism, Culture and Sport, Toronto.

Ontario Department of Agriculture
1880 *Ontario Agricultural Commission, Appendix A: Proceedings of the Ontario Agricultural Commission.* Department of Agriculture, Toronto.

Page, Robert R., Cathy A. Gilbert, and Susan A. Dolan
1998 *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques.* U.S. Department of the Interior, National Park Service, Washington.

Parks Canada Agency
1980 *Canadian Inventory of Historic Building: Exterior Recording Training Manual*. Parks Canada, Ottawa.
2006 *Canadian Register of Historic Places: Writing Statements of Significance*. Parks Canada, Ottawa.
2010 *Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition*. Parks Canada, Ottawa.
2011 *Canadian Register of Historic Places: Writing Statements of Significance.* Parks Canada, Ottawa.

Randl, C.
2001 Protecting a Historic Structure During Adjacent Construction. *Preservation Briefs, No.3.* U.S. National Park Service, Washington.

Reaman, George Elmore
1971 *A History of Vaughan Township*. Vaughan Township Historical Society, Vaughan.

Schott, Carl
1981 The Survey Methods. Translated by Andrew Burghardt. *Canadian Geographer* 25(1): 77–93.

Smith, William Henry
1846 *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting All Parts of the Upper Province, Or Canada West... With a Map of the Upper Province*. H. & W. Rowsell, Toronto.

Society for the Preservation of Historic Thornhill
n.d. The View from Above: Aerial Photos of Thornhill from the 1930's [sic] to the 1960's [sic]. Electronic resource: https://www.thornhillhistoric.org/index.php/exhibits/79-the-view-from-above-aerial-photos-of-thornhill-from-the-1930-s-to-the-1960-s. Accessed April 2016.

Statistics Canada
2011 *Census Profile, City of Vaughan*. Electronic resource: www.statscan.gc.ca. Accessed April 2016.

The Conservation Studio
2004 Measuring change in conservation areas: A research report for English Heritage. The Conservation Studio, Cirencester, UK. Electronic resource: http://historicengland.org.uk/images-books/publications/measuring-change-in-conservation-areas/ Accessed April 2016.

APPENDIX A

Abstract Index Records, Part of Lot 30, Concession 1, Vaughan Township

No. of Instrument	Instrument	Date	Date of Registry	Grantor	Grantee	Consideration	Quantity of Land - Remarks
	Patent	March 29, 1810		Crown	John Wilson Sr.		All 210 acres
2252	B. & S.	September 15, 1811	February 23, 1814	John Wilson Sr. et ux	Stilwell Wilson	£300	All
4337	B. & S.	May 23, 1822	December 13, 1822	Stilwell Wilson	William Allan		All
4559	B. & S.	July 26, 1823	July 31, 1823	William Allan	Henry John Boulton	£168	N.E. pt. 55 acres
4827	B. & S.	May 20, 1824	May 26, 1824	Henry John Boulton	Daniel Brooke Jr.		N.E. pt. 55 acres
26091	B. & S.	November 27, 1845	February 4, 1846	Daniel Brooke	Charles Thompson		Pt.
26436	Indenture	December 6, 1845	November 14, 1846	Charles Thompson et ux	Archibald Gallanough	£25	1/4 acre
26966	Mortgage	June 9, 1846	June 13, 1846	William D. Stark	Archibald Gallanough	£75	1/4 acre 38464
26968	B. & S.	June 9, 1846	June 13, 1846	Archibald Gallanough	William D. Stark	£75	1/4 acre
36962	Mortgage	April 30, 1850	May 2, 1850	W. D. Stark et ux	James Murdock		Pt. 50466
38464	D. M.	May 1, 1850	November 9, 1850	Archibald Gallanough	W. D. Stark		
90426	Grant	August 10, 1867	August 15, 1867	William D. Stark et ux	William A. Cook	$500	Pts.
90427	Mortgage	August 10, 1867	August 15, 1867	William A. Cook	William D. Stark	$300	Pts.

No. of Instrument	Instrument	Date	Date of Registry	Grantor	Grantee	Consideration	Quantity of Land - Remarks
5845	Grant	November 30, 1893	January 31, 1894	William A. Cook & Mary A. his wife	Mary Saunders	$500	
6066	Grant	March 5, 1870	March 7, 1895	Mary Saunders & Henry I. Saunders	John H. Francis	$500	Pts.
11306	Grant	April 1 1918	April 19 1918	John H. Francis & Phoebe his wife	Austin A. Brillinger	$4,000	Part comg. 276'7" S from NE angle then S 66', W 271'10", N 66', 10", E 271'6" to PDB
24375	Quit Claim	March 29 1949	May 31 1949	Pearl R. Smith	Austin A. Brillinger	$1 etc.	Pt. comg. 276'6" S from NE angle then S 66' x 271'10" deep
24376	Grant	February 15 1949	May 31 1949	Austin A. Brillinger & Gertrude his wife	Thomas W. Jackson	$1 etc.	Same as in 24375
32690	Grant	October 28 1954	November 15 1954	Thomas W. Jackson & Mary L. his wife	Harold Harley & Rose E. Harley as joint tenants	$1 etc.	Same as in 24375

APPENDIX B

7714 Yonge Street Inventory Sheet, Thornhill HCD Plan

Location: 7714 Yonge Street
Year Built: 1853
Style: Ontario Gothic Vernacular
Storeys: 1 ½
Classification: Inventoried

Cladding: Wood clapboard
Roof: Side gable, asphalt shingles
Windows:

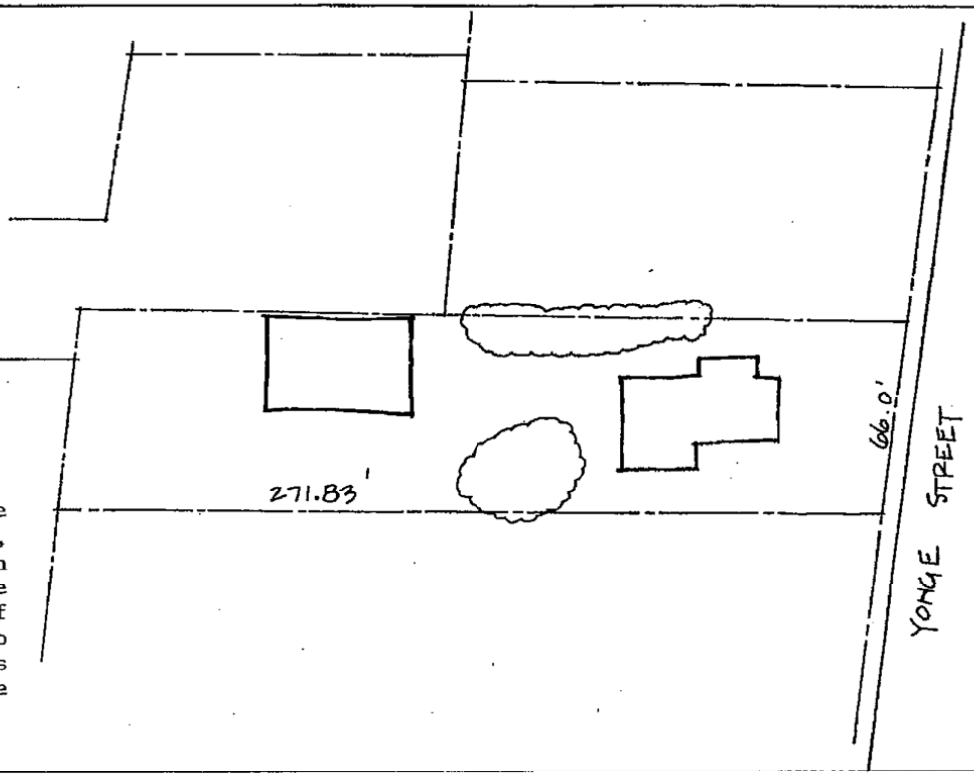
Description: Modest 3-bay Ontario Gothic house with central gable. Roof slopes are not as steep as usually found. There is a one storey square bay window with mansard roof on the left side wall, with a replacement "picture" window in the gable end above it. Flat roofed verandah supported on 2 Tuscan columns, and the cut-out bellied balustrades above and at ground floor level are later revisions. Shed-roof rear extension and tail. Driveway on right leading to a large outbuilding/garage at rear. Very deep lot with many large trees. Evergreen trees at front corners of verandah.

History: Built by John Martin for W.D. Starke, schoolteacher. This is the last of the original Yonge Street houses in Lot 30. Outbuilding was once Austin Brillinger's blacksmith shop, which opened in 1928.

Comments: This building is included in the Canadian Inventory of Historic Buildings and the Ontario Inventory of Buildings. It is an important heritage asset, contributing to the village heritage character.

LOCATION	NO. 7714 YONGE STREET	ARCHITECTURAL STYLE	ONTARIO HOUSE
DESCRIPTION		CONSTRUCTION DATE	1853
No. of Floors	ONE AND ONE HALF	REMARKS	GARAGE AND LARGE REAR LOT
Roof Type	GABLE		CIHB AND OIB DESIGNATIONS
Exterior Cladding	WOOD CLAPBOARD		LAST ORIGINAL HOUSE LOT 30 YONGE STREET

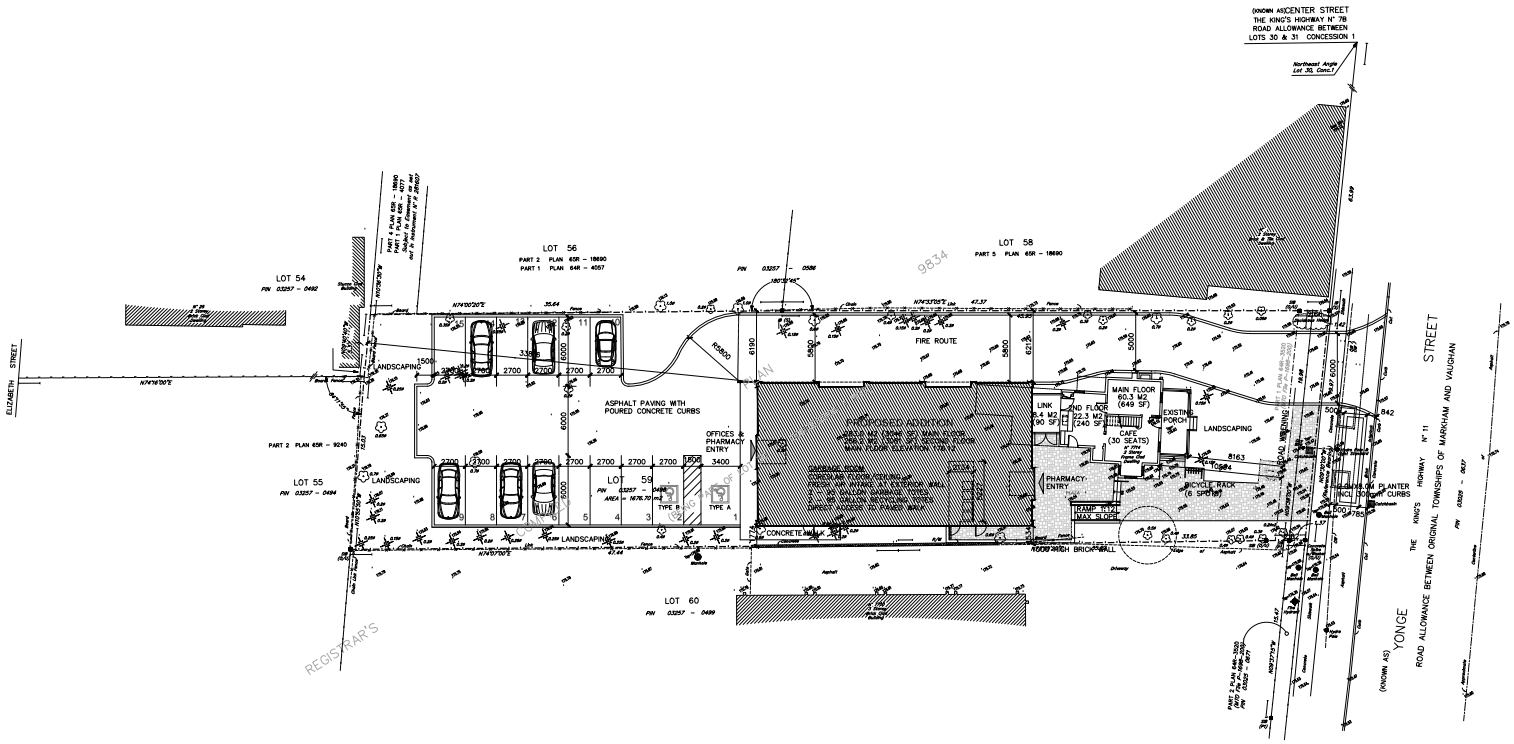
A traditional frame house built for W.D. Starke, Schoolteacher, in 1853 by John Martin. Recorded by the Canadian Inventory of Buildings and the Ontario Inventory of Buildings, it is the last of the original Yonge Street houses in Lot 30.



7714 YONGE STREET

APPENDIX C

Site Plan and Elevations for 7714 Yonge Street



SITE STATISTICS

LOT AREA	1676.7 M2
SITE COVERAGE	
EXISTING BUILDING	60.3 M2
PROPOSED LINK	8.4 M2
PROPOSED ADDITION	292.5 M2
TOTAL	361.2 M2
	21.5%
FIRST FLOOR EXISTING	60.3 M2
SECOND FLOOR EXISTING	22.3 M2
LINK NEW	8.4 M2
FIRST FLOOR NEW	283.0 M2
SECOND FLOOR NEW	286.2 M2
TOTAL	660.2 M2
FLOOR SPACE INDEX	0.40
NEW BASEMENT	283.0 M2
BUILDING HEIGHT	8.6 M

PARKING CALAULATIONS

RETAIL (MAIN FLOOR & LINK NEW PLUS EXISTING)
283.0 M2 + 8.4 M2 + (60.3 + 22.3 M2 HOUSE)
= 374.0 M2 /100 X 2.0 = 7.5 SPACES

MEDICAL (SECOND FLOOR)
286.2 M2 /100 X 2.5 = 7.2 SPACES

TOTAL PARKING REQUIRED
=14.7 OR 15 SPACES

PARKING PROVIDED 15 SPACES

CAFE AREA

FIRST FLOOR EXISTING BUILDING	60.3 M2
FIRST FLOOR LINK	8.4 M2
SECOND FLOOR EXISTING BUILDING	22.3 M2
TOTAL CAFE AREA	91.0 M2

KEY PLAN
NTS

DRAWING NOTES

SITE PLAN AND GRADING TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT OF PART 1 PLAN OF LOT 59, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, BY R.G. MCKIBBON, ONTARIO LAND SURVEYOR, DATED 25 JULY 2011.

	Date	Description	By
2	25 JAN./19	ISSUED FOR REVIEW	BA
1	23 JAN./19	ISSUED FOR REVIEW	BA

REVISIONS

This drawing is not to be used for construction until signed by the Architect.

Date NOVEMBER 2018
Drawn BA
Checked
Approved
CAD Version AUTOCAD 2016

NORTH

napa design group
47 Lowes walter Ave.
Unionville, Ontario, L3R 7W8
napa.design@rogers.com
416 930-6337

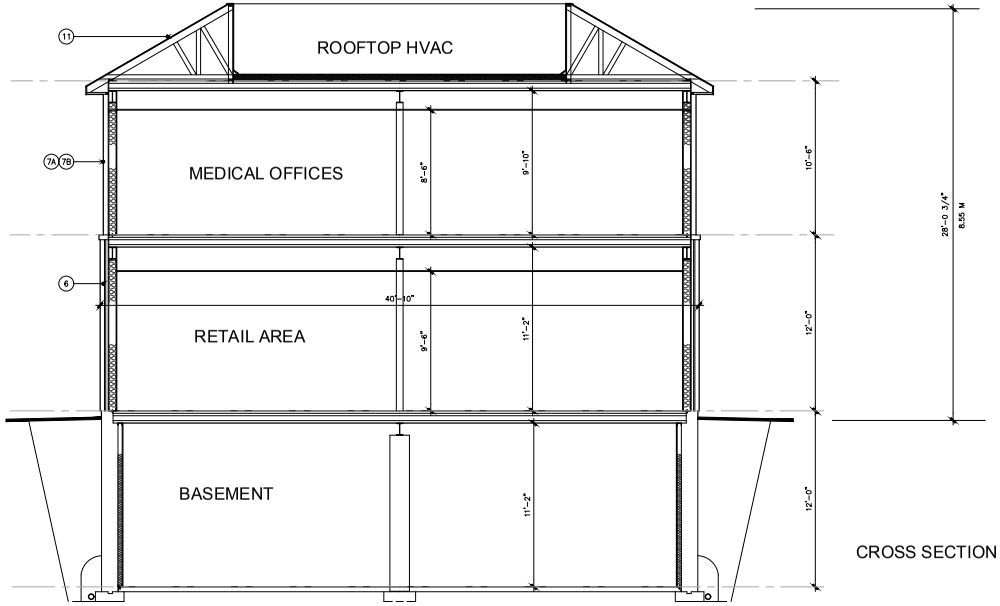
Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

Project
7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name:
SITE PLAN

Scale 1: 200
Revision No 1
Project No 16.17
Drawing No A0-1

EAST ELEVATION



CROSS SECTION

WEST ELEVATION

MATERIALS

1. HISTORIC HOUSE SIDING
   EXISTING WOOD SIDING
   COLOUR: BENJAMIN MOORE ASHLEY GRAY HC 87
2. HOUSE NEW RAILINGS/BALUSTERS
   FAIRBANKS LUMBER – HANDRAILS #448, BOTTOM PLATE #246 & SQUARE SHAPE BALUSTERS
   COLOUR: BENJAMIN MOORE ASHLEY GRAY HC 87
3. HOUSE NEW PORCH FLOOR/CEILING
   FAIRBANKS LUMBER 1X4 KNOTTY PINE T&G FLOORING, 1X4 KNOTTY PINE T&G V–JOINT SIDING AT SOFFIT
   COLOUR: BENJAMIN MOORE ASHLEY GRAY HC 87
4. HOUSE POSTS CROWN MOULDING & BASEBOARDS
   COLOUR: BENJAMIN MOORE WHITE OC 117
5. HOUSE FRONT DOOR/SHUTTERS
   COLOUR: BENJAMIN MOORE RAPHAEL CC2
6. NEW BUILDING MASONRY
   RED ONTARIO CLAY BRICK TO MATCH HOUSE PIERS & CHIMNEY
7A. NEW BUILDING SIDING
   NICHIHA PORCELAIN PANELS ARCHITECTURAL BLOCK (LIGHT GRAY)
7B. NEW BUILDING SIDING
   NICHIHA PORCELAIN PANELS ARCHITECTURAL BLOCK TUSCAN)
8. NEW GLAZED WINDOWS
   CLEAR LOW E GLAZING IN WHITE THERMALLY–BROKEN ALUM FRAMES
9. GLAZED DOORS & SCREENS
   CLEAR LOW E GLAZING IN WHITE THERMALLY–BROKEN ALUM FRAMES
10. HM INSULATED DOOR & FRAMES
   PAINTED TO MATCH BENJAMIN MOORE RAPHAEL CC2
11. NEW ROOF SHINGLES
   ASPHALT SHINGLES – STYLE & COLOUR TO BE SYMPATHETIC TO EXISTING HOUSE SHINGLES
12. PHARMACY SIGN
   PHARMACY SIGN BACK PAINTED ON FAUX WINDOW & FRAME TO MATCH OTHER NEW WINDOWS (LETTERING TO BE CONSISTENT WITH FONT AT STREET SIGN)

DRAWING NOTES

No	Date	Description	By
4	06 FEB/19	RAMP LOCATION REVISED	BA
3	02 MAY/18	ISSUED FOR REVIEW	BA
2	22 JAN/18	ISSUED FOR REVIEW	BA
1	19 OCT/17	ISSUED FOR REVIEW	BA

REVISIONS

This drawing is not to be used for construction until signed by the Architect.

Date: OCTOBER 2017
Drawn: BA
Checked:
Approved:
CAD Version: AUTOCAD 2018

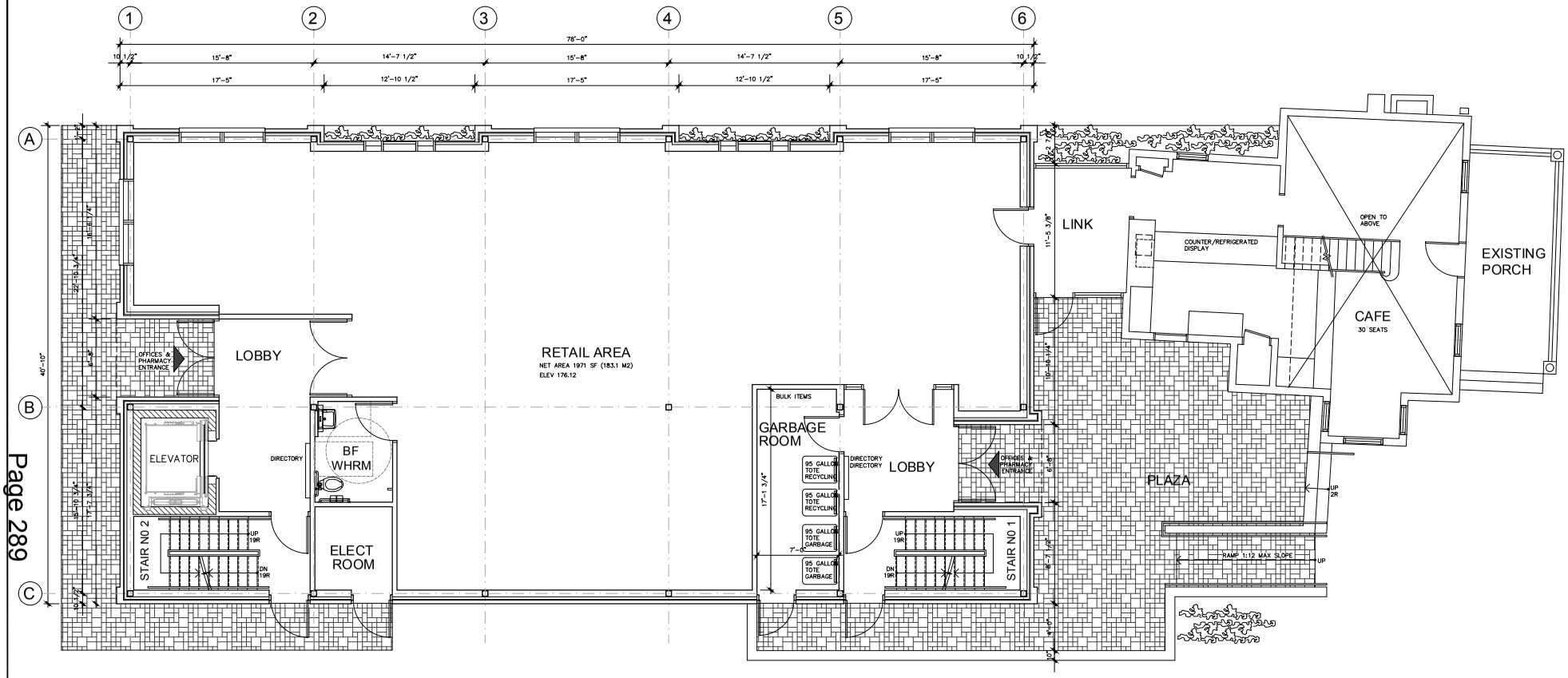
Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

napa pco designgroup
47 Lowes water Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-8337

Project: 7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name: EAST & WEST ELEVATIONS

Scale: 1/4" = 1'-0"
Revision No: 4
Project No: 16.17
Drawing No: SK-5



FIRST FLOOR PLAN
283.0 M2 (3046 SF) ADDITION
8.4 M2 (90 SF) LINK
60.3 M2 (649 SF) HERITAGE HOUSE

DRAWING NOTES

No	Date	Description	By
5	06 FEB/19	RAMP LOCATION REVISED	BA
4	02 MAY/18	ISSUED FOR REVIEW	BA
3	27 APR/18	ISSUED FOR REVIEW	BA
2	22 JAN/18	ISSUED FOR REVIEW	BA
1	19 OCT/17	ISSUED FOR REVIEW	BA

REVISIONS

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and ommissions to be reported immediately to the Architect. Variations and modifications to works shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's permission.

NORTH

This drawing is not to be used for construction until signed by the Architect.

Date: OCTOBER 2017
Drawn: BA
Checked:
Approved:
CAD Version: AUTOCAD 2018

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

napa design group
47 Lowes water Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-8337

Project: 7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name: PRELIMINARY MAIN FLOOR PLAN

Scale: 1/4" = 1'-0"
Revision No: 5
Project No: 16.17
Drawing No: SK-2

GOLDER

golder.com

VAUGHAN

February 19, 2021

Re: Cultural Heritage Impact Assessment (CHIA)
Owner Name: Roman Vorotynskiy Agent: Alexander Planning
File No.: DA.14.009
Address: 7714 Yonge Street

Thank you for advising us of the recent departure of the Heritage Consultant on this development application due to the change in company policy at Golder Inc. We acknowledge that the consultant's departure has led to a significant inconvenience for the update of the existing Cultural Heritage Impact Assessment (CHIA) to respond to the updated materials for the proposed addition to 7714 Yonge Street.

Therefore, the City of Vaughan Cultural Heritage and Urban Design staff has reviewed the following documents submitted
a) An updated Site Plan that has showed has relocated the driveway of the proposed development back to the south side of the lot and the location and footprint of the proposed new addition to the existing heritage structure (November 2020)
b) Updated elevation drawings demonstrating the height, material and design of the proposed new addition which address previous staff comments. (January 2021)

Regarding the updated Site Plan, staff acknowledges that the submitted Site Plan demonstrates that the relocation of the driveway back to its present location is the appropriate choice for the preservation of the built heritage structure and the cultural heritage landscape. The relocation of the driveway will allow more trees to be conserved on the property. The driveway will be curved slightly at the south eastern edge of the existing heritage structure, as well as bollards installed near the existing bay window which will protect the house from vehicle damage.

The submitted elevations have also incorporated previous staff feedback to better reflect the Thornhill HCD Plan policies and guidelines.

The existing CHIA still retains merit in its research and assessment of the existing property and the existing additions and outbuilding. The footprint of the proposed breezeway and 2 storey addition is still an appropriate response. As a document that assesses the cultural heritage value of the property, the present condition of the property and the potential impacts of the proposed development, along with proposed conservation strategies, it satisfies the City of Vaughan's Terms of Reference.

Going forward, the applicant shall provide Stage 1 of a final Conservation Plan as a condition of final Site Plan approval. Stage 2 drawings and notes will be required as part of a final demolition permit and building permit. The Terms of Reference for this document is available on the City of Vaughan website.

Should you require any further information pertaining to the above do not hesitate to contact me at (905) 832-8585, ext. 8115 or katrina.guy@vaughan.ca as I will be working from home for the foreseeable future.

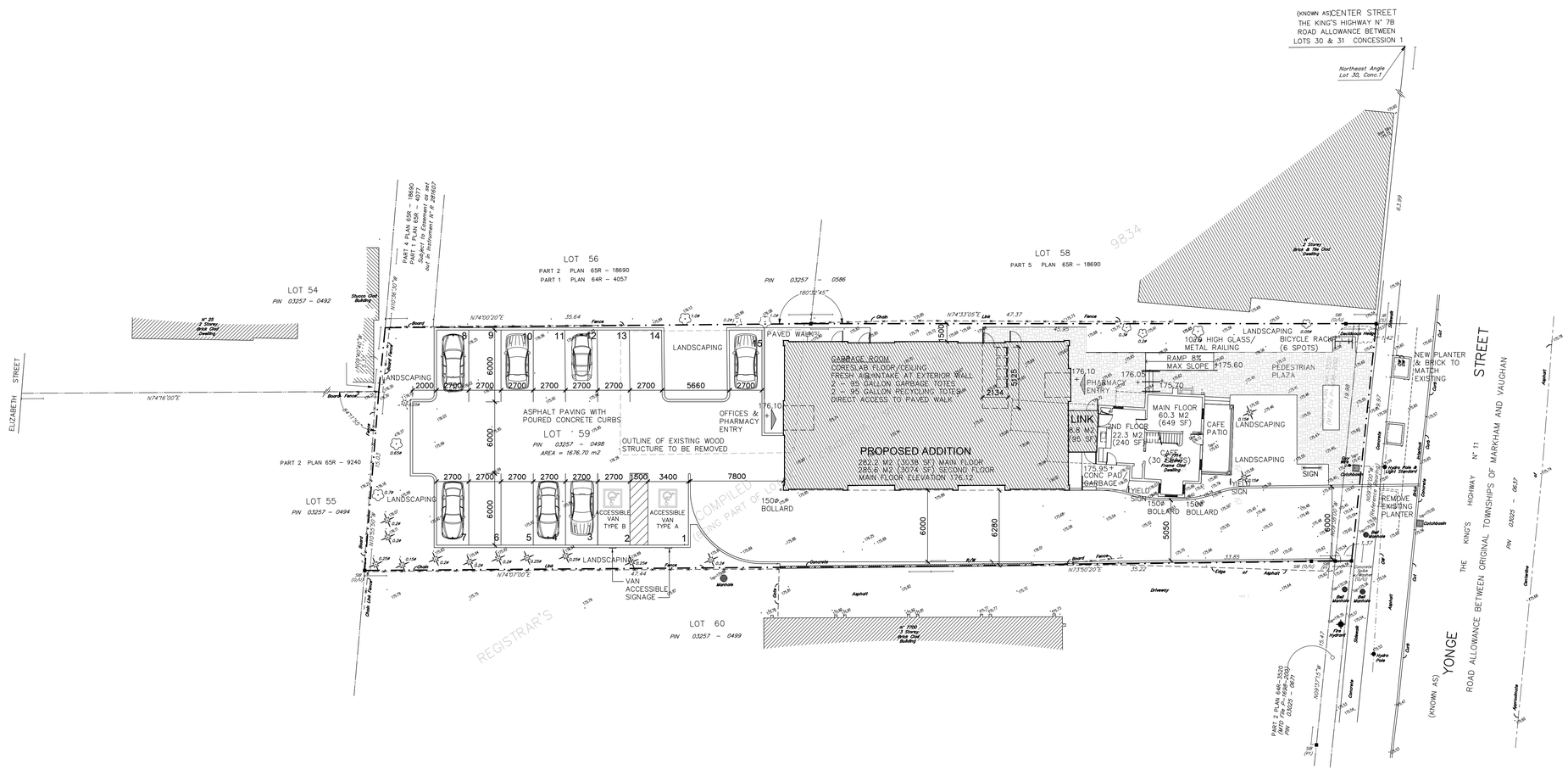
Sincerely,

Type text here

Katrina Guy
Cultural Heritage Coordinator

Tel: (905) 832-8585, Ext. 8115
E-mail: katrina.guy@vaughan.ca
Copy: Nick Borcescu/ Senior Heritage Planner/ nick.borcescu@vaughan.ca

ATTACHMENT 4



SITE STATISTICS

LOT AREA	1676.7 M2
SITE COVERAGE	
EXISTING BUILDING	60.3 M2
PROPOSED LINK	8.8 M2
PROPOSED ADDITION	291.8 M2
TOTAL	360.9 M2
	21.5%
FLOOR AREAS	
FIRST FLOOR EXISTING	60.3 M2
SECOND FLOOR RENOVATED	22.3 M2
LINK NEW	8.8 M2
FIRST FLOOR NEW	282.2 M2
SECOND FLOOR NEW	285.6 M2
TOTAL	659.2 M2
FLOOR SPACE INDEX	0.39
NEW BASEMENT	282.2 M2
BUILDING HEIGHT	8.1 M

PARKING CALCULATIONS

RETAIL (NEW MAIN FLOOR & LINK) 282.2 M2 + 8.8 M2 + (2 FLOORS EXISTING HOUSE) 60.3 + 22.3 M2 = 373.6 M2 /100 X 2.0 = 7.5 SPACES

MEDICAL (SECOND FLOOR)
285.6 M2 /100 X 2.5 = 7.2 SPACES

TOTAL PARKING REQUIRED
=14.7 OR 15 SPACES

PARKING PROVIDED 15 SPACES

CAFE AREA

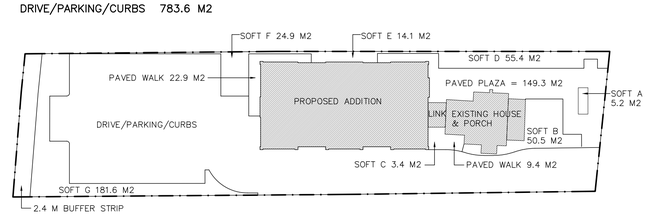
FIRST FLOOR EXISTING BUILDING	60.3 M2
FIRST FLOOR LINK	8.8 M2
SECOND FLOOR EXISTING BUILDING	22.3 M2
TOTAL CAFE AREA	91.4 M2

LANDSCAPING CALCULATIONS

2.4M LANDSCAPE BUFFER	49.0 M2
EXISTING HOUSE/PORCH	74.8 M2
LINK	8.8 M2
PROPOSED ADDITION	291.8 M2
DRIVE/PARKING/CURBS	783.6 M2

PLAZA/WALKS (FRONT & REAR) 181.6 M2 = 10.8% OF SITE

SOFT LANDSCAPING (SOFT AREAS A TO G) 378.1 M2 = 22.6% OF SITE



KEY PLAN
NTS

DRAWING NOTES

SITE PLAN AND GRADING TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT OF PART 1 PLAN OF LOT 59, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, BY R.G. MCKIBBON, ONTARIO LAND SURVEYOR, DATED 25 JULY 2011.

No	Date	Description	By
8	15 FEB/21	ISSUED FOR SPA	BA
7	09 DEC/20	ADDED YIELD SIGNS	BA
6	08 DEC/20	REISSUED FOR SPA	BA
5	11 APR/17	ISSUED FOR SPA	BA
4	17 FEB/17	ISSUED TO CONSULTANTS	BA
3	13 FEB/17	ISSUED FOR REVIEW	BA
2	10 FEB/17	ISSUED FOR REVIEW	BA
1	03 FEB/17	ISSUED FOR REVIEW	BA

REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN AWDE
LICENCE 2215

This drawing is not to be used for construction until signed by the Architect.

NORTH

Date JANUARY 2017
Drawn BA
Checked
Approved
CAD Version AUTOCAD 2016

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and ommissions to be reported immediately to the Architect. Variations and modifications to work shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's permission.

napa designgroup
47 Loweswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

Project:

7714 YONGE STREET

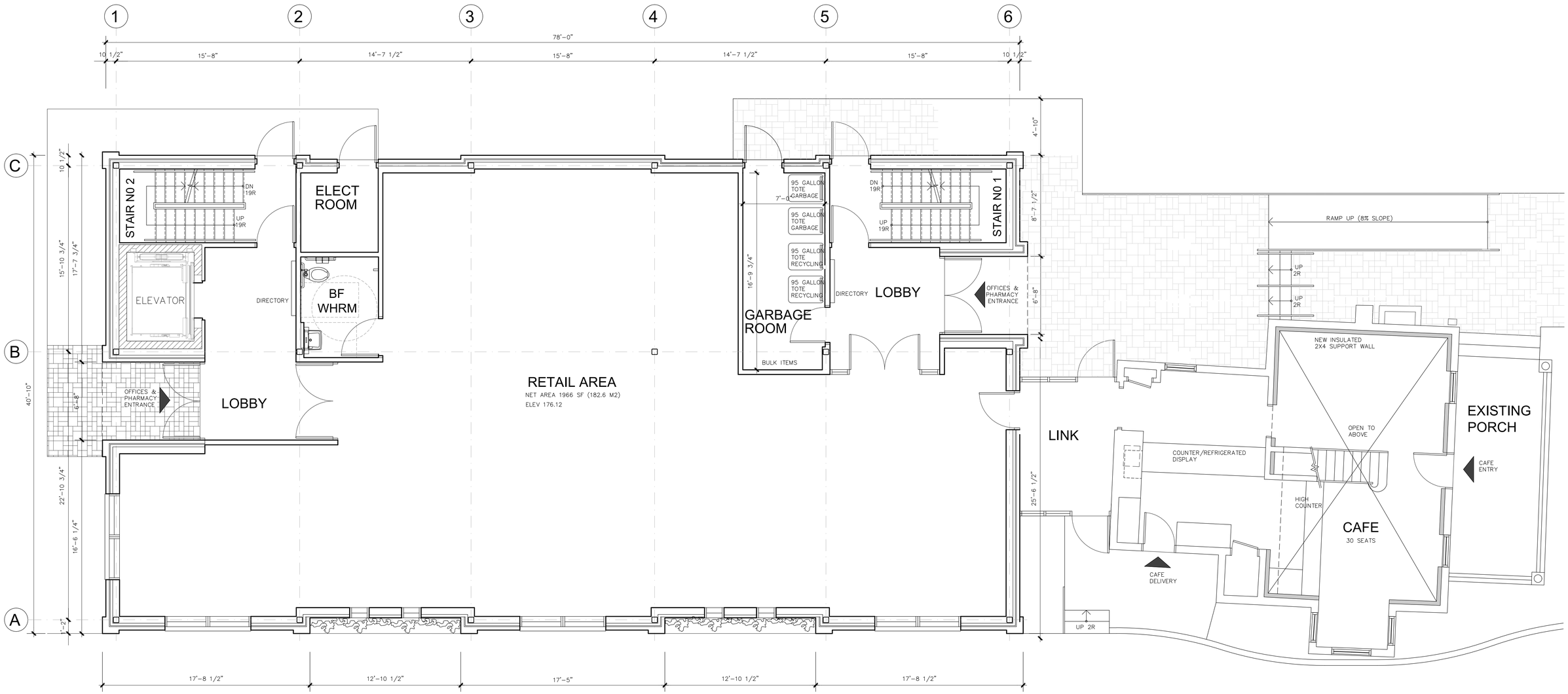
VAUGHAN ONTARIO

Drawing Name:

PRELIMINARY SITE PLAN

Scale 1:200	Revision No 8
Project No 16.17	Drawing No SK-1

ATTACHMENT 5



FIRST FLOOR PLAN
282.2 M2 (3038 SF) ADDITION
8.8 M2 (95 SF) LINK
60.3 M2 (649 SF) HERITAGE HOUSE

DRAWING NOTES

No	Date	Description	By
7	15 FEB/21	ISSUED FOR SPA	BA
6	08 DEC/20	ISSUED FOR SPA	BA
5	06 FEB/19	RAMP LOCATION REVISED	BA
4	02 MAY/18	ISSUED FOR REVIEW	BA
3	27 APR/18	ISSUED FOR REVIEW	BA
2	22 JAN/18	ISSUED FOR REVIEW	BA
1	19 OCT/17	ISSUED FOR REVIEW	BA

REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN AWDE
LICENCE
2215

NORTH

This drawing is not to be used for construction until signed by the Architect.

Date OCTOBER 2017
Drawn BA
Checked
Approved
CAD Version AUTOCAD 2018

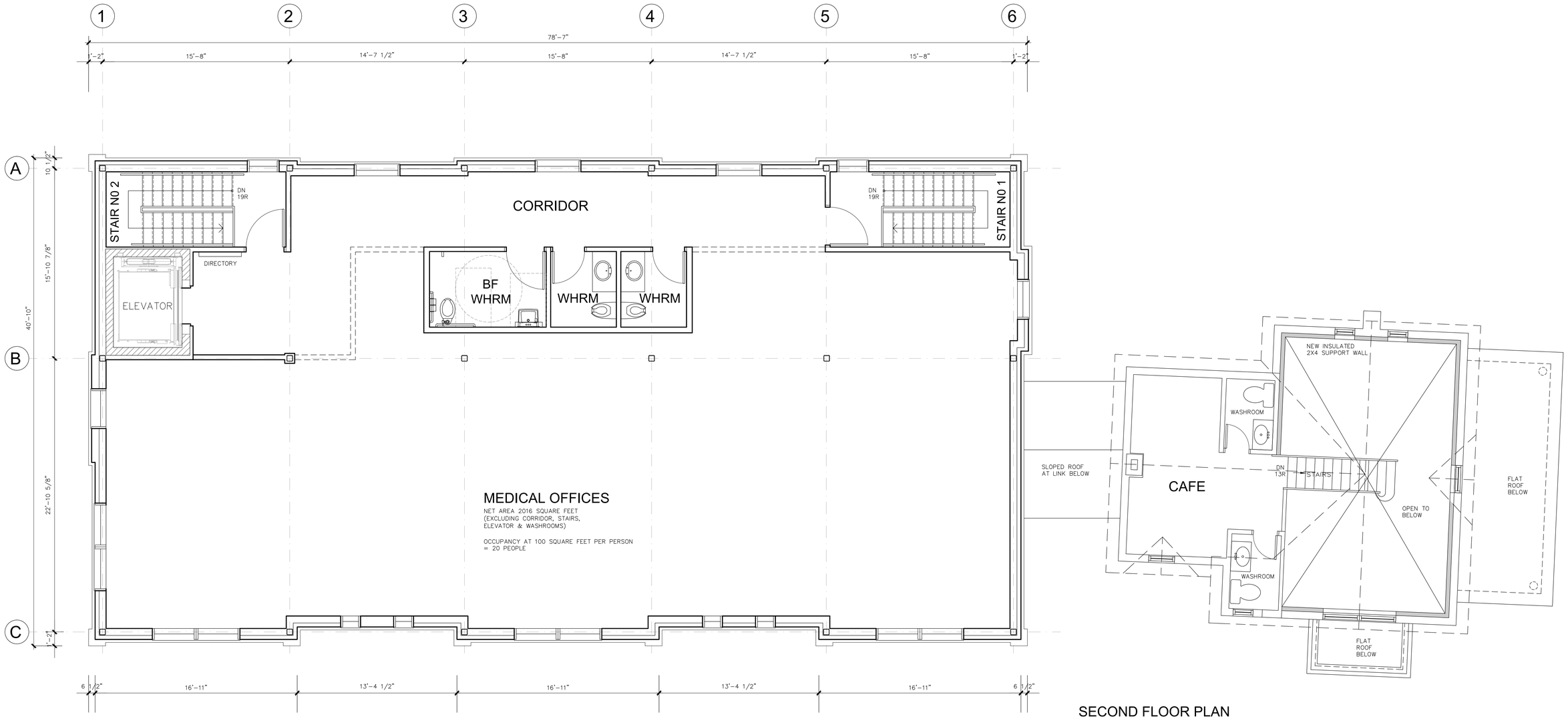
Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

napa designgroup
47 Loweswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

Project
7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name
PRELIMINARY
MAIN FLOOR PLAN

Scale 1/4" = 1'-0"
Revision No 7
Project No 16.17
Drawing No SK-2



SECOND FLOOR PLAN
285.6 M2 (3074 SF) ADDITION
22.3 M2 (240 SF) HERITAGE HOUSE

DRAWING NOTES

No	Date	Description	By
5	15 FEB/21	ISSUED FOR SPA	BA
4	08 DEC/20	ISSUED FOR SPA	BA
3	02 MAY/18	ISSUED FOR REVIEW	BA
2	22 JAN/18	ISSUED FOR REVIEW	BA
1	19 OCT/17	ISSUED FOR REVIEW	BA

REVISIONS

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and ommissions to be reported immediately to the Architect. Variations and modifications to work shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's permission.

ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN AWDE
LICENCE
2215

NORTH

This drawing is not to be used for construction until signed by the Architect.

Date OCTOBER 2017
Drawn BA
Checked
Approved
CAD Version AUTOCAD 2018

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

napa designgroup
47 Loweswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

Project
7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name
PRELIMINARY
2ND FLOOR PLAN

Scale 1/4" = 1'-0"
Revision No 5
Project No 16.17
Drawing No SK-3

ATTACHMENT 6

SOUTH ELEVATION

EXISTING HOUSE | NEW LINK | PROPOSED NEW BUILDING

NORTH ELEVATION

DRAWING NOTES

OPTION B

No	Date	Description	By
6	15 FEB/21	ISSUED FOR SPA	BA
5	12 FEB/21	ISSUED FOR REVIEW	BA
4	08 DEC/20	ISSUED FOR SPA	BA
3	02 MAY/18	ISSUED FOR REVIEW	BA
2	22 JAN/18	ISSUED FOR REVIEW	BA
1	19 OCT/17	ISSUED FOR REVIEW	BA

REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN AWDE
LICENCE 2215

This drawing is not to be used for construction until signed by the Architect.

— — — —

Date OCTOBER 2017
Drawn BA
Checked
Approved
CAD Version AUTOCAD 2018

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

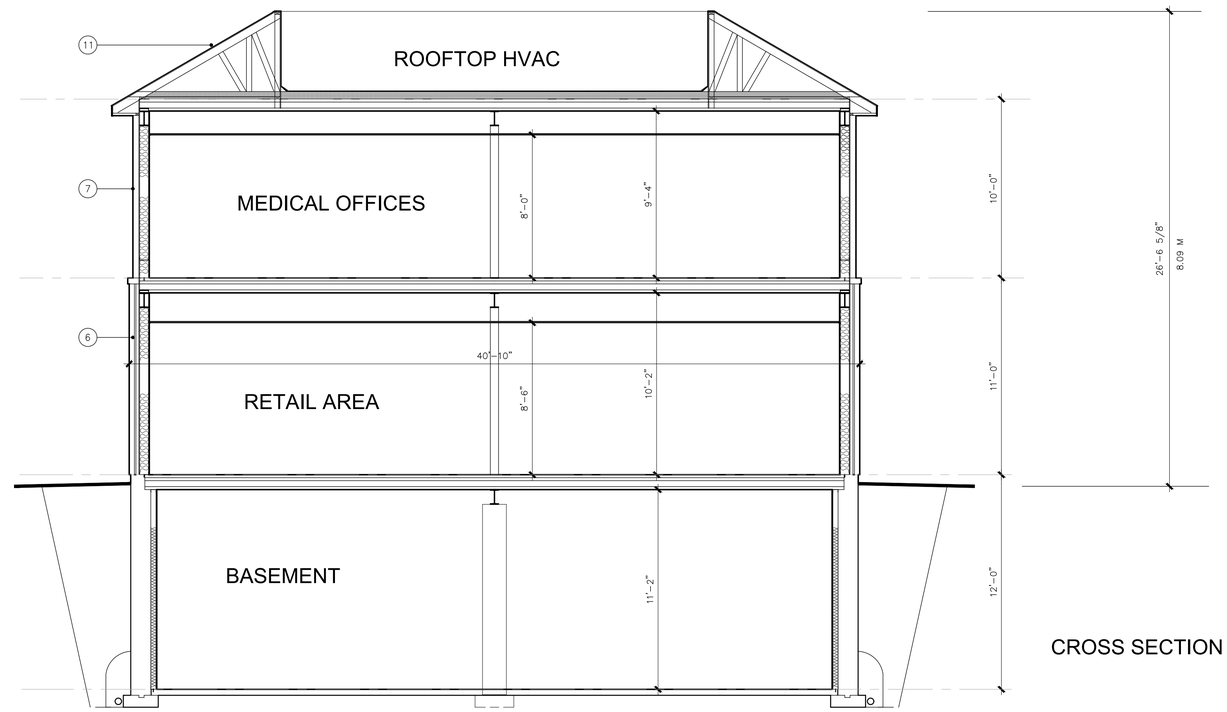
napa designgroup
47 Loweswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

Project
7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name
NORTH & SOUTH ELEVATIONS

Scale 1/4" = 1'-0"
Revision No 6
Project No 16.17
Drawing No SK-4

EAST ELEVATION



CROSS SECTION

WEST ELEVATION

MATERIALS

1. HISTORIC HOUSE SIDING
   EXISTING WOOD SIDING
   COLOUR: BENJAMIN MOORE ASHLEY GRAY HC 87
2. HOUSE NEW RAILINGS/BALUSTERS
   FAIRBANKS LUMBER – HANDRAILS #448, BOTTOM PLATE #246 & SQUARE SHAPE BALUSTERS
   COLOUR: BENJAMIN MOORE ASHLEY GRAY HC 87
3. HOUSE NEW PORCH FLOOR/CEILING
   FAIRBANKS LUMBER 1X4 KNOTTY PINE T&G FLOORING, 1X4 KNOTTY PINE T&G V–JOINT SIDING AT SOFFIT
   COLOUR: BENJAMIN MOORE ASHLEY GRAY HC 87
4. HOUSE POSTS CROWN MOULDING & BASEBOARDS
   COLOUR: BENJAMIN MOORE WHITE QC 117
5. HOUSE FRONT DOOR/SHUTTERS
   COLOUR: BENJAMIN MOORE RAPHAEL CC2
7. NEW BUILDING SIDING
   HORIZONTAL COMPOSITE SIDING COLOUR & SIZE TO MATCH EXISTING HOUSE SIDING
6. NEW BUILDING MASONRY
   RED ONTARIO CLAY BRICK TO MATCH HOUSE PIERS & CHIMNEY
8. NEW GLAZED WINDOWS
   CLEAR LOW E GLAZING IN WHITE THERMALLY–BROKEN FIBERGLASS FRAMES
9. GLAZED DOORS & SCREENS
   CLEAR LOW E GLAZING IN WHITE THERMALLY–BROKEN ALUM FRAMES
10. HM INSULATED DOOR & FRAMES
    PAINTED TO MATCH BENJAMIN MOORE RAPHAEL CC2
11. NEW ROOF SHINGLES
    ASPHALT SHINGLES – STYLE & COLOUR TO BE SYMPATHETIC TO EXISTING HOUSE SHINGLES
12. PHARMACY SIGN
    PHARMACY SIGN BACK PAINTED ON FAUX WINDOW & FRAME TO MATCH OTHER NEW WINDOWS (LETTERING TO BE CONSISTENT WITH FONT AT STREET SIGN)
13. NEW FAUX WINDOWS
    FAUX WINDOW & FRAME TO MATCH OTHER NEW WINDOWS

DRAWING NOTES

OPTION B

No	Date	Description	By
8	15 FEB/21	ISSUED FOR SPA	BA
7	12 FEB/21	ISSUED FOR REVIEW	BA
6	08 DEC/20	ISSUED FOR SPA	BA
5	10 MAR/20	REVISED ELEVATIONS	BA
4	06 FEB/19	RAMP LOCATION REVISED	BA
3	02 MAY/18	ISSUED FOR REVIEW	BA
2	22 JAN/18	ISSUED FOR REVIEW	BA
1	19 OCT/17	ISSUED FOR REVIEW	BA

REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN AWDE
LICENCE 2215

This drawing is not to be used for construction until signed by the Architect.

Date: OCTOBER 2017
Drawn: BA
Checked:
Approved:
CAD Version: AUTOCAD 2018

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

napa designgroup
47 Loweswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

Project: 7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name: EAST & WEST ELEVATIONS

Scale: 1/4" = 1'-0"
Revision No: 8
Project No: 16.17
Drawing No: SK-5

ATTACHMENT 7

VIEW FROM YONGE STREET NORTH

VIEW FROM REAR PARKING LOT

VIEW FROM YONGE STREET SOUTH

AERIAL VIEW

DRAWING NOTES

No	Date	Description	By
2	15 FEB/21	ISSUED FOR SPA	BA
1	08 DEC/20	ISSUED FOR SPA	BA

REVISIONS

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and ommissions to be reported immediately to the Architect. Variations and modifications to work shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's permission.

ONTARIO ASSOCIATION OF ARCHITECTS
BRIAN AWDE
LICENCE
2215

This drawing is not to be used for construction until signed by the Architect.

Date OCTOBER 2017
Drawn BA
Checked
Approved
CAD Version AUTOCAD 2018

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 226-5183 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

napa designgroup
47 Loweswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

Project
7714 YONGE STREET
VAUGHAN ONTARIO

Drawing Name
RENDERINGS

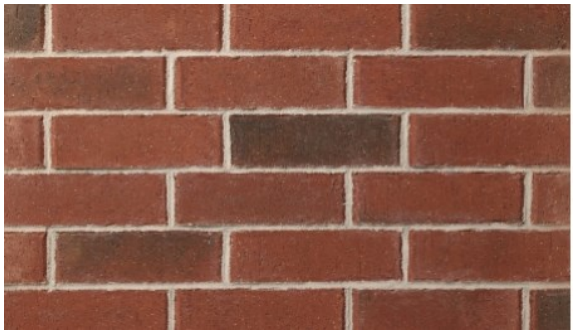
Scale N/A
Revision No 2
Project No 16.17
Drawing No SK-6

7714 Yonge Street - Rear Expansion Finishes List

Brick

Brampton Brick Old Chicago

Modular Size



Siding

Hardie Board Plank Lap Siding

Smooth Finish in Mindful Gray

With Antic White Window & Corner Trim, Fascias & Soffits

Roofing

IKO Asphalt Shingles

Heavy Duty

Driftwood

Windows & Entrance Doors

Fiberglass Double Glazed Units

White Finish

Stair Exit & Service Doors

Painted Hollow Metal

Benjamin Moore Raphael CC2

ATTACHMENT 8

ENVIRO TREE CARE
1048 Broadview Ave Unit 1008
Toronto, Ontario M4K 2B8
Phone: 647-393-8733 Fax: 905-707-8734
E-mail: envirotreecare@yahoo.ca
Website: www. envirotreecare.ca

Forestry, Private Tree Bylaw,
Parks and Recreation
City of Vaughan
2800 Rutherford Rd.
Vaughan, ON.
L4K 2N9

January 13, 2014

Introduction

This arborist report is written to supplement the Town of Vaughan Private Tree By-Law application for Development.

The property is located at 7714 Yonge Street, Thornhill.

This is a non-ravine application

Observations

The site was visited January 3, 2014. An inventory was completed and included all the trees on the site and within 6 meters of the site that were 20 cm and larger. Any city trees of any diameter would have also been included.

The following table lists species, diameter at breast height, tree protection zone, condition, ownership category, prescription for the tree, and any comments if applicable.

Andrew Wood-Gaines B.Sc. Forestry
Certified Arborist ON – 0226

Tree Inventory for Arborist Report for Development Application

7414 Yonge Street

#	Species	DBH cm	TPZ*m	Cdn	C*1	PN*2	Comments
1	Norway Maple	59	3.6	F	1	R	root crown decay
2	Norway Maple	43	3.0	F	1	P	stressed
3	White Cedar	21	2.4	F	1	P	
4	White Cedar	24	2.4	F	1	P	
5	White Cedar	22	2.4	F	1	P	
6	Sugar Maple	78	4.8	F	1	P	two codominant split to ground
7	Black Walnut	73	4.8	F	1	P	
8	Black Walnut	69	4.2	F	1	P	
9	White Spruce	21	2.4	F	1	P	
10	Black Locust	43	3.0	F	1	P	
11	Horse Chestnut	23	2.4	P	2	P	
12	Horse Chestnut	23	2.4	P	2	P	
13	Manitoba Maple	25	2.4	F	2	P	
14	Manitoba Maple	22	2.4	F	2	P	
15	Black Locust	23	2.4	F	2	P	
16	White Spruce	26	2.4	F	1	P	
17	Black Walnut	34	2.4	P	2	P	suppressed by larger trees
18	Black Walnut	104	6.6	P	2	P	Poor structure, open wounds
19	Black Walnut	79	4.8	P	2	P	Poor structure, open wounds
20	Manitoba Maple	57	3.6	P	1	R	severely topped, Hazard
21	Black Locust	36	2.4	F	2	P	
22	Norway Maple	29	2.4	F	1	P	
23	Manitoba Maple	74	4.8	F	1	P	ice storm damage
24	Norway Maple	56	3.6	F	2	P	
25	Sugar Maple	33	2.4	P	1	R	severely topped, hazardous
26	Sugar Maple	39	2.4	P	1	R	severely topped, hazardous
27	Black Walnut	43	3.0	F	1	P	
28	Black Walnut	53	3.6	F	1	P	
29	Black Walnut	57	3.6	F	1	P	

DBH cm **Diameter at Breast Height** = diameter in centimeters, 1.4 meters above grade

TPZ **Tree Protection Zone.** The radial distance from the side of the tree at the base.

C*1 = Categories

1. Trees with diameters of 30 cm or more, situated on private property on the subject site.
2. Trees with diameters of 30 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature

Protection, trees of all diameters situated within 10 meters of any construction activity.

5. City Trees on Road Allowance

PN*2 = Prescription

R = Remove tree

P = Preserve tree

I = Injury

Cdn = Condition

Good: Is in good condition and viable. May need arboriculture work

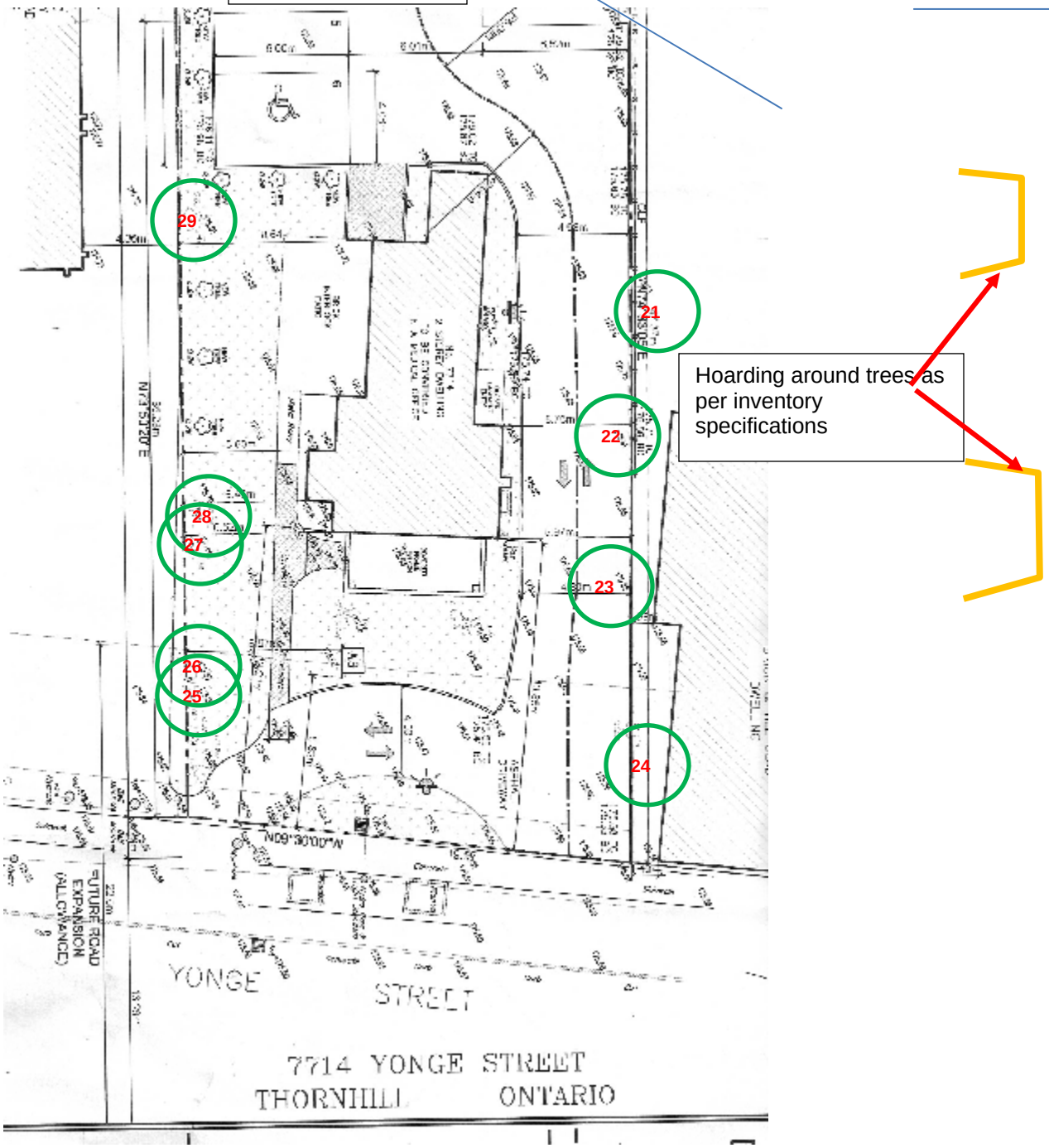
Fair: Condition is worsening , requires amelioration, consider expense

Poor: Is in bad shape and little chance of recovery, possible hazard

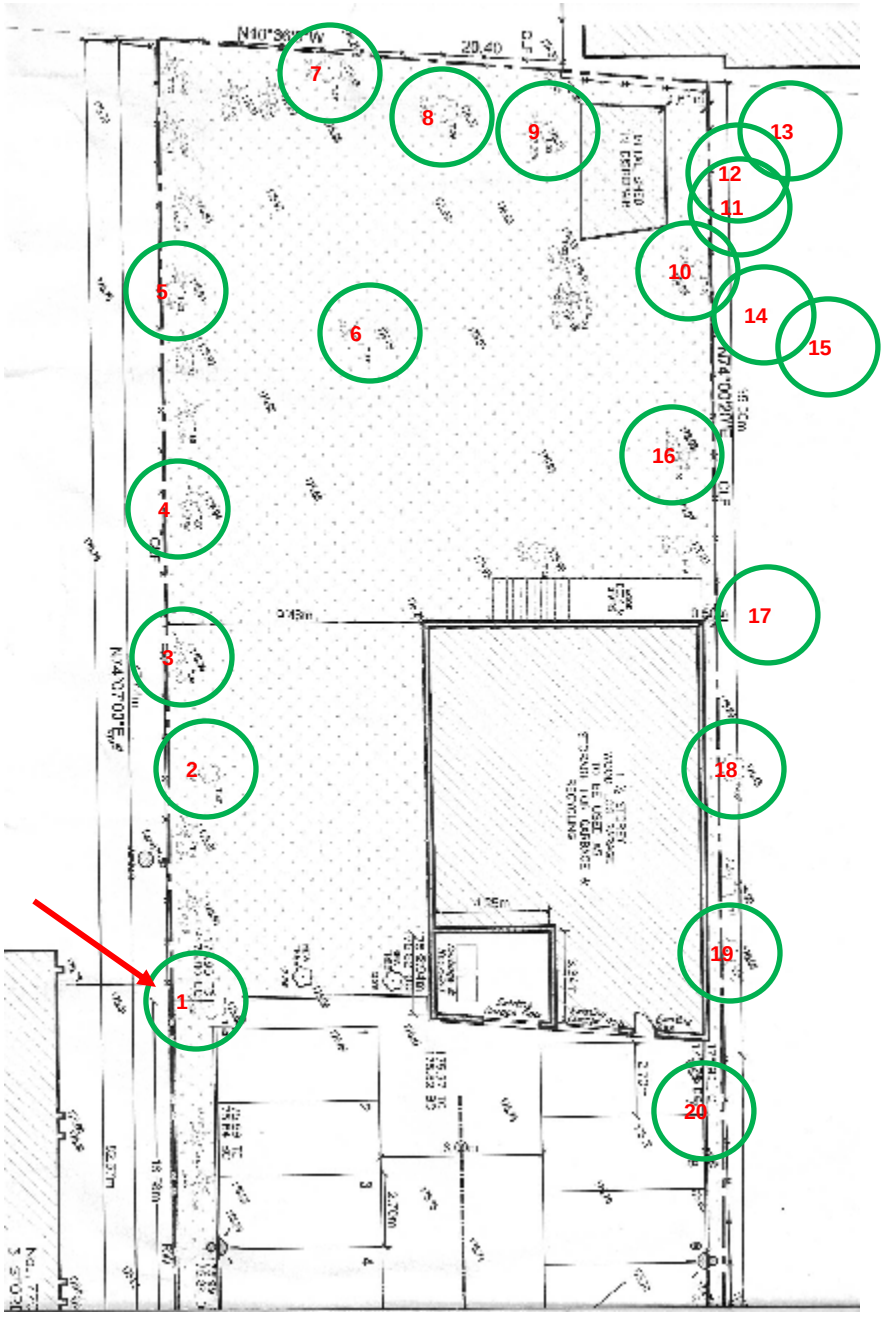
Dead: Remove if hazard, may have value as wildlife habitat.

Please Note: If trees in neighbour's yards are inaccessible, the diameters are estimated.

Site Plan part 1
(Front half)



Site Plan Part 2
(back half)



Tree #1 is a Norway Maple. It will require a 3.6 m Tree protection zone. This will reduce the number of parking spaces.

Part 1

Scope of Work

The proposal is to enlarge the parking lot behind the main structure. This may involve the removal of one tree. The work on the main building will not require further excavations and the outside work will be cosmetic. The footprint will remain the same. There will be no new excavations for hydro, telephone, cable, and water.

Discussion and Tree Protection

General Tree Protection: Tree protection is necessary to protect the critical tree root zone from compaction by equipment, storage of supplies, and to prevent damage to trunk caused by equipment, and piling up supplies against the trunk.

Protection can be provided by a number of materials. Typically hoarding is constructed of two by four lumber sheathed with half inch plywood or similar material with a minimum height of 1.2 meters. This minimum protection provides a rigid support to restrict movement of vehicles and pedestrians and the storage of supplies and excavation material in the tree protection area.

The modular metal fencing provides extra protection and visibility for pedestrian and vehicular traffic. The metal screen is supported by flat shoe bar that sit on the ground. This is ideal where the ground cannot be disturbed. It is a requirement that each section of the fencing be anchored to the ground with wooden stakes.

Frost fencing is used also where visibility for drivers and pedestrians is important. A top rail of 2 by 4 lumber or equivalent is necessary to provide support.

The Tree Protection Zone (TPZ), for each tree is indicated in the inventory table.

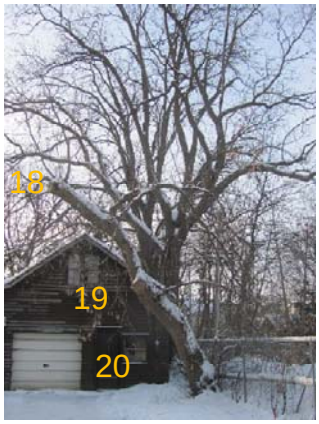
If the entire TPZ cannot be protected by vertical hoarding, ground hoarding can be used. The type of ground protection depends on the purpose for the access. Large equipment will require substantial ground protection techniques. This includes Geotextile materials, steel plates, Mudd Matts, plywood and other similar materials.

Hard surfaces, i.e., driveways, sidewalks, patios, etc., that are already present can be used as ground protection providing there is a good and adequate foundation.

On this site

Tree numbered one has a diameter of 59cm lost a few branches in the ice storm. The root crown has a large area of exposed decay. The tree cannot be adequately protected with the extension of the proposed parking lot. It is recommended that the tree be removed unless the required TPZ can be totally protected.

The remainder of the trees that are in can be sufficiently protected.



Tree number 25 and 26 are not in good shape. Their removal would be prudent.

Discussion

Although the request for the removal has been initiated by the proposed parking lot construction, it would be prudent to remove those recommended in any event.

There are a number of trees that are proposed to be planted on the site at the completion of the parking lot. We will provide a replanting plan once the Town has decided how many trees will be required.

Conclusion

Based on the above observations, this is not an unreasonable request considering the present location, species of tree, and the landscape plan that is proposed.

The replacement with large growing native species will contribute to the urban forest growing into the future.

Alexander Planning Inc.
Land Use Planning

63 Gunning Crescent
Tottenham, ON L0G 1M0
905-716-7430
deborah@alexanderplanning.ca

February 12, 2021

Nick Borcescu
Senior Heritage Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via e-mail: Nick.Borcescu@vaughan.ca

Dear Mr. Borcescu:

Re: 7714 Yonge Street, Summary of Update to Plans
Site Development Approval Application DA.14.009

Alexander Planning Inc. represents 2298118 Ontario Inc. with regard to planning matters associated with their property located at 7714 Yonge Street, which contains the W.D. Stark House. In response to a request from staff, Alexander Planning is pleased to submit this summary of modifications to the proposed development which have been made subsequent to the Cultural Heritage Impact Assessment (CHIA) prepared by Golder Associates in February 2019. This summary also includes an overview of the intent of the changes in order to assist Heritage staff in their review of this proposed development.

The February 2019 CHIA was prepared by Golder in support of a proposal to redevelop the W.D. Stark House as a café with a future retail and medical building connected to the rear of the existing heritage structure. To facilitate the redevelopment, the removal of portions of the house and the complete removal of the outbuilding were proposed. The report examined the existing structures on the property and identified future conservation actions, concluding that the main house was of cultural heritage value or interest as a representative example of a mid-19th century Gothic Revival Style house; and that the outbuilding was not a heritage attribute of the property.

The CHIA also concluded that the conservation or mitigation measures recommended in the report would not result in adverse impacts to the property's identified heritage attributes nor to the cultural heritage attributes of the Thornhill HCD. The report recommended that the shed wing and west wing extension of the W.D. Start House be preserved by record through written notes, measured drawings and photographic records prior to partial demolition. In addition, an interpretive panel or display within the new development was to be installed to outline the history of the W.D. Stark House and its architecture.

The CHIA was prepared and its findings used to inform the creation of plans which depict the retention of the original house, its porch, bay window and original west wing; and the removal of the shed wing and west wing extension of the house and the outbuilding. The house is intended to be renovated to provide for the creation of a café with an historic theme. New construction on the site includes a two storey medical office and pharmacy located to the rear and linked to the main house through a glass breezeway intended to clearly separate the heritage portion of the building from the new construction. The site plan also features a large landscaped pedestrian

plaza which will include seating areas and provide a gathering place for the public. All parking is located to the rear and is to be accessed by a two-way driveway located beside the house.

The site plan which is included in the CHIA depicts the retention of the existing driveway along the north side of the house to access a rear parking area. The existing driveway has a width of less than three metres as it passes the chimney on the north side of the house, and would have been required to be widened to accommodate two way traffic. Widening of the driveway would result in the removal of significant trees along the north property line. In response to comments from staff and issues related to tree removals on the north property line, the plans were subsequently "flipped" to relocate the driveway to the south side of the house, where existing setbacks allow for a minimum driveway width of 5 metres where the driveway passes the bay window. The plans have also been revised to depict a pair of bollards placed to protect the bay window from passing vehicles.

In terms of material change to the plans from those depicted in the 2019 CHIA to the plans proposed today, only the new construction is impacted. The house and breezeway link remain exactly as depicted in the 2019 plans. The driveway is moved from its current location along the north side of the house to its proposed location along the south side of the house, adjacent to the Bell driveway. Corresponding relocation of the two storey addition from the south to the north is also shown and minor changes to the proposed elevations of the new addition as proposed by staff are also included. The glass breezeway link and house remain completely unchanged between the two versions and the only changes are to the new construction and the driveway location. As such, we are confident that the findings of the 2019 CHIA remain unchanged.

We trust this is the information you require and will assist the City in its review of the proposed development. Should you have any questions, or require anything further, please do not hesitate to contact the undersigned at (905) 716-7430.

Yours sincerely,
Alexander Planning Inc.

DRAFT

Deborah Alexander, MES, MCIP, RPP
Principal, Alexander Planning Inc.

C: Mr. Roman Vorotynskiy