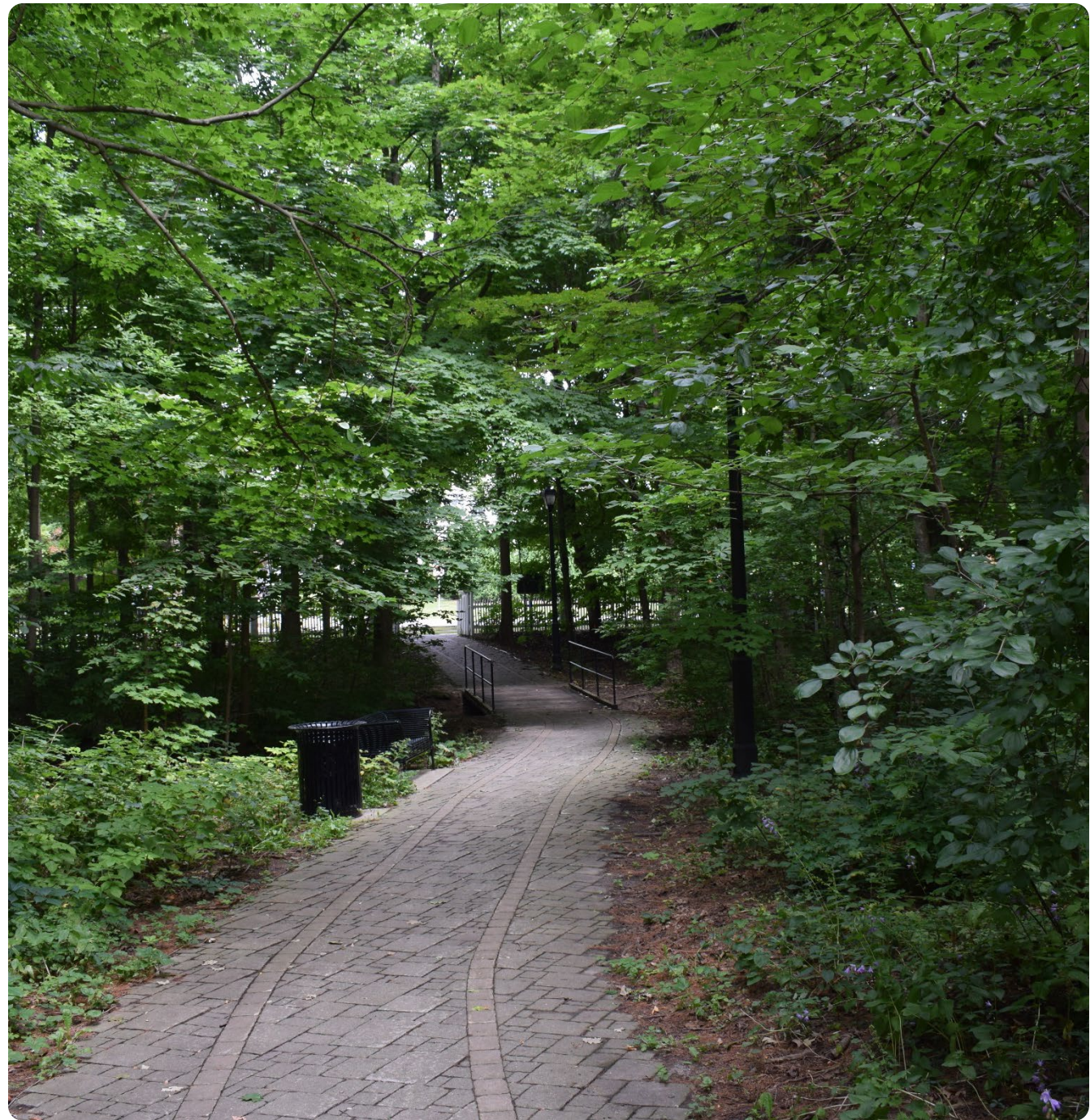


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Communication
Heritage Vaughan
Committee – October 23, 2024
Item No. 3

Thornhill Heritage Conservation District Plan Update





Agenda

1. Project Background
2. Overview of the HCD Update Process
3. HCD Existing Conditions
4. Your Input



Stantec Moment

Cold Weather Driving Tips:

- Switch to winter tires
- Check tire pressure as weather cools
- Keep a winter safety kit in your car (shovel, blankets, etc.)





Our Team



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Quality Review



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Thornhill HCD

- Due to its position on Yonge Street and proximity to the Don River, the site of present-day Thornhill is one of the oldest settlements in Vaughan.
- The Thornhill HCD was established in 1984 and last updated in 2007. As of 2023, it contains nearly 100 properties.
- The 2007 HCD Update identified Thornhill as a distinct community within Vaughan characterized by a wealth of 19th century buildings that constitute the village's original character.



Thornhill HCD Objectives

- Ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to and does not detract from, the District's architectural, historical, and contextual character
- Conserve the heritage attributes and distinguishing qualities of heritage buildings and facilitate their continued use and restoration.
- To discourage the demolition of non-heritage buildings which support the overall heritage character of the area.
- To facilitate the conservation and introduction of historic landscape treatments, including preservation of mature vegetation

A complete list of objectives is contained in Page 25 of the 2007 Update.



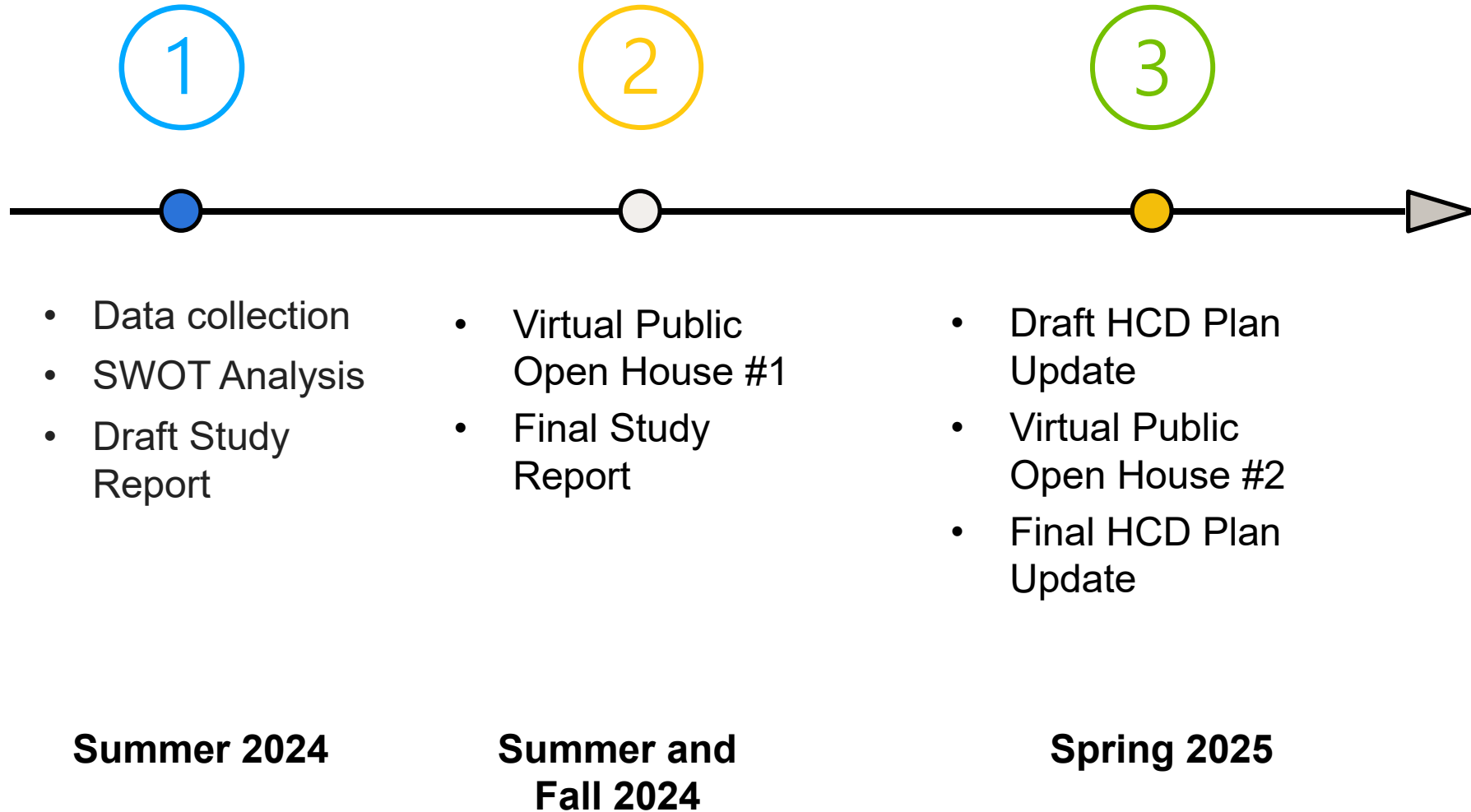


The HCD Plan Update

- Since 2007, significant development has occurred across the City of Vaughan.
- It is important to routinely assess HCDs so that they continue to meet the needs of the City and its residents.
- In order to review the Thornhill HCD Plan, the City of Vaughan retained Stantec.
- The purpose of the HCD Update is to determine the changes that have occurred within the HCD since 2007 and identify the district's strengths, opportunities, weaknesses, and threats.

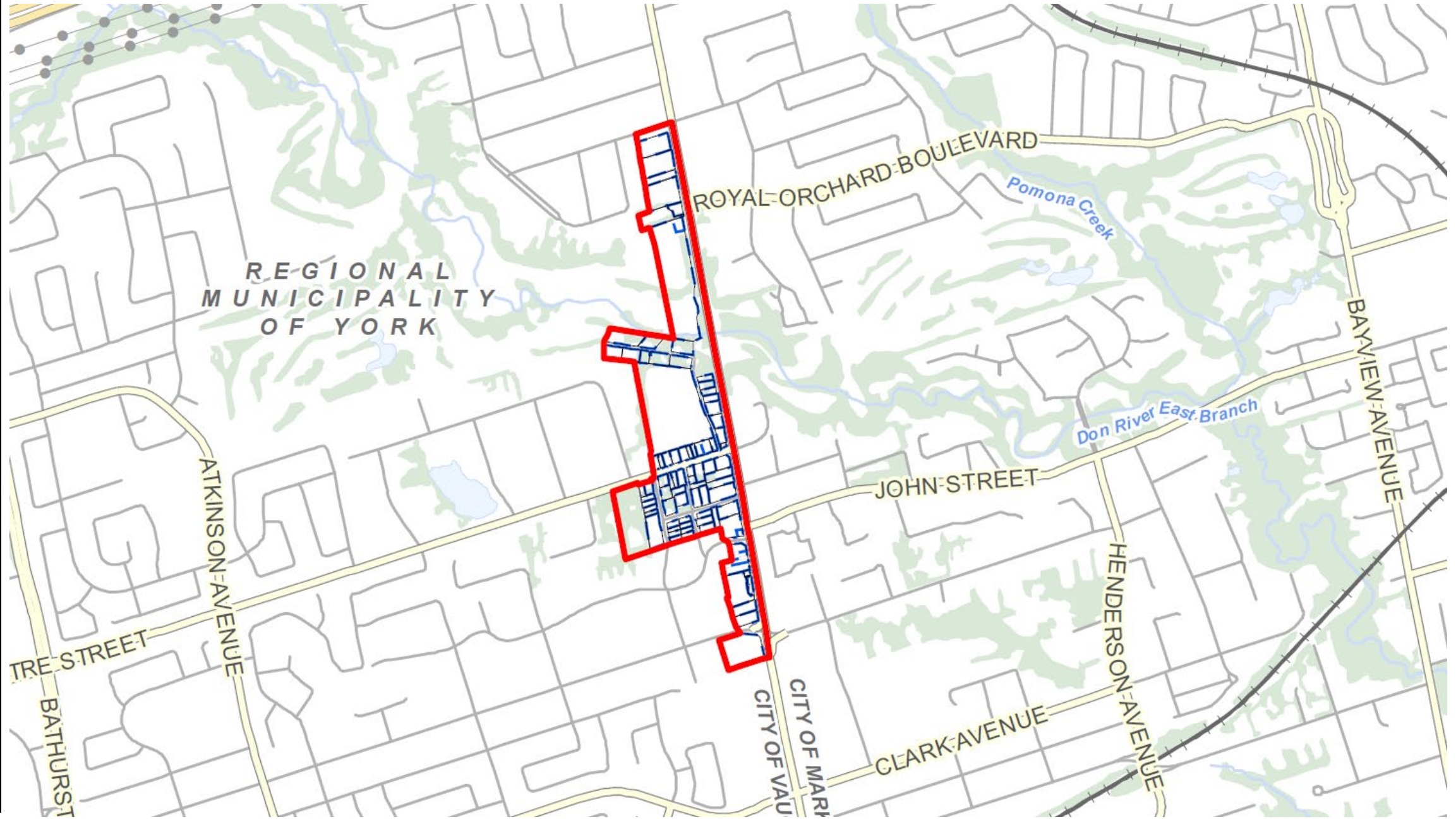


Project Timeline





Existing Thornhill HCD Boundary



EXISTING CONDITIONS



Thornhill HCD Buildings and Streetscapes





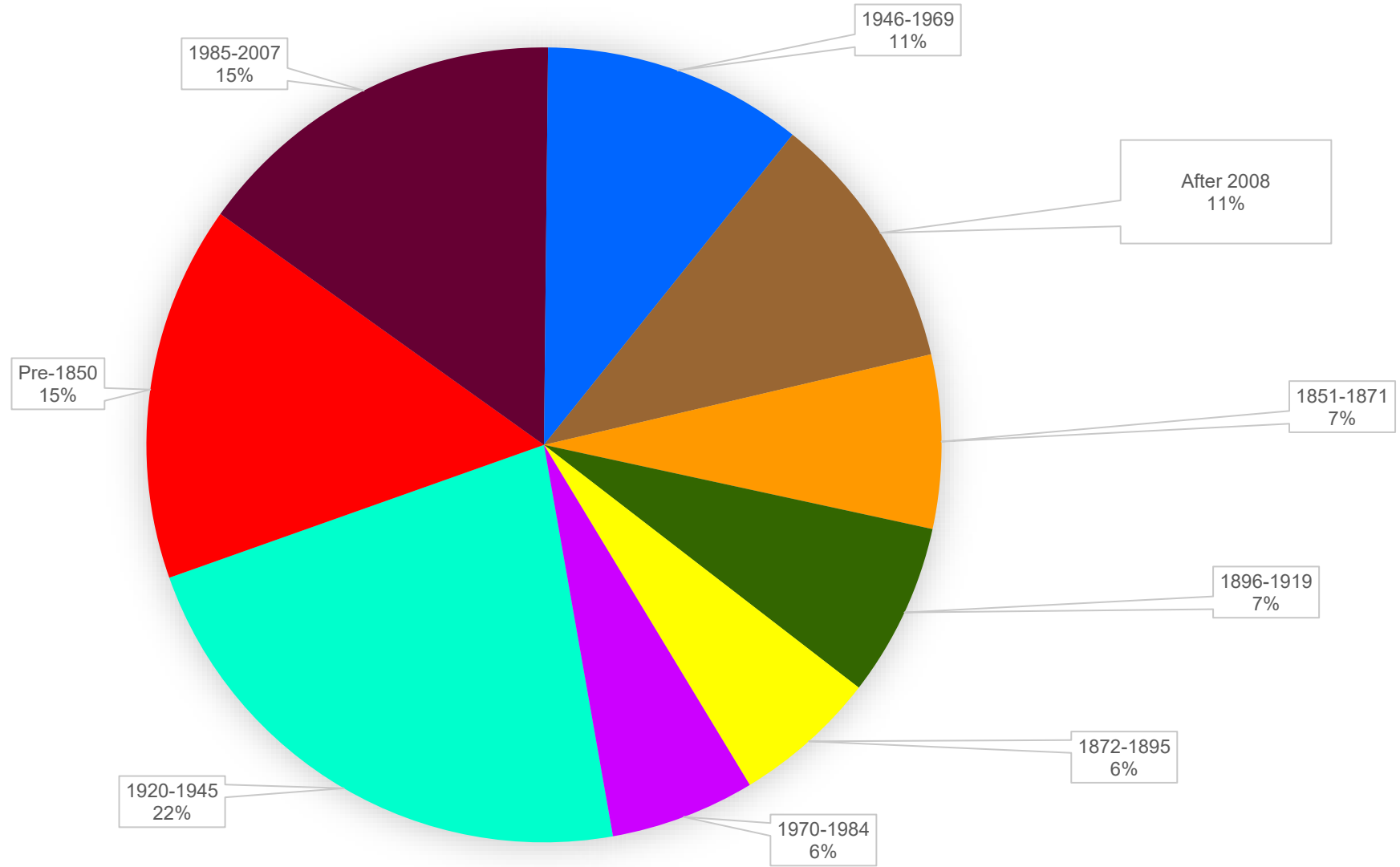
Thornhill HCD Buildings and Streetscapes





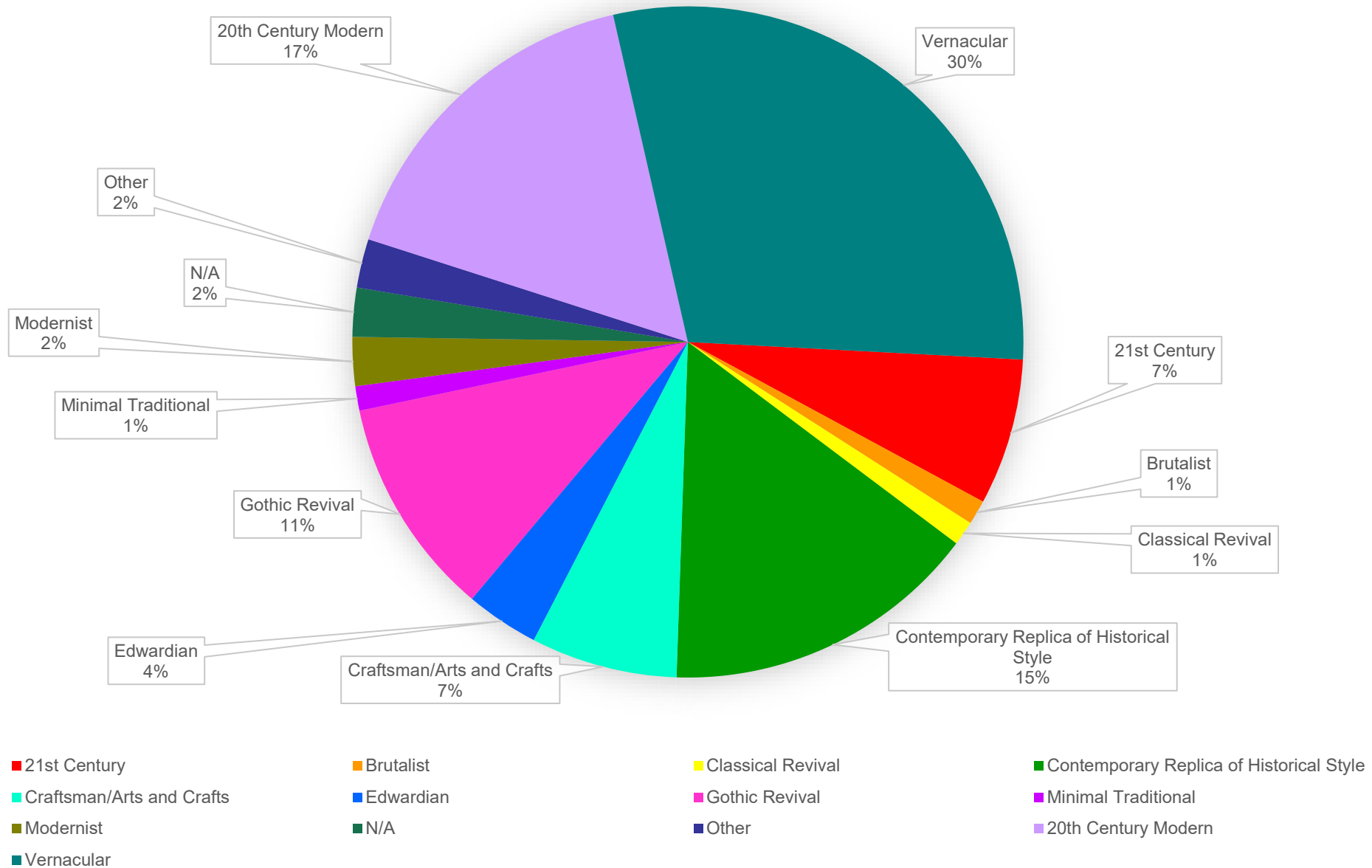
Construction Dates in the Thornhill HCD

EXISTING CONDITIONS



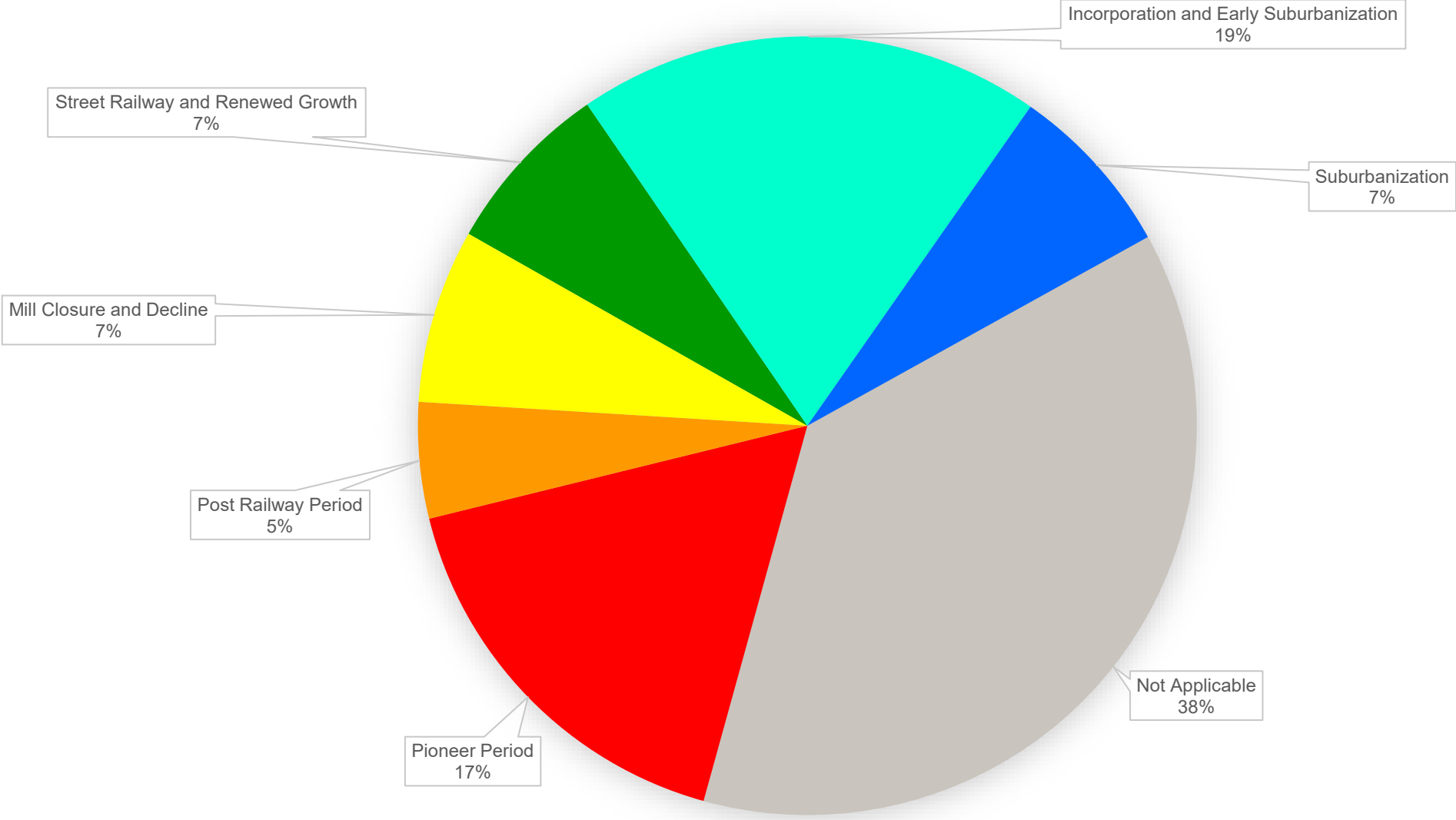
■ 1920-1945 ■ Pre-1850 ■ 1985-2007 ■ 1946-1969 ■ After 2008 ■ 1851-1871 ■ 1896-1919 ■ 1872-1895 ■ 1970-1984

Architectural Styles or Influences in the Thornhill HCD





Historical Themes



■ Not Applicable ■ Pioneer Period ■ Post Railway Period ■ Mill Closure and Decline ■ Street Railway and Renewed Growth ■ Incorporation and Early Suburbanization ■ Suburbanization



Preliminary Data Review

- No Part IV designated properties or listed properties have been demolished since the adoption of the 2007 THCD Plan
- Since the completion of the 2007 THCD Plan, six demolitions of non-heritage buildings have occurred of residences built between the 1930s and 1960s which were supportive of the THCD's overall heritage character.
- In general, since the completion of the 2007 THCD Plan, the historic landscape has been conserved in the public realm and most historic landscape treatments in the private realm have been conserved.





Preliminary SWOT Overview

Strengths

- Limited alteration of heritage properties
- Adherence of new development to HCD Plan
- Limited alteration of landscape

Opportunities

- Conformity with Ontario Heritage Act amendments
- Identification of heritage attributes
- Guidance for sympathetic intensification
- Signage and public art
- Continued collaboration with Markham THCD

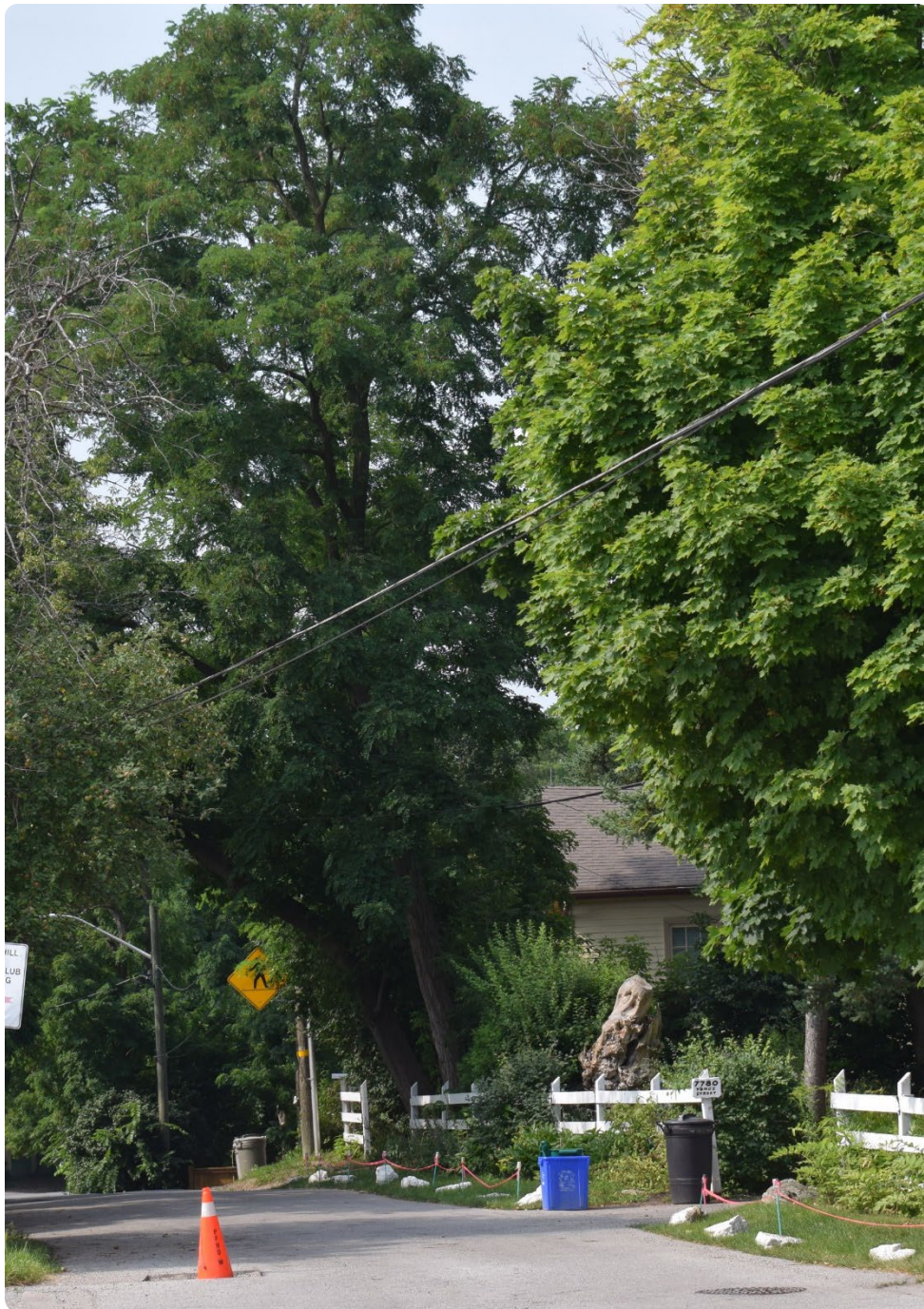
Weaknesses

- Lack of clearly stated heritage attributes
- Contributing and non-contributing properties not identified
- Sustainability and accessibility not considered

Threats

- Development pressures and new development
- Transportation projects





We Need Your Input!

Your input is an important part of the Thornhill HCD Update, tell us what matters most to you!

We want to know:

- What has been the committee's experience with the Thornhill HCD?
- is the process working to achieve the HCD objectives?
- Are there other tools that would be valuable for conserving the district's heritage resources?
- Do you feel the boundaries reflect the HCD's resources?
- What do you feel are the HCD's strengths, weaknesses, opportunities, and threats?
- Is there anything specific that we should focus on as heritage attributes?

Thank you
