

Heritage Vaughan Committee Report

DATE: Wednesday, October 26, 2022

WARD(S): 2

TITLE: CONSTRUCTION OF NEW STORAGE BUILDING TO REPLACE
EXISTING SHED AND PARKING LOT AT 8700 HUNTINGTON
ROAD, A DESIGNATED PROPERTY

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommend to Committee of the Whole approval for the proposed demolition of the existing shed and the construction of a new storage building and parking at 8700 Huntington Road, a property designated under By-law 46-82, Part IV of the *Ontario Heritage Act* (as shown on Attachment 1).

Report Highlights

- The proposal consists of demolishing an existing shed and constructing a new storage building and parking area to retrofit the current parking lot
- All proposed work is carried out without any impact, physical or visual, on the Designated heritage resource
- The proposed construction is in keeping with the requirements of the Designation By-law 46-82 and the *Ontario Heritage Act*

Recommendations

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.
- d) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The Site is comprised of a single property located on the northeast quadrant of Lot 12, Concession 10, known municipally as 8700 Huntington Road in the City of Vaughan. The Site is bounded by Huntington Road to the east and Longo's Support Centre and Hunter's Valley Road to the north. The Site contains a one-and-a-half storey historical dwelling, **the Robert Agar House**, which is designated under By-law 46-82, Part IV of the *Ontario Heritage Act* ("OHA"). Its relationship to the street is defined by a picturesque landscape. At the southwest corner of the rear campus building is a small gabled storage building, which is to be demolished and replaced on a larger footprint with the proposed construction.

Previous Reports/Authority

Not applicable.

Analysis and Options

The entire area of the subject property has been undergoing continued development under the current owners – with all previously approved construction having been reviewed prior to Heritage Vaughan Committee coming into effect. The proposed new storage building will have minimal to zero impact on the Robert Agar House, located at the diagonally opposite end of the property. The proposed storage building would not have a significant impact on the current sightlines relating to the historic dwelling (from Huntington Road), nor between the house and the rear campus structures.

The proposed new storage building is designed to be a stand-alone isolated structure, with its own immediately adjacent new parking area. It will be constructed on the lot area presently occupied by a non-contributing small shed and a stretch of double-ended parking spaces, at the rear of the campus. The new building is a one-storey structure with an internal mezzanine, with a total footprint of 841 square metres and a height of 9.6m above grade. It has a rectangular plan; however, its roof is uniquely designed into three large parallel louvres with continuous glazing along their north-facing edges. It is to be covered in an insulated metal cladding.

Staff finds that the proposed development preserves the cultural heritage value of the Robert Agar House and allows for the continued use of the site by LiUNA as a training campus.

Financial Impact

None.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The Development Planning Department is satisfied the proposed new construction and adjacent parking area on the subject property conforms to and respects the Designation By-law 46-82. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposal for 8700 Huntington Road under the *Ontario Heritage Act*.

For more information, please contact Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191

Attachments

- Attachment 1 – 8700Huntington_Location Map
- Attachment 2 – 8700Huntington_CHIA
- Attachment 3 – 8700Huntington_Architectural set
- Attachment 4 – 8700Huntington_By-law 46-82

Prepared by

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