

Heritage Vaughan Committee Report

DATE: Wednesday, May 29, 2024

WARD: 1

TITLE: REQUIRED RESTORATION AND MAINTENANCE WORK AT 439 GLENKINDIE AVENUE, A CITY-OWNED PROPERTY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide information to the Heritage Vaughan Committee regarding the proposed restoration and maintenance work at 439 Glenkindie Avenue (the Michael Cranney House), a city-owned property located on the west side of Glenkindie Avenue, north of Major Mackenzie Drive West (as shown on Attachment 1) and designated under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The City is proposing works to renovate and restore aspects of the Michael Cranney House.
- The proposal is consistent with the relevant policies of the City of Vaughan's Official Plan regarding designated properties and in keeping with the by-law designation. Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports the proposal as it will repair and restore the building.

Recommendation

THAT Heritage Vaughan receive the staff-supported report outlining the proposed renovations at 439 Glenkindie Avenue under Section 42 of *Ontario Heritage Act*.

Background

The subject property is designated under Part IV of the *Ontario Heritage Act* (By-Law 218-2023). Prior to the designation of the property, City of Vaughan Department of Facilities had assessed the property and identified improvements, repairs and restorations.

Previous Reports/Authority

[Heritage Vaughan Committee – March 29, 2023](#)

Analysis and Options

The City of Vaughan Official Plan has the following policies regarding properties designated under Part IV:

6.2.2.4. Designated heritage properties shall be conserved in accordance with Good heritage conservation practice. The City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with Good heritage conservation practice.

6.2.2.6. 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;*

The proposed works include:

- removal of the existing ramp
- replacing all eaves and downspouts
- replacement of spalled brick quoins and hard mortar,
- existing damaged wood (windows, surrounds etc.) to be patched and repaired
- replace existing front verandah
- handrails, guards, pickets and posts: patch, repair, or replace damaged or rotten segments of wood and make good
- remove damaged walkway between lower landing and sidewalk

The selected materials and methodology are in line with good heritage conservation practices. They will also protect the identified attributes of the property and ensure that the materials and practices will not deteriorate. The complete description of works and materials is shown on Attachment 2 and 3.

Financial Impact

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

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

The Development Planning Department is satisfied the proposed work conform to the policies of the City of Vaughan Official Plan and aim to conserve the identified heritage resource on the property. Accordingly, staff support the proposed renovation 439 Glenkindie Avenue under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 - 439Glenkindie-maintenance_location map

Attachment 2 - 439Glenkindie-maintenance_Architectural Drawings

Attachment 3 - 439Glenkindie-maintenance_Finishes

Prepared by

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