

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE
ADDENDUM AGENDA**

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

Wednesday, December 5, 2018

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
5. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)	
<u>Addendum Listing</u>	
9. <i>SPECIAL COUNCIL (CLOSED SESSION) EDUCATION TRAINING SESSION – FEBRUARY 7 & 8, 2019</i> Report of the Deputy City Manager, Corporate Services with respect to the above.	2
10. <i>NEW CONSTRUCTION – SINGLE DETACHED DWELLING, 77 CLARENCE STREET, WOODBRIDGE HERITAGE CONSERVATION DISTRICT</i> Report of the Deputy City Manager, Corporate Services with respect to the above.	5
11. <i>RE-AFFIRMATION OF REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN CENTRE</i> Resolution of Mayor Maurizio Bevilacqua with respect to the above.	110

Item:



Committee of the Whole Report

DATE: Wednesday, December 05, 2018

WARD(S): ALL

**TITLE: SPECIAL COUNCIL (CLOSED SESSION) EDUCATION
TRAINING SESSION – FEBRUARY 7 & 8, 2019**

FROM:

Nick Spensieri, Deputy City Manager, Corporate Services

ACTION: DECISION

Purpose

To pass a resolution to facilitate a Closed Session meeting for the purposes of a Council education training session.

Report Highlights

- This report requests that a Closed Session resolution be passed to facilitate a Council education training session to be held on February 7 and 8, 2019.
- The education training session will be held at the Novotel Hotel, 200 Bass Pro Mills Drive, Vaughan, on the topics noted.

Recommendations

1. That Council resolve into Closed Session on February 7 and 8, 2019, at the Novotel Hotel, 200 Bass Pro Mills Drive, Vaughan, for the purpose of an education and training session on the following topics:
 - a) Council Orientation
 - b) Regulatory Legislative Update
 - c) Policy Modernization Update
 - d) Strategic Plan

Background

This report serves as the Closed Session resolution required under section 239(4) of the *Municipal Act, 2001*.

Education and training on topics that fall within the jurisdiction of municipal corporations in Ontario supports Council's ability to conduct its business in a manner which is both pragmatic and effective.

Previous Reports/Authority

Not applicable.

Analysis and Options

In accordance with section 239(3.1) of the *Municipal Act, 2001*, as amended, a meeting may be closed to the public when it is being conducted for the purpose of education and training of the Members. The Special Council (Closed Session) Education Training Session is being conducted for Members of Council and corporate management and will include the following education and training topics:

- a) Council Orientation
- b) Regulatory Legislative Update
- c) Policy Modernization Update
- d) Strategic Plan

An agenda containing further details will be provided to Members of Council prior to the education session.

Financial Impact

The incidental expenses for conducting the education and training session, including venue and refreshments, will be funded from the Council Corporate Budget. Sessional expenses, such as fees for invited speakers, will be funded by the Office of the City Manager.

Broader Regional Impacts/Considerations

There are no regional impacts.

Conclusion

To continue to build a culture of excellence in governance at the City of Vaughan requires a shared effort between Members of Council and staff. The education and training session will assist Members of Council in enhancing their understanding of these tools for good governance.

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

Attachments

None

Prepared by

Rose Magnifico
Acting Deputy City Clerk
Extension 8030

Item:



Committee of the Whole Report

DATE: Wednesday, December 05, 2018

WARD(S): 2

**TITLE: NEW CONSTRUCTION – SINGLE DETACHED DWELLING, 77
CLARENCE STREET, WOODBRIDGE HERITAGE
CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Corporate Services

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan meeting of November 21, 2018, regarding the proposed construction of a detached dwelling located at 77 Clarence Street, a property located in the Woodbridge Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a new detached dwelling to be located at 77 Clarence Street.
- The proposal is consistent with the relevant policies of the Woodbridge Heritage Conservation District Plan ("WHCD Plan").
- Heritage Vaughan review and Council approval is required under the Ontario Heritage Act ("OHA").
- Staff are recommending approval of the proposal as it conforms with the WHCD Plan.

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of November 21, 2018 (Item 1, Report No. 7), for Council's consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 21, 2018, be approved.

Background

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated November 21, 2018:

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed demolition of the detached dwelling at 77 Clarence Street.
2. THAT Heritage Vaughan Committee recommend approval to Council, subject to final approval of the Site Development File DA.17.057 under the Planning Act, for the proposed new construction (detached dwelling) at 77 Clarence Street under Section 42 of Ontario Heritage Act, subject to following conditions:
 - a) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

The subject property is municipally known as 77 Clarence Street and is located on the north-east corner of Clarence Street and Park Drive, as shown in Attachment #1.

The submitted Cultural Heritage Impact Assessment has determined the existing 1925 workman's cottage has lost its contributing status

The subject property currently contains a contributing 1925 workman's small cottage (Attachment #3) that is proposed for demolition. The applicant has submitted a Cultural Heritage Impact Assessment ("CHIA") that determined that the building has been altered over time. The front porch was enclosed and amalgamated into the house, new larger windows were installed, and numerous rear additions were added. As an original workman's cottage, it once contributed to the context of the area. The CHIA concluded

that the effect of the extensive unsympathetic modifications means that it is no longer representative of the time and style it was built, and therefore no longer fulfills this contributing role in the Woodbridge Heritage Conservation District. The CHIA also concludes that reverting the heavily modified building back to its original form is not feasible since there is not enough of the original building left to restore.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing to demolish the existing dwelling and build a new two-storey brick dwelling.

The applicant is proposing to demolish the existing detached house on the subject property and construct a new detached dwelling with the proposed dwelling will be two-storeys in height (9.15 m) and include the main entry from Clarence Street with a secondary entry from Park Drive. The site plan also includes a three-car garage accessed from the driveway at the east end of the subject property from Park Drive. The proposed dwelling is inspired by the Georgian style through the inclusion of symmetrical elevations, hipped roof, brick material and stone trim details.

A Minor Variance is required for the proposal to conform to the WHCD Plan

The applicant has submitted a Minor Variance application (A180/18) for the proposed garage. The Building Standards Department has confirmed that the following minor variance is required to Zoning By-law 1-88:

1. To permit a front yard setback of 0.95m from Clarence Street, whereas the minimum front yard setback requirement is 4.5m.

Cultural Heritage staff can support the above variance, as this requirement was requested by Cultural Heritage staff to conform to Section 64.1.6 of the WHCD Plan which requires a 0 – 2 m front yard setback for the east side of Clarence Street.

The proposed new construction is consistent with the following relevant sections of the WHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.

Height, Massing & Scale

Section 6.1.5.4 – Clarence Street and Park Drive – Guidelines

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

The proposed building height as shown on the submitted elevations (Attachment #4) is 9.15 m from the average finished grade to the top of the flat roof. The proposed building height is under the maximum of 11 m and will be two storeys. This height is supportive of the character of Clarence Street and Park Drive, which contains a range in building heights from 1.5 - 2 storeys. The proposed building height is satisfactory to Cultural Heritage staff. This method of measurement for the building height is consistent with Guideline #3 of Section 6.4.2.1 of the WHCD Plan.

Materials

Section 6.2.8 – Appropriate Materials – Guidelines

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

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

Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style.

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

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

The proposed building materials (Attachment #9) utilizing red brick, natural stone foundation, wood railings and asphalt shingles are appropriate and consistent with the above WHCD Plan policies. The windows and doors will be a vinyl material to replicate the look of wood.

Architectural Style

Section 6.3.3 Architectural Guidelines – Proportions of Parts

“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit”.

- Cultural Heritage staff are satisfied that the proportions of the proposed design fit within the immediate context of 1.5 - 2 storey dwellings. The

massing of the building is consistent with adjacent dwellings, as depicted in the submitted streetscape renderings (Attachment #5).

“For new buildings in the Woodbridge Heritage Conservation District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”

- The proposed building is contemporary in style with traditional detailing that references traditional building attributes such as the arched window, window pane configuration and wood paneled doors with sidelights.

Street wall Setbacks

Section 6.4.1.1. – Woodbridge HCD Plan (General) – Guidelines

“4. Except where noted, new buildings must follow the City of Vaughan Zoning By-law in regard to side yards, back yards, interior yards and exterior yards”.

The Building Standards Department has confirmed that the proposal follows the City of Vaughan Zoning By-law 1-88 in regard to side yards, back yards, interior yards and exterior yards.

Street Wall Height and Scale

Section 6.4.2.1 – Woodbridge HCD Plan (General) – Guidelines

“1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m)”.

- As previously stated above, the proposed building height is below the required maximum height and is therefore satisfactory to Cultural Heritage staff.

Landscaping

Section 6.6.3 – Tree Canopy and Vegetation – Guidelines

“3. Trees on public and private property, having a tree diameter of twenty (20) centimeters or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.”

An Arborist Report and Tree Protection Plan (Attachments #6 and #7) were submitted in support of the proposal. The proposal will remove 4 trees for the development and will replant 5 trees.

Timeline

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on November 5, 2018, and must be deliberated upon by February 3, 2019, to meet the 90-day timeline.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the Application to permit a detached dwelling on the property municipally known as 77 Clarence Street and is satisfied that the proposed detached dwelling is consistent with the WHCD Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

For more information, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Architectural Drawings, Noor and Associates, September 8, 2018
5. Streetscape Rendering, Noor and Associates
6. Arborist Report, Tree Doctor's Inc., July 5, 2017
7. Tree Protection Plan, Noor and Associates, March 8, 2017
8. Cultural Heritage Impact Assessment, Joan Burt Architect, June 2018
9. Proposed Material Details, Noor and Associates

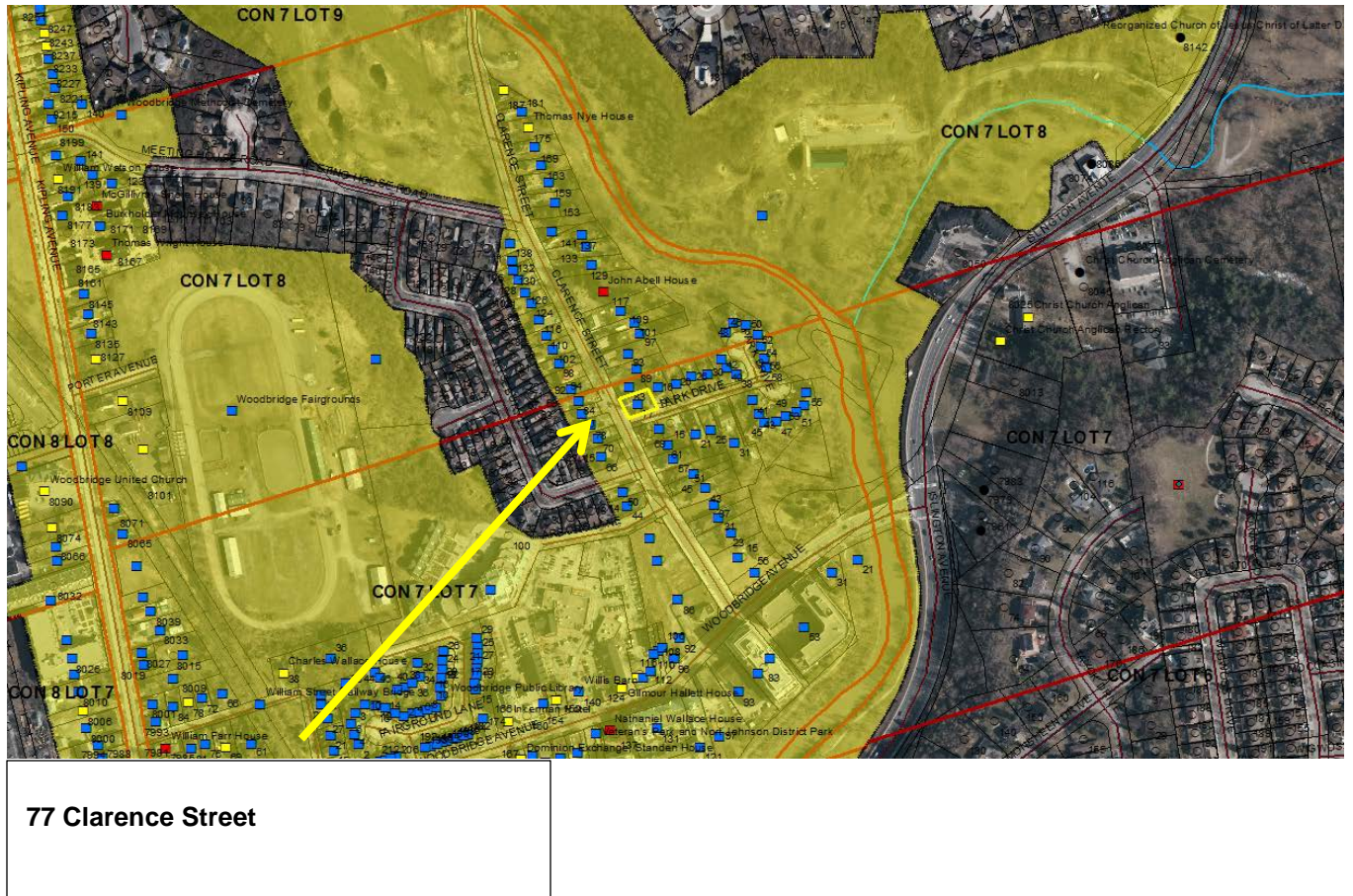
Prepared by

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

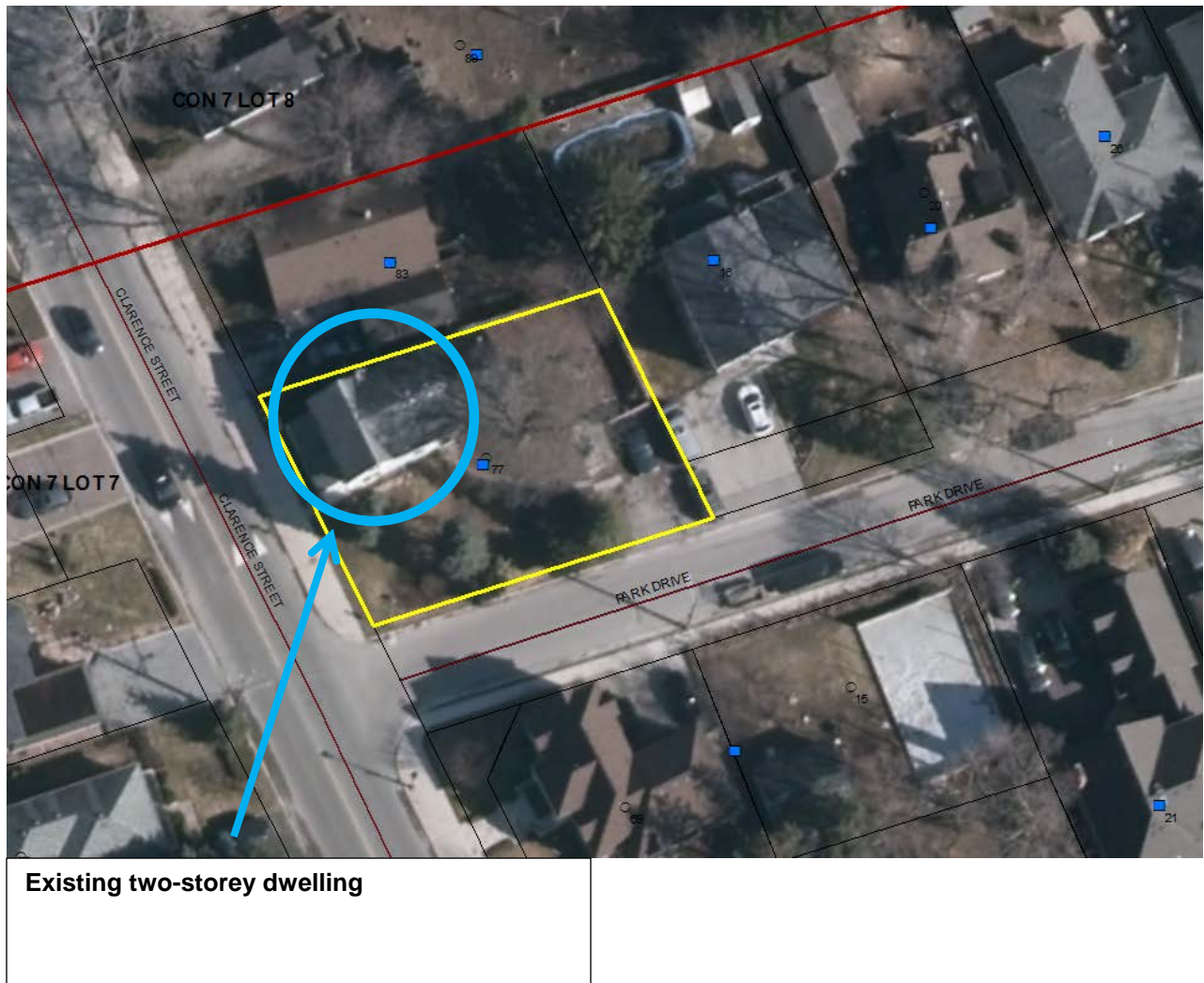
Shahrzad Davoudi-Strike, Senior Urban Designer, ext. 8653

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

Location Map



Subject Property





Front view of 77 Clarence Street



Front Entrance of 77 Clarence Street



Side View (Park Drive) of 77 Clarence Street



Corner of Clarence Street and Park Drive



View of Park Drive



GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent.

NO.	REVISION	DATE
1		APPROV.
2		

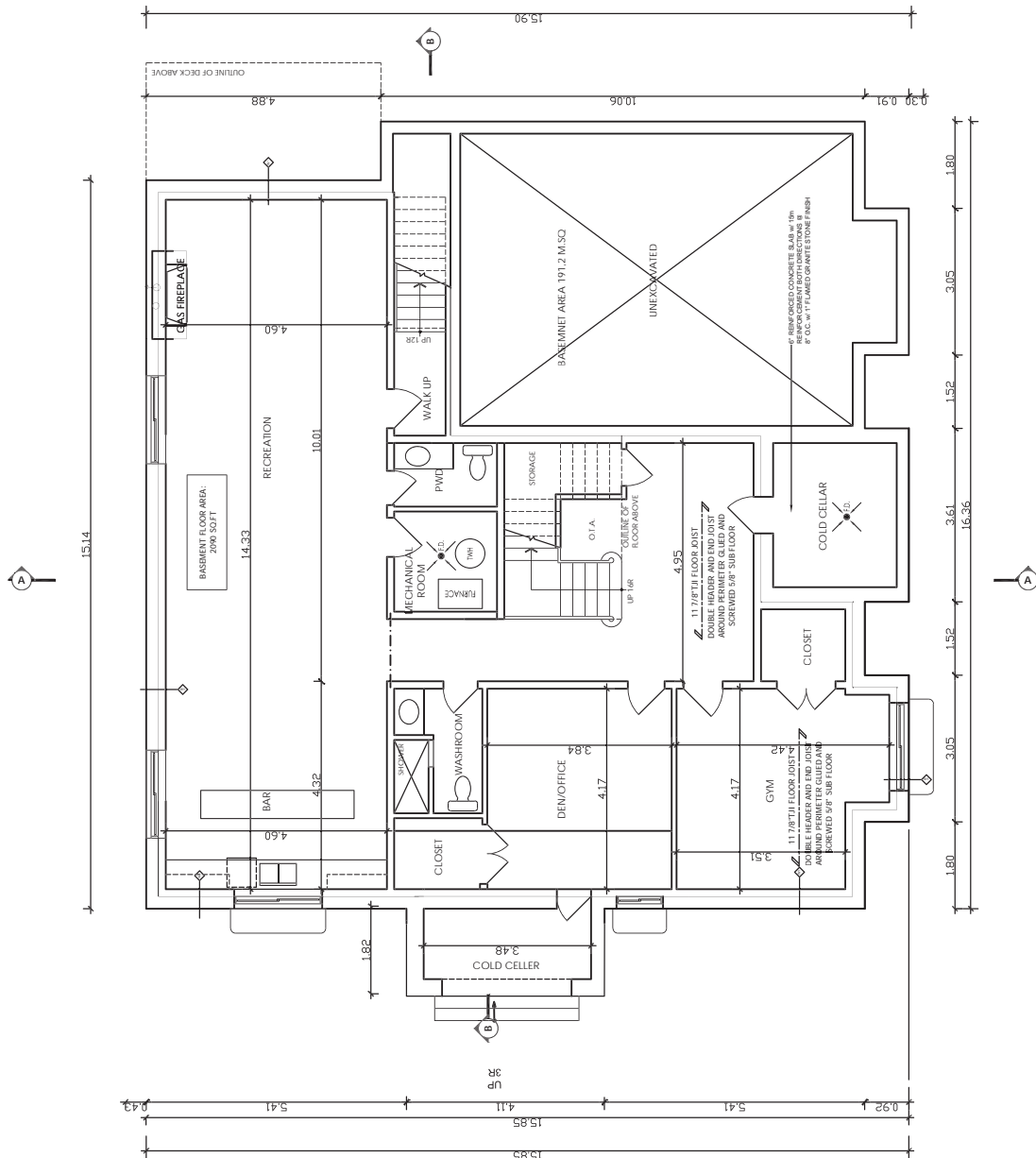
PROJECT NAME:

77 Clarence Street,
Vaughan Ontario

SEAL:	SEAL:
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SHEET NAME:
Basement Plan

CHECKED BY:	N. NoorZod
DRAWN BY:	MZ
DATE:	2018-06-27
REVISION:	
SHEET NO.:	A01
SCALE:	1/8"=1'-0"



BASEMENT PLAN



GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent.

NO.	REVISION	DATE
1	-	APPROV.
2	-	-

PROJECT NAME:

77 Clarence Street,
Vaughan Ontario

SEAL:

SHEET NAME:
Second Floor Plan

CHECKED BY:

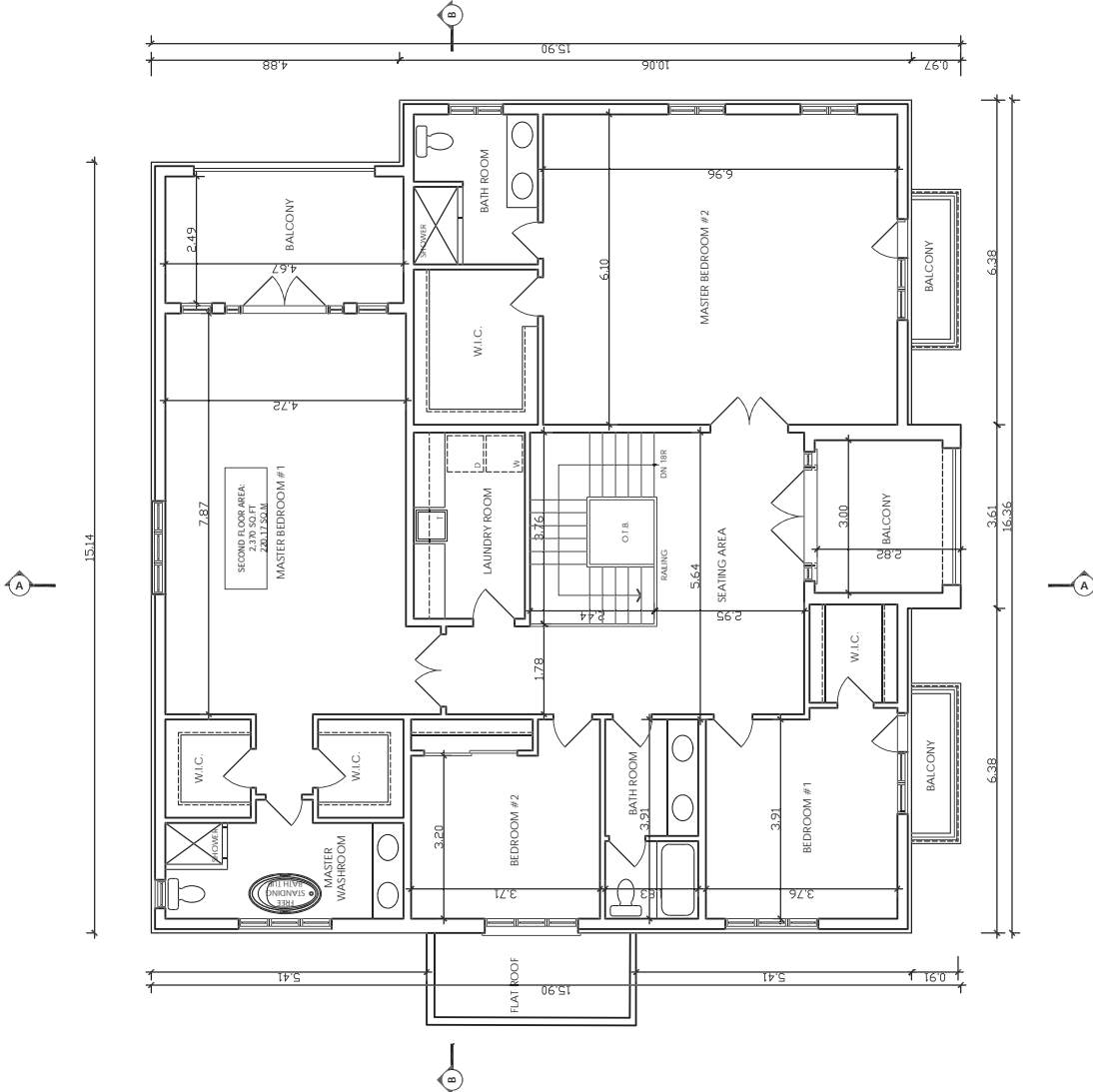
MZ

DATE: 2018-06-27

REVISION:

A03

SCALE: 1/8"=1'-0"



GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all work and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent.

NO.	REVISION	DATE	APPROV.
1		-	-
2		-	-

PROJECT NAME:

77 Clarence Street,
Vaughan Ontario

SEAL:	SEAL:
-------	-------

SHEET NAME:
Front Elevation (South)

CHECKED BY:	DATE:	SHEET NO.:
MZ	2018-06-27	A04
DRAWN BY:	REVISION:	SCALE: 1/8"=1'-0"
N. Noorzad		



SOUTH ELEVATION

GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent.

NO.	REVISION	DATE
1		APPROV.
2		

PROJECT NAME:

77 Clarence Street,
Vaughan Ontario

SEAL:

SHEET NAME:
Right Side Elevation(EAST)

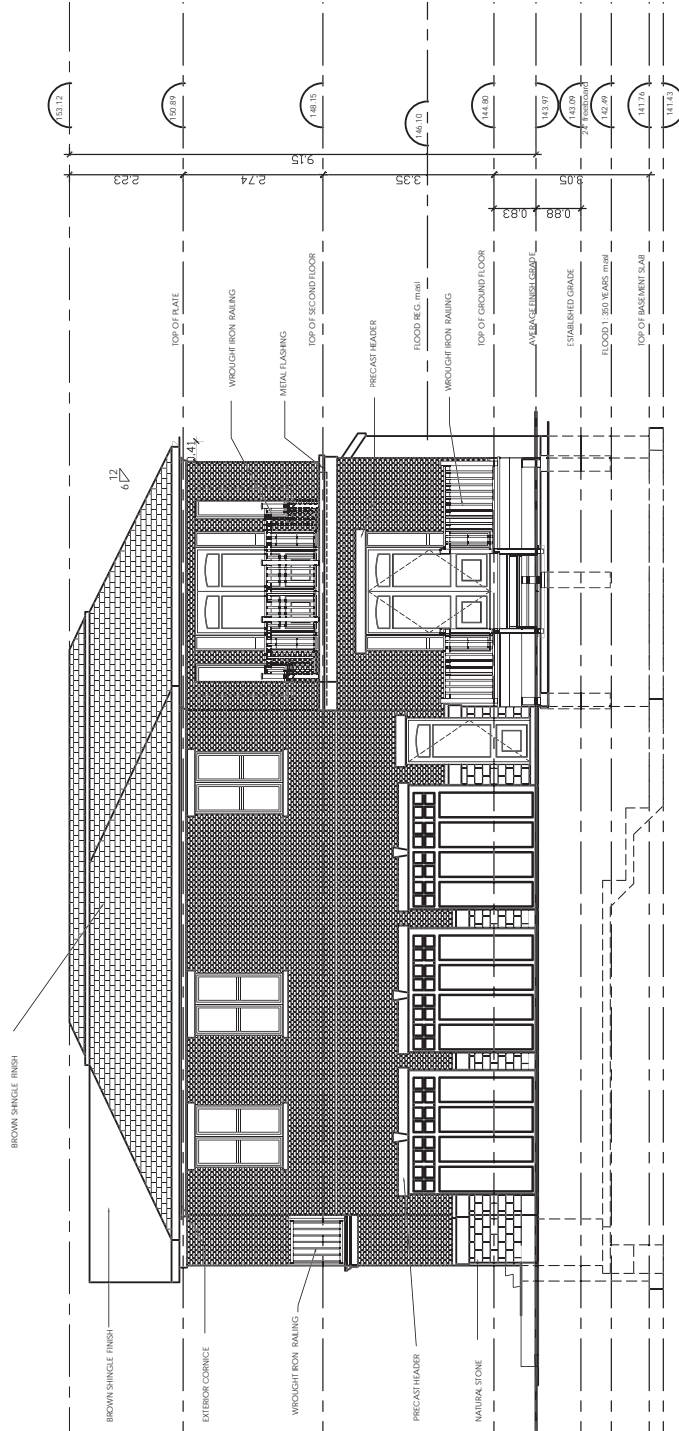
CHECKED BY:
M/Z

DATE: 2018-06-27

REVISION:

A06

SCALE: 1/8"=1'-0"



THE EXISTING HOUSE DOES NOT HAVE A GARAGE. THEREFORE THE GARAGE IS HIDDEN AND NOT VISIBLE FROM STREET.
DIMENSIONS ARE TO MATCH THE EXISTING HOUSE.
AND TO MATCH THE EXISTING HOUSE.
NATURAL STONE TO ENHANCE THE HERITAGE APPEARANCE AT WINDOW BASE LEVEL.

EAST ELEVATION

GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent.

NO.	REVISION	DATE APPROV.
1	-	-
2	-	-

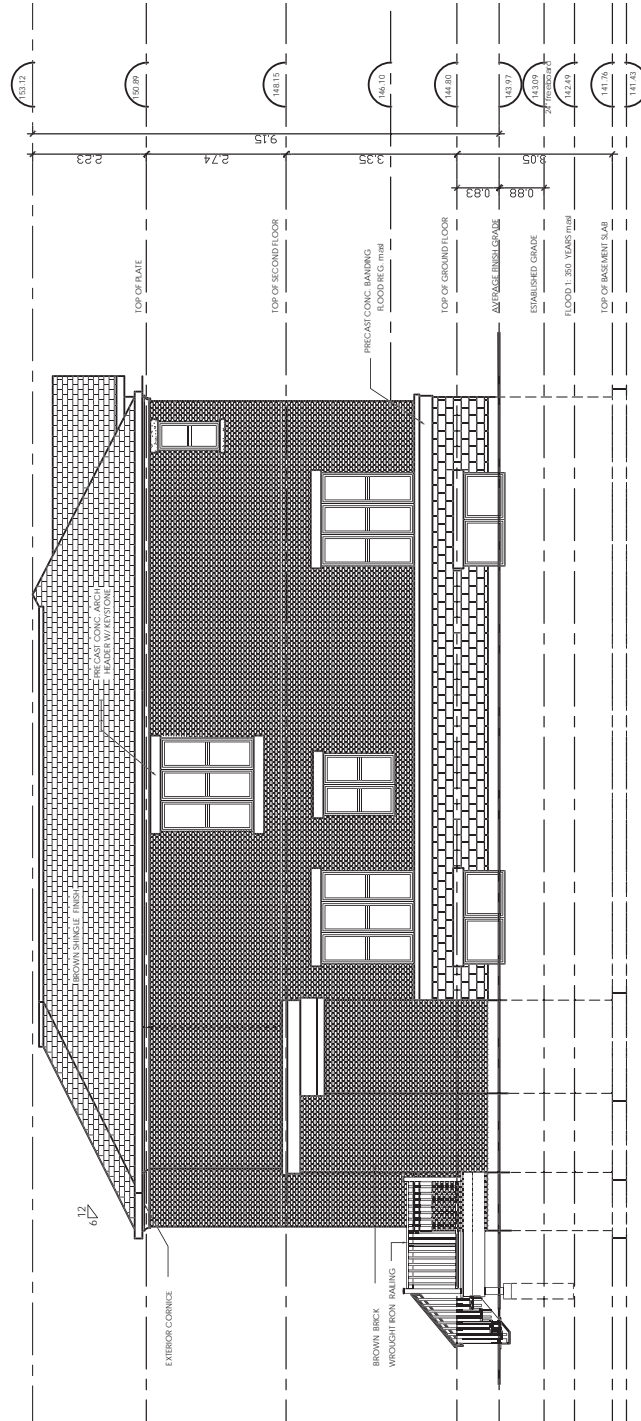
PROJECT NAME:

77 Clarence Street,
Vaughan Ontario

SEAL:	SEAL:
-------	-------

SHEET NAME:
Rear Elevation (NORTH)

DRAWN BY:	CHECKED BY:
MZ	N. NoorZad
DATE: 2018-06-27	SHEET NO.:
REVISION:	A07
SCALE: 1/8"=1'-0"	



NORTH ELEVATION



GENERAL NOTES:

1. Drawings are meant to be read, and not scaled, to be verified on site.
2. Dimensions are to be verified on site.
3. Contractors must check and verify all dimensions and report discrepancies to the Project Engineer before commencing with work.
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent.

GENERAL NOTES

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. The contractor shall check and verify all dimensions and report discrepancies to the Project Engineer before commencing with work.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
5. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
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9. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

NO.	REVISION	DATE
1	ISSUED FOR THE PLAN	10/18
2	REVISION FOR THE PLAN	10/18

PROJECT NAME:
**77 Clarence Street,
Vaughan Ontario**

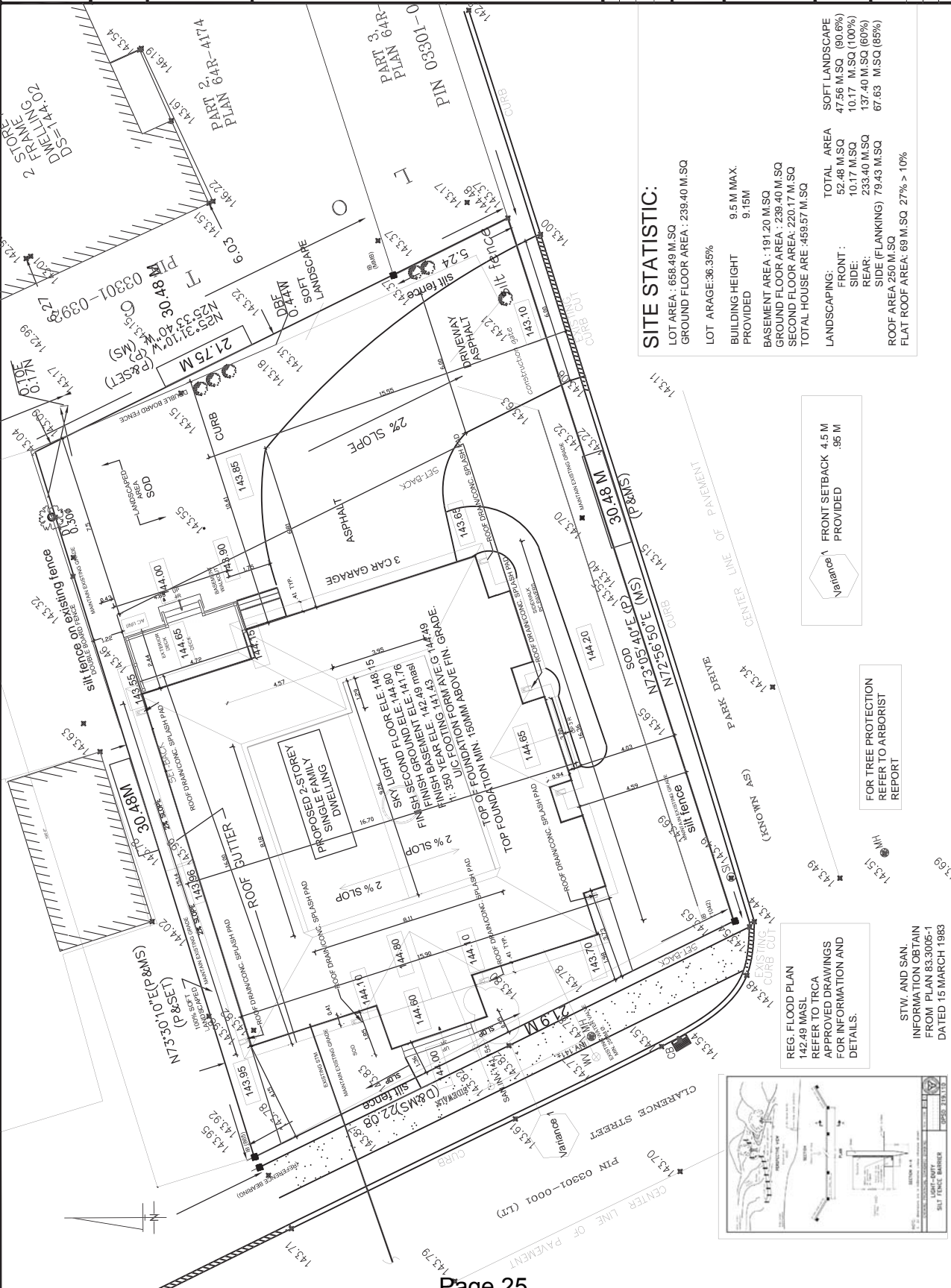


SITE AND GRADING PLAN

CHECKED BY: N. Noor	SHEET NO.: A0
DATE: 2018-06-27	REVISION:
SCALE: 1"=10'	

SITE STATISTIC:

LOT AREA: 658.49 M.SQ	GROUND FLOOR AREA: 239.40 M.SQ	LOT ARAGE: 36.35%	BUILDING HEIGHT PROVIDED: 9.15M	BASEMENT AREA: 191.20 M.SQ	GROUND FLOOR AREA: 239.40 M.SQ	SECOND FLOOR AREA: 220.17 M.SQ	TOTAL HOUSE ARE: 459.57 M.SQ	LANDSCAPING:	TOTAL AREA: 52.48 M.SQ (90.6%)	SOFT LANDSCAPE: 47.56 M.SQ (90.6%)
								FRONT: 10.17 M.SQ	10.17 M.SQ (100%)	10.17 M.SQ (100%)
								REAR: 233.40 M.SQ	233.40 M.SQ (80%)	137.40 M.SQ (60%)
								SIDE (FLANKING): 79.43 M.SQ	79.43 M.SQ (85%)	67.63 M.SQ (85%)
								ROOF AREA 250 M.SQ		
								FLAT ROOF AREA: 69 M.SQ	27% > 10%	





PARK DRIVE STREET VIEW



PROPOSED 3D (CLARENCE STREET VIEW)



NO.	REVISION	DATE	APPROVED
1	-	-	-
2	-	-	-

PROJECT NAME 77 Clarence Street, Vaughan Ontario	SEAL:
SEAL:	SEAL:

SHEET NAME Rear Elevation (North)	
DRAWN BY: MZ	CHECKED BY: N. Noorzod
DATE: 2018-06-27	
SHEET NO.: A07	
REVISION:	
SCALE: 1/8"=1'-0"	

GENERAL NOTES:

1. Drawings are meant to be read, and not scaled.
2. Dimensions to be verified on site.
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work.
4. All drawings remain the property of NOOR & Associates and shall not be reproduced or reused without written consent.

NOOR & Associates
73 Arboretum Dr.
Georgetown, ON L7G 8L3
www.noorassociates.ca

TRUE NORTH



Construction Arborist Report: 77 Clarence Street, Vaughan, L4L 1L4

Prepared on behalf of the developer

By Shane Goldman, ISA Certification: ON-1645AT

Consulting Arborist – *Tree Doctors Inc.*

sgoldman@treedoctors.ca

Wednesday July 5, 2017

Tree Doctors Inc.

425 Kilpling Avenue, Toronto, ON, M8Z SC7

P: (416) 201-8000 F: (647) 435-3439

info@treedoctors.ca

Introduction

Tree Doctors Inc. was retained by the general contractor, Nick Noorzad, to complete a Construction Arborist Report and Tree Protection Plan in support of a development application for the property located at **77 Clarence Avenue** in Vaughan, Ontario.

An on-site inspection was undertaken by the arborist on June 28, 2017 in order to:

- Prepare an inventory of all bylaw-protected trees. The inventory includes all private trees measured 20 cm. in diameter (measured at base) or greater, as well as all trees located on the City road allowance, on or within 6 meters of the subject site;
- Document each tree's condition, location, and minimum protection requirements;
- Evaluate potential site plan modifications in the interest of tree preservation;
- Establish and illustrate the required hoarding layout to be maintained for the duration of construction activities.

The results of the inspection are contained within this document, the *Construction Arborist Report*, as well as the accompanying *Tree Protection Plan*.

Methodology

A Visual Tree Assessment (VTA) was undertaken on all bylaw-protected trees. Bylaw-protected trees include all private trees measured with a base diameter of 20 cm. or greater, as well as all trees located on the City road allowance, on or within 6 meters of the subject site. The VTA method is used to evaluate the health and structural condition of each tree and the site in which it grows. This method is recognized as a Limited Visual Inspection by the International Society of Arboriculture. In cases where neighboring trees have a base diameter of <20 cm., but are within proximity of the site disturbance, they have been included in the inventory and *Tree Protection Plan* in the interest of preserving a private asset.

Tree resources were assessed based on the following parameters:

Tree #: identification number assigned to the tree, corresponding to the location plotted of the *Tree Protection Plan*.

Species: common and botanical names provided in the inventory table.

Base Diameter: stem diameter measured at grade.

Condition: condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings are defined as follows:

1. Good – trees in good overall health and condition with desirable structure
2. Fair – trees in moderate health and condition with less desirable structure
3. Poor – trees displaying prominent health issues such as decay and disease and/or poor form and structure

Inventoried trees have been assigned one of the following ownership categories:

1. Trees with base diameters of 20 cm or more, situated on private property on the subject site.
2. Trees with base diameters of 20 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. Trees on lands protected by the Toronto Region Conservation Authority (TRCA) of all diameters situated within 12 m. of construction activity.
5. Trees of all diameters situated within the City road allowance, on or within 6 m. of the subject site.

Existing Site Conditions

The existing site is occupied by an aging 2-storey, single family dwelling with rear drive. Up to 35% of the property gets its canopy cover from a mature side yard Norway Maple. The remaining 10-15% coverage is provided by a combination of established woody ornamentals, semi-mature conifers, and invasive species.

Proposed Development

The proposed development, as illustrated in the provided site plan, includes the demolition of the existing dwelling, followed by the construction of a new 2-storey, single family dwelling with asphalt drive, 3-car garage, basement walkout, and rear deck. The accompanying *Tree Protection Plan* provides an overview of the proposed construction relative to the construction-related impact on the existing bylaw-protected trees on site.

Discussion

The following section of the report provides discussion and analysis of the construction-related impact on the existing trees on site, tree removal requirements, and tree preservation and pruning measures relative to the proposed development and existing conditions.

The proposed development conflicts with the protected root zone of four (4) bylaw-protected tree on site:

Tree 1: 87 cm. Norway Maple – Request Permit to Remove

Tree 1 is an 87-cm. mature Norway Maple located on private property, within the footprint of the proposed development at 77 Clarence Street. This tree cannot be preserved and therefore, we are requesting a permit for removal. For a tree removal of this size (50 cm. + base diameter), the City of Vaughan requires 4 replacement trees as compensation. Please see the section titled, “Replanting Plan” for more details.

Tree 4: 22 cm. White Spruce – Request Permit to Remove

Tree 4 is a 22-cm. White Spruce in fair condition located within just West of the existing driveway at 77 Clarence Street. The proposed construction encroaches on the 1.8-meter Tree Protection Zone by up to 1.4 meters. The tree cannot be retained in safe and healthy condition at this level of encroachment. Therefore, we are requesting a permit for removal. For a tree removal of this size (20-30 cm. base diameter), the City of Vaughan requires 1 replacement tree as compensation. Please see the section titled, “Replanting Plan” for more details.



Tree 5: 41 cm. Colorado Spruce – Request Permit to Remove

Tree 5 is a 41-cm. Colorado Spruce in poor condition located within just within the limit of excavation required for the proposed development at 77 Clarence Street. The tree cannot be retained in safe and healthy condition and therefore, we are requesting a permit for removal. For a tree removal of this size (41-50 cm. base diameter), the City of Vaughan requires 3 replacement trees as compensation. Please see the section titled, “Replanting Plan” for more details.

Tree 6: 46 cm. Colorado Spruce – Request Permit to Remove

Tree 6 is a 46-cm. Colorado Spruce in fair-poor condition located within just within the limit of excavation required for the proposed development at 77 Clarence Street. The tree cannot be retained in safe and healthy condition and therefore, we are requesting a permit for removal. For a tree removal of this size (41-50 cm. base diameter), the City of Vaughan requires 3 replacement trees as compensation. Please see the section titled, “Replanting Plan” for more details.

All other trees on site can be protected to the full extent of the required tree protection zone. Please refer to the *Tree Protection Plan* for the required hoarding layout.

Tree Protection

- Tree Protection Plans are to include a description of tree protective measures (e.g. hand digging, compaction reduction plans, hoarding installations, etc.)
- Trees being protected are to be shown on all plans.
- Tree protection hoarding locations must be shown along with Tree Protection Zones (TPZ).
- TPZ distances from trees are shown in Table 1
- Areas within the TPZ are considered “no touch areas”. Grading, excavation, machinery access and material storage are prohibited within “no touch areas”.
- Machinery access and storage sites must be shown on plans.
- If access is required through TPZ areas, a compaction reduction plan is required as part of the report. The compaction reduction plan is to include materials and installation techniques to be employed, along with post construction treatments.

Tree Protection Distances:

City of Vaughan Minimum Tree Protection Zones (TPZ)		
Trunk Diameter DBH ¹	City Owned and Private Trees ²	Trees in Naturalized Areas <i>Whichever is greater</i>
< 10 cm	1.2 m	Dripline ³ or 1.2 m
10 – 20 ⁴ cm	1.2 m	Dripline or 1.2 m
21 – 30 cm	1.8 m	Dripline or 3.6 m
31 – 40 cm	2.4 m	Dripline or 4.8 m
41 – 50 cm	3.0 m	Dripline or 6.0 m
51 – 60 cm	3.6 m	Dripline or 7.2 m
61 – 70 cm	4.2 m	Dripline or 8.4 m
71 – 80 cm	4.8 m	Dripline or 9.6 m
81 – 90 cm	5.4 m	Dripline or 10.8 m
91 – 100 cm	6.0 m	Dripline or 12.0 m
> 100 cm	6 cm per 1 cm DBH	12 cm per 1 cm diameter or the dripline ⁵

¹ Diameter at breast height (DBH) is the measurement of the tree trunk taken at 1.4 metres above ground level.

² Tree Protection Zone distances are to be measured from the outside edge of the tree base.

³ The dripline is defined as the area beneath the outer most branch tips of a tree

⁴ Base diameter (20 cm) at which trees qualify for protection under the private tree by-law.

⁵ Converted from the ISA Arborist Certification Study Guide, general guideline for tree protection barriers of 30.4 cm of diameter from the trunk for each 1 cm of trunk diameter

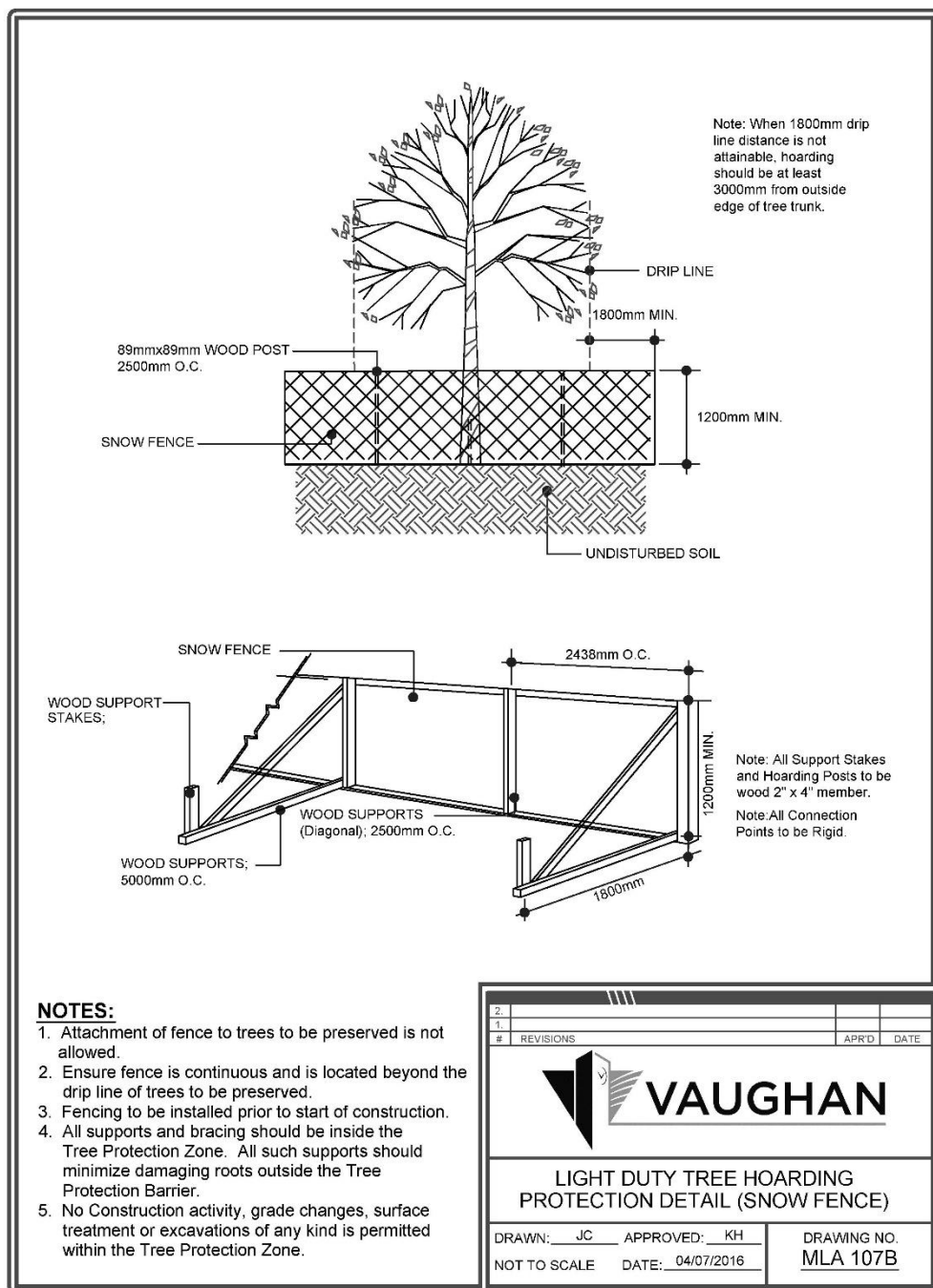


A tree protection zone (TPZ) must be established around each tree not slated for removal, extending in all directions from the base of the tree to a minimum distance of approximately six times the diameter. TPZs shall be 1.2 meters (4 feet) high and consist of plywood or plastic web hoarding or equivalent (as approved by the City). Orange plastic web snow fencing may be used on 2"x4" wooden frames in the case of trees situated on the City road allowance. Metal T-bars are not an acceptable alternative to a 2"x4" wooden frame because these can injure critical tree roots or come into contact with energized underground conductors.

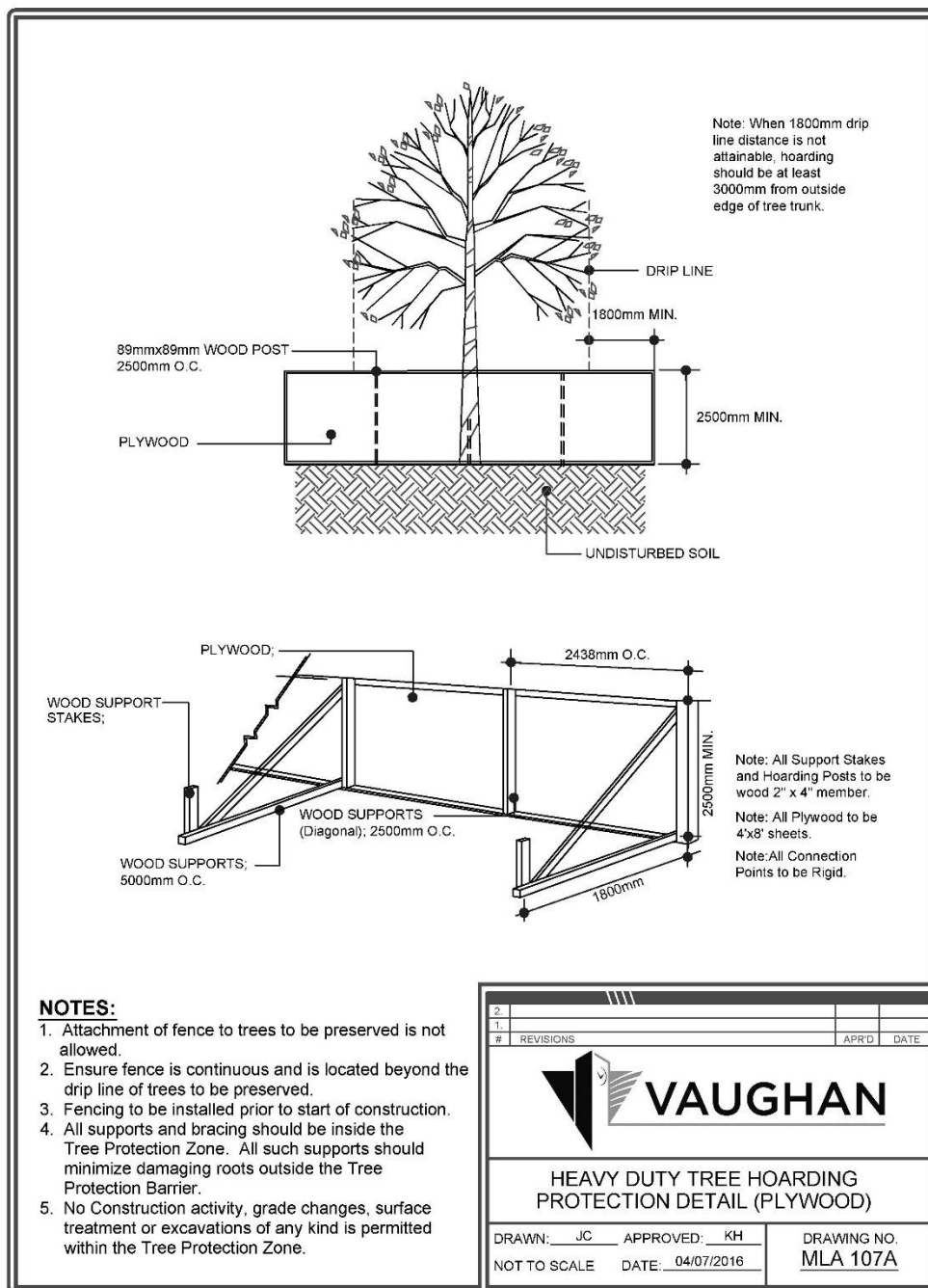
TPZs must remain in place for the duration of any construction or demolition occurring on the property. Inside the TPZ no construction, storage or disposal of material of any kind, adding of fill, or excavation may occur. For each TPZ that falls below the minimum size stipulated by City bylaws in order to accommodate construction, an Application to Injure or Destroy Trees will be made and the City appropriately compensated.

Establishing a TPZ is necessary to prevent physical harm to the stem and branches of the tree which may otherwise be incurred due to proximity of construction or demolition activities. The TPZ will encompass the tree's critical root area, protecting the roots from being damaged during excavation and from soil compaction which may occur due to the presence of heavy machinery.

Tree protection plan details: Light Duty



Tree protection plan details: Heavy Duty



Protected Trees

Tree No.	Species	Stems	DBH cm.	Condition	Protection Requirements	Ownership	Cond. Rating	Required TPZ
1	Norway Maple (<i>Acer platanoides</i>)	1	87	Deadwood up to 15 cm. in diameter through the live crown; <10% small diameter deadwood; general health and vigour is fair; significant included bark seam on back side of tree	Remove	1	Fair-2	5.4 m.
2	Norway Maple (<i>Acer platanoides</i>)	1	32	15-degree stem lean from upright; growing location on fence line is poor and fence may eventually girdle a portion of the root flare; crown condition and general vigour are good	Preserve with 2"x4" frame and plywood-clad hoarding	1/2	Fair-2	2.4 m.
3	Norway Spruce (<i>Picea abies</i>)	1	72	Crown density, colour and general vigour is fair; well-established root flare with pronounced surface rooting	Preserve with 2"x4" frame and plywood-clad hoarding	2	Fair-2	4.8 m.
4	White Spruce (<i>Picea glauca</i>)	1	22	Crown density, colour and general vigour is fair; clearance pruning to lower canopy; <5% small diameter interior deadwood	Remove	1	Fair-2	1.8 m.
5	Colorado Spruce (<i>Picea pungens</i>)	1	41	Extensive dieback through the lower crown (up to 25%); gummosis visible on main stem; crown health and vigour is considered poor	Remove	1	Poor-3	3.0 m.
6	Colorado Spruce (<i>Picea pungens</i>)	1	46	Extensive dieback through the lower crown (up to 15%); gummosis visible on main stem; crown health and vigour is considered fair to poor	Remove	1	Fair-Poor: 2.5	3.0 m.

Replanting Plan

Replacement Trees are required as a condition of all individual Tree Removals. This does not apply to Woodlots, Ravine Edge Restoration plans, and City owned lands (such as parks and open spaces lands). The number of replacement trees required will be determined by the diameter at the base of the removed tree, as outlined in the following chart:

Base Diameter of Tree to be Cut or Removed	Number of Replacement Trees Required
20 cm to 30 cm	1
31 cm to 40 cm	2
41 cm to 50 cm	3
51 cm or greater	4

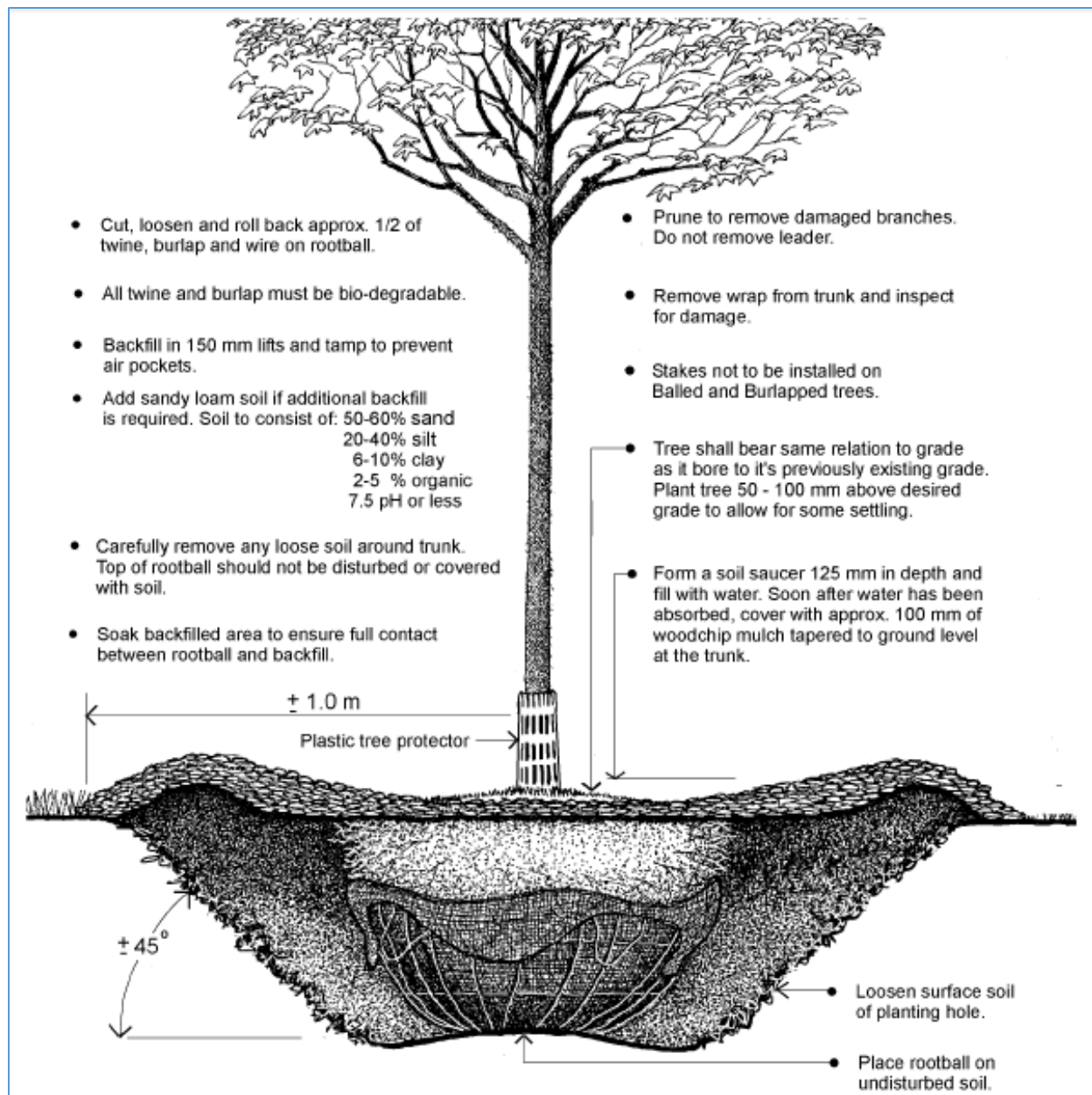
Replacement trees must be: For evergreen (coniferous) trees, at least 200 cm (6.5 ft) tall. For leafy (deciduous) trees, have a caliper of at least 50 mm (2 in). If fruit trees or small statured trees are desired, you must plant two trees for each regular replacement. Replacements are to be planted within one year of the issuance of the tree removal permit. Replacements cannot be a shrub, trees for the purpose of hedging, or of a low growing variety. Replacements cannot be an invasive species. Replacement trees shall meet the highest horticultural standards of the Canadian Nursery Trades Association with respect to grading and quality and shall be in strict accordance with the approved Plant List and Specifications and shall be installed as per City approved details and standards.

The developer has chosen to plant the following 5 trees:

1. European Beech (*Fagus sylvatica*)
2. Japanese Katsura (*Cercidiphyllum japonicum*)
3. Eastern Hemlock (*Tsuga canadensis*)
4. Kentucky Coffeetree (*Gymnocladus dioica*)
5. Paper Birch (*Betula papyrifera*)

In instances where more replacement trees are required than can reasonably be accommodated on the development site, a 'cash-in-lieu' payment may be made to the Forestry Tree Reserve Fund (Account #6810001.3550.03) to fund tree planting on city owned properties in the same community. **The developer has chosen to pay cash in lieu of replanting for the remaining 6 trees in the amount of \$550 per tree.**

Figure 1. Tree planting methodology



Summary of Requirements

- Removal or root-zone injuries proposed in this Construction Arborist Report require permitting from City of Vaughan Urban Forestry. The work outlined in this document shall not be performed without first obtaining the required permits.
- Tree protection barriers and fencing shall be installed according to the hoarding layout illustrated in the accompanying *Tree Protection Plan*. All tree protection hoarding shall remain in place for the duration of construction-related activities. No construction-related activity—including machine/foot traffic, excavation of any kind, storage of materials or vehicles, unless specifically outlined above—is permitted within the area identified in the *Tree Protection Plan* as the bylaw-protected root zone (TPZ).
- Branches and roots that extend past the required tree protections zones that require pruning must be performed by an I.S.A. Certified Arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practices.
- Site visits prior to, during, and post-construction are recommended to ensure that the development is in compliance with all applicable forestry bylaws. Site visits should be performed by an I.S.A. Certified Arborist or similarly qualified forestry personnel.

This report was carefully completed for submission by:



By Shane Goldman, ISA Certification: ON-1645AT
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Tree 1: Norway Maple (Acer platanoides)



Tree 1: 2.5-meter include bark seam on backside of tree



Tree 2: Norway Maple (*Acer platanoides*)



Tree 2: Visible lean, minor fence damage, source of basal girdling



Tree 3: Norway Spruce (*Picea abies*)



Tree 3: Well-established root flare with pronounced surface rooting



Tree 4: White Spruce (Picea alba)



Tree 5: Colorado Spruce (*Picea pungens*)



Tree 5: Gummosis on main stem



Tree 5: Significant dieback through lower crown



Trees 5 & 6: Colorado Spruce (*Picea pungens*), 5 at right, 6 at left



Tree 6: Gummosis on main stem



Tree 6: Significant dieback through lower crown





CULTURAL HERITAGE IMPACT ASSESSMENT



**77 CLARENCE STREET
CITY OF VAUGHAN, ONTARIO**

**WOODBIDGE
HERITAGE CONSERVATION DISTRICT**

Prepared By
JOAN BURT ARCHITECT

**REVISED
JUNE 2018**

To The Reader

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**77 Clarence Street
City of Vaughan, Ontario**

To the Reader

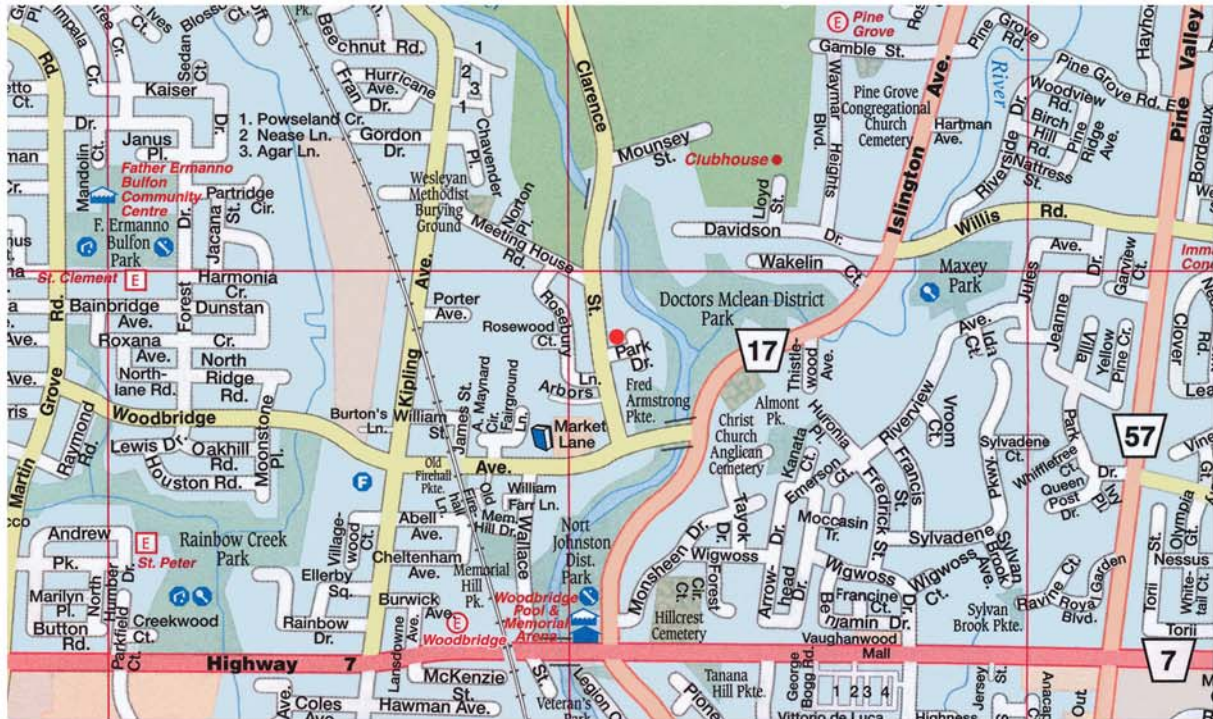
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1.0 INTRODUCTION TO THE SITE

1.1 Location Map



● Location Of 77 Clarence Street, City Of Vaughan

1.2 Legal Description

PART 1
PLAN OF PART OF LOT 7
CONCESSION 7
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

ALSO KNOWN AS PART OF LOT 6 ACCORDING TO
PLAN 546 OF THE FORMER VILLAGE OF WOODBRIDGE

1.3 Zoning

R3

1.4 Heritage Status

A Contributing Property to the Woodbridge Heritage Conservation District,
and is therefore Designated Part V under the Ontario Heritage Act

1.5 Planning Approval Being Sought

Demolition Permit for the building at 77 Clarence Street, City of Vaughan and
Design Approval for a new single - family residence on the same site





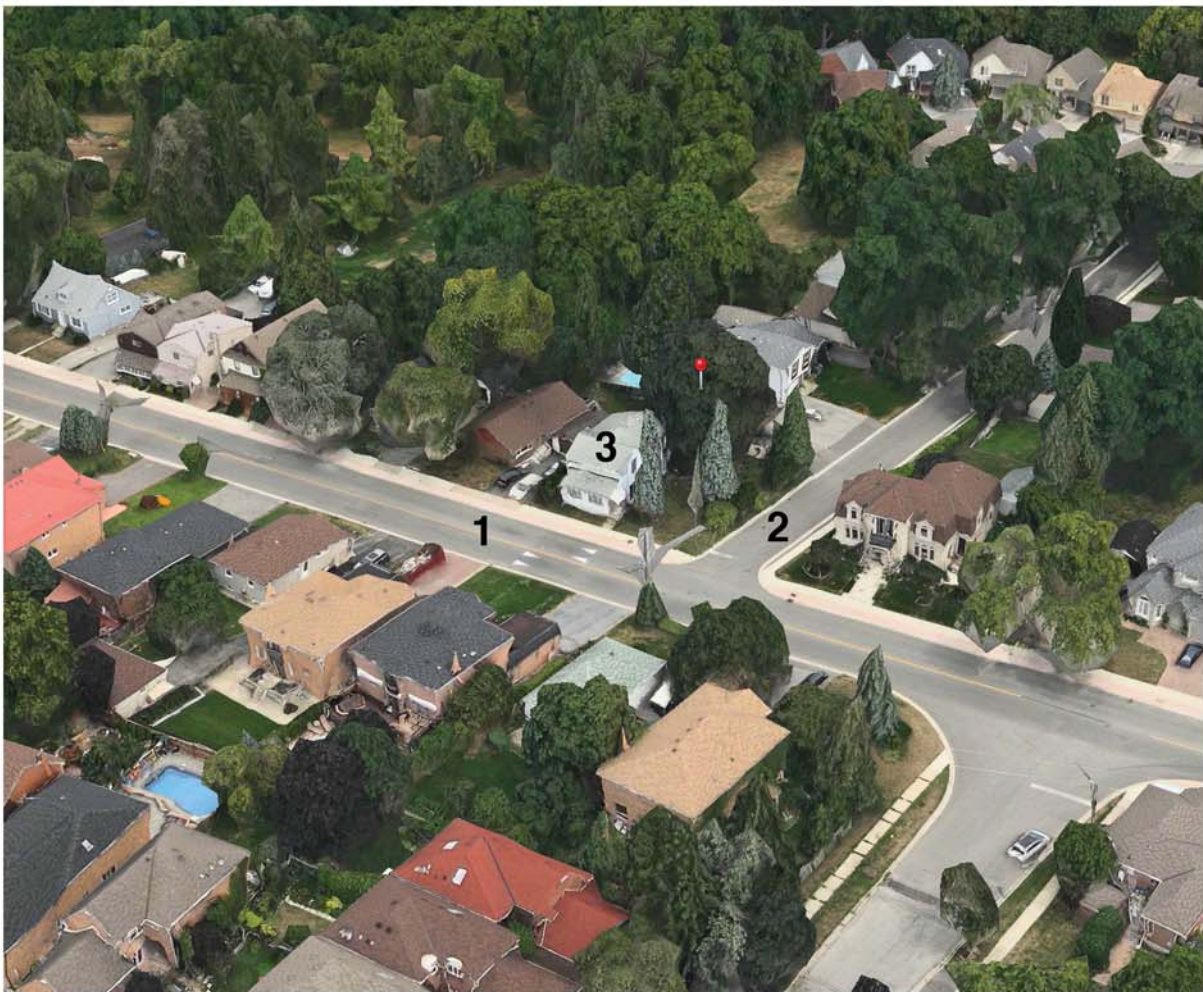
1.8 Description of the Property

This property is located at the north - east corner of Clarence Street (formerly Race Street), and Park Drive (formerly Spiker Avenue).

The lot is close to a parallelogram with the west lot line on Clarence Street being 22.08 m. (72.44 ft.) and the parallel east lot line 21.75 m. (71.36 ft.). The north and south lot lines are 30.48 m. (100.00 ft.), (see Survey). The site is relatively flat.

Presently, on the lot is a two - storey frame single - family house with a rear one - storey frame addition, all located close to the north - west corner of the lot. At the south - east corner of the lot off Park Drive are the remains of a driveway, which accessed a single - car garage, now removed.

There are three mature trees on the site, one coniferous at the south - west corner of the house, and two deciduous trees, one at the south - east corner of the addition, and one at the east end of the north property line. There is a mature bush at the north - west corner of the house. The remainder of the lot is grass.



Aerial View Showing Features of the Property

1 - Clarence Street, 2 - Park Drive 3 - 77 Clarence Street, (Tree Closest To Corner Died & Removed)

1.9 Description of the Building on the Site

The House

The original c.1925 house is a modest two - storey frame building. The form of the house comes from an earlier three bay vernacular residential building type, but significantly modified. At this time it is difficult to determine the configuration of the original front elevation, as the front porch which was originally open, has been incorporated into the body of the house and the plan altered to reflect this change.

The front section of the house, (22' - 10" wide x 23' - 3' deep approx.) has a gable roof, with a pitch of approximately 45 degrees, that has its peak running north and south. Off the second floor there is an enclosed deck over the rear addition. The kitchen behind this front section (22' - 10" wide x 12' - 8" deep approx.), has a gable roof with a pitch of less than 30 degrees, with its peak intersecting the front gable peak at a right angle.

A one - storey addition (22' - 10" wide x 24' - 8" deep approx.) was added to the house after 1974. This addition also has a gable roof with a pitch similar to the kitchen section.

The house has a basement. The ceiling height in the front section is lower than the ceiling height under the kitchen and the addition which is 8' - 0". The building is very lightly constructed, as noted in various sections of the house, particularly in the basement where the first floor joists can be seen to be spaced much wider than 20" apart.



Original Two - Storey House Left, Kitchen Section Middle, And Newer Addition Right

2.0 Background Research and Analysis

2.1 Chain of Title

77 Clarence Street, City of Vaughan
Owner: Nagin Rahman and Yama Lodin

Part W ½ Lot 7, Con. 7, being part of Lot 6, Village Plan 546
pt. 1, 64R-4174, Vaughan

Pin 03301-0391 LT

Instrument #	Instrument type and amount paid	Date of instrument	Registration date	Vendor	Purchaser	Amount of land
	Patent		20 May 1801	Crown	Hugh Cameron	100 ac. W ½ lot 7, con. 7
271	B & S	27 July 1802 (these dates are correct as per abstract)	25 Mar. 1802	Hugh Cameron	John Cameron	100 ac.
311	B & S	22 Jan. 1803	26 Jan. 1803	John Cameron	Thomas B. Gough	100 ac.
735	B & S	21 Dec. 1805	11 Apr. 1806	Thomas B. Gough	William Cooper	100 ac.
6198	B & S	6 Feb.		William Cooper	Joseph Stump	100 ac.
14696	B & S	11 Mar. 1837	24 Mar. 1837	Joseph Stump	Rowland Burr	E pt. of W half 50 ac.
65548	B & S	13 Nov. 1850	3 Jan. 1857	Rowland Burr	John W. Gamble	Village lots 6 & 7 Plan 546
1997 (Vaughan)	B & S	1 Nov. 1875	8 Apr. 1876	Elizabeth Greey- (Estate of John William Gamble)	John Abell	Pt. W half
362	Grant \$4,000	2 Jan. 1894	5 Jan. 1894	John Abell and Christina Abell	Henry Abell	Pt. (document missing)
757 (woodbridge)	Grant Nil	8 Feb. 1909	2 Mar. 1909	Henry Abell	Christiana Abell	Pt. of land in 1997 Parcels C & D (plan missing from document)
831 (woodbridge)	Grant \$4,000	17 Jan. 1912	3 Feb. 1902	Christiana Abell	Henry Abell	AS IN 757
1056 (Woodbridge)	Grant	28 June 1920	22 Oct. 1920	Charles James Agar (Estate of Henry Abell)	The Toronto Suburban Railway	Pt. as in 1997
1220 (woodbridge)	Grant \$1,300	26 May 1925	17 July 1925	Charles James Agar	Arthur George Banks	Village lot 6, Plan 546
5947 (woodbridge)	Grant \$16,000	15 July 1965	30 July 1965	Arthur George Banks	James McEachern and Winnie McEachern	Village lot 6, Plan 546
64R-4174			23 Oct. 1974			
7169 (woodbridge)	Grant (assume mortgage outstanding \$1,800 parents to grantee)	7 May 1970	24 June 1970	James McEachern and Winnie McEachern	John Campbell and Terry Campbell	Pt. village lot 6, lands in 64R-4174
83018 (Vaughan)	Grant \$88,000	29 March 1979	26 April 1979	John Campbell and Terry Campbell	Francis Donald McLean and Catherine McLean	Pt. 1, 64R-4174
477187	Transfer \$230,000	28 July 1988	29 July 1988	Francis Donald McLean and Catherine McLean	George Issa Abdallah and Lourice Abdallah	Pt. 1, 64R-4174
R692828	Transfer \$204,000	28 Jan. 1997	28 Jan. 1997	George Issa Abdallah and Lourice Abdallah	George Ayyad and Anna Ayyad	Pt. 1, 64R-4174

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Joan Burt Architect

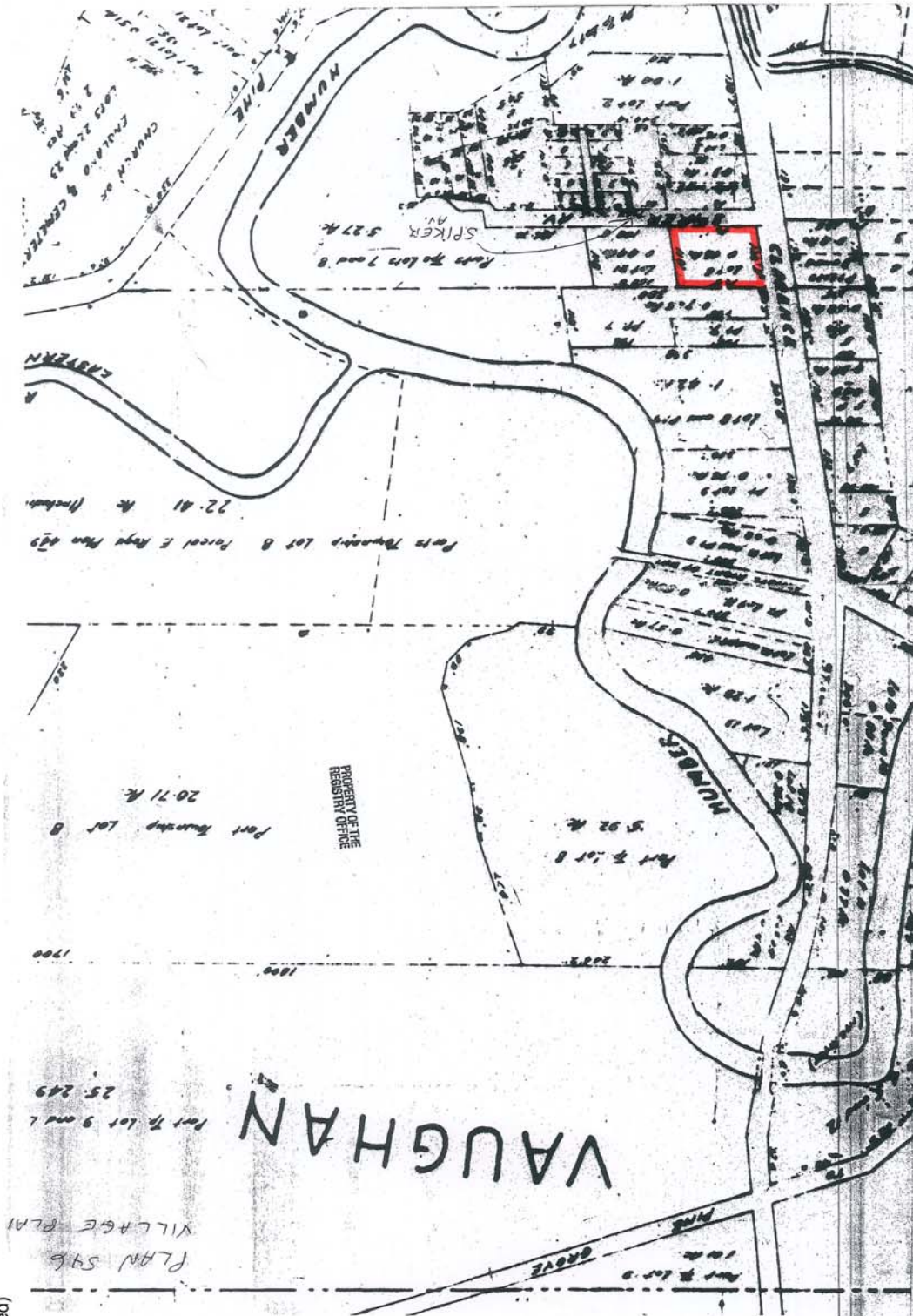
Chain of Title (continued)

YR1349468	By-law # 102-2009	26 May 2009	28 July 2009	To designate an area as a Heritage Conservation District		Affects pt. 1, 64R-4174
YR2448652	Order	18 Mar. 2016	24 Mar. 2016	To remedy violation of standards of maintenance		Pt. 1, 64R-4174 PIN 03301-0391 LT
YR2533283	Jdgmt. Foreclosure	29 Aug. 2016	29 Aug. 2016		1557901 Ontario Ltd.	Pt. 1, 64R-4174 PIN 03301-0391 LT
YR2536185	Transfer \$760,000		31 Aug. 2016	1557901 Ontario Ltd.	Nagin Rahmani and Yama Lodin	Pt. 1, 64R-4174 PIN 03301-0391 LT
YR2536186	Charge \$494,000		31 Aug. 2016	Nagin Rahmani and Yama Lodin	Home Trust Company	
Last instrument 28 Sept. 2016	YR2540563					



Aerial Image Depicting The Area Of Woodbridge In 1942 - 77 Clarence Street Shows Arthur George Banks House, On The Large Lot Before It Was Subdivided Into Three Lots. The Photograph Also Shows The Distribution And Location Of The Buildings At That Time.
Image From City Of Vaughan Archives And Records Management Services.

2.2 Plan 546 - Village Plan
Showing Lot 6 which was purchased by Arthur Banks
in 1925, and upon which the house was built.
(Lot 6 outlined in red)



2.3 Plan of Survey Showing Part of Lot 7 Concession 7
IN THE TOWNSHIP OF VAUGHAN, COUNTY OF YORK,
NOW IN THE TOWN OF VAUGHAN, REGIONAL MUNICIPALITY
OF YORK, IN PLAN 64R - 4174

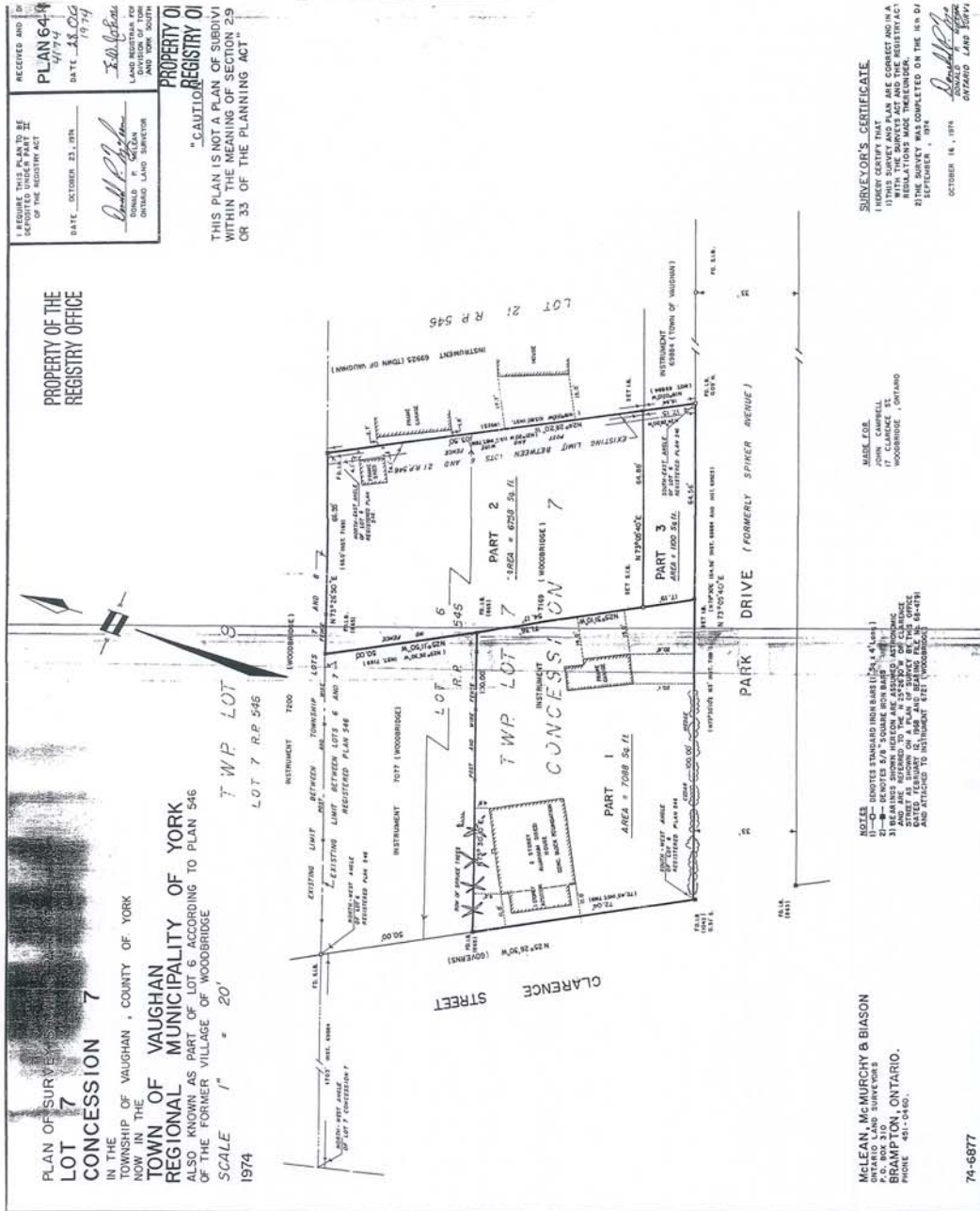
ALSO KNOWN AS

PART OF LOT 6 ACCORDING TO PLAN 546 OF THE FORMER VILLAGE
OF WOODBRIDGE

This 1974 Survey shows the present lot noted as PART 1

77 Clarence Street
City of Vaughan, Ontario
Cultural Heritage Impact Assessment

9



Joan Burt Architect

2.4 Property Owners

Property Owner	Occupation	Relationship to Property
Hugh Cameron	An early settler	This group of owners were either farmers, loggers, or land speculators
John Cameron	An early settler	
Thomas B. Gough	Unknown at this time	
William Cooper	Unknown at this time	
Joseph Stump	Unknown at this time	
Rowland Burr	Flour mill, saw mill & textile mill owner, credited with being the founder of Woodbridge	These owners used the land for business purposes. and likely did not build this modest house as they were fairly well off.
John Gamble	Unknown at this time	
John Abell	Entrepreneur, & Manufacturer Owner of Abell Agricultural Works	
Christiana Abell	Widow	
Henry Abell	Unmarried Man	
The Toronto Suburban Railway	Bought a portion of the land to the south	
Charles James Agar	Accountant - Trustee	
Arthur George Banks	Leather worker	Title search shows it is probable the house was built by Banks
James McEachern Winnie McEachern	Maintenance Mechanic Married Woman	Owner lived in the house, 1974 survey shows no addition
John Campbell Terry Campbell	Truck Driver Married Woman	Either of these two owners could have built the addition, as indicated by the selling price
Francis Donald McLean Catharine McLean	Unknown Unknown	
George Issa Abdullah Lourice Abdullah	Unknown Unknown	
George Ayyad Anna Ayyad	Unknown Unknown	Owners lived in the house
1557901 Ontario Ltd	Foreclosure	Present owners
Nagin Rahmani	Present owners	
Yama Lodin		

Conclusion

From the research to date none of the owners of the house were found to have made a significant contribution to the Woodbridge community.

2.5 Site History

On May 20, 1801 Hugh Cameron was granted 100 ac. (w ½ lot 7 con 7) of Crown Land. He sold it to John Cameron in 1802, who sold the same land to Thomas B. Gough in Jan. 1803. This same 100 ac. was sold by Gough in Dec. 1805 to William Cooper. Up to this time each owner held the land for a very short period of time, too short a time for farming, but possibly logging could have been taking place.

William Cooper held the land for 22 years, and could have used the land for farming or logging before selling the land to Joseph Stump in Feb. 1828. Joseph Stump held the land for 9 years and in March 1837 sold half of the 100 acres to Rowland Burr. Up to this time, it may be assumed that the owners of the property were probably farmers, loggers or land speculators.

Rowland Burr held the land for 20 years, built a flour mill, a saw mill and a textile mill on the land, and in 1857 he sold village lots 6 & 7 Plan 546 (see Section 2.3 map) to John W. Gamble. In 1875 Gamble's estate sold Pt. of the west half to John Abell.

John Abell, who established the Abell Agricultural Works, and later his estate and members of his family held the land until Jul. 1925, when they sold Arthur George Banks Village lot 6 Plan 546 (see Section 2.2 map). From the time Rowland Burr bought the land and the time that the Abells sold it, it is doubtful that this house was on the land, as this group of people were well off business men who used the land for manufacturing because of its proximity to the Humber River and transportation.

Therefore, we believe that Arthur George Banks built the original house, which he located very close to Clarence Street, and centred on the lot between the north and south property lines, as can be seen in Section 2.3 Plan of Survey.

In 1965 Arthur Banks sold the property to James and Winnie McEachern, who in 1970 sold Part of Lot 6, land in 64R - 4174 (see 1974 Survey Section 2.3) to John Campbell and Terry Campbell. At this time the present lot has been established.

The Campbells had the property until 1979, when they sold it to the Francis Donald Mclean and Catherine McLean for \$88,000. The McLeans sold the property in 1988 to George Issa Abdallah and Lourice Abdallah for \$230,000. From the increase in the selling price, either the Campbells or the McLeans could have built the addition, after 1974 and before 1988. The Abdallahs sold the property to George Ayyad and Anna Ayyad for \$204,000 in Jan 1997.

In August of 2009 the area was Designated a Heritage District.

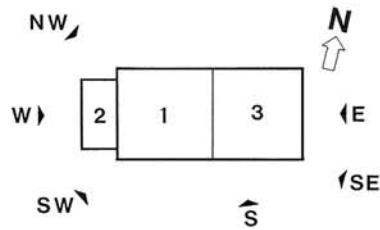
In 2016 there was a foreclosure and the property came under the ownership of 1557901 Ontario Ltd., who immediately sold the property to the present owners.

2.6 Architect, Designer, or Builder of the House

No architect, designer, or Builder has been found in connection with the building of the house at 77 Clarence Street.

3.0 Architectural Description

3.1 Exterior Views 77 Clarence Street



Key Plan
1. Original House
2. Altered Porch
3. Later Addition

Elevations



West Elevation



South Elevation

Elevations continued



East Elevation

Three Quarter Views



South West View

Three Quarter Views continued

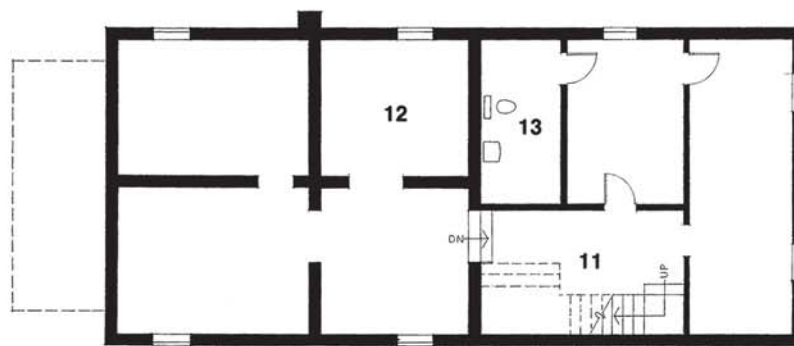
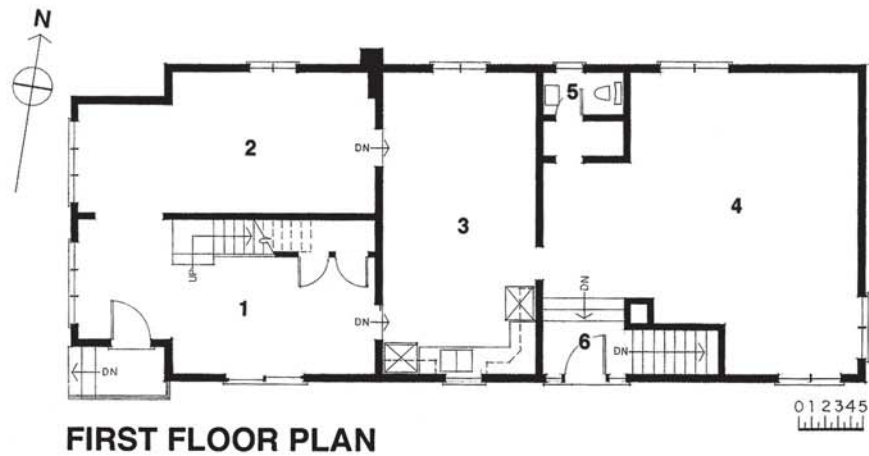


South East View



North West View

3.2 Measured Drawings of Existing Building



First Floor

- 1 Entry Hall
- 2 Living Rm.
- 3 Kitchen / Dining
- 4 Family Rm.
- 5 Powder Rm.
- 6 Side Entry

Second Floor

- 7 Bedroom
- 8 Master Bedroom
- 9 Deck
- 10 Washroom

Basement

- 11 Hall
- 12 Furnace Rm.
- 13 Powder Rm.

4.0 Assessment of Existing Conditions

4.1 Exterior

General

This modest two storey wood frame house is composed of the small original house with a front porch, which at some time was enclosed and incorporated into the first floor plan. It is unclear if the kitchen / dining area (see Section 3.2 Measured Drawings of Existing Building), was really part of the original house or was added at a later date, as the floors are at differing heights and the structure could indicate this. After 1974 a one - storey addition was added to the rear of the house (see Section 1.7 Survey Of Property).

The original porch was approximately 17' - 0" N/S by 7' - 0" E/W, and the house including the kitchen / dining is 24' - 3" N/S by 28' - 3" E/W. The later rear addition is 24' - 3" E/W by 24' - 3" N/S. The building is on a concrete block foundation.



Porch	Front Part Of House	Kitchen / Dining Section	One - Storey Addition With Enclosed Deck
-------	---------------------	--------------------------	--

Roof

The porch has a shed roof pitched from the house towards the street. The front part of the house has a gable roof with the ridge running N/S, and a pitch of about 45 degrees. The kitchen/dining section has a gable roof with the ridge intersecting the front gable ridge, and has a pitch of about 30 degrees. The roof over the later one - storey addition is a gable with the ridge running E/W, and ending at the east end of the house; it also has a pitch of about 30 degrees. The second floor master bedroom has an enclosed deck set into the roof of the one storey addition. All of the roofs have an overhang of approximately 12" with no return eaves, and all presently have asphalt shingles. The condition of the roof is very poor.

Fascia and Soffit

The original design and material of the fascia and the soffits cannot be viewed, as for the most part they are presently covered in metal. From the general profile that can be seen, it appears that the original fascia and soffits were simple, austere and utilitarian.

Structure and Exterior Cladding

The house is wood frame construction, and no doubt was clad in wood siding which likely was narrower than the wider metal siding that is presently installed, possibly over the original siding. Although the metal siding is well installed, it shows no respect for the original corner details, cornice board or water table. The trim on the windows and doors are wood of a later detail. On the north elevation, there is a newer brick chimney that was built to accommodate a furnace.

Windows and Doors

All the original windows have been replaced with casement windows, some with simulated divided lights and some with none. In 1925, the original windows could have been either casement windows with divided lights or double hung windows with or without divided lights. No evidence of the original windows was found, nor was any photographic evidence or reference material located. Some of the windows in some of the rooms are out of scale (too large) with the size of the room. The window openings may have been enlarged when the windows were replaced.



North Elevation Showing Metal Siding, Soffits & Fascia, Enlarged Window On The Second Floor, & Brick Chimney

Front Porch and Enclosed Rear Deck

Originally the front porch was an open platform with a roof and railing. The front door to the house came off this porch & was located in the west wall of the house, to the south of the interior stairs. The present front entry door and concrete platform is relatively new and was positioned in its new location on the south elevation of the porch to accommodate the incorporation of the porch into the living room. The original door was not found in the house. Enclosing the porch and adding two windows changed the whole character of the house. The original open porch with its railing provided interesting detail for the entry, and gave the house a welcoming aspect. The very poorly considered design with respect to the placement and size of the windows and the resultant wall space is totally unsympathetic to the house.

The porch was built on posts, and has no foundation. Traditionally, the space under the porch would have been open and vented by a wood trellis enclosure from the platform to the ground. As this space is now under the living room, flimsy panels have been installed to close off this space from the weather, which gives a temporary appearance.

The recent side entry on the south elevation is located at the west end of the one - story addition, and is a poorly constructed door with sidelights. Directly above this is the deck off the master bedroom on the roof of the one - storey addition. It appears to have been built at the same time that the one - storey addition was added, and then enclosed with aluminum windows in a make shift manner at a later date. Its design is a very uncomfortable fit with the house.



West Elevation Of The Enclosed Front Porch, And A Portion Of The New Front Entry



South Elevation Of The Kitchen Section Of The Two - Floor House, And The Rear Addition: Showing The Side Entry Door With Side Lights, And The Enclosed Deck Off The Second Floor Master Bedroom

Garage

The 1974 Survey shows a wood frame one - car garage, located at the east end of the property with access off Park Drive. There was a shed attached to the north side of the garage, possibly used as a workshop or for garden storage. At some time the garage and attached shed were removed.

Conclusion

There is very little of the original house remaining and what is remaining is of minimal cottage construction, with poor quality craftsmanship.

The original porch has been enclosed, with two new windows added, and the space incorporated into the house plan by removing the first floor front elevation of the house (see 4.2 Interior). It is likely that the kitchen/dining section, because of its poor connection to the front part of the house was a later addition, and might have replaced a kitchen tail. All windows have been replaced and many of the openings enlarged. All doors, trim, siding, soffit and fascia have been removed or covered over. The unsympathetic 1974 addition on the east elevation has altered the east elevation of the earlier addition to the house. The result of all these changes is that there is not enough of the original building left to restore.

4.2 Interior

General

The original first floor plan has been altered by the incorporation of the front porch into the living room and front entry. There are two bedrooms over the original section of the house. The two storey kitchen/dining section with master bedroom above was likely an early addition before the 1974 one storey family room addition to the rear was added. There is no original trim, doors, or baseboard remaining. All of the interior is in very poor condition.



Entry Hall Looking North - West: Showing The Incorporated Enclosed Front Porch Indicated By The Drop In The Ceiling, The Newer Stairs In The Original Location, And No Original Trim



Kitchen Looking South - West: Step Up To The Front Entry Can Be Seen On The Right



Living Room Looking North - East: Showing Replaced Window, Original Stained Wood T & G Ceiling with Drywall Over, Step Down Entry Doorway To Dining Area, And No Original Trim



Family Room In The New Addition Looking South East with a View to Park Drive



South West Bedroom, Looking South West, Showing New Enlarged Window On The South Elevation, No Window Trim Or Baseboard



Master Bedroom Looking South East Showing New Sliding Doors To Enclosed Deck On The East Elevation

Conclusion

The interior is shoddily built, and there is nothing of heritage value within the house.

Joan Burt Architect

5.0 Contextual and Contributing Property Assessment

5.1 General Background

5.1.1 Woodbridge Heritage Conservation District



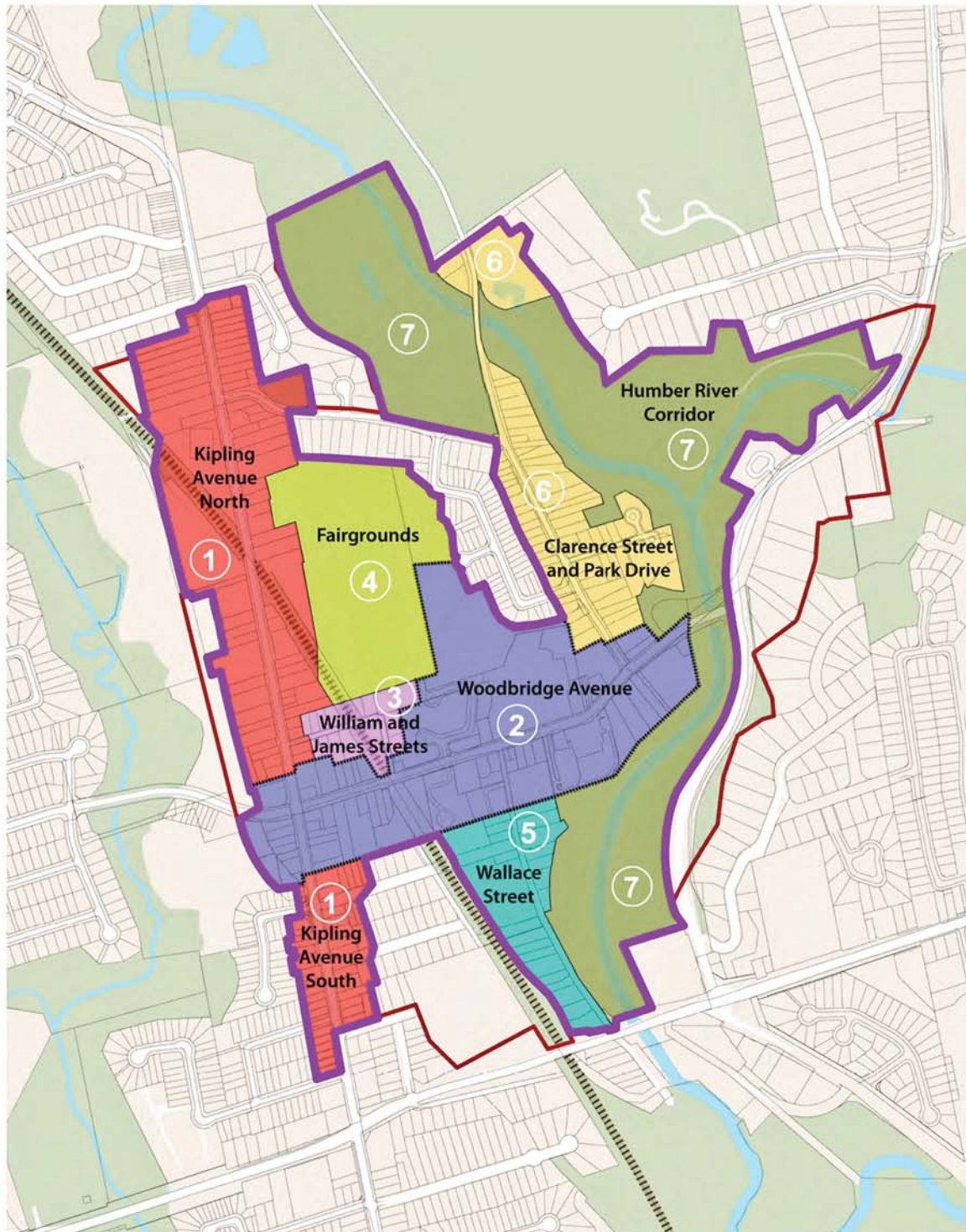
The Woodbridge Heritage Conservation District Boundary

77 Clarence Street is located in The Woodbridge Heritage Conservation District where the intent is to preserve the "village character and quality of the district" that emanates from the relationship between the "cultural heritage landscape, properties and structures."

Map from the Woodbridge Heritage Conservation District Plan

5.1.2 Woodbridge Heritage Conservation District - Character Areas

The Woodbridge HCD is divided into seven "character areas", each of which has "distinct and intertwined identities". 77 Clarence Street is located in character area no. 6 - Clarence Street and Park Drive.



Map from the Woodbridge Heritage Conservation District Plan

5.1.3 Clarence Street and Park Drive Character Area

Outline of Heritage Attributes from Woodbridge HCD Plan

1. Residential street character, pedestrian oriented, includes a broad variety of housing types and styles fronting on to Clarence Street
2. Provides access to Woodbridge Avenue from the North
3. Provide access and views to the Humber River corridor
4. In addition to parkland, front yards provide significant greenery and tree canopy
5. Houses are predominantly 2 to 3 floors high
6. Side yards provide views towards the landscaped backyards and the river valley to the east

77 Clarence Street With Respect To The Above Heritage Attributes

1. Residential building with no particular style
2. Not relevant to 77 Clarence Street's contribution
3. See No. 6
4. Front yard is too short to provide meaningful green space, or tree canopy
5. Although there are two floors the house is a storey and a half
6. North side yard is too narrow to provide a view, the south side yard has a view to part of the house behind, and the houses at the end of Park Drive where the street ends in a T.



South West View of 77 Clarence Street Illustrates Some Of The Above Points

5.2 Contextual and Contributing Property Assessment

5.2.1 Historical Evolution

Clarence Street is a slow curving street that provides access from Islington at the north to Woodbridge Avenue and the village centre of Woodbridge at the south. In the area of Clarence Street, where number 77 is located, there are a very few early significant and important heritage houses, such as 117 Clarence Street, the 1859 John Abell House (designated), and 15 Clarence Street 1825 - 1850. As there are so few of these architecturally significant houses, they no longer set the character of the street. In the 1920's there was an influx of workers who built modest houses of various types and styles, typified by 89 Clarence Street, a vernacular style cottage, and 20 Park Drive, a larger Arts and Crafts cottage. For sometime, these houses set the character of the area as a workers' neighbourhood. In more recent times, the expectations of the new homeowners changed, and these houses were too small to accommodate their desired life style, and newer larger houses or additions to existing houses were introduced into the Clarence Street and Park Drive character area. At the present time, the area reflects the change of history in the changing designs and scale of the buildings. *(All above dates are from the Woodbridge HCD)*



1859 John Abell House - 117 Clarence Street
Early Architecturally Significant House
Georgian Style, Classical Details (Designated)



1920 -1925 Vernacular Cottage Style
89 Clarence Street
Typical Workman's Cottage (Listed)



1920 Arts and Crafts Cottage - 20 Park Drive
A More Elaborate Cottage Of The Same Period
As The Vernacular Cottage Style (above right)



New Residence Built After April 2009
69 Clarence Street - Replaced A Large
Ontario Cottage 1925 - 1950 (demolished)

5.2.2 Present Streetscape

The panoramic view of both the east and west sides of Clarence Street, shows the relationship of the houses on the street, in terms of their style, building period and contribution to the Heritage Attributes of the Clarence Street and Park Drive Character Area.

From this streetscape, it can be seen that 77 Clarence Street has no particular building style, has been heavily modified with the incorporation of the front porch into the body of the building, many of the window openings enlarged, and unsympathetic additions added to the building. As well, the building is in very poor condition. The result of these interventions and long term neglect, is that 77 Clarence Street does not make a contribution to the context of the street, and to the Heritage Attributes of the Character Area.

No. 117 John Abell House 1859 Designated Contributing	No. 109 Cape Cod Cottage Style 1925 - 1950 Contributing	No.s 97 & 101 Listed 1920 Contributing	No. 93 Edwardian 1900 Contributing	No. 89 Vernacular Cottage Style Listed 1900 - 1925 Contributing	No. 83 No Style After 1974 Not contributing	No. 77 No Style 1900 - 1925 Heavily modified Poor condition Contributing	No. 69 Ontario Cottage 1925 - 1950 Heavily Modified Contributing Demolished	No. 61 Ontario Cottage 1925 1950 Contributing	No. 57 New House Built After 2009 Not contributing
--	--	---	---	---	--	---	--	--	--



PARK DRIVE

CLARENCE STREET



No. 102
Late Edwardian
1925 - 1950
Contributing

No. 70
1930 Cottage
1925 - 1950
Contributing

No. 50
1940 Cottage
1925 - 1950
Contributing

No. 44
Art Moderne Cottage
1925 - 1959
Contributing

Some of the information: dates, styles, etc. are assembled from *The Woodbridge HCD*

Joan Burt Architect

5.3 Conclusion

When built in 1925, No. 77 Clarence Street was a workman's small cottage, of no particular style, with an open front porch on a very large lot. Two lots were sold off, one to the east and one to the north, and a house built on each lot after 1974. Overtime, the desire of the various owners to have a larger house resulted in the building being greatly altered. The front porch was enclosed and amalgamated into the house, and new larger windows installed, as well as addition(s) added to the rear. The consequence is that the heavily modified building is no longer the 1925 workman's cottage that it once was, and it no longer represents that layer of history.

As an original workman's cottage, it once contributed to the context of the area. The effect of the extensive unsympathetic modifications, and extremely poor condition of the building, means that it no longer is representative of the time that it was built, and therefore no longer fulfills this contributing role in the district. Hence, it does not contribute to the context of the Clarence Street and Park Drive character area, which is a Designated Heritage Conservation Area under Part V of the Ontario Heritage Act.

Some of the additions and alterations can be seen in the photograph below. Taking this heavily modified building back to its original form would not leave enough building left to restore.



**One Storey Addition
Built After 1974**

**1 1/2 Storey Addition
Likely Replaced An
Original Kitchen Tail**

**New Window In
Enlarged Opening**

**Original 1925
Cottage**

**Front Porch Enclosed
2 New Windows
1st Floor Front Wall
Of Original Cottage
Removed**

6.0 Statement of Cultural Heritage Value or Interest

The following is an evaluation of 77 Clarence Street, Woodbridge, Ontario, based on the previous information carried within this report, and with reference to the standard designation criteria prescribed in the Ontario Heritage Act (Ontario Regulation 9/06).

- **Design or Physical Value**

- **is a rare, unique, representation or early example of a style, type, expression, material or construction method**

This 1 1/2 storey 1925 frame house is not an early unique example of a style, type or expression.

It is built using standard building materials with standard construction methods; poorly executed.

Therefore it does not meet this criterion.

- **displays a high degree of craftsmanship or artistic merit**

The overall craftsmanship of the building, and its later addition both on the exterior and the interior is of below average quality, and the building has no artistic merit.

Therefore it does not meet this criterion.

- **demonstrates a high degree of technical or scientific achievement**

Not applicable to this building as conventional construction methods and materials are employed.

Therefore it does not meet this criterion.

- **Historical or Associative Value**

- **has direct associations with theme, event, belief, person, activity, organization, or institution that is significant to a community**

Research shows no association with theme, event, belief, person, activity, organization, or institution that is significant to the community and has no direct association with any of the above categories.

Therefore it does not meet this criteria.

- **yields, or has potential to yield, information that contributes to an understanding of a community or culture**

All buildings have the potential to yield the above to a lesser or greater degree. No specific contribution to the understanding of either the community or culture was found to be made by this building

Therefore it does meet this criterion.

- **demonstrates or reflects the work or ideas of an architect, artist, building designer or theorist who is significant to a community**

Not applicable, as no architect, artist, building designer, or theorist were found in association with the building.

Therefore it does not meet this criterion.

- **Contextual Value**

- **is important in defining, maintaining or supporting the character of an area**

It is questionable that in 1925 this building defined, maintained, or supported the character of the area. This Building was of no particular style and over time the heavy modifications have significantly altered the appearance of the building. The building is in very poor condition. The house in its present form and condition does not define, maintain or support the character of the area.

Therefore it does not meet this criterion.

- **is physically, functionally, visually or historically linked to its surroundings**

The house in its original 1925 form was linked to its surroundings. However, the major unsympathetic additions, and alterations have resulted in a house of an entirely different appearance. It is no longer physically, visually or historically linked to its surroundings.

Therefore it does not meet this criterion.

- **is a Landmark**

Not applicable - It is not a landmark.

Therefore it does not meet this criterion.

CONCLUSION

77 Clarence Street, Woodbridge, Ontario does not meet the criteria in any of the categories in "The Criteria for Determining Cultural or Heritage Value or Interest as set forth in the Ontario Heritage Act Ontario Regulation 9/06", and therefore does not merit Designation under this criteria.

It was also concluded that 77 Clarence Street does not support the Clarence Street Park Drive Character Area.

7.0 Conservation / Mitigation Options for 77 Clarence Street

Conclusion

Based upon the Conclusion in 6.0 Statement of Cultural Heritage Value or Interest, it was determined that there was nothing of heritage value found in the building at 77 Clarence Street, nor was it found that the building supports the Clarence Street and Park Drive Character Area (see Section 5.1.3).

Therefore, no conservation / mitigation options are being recommended.

8.0 The Design for the Proposed New Residence



PROPOSED NEW HOUSE VIEW FROM THE CLARENCE STREET

77 Clarence St. Woodbridge

NOOR & Associates
73 Algonquin Dr.
Georgetown, ON L7G 6L3
www.noorassociates.ca

TRUE NORTH
COMPTON NORTH

GENERAL NOTES:

1. Drawings are meant to be read, and not viewed.
2. Dimensions are to be verified on site.
3. Contractors must check and verify all dimensions and materials to the Project Coordinator before commencing work.
4. All drawings remain the property of NOOR & Associates Inc. and shall not be reproduced or reused without written consent.

PROJECT NAME:
**77 Clarence Street,
Vaughan Ontario**

SITE PLAN

SITE STATISTIC:
LOT AREA 655 M.SQ
30.48M x 21.9M
LOT CONVERGE 36 ± %
BACKYARD 244 M.SQ
LESS 135 M.SQ=
109M.SQ
REQUIRED SOFT
LANDSCAPING 65 M.SQ
PROVIDED 136 M.SQ

Architects Drawings of the Proposed New Residence

Noor & Associates

73 Atborglen Dr.
Georgetown, ON L7G 6L3
www.floorassociates.ca



GENERAL NOTES:

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consent.

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1	"	"
2	"	"

PROJECT NAME
7 Clarence Street,
Vaughan Ontario

1

HEET NAME:
GRADING Plan

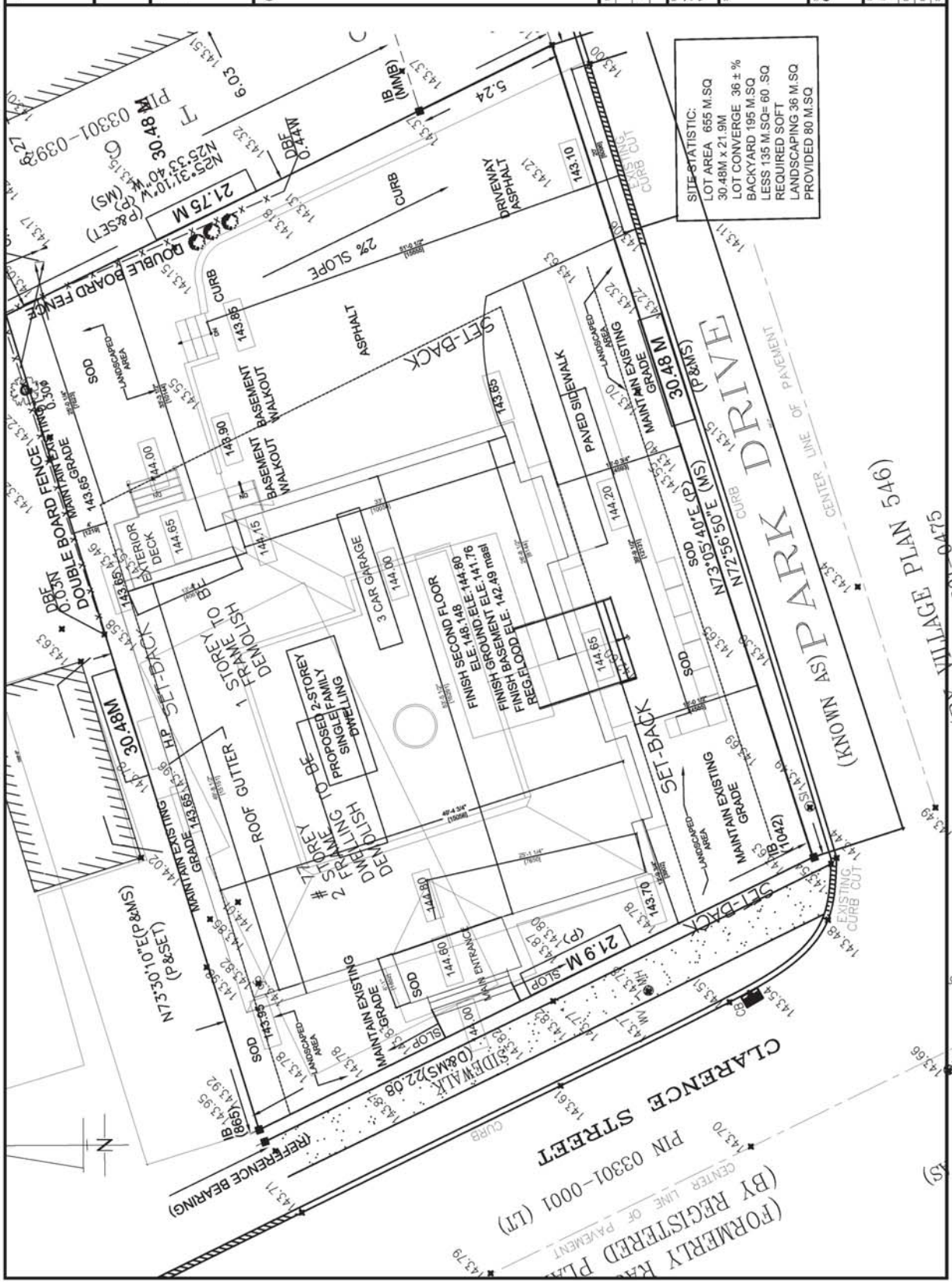
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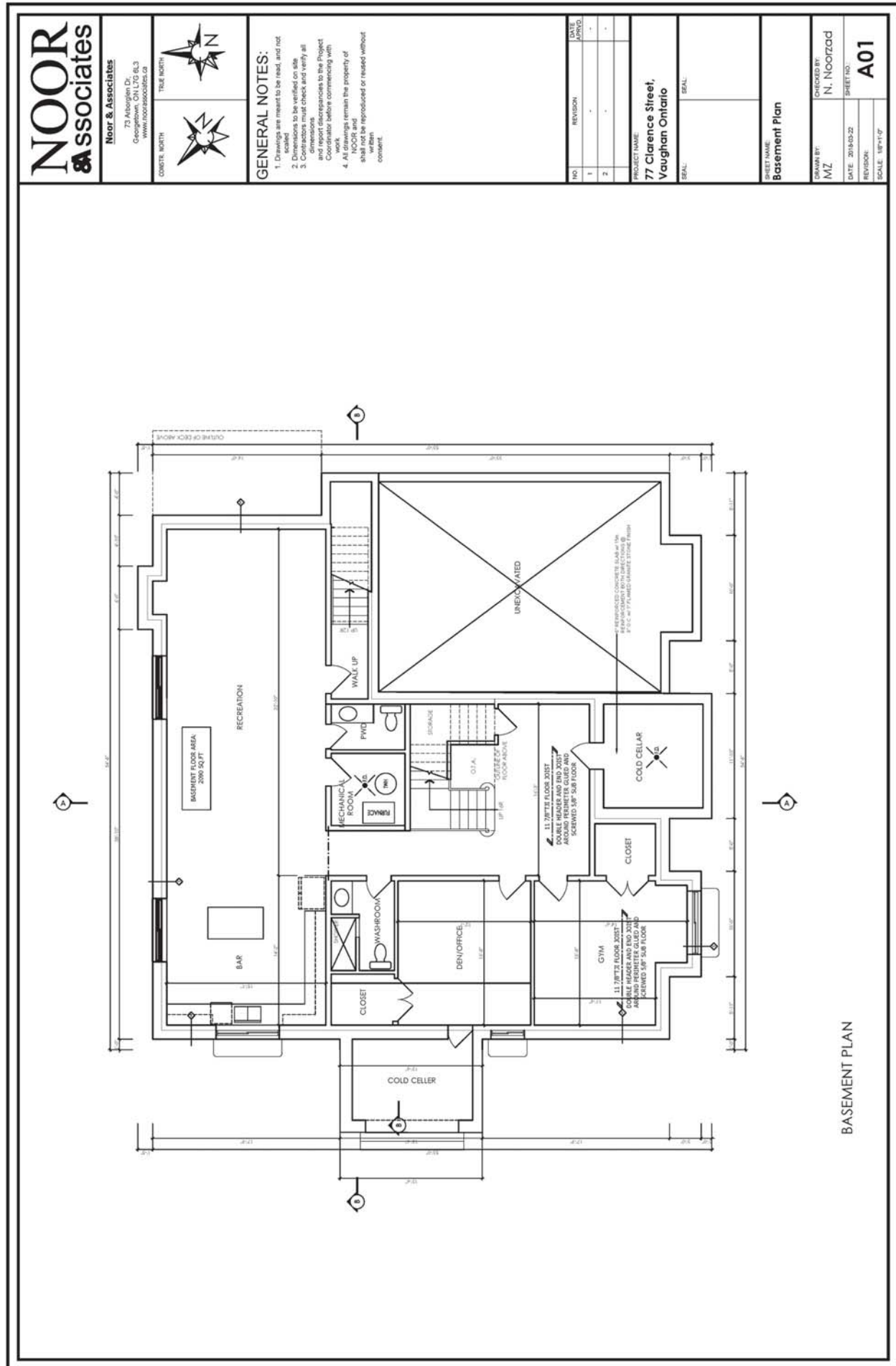
N. Noorzad

Sheet No.	1
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DATE: 2018-03-22

A00





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NO.	REVISION	DATE
1	-	-
2	-	-

PROJECT NAME

77 Clarence Street,
Vaughan Ontario

SEAL

SCALE

SHEET NAME

Ground Floor Plan

DRAWN BY

MZ

CHECKED BY

N. Noorzad

DATE

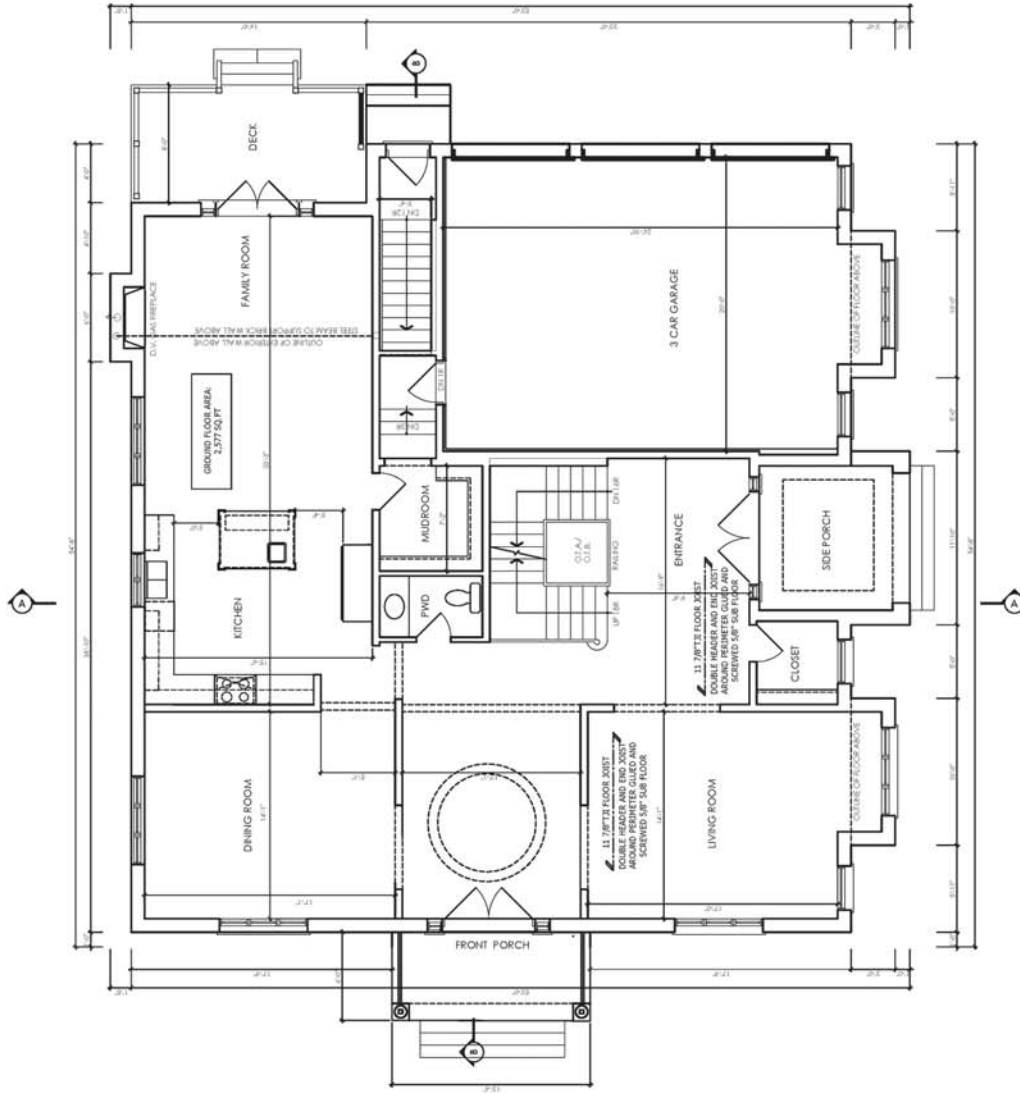
2018-03-22

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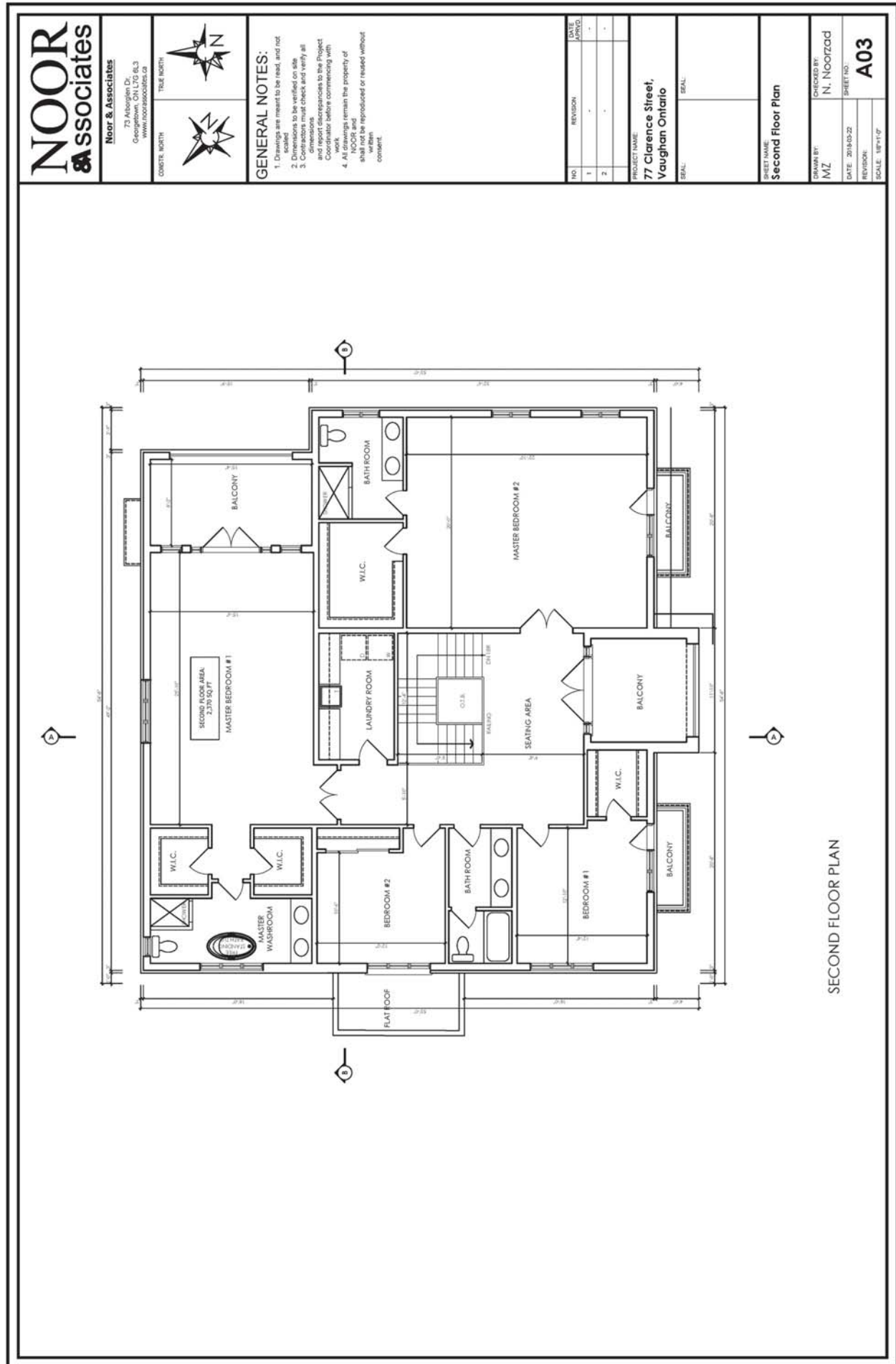
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REVISION

SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN



NOOR & associates

Noor & Associates

73 Abchurch Lane,
Georgetown, ON L7G 6L3
www.noorassociates.ca

CONSTR. NORTH

TRUE NORTH

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NO.	REVISION	DATE	APPROVED
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2	-	-	-

PROJECT NAME
**77 Clarence Street,
Vaughan Ontario**

SEAL

SEAL

SHEET NAME
Left Side Elevation

DRAWN BY
MZ

CHECKED BY
N. Noorzad

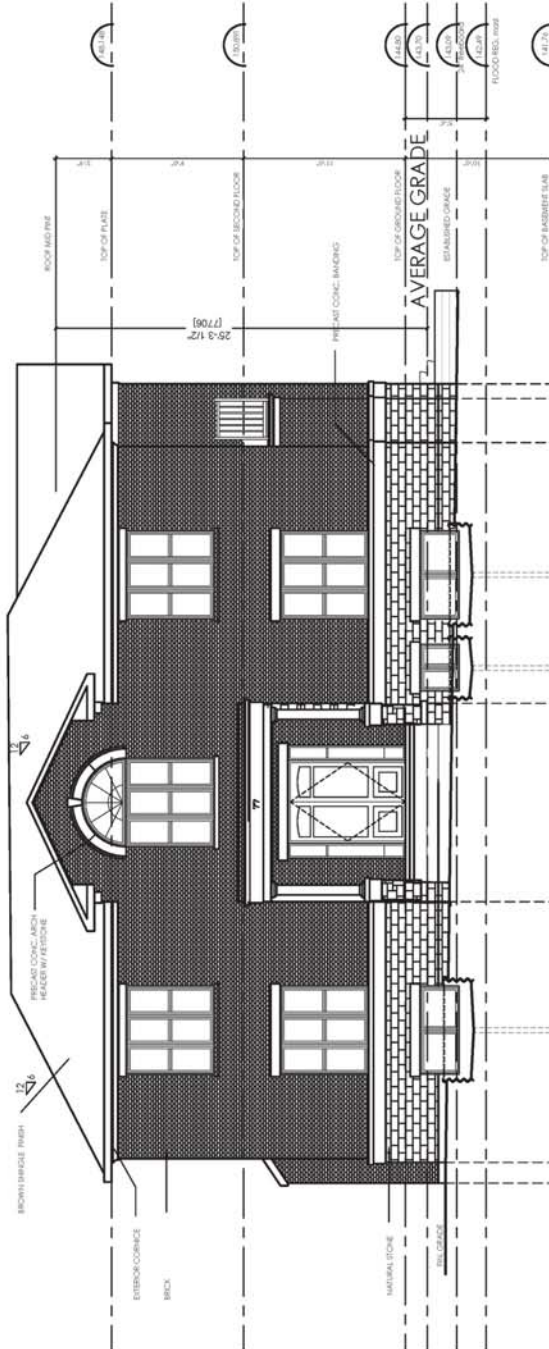
DATE: 2018-03-22

SHEET NO.

A05

REVISION

SCALE: 1/8"=1'-0"



WEST ELEVATION

NOOR & associates

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Georgetown, ON L7G 6L3
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COMSTR. NORTH TRUE NORTH

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2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with
4. All drawings remain the property of NOOR and shall not be reproduced or reused without written consent

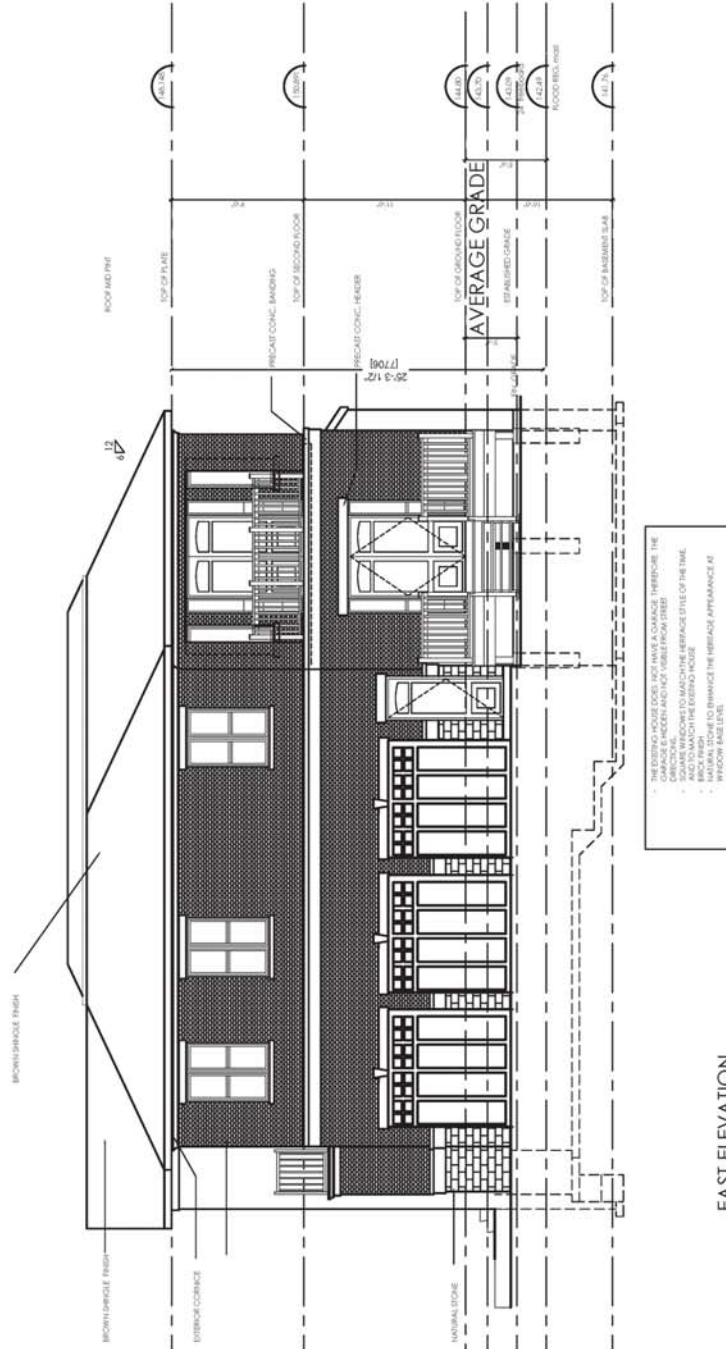
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PROJECT NAME
**77 Clarence Street,
Vaughan Ontario**

SEAL:	SEAL:
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SHEET NAME
Right Side Elevation

DRAWN BY MZ	CHECKED BY N. Noorzad
DATE 2019-03-22	SHEET NO. A06
REVISION:	SCALE: 1/8" = 1'-0"





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CONSTR. NORTH

TRUE NORTH

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NO.	REVISION	DATE
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PROJECT NAME
**77 Clarence Street,
Vaughan Ontario**

SEAL: _____

SEAL: _____

SHEET NAME
Front Elevation

DRAWN BY: MZ

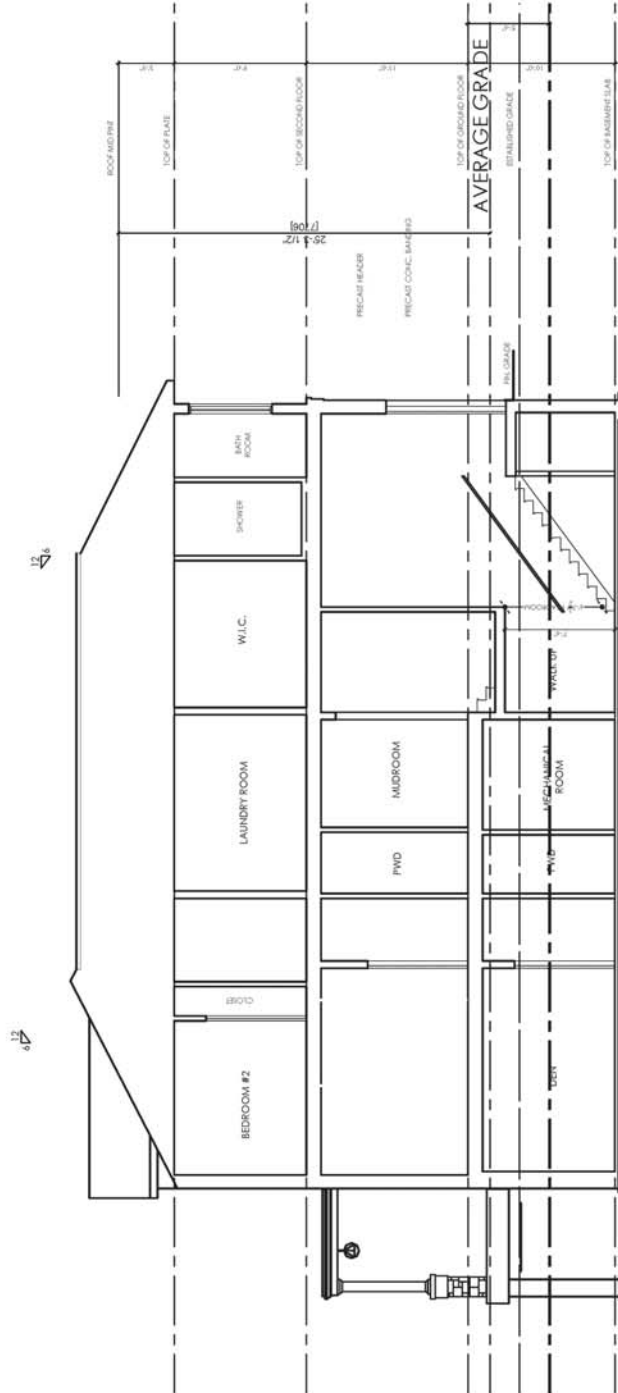
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DATE: 2018-03-22

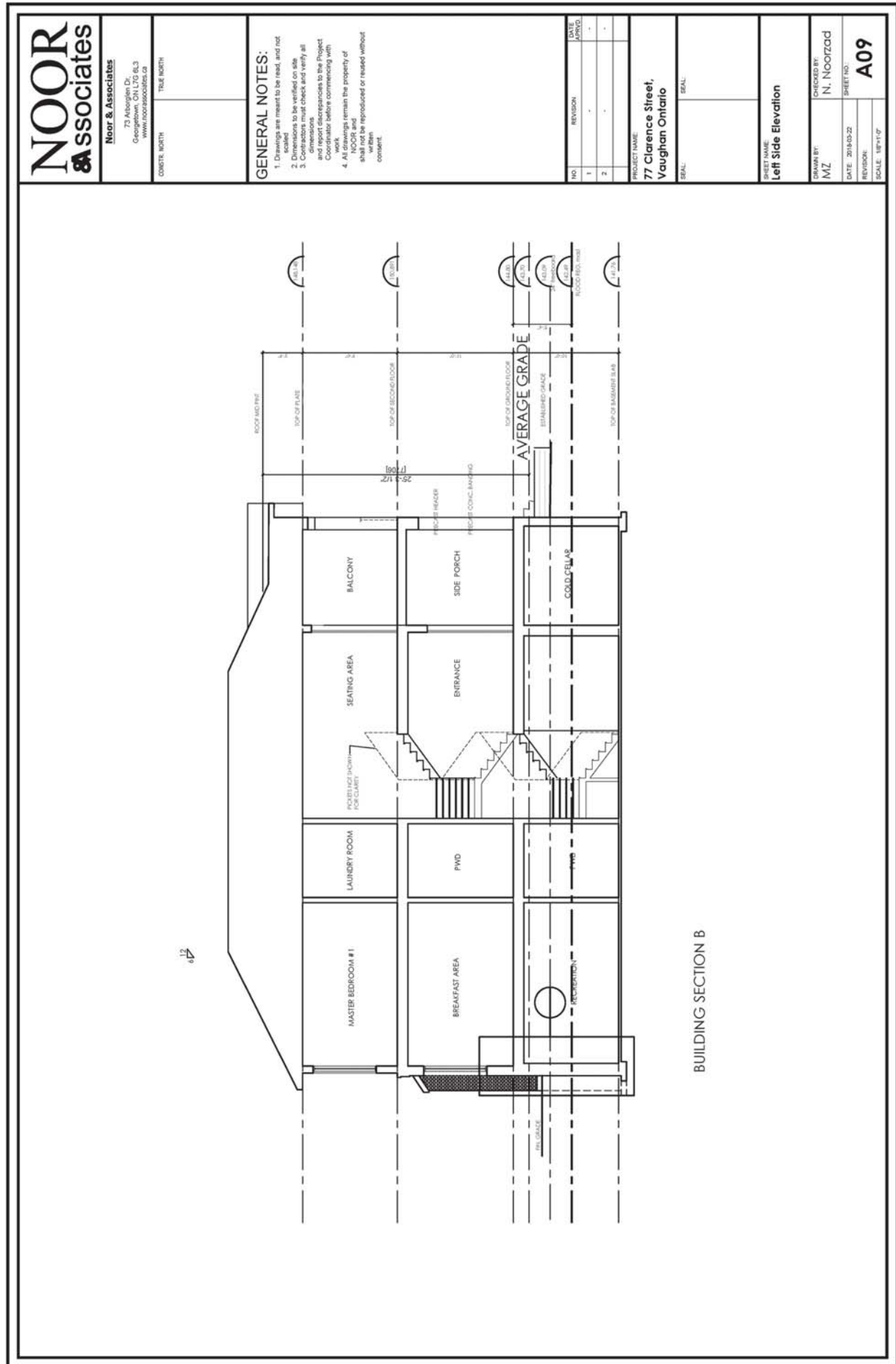
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REVISION: _____

SCALE: 1/8" = 1'-0"



BUILDING SECTION A



NOOR & associates

Noor & Associates

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Georgetown, ON L7G 6L3
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TRUE NORTH

CONSTR. NORTH

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3. All dimensions must be checked and verified all dimensions
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NO.	REVISION	DATE
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PROJECT NAME
**77 Clarence Street,
Vaughan Ontario**

SEAL: _____
SEAL: _____

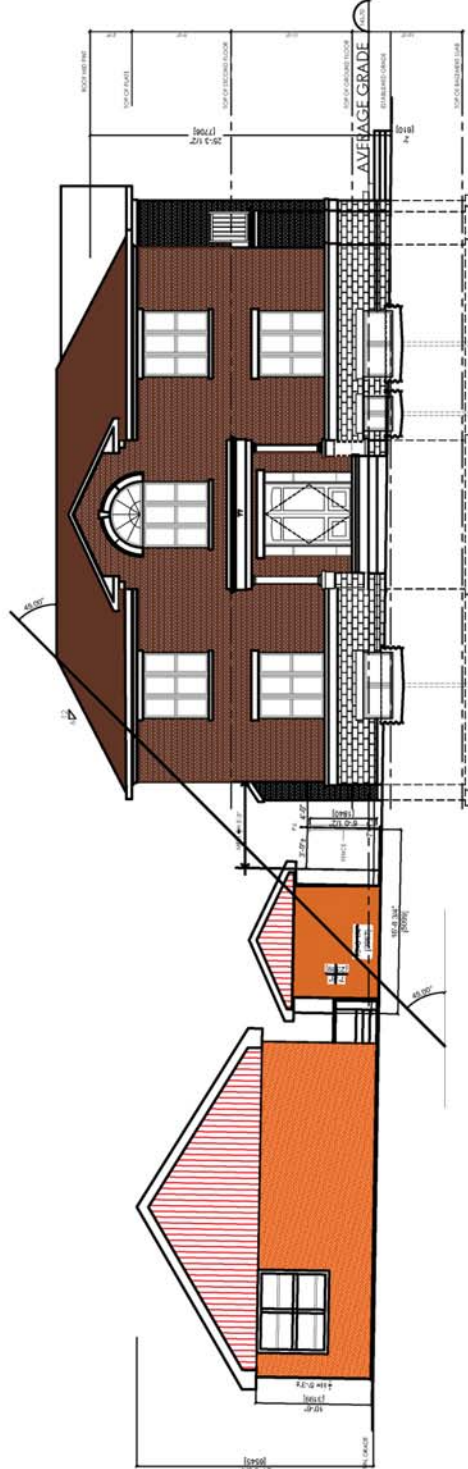
SHEET NAME
**CLARENCE STREET ELEVATION
AND 3 D. STUDY (DRAFT)**

DRAWN BY: MZ
CHECKED BY: N. Noorzad
DATE: 2018-03-22
SHEET NO.: **A10**
REVISION: _____
SCALE: 1/8" = 1'-0"



NEIGHBOR HOUSE STREET PICTURE

PROPOSED 3D (CLARENCE STREET VIEW)



8.2 Background Information

The previous information in this report concluded that the present building on the site does not meet the criteria for Designation if this building was not in a Heritage District, and that it no longer contributes to the Heritage Character Area because its present condition is very poor. As well, over the years, the building has been heavily modified, greatly altering the original building; the result being that there is not enough of the original building left to restore. Therefore, it is proposed that the present building be demolished and a new single family house be built on the lot. The following is a description of the proposed building and an assessment of the house using the relevant information in 6.0 Heritage Attributes and District Guidelines.

8.3 Description of the Proposed New House

Site

The proposed new house has the front entry on Clarence Street and an equally significant side entry on Park Drive. The minimum setback from Clarence Street is 1.929 m. and from Park Drive 5.029 m. The house is parallel to Park Drive and askew to Clarence Street. The minimum north set back is 1.219 m., and the average east set back is 11.168 m.

The three - car garage is located on the east elevation of the house, and is accessed from the driveway at the east end of the lot off Park Drive. The driveway slopes towards Park Drive with a curb at the east side of the driveway. There is a basement walkup on the east elevation to the north side of the garage.

Architectural Design

The exterior design of this two - storey house is of no particular historical style. However, the design is inspired by the Georgian style, which was the influence of many early Ontario houses in brick, stucco, and wood siding. The characteristics in brick Georgian houses are symmetrical elevations on the street(s), limestone lintels, sills, trim and optional stone below the first floor windows. These characteristics are to be found in the proposed design

The south and west elevations are symmetrical unto themselves. The west elevation has a generous front entry canopy and porch, and the south elevation has a recessed entry with a balcony enclosed on three sides above on the second floor. The east elevation is asymmetrical, and is more of a functional design, with the three car garage and a back yard entry with a modest deck. The north elevation is close to the property line and is mostly brick with the line of the natural stone going three quarters of the way to the east. There are 4 windows of varying sizes on the first and second floors.

Roof

The hip roof has a 12 - 6 pitch and terminates approximately 7' - 6" above the eaves, creating a mansard type roof, with a short overhang of about 1' - 0". The roofing is brown asphalt shingles.

Windows

All windows with the exception of the basement are double hung one over one. The front entry has French doors with panels below and glass above. Metal railings on the two bay windows on the south elevation allude to two balconies.

Materials / Detailing

The elevations have natural stone veneer with pre-cast concrete banding to the underside of the first floor windows, with some design variations.

8.4 Assessment of the Proposed New House

The Objectives in 5.1 of the HERITAGE CONSERVATION DISTRICT PLAN that are relevant to the proposed new house are:

- Ensure that new designs contribute to the Woodbridge heritage character (3)
- New Development is sensitively integrated, as part of a comprehensive district (5)

These will be addressed in the Clarence Street and Park Drive Character Area that follows, as well as the relevant sections in the Heritage Attributes and District Guidelines (6.0)

Clarence Street and Park Drive (6.1.5)

The Heritage Attributes

The new house maintains the residential character of the area and provides a house design of the present time, therefore enhancing the broad variety of houses on Clarence Street. The house faces onto Clarence Street with the south elevation facing Park Drive, which has a large number of more contemporary houses than on Clarence Street. (1)

The new house does not interfere with the access to Woodbridge Avenue nor the access or view to the Humber River Corridor. (2 & 3)

The landscape plan (A00) indicates that the front yard on Clarence Street has 1 tree at the north west corner of the lot, and small bushes at the building foundation with the remainder in grass. On Park Drive there are 4 trees, and the continuation of the small bushes at the foundation, the rest is in grass. At the property line there is a small retaining wall and at the east end of the lot is the driveway to the garages. (4)

The new house is 2 storeys, which is in keeping with the 2 & 3 storey requirements of the district. (5)

77 Clarence Street is a corner lot, which is located at the north east corner of the intersection of Clarence Street and Park Drive. It is situated in a position that the view from Clarence Street, on the north side of the house looking east to the river valley, is blocked by all the houses on Park Drive, however, the view is of landscaped back yards. The side yard to the east of the new house on Park Drive has a driveway and a landscaped yard. The view is to a landscaped yard. (6)

Guidelines

The new building is a single family detached building type, which retains the existing residential character of the area, and is designed to maintain the pedestrian streetscape. (1)

This new house is on a corner lot with a pedestrian sidewalk on Clarence Street and no sidewalk on Park Drive. Both these streets are used to access Woodbridge Avenue, and possibly the Parkland. There are no views from these areas to the Parkland.(2)

The house on Clarence Street has a setback of 1.929 m., which is in accordance with the required setback. This will provide landscaping in the front yard as noted above. (3)

The new house is two floors and is 7.706 m. in height, which is below the maximum requirement. (4)

The new house provides side yards, that according to the design architect, comply with the zoning. The east-west view on the south side of the building is through the side yard on Park Drive from Clarence Street, and includes the width of Park Drive and this is a very generous east-west view. On the north side of the house the setback is 1.219. The adjacent neighbour's garage is setback from the lot line 1.134 m. making a total viewing space of 2.353 m., which is a comfortable open viewing space. (5)

Architectural Guidelines for New Buildings, Additions & Renovations (6.3)

This proposed new building is of a contemporary design (6.3.)

Contemporary Design (6.3.2)

Contemporary design is defined as *"of its time"*, and is not *"aggressively idiosyncratic"* but is *"neighbourly, and fits the village context while at the same time representing current design philosophy"* (6.3.2)

" "Contemporary" as a design statement does not simply mean "current". Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo Victorian detailing should be avoided." (6.3.2)

This new building makes a reference to a Georgian style, but is not a pseudo Georgian designed building. The example shown in the Woodbridge Heritage Conservation District Study and Plan is the Residence at Calf Creek designed by Robert A. M. Stern, where he makes reference to *"domestic resort architecture of eastern Long Island in terms of picturesque massing of gambrel roof, dormer windows, and projecting bays"*. (quoted from: Robert A. M. Stern Selected Works)
In a similar manner this new building makes reference to a Georgian design. (6.3.2)

Architectural Guidelines (6.3.3)

Materials Palette

The proposed building materials are primarily brick and stone, with glass & vinyl windows and metal railings. With the exception of the vinyl windows, these materials are compatible with the ones used in the Woodbridge Heritage District.

The building is mostly brick with the natural stone carried up to the bottom of the first floor windows, and a dressed stone band marks the top of the natural stone, and a decorative exterior cornice at the top of the brick wall where it meets the soffit. In a general way, this follows the general idea of the use of materials in some Georgian buildings. This gives a clarity to the structure, and reduces the visual scale of the building by providing interesting detailing for the viewer.

Proportion of Parts

The houses adjacent to 77 Clarence are of differing designs and building periods. The house to the north is a red brick bungalow built after 1974, to the east is a split-level 1960's white horizontal sided loyalist inspired house with shutters, to the south is a new house in the current design idiom, clad in stone or faux stone, and on the west across the street is a 1930 - 1950 one storey cottage.

There is very little in common with these houses except their wide variations in style, materials and proportions. However, they are all of a modest residential scale and the lack of uniformity contributes to the neighbourly village character.

Solidity versus Transparency

The new house follows the characteristics of historic buildings of the 19th century, wherein they have solid walls with punched windows. Although this is a contemporary building and large areas of glass might be expected in this design, it was believed that this would be inappropriate in this character area. The wall to window relationship in the new house appears to be well suited to the Clarence Street and the Park Drive Character Area.

Detailing

The detailing in the house is relatively simple, and the horizontal natural stone and stone banding and the horizontal articulation of the window sills and heads, the cornices, the railings, and the paneled doors are of a more traditional nature. These more traditional features provide visual interest and make a good fit for the Character Area.

Built Form Framework (6.4)

Street Wall Setbacks (6.4.1)

Clarence Street and Park Drive (6.4.1.6)

Attributes

On the east side of Clarence Street there is a wide variety of set backs of the contributing buildings.(2)

Guidelines

New buildings may be built with a zero setback and a maximum setback of 2 metres.
(2)

The new proposed house at the north east corner of Clarence Street and Park Drive is fronting on Clarence Street. The front setback on Clarence Street is 1.929 m. which fits into the guidelines.

Sources

- **Woodbridge Heritage Conservation District Study Area**
- **The Ontario Heritage Act**
- **The Ontario Provincial Policy Statement**
- **Ontario Heritage Tool Kit**
Ministry of Culture
- **Canada Historic Places**
- **Standards and Guidelines for the Conservation of Historic Places in Canada**
- **Land Registry Office**
Abstract Research Material
Linda Clark - Title Searcher
- **City of Vaughan**
Office of the City Clerk
Archive and Record Management Services
- **The Ancestral Roof**
Domestic Architecture in Upper Canada
by Marion MacRae and Anthony Adamson
- **Old Ontario Houses**
Kim Ondaatij & Lois MacKenzie
- **Edifice Magazine** (for general reference only)
Christopher Cooper Ph.D.
Editor-in-Chief
- **Well - Preserved**
The Ontario Heritage Foundation Manual
Of Principles and Practices
for Architectural Conservation
by Mark Fram
- **Richard Zaplitney**
Photographer & Production
- **Cultural Heritage Impact Assessments**
Previously Prepared by Joan Burt Architect



Joan Burt Architect

Qualifications

Joan Burt is an architect and a member of the Ontario Association of Architects License # 1466, and The Canadian Association of Heritage Professionals

Firm's History

The firm of Joan Burt Architect was established in 1958
The firm specializes in a combination of residential, commercial, and heritage work. This includes restoration, renovations and additions, new construction, architectural interiors, as well as planning & development.

Joan Burt Architect has received the following awards and recognition:

- Beautify Toronto Award for work to buildings on Berkeley Street between King and Adelaide including the Klaus Neinkamper Building which was featured in a *Canadian Interiors* publication (City of Toronto Designated List)
- Niagara-on-the-Lake Historical Society recognition for dismantling, relocating and reconstructing an 1840 Port Hope house to 115 Ricardo Street, Niagara-on-the-Lake.
- Plaques for Heritage Buildings, Toronto Historical Board, City of Toronto Sesquicentennial, including Belmont Street, No.'s 4, 14, 16, 18, 20; Alpha Avenue No.'s 4, 9, 11, 13; Beaconsfield Avenue, No.57
- Credited with having started the revitalization of Cabbagetown at a time when the City of Toronto was planning major demolition in the area.

Project Experience

Joan Burt, principal of the firm, graduated from the University of Toronto School of Architecture, in 1956. At that time the curriculum had a strong basis in a traditional architectural approach. As well as contemporary design there was a strong emphasis on architectural history, and structural design.

From the beginning, the focus of her practice has been the restoration of downtown Toronto districts and buildings. Experience was acquired by locating architecturally significant buildings to restore and renovate, matching a client to the building, performing architectural services that included both exterior facade and the interior spaces and assisting with the marketing of the project.

The firm of Joan Burt Architect has revitalized architecturally significant building areas in Toronto that include: Belmont Street, Cabbagetown, King and Berkeley, King and Jarvis, King and Wilkins, the Beaches and outside of Toronto in Niagara-on-the-Lake, St. Anns and Collingwood, as well as The Dundalk Community Improvement Plan

Joan Burt has 20 years experience as Chair of the Department of Design at the Ontario College of Art. She was the founder of a multi-disciplinary Department of Design that included Environmental Design (Interior Design), Ceramics, Textiles (woven and printed), and Glass. The curriculum that she developed had a strong basis in History of Design and the Decorative Arts.

Because of our interest in interior design and the decorative arts, the firm has also focuses on interior architecture (interior design) for our own architectural client projects, independent client projects, as well as consultant to other architects.

Architectural Specialization

Joan Burt Architect heritage projects provide for contemporary life while retaining the historical architecture of the building. The projects range from small restorations to large Toronto developments. The scope of these projects include all aspects of heritage work including restoration, dismantling heritage buildings and reconstruction, to the restoration of the exterior and interior, as well as making alterations and/or additions to accommodate new living patterns within heritage buildings.

The nature of projects undertaken by our firm requires a major design component and a highly specialized hands-on approach. Consultants are retained as required, such as: architectural historians, structural engineers, landscape architects, and mechanical and electrical engineers, all who have experience with heritage work.

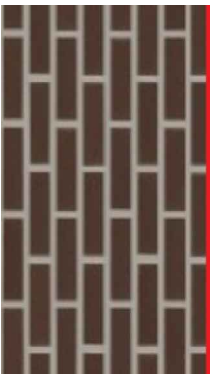
The skills available include: Heritage Impact Statements, historical research and detailing, technical detailing, specification writing, photography, model making, and architectural rendering. The firm has a strong liaison with traditional craftsmen in both architecture and the decorative arts.

Contact Information

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 Joan Burt Architect
 310 Delaware Avenue
 Toronto, Ontario, M6H 2T8
 T 416 533 0072
 E joanburtarchitect@rogers.com



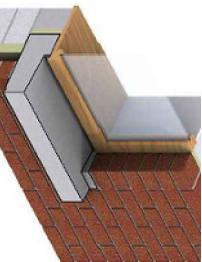
ARCHITECTURAL ROOF
ASPHALT SHINGELS



CLAY BRICK



NATURAL STONE UNDER THE
WINDOW SILL



PRECAST WINDOW SILL



WINDOWS CONCEPT



ENTRANCE DOOR CONCEPT



WALL CORNICES

MEMBER'S RESOLUTION

Meeting/Date	COMMITTEE OF THE WHOLE - DECEMBER 5, 2018
Title:	RE-AFFIRMATION OF REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN CENTRE
Submitted by:	Hon. Maurizio Bevilacqua, P.C., Mayor

Whereas, on January 31, 2018 the City received a letter from SmartCentres requesting support from the City of Vaughan to relocate an existing large format retail store in the Vaughan Metropolitan Centre; and

Whereas, Vaughan Council approved Mayor Maurizio Bevilacqua's Member Resolution that supported the request ([Item 15, Report No. 6, of the Committee of the Whole](#), which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018. (ATTACHMENT 1)), and;

Whereas, a new provincial government was elected on June 7, 2018, and;

Whereas, the provincial government has introduced a plan with the objective of being open for business and well-positioned to attract foreign-direct investments; and

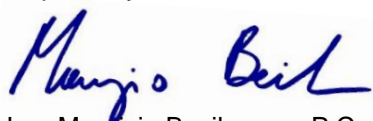
Whereas, the provincial government understands the importance that fiscal responsibility, tax relief and competitiveness is central to its mandate to grow the economy and create jobs; and

Whereas, staff from the Ministry of Municipal Affairs and Housing has requested that the newly elected 2018-2022 Vaughan Council reaffirm its support for a Minister's Zoning Order for relocation of a Large Format Retail Store in the Vaughan Metropolitan Centre.

It is therefore recommended:

1. That Council reaffirms the decision of the previous Council with respect to the Member's Resolution regarding "REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN CENTRE" (Item 15, Report No. 6, February 21, 2018).
2. That a copy of this resolution be forwarded to the Regional Municipality of York and the Minister of Municipal Affairs and Housing.

Respectfully submitted,



Hon. Maurizio Bevilacqua, P.C.
Mayor

Attachments

February 21, 2018 Committee of the Whole Item 15, Report No. 6

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 15, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

15 REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN CENTRE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated February 6, 2018:

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, Vaughan Council received a communication from SmartCentres on January 31, 2018 [ATTACHMENT 1] which advises Council that SmartCentres has formally requested from the Province a Minister's Zoning Order for the relocation of a large format retail store in the Vaughan Metropolitan Centre;

and Whereas, all levels of government have identified, through the planning policies and public infrastructure investments, that the Vaughan Metropolitan Centre ("VMC") will be the new downtown of the City of Vaughan;

and Whereas, The Province of Ontario through the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe identifies 25 Urban Growth Centres ("Centres") as strategic focal points for growth and intensification in the Province;

and Whereas, The Vaughan Metropolitan Centre is unique amongst the 25-designated urban growth centres as it is the only Centre outside of Toronto that is served by a subway; has direct 400 series highway access; and it is not adjacent to existing low-density residential fabric which supports intensification, compact development and the effective utilization of public infrastructure;

and Whereas, Metrolinx as an agency of the Ontario government focused on developing and delivering improved regional transportation for the Greater Toronto and Hamilton Area has designated the VMC as an Anchor Mobility Hub in its Regional Transportation Plan; and that this designation is recommended to achieve a density of 200-400 people and jobs per hectare;

and Whereas, mobility hubs are ideal locations to develop transit supportive residential and employment densities and should evolve as vibrant places of activity and major regional destinations;

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 15, CW Report No. 6 – Page 2

and Whereas, public infrastructure projects connecting to the heart of the VMC.; including the \$4.2 billion TTC line 1 subway extension, the \$32.1 million SmartCentres Place Bus Terminal, the York Viva bus rapid transit expansion along Highway 7, and the TTC Plaza/Transit Square, makes the VMC readily available to accommodate transit-oriented development that will support the planned growth and employment growth which sets out minimum targets of 25,000 new residents and 11,000 jobs by 2031;

and Whereas, despite excellent transit access provided by the Provincial and Regional transit investment, the highway 400 interchange and highway 7 are over capacity and the economic success of the VMC urban centre is contingent on the effective movement of people and goods. This therefore requires the timely expansion of the local road capacity; including the VMC finer grid street network which is largely accommodated on the lands that will be developed by SmartCentres;

and Whereas, an existing large format retail store located in the VMC is less than 100 metres from the recently completed transit infrastructure has a long-term land lease which will impede the logical and orderly development vision of uses planned by the City for further intensification as contemplated by the VMC Secondary plan of this parcel (the "VMC Parcel") resulting in a significant underutilization of the public infrastructure investments referred to above;

and Whereas, there is a property owned by the applicant outside the VMC that is designated as Employment Area in the Vaughan Official Plan 2010 located at the northwest corner of Applewood Crescent and Portage Parkway (the "Applewood Parcel") which would be used to facilitate the relocation of the existing large format retail store in a smaller scale as this is the only site option acceptable to the large format retail tenant;

and Whereas, The York Region Official Plan and Vaughan Official Plan 2010 contain policies which prohibit major retail uses, from locating on lands designated for employment, except through a Municipal Comprehensive Review process;

and Whereas, The Municipal Comprehensive Review process undertaken by the Regional Municipality of York has recently been reinitiated and is in its initial stages with a goal of being completed in approximately two to three years;

and Whereas, to continue the momentum of development of the VMC as a compact, vibrant Downtown area an alternative process to a Municipal Comprehensive Review that would allow for the timely relocation of the large format retail store to the Applewood Parcel and facilitate the relocation of major office that is located on the Applewood parcel into the VMC is required;

and Whereas, in concert with the planning process associated with the relocation of the large format retail store, the land owner will execute a development agreement

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 15, CW Report No. 6 – Page 3

committed to facilitate and assume all costs associated with the advanced design, construction and delivery of several other major transportation infrastructure projects that will assist in accelerating further economic growth and use of the transit infrastructure in the VMC [ATTACHMENT 2]. This includes; the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road , Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway.

and Whereas, That the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the success of the VMC is of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario;

It is therefore recommended:

- 1. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a development agreement and any other necessary agreements with SmartCentres or Penguin -Calloway (Vaughan) Inc, satisfactory to the City of Vaughan that commits SmartCentres to facilitate and assume all costs associated with the planning, construction and delivery of the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway from Jane Street to Highway 400; all to be completed no later than December 2021;**
- 2. THAT Council has no objection to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, conditional on SmartCentres entering a fully secured development agreement to deliver the road improvements by 2021, for the zoning to be in place to allow the relocation of the large format retail store from the VMC Parcel (as shown below) to the Applewood Parcel located at the northwest corner of Applewood Crescent and Portage Parkway;**
- 3. THAT a copy of this resolution be forwarded to the Regional Municipality of York and the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and**
- 4. THAT Council ratify the action taken.**

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

MEMBER'S RESOLUTION

Meeting/Date: COMMITTEE OF THE WHOLE – February 6, 2018

Title: REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN CENTRE

Submitted by: Mayor Maurizio Bevilacqua

Whereas, Vaughan Council received a communication from SmartCentres on January 31, 2018 [ATTACHMENT 1] which advises Council that SmartCentres has formally requested from the Province a Minister's Zoning Order for the relocation of a large format retail store in the Vaughan Metropolitan Centre;

and Whereas, all levels of government have identified, through the planning policies and public infrastructure investments, that the Vaughan Metropolitan Centre ('VMC') will be the new downtown of the City of Vaughan;

and Whereas, The Province of Ontario through the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe identifies 25 Urban Growth Centres ('Centres') as strategic focal points for growth and intensification in the Province;

and Whereas, The Vaughan Metropolitan Centre is unique amongst the 25-designated urban growth centres as it is the only Centre outside of Toronto that is served by a subway; has direct 400 series highway access; and it is not adjacent to existing low-density residential fabric which supports intensification, compact development and the effective utilization of public infrastructure;

and Whereas, Metrolinx as an agency of the Ontario government focused on developing and delivering improved regional transportation for the Greater Toronto and Hamilton Area has designated the VMC as an Anchor Mobility Hub in its Regional Transportation Plan; and that this designation is recommended to achieve a density of 200-400 people and jobs per hectare;

and Whereas, mobility hubs are ideal locations to develop transit supportive residential and employment densities and should evolve as vibrant places of activity and major regional destinations;

and Whereas, public infrastructure projects connecting to the heart of the VMC.; including the \$4.2 billion TTC line 1 subway extension, the \$32.1 million SmartCentres Place Bus Terminal, the York Viva bus rapid transit expansion along Highway 7, and the TTC Plaza/Transit Square, makes the VMC readily available to accommodate transit-oriented development that will support the planned growth and employment growth which sets out minimum targets of 25,000 new residents and 11,000 jobs by 2031;

and Whereas, despite excellent transit access provided by the Provincial and Regional transit investment, the highway 400 interchange and highway 7 are over capacity and the economic success of the VMC urban centre is contingent on the effective movement of people and goods. This therefore requires the timely expansion of the local road capacity; including the VMC finer grid street network which is largely accommodated on the lands that will be developed by SmartCentres.

and Whereas, an existing large format retail store located in the VMC is less than 100 metres from the recently completed transit infrastructure has a long-term land lease which will impede the logical and orderly development vision of uses planned by the City for further intensification as contemplated by the VMC Secondary plan of this parcel (the "VMC Parcel") resulting in a significant underutilization of the public infrastructure investments referred to above;

and Whereas, there is a property owned by the applicant outside the VMC that is designated as Employment Area in the Vaughan Official Plan 2010 located at the northwest corner of Applewood Crescent and Portage Parkway (the "Applewood Parcel ") which would be used to facilitate the relocation of the existing large format retail store in a smaller scale as this is the only site option acceptable to the large format retail tenant;

and Whereas, The York Region Official Plan and Vaughan Official Plan 2010 contain policies which prohibit major retail uses, from locating on lands designated for employment, except through a Municipal Comprehensive Review process;

and Whereas, The Municipal Comprehensive Review process undertaken by the Regional Municipality of York has recently been reinitiated and is in its initial stages with a goal of being completed in approximately two to three years;

and Whereas, to continue the momentum of development of the VMC as a compact, vibrant Downtown area an alternative process to a Municipal Comprehensive Review that would allow for the timely relocation of the large format retail store to the Applewood Parcel and facilitate the relocation of major office that is located on the Applewood parcel into the VMC is required;

and Whereas, in concert with the planning process associated with the relocation of the large format retail store, the land owner will execute a development agreement committed to facilitate and assume all costs associated with the advanced design, construction and delivery of several other major transportation infrastructure projects that will assist in accelerating further economic growth and use of the transit infrastructure in the VMC [ATTACHMENT 2]. This includes; the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road , Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway.

and Whereas, That the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the success of the VMC is of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario;

It is therefore recommended:

1. **THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a development agreement and any other necessary agreements with SmartCentres or Penguin -Calloway (Vaughan) Inc, satisfactory to the City of Vaughan that commits SmartCentres to facilitate and assume all costs associated with the planning, construction and delivery of the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway from Jane Street to Highway 400; all to be completed no later than December 2021;**
2. **THAT Council has no objection to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, conditional on SmartCentres entering a fully secured development agreement to deliver the road improvements by 2021, for the zoning to be in place to allow the relocation of the large format retail store from the VMC Parcel (as shown below) to the Applewood Parcel located at the northwest corner of Applewood Crescent and Portage Parkway;**

- | |
|--|
| <ol style="list-style-type: none">3. THAT a copy of this resolution be forwarded to the Regional Municipality of York and the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and4. THAT Council ratify the action taken. |
| |

Respectfully submitted,

Mayor Maurizio Bevilacqua, P.C.

Attachments

1. Letter to Mayor and Council, dated January 31, 2018
2. VMC Walmart Map



700 APPLEWOOD CRES. | VAUGHAN, ON. CANADA L4K 5X3
T 905 326 6400 F 905 326 0783

January 31, 2018

Mayor Maurizio Bevilacqua and Council
City of Vaughan
City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mayor and Council:

As you are aware, for the past decade, SmartCentres has worked collaboratively with Council and staff to help realize the vision of the Vaughan Metropolitan Centre. We have been honoured to play a part in developing Vaughan's new downtown and we have worked very hard to meet and hopefully even exceed your expectations. To date we have taken the approach of designing and building to a very high standard to set the tone for a new world class city centre. The KPMG Tower was the recipient of the 2016 NAOIP Rex Awards for the best office development in Toronto and the Region and the City of Vaughan 2017 Award of Excellence. We hope that the PwC-YMCA-City of Vaughan Library mixed use building scheduled to open next year is recognized in a similar fashion. We have implemented substantial public realm improvements including upgrades to roads, the Transit Square and the pedestrian tunnel connection of the YRRT Bus Terminal to the subway station. We will also be designing and constructing a world class nineacre central park that will be the defining feature of the Vaughan Metropolitan Centre.

Since its inception, there has been concerns around the implications of our existing retail anchor tenant, at it relates to our ability to achieve the vision of Vaughan's new downtown. Throughout this ten years we have communicated with our anchor tenant the VMC plan and our desire to relocate its store. The anchor tenant is well within its rights to operate this single-story retail store with its (at grade surface) parking lot. They have and continue to be an outstanding corporate citizen and provide an important retail service to the area. Over the years, however, we have anticipated that this store may not be completely compatible with our respective vision for the new Vaughan downtown particularly in the subway precinct as the store was built and designed long before the VMC vision was established. It is therefore our highest priority to find a mutually acceptable scenario to relocate this successful, operating business; a priority whose time has come more quickly than ever anticipated given the rate of change in the VMC and the subway precinct. (This anchor tenant has the legal right to operate in its current location for a long time

under its lease along with other certain rights which control types of developments around its parcel of land.)

In order to design and build a vibrant city centre in a comprehensive way, with all the necessary pedestrian connectivity, open green spaces, building relationships, active streetscapes, human scale interfaces and other public amenities that make up the ingredients to all the world's great city centres, we believe it is imperative that we are able to relocate the anchor tenant outside of the current Vaughan Metropolitan Centre as soon as possible, but in a way that is also respectful to the anchor tenant. Only through this mutual effort will we be able to realize the vision of Vaughan's new downtown, as outlined in the Secondary Plan.

It is at this moment and for the first time in 10 years, the numerous variables have needed to align and have aligned to facilitate the relocation of this anchor tenant on terms and conditions agreeable to all the various parties involved and effected. We have an understanding with our anchor tenant to relocate but we need your support to facilitate this relocation in an abbreviated timeframe to accommodate all the variables and the impacted parties so as not to miss this opportunity. The new location is our SmartCentres headquarters at 700 Applewood Crescent at Applewood and Highway 400. We would move our SmartCentres offices into a current vacancy at Millway Avenue and Highway 7, demolish our current office building and the adjacent building and build the tenant a new, much smaller retail store. (The current store would shrink from 200,000 sq. ft. to approximately 140,000 sq. ft.). The challenge is that the subject lands of the relocated store are zoned employment which will not permit this retail use. However, we feel in this unique situation, this use on these lands is appropriate. As with all of our work to date in the VMC,, we would work with the City and the Region, through the Municipal Comprehensive Review process, to secure the required zoning. This process could be in excess of three years. Given the order of magnitude difference between the anchor tenant being relocated in the next two years and with certainty versus missing this opportunity and potentially operating to the end of its term (79 years) this is not a normal situation where a lengthier process may otherwise apply. We believe this situation warrants a joint effort to ensure a quicker approval and certainty while this opportunity is available to us, which will clear the path to the fulfillment of the VMC vision and further maximize the \$4 Billion investment in transit infrastructure in this Urban Growth Node.

For these reasons, we have approached the Province about a Minister's Zoning Order (MZO) which will allow us to proceed in an expeditious timeframe. The Province requires an indication from the City and the Region that the MZO, in this unique situation, is desirable due to all its benefits.

We have never requested a MZO from any municipality or the Province in any of our applications throughout the Province as we understand that a MZO is only used for extraordinary circumstances. Without the expeditious relocation of the anchor tenant, there are no assurances that we will be able to do so in the future.

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In order to design and build a vibrant city centre in a comprehensive way, with all the necessary pedestrian connectivity, open green spaces, building relationships, active streetscapes, human scale interfaces and other public amenities that make up the ingredients to all the world's great city centres, we believe it is imperative that we are able to relocate the anchor tenant outside of the current Vaughan Metropolitan Centre as soon as possible, but in a way that is also respectful to the anchor tenant. Only through this mutual effort will we be able to realize the vision of Vaughan's new downtown, as outlined in the Secondary Plan.

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For these reasons, we have approached the Province about a Minister's Zoning Order (MZO) which will allow us to proceed in an expeditious timeframe. The Province requires an indication from the City and the Region that the MZO, in this unique situation, is desirable due to all its benefits.

We have never requested a MZO from any municipality or the Province in any of our applications throughout the Province as we understand that a MZO is only used for extraordinary circumstances. Without the expeditious relocation of the anchor tenant, there are no assurances that we will be able to do so in the future.

In addition, the expeditious relocation of the anchor tenant will allow us to attract more business to the VMC in a shorter time which means Vaughan's new downtown and the Province's Urban Growth Node along with its multi-billion-dollar transit investment, may be realized even more quickly. Hence, there exists many material economic benefits to the City and the Region to the expeditious relocation of the anchor tenant.

We have heard concerns from you and the Region about traffic congestion on Highway 7 and the possible negative impact on productivity for businesses and individuals in the area. In conjunction with the positive impacts of the anchor tenant relocation, we will advance the design and construction of the major arterial roads within our 100 acres which should contribute to improving the traffic situation.

Specifically, we will design and build the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road. Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermilk Avenue from Apple Mill Road to Portage Parkway. We will also design and construct the widening of Portage Parkway on behalf of the City, if requested.

We believe improving traffic flow on Highway 7 and environs will also facilitate increase economic development activity as well within the VMC.

We stand committed to doing our best work in the VMC. We will continue to work collaboratively with you and staff and all the agencies to ensure our part of the new downtown is an example of world-class city planning and building.

Thank you very much for your consideration.

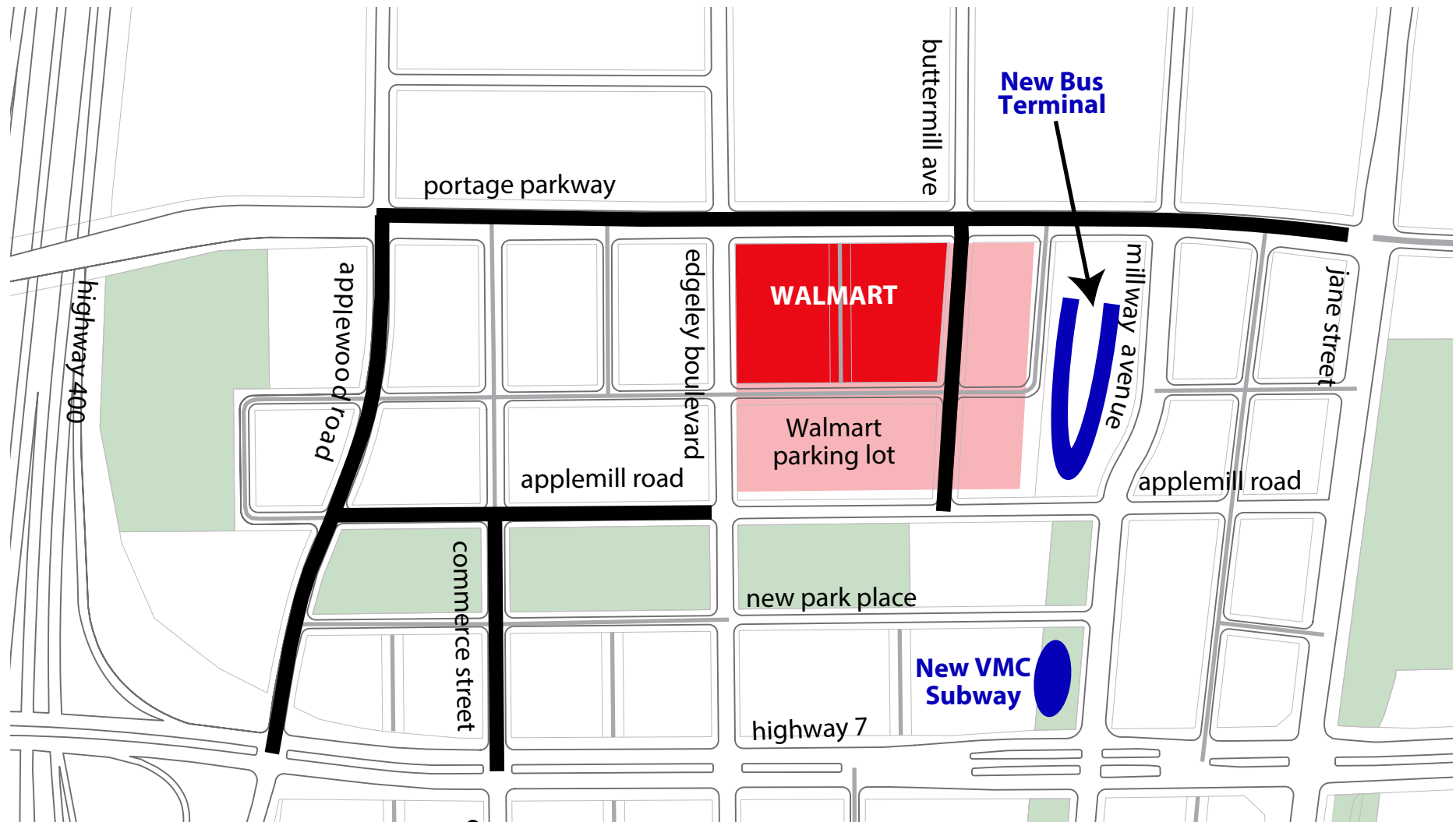
Your sincerely,






Mitchell Goldhar
Chairman
SmartCentres

c.c. Daniel Kostopoulos

Attachment 2



LEGEND

-  Subject road segments
-  Proposed roads
-  Existing roads

