



ATTACHMENT 3 439 GLENKINDIE

MEMORANDUM

July 6, 1990

F. G. Jackman
Deputy Administrator

CANADA PACKERS INC.
Pt lots 21-24, Concession 4
File No. 19T - 90037 and 2.58.90

It is my understanding that the stone residence, known as the Michael Cranny House, located on Block "U" of the above-referenced plan of subdivision is to be acquired by the Town as part of the developer's 5% Parkland dedication.

The Michael Cranny House is one the more important heritage buildings in the Town as it is one of two dwellings known to survive in Vaughan which was constructed of stone in the Ontario House style. While I encourage and support the preservation of this building on its original site, I question whether the Town can afford to renovate and maintain another heritage building.

Building renovations can cost anywhere from \$80 - \$200 per square foot depending on the work involved. Bringing a residential structure up to Code to accommodate public uses would be in the \$200 per square foot range. This compares with new construction costs of approximately \$100 per square foot. Once acquired, renovated for public use, and a security system installed, the Michael Cranny House would require an estimated \$2,000 - \$17,000 per year to cover maintenance expenses. (Maintenance costs as identified in the 1990 Capital Budget - Heritage: Charlton House \$16,800, Kline House \$2,000, Arnold House \$2,000, MacDonald House \$15,600, Beaverbrook Activity Centre \$9,000.)

It has been the Town's practice to charge any and all expenses to restore, renovate, landscape and maintain Town-owned heritage buildings against the Heritage Reserve. The Heritage Resources Operating Budget is also a charge against the Heritage Reserve.

There are presently eight Town-owned heritage buildings whose restoration, landscaping and maintenance are funded


- cont'd -

1. G. Jackman
July 6, 1990
Page 2.

out of the Heritage Reserve and which are available to the public by permit through the Recreation Department. (A listing of the Town-owned heritage buildings is attached, Appendix A.) The Thomson House in Woodbridge, will be the Town's ninth heritage building when the plan of subdivision within which it is located is registered, probably sometime this summer. An amount of \$75,000 has been identified in the 1990 Capital Budget to upgrade the heating, electrical, plumbing and security systems at the Thomson House. Building renovations, roof repairs, landscaping, etc. are on hold until 1991 or later.

The Heritage Reserve is allocated a finite sum annually, based on the mill rate. The cost to renovate, landscape and maintain on an on-going basis heritage buildings for community uses, coupled with the operating expenses of the Heritage Resources Division, has depleted the Heritage Reserve. The acquisition of yet another heritage building would require either an increase in the amount of funding allocated to the Heritage Reserve or a reassessment of the charges now attributed to Heritage.

With respect to the Michael Cranny House, Street "ZZ" on the Draft Plan of Subdivision could be extended southward to accommodate the structure on a residential building lot. (Appendix B.) Should the building's importance to the community be such that it is in the Town's best interests to retain stewardship, the financial implications, both short- and long-term, will need to be assessed.



Patricia K. Neal
Manager
Heritage Resources

PKN/ma

c.c. Peter Meffe, Councillor

TOWN-OWNED DESIGNATED PROPERTIES

	Date Acquired
Kleinburg Railway Station Kleinburg	1978
Noble House Maple	1981
Kline House Kleinburg	1982
Arnold House Thornhill	1982
MacDonald House Thornhill	1983
Vellore School Woodbridge	1983
Vellore Hall Woodbridge	1983
Woodbridge Mackenzie Site Woodbridge	1984
Charlton House Thornhill	1985
Thomson House Woodbridge	1990 pending

APPENDIX B.

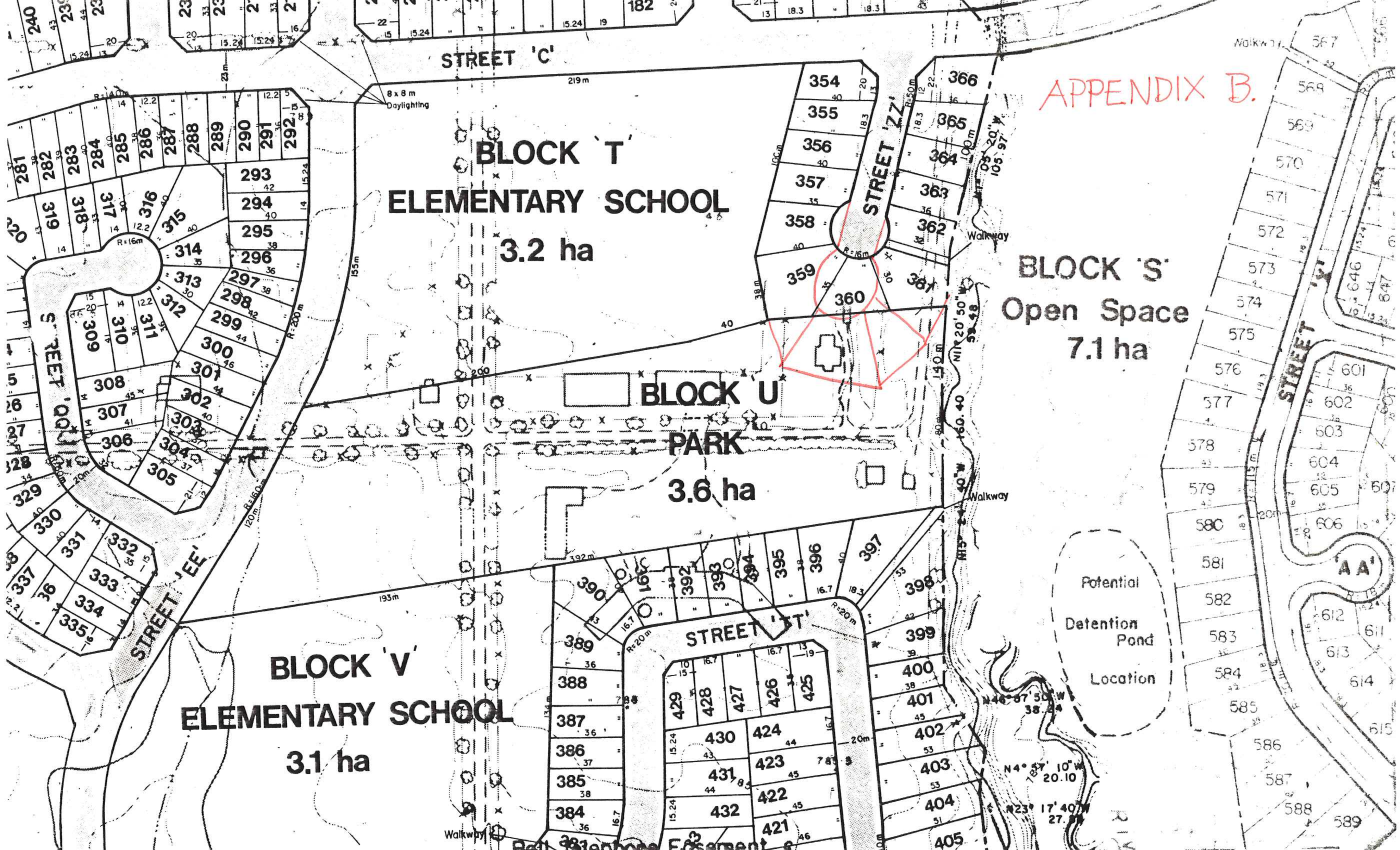
BLOCK T
ELEMENTARY SCHOOL
3.2 ha

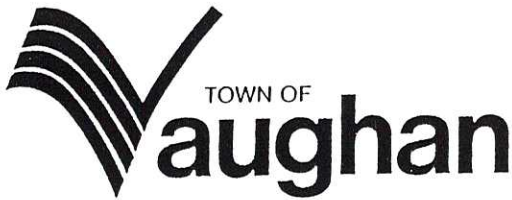
BLOCK S
Open Space
7.1 ha

BLOCK U
PARK
3.6 ha

BLOCK V
ELEMENTARY SCHOOL
3.1 ha

Potential
Detention
Pond
Location





CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L0J 1E0 TELEPHONE (416) 832-2281

AGENT: POUND WELCH ASSOCIATES LTD.
CONTACT: RON STEIN
50 Fasken Drive, Suite 26
Rexdale, Ontario M9W 1K5
675-4502

771-8300



RECEIVED

DATE: June 12, 1990 JUN 15 1990
TO: Pat Neal - Heritage Resources HERITAGE RESOURCES
FROM: Vaughan Planning Department
SUBJECT: Request for Comments

The Planning Department requests your comments on the following application:

APPLICANT: CANADA PACKERS INCORPORATED
LOCATION: Part of Lots 21, 22 23, 24 concession 4, Blocks 723 & 724
R.P. 65M-2086
FILE NO: 19T-90037 and Z.58.90

PROPOSAL:

The applicant is proposing to develop a residential subdivision with 593 lots for single family housing and two blocks for 'affordable' housing. Total area of the proposed subdivision is 86.3 hectares (213 .2 acres). Of the area (49 ha) devoted in the draft plan to residential use, 74.9 per cent (36.7 ha) is for single family housing and 25.1 per cent (12.3 ha) is for affordable housing.

The proposal includes two elementary school sites and a 3.6 hectare area to be developed as neighbourhood park.

The subject lands are designated "Residential", "Open Space" "Institutional" and "Park" by OPA 290. The lands are zoned "A", Agricultural Zone by the zoning by-law, By-law 1-88.

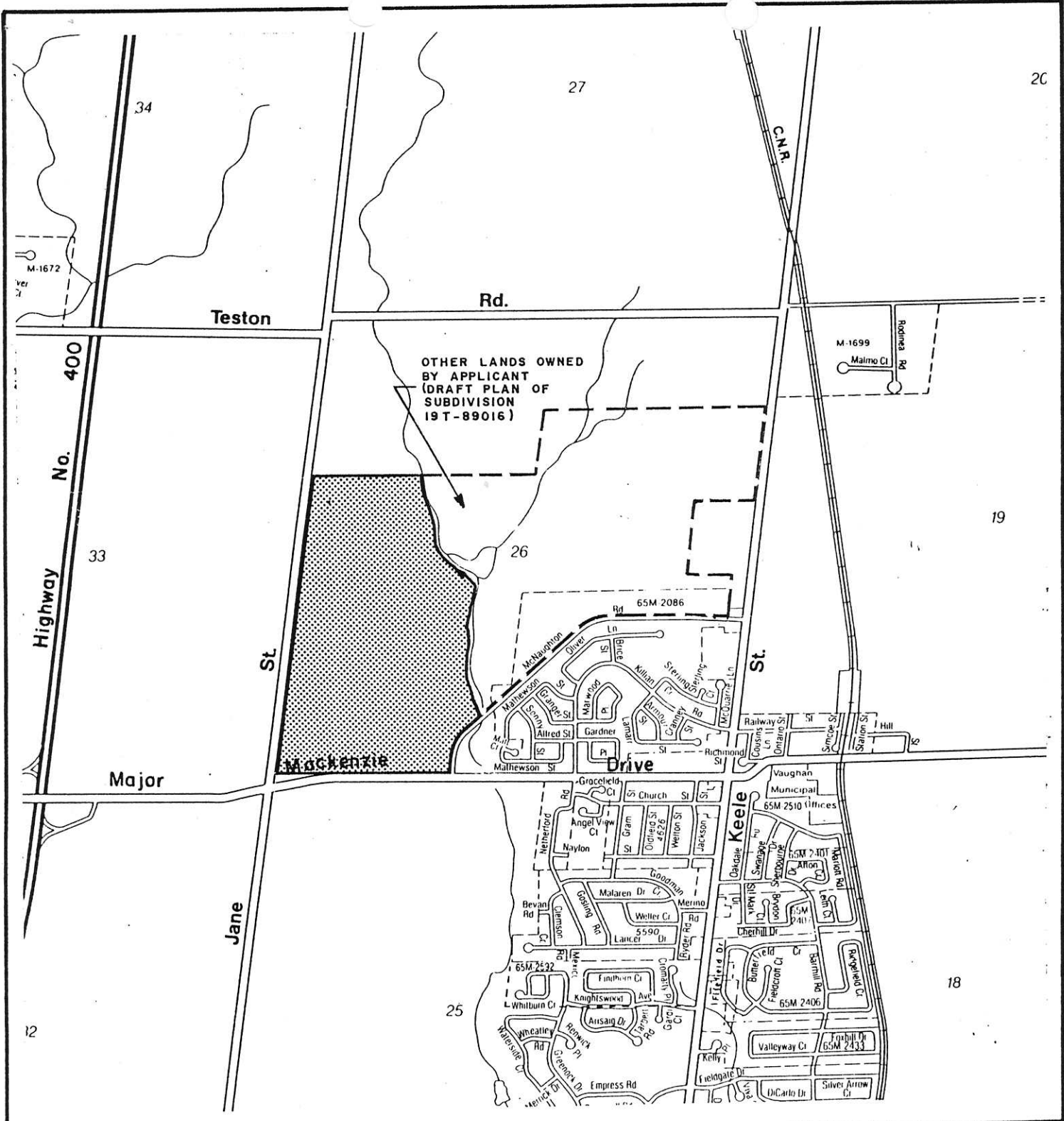
Note: the applicant also owns the lands to the east of the subject lands shown on the attached plan as draft plan of subdivision 19T-89016.

Please return your reply to the Planning Department no later than:
July 3, 1990

Please indicate: COMMENT: _____ NO COMMENT: _____

IF NO RESPONSE IS RECEIVED BY THE DATE INDICATED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS OR COMMENTS FORTHCOMING. SHOULD AN EXTENSION BE REQUIRED, PLEASE INFORM THE PLANNING DEPARTMENT.

Thank you for your assistance in this matter. Should you require any further information, please contact ERIC TAYLOR at 832-8565, ext. 214.



APPLICATION: CANADA PACKERS INC.



SUBJECT LANDS

TOWN OF VAUGHAN PLANNING DEPARTMENT



FILE NO. 19T-90037

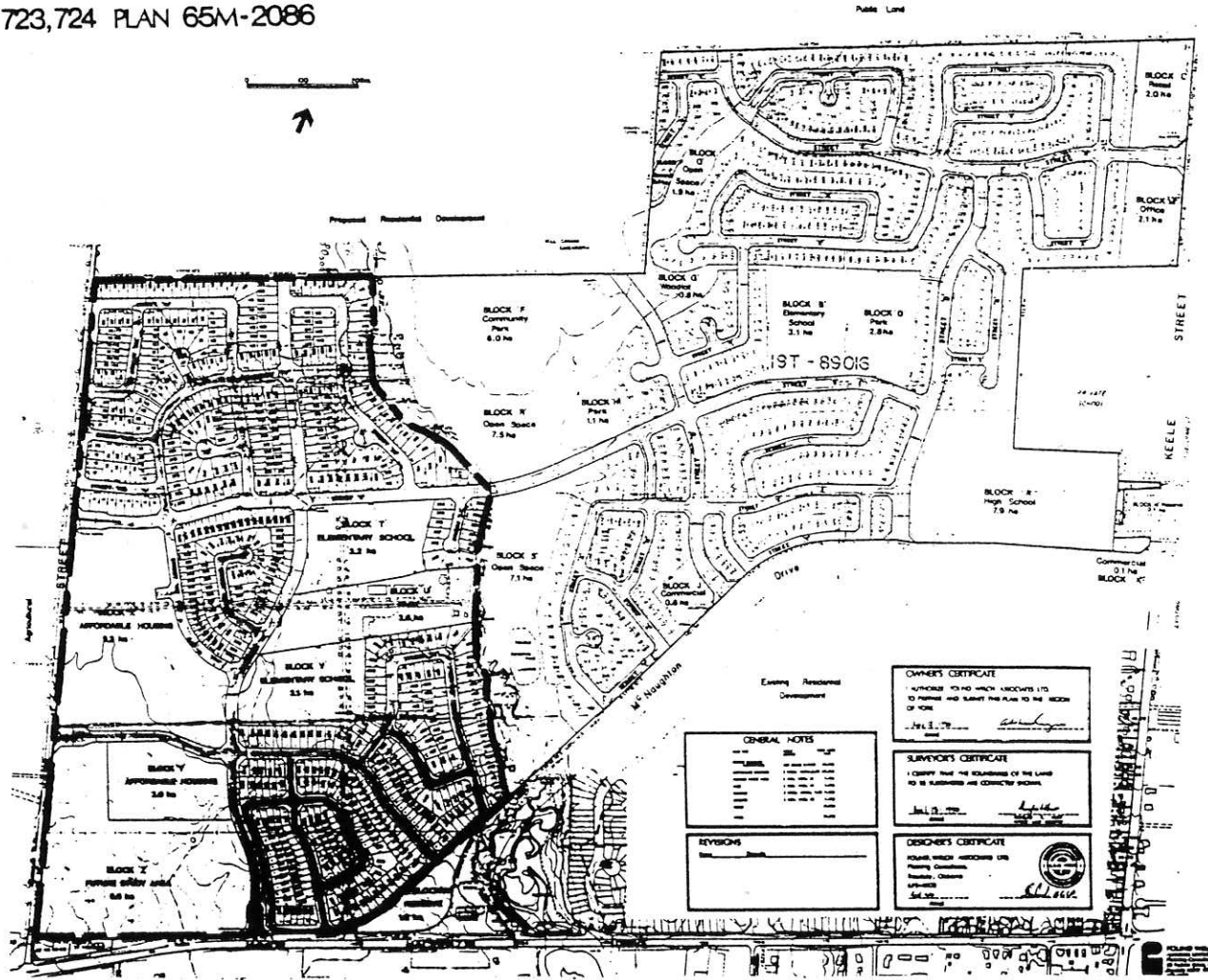
DATE :

SCALE :



DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 21, 22, 23, 24 & BLOCKS 723, 724 PLAN 65M-2086
 CONCESSION 4-

Town of Vaughan
 Regional Municipality of York
 SCALE 1:2000 DATE APRIL 16, 1990



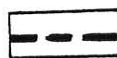
Every Assessed Development

GENERAL NOTES

OWNER'S CERTIFICATE
 I AUTHORIZE TO HO WHICH AGREES LTD TO FORM AND SUBMIT THIS PLAN TO THE RECORDS OF YORK

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN

DESIGNER'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT AND THAT I AM A MEMBER OF THE ENGINEERING AND ARCHITECTS ASSOCIATION OF ONTARIO

APPLICATION: CANADA PACKERS INC.		
 SUBJECT LANDS		FILE NO. 19T-90037
		DATE :
		SCALE:
TOWN OF VAUGHAN PLANNING DEPARTMENT		- ON PLAN.