

# Heritage Vaughan Committee Report

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**DATE:** Thursday, September 26, 2024

**WARD:** 4

**TITLE: PROPOSED RENOVATION AND ADAPTIVE REUSE OF  
BASSINGTHWAITE HOUSE LOCATED AT 10090 BATHURST  
STREET, A DESIGNATED PROPERTY UNDER THE ONTARIO  
HERITAGE ACT**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek a recommendation of approval from the Heritage Vaughan Committee to Council regarding the proposed renovation for adaptive reuse of the Bassingthwaite House located at 10090 Bathurst Street and designated under Part IV of the *Ontario Heritage Act*, as shown on Attachments 1-7.

**Report Highlights**

- The Owner is proposing interior restoration and renovations for adaptive reuse of the Bassingthwaite House at 10090 Bathurst Street.
- The proposal is consistent with the Heritage Easement Agreement clauses, and Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the requirements and conditions set out under the Heritage Easement Agreement.

**Recommendations**

THAT Heritage Vaughan recommend Council approve the proposed renovations for adaptive reuse under *Ontario Heritage Act*, subject to the 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;
- c) That prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City;
- d) That a review of the exterior treatment and restoration of the heritage asset and other details will be provided prior to issuance of Heritage Permit; and
- e) 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.

## **Background**

Both the George Munshaw House and the Bassingthwaite House were originally located within the Upper Thornhill Estates north of Major Mackenzie Drive. In 2005, several structures in the subject area were approved for demolition with the exception of the George Munshaw House (designated under By-law 403-87) which was located at 980 Major Mackenzie Drive West and the structure known as the Bassingthwaite House located at 10244 Bathurst Street. The two houses were to be integrated into the future subdivision due to their strong cultural heritage value.

On August 24, 2005, Council approved the following recommendation: *“That the Bassingthwaite House (at 10244 Bathurst Street) be preserved and integrated into the subject Draft Plan of Subdivision to the satisfaction of Cultural Services staff.”*

In addition, Council approved the relocation of the Bassingthwaite House to 10090 Bathurst Street, subject to the following conditions:

1. That the Owner enters into a Heritage Easement Agreement under Section 37 of the OHA with the City of Vaughan for the preservation of the conservation of cultural heritage value;
2. That the Owner provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the Bassingthwaite House;
3. The Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

On 19 March 2024, a Members' Resolution (Attachment 8) absolved some of the previous conditions, as follows: *“City of Vaughan hereby relieves Care As One from the requirement to post a Letter of Credit (or other financial security) as security for the Heritage Easement Agreements and for any site plan or servicing agreements for the Property on the following terms and conditions:*

- a) *The relief granted herein shall only apply as long as the Property is owned by Care As One, and only as long as there is a residential respite program and other health-related services being carried out on the Property; and*
- b) *Care As One, as a subsequent owner on title, agrees in writing that it will assume all of the requirements of the Heritage Easement Agreements, and if Care As One should default, the relief granted by this resolution shall automatically be revoked.”*

### **Previous Reports/Authority**

[Heritage Vaughan Committee, 16 October 2019](#)

[Vaughan City Council, 19 November 2019](#)

### **Analysis and Options**

The applicant has engaged the services of heritage consultants, architects, landscape specialists, and septic system consultants who have provided drawings and details for review as Attachments 2-6.

Cultural Heritage staff has reviewed the submitted material and find that the proposed works conform to the requirements set out in the Heritage Easement Agreement and are in conformance with best practices for restoration and adaptive reuse under the *Ontario Heritage Act*.

Staff recommends that additional material remains to be submitted for review and comments prior to final submission for Building Permit. These documents include, but are not limited to the following:

- final Landscape Plan
- final Septic System plan and specifications
- final list of materials and techniques used for exterior renovation/restoration
- final Heritage Condition Report – to be created at 90% completion of works

### **Financial Impact**

N/A

### **Operational Impact**

N/A

## **Broader Regional Impacts/Considerations**

N/A

## **Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied with the proposed work which conforms to the requirements of the Heritage Easement Agreement, and which are compatible with restoration practices under the Ontario Heritage Act. Accordingly, staff can support Council approval of the proposed restoration and renovation for adaptive reuse of the Bassingthwaite House, located at 10090 Bathurst Street, and Designated under Part IV of the *Ontario Heritage Act*.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191.

## **Attachments**

1. 10090 Bathurst Street - Location Map
2. 10090 Bathurst Street - ERA Condition Report
3. 10090 Bathurst Street - Bassingthwaite Architectural Set
4. 10090 Bathurst Street - Survey Highlighted
5. 10090 Bathurst Street - Draft Grading Plan
6. 10090 Bathurst Street - Landscape Plan
7. 10090 Bathurst Street - Arborist Report
8. 10090 Bathurst Street - Members Resolution

## **Prepared by**

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