

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, October 23, 2024

**WARD:** 5

**TITLE:** THORNHILL HERITAGE CONSERVATION DISTRICT PLAN  
UPDATE – DRAFT STUDY PRESENTATION OF THE FIRST  
PHASE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To provide information to Heritage Vaughan Committee regarding the current status of the Thornhill Heritage Conservation District (“THCD”) Plan Update as the first phase of the Study nears completion.

**Report Highlights**

- The current THCD Plan was created and implemented in 2007.
- The current THCD Plan is being updated to respond to policy and legislative changes since its original adoption.
- The THCD Plan Update project is comprised of two phases being the Study and the Plan.

**Recommendation**

1. That the information provided in this report, the consultant’s presentation on the draft Study Report and the Thornhill Heritage Conservation District SWOT Report set out in Attachment 1 be RECEIVED.

**Background**

A Heritage Conservation District Study and Plan for Kleinburg-Nashville were prepared in 2007 by Philip Carter and Paul Oberst. Since that time there has been a number of policy and legislative changes which influence planning decisions. In July 2024, the City of Vaughan commenced a comprehensive update of the 2007 THCD Plan. The project

is being undertaken in two phases. The first phase is an update of the THCD Study, and phase two is comprised of the update of the 2007 THCD Plan, including the guidelines. This report provides an update of the draft of the first phase of work.

### **Previous Reports/Authority**

There are no previous reports.

### **Analysis and Options**

The 2007 THCD Plan has provided high-level guidance for development in Thornhill for the last 14 years to protect the District's heritage and character, amidst many regulatory and policy changes in the Province of Ontario.

The first phase of the THCD Plan update is the update of the Study. The THCD Study process commenced in summer 2024, with review and mapping of the heritage resources inventory, site walks, Townscape survey, background study and policy review, and the Strengths, Weaknesses, Opportunities and Threats ('SWOT') analysis of the 2007 THCD Plan.

A stakeholder meeting will be held in November 2024 as a public open house. The input received, along with the evaluation and gap analysis of the 2007 THCD Plan, will guide the updated THCD Study draft report, which is now presented to the Heritage Vaughan Committee. The draft Study will also be made available online for digital engagement with the community. Comments received from all stakeholders will contribute to the compilation of the final THCD Study report expected to be completed in Q1 of 2025.

The second phase, the THCD Plan Update, is planned for Q2 of 2025 and will include an additional open house and a digital engagement platform. The final THCD Plan is expected to be completed in Q3 of 2025.

The purpose of the THCD Plan update is to build upon the existing HCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community's long-term vision. Key objectives of the THCD Study update:

- develop maps of existing cultural heritage resources
- undertake a SWOT analysis of the 2007 THCD Plan
- develop a list of heritage attributes
- integrate new background context for the study, including policy frameworks and plans
- engage key stakeholders and the community in an open, transparent and meaningful way, incorporating their feedback into the SWOT analysis

## **Financial Impact**

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

## **Operational Impact**

There are no operational impacts or considerations.

## **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

## **Conclusion**

The THCD Plan is being updated to build upon the existing HCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based the community's long-term vision. Cultural Heritage staff recommend that the Heritage Vaughan Committee receive the draft Study and presentation regarding the TNCD Plan update.

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

## **Attachment**

1. Thornhill Heritage Conservation District SWOT Report.

## **Prepared by**

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