

# Cultural Heritage Impact Assessment: Addition and Renovations

The McQuarrie Family Home,  
10533 Keele Street,  
Vaughan (Maple), Ontario.



Prepared for:

**Brovi Investments Ltd.**

Prepared By:

**Vincent J. Santamaura, Architect Inc.**

21 October 2025  
Project No. 2023-37



# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## Table of Contents

<b>1.0 Executive Summary</b>	6.2.5 Subtrades
<b>2.0 Introduction</b>	6.2.6 General Review
2.1 Guiding Principals	6.2.7 Work Schedule
2.2 Associated Documents	6.2.8 Cost Estimate
<b>3.0 Present Owner Contact Information</b>	6.2.9 Implementation
<b>4.0 Site Documentation</b>	<b>7.0 Heritage Assessment</b>
4.1 Site Inventory	7.1 Implemented Design Strategies
4.1.1 Site Location	7.2 Assessment of Good Heritage Design Practices
4.1.2 Site Identification	<b>8.0 Summary Statements and Heritage Recommendations</b>
4.1.3 Current Applicable Designations	8.1 Addition and Renovation Design Proposal
4.1.4 Site Access	8.2 Heritage Recommendations
4.1.5 Existing Building & Structures	<b>9.0 Mandatory Recommendations</b>
<b>5.0 Heritage Design Principals</b>	9.1 Mandatory recommendations regarding The McQuarrie Family House
5.1 Introduction	<b>10.0 Authorship</b>
5.2 Design Guidelines	<b>Appendix 1: Bibliography</b>
<b>6.0 Building Renovation and Addition Proposal</b>	<b>Appendix 2: Existing Building Floor Plans and Elevations</b>
6.1 Building Program	<b>Appendix 3: Qualifications of Author</b>
6.2 Work Plan	
6.2.1 Design Goals	
6.2.2 Documentation	
6.2.3 Municipal Approvals	
6.2.4 Construction Management	

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 1.0 Executive Summary

Brovi Investments Ltd. has owned the property at 10533 Keele Street in Vaughan (Maple), Ontario since 2007 and uses it for industrial warehousing. The remaining original farm house on the property – The McQuarrie Family Home (c.1890) – possesses Cultural Heritage Value and Interest to the City of Vaughan. Following the issuance of a Notice of Intention to Designate (NOID), the property was designated as The McQuarrie Family Home under Part IV of the Ontario Heritage Act under By-law 128-2024 on June 25th, 2024.

The McQuarrie Family Home is a 1 & 1/2 storey wood frame building with a 1 storey addition (c.1980) to the rear (east). The building is used for industrial warehousing. In order to improve its warehousing capacity, Brovi Investments Ltd. is proposing to remove the existing 1 storey addition; renovate the remaining original existing building (Shell only) and add a larger 1 storey addition (Shell only) built to today's warehousing standards to improve the facility.

As the property is designated, any work to the property requires a Cultural Heritage Impact Assessment (CHIA) be prepared. The purpose of a CHIA is to assess the impact on the existing Heritage value of the property by the new work and propose any mitigation strategies to minimize the loss of Heritage value, as required. Brovi Investments Ltd. has retained Vincent J. Santamaura, Architect Inc., CAHP (VJSAI), to prepare a CHIA for the McQuarrie Family Home. VJSAI has prepared a scoped CHIA following the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (February 2017).

Following the preparation of the CHIA, Vincent J. Santamaura, Architect Inc. makes the following recommendations:

**With respect to the proposed Addition and Renovation to The McQuarrie Family House located at 10533 Keele Street, Vaughan (Maple), it is recommended that:**

- i) The exterior elevations and building envelope of The McQuarrie Family Home be restored and renovated as per the proposed design to maintain its Heritage attributes;**
- ii) The proposed design for the renovation and addition incorporates good heritage design strategies to be sensitive to the original building and incorporates the addition to it in a respectful manner;**

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

- iii) **The proposed design minimizes and mitigates any loss in Heritage value;**
- iv) **The renovation and addition will result in an acceptable minor loss of heritage value;**
- v) **Upon leasing of the McQuarrie Family Home, internal tenant fit out alterations be permitted to be undertaken under separate permits, and**
- vi) **this report be received and recommended for approval.**

## 2.0 Introduction

### 2.1 Guiding Principles

Brovi Investments Ltd. has owned the property at 10533 Keele Street in Vaughan (Maple), Ontario since 2007 and uses it for industrial warehousing. The remaining original farm house on the property – The McQuarrie Family Home (c.1890) – possesses Cultural Heritage Value and Interest to the City of Vaughan. Following the issuance of a Notice of Intention to Designate (NOID), the property was designated as The McQuarrie Family Home under Part IV of the Ontario Heritage Act under By-law 128-2024 on June 25th, 2024.

The McQuarrie Family Home is a 1 & 1/2 storey wood frame building on a rubble stone foundation and cellar with a 1 storey slab on grade addition (c.1980) to the rear (east). The building is used for industrial warehousing. In order to improve it warehousing capacity, Brovi Investments Ltd. is proposing to remove the existing 1 storey addition; renovate the remaining original existing building (Shell only) and add a larger 1 storey addition (Shell only) built to today's warehousing standards to improve the facility.

As the property is designated any work to the property requires a Cultural Heritage Impact Assessment (CHIA) be prepared. The purpose of a CHIA is to assess the impact on the existing Heritage value of the property by the new work and propose any mitigation strategies to minimize the loss of Heritage value, as required. Brovi Investments Ltd. has retained Vincent J. Santamaura, Architect Inc., CAHP (VJSAI), to prepare a CHIA for the McQuarrie Family Home. VJSAI has prepared a scoped CHIA following the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (February 2017).

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 2.2 Associated Documents

This Cultural Heritage Impact Assessment (CHIA) has been prepared following good heritage conservation practices and with regard to the following governing documents:

- Provincial Policy Statement,
- *The Ontario Heritage Act, R.S.O. c. 18,*
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition, 2010,
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section, 2006,
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007,
- York Region Official Plan, 2021,
- Vaughan Official Plan, 2010,
- Guidelines for Cultural Heritage Impact Assessments ,City of Vaughan (February 2017),
- City of Vaughan Zoning By-Law 001-2021, as amended,
- The Ontario Building Code 2012.

## 3.0 Present Owner Contact Information:

Brovi Investments Ltd.  
10533 Keele Street  
Vaughan, ON  
L6A 3Y9

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 4.0 Site Documentation

### 4.1 Site Inventory

#### 4.1.1 Site Location – 10533 Keele Street

The property is located on the east side of Keele St. at the northeast intersection with Drummond Drive. It's westerly frontage along Keele St. is approximately 31.50m (103') and has an easterly depth along the north property line of approximately 68.86m (226'). It's rear north-south dimension is approximately 32.32m (106'), and 69.52m (228") along its south property line. It has an area of 0.2192 hectares (0.54acre). The north, south, and east property lines abut existing industrial uses. A low rise residential neighbourhood sits to the west across Keele St.

The lot is registered as Part of Lot 24, Concession 3, City of Vaughan, Regional Municipality of York, Ontario. The existing buildings on the property consist of a 1 & 1/2 storey wood frame building (c.1890) on a rubble stone foundation on a cellar and with a 1 storey slab on grade addition (c.1980) to the rear (east). The building is used for industrial warehousing. The building is currently vacant.



4.1.1.A - Aerial Photograph – Property Context

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.1.B - Aerial Photograph – Property

## 4.1.2 Site Identification:

The parcel of land is defined as:

Part of Lot 24  
Concession 3  
(Township of Vaughan),  
City of Vaughan,  
Regional Municipality of York.

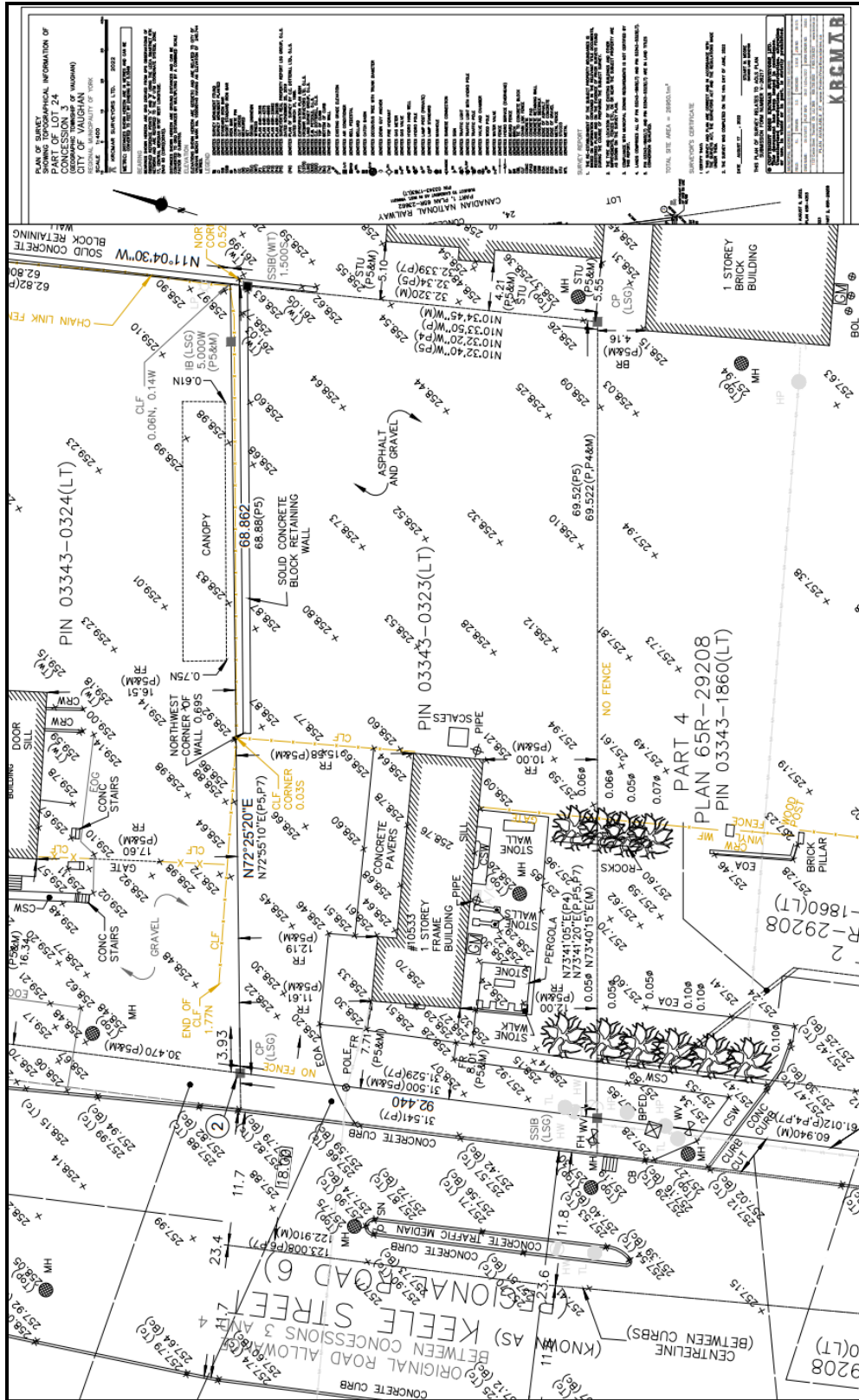
The property is addressed as:

10533 Keele Street  
Tax Roll No.:

192800021 4650000000

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.2.A - Survey – Boundary

# Cultural Heritage Impact Assessment: Addition & Renovation

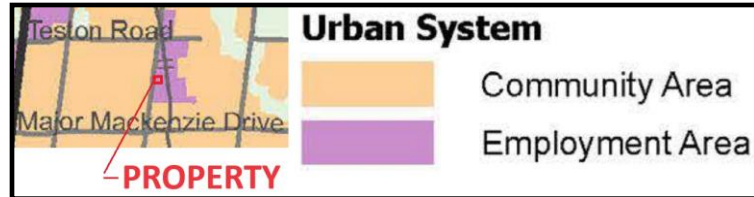
The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 4.1.3 Current Applicable Designations:

The Legislation and Authorities having jurisdiction below may override Heritage concerns and recommendations included in this CHIA. The lot is currently designated as follows:

### 4.1.3.1 York Region Official Plan 2021:

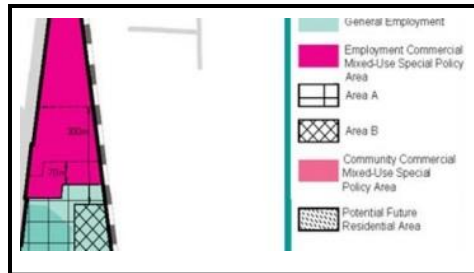
Urban Area – Employment Zone



### 4.1.3.2 City of Vaughan Official Plan 2010:

Maple Industrial Area Secondary Plan

Employment Commercial Mixed Use Special Policy Area



### 4.1.3.3 City of Vaughan Zoning By-Law 001-2021

EM1 – Prestige Employment 1



### 4.1.3.4 City of Vaughan Heritage Register:

- 10533 Keele Street - Designated under Part IV of the Ontario Heritage Act by City of Vaughan By-Law 128-2024

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 4.1.4 Site Access

The property is accessed from Keele Street along the north property line.



4.1.4.A Approach from North



4.1.5.A Approach from South

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 4.1.5 Existing Buildings

### 4.1.5.1 The McQuarrie Family Home

The remaining original farm house on the property – The McQuarrie Family Home - is a 1 & 1/2 storey wood frame building with a 1 storey addition (c.1980) to the rear (east). The principal building is built on a rubble stone foundation with a cellar, and the addition is slab on grade. The floors and roof are of wood frame construction. The exterior cladding is vertical wood boards with battens.

The property is accessed from the west from Keele St. and is the building is set back approximately 7.70m (25'-3") from the street line.

The 1 & 1/2 storey main building footprint dimensions are 7.82m wide x 5.55m deep (25'-8" x 18'-3") with the 1 storey rear addition being 6.10m wide x 16.13m deep (20'-0" x 53'-0"). The overall building footprint has an area of 142.78 m<sup>2</sup> (1536 sf) and a gross floor area of 186.52m<sup>2</sup> (2005 sf). It has a building height of 7.63m (25'-0") from grade to peak.

The McQuarrie Family House (c.1890) – has been assessed to contain Cultural Heritage Value and Interest to the City by a Heritage Impact Assessment performed by Heritage Vaughan staff dated October 25<sup>th</sup>, 2023.

In the above report, and formalized in the designating By-Law 128-2024, the Architectural Heritage attributes have been identified as:

- 1-1/2 storey building
- Wood-clad board and batten Ontario Farmhouse
- 1-over-1 hung windows
- Central gable is simple with no trim
- Central gable contains an arched window
- Red brick chimney on south facing elevation.

Key attributes that reflect the property's associative value are:

- It's the surviving representation of lands once owned in the McQuarrie family, early pioneers of the area. Archibald McQuarrie

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

and his family were early settlers in the area, and this house reflects their success and hard work in the establishment of a homestead.



4.1.5.1.A Existing Front (west) Elevation



4.1.5.1.B - Existing view from southwest

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.5.1.C - Existing Right (South) Elevation



4.1.5.1.D – Existing View from Southeast

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.5.1.E – Existing Rear (East) Elevation



4.1.5.1.F - Existing View from Northeast

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.5.1.G - Existing North (Left) Elevation



4.1.5.1.G - Existing view from Northwest

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.5.1.H – Exterior Details – Original Building



# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.5.1.I – Interior Details – Original Building - Ground Floor



4.1.5.1.J – Interior Details – Original Building - Second Floor

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



4.1.5.1.K – Interior Details – Addition



4.1.5.1.L - Foundation – Original Building

The original building structure of the building consists of:

- A rubble foundation wall, (original, late 19th century)
- 50mm x 100mm (2" x 4" actual) wood studs at 405 (16") o.c. (original late 19th century),
- 25mm x 250/305mm (1" x 10" to 12") butt jointed wood sheathing (original late 19<sup>th</sup> century)
- 25mm x 200mm (1" x 8") vertical wood siding with 15mm X 38mm (1/2" x 1-1/2") wood battens, painted (non-original, mid-20<sup>th</sup> century)
- Floors assembly of 50mm x 200mm (2" x 8") floor joists and 25mm x 150 mm (1" x 6") T & G wood sheathing (late 19th century)
- Exterior masonry chimney (non-original – mid 20<sup>th</sup> century)
- Interior finishes have been removed.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

The structure of the 1 storey addition consists of:

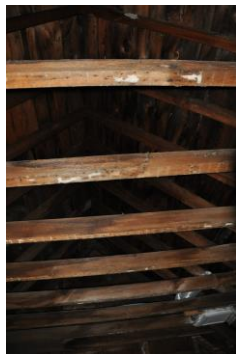
- Concrete slab on grade with frost wall perimeter foundation wall
- 38mm x 89mm (2" x 4") wood studs @ 405mm (16") o.c.
- 15mm (1/2") exterior plywood sheathing
- 25mm x 200mm (1"x 8") vertical wood siding with 15mm X 38mm (1/2" x 1-1/2") wood battens, painted.



4.1.5.1.M – Floor Structure – Original Building

The original building's roof structure consists of:

- Asphalt shingles (non-original, early 21st century)
- 25mm x 250mm (1" x 10") butt joint wood sheathing (original, late 19th century)
- 50mm x 150mm (2" x 6") rafters (original, late 19th century)
- 25mm x 100mm (2" x 4") ceiling joists (original, late 19th century)
- Interior finishes have been removed.



4.1.5.1.N – Roof Structure – Original Building

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

The addition's roof structure consists of:

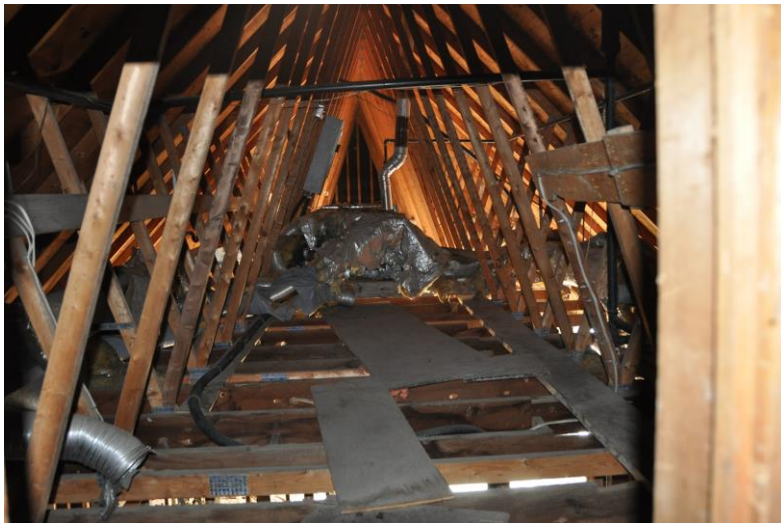
- Asphalt shingles
- 15mm (1/2") plywood sheathing
- 38mm x 150mm (2" x 6") engineered pre-fabricated roof trusses @ 610mm (2'-0") o.c.
- Interior finishes have been removed.



## 4.1.5.1.O – Roof Structure – Addition

The Mechanical systems of the house are:

- The heating system is forced air gas and baseboard electric,
- The water supply is via municipal services
- The waste system is via municipal services.



## 4.1.5.1.P – Building Systems

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 4.1.5.2 Physical Building Assessment:

The physical condition of the building is as follows:

### Exterior:

- Roof – Asphalt shingles – over 20 years old, curling, poor
- Eaves – aluminum fascia and soffit (non-original) fair,
- Windows – wood/vinyl frame (non-original late 20<sup>th</sup> century) poor
- Door – paint peeling, cracking fair
- Siding – paint peeling, staining fair
- Foundation - good

### Interior:

- All interior finishes have been removed poor
- Mechanical poor

The structure of the home was built as per the original carpenter's experience - long before any Building Codes or design standards. The cellar is of rubble stone. As such, certain portions do not comply with the current Building Code in structure, minimum design dimensions and thermal values.

The building is generally in fair repair.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 5.0 Heritage Design Principals

### 5.1 Introduction:

When component of a community's built environment has been determined to have Heritage value to the community, its preservation becomes the key goal to ensure it continues to contribute its history to the community. While this resource can take various forms, it generally is embodied in an older, built structure set in a particular location.

Bringing this resource into the 21<sup>st</sup> century require a balance between interventions which permit the resource to meet current safety standards and programmatic requirements while maintaining its Heritage value through its defined Heritage attributes.

A successful renovation program strives to find the balance of retaining the Heritage value while permitting the resource to be adapted for modern use.

### 5.2 Design Guidelines

Achieving the Conservation and Design goals involves implementing industry accepted techniques from a variety of sources. In Canada, the currently most recognized and respected approach to conservation of Historic places and best practice guidance is found in "Standards and Guidelines for the Conservation of Historic Places In Canada", Second Edition, Historic Places Canada, Government of Canada, 2010.

In Ontario, renovation guidance can be found in the "Ontario Heritage Toolkit", Ministry of Tourism, Culture and Sport, Ontario, and "Eight Guiding Principles in the Conservation of Built Heritage Properties", Ministry of Tourism, Culture and Sport, Ontario, which incorporate the above guidance.

The above documents also reference international guidelines including the Venice Charter, 1964, The Appleton Charter, 1983, The Burra Charter, 1999, the ICOMOS Charter, 2003 and the UNESCO Recommendation on Historic Urban Landscape, 2011, but tailored to Canada's unique environment.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

The “Standards and Guidelines for the Conservation of Historic Places In Canada” guidance will be followed for this project. Section 4.3 – Guidelines for Buildings offers the following guidance:

- 1 Understanding the exterior form and how it contributes to the heritage value of the historic building.
- 2 Understanding the design principles used by the original designer or builder, and any changes made to the exterior form over time.
- 3 Documenting the building’s exterior form before undertaking an intervention, including the form and massing, and viewscales, sunlight and natural ventilation patterns
- 4 Assessing the condition of the building’s exterior form early in the planning process so that the scope of work is based on current conditions.
- 5 Protecting and maintaining elements of the building’s exterior form through cyclical or seasonal maintenance work.
- 6 Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
- 7 Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.
- 8 Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.
- 9 Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.
- 10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

- 11 Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition.
- 12 Selecting a new use that suits the existing building form.
- 13 Selecting the location for a new addition that ensures that the heritage value of the place is maintained.
- 14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
- 16 Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.
- 17 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- 18 Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.
- 19 Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.

The other governing document is the Ontario Building Code, 2012 which governs life and safety, and construction of buildings in Ontario. The building is of a size that Part 3 of the OBC applies. Compliance Alternatives to the standards in Part 3 can be applied through Part 11. Negotiations for compliance alternatives to retain existing Heritage attributes will be undertaken with the Chief Building Official.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 6.0 Building Renovation and Addition Proposal:

### 6.1 Building Program:

Brovi Investments Ltd. Proposes the following building program to renovate The McQuarrie Family Home by:

- i) Not demolishing the original building;
- ii) Demolishing the 1980's 1 storey rear addition;
- iii) Renovating the original building;
- iv) Adding a new 1 storey warehouse rear addition to upgrade the facility;
- v) permitting its continued use.

### 6.2 Work Plan

The following Work Plan lists the goals and steps proposed to execute the Work to meet the Renovation Goals:

#### 6.2.1 Design Goals:

Design Goals include:

- i) renovating the original building so its meets current life safety and building envelope standards;
- ii) making the building barrier-free accessible;
- iii) making the building more energy efficient;
- iv) update the building's warehousing capacity;
- v) respect Architectural Heritage attributes identified as:
  - 1-1/2 storey building
  - Wood-clad board and batten Ontario Farmhouse
  - 1-over-1 hung windows
  - Central gable is simple with no trim
  - Central gable contains an arched window
  - Red brick chimney on south facing elevation.

Building Program:

The programming goal is to prepare the building for a new tenanted warehousing use. The building program is proposed as follows

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

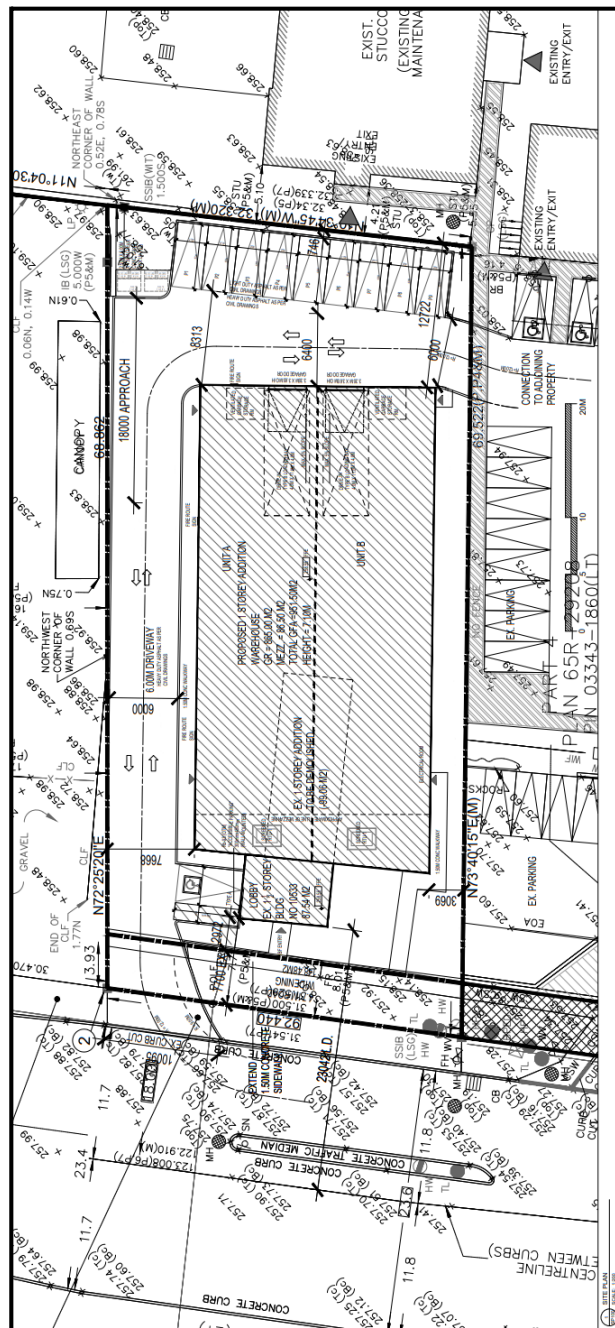
(Refer to full size drawings submitted with the Site Plan Application):

- i. A base building (shell only) renovation to the original building including:
  - removing the 1 storey, east non-original addition;
  - remove the second floor ceiling to create a volume space to create a lobby;
  - Remove the ground floor and backfill the cellar;
  - Install a new concrete slab on grade floor at a lower elevation to permit barrier free access;
  - reinforcing the wall and roof structure;
  - installing a new asphalt roof shingles;
  - installing R30 insulation in the ceiling of the original building;
  - installing new energy efficient vinyl windows and doors to match existing styling (1 over 1 single hung) in the original building;
  - replace wood windows sills;
  - provide barrier free access;
  - construct new 2 x 4 wood frame wall only to permit future spray foam insulation, drywall finish, base building services electrical and computer wiring, mechanical distribution systems; (walls will be left uncovered for future tenant fit out.)
  - rough in for washrooms and kitchenettes;
  
- ii. A 1 storey, 20.70m wide x 40.83m deep x 8.60m high (68'-0" x 134'-0" x 28'-3") addition with parking and loading docks at the rear (east) of the property as follows:
  - steel frame building
  - clad in vertical steel siding with a vertical board and batten profile;
  - coloured to permit the original building to stand out
  - windows to match the design and scale of the original building;
  - massing to be sensitive in scale to the existing building
  - a building connection to be in scale with the original building;

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

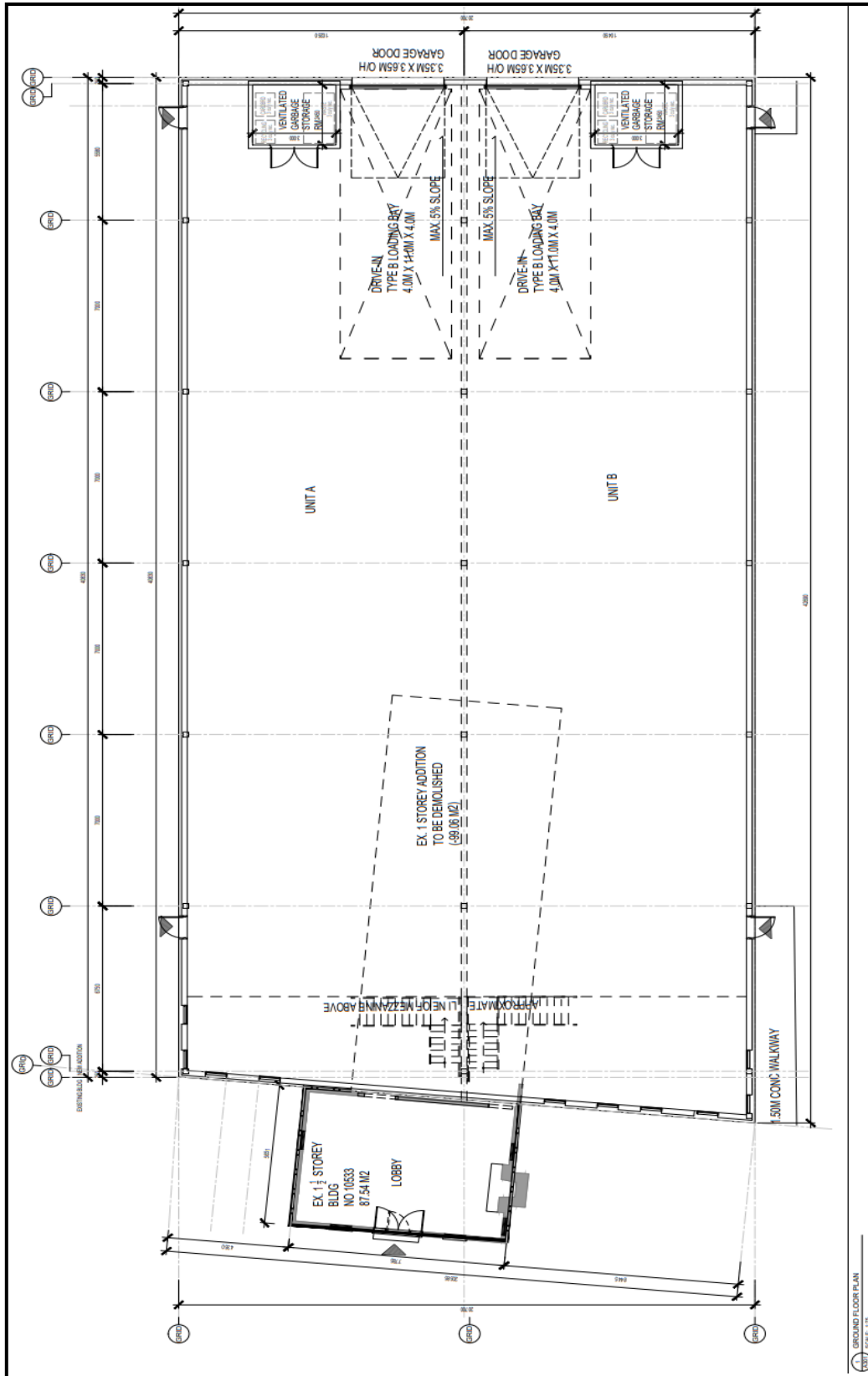
- sloped front roof to integrate with the original building;
- loading facilities at the rear of the property;
- parking at rear of the property
- garbage pick-up area at rear of property
- (Mechanical systems will be very basic allowing for improvements during tenant fit out).



6.2.1.A – Site Plan

# Cultural Heritage Impact Assessment: Addition & Renovation

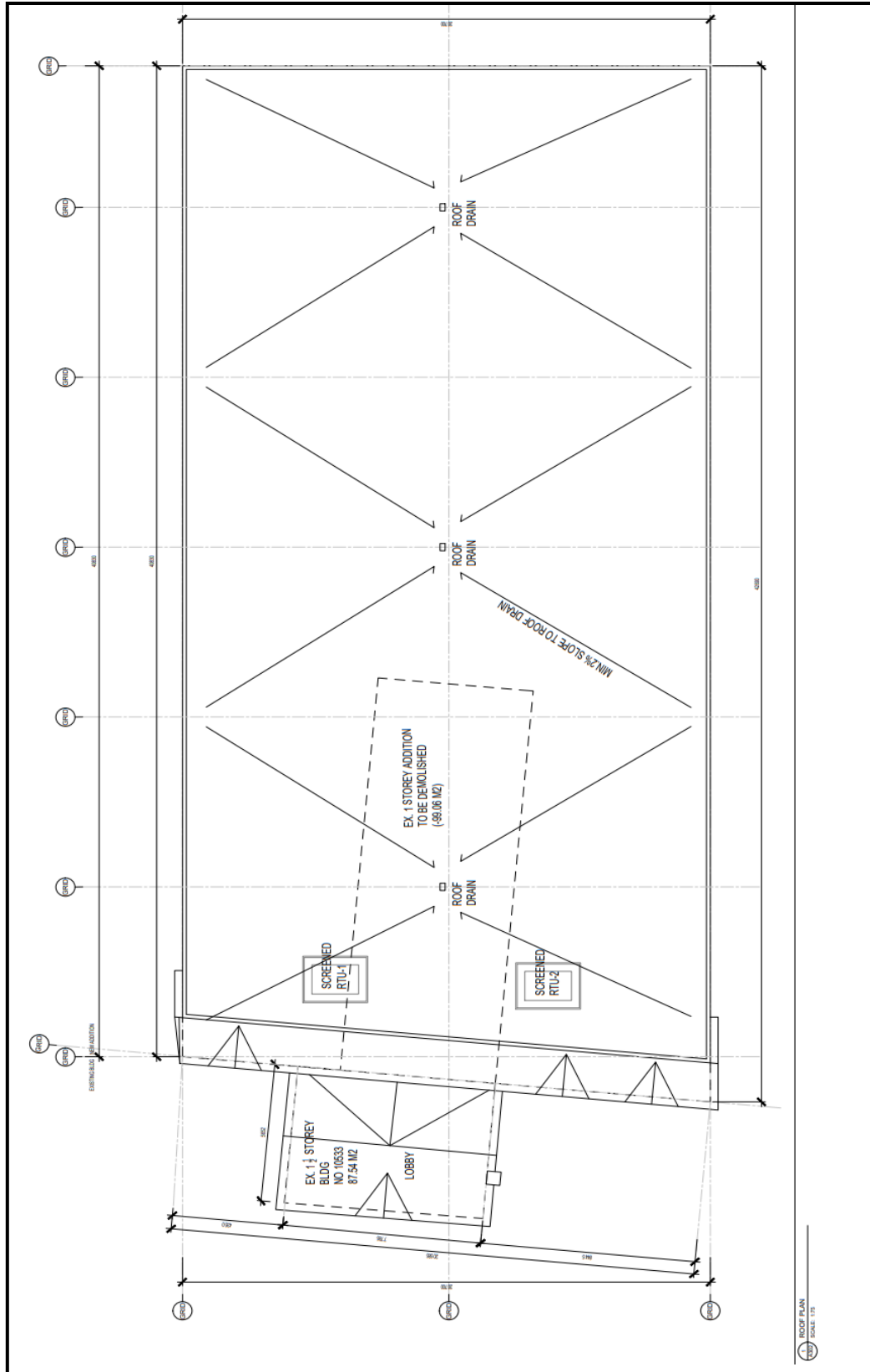
The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



6.2.1.B – Ground Floor Plan

# Cultural Heritage Impact Assessment: Addition & Renovation

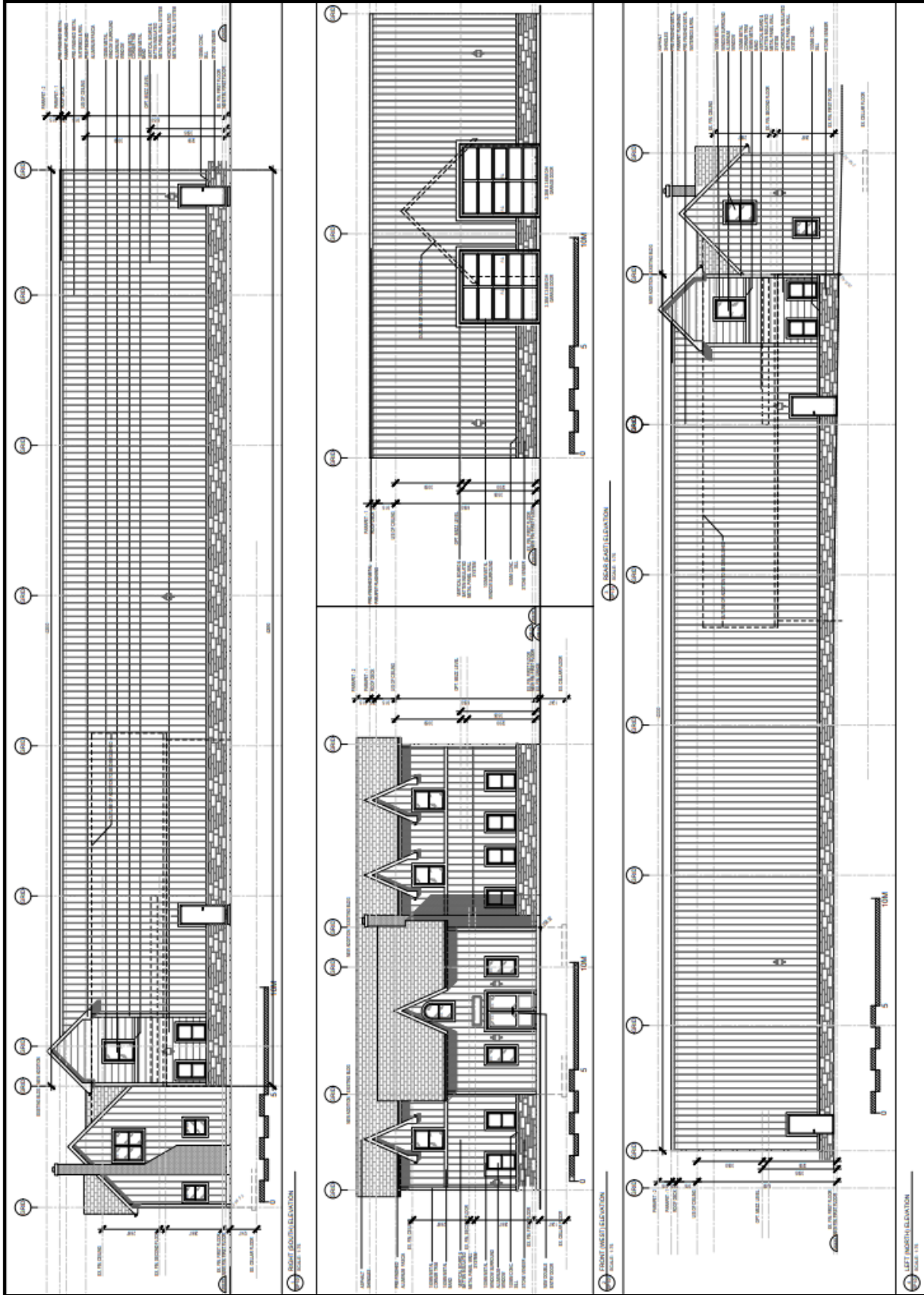
The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



6.2.1.C – Roof Plan

# Cultural Heritage Impact Assessment: Addition & Renovation

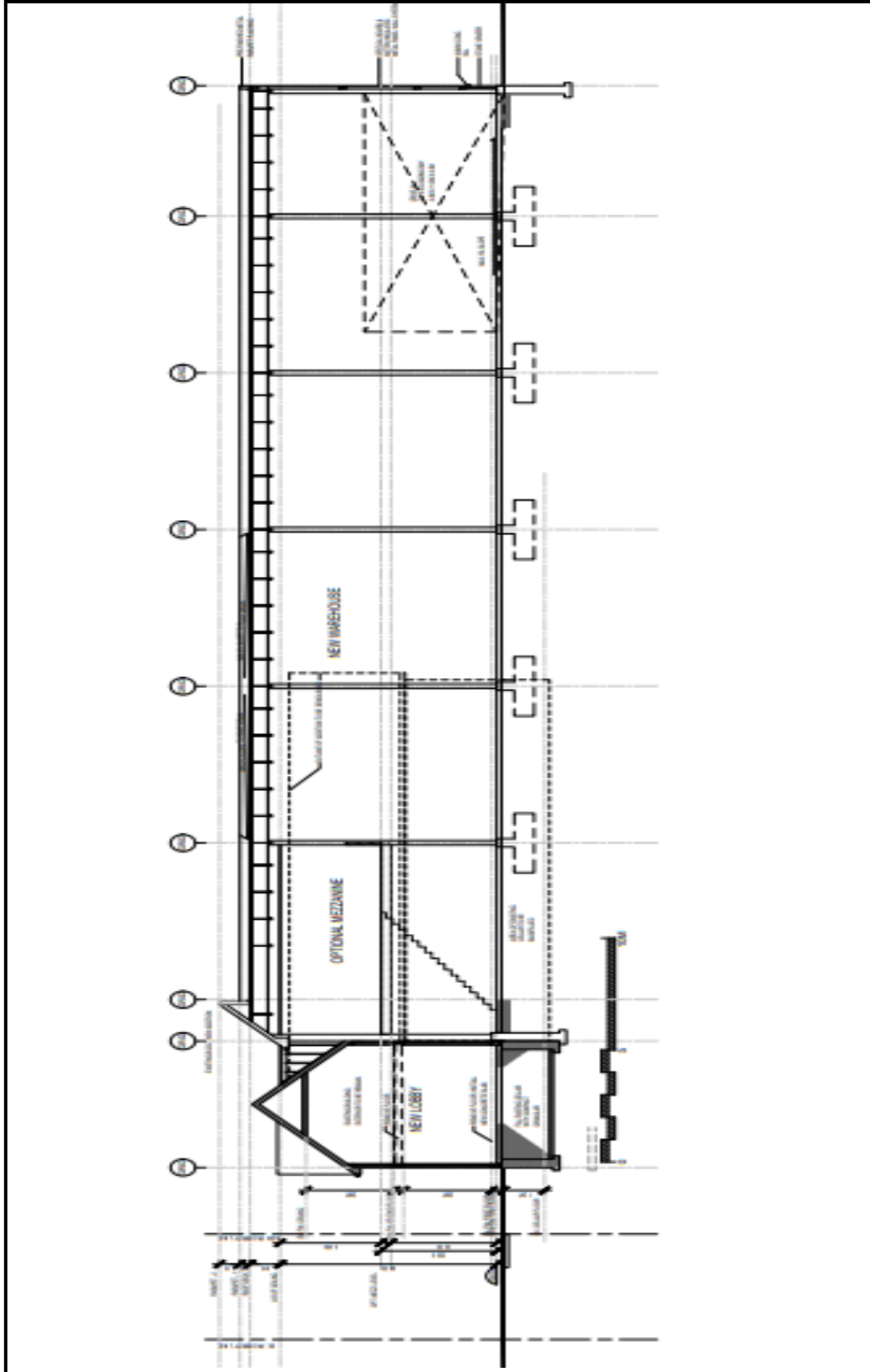
The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



6.2.1.D – Elevations

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



6.2.1.E – Building Section

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



6.2.1.F – 3D Massing

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



1 MATERIAL PALETTE  
SCALE: NTS

6.2.1.G – Material Palette

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 6.2.2 Documentation:

The following documentation will be prepared to define and itemize the Work to be performed and submitted to the Municipality in a Site Plan Control Pan Application, Building and Heritage Permits:

### i. Construction Drawings by a certified Architect:

- a. Site plan drawing (min. 1:200 or larger),
- b. As-Built Drawings of the Building,
- c. Floor Plans (Basement, Ground Second, & Roof min. 1:50 scale).
- d. Building Elevations (min. 1:50 scale)
- e. Building Sections (1:50 scale or larger).
- f. Construction Details (min. at 1:20 scale or as appropriate)
- g. Construction notes
- h. Window Schedule and Corresponding Details

### ii. Engineering drawings as required prepared by a certified Professional Engineer including:

- a. Structural
- b. Mechanical
- c. Electrical
- d. Civil drawings for water, sewer and storm water management.

## 6.2.3 Municipal Approvals:

Once the Construction drawings are complete, appropriate required Municipal Approvals will be obtained to ensure compliance with local Municipal regulations including:

- a. Site Plan Application (which will also determine any addition permits required),
- b. Committee of Adjustment Application (if required),
- c. Engineering Permits (as required),
- d. Building Permit,
- e. Heritage Permit.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 6.2.4 Construction Management

The project manager, Highside is an experience builder active in the Vaughan area for many years. They will manage the Work schedule and execute the work with their own forces. Highside will retain appropriate skilled trades for special heritage works.

## 6.2.5 Subtrades

The success of the execution of the Work is reliant, in part, on the skills of the trades retained to perform the many construction tasks associated with the project.

Subtrades which are hired must:

- a. Have education and certification for the tasks they perform;
- b. Have a least 5 years construction experience in their field;
- c. Provide examples of similar work they have performed;
- d. Provide reference from previous clients for whom they have performed similar work.

## 6.2.6 General Review

General Review for compliance to the Ontario Building Code and the Heritage Plan will be performed by a certified Heritage professional – in this case Vincent J. Santamaura, Architect Inc., CAHP. Mr Santamaura has been involved in many building relocation, restoration and rehabilitation projects in Vaughan, including The Heirtage Lofts on Kipling which won a Vaughan Urban Design award and projects around the Keele and Major MacKenzie intersection in Maple.

## 6.2.8 Work Schedule

There are many moving parts to establishing a work schedule. As such, given the current approval and construction industry climate,

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

establishing a timeline is not possible. A rough timeline is proposed as a guide:

- a. Building Design – 3 months
- b. Municipal Approvals – 8 to 12 months (depending on required applications)
- c. Building renovations – 12 months

## 6.2.9 Cost Estimate

Given the current construction industry climate and being a renovation, establishing a construction cost is challenging. An estimate for the Work and subject to change on the original building is:

a. Foundation work	\$ 30,000
b. New roof	\$ 12,500
c. New windows	\$ 40,000
d. Interior alterations	\$ 60,000
Estimated total	\$ 142,500
Contingency @15%	\$ 22,000
Total Estimate	\$ 164,500

## 6.2.10 Implementation:

List of Information to be provided at building/heritage permit stage:

- a. Site plan drawing (min. 1:200 or larger),
- b. As-Built Drawings of the Building,
- c. Floor Plans (Basement, Ground Second, & Roof min. 1:50 scale).
- d. Building Elevations (min. 1:50 scale)
- e. Building Sections (1:50 scale or larger).
- f. Construction Details (min. at 1:20 scale or as appropriate)
- g. Construction notes
- h. Window Schedule and Corresponding Details
- i. Structural
- j. Mechanical
- k. Electrical

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 7.0 Heritage Impact Assessment

### 7.1 Implemented Design Strategies:

Architectural Heritage attributes have been identified as:

- 1-1/2 storey building
- Wood-clad board and batten Ontario Farmhouse
- 1-over-1 hung windows
- Central gable is simple with no trim
- Central gable contains an arched window
- Red brick chimney on south facing elevation.

The Design proposal includes the following design approaches to respect the heritage resource and minimize the impact of the work on its Heritage value:

- the visual expression of the identified Heritage Attributes has not been altered;
- Retaining and renovating the original building's exterior using visual matching components, thereby retaining its original appearance;
- Locating the addition behind the original building, thereby not screening it and changing its relationship and exposure to the street;
- Locating building operation support spaces (loading docks, parking, garbage pick-up, etc.) at the rear of the property screening them from the original building and the street;
- Proposing a sloped roof to connect and interface with the original building which uses similar aesthetic and stylistic visual language which visually reduces the massing of the addition;
- Cladding the addition in a matching exterior siding pattern;

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

- Using windows that are similar in style to the original building's windows;
- Using a neutral cladding colour which will permit the original building to visually stand out;
- The cladding material, being of a modern material but traditional pattern, ties the addition to the original building but expresses the addition is of a different time

The renovation and addition of the building will ensure its continued usefulness.

## 7.2 Assessment of Good Heritage Design Practices:

The Conservation practices proposed in the “Standards and Guidelines for the Conservation of Historic Places In Canada” referred to section 5.0 have been largely implemented:

Practice:	Design Proposal
1 Understanding the exterior form and of the historic building.	Yes
2 Understanding the design principles used changes made to the exterior form over time.	Yes
3 Documenting the building's exterior form before undertaking an intervention, including the form and massing, and viewsapes, sunlight and natural ventilation patterns	Yes
4 Assessing the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions.	Yes
5 Protecting and maintaining elements of the building's exterior form through cyclical or seasonal maintenance work.	Yes

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

- |    |   |     |
|----|---|-----|
| 6  | Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.  | Yes |
| 7  | Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken. | Yes |
| 8  | Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.   | N/A |
| 9  | Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.                                    | Yes |
| 10 | Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.  | N/A |
| 11 | Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition.  | Yes |
| 12 | Selecting a new use that suits the existing building form.  | Yes |
| 13 | Selecting the location for a new addition that ensures that the heritage value of the place is maintained.  | Yes |
| 14 | Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.   | Yes |
| 15 | Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.   | Yes |
| 16 | Adding new features to meet health, safety or security  | Yes |

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

- |    |   |     |
|----|---|-----|
| 17 | Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.                        | Yes |
| 18 | Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building. | Yes |
| 19 | Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.        | Yes |

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 8.0 Summary Statements and Heritage Recommendations

Summary Statements and Heritage Recommendations Regarding The McQuarrie Family House at 10533 Keele St., Vaughan are as follows:

### 8.1 Addition and Renovation Design Proposal:

The Design Proposal proposes to renovate and add to the original McQuarrie Family House in order to update the building to ensure its continued usefulness.

The proposed design elements aim to minimize any loss of any Heritage value by renovating the exterior of the original building with visually similar components; and implementing good heritage design strategies for the addition which include visually similar windows, cladding and transitional massing.

The shell renovation permits greatest flexibility for altering the interior space to suit the needs of a future tenant(s).

Good Conservation practices as prescribed in the “Standards and Guidelines for the Conservation of Historic Places In Canada” have been followed.

There is a minor loss of Heritage architectural value.

### 8.2 Heritage Recommendations:

The exterior elevations and building envelope of The McQuarrie Family Home be restored and renovated as per the proposed design to maintain its Heritage attributes.

The proposed design for the renovation and addition incorporates good heritage design strategies to be sensitive to the original building and incorporates the addition to it in a respectful manner.

The proposed design mitigates and minimizes any loss in Heritage value.

The renovation and addition will result in an acceptable minor loss of heritage value.

Upon leasing of the McQuarrie Family Home, internal tenant fit out alterations be permitted to be undertaken under separate permits.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## 9.0 Mandatory Recommendations:

### 9.1 Mandatory Recommendations regarding The McQuarrie Family House at 10533 Keele St, Vaughan (Maple):

With respect to the Renovation and Addition plan for The McQuarrie Family House at 10533 Keele St., Vaughan (Maple) it is recommended that:

- i) The exterior elevations and building envelope of The McQuarrie Family Home be restored and renovated as per the proposed design to maintain its Heritage attributes;
- ii) The proposed design for the renovation and addition incorporates good heritage design strategies to be sensitive to the original building and incorporates the addition to it in a respectful manner;
- iii) The proposed design minimizes and mitigates any loss in Heritage value;
- iv) The renovation and addition will result in an acceptable minor loss of heritage value;
- v) Upon leasing of the McQuarrie Family Home, internal tenant fit out alterations be permitted to be undertaken under separate permits, and
- vi) this report be received and recommended for approval.

## 10.0 Authorship

Report Prepared By:

**VINCENT J. SANTAMAURA, ARCHITECT INC.**

**Date:**



21 October 2025

Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP  
Principal Architect

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## Appendix 1: Bibliography

- 1.1 Historic Places Canada, "Standards and Guidelines for the Conservation of Historic Places In Canada", Second Addition, Government of Canada, 2010.
- 1.2 Ontario Ministry of Tourism, Culture and Sport, "Ontario Heritage Toolkit", Queen's Printer for Ontario, 2006.
- 1.3 Ontario Ministry of Tourism, Culture and Sport, "Eight Guiding Principles in the Conservation of Built Heritage Properties", Ministry of Tourism, Culture and Sport, Queen's Printer for Ontario, 2007.
- 1.4 Vaughan, City of, "Guidelines for Cultural Heritage Impact Assessments", City of Vaughan, (February 2017).
- 1.5 Site Visit – December 15th, 2023 (with City Heritage staff present).
- 1.6 <http://google.com/maps>

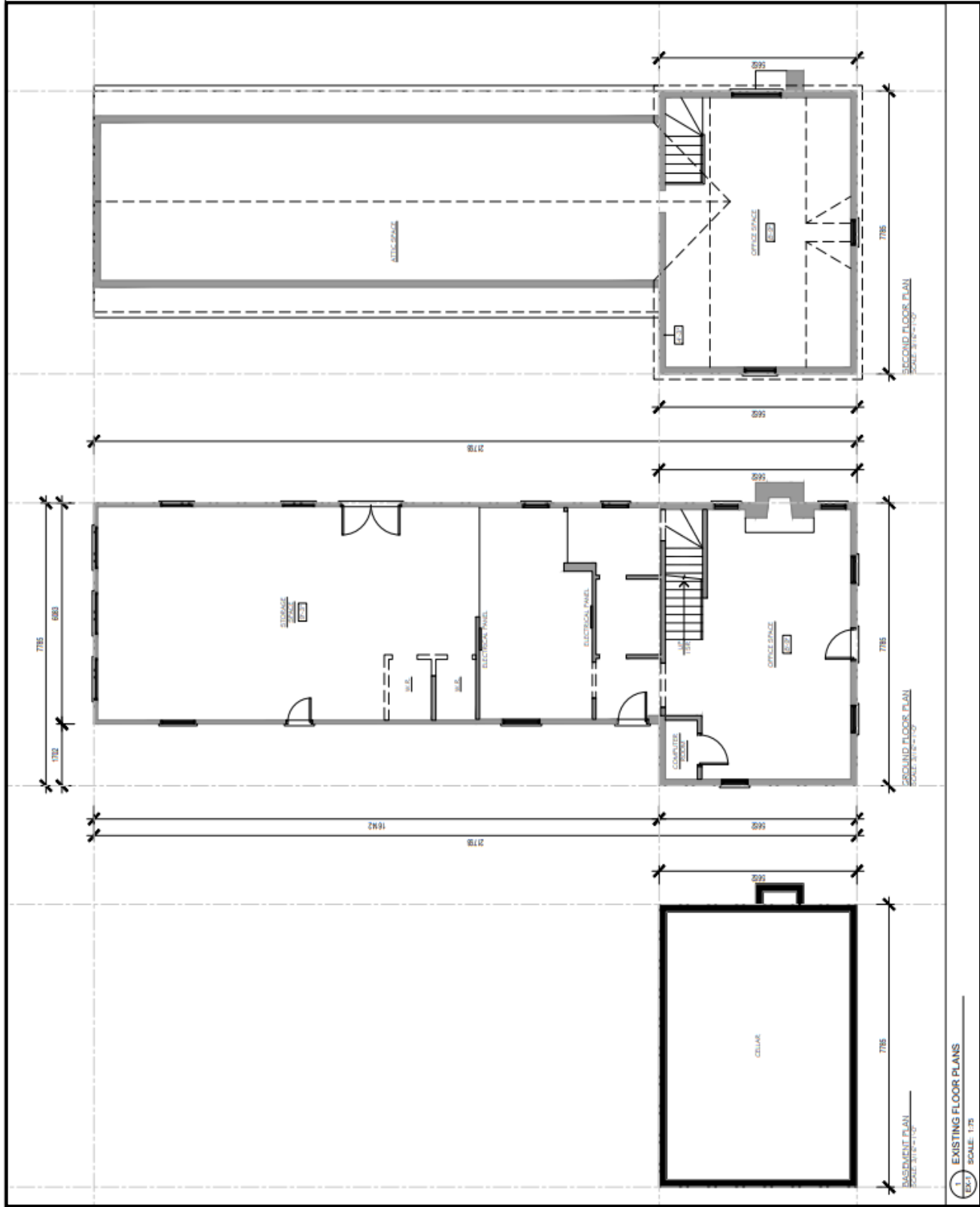
# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## Appendix 2: Existing Building Floor Plans and Elevations

# Cultural Heritage Impact Assessment: Addition & Renovation

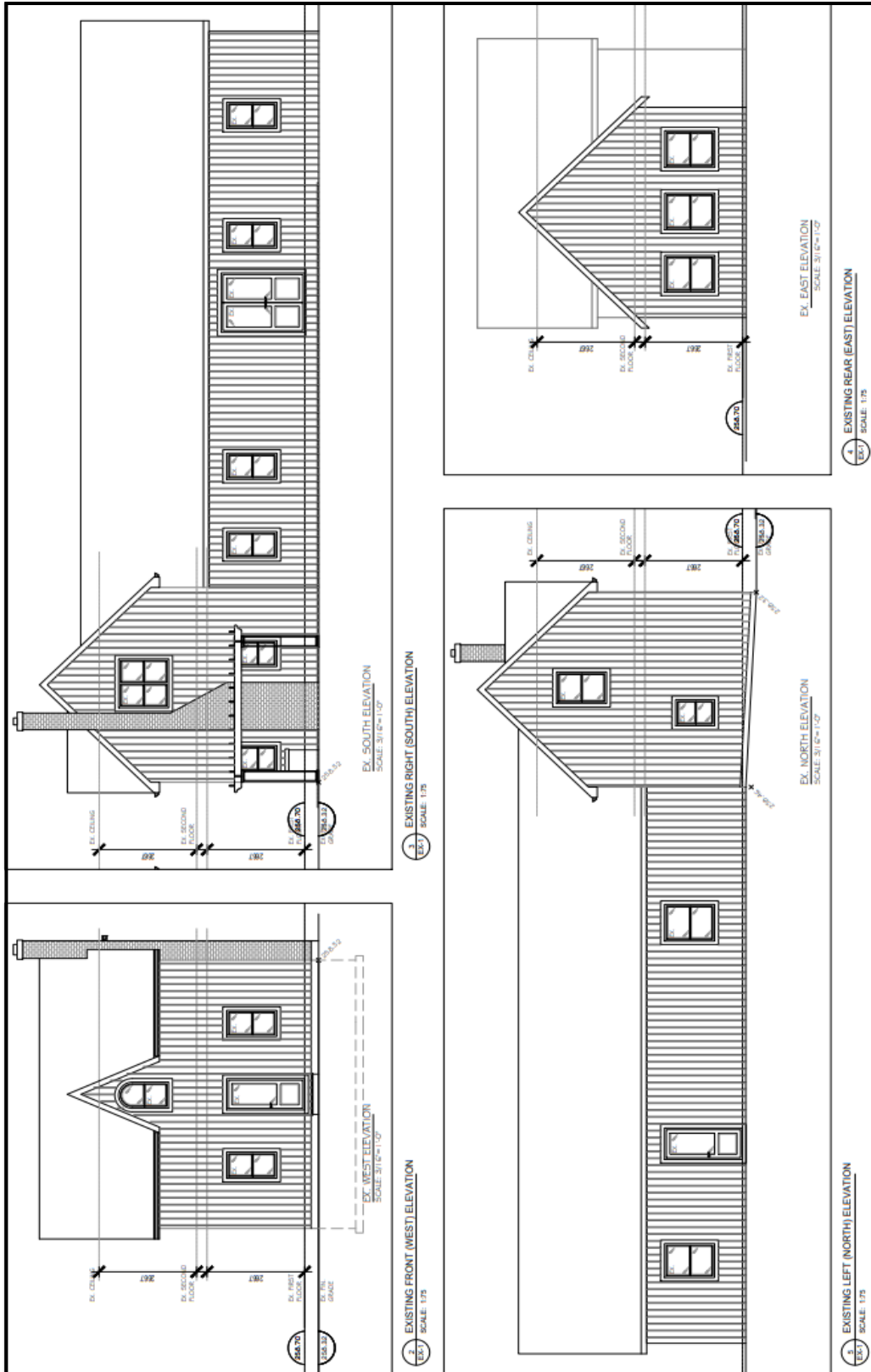
The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



Appendix 2.A. – Existing Building Plans

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



Appendix 2.B. – Existing Building Elevations

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## Appendix 3: Biography of Author

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

### Overview:

Vincent has evolved his over to 40 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

### Education:

- 2001 to present – OAA Professional Development Continuing Education Course Certificates
- 1986 to 1989 – AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
- 1985 – Construction Specifications Course, CSC, Toronto
- 1983 – Bachelor of Architecture, University of Toronto

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## Professional Memberships:

- 2012 to 2017 - Member, Alberta Association of Architects
- 2010 to present - Member, Building Specialist, Canadian Association of Heritage Professionals
- 1981 to present - Member, Ontario Association of Architects, Registered 1988
- 1983 to present - Member, Royal Architectural Institute of Canada

## Community Memberships:

- Currently - Member, Heritage Whitby/LACAC, Town of Whitby
- 2015 to 2018 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 2009 to 2012
- 1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
- 1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville
- involved the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

## Professional Activities and Selected Projects:

### Expert Witness – Heritage Matters:

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

**Expert Witness – Heritage Matters: Ontario Municipal Board**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

### Heritage Impact Statements/Reports:



**Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):**  
**Heritage Architect** who analyzed and authored a Heritage Impact Assessment and prepared a Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario



## Cultural Heritage Impact Review Assessment/ Preservation Plan - 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:

**Heritage Architect & Architect** who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

**2017 Vaughan Urban Design Award winner.**

## Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

## Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

## Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

## Heritage Impact Statement –10056 & 10068 Keele Street

### (Le Sedici Vilette) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

## Heritage Impact Statement/Preservation Plan - Stiver Tenant House-9721 Kennedy Road, City of Markham

**Heritage Architect** who analyzed and authored a Cultural Heritage Impact Assessment/Preservation Plan for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)

## Restoration:

### St. Francis Xavier (1856),

### Parish of St. James – Tottenham

**Architect** for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.



## The Music Hall (1901), Uxbridge:

**Architect** for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

## Adaptive Re-Use:



### 11 Woodlawn Avenue, Toronto:

**Project Architect** for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

## Mixed Use Projects:



### Old Brooklin-The Mews, Brooklin:

**Architect** for the infill and extension of downtown Brooklin's Heritage District's main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

## Institutional:



### Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

**Architect** for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

## Commercial:



### 10 Richmond Street, Maple:

**Architect** for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

## Architectural Control Guidelines:

### Spring Creek, Waterdown:

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

# Cultural Heritage Impact Assessment: Addition & Renovation

The McQuarrie Family Home, 10533 Keele Street Road, Vaughan (Maple), Ontario

End of Report