

8700 Huntington Road

Vaughan, ON

CULTURAL HERITAGE IMPACT ASSESSMENT

ISSUED: September 13, 2022



Project # 20-293
Prepared by GS / SH / CB

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1 CITY OF VAUGHAN CHIA GUIDELINES

In support of the preparation for this report, the City of Vaughan's Guidelines for Cultural Heritage Impact Reports (August 2019) have been included as Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we have provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

The project team for this report includes the following personnel:

Graeme Stewart FRAIC, OAA, AIBC, AAA, RPP, MCIP, CAHP is a registered architect and planner and is a principal at ERA. He has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Partnership, an initiative in low-carbon retrofit and community reinvestment examining the future of Canada's modern tower neighbourhoods.

Sharon Hong MScPI, RPP, MCIP is an associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

Candice Bogdanski, BA, MA, PhD (ABD), FSA Scot is a heritage planner at ERA. She holds a Master of Arts in Art History from the University of Toronto and a Doctorate of Philosophy (ABD) in Art History and Visual Culture, with a specialization in architectural history, from York University. Following more than a decade as an educator in academia, she has worked as a heritage professional for Historical Services at Parks Canada (FHBRO), as well as a municipal heritage planner. She is an intern member of CAHP.

3 EXECUTIVE SUMMARY

Background

This report has been prepared by ERA Architects Inc. (“ERA”) to provide a cultural heritage impact assessment (“CHIA”) for the proposed redevelopment of the property at 8700 Huntington Road (the “Site”), in the City of Vaughan.

The Site contains a one and a half-storey dwelling, originally built in 1855. This built heritage resource (BHR) is known as the Robert Agar House, and is currently in use as a part of the Vaughan campus of training facilities for the Laborers’ International Union of North America (“LiUNA”).

Heritage Status

The property at 8700 Huntington Road is a designated heritage property under Part IV of the Ontario Heritage Act (OHA) (By-law 46-82). It is also included on the City of Vaughan’s *Register of Properties of Cultural Heritage Value*.

Cultural Heritage Value

The property at 8700 Huntington Road was designated on architectural grounds as representative of a vernacular interpretation of the Classical Revival style. Later reports identify both Georgian and Regency Style characteristics in the building.

It is a designated heritage property under Part IV of the Ontario Heritage Act (“OHA”): By-law 46-82.

Site Objectives

In collaboration with the ERA, the owner, and the City of Vaughan’s Cultural Heritage Division, the following objectives for the site’s development were determined:

- New construction of a storage building to replace an existing storage structure that allows for the continued use of the Site as a training facility for Liuna; and
- Limited scope of campus reconstruction solely to the proposed storage building; and

- Assurance that the proposed development will not impact the BHR, including sightlines from Huntington Road, and between the BHR and the proposed storage building

Proposed Development

The proposed development retains the Site’s historic dwelling in situ. The proposed development is limited in scope to the construction of a storage building at the rear of the lot. Currently, the Site is used for training with heavy machinery, and has an internal laneway that encircles the lot. Using this existing infrastructure, the proposed construction will proceed without impact on the mid-19th century house.

Conservation and Mitigation Strategy

As the proposed development will have no material or visual impact on the BHR, a conservation and mitigation strategy is not required.

Impact Assessment

The proposal will conserve the Site’s cultural heritage value and significant heritage attributes. The new construction, in its form and materiality, is distinguishable from the BHR, and as such, will not detract from its cultural heritage value..

Conclusion

The proposed development will conserve the Site’s cultural heritage value while allowing for its continued use as a Liuna training facility. The proposal implements a design that situates the storage building as a detached structure within the existing rear parking lot. The proposed construction will replace an existing storage structure, using the same location with a larger footprint. The proposed construction of a detached storage building is both visually and functionally connected to the rear practical training facilities, and as such, is both distinguishable from, and subordinate to the BHR and its connected campus buildings.

4 INTRODUCTION

4.1 Report Scope

ERA Architects Inc. (“ERA”) has been retained by Standard Practice (the “Client”) to provide a Scoped Cultural Heritage Impact Assessment (“CHIA”) for the proposed redevelopment of the property municipally known as 8700 Huntington Road (the “Site”) (Lot 13, Concession 10) in Vaughan. This report considers the impact of the proposed development on the built heritage resource (“BHR”) which is designated under Part IV of the Ontario Heritage Act (“OHA”) on the Site.

According to the City of Vaughan’s guidelines for Cultural Heritage Impact Assessments, the purpose of a CHIA is to assess the significance of a heritage resource, identify impacts of the proposed development, and recommend a conservation approach. The proposed construction restricts broader campus redevelopment to the addition of a single, detached storage facility in the southwest area of the lot. It will be located on the same site as an existing, smaller storage building, which is to be decommissioned, demolished, and subsequently, replaced with the proposed development. The new storage building will be situated diagonally away from the BHR and its Huntington Road frontage, and will remain largely concealed by the existing brick campus complex and mature landscaping on the Site.

In conversation with the City of Vaughan’s Heritage Staff, the Client, and ERA, it has been determined that this CHIA will be scoped to consider the visual impact of the proposed development on the BHR.

As such, this CHIA has been scoped to exclude the preparation of a 9/06 Evaluation and Draft Statement of Significance, as well as a Conservation and Mitigation Strategy. There will be no physical or visual impact on the BHR. Construction on the Site is facilitated by existing infrastructure to accommodate heavy vehicular use.

This report was prepared with reference to the following:

- Provincial Policy Statement (2020); and
- A Place to Grow: Growth Plan for the Greater Golden Horse-shoe (2020, as amended); and
- York Region Official Plan (2010); and
- City of Vaughan Official Plan (2010); and
- Parks Canada Standards and Guidelines (2010).

4.2 Site Description and Context

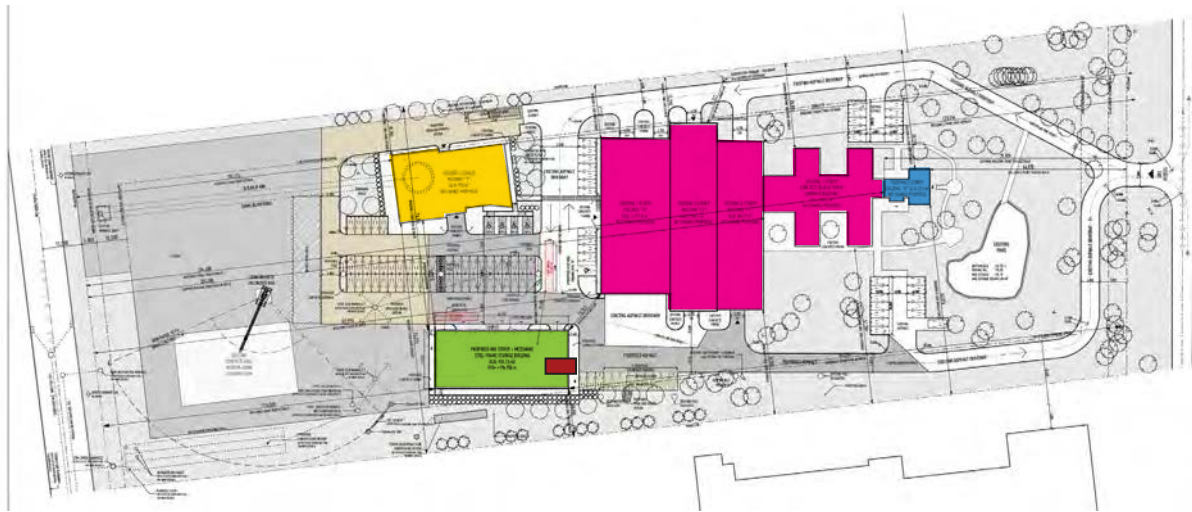
The Site is comprised of a single property located on the northeast quadrant of Lot 12, Concession 10, known municipally as 8700 Huntington Road in the City of Vaughan. The Site is bounded by Huntington Road to the east and Longo's Support Centre and Hunter's Valley Road to the north. To the west is the southerly extension of Hunter's Valley Road, construction of which is nearing completion. Further west are vacant lands that are proposed and have been Site Plan Approved for industrial development. To the south, the LiUNA Headquarter office building is under construction.

The Site is accessible via a single entrance point from Huntington Road that branches into two internal access roads that encircle the existing built heritage resource ("BHR") known as the Robert Agar House (c.1855), as well as the attached campus facilities for the Labourer's International Union of North America ("LiUNA"). The internal road to the north, running parallel to Hunter's Valley Road, extends further along the lot line to provide access to the rear training facilities that support the campus.

The Site contains a one-and-a-half storey historical dwelling, the Robert Agar House, which is designated under Part IV of the Ontario Heritage Act ("OHA"). Its relationship to the street is defined by a picturesque landscape. Ample tree lines obscure the LiUNA facilities from the east, south, and west lot lines. A mix of manicured lawns, shrubbery, and paths surround the BHR and one-storey campus structure. A kidney-shaped pond with a central fountain feature is located on the southwest corner of the lot. In front of this are three flag poles bearing the Canadian, Ontarian, and Local 183 flags. Anchoring this arrangement is a



1. Aerial Map of 8700 Huntington Road, City of Vaughan. Part Lot 12, Concession 10 is highlighted in blue, and Huntington Road is highlighted in pink (Google Maps, 2022, annotated by ERA).



2. Proposed Site Plan of 8700 Huntington Road (Part Lot 12, Concession 10), City of Vaughan. (Standard Practice, 2022, annotated by ERA)

- Robert Agar House, c.1855
- Labourers' International Union of North America, Workshops and Seminar Building, 1991.
- Tunnel Rescue and Skills Training Centre, 2022.
- Existing Storage Building (c.2016)
- Proposed storage building



Tunnel Rescue and Skills Training Centre (ERA, August 2022).

statue representing a construction worker. At the rear of the building is a single-storey gabled breezeway, constructed in glass, that connects the BHR to a much larger addition that comprises the LiUNA campus facilities, constructed in 1991. A centralized one-storey gabled structure extends westward, with two north-south branches that remain congruent with the heritage building in scale and materials.

A further monumental two-storey structure connects to the gabled campus buildings. Its second storey features continuous glazing and a similar gabled roof treatment to the one-storey campus building. The use of red and buff brick, as well as glass, helps to retain the historic character of the agricultural lot. Both campus buildings are visible to the west (rear) of the BHR from the streetview. The Labourers' International Union of North America building functions as the backdrop of the Robert Agar House, and screens the BHR from the surface parking and training facilities located at the rear half of the site.

Two square parking pads are situated to the north and south of the BHR/glass breezeway. The two-storey campus building, just east of the lot centre, is surrounded by asphalt ground cover, which accommodates parking at grade.

The rear (west) half of the lot is distinguished from the front in its ensemble of various permanent and temporary structures used for educational and training purposes. These structures are different in materiality, scale, and function, and remain obscured from the Huntington Road frontage by a mixture of mature landscaping, the BHR, and its brick-workshop and seminar building extension.

Following the northern edge of the square campus building, a training facility for tunnel rescue, completed in Summer 2022, is situated just north of the centre of the lot. There are currently parking spaces at grade to its south, and to the west are various temporary structures intended for construction training usages.

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.

4.3 Site Photographs

Unless otherwise indicated, all site photographs were taken by ERA in August 2022.



3. View of access point from Huntington Road. The Robert Agar House is visible just beyond the fork in the driveway. (Google 2020).



4. View of the east facade of the Robert Agar House. Note the mature vegetation that situates the BHR in a picturesque context while obscuring views of the contemporary LiUnaA campus behind.



5. View of the east facade of the Robert Agar House. Note how the mature trees help to obscure the contemporary campus expansion (1991) to the rear of the house



6. View of the north facade of the Robert Agar House. A tall tree reduces the visibility of the house, and to the far right, the gabled glass breezeway connecting the home to the campus is visible.



7. View of the south facade of the Robert Agar House. Tall trees situate the BHR in a mature landscaped setting. To the far left, a pergola adds to the historic character of the front (east) half of the lot.



8. View of the south parking pad from the pergola, directly south of the Robert Agar House, looking west towards the rear of the lot. The mature landscaping screens the BHR from the brick campus buildings, and it is not possible to see beyond the tree cover to the rear of the lot.



9. View of the south facade of the Robert Agar House, situated within a mature landscape setting. To the far left, the gabled glass breezeway connecting the home to the campus is visible.



10. View of the south facade of the Robert Agar House, and the first north-south arm of the LiUNA campus expansion, with signage appended to its east wall. The BHR is situated within a mature landscaped setting behind that screens the surface parking lot and training facilities located at the rear half of the site (Google Maps, 2022).



11. View of the south facade of the LiUNA training campus extension. To the right, the second north-south arm of the building is visible. The expansion of the final extension, both in width and height, increases its visibility on the lot. (Google Maps, 2022).



12. View of the south facade of the LiUNA campus extension towards the eventual location of the proposed storage building. The existing tree line along the southern edge of the lot and the curvature of the access lane makes the rear (west) half of the lot difficult to see. (Google Maps, 2022).



13. View towards the rear (west) end of the lot from the south laneway. The proposed location of the storage building is on the site of the gabled brick garage, which is to be demolished. The proposed construction will encompass a larger footprint on the same site. Temporary construction training structures can be seen in the background.



14. View towards the rear (west) half of the lot, with temporary construction training structures visible beyond a large asphalt parking pad.



15. View from the rear (west) half of the lot towards the front (east) half. Note that the largest brick campus extension is visible, however, the remaining campus additions and BHR cannot be seen from this vantage point.



16. View of of the rear campus extension from the southwest curve of the laneway. The proposed storage building would be situated near the visible transport trucks in this image.



17. View across the rear parking pad of the lot. This view represents the sightline from the north face of the proposed building, looking across the lot to the south face of the tunnel training facility, and retaining visibility of the west end of the campus.



18. View from the south lot line to the north, showing the existing view from the north laneway to the south face of the tunnel training building. Surface parking will be retained between these structures.



19. View of the southwest rear campus extension. The proposed storage building would be situated roughly where the transport trucks are pictured in this image.

4.4 Heritage Status

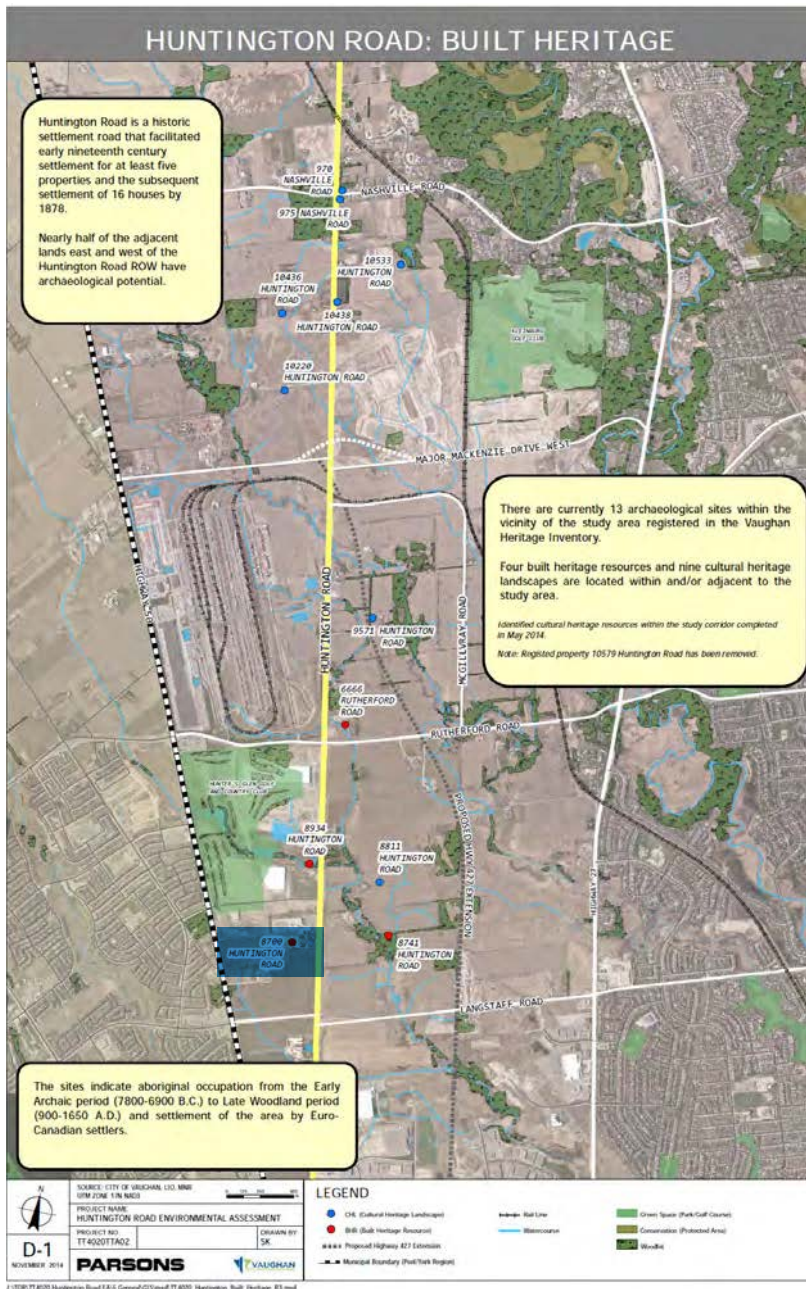
On-Site Heritage Resources

The Site contains one property that is designated on the City of Vaughan's *Register of Properties of Cultural Heritage Value*:

- 8700 Huntington Road, The Robert Agar House, c.1855.

Adjacent Heritage Resources

The Site is not considered adjacent to any properties that are listed on the City of Vaughan's *Register of Properties of Cultural Heritage Value*, nor designated under Part IV of the *Ontario Heritage Act*.



20. Aerial map illustrating built heritage resources along Huntington Road in Vaughan. 8700 Huntington Road is highlighted in blue (Municipal Class Environmental Assessment Huntington Road from Langstaff Road to McGillivray Road & Major Mackenzie Drive to Nashville Road, 2014, annotated by ERA).

5 HISTORY AND EVOLUTION

5.1 Historical Context

Introduction

The historical context provided in this section was excerpted, in part, from the following resources:

- “Archaeological History,” City of Vaughan; and
- Unterman McPhail Associates, “Cultural Heritage Assessment Report: Built Heritage and Cultural Heritage Landscapes Class EA (Part A) Huntington Road from Langstaff Road to McGillivray Road and (Part B) from Major Mackenzie Drive to Nashville Road, City of Vaughan, Ontario, January 2016, revised January 2017; and
- Paul Oberst, Heritage Impact Statement: Agar House, 10436 Huntington Road, City of Vaughan, August 2020; and
- “Retrospective Vaughan.”

A Stage 1 Archaeological Assessment for the Site was conducted by Archeoworks Inc. on May 5, 2015, as part of the “Proposed Development of the LiUNA Local 183 Training Centre, 8700 Huntington Road.” A copy of this report can be found in Appendix C.

Indigenous Territory & Toronto Purchase Treaty No.13 (1805)¹

For millennia, the Site has formed part of the traditional territory of diverse Indigenous peoples, including the Huron Wendat, Haudenosaunee, Anishinabek and more recently the Mississaugas of the Credit First Nation.

The area now known as Vaughan was located along a major portage route in Ontario, known as the “Humber Portage” and the “Toronto Passage.” This 45 kilometre-long trail formed a route for transportation and trade via one large portage that linked Lake Ontario to Lake Simcoe by way of the Humber and Holland River Trail Systems. This trail was in use for trade by 1500, and included a fork that carried the East Humber River to Kleinburg, near to the Site. Archaeological records date Iroquoian settlements in the area now known as Vaughan to the 16th century,² though other evidence indicates the presence of

1 For an in-depth investigation into the Pre-Contact Period, Post-Contact Period, and the Euro-Canadian Settlement History, see Archeoworks Inc., Stage 1 Archaeological Assessment, Appendix C.

2 “Archaeological History,” City of Vaughan, https://www.vaughan.ca/services/vaughan_archives/historyofvaughan/Pages/



21. Map of the Carrying Place Trail, with estimated location of the Site marked by a blue square (“Archaeology in the City of Vaughan,” vaughan.ca, annotated by ERA)

Indigenous peoples for 10,000 years prior to the arrival of European colonists.³

The arrival of the Europeans ultimately led to the destruction of the Ontario Iroquoian nations. Diseases such as measles and smallpox devastated the unprotected population. Internal social conflicts developed between Christianized and traditional factions of Iroquois. The tribes of the Iroquois League, in a bid to gain control of the Huron fur trade monopoly, escalated their traditional feuding into an organized war of extermination and destruction. In 1649, a series of surprise raids by the tribes of the League dispersed the Huron and destroyed their confederacy. By 1650, the Iroquois had also destroyed the Petun and Neutral Nations groups of people.

For the next hundred years, South Central Ontario was virtually abandoned by these Indigenous groups. The only inhabitants were a small number of French traders and allied Iroquois settlers occupying trading posts scattered along the shores of Lake Ontario. Eventually, Algonquian, Ojibwa, and Mississauga hunters and trappers migrated into Southern Ontario from the north. These were the people who occupied Southern Ontario when the first significant influx of British settlers arrived in the late eighteenth century.

In 1616 Etienne Brule, a French-Canadian explorer, was the first European man to travel the Carrying Place Trail with the Huron, who were now acting as middlemen in the trade between the Neutral Indians and the New York State Iroquois. From 1649 until 1652, the Iroquois Wars, led by the New York State Iroquois, dispersed the Huron, Petun, and Neutral peoples from the area.⁴

The Humber watershed was used as a hunting ground until 1720 when the Iroquois abandoned the land to the Mississauga people (members of the Ojibway tribe). In 1758, the Mississaugas sold a large tract of land in southern Ontario to the British government.⁵



22. 1805 Map of the “Toronto Purchase” Treaty. (Toronto Public Library).

Archaeological-History.aspx, accessed 19 August 2022.

3 Retrospective Vaughan, retrospectivevaughan.ca/firstnations, accessed 9 September 2022.

4 Retrospective Vaughan, retrospectivevaughan.ca/firstnations, accessed 9 September 2022.

5 The preceding three paragraphs were excerpted in full, see “Archaeological History.”

Following the British conquest of New France in 1763, the Crown issued a royal proclamation, which established guidelines for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty.⁶

As a result, the British negotiated the first “Toronto Purchase” Treaty with the Mississaugas at the Bay of Quinte in 1787 – although the deed contained no accurate description of the lands purchased and lacked signatures.⁷

Due to the illegitimacy of the first Treaty, a second “Toronto Purchase” Treaty was negotiated with the Mississaugas in 1805. It encompassed the territory between Ashbridges Bay and Etobicoke Creek, and north from Lake Ontario to King Township, including the Site.

The 1805 “Toronto Purchase” Treaty was later subject to a successful land claim by the Mississaugas of the Credit in 2010, which found that the Crown obtained more land than originally agreed upon for an unreasonable sum.

6 ERA Architects Inc., “910 Rutherford Road, Vaughan, Ontario,” Cultural Heritage Impact Assessment (CHIA), 23 March 2021.

7 ERA, “910 Rutherford Road.”



23. 1878 County Atlas, Township of Vaughan (McGill University).

The Township of Vaughan⁸

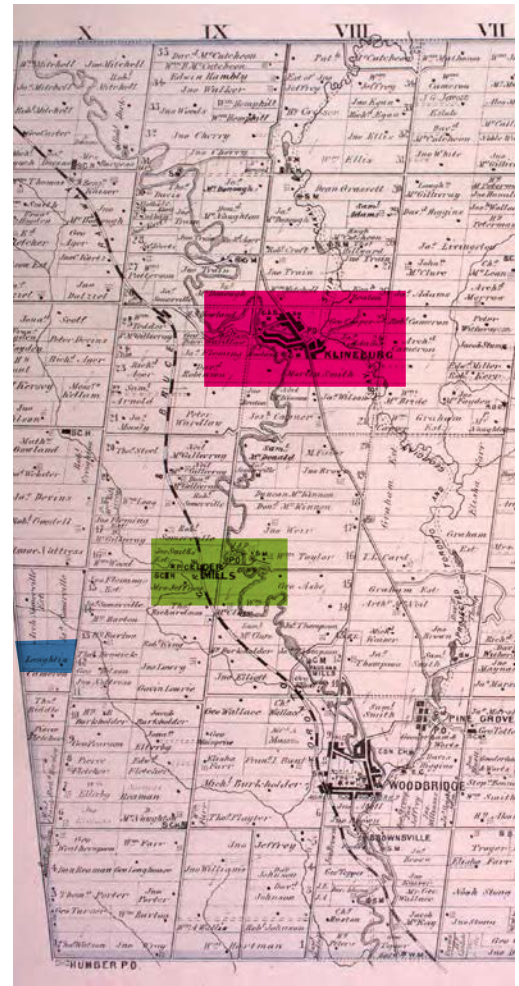
The British government acquired the area comprising Vaughan Township from the Mississauga Nation as part of the Toronto Purchase in 1787. The township survey of Vaughan began in 1795, but was not completed until 1851. The sidelines were resurveyed in 1861. The township was divided into a grid pattern with eleven, north-south concessions, and for the most part, with 200 acre lots. Concessions 9, 10 and 11, were cut off in the south due to the original survey line of the Toronto Purchase on the west and Yonge Street on the east. The east to west side roads were placed one and a quarter miles apart. The 200-acre lots were usually divided into 100 acre lots on the east and west side.

The first Crown Patents to be issued in Concessions 9 and 10 date from the late 1790s and early 1800s. Clergy or Crown Reserve land was often leased until it became available for sale starting in the early 1820s. The township had a population of 570 people in 1817, as well as 2,577 acres of land cultivated, 33 dwellings, 2 gristmills, and 3 sawmills. By 1825, the population had increased to 947 people and the cultivated land to 4,090 acres. Additionally, there were 70 taxable dwellings, 2 grist mills and 6 saw mills. Generally, settlement in the west part of Vaughan Township increased steadily after 1830. In 1832, the township population had reached 2,141 people, and by 1834, it had increased to 2,861 people.

By 1840, Vaughan Township was generally opened up with about one third of its land cleared for agriculture. The township included a population of 3,921 people, as well as 38,214 acres of cultivated land, 257 taxable dwellings, 18 sawmills and 6 grist mills. Its population in 1842 was assessed at 4,187 people with over one quarter from English, Irish and Scottish background and 1,500 native British Canadians. Smith’s Canadian Gazetteer (1846) describes Vaughan Township as,

...a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms. The land is generally rolling, and the timber a mixture of hardwood and pine. The township is watered by branches of the River Humber... There are six grist and twenty-five saw mills in the township.

⁸ Unless otherwise cited, this section on the Township of Vaughan, as well as Kleinberg, and Elder’s Mills has been adapted in full from Unterman McPhail Associates, “Cultural Heritage Assessment Report: Built Heritage and Cultural Heritage Landscapes Class EA (Part A) Huntington Road from Langstaff Road to McGillivray Road and (Part B) from Major Mackenzie Drive to Nashville Road, City of Vaughan, Ontario, January 2016, revised January 2017.



24. 1878 County Atlas, Township of Vaughan, highlighting the concentration of settlement around ‘Klineburg’ and Elder’s Mills in approximate, not geographically accurate boundaries. The lot of the Site is accurately highlighted in blue (McGill University, annotated by ERA).

- The “Site”
- Kleinburg
- Elder’s Mills

From the 1840s to the 1870s, the township prospered as a farming area, with Toronto as a major market. The local road system was consolidated and cleared, farmsteads moved from subsistence farming to more prosperous enterprises, earlier log farmhouses were replaced by brick, frame and some stone residences, larger barns were built accompanied by agricultural outbuildings, while churches, cemeteries and schoolhouses were being established. Historical settlements such as Kleinburg and Elder's Mills were established around mills, and expanded to provide services for the surrounding agricultural community. The Toronto, Grey and Bruce Railway was built through Vaughan Township. In 1871 running from the Toronto Junction to Woodbridge, Elder's Mills and Kleinburg to Orangeville. In the 1871-81 period of time, there was a slight decline in the township population due to the incorporation of Richmond Hill and outward immigration to the United States and to the Canadian northwest to pursue other economic opportunities.

Vaughan Township's population remained relatively steady until the mid 1930s. Twentieth century topographical maps continue to illustrate the agricultural character of the landscape in southwest corner of Vaughan into the latter part of the century. However, following World War II, there was a steady influx of immigration, and by 1960s the population stood at 15,957 people. In 1971, the Province created the new regional government of York Region and Vaughan Township was merged with the Village of Woodbridge to form the Town of Vaughan. In 1991, it officially changed its legal status to the City of Vaughan.

Kleinburg

The Site is located in the community of Elder's Mills, and is also associated with the historic village of Kleinberg. Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it.⁹

The community of Kleinburg developed around a mill site established by John N. Kline in the late 1840s on the West Branch of the Humber River on Lots 24 and 25, Concession 9. Lot 24 was subdivided into smaller individual lots by 1848, which formed the nucleus of the village. The mills served the local agricultural community and served as the stimulus for the establishment of a commercial centre. Kline left the area c.1851 and James Mitchell bought the mills. He sold them to the Howland brothers, William P., Fred and Henry S. Howland, in 1852. The Howlands also owned mills at Lambton in York County, Waterdown in Wentworth County and St. Catharines in Lincoln County. William P., and Henry S. Howland also held important government positions and were in the banking industry. The Howlands built a sawmill and a store in the village. A second mill developed on the east side of the Humber River. In the 1850s, the Stegmans owned this

9 Paul Oberst, Heritage Impact Statement: Agar House, 10436 Huntington Road, City of Vaughan, August 2020.

business. Other businesses followed serving the needs of the mills and the local and area population. Kleinburg became a stopping place on the road to Toronto. The first post office was opened in 1852 with H.S. Howland as postmaster. In 1870-71, the population of Kleinburg was approximately 350 people.

Kleinburg continued as a local and area service centre into the 20th century. In the 1960s, Kleinburg became known as the site of the McMichael Canadian Art Collection.

Elder's Mills

Elder's Mills developed as a farming community along Rutherford Road and Highway 27. Early area settlers included, but are not limited to, the Burton, Fleming and Somerville families. In 1850, James Gibb Thomson erected a sawmill, a grist mill and a carding mill on the main branch of the Humber River Lot 16, Concession 8; David Elder took over the operation of the mills in 1869, and the community carries his family surname. The early settlement included the mills, a schoolhouse, a Presbyterian church, a post office established in 1874, and a blacksmith shop. In 1870, the Toronto Grey and Bruce Railway opened its line through the community; a flag stop was opened in 1913.

5.2 Site History



25. “Robert Agar House,” east facade, 8700 Huntington Road (east half Lot 12, Concession 10), City of Vaughan.

Located on the west side of 8700 Huntington Road in the City of Vaughan, Robert Agar’s presence on the east half of Lot 12, Concession 10 is recorded in the 1860 *Tremaine Map*. Huntington Road was laid out as part of the original survey of the Township of Vaughan.¹

Early landowners along Huntington Road included, but were not limited to, the following families: Agar, Burton, Farr, Jeffrey, Kellam, McGillivray and Wardlaw.² Early landowners along Huntington Road included, but were not limited to, the following families: Agar, Burton, Farr, Jeffrey, Kellam, McGillivray and Wardlaw.³

The Agar family’s presence in Vaughan was initiated with the arrival of Hannah and Thomas, and six children, from Moolson, Yorkshire, in 1830. They settled on Lot 11, Concession 10 and their descendants continue to reside in Vaughan. Richard married Elizabeth Ash in 1839 and they had 10 children, 4 of whom died in infancy. Elizabeth Ash Agar died in 1854, and Richard then married Jane Francis Train. They had 12 children, four of whom died in childhood. Richard Agar died in 1888, and Jane Frances Train Agar died in 1919.⁴

Built c1855, this vernacular one-and-a half storey dichromatic brick building has a centre gable roof with return eave detail, end chimneys and a full width “Regency style” front verandah with trellis detailing. Previously, the Vaughan Heritage Inventory referred to it as a to a c1855 “Georgian” style house on site. The property is associated with the community of Elder’s Mills.⁵ Its designation by-law indicates that the Robert Agar House is recommended for designation on architectural grounds as a good example of a mid-nineteenth century, red-brick Ontario farmhouse exhibiting particular features designed in the

1 Archeoworks Inc., “Stage 1 Archaeological Assessment,” (Appendix C).

2 Unterman McPhail Associates, CHAR (2017).

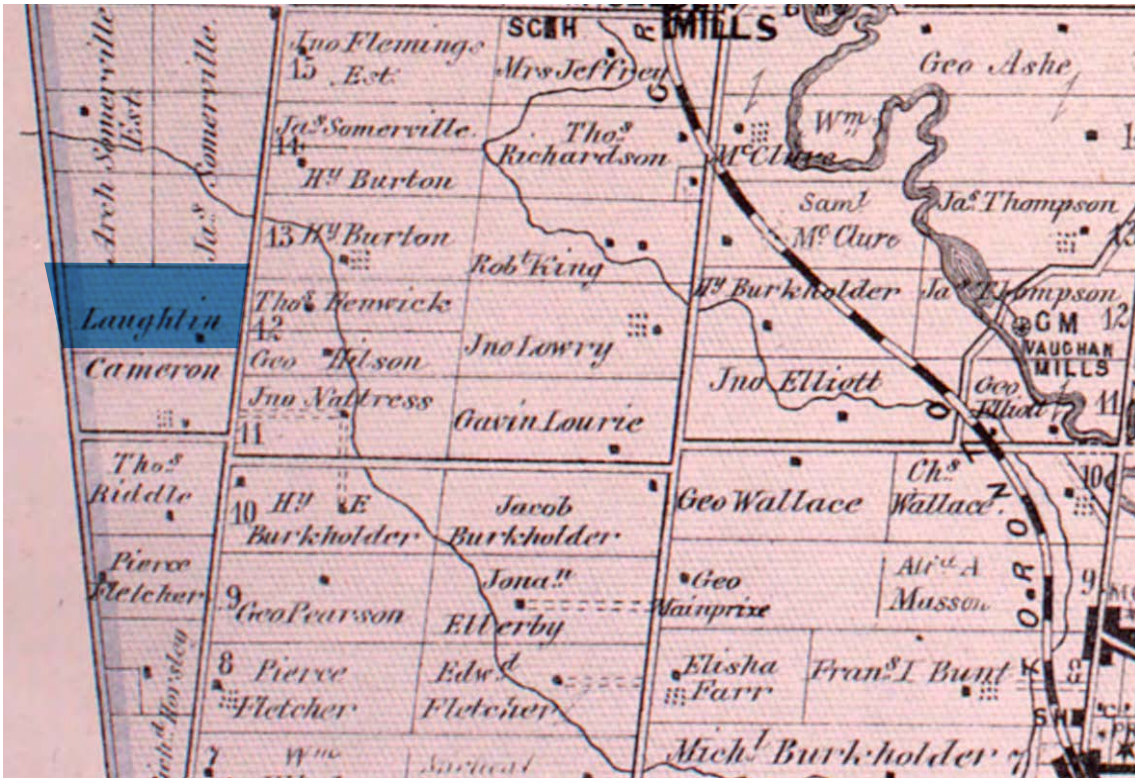
3 Unterman McPhail Associates, Cultural Heritage Research Assessment: Built Heritage and Cultural Heritage Landscape, Highway 427 Transportation Corridor EA, W.O. 05-20012, September 2009.

4 Oberst, HIS: Agar House.

5 Unterman McPhail Associates, CHAR. Other research indicates that the house was constructed as early as 1845, and claims that the bricks were manufactured right on Agar’s farm, see “Elder’s Mills: Ghost Towns of the GTA,” hikingthegta.com, accessed 7 September 2022.



26. 1860 Tremaine's Map of the County of York. Lot 12, Concession 10 is shaded blue, where Robert Agar's name can be seen on the map, along with a demarcation indicating that the house was present at the time of survival (University of Toronto, annotated by ERA).



27. 1878 York County Atlas. Lot 12 is shaded blue, and by this time, the lot has changed ownership from Agar to someone named Laughlin Cameron. (McGill University, annotated by ERA). See also Appendix C for a detailed lot history.



28.
Robert Agar
House, c.1855,
North facade.

Classical Revival style. The front facade is embellished by white brick detailing providing a stylized entablature and simulated corner quoins while the front doorway, with its rectangular glazed transom and sidelight, exhibits further elements borrowed from the Classical Revival Style.”⁶

Due to the scoped parameters of this report, further investigations into questions of style, date, and materiality have not been pursued. The Robert Agar house has been preserved in situ as part of the LiUNA training campus at 8700 Huntington Road. The existing campus facilities (1991) on the front (east) half of the lot are attached to the BHR, and take cues from its use of buff and red brick, as well as gabled roofs.

6 ‘The Robert Agar House,’ Part IV Designation By-law 46-82, Ontario Heritage Act.

6 CULTURAL HERITAGE VALUE

The cultural heritage value of the Robert Agar House, located at 8700 Huntington Road in the City of Vaughan can be ascertained from its Designation By-law (46-82), which indicates that:

The Robert Agar House is recommended for designation on architectural grounds as a good example of a mid-nineteenth century, red-brick Ontario farmhouse exhibiting particular features designed in the Classical Revival style. The front facade is embellished by white brick detailing providing a stylized entablature and simulated corner quoins while the front doorway, with its rectangular glazed transom and sidelight, exhibits further elements borrowed from the Classical Revival Style.¹

The property located at 8700 Huntington Road was once again assessed in 2016-2017 as part of a Cultural Heritage Assessment Report to identify Cultural Heritage Landscapes and Built Heritage Resources within the Class Environmental Assessment (EA) Study Part A. This assessment also identified the Robert Agar House as a built heritage resource, and added that the dwelling exhibited both Georgian and Regency Style characteristics.

Notably, this EA does not identify 8700 Huntington Road as a Cultural Heritage Landscape.² Relatedly, 8700 Huntington Road is not included as a Cultural Heritage Landscape within the “Cultural Heritage Landscape Inventory and Policy Study” of the City of Vaughan’s Official Plan.³

1 “The Robert Agar House,” Part IV Designation By-law 46-82, Ontario Heritage Act.

2 Unterman McPhail Associates, “Cultural Heritage Landscapes and Built Heritage Resources,” Class Environmental Assessment (EA) Study (Part A) Huntington Road from Langstaff Road to McGillivray Road and (Part B) from Major Mackenzie Drive to Nashville Road, City of Vaughan, Ontario, Cultural Heritage Assessment Report (CHAR), prepared by Unterman McPhail Associates for Parsons, January 2016, Revised August 2017.

3 Section 2.0, Cultural Landscape Inventory, City of Vaughan Official Plan, Cultural Heritage Inventory and Policy Study, Archaeological Services Inc., 2010.

7 PROPOSED DEVELOPMENT

7.1 Site Objectives

In consultation with the City of Vaughan’s Cultural Heritage Division, the owner of the Site, and ERA staff, the key objectives for the proposed development sought to ensure that the new building would have minimal to zero impact on the Robert Agar House. To do so, the proposed development will ensure that:

- the Robert Agar House would remain in situ, within its current context as the frontage for the LiUNA training campus; and
- the proposed storage building would not have a significant impact on the current sightlines relating to the historic dwelling, namely from Huntington Road, but also between the house and the rear campus structures

7.2 Description of Proposed Development

The proposed development seeks to construct a vehicular training equipment and maintenance storage facility on the west, or rear, half of the lot located at 8700 Huntington Road. This program is currently carried out in a much smaller existing brick garage that is to be decommissioned and replaced with the new proposed storage structure.

The proposed development contemplates a new building that allows for the continued and expanded use of site as the LiUNA training campus in Vaughan.

The front half of the campus, located on the eastern half of the lot, incorporates the historic Robert Agar House into its facilities. Proposed to be to be a separate and isolated structure, situated beyond the buildings that extend from the rear of the house, the storage building will have no impact on the BHR.

The location of the proposed construction on the rear, or western, half of the lot further distinguishes the storage facility from the BHR and its contemporary additions.



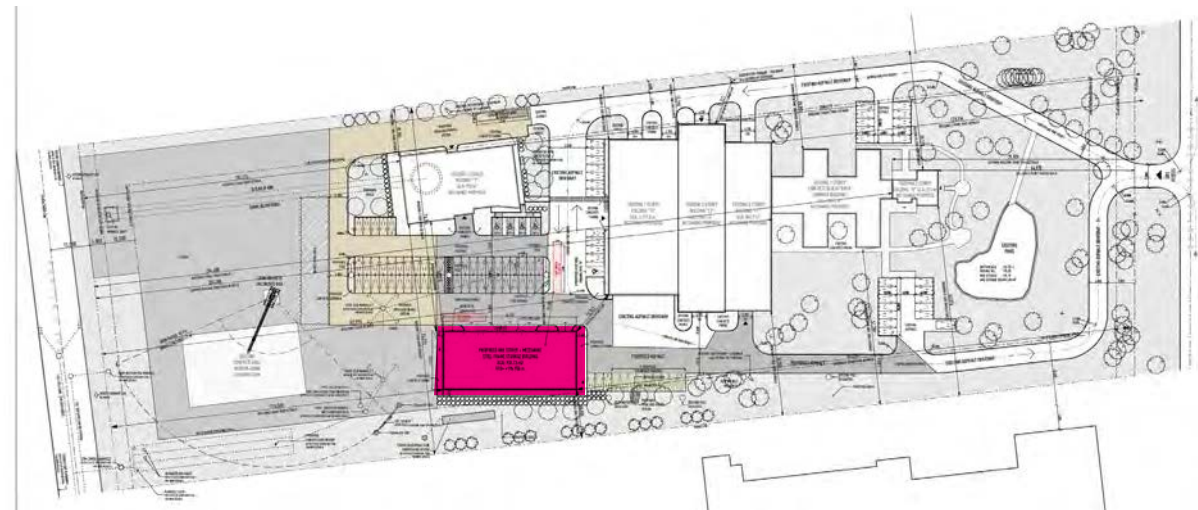
29. Rendering of the proposed construction, shown in blue on the southwest of the lot, as it relates to the existing BHR and contemporary structures on the Site. (Standard Practice, 2022, annotated by ERA).



30. Rendering of the proposed storage facility, with temporary training structures illustrated to its right (on the rear, or west half of the lot). (Standard Practice, 2022).



31. Current plan of the Site, showing approximate location of proposed storage building in pink (Standard Practice, 2022, annotated by ERA).

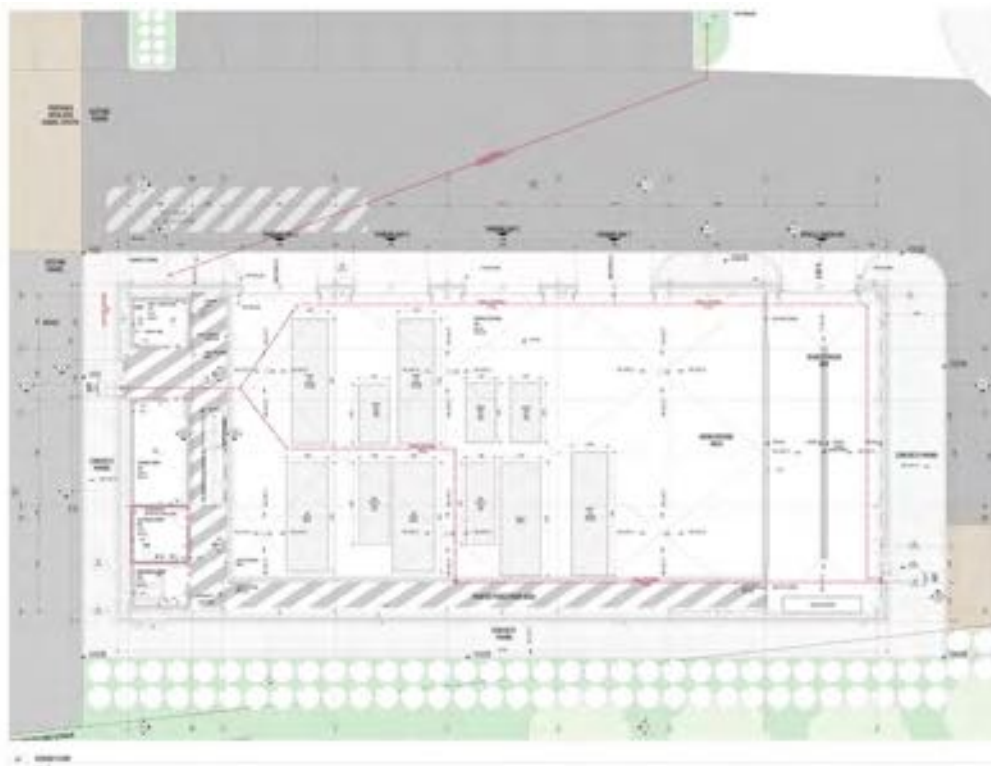


32. Proposed Site Plan showing relationship of proposed storage building to the existing structures on the Site. The proposed storage building is highlighted in pink (Standard Practice, 2022, annotated by ERA).

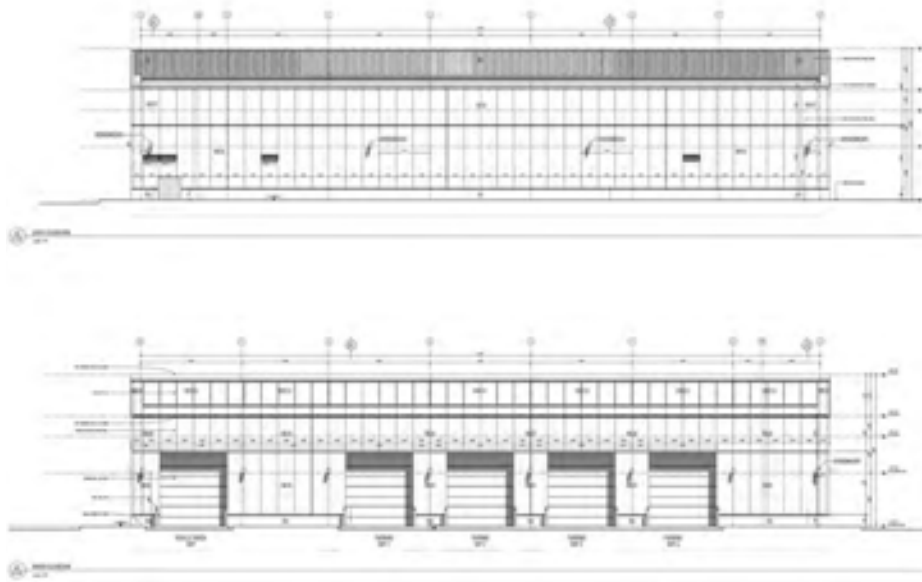
The proposed storage structure will complement the recent addition of a tunnel training and rescue facility that is located to the rear of the early 1990s workshop and seminar building. The workshop and seminar building is constructed with gable rooflines and largely uses red- and buff-brick cladding. The proposed building is clad in a darker metal material that helps to minimize its prominence within the ensemble of training facilities on the west half of the lot, well beyond the BHR.

Proposed to be located directly across from the tunnel training and rescue facility, the storage building will align with the southern lot line. It will replace an existing building, constructed in 2016, that will subsequently be decommissioned and demolished. Its small scale, at 80 square metres, no longer serves the functional requirements of the campus facilities.

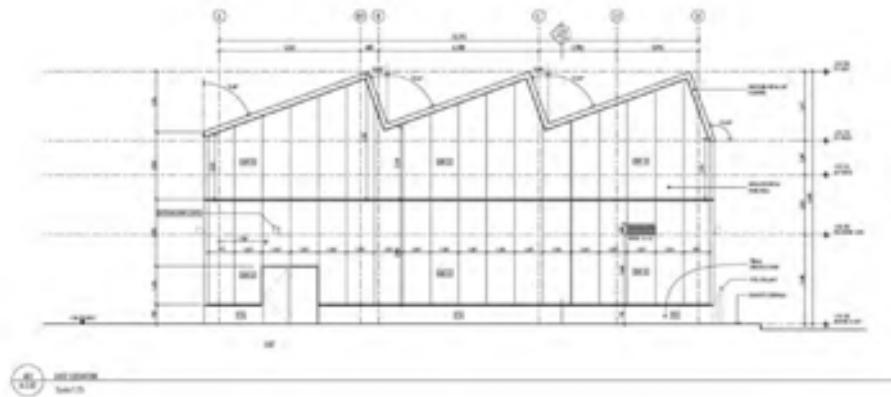
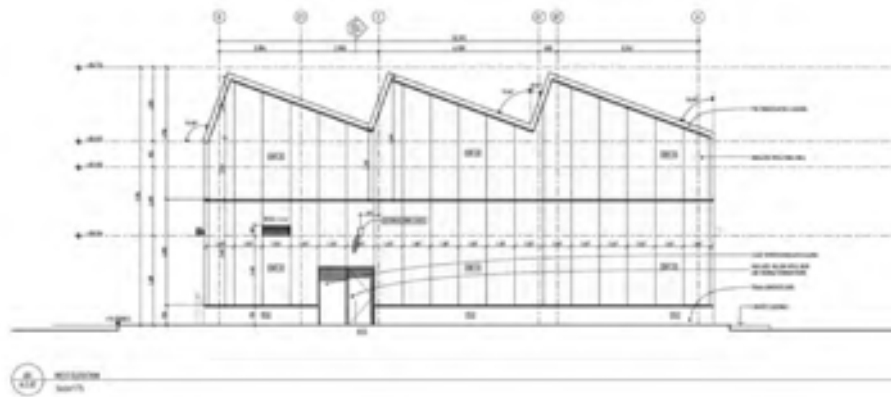
The new facility will be constructed with a footprint of 841 square metres. It is one storey in height with an internal mezzanine course. The building height is 9.6m above grade. It has a rectangular plan, however, its roof is uniquely designed into three large parallel louvres with continuous glazing along their north-facing edges. It is to be covered in an insulated metal cladding.



33. Plan of proposed storage building (Standard Practice 2022).



34. South and North Elevations of the proposed storage building (Standard Practice, 2022)



35. West and east elevations of the proposed storage building (Standard Practice, 2022).

8 IMPACT ASSESSMENT

This section evaluates the potential impacts of the proposed development on the Site’s cultural heritage value using the criteria provided in the Ontario Heritage Tool Kit.

For the following reasons, the proposed development will not have an impact on the Site’s cultural heritage value:

- the built heritage resource (“BHR”) will be retained in situ;
- there will be no alteration to the BHR and campus facilities at the front (east) half of the lot;
- the current garage structure to be decommissioned and demolished was constructed in 1996 and has no cultural heritage value or interest;
- the proposed construction will make use of the existing situation of the garage to construct a more functional facility on a larger footprint;
- the proposed development will be a one-storey construction of a comparable or subordinate scale to the existing buildings on the Site;
- the proposed development will be situated approximately 144m, diagonally, from the BHR (fig. 35);
- the sightlines between the proposed development and BHR are disrupted by the existing campus buildings;
- as a result of landscaping initiated in 1991, the mature trees largely screen the built environment on the site from the streetview (fig. 36);
- the proposed construction will be approximately 212m from streetview, and as such, will not disrupt the historic setting of the BHR and its sightlines that characterize the front (east) half of the lot (fig. 37).



36. Aerial view annotated to demonstrate trajectory of sightlines from the proposed location of the storage building to the Robert Agar House. Note that the current campus buildings and existing trees block the sightlines between the BHR and proposed structure. The diagonal line measures to approximately 144m (Google Maps, 2022, annotated by ERA).



37. Streetview from Huntington Road showing that existing facility and mature landscape on the eastern (front) end of the lot restricts views to the rear end where the proposed storage facility will be located.



38. Aerial view of the Site annotated to show the distance of approximately 212 metres between the proposed storage building and the east frontage of the lot on Huntington Road. Note that this sightline is obscured by existing mature trees, and would only be nominally visible at a distance beyond the south facade of the Robert Agar House (Google Maps, 2022, annotated by ERA).



39. Rendering of the Site illustrating the relationship between the BHR, the existing campus addition, the tunnel training building, and the proposed storage building shown in black on the to the south on the rear (west) half of the lot. (Standard Practice, annotated by ERA).

- Robert Agar House (BHR)
- Proposed Storage Building



40. View from the site where the proposed construction is to be located towards the front (east) half of the lot. The primary sightline of this structure will be from its north elevation across the parking pad, with partial visibility of the brick campus extension.



41. View along the south laneway towards the eastern frontage of the lot on Huntington Street. Note that the structure on the right will be demolished to accommodate the new structure on the same site with a larger footprint, and despite this clear view of the laneway, the BHR is not yet visible.



42. View of the LiUNA brick campus addition to the southwest of the Robert Agar House. Taken from the eastern porch, this view demonstrates that the proposed storage building would not be visible from the BHR.



43. View of the LiUNA brick campus addition to the southwest of the Robert Agar House. Taken from the east lawn, this view demonstrates that the proposed storage building would remain obscured from the BHR by the existing north-south campus arm.



44. View of the parking pad to the south of the glass breezeway connecting the BHR to the existing campus additions. Mature tree cover as well as the campus buildings visible beyond the walking path demonstrate that the proposed development would have neither physical nor visible impact on the BHR.

9 MITIGATION STRATEGY

The proposed development will have no visual or physical impact on the built heritage resource (“BHR”). As such, a mitigation strategy is not required for the proposed development.

10 HERITAGE POLICY REVIEW

The proposed development allows for the built heritage resource (“BHR”) on 8700 Huntington Road to remain in situ, in its current state with the attached campus (1991).

The proposed development is rather situated on the rear portion of the lot, largely hidden from streetview by the workshop and seminar buildings and the mature landscaping.

There will be no visual disruption to the BHR. The proposed use of a dark metal cladding for the proposed construction will ensure that it is both distinguishable from and subordinate to the BHR.

In its current visual and physical siting, the campus is divided into a front (eastern) half and rear (western) half, further distinguishing the BHR and brick-faced workshop/seminar buildings from the proposed construction in metal cladding behind it.

As such, the situation of the proposed building directly across from the most recent addition to the lot, a tunnel training facility, incorporates the proposed construction as part of this rear ensemble of practical training structures, alongside temporary training equipment set within the west end of the lot.

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.

The following policy documents were reviewed in the preparation of this CHIA, as they provide the framework for the property with respect to the Site’s cultural heritage resources:

- Province of Ontario’s Provincial Policy Statement, 2020 (the “PPS”);
- A Place to Grow: Growth Plan for the Greater Golden Horse-shoe, 2020 (the “Growth Plan”);
- York Regional Official Plan, consolidated 2019 (the “Region Official Plan”);
- City of Vaughan Official Plan, 2010 (the “Official Plan”);
- Standards and Guidelines for the Conservation of Historic Places in Canada.

***Built heritage resource:** a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).*

***Significant:** e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).*

***Conserved:** the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).*

10.1 Provincial Policy Statement

The PPS directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant **built heritage resources** and cultural heritage landscapes:

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

*2.6.3 Planning authorities shall not permit development and site alteration on **adjacent lands** to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

10.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan supports the development of prosperous and complete communities across the Greater Golden Horseshoe Region. This approach includes the recognition and conservation of cultural heritage resources and identifies the importance of built heritage and cultural landscapes to local identity, the tourist sector and the investment potential of communities.

Section 4.2.7 of the Growth Plan directs the following:

- 1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. York Region Official Plan*

10.3 York Region Official Plan

The Region's Official Plan discusses elements necessary to promote healthy communities throughout the Region, including the conservation of natural and cultural heritage resources. Section 3.4 of the Regional Official Plan notes one of the objectives for the Region's cultural heritage include, "to recognize, conserve and promote cultural heritage and its value and benefit to the community."

10.4 City of Vaughan Official Plan

Policies within Section 6 of the Official Plan guide the conservation of heritage resources in the City of Vaughan. The policies ensure that heritage properties are conserved in accordance with good heritage conservation practice. Further, the policies allow for adaptive reuse in a manner that does not impact the heritage attributes of the resource. Policy 6.2.2.6 states, *that, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:*

- a. Good heritage conservation practices;*

- b. *protecting heritage buildings, Cultural heritage landscapes and archaeological sites including their environs from any adverse impacts of the proposed alterations, additions, works or development;*
- c. *retaining and repairing original building fabric and architectural features;*
- d. *new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principal façade so as to make the addition unobtrusive from the pedestrian realm; and*
- e. *new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:*
 - i. *being similar in height, width, mass, bulk and disposition;*
 - ii. *providing similar setbacks;*
 - iii. *using like materials and colours; and*
 - iv. *using similarly proportioned windows, doors and roof shape.*

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

The proposed development will not only retain the built heritage resource (“BHR”), the Robert Agar House, in situ, but it will remain subordinate to this BHR through the isolated location of the proposed storage building on the Site.

This proposed development has been analyzed against Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada (“the Standards and Guidelines”). The existing paved infrastructure will allow for construction to proceed at the rear of the lot, not only separate from the BHR, but beyond its contemporary extensions (1991). As such, the proposed construction emphasizes the conservation of the Robert Agar House in terms of its historic fabric and heritage character as currently situated within the front (east-facing) half of the lot.

Although the proposed construction may be partially visible from Huntington Road, its use of a dark metallic cladding will ensure that it remains wholly distinguishable from and subordinate to the historic dwelling.

Further, the proposed location of the storage building on the east half of the lot places it in proximity with the existing parking, tunnel training facility, and other temporary facilities used for training purposes. In doing so, the proposed construction becomes part of the rear training complex, composed of separate but related structures, while the BHR retains its current relationship with the contemporary LiUNA campus buildings that make use of compatible brick materials.

Thus, the proposed construction is both subordinate to and distinguishable from the BHR and its attached campus extension.

11 CONCLUSION

The proposed development will have no impact on the existing historic dwelling, the Robert Agar House, and will conserve the Site's cultural heritage value.

Further, the proposal's scope for an isolated storage building at the rear of the existing contemporary buildings will help to ensure that the site continues to function as a training facility for LiUNA's Vaughan Campus.

12 REFERENCES

Figure 21. “Map of the Carrying Place,” Archaeology in the City of Vaughan, vaughan.ca

Figure 22. “1805 Map of the “Toronto Purchase,” Toronto Public Library.

Figures 23, 24 & 27. “1878 County Atlas: Township of Vaughan,” McGill University.

Figure 26. “1860 Tremaine’s Map of the County of York,” University of Toronto.

“The Robert Agar House,” Part IV Designation By-law 46-82, Ontario Heritage Act.

Oberst, Paul. Heritage Impact Statement: Agar House, 10436 Huntington Road, City of Vaughan, August 2020.

Retrospective Vaughan, retrospectivevaughan.ca/firstnations, accessed 9 September 2022.

“Archaeological History,” City of Vaughan, https://www.vaughan.ca/services/vaughan_archives/historyofvaughan/Pages/Archaeological-History.aspx, accessed 19 August 2022.

City of Vaughan Official Plan, Cultural Heritage Inventory and Policy Study, Archaeological Services Inc., 2010.

Elder’s Mills: Ghost Towns of the GTA,” hikingthegta.com, accessed 7 September 2022.

ERA Architects Inc., “910 Rutherford Road, Vaughan, Ontario,” Cultural Heritage Impact Assessment (CHIA), 23 March 2021.

Oberst, Paul. Heritage Impact Statement: Agar House, 10436 Huntington Road, City of Vaughan, August 2020.

Retrospective Vaughan, retrospectivevaughan.ca/firstnations, accessed 9 September 2022.

Unterman McPhail Associates, “Cultural Heritage Landscapes and Built Heritage Resources,” Class Environmental Assessment (EA) Study (Part A) Huntington Road from Langstaff Road to McGillivray Road and (Part B) from Major Mackenzie Drive to Nashville Road, City of Vaughan, Ontario, Cultural Heritage Assessment Report (CHAR), prepared by Unterman McPhail Associates for Parsons, January 2016, Revised August 2017.

13 APPENDICES

- 13.1 City of Vaughan Guidelines for Preparing a Cultural Heritage Impact Assessment.

13.2 Designation By-law 46-82, 8700 Huntington Road.

REGISTERED MAIL

In The Matter Of The Ontario Heritage Act,
R.S.O. 1980 Chapter 337

- and -

In The Matter Of The Lands and Premises
Known Municipally as "The Robert Agar House"
8700 Huntington Road, Kleinburg
in the Town of Vaughan
in the Province of Ontario

TO: The Ontario Heritage Foundation
77 Bloor Street, West
Toronto, Ontario
M7A 2K9

Notice of Passing of By-law

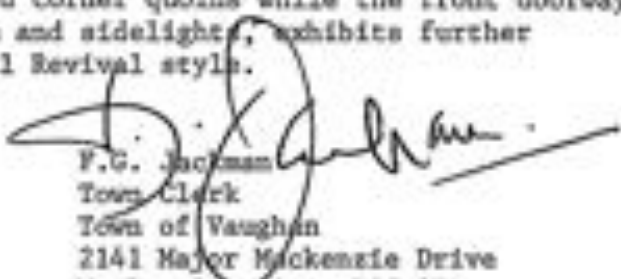
Take Notice that the Council of The Corporation of the Town of Vaughan has passed By-law Number 46-82 to designate the following property as being of architectural value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1980, Chapter 337:

"The Robert Agar House"
8700 Huntington Road, Kleinburg, Ontario.

Reasons for the Proposed Designation

The Robert Agar House is recommended for designation on architectural grounds as a good example of a mid-nineteenth century, red-brick Ontario farmhouse exhibiting particular features designed in the Classical Revival style. The front facade is embellished by white brick detailing providing a stylized entablature and simulated corner quoins while the front doorway, with its rectangular glazed transom and sidelights, exhibits further elements borrowed from the Classical Revival style.

DATED at the Town of Vaughan
this 5th day of May, 1982


F.G. Jaczeman
Town Clerk
Town of Vaughan
2141 Major Mackenzie Drive
Maple, Ontario, L0J 1E0

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 46-82

A By-law to designate the building known municipally as 8700 Huntington Road, Kleinburg, as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the "Robert Agar House" at 8700 Huntington Road, Kleinburg, and upon the Ontario Heritage Foundation, notice of intention to so designate the building located on the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and,


WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

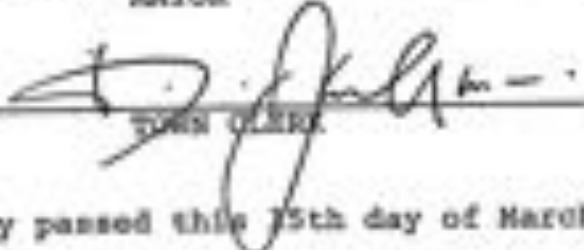
THEREFORE The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as the "Robert Agar House" situated at 8700 Huntington Road, Kleinburg, and located on that part of Lot 12, Concession 10, in the Town of Vaughan in the Regional Municipality of York and more particularly described in Schedule "A" attached hereto.
2. The Town Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The Town Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

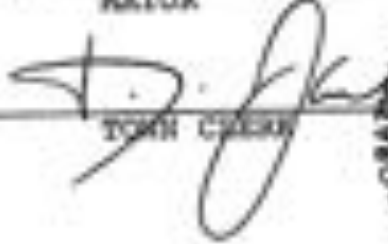
READ a FIRST and SECOND time this 15th day of March, 1982.


MAYOR


TOWN CLERK

READ a THIRD time and finally passed this 15th day of March, 1982.


MAYOR


TOWN CLERK



SCHEDULE "A" TO BY-LAW NUMBER 46-82

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Vaughan, in the Regional Municipality of York and Province of Ontario and being composed of Part of Lot 12 in the Teeth Concession of the said Town containing by admeasurement 10.289 acres more or less and which parcel of land may be more particularly described as follows:

PREMISING that the Easterly limit of Highway No. 50 as widened by Plan 6990 filed in the Registry Office for the Registry Division of York Region (No. 45) has a bearing of North 22 degrees 32 minutes 45 seconds West and relating all bearings herein thereto:

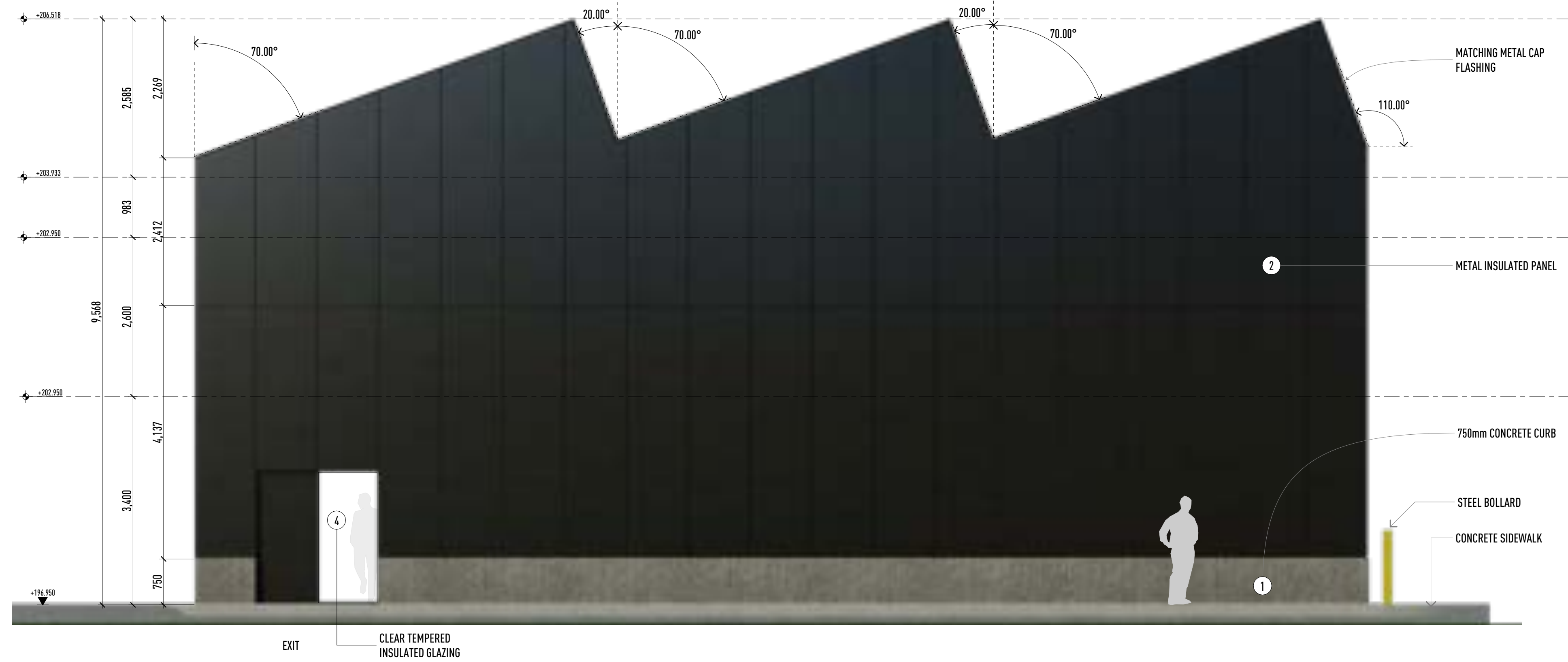
COMMENCING at a point in the Eastern limit of said Lot 12 distant 704.54 feet measured South 9 degrees 42 minutes 40 seconds East along said Eastern limit from the North East angle of Lot 12 aforesaid;

THENCE South 9 degrees 42 minutes 40 seconds East still along said Eastern limit 377.39 feet.

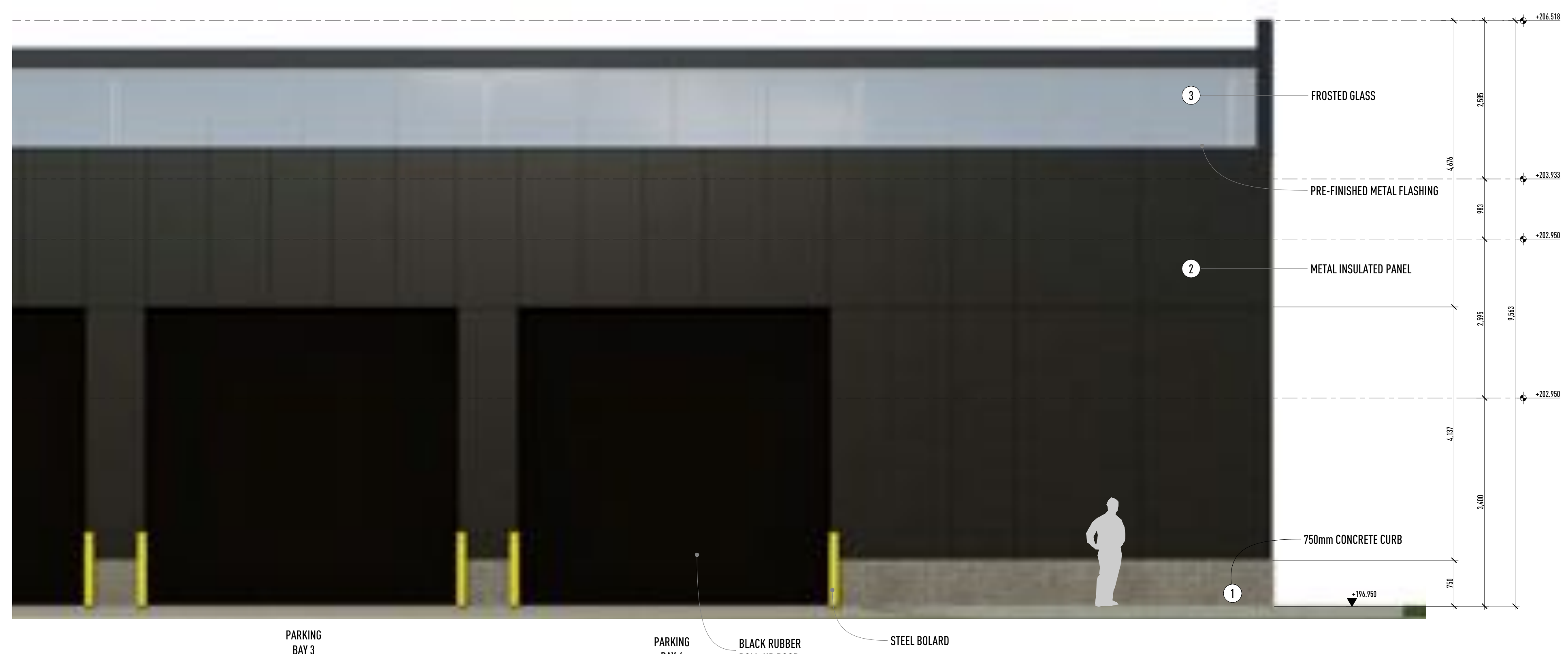
THENCE South 73 degrees 49 minutes 50 seconds West 1173.46 feet.

THENCE North 16 degrees 19 minutes West 375.00 feet.

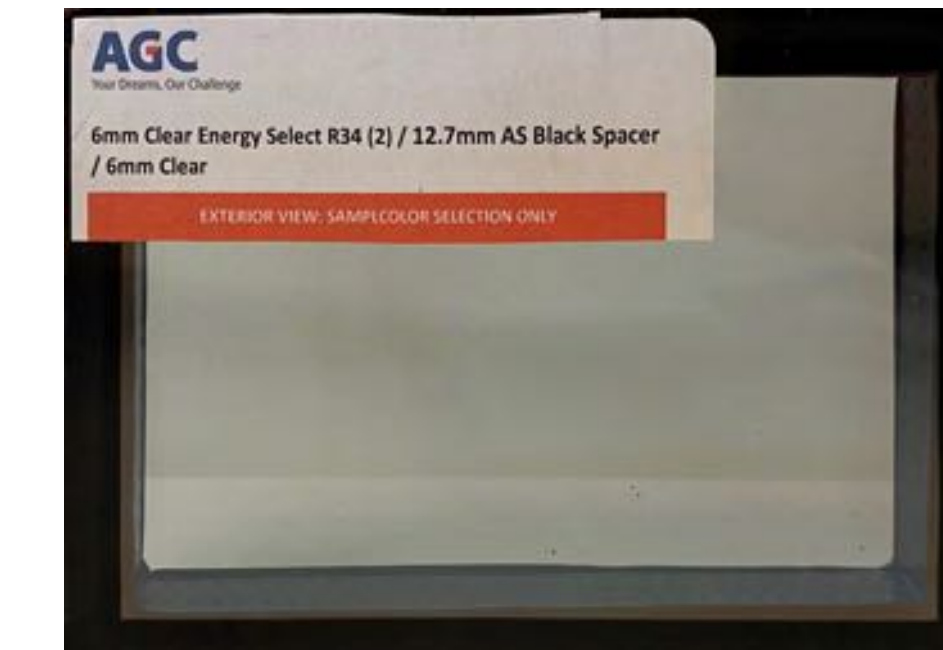
THENCE North 73 degrees 49 minutes 50 seconds East 1216.88 feet more or less to the point of commencement.



02 EAST ELEVATION - COLOURED RENDERED ELEVATION
SCALE: 1:50



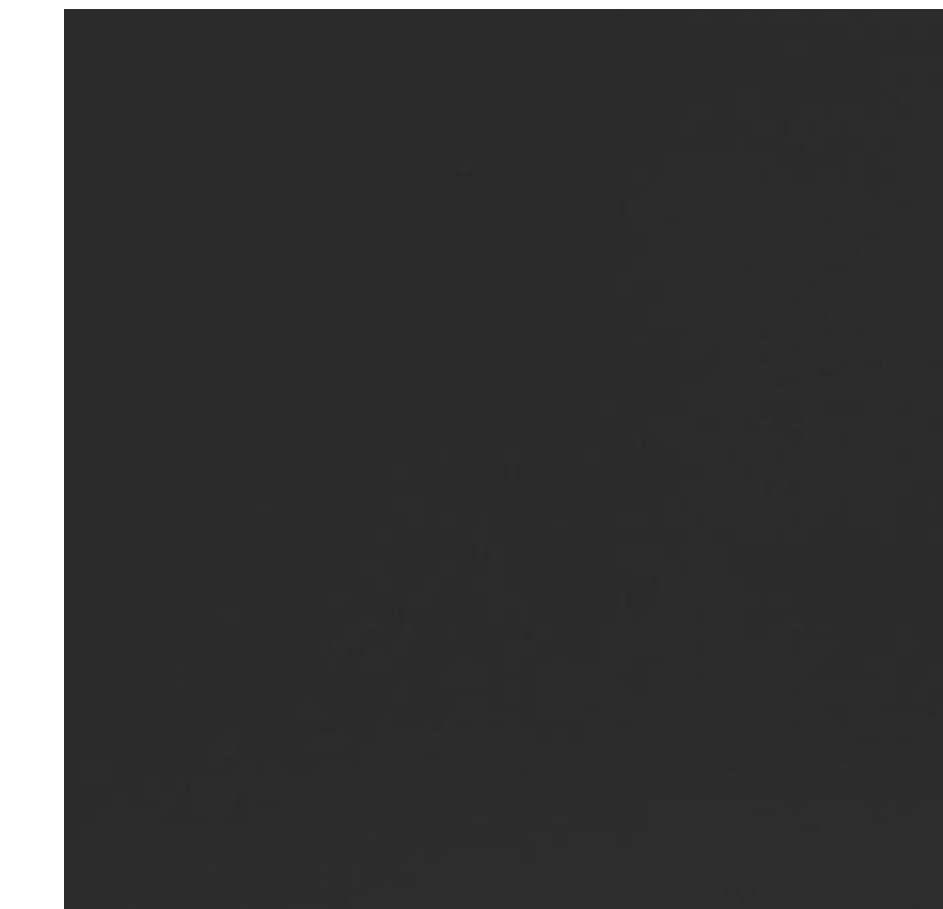
01 NORTH ELEVATION - COLOURED RENDERED ELEVATION
SCALE: 1:50



4 CLEAR TEMPERED INSULATED GLASS

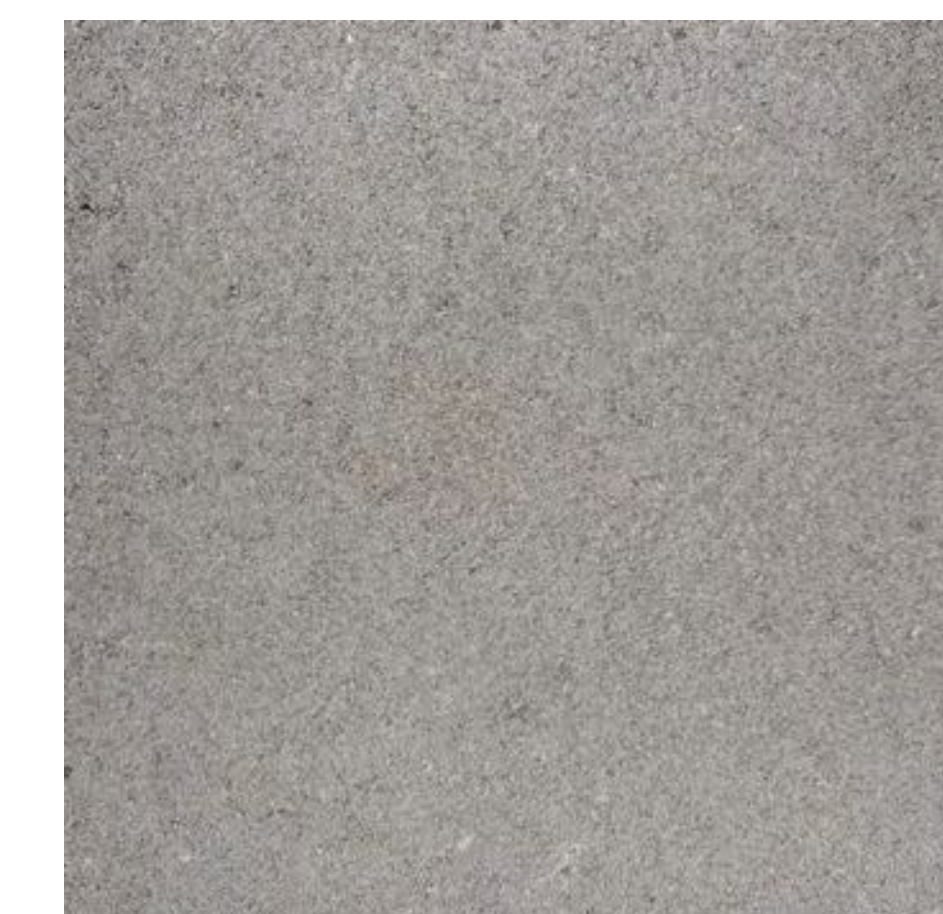


3 FROSTED GLASS



2 METAL PANEL - GRAPHITE GRAY FOR ALL METAL CLADDING MATERIAL
PPG - ACRYNAR GRAPHITE GRAY - UC FX 11029 or SIMILAR

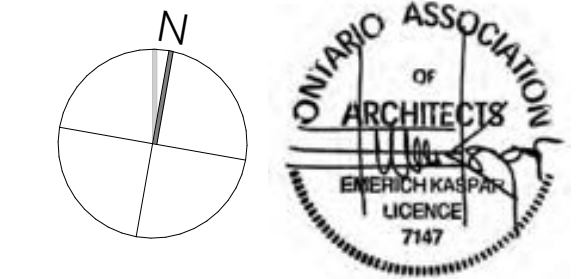
THE ENTIRE STORAGE BUILDING WILL BE METAL CLAD AND OF ONE COLOUR WHICH IS GRAPHITE GREY. THIS COLOUR IS NEARLY BLACK BUT WITH JUST ENOUGH SPECKLE WITHIN TO ALLOW FOR SOME DEPTH AND REFLECTION PENDING ANGLE OF SUN, SO THE PROPOSED BUILT FORM DOES NOT APPEAR FLAT.



1 CONCRETE CURB

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3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance for Construction".
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.
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No.	Issuance	Issued Date
01	Issued for Site Plan Approval # 2	2021-11-05
02	Issued for Site Plan Approval # 3	2022-03-04



Standard Practice
213 Sterling Road Suite 209 Toronto ON M6R 2B2
416 918 7715
info@standard-practice.ca

LiUNA Local 183
8700 Huntington Road Vaughan ON L4H 3N5
Storage Building

Material Board
Date of Issue: 2022-03-03
Project No.: 18003
Print Date: 2022-03-03 (10:01 AM)

Document Source: BIMcloud - SPserver - BIMcloud Basic for ARCHICAD 24/21001 LIUNA/LIUNA CAMPUS 12

