

CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

980 MAJOR MACKENZIE DRIVE WEST AND 10244 BATHURST STREET, VAUGHAN

Issued: October 30, 2014 (Revised: April 12, 2016, **September 11, 2019**)



LONGYARD

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Cover Image: Left- Munshaw House, right: Bassingthwaite House (ERA, 2019)

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EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment (CHRIA) was prepared by ERA Architects Inc. (“ERA”) in support of the development application for the site legally known as Part of Lots 21 and 22, Concession 2 in the City of Vaughan (the “Subject Site”).

The initial CHRIA, dated October 30, 2014 (Revised: April 12, 2016,) has since been approved along with the Longyard draft plan of subdivision (Refer to Appendix 5), which is now approaching full build-out.

The purpose of this revision to the CHRIA is to assess the impacts of updated conservation strategies proposed for two heritage buildings within the Subject Site.

The two heritage buildings within the Subject Site are identified on the City of Vaughan Heritage Inventory.

1. The George Munshaw House is a one-and-a-half-storey structure with a one-storey rear addition built c.1825-1850. The House is the only structure out of a collection of Munshaw structures (see list on page 7) that has been relocated (see page 10). The house now sits on temporary footings on Lot 104 of the Subject Site, along Fanning Mills Circle. It was relocated here from 980 Major Mackenzie Drive West where it had been initially relocated to from its original location

at Lot 44 Concession 2 in 1984. The house is designated under Part IV of the Ontario Heritage Act.

2. The Bassingthwaite House, is a two-storey structure constructed in 1860. The house currently sits in its original location, which has been integrated into the lotting fabric of the Subject Site as lot 35 along Keatley Drive. Despite later alterations, the house is a good example of mid 19th-century residential architecture. The house is listed on the City of Vaughan Heritage Inventory as a building of architectural and historical value.

The Subject Site has been redeveloped as a new subdivision containing 14 residential blocks and a total of approximately 838 dwellings.

A number of mitigation options were considered during the development of the subdivision plan. These options can be found in Sections 4.1 and 4.2 of this report.

The proposed conservation approach is to relocate and conserve both the George Munshaw House and the Bassingthwaite House. The proposed relocation would situate both houses adjacent to one another along Bathurst Street on an existing residential lot enveloped by a naturalized open space. This proposed relocation area is adjacent to the southeastern extent of the Subject Site.

Future conservation work, involving the repair and upgrade of the heritage resources, and adaptive reuse is proposed for both the Munshaw House and Bassingthwaite House. In the interim, before the houses are programmed, Bassingthwaite House will be used as a residence with the Munshaw House as its accessory structure. Potential proposed alterations and/or additions to the buildings are to be determined in coordination with the ultimate owner and the City of Vaughan.

The retention and adaptive reuse of these existing heritage resources represents an appropriate conservation strategy that will provide both houses with a context, scale and visual prominence that is presently lacking.

Further details regarding future conservation work and programming of the heritage resources will be provided to the City of Vaughan as required.

1 INTRODUCTION

1.1 Scope of the Report

The purpose of this CHRIA is to “assess and describe the significance of a heritage resource and its heritage attributes,” “identify the impacts of the proposed development or alteration on the heritage resource” and “recommend a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development” (City of Vaughan Guidelines for Cultural CHRIA Reports, February 2017).

This CHRIA follows a previous submission, dated October 30, 2014 (and revised April 12, 2016) prepared by ERA, which sought the relocation and adaptive reuse of the George Munshaw House and the adaptive reuse of the Bassingthwaite House in situ. The proposal has since been modified to include the relocation and adaptive reuse of both the Bassingthwaite House and the Munshaw House adjacent to one another along Bathurst Street on an existing residential lot enveloped by naturalized open space, adjacent to the Subject Site’s southeastern extent. In the interim, before the houses are programmed, Bassingthwaite House will be used as a residence with the Munshaw House as its accessory structure. Exterior and interior conservation work beyond the relocation and stabilization of both structures will undertaken in future.

1.2 Present Owner Contact

c/o Michael Pozzebon
Longyard Properties Inc.
30 Floral Parkway, Suite 300
Concord, ON, L4K 4R1

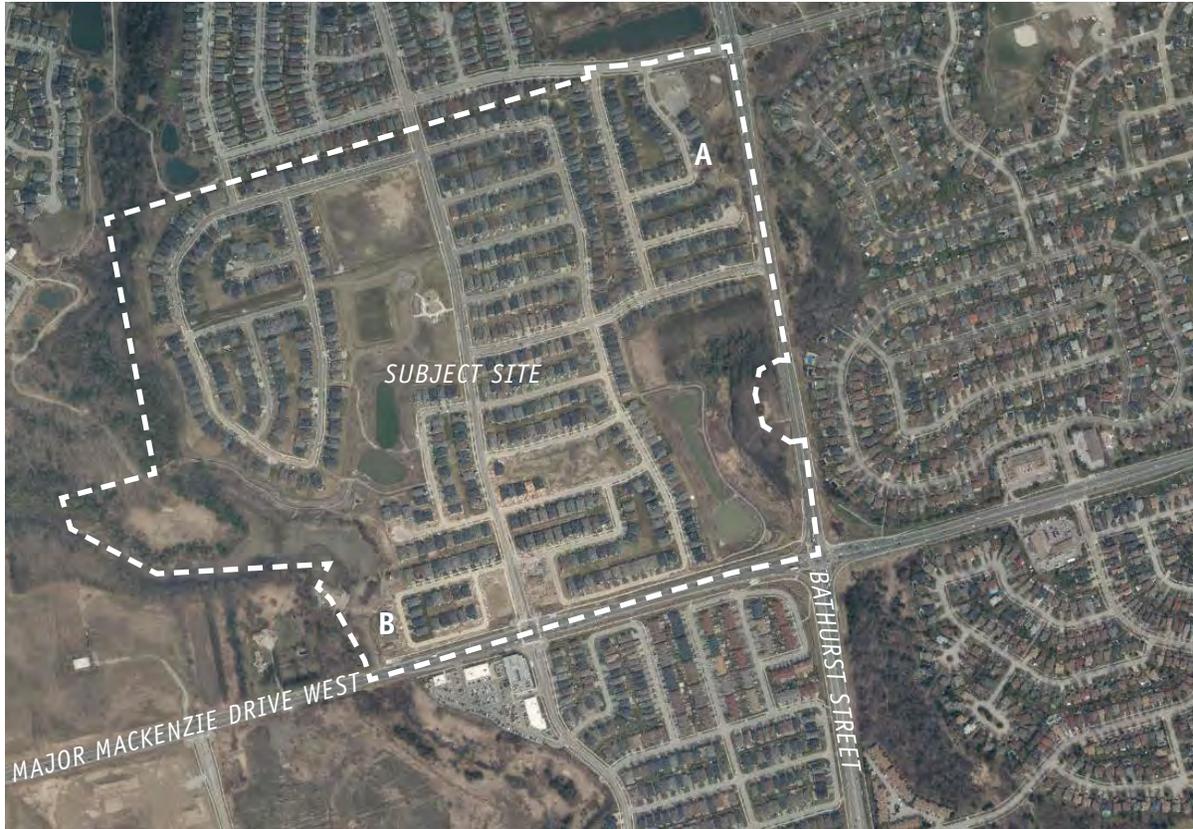
1.3 Site Location and General Description

The Subject Site is located north west of the intersection of Bathurst Street and Major Mackenzie Drive West, on part of Lots 21 and 22, Concession 2, in the City of Vaughan.

The George Munshaw House at 980 Major Mackenzie Drive West is located on the north side of Major Mackenzie Drive West, approximately 500 metres west of Bathurst Street.

The Bassingthwaite House at 10244 Bathurst Street sits on the west side of Bathurst Street, approximately 850 metres north of Major Mackenzie Drive West.

Currently, the Subject Site is comprised of a new residential community surrounded by residential subdivisions.



1. Current location of 980 Major Mackenzie Drive West and 10244 Bathurst Street (York Region Aerial Map, 2018. Annotated by ERA, 2019).

- A - 10244 Bathurst Street, Basingthwaite House
- B - 980 Major Mackenzie Drive West, Munshaw House



2. 980 Major Mackenzie Drive West (ERA, 2019).



3. 10244 Bathurst Street (ERA, 2019).

1.4 Heritage Status and Site Description

The George Munshaw House at 980 Major Mackenzie Drive West is designated under Part IV of the Ontario Heritage Act by City of Vaughan By-law No. 403-87 for its architectural significance (see appendix 4 for By-law).

The reasons for designation, found in schedule “B” of By-law 403-87, are reproduced below:

Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his property, Lot 44 Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.’s father, Balsor Munshaw, was one of the first founding settlers of what is today Markham.

When the designation By-law was prepared, Munshaw House had been moved once from its original location. The building has now been

relocated multiple times and presently sits on lot 104 along Fanning Mills Circle (refer to Figure 10).

The Bassingthwaite House at 10244 Bathurst Street is included in the Listing of Buildings of Architectural and Historical Value on the Vaughan Heritage Inventory. The inventory identifies the building as an 1860s Georgian brick house with an addition built in the 1980s. The Bassingthwaite House is not designated under Part IV of the Ontario Heritage Act.

1.5 Adjacent Heritage Properties

The Province of Ontario’s 2014 Provincial Policy Statement (PPS) supports heritage conservation as part of land-use planning and provides that significant built heritage resources shall be conserved (policy 2.6.1). “Significant built heritage resources” are defined in the PPS 2014 as resources that have been determined to have cultural heritage value or interest.

The PPS 2014 policy 2.6.3 states that:

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Subject Site is not adjacent to any protected heritage properties.

2 BACKGROUND RESEARCH AND ANALYSIS

2.1 History of the Subject Site

The Subject Site was formerly the location of the Patterson Brothers agricultural implement factory and the corresponding small village that developed around it. Starting in the early 1850s, the Patterson business operated on these lands, until it relocated to Woodstock Ontario in 1885.

Founding:

The farm was established by brothers Peter, Alfred and Robert Patterson after immigrating to Ontario [then called Canada West] from Wyoming County in northern New York in the 1840s.

In the early 1850s, they began producing equipment for the local farmers.

In 1855, the Pattersons purchased one hundred acres of land on the north side of Major Mackenzie Drive West [then called Vaughan Sideroad], west of Bathurst Street and established a mill

on the **Subject Site**. A series of buildings to accommodate their growing business, the Patterson Works, were later constructed.

Town of Patterson and the Patterson Works:

As the Patterson Works developed through the early 1860s, a “company town” was built up around the works. According to historian Robert M. Stamp:

Patterson Brothers was able to run a patronizing yet benevolent operation for their “family” of workers, many of whom lived in company-owned cottages or boarding houses in the company town of Patterson or “The Patch” along Vaughan Sideroad.

Research in the March 2005 *Archeological Services Inc.* report titled “Cultural Heritage Impact Assessment for Helmhorst Investment Limited” notes that:

Over the period of its history the Subject Site contained a number of modest frame homes for company employees, a boarding house, a church (1871), school (1872), post office, telegraph office and store [Archeological Services, page 18] (figure 4).



4. Advertisement for Patterson & Brothers Works, n.d. (Source: Stamp, Robert M., *Early Days in Richmond Hill*).

The Village of Patterson is illustrated in an advertisement of the period (Figure 4) and in the county map of Vaughan produced by Ralph Smith & Co in 1878 (see figure 10).

Decline and Relocation:

By the 1880s, the success of the Patterson factory declined due to competition from other implement farms, as well as the lack of a connection to a rail line.

In 1886, Richmond Hill village council offered the Pattersons a \$10,000 bonus.

Despite a late-coming counter offer presented by the village of Richmond Hill, the brothers decommissioned the factory and moved to western Ontario.

2.2 History and Evaluation of built cultural heritage resources

2.2.1 *George Munshaw House, History*

The George Munshaw House is a one-and-a-half-storey structure with a one-storey rear addition constructed circa 1825-1850.

The Munshaw House was moved to 980 Major Mackenzie Drive West from its original location in Richmond Hill at Lot 44 Concession 2 in 1984. It has since been moved to its present location at Lot 104 of the Subject Site, along Fanning Mills Circle where it sits on temporary footings.

Original Location:

The Ralph Smith & Co. county map of Vaughan, from 1878, shows a building on Lot 44 Concession 2, a property labelled “G. Munshaw”. It can be inferred that this was the original location of the George Munshaw house (see figure 10).

The Munshaw Family:

The house was built for George Munshaw Sr., the son of Balsar Munshaw, one of the early settlers on Yonge Street near Richmond Hill.

The “History of Toronto and County of York” published in 1885 by Blakett Robinson, states that George Munshaw’s parents, Balsar and Katharine Munshaw, and their children “were the first family to settle upon a farm on Yonge Street” [Robinson, p27].

Historian Robert M. Stamp writes that “...several of their children would later play important roles



5. Current condition of the George Munshaw House (ERA, 2019).

in the development of the community” [Stamp, Chapter 3, The European Settlers Arrive].

Information in this section is based on the site history provided in “Cultural Heritage Impact Assessment for Helmhorst Investment Limited” Archeological Services Inc., March 2005.

Archeological Services Inc., also suggested the house may have been constructed by George Munshaw’s eldest son, Jacob. ERA has not been able to verify this account.

Munshaw Buildings:

A number of buildings associated with the Munshaw name are considered heritage buildings (see list to the right). The legacy of the family is represented in several buildings, and is not limited to the George Munshaw House.

Architecture:

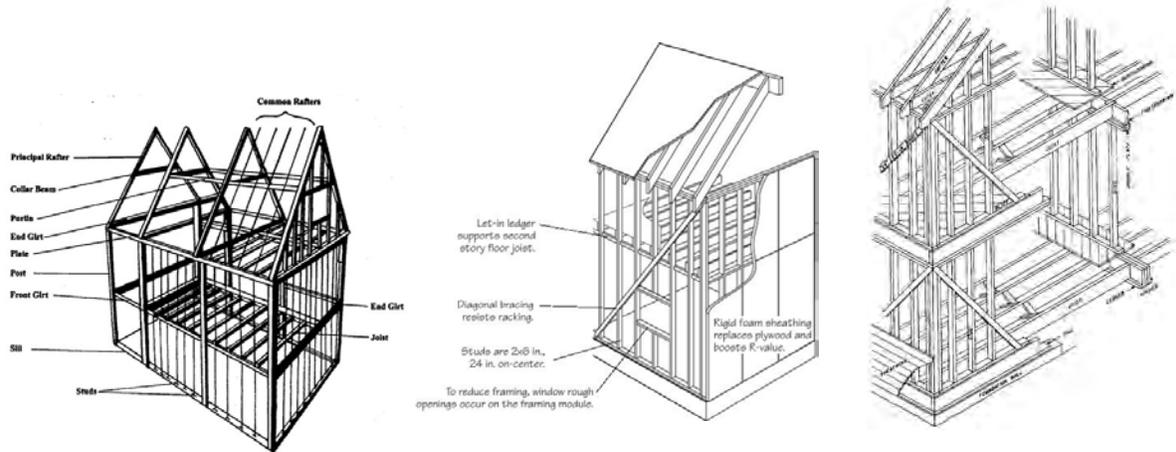
The George Munshaw House has been characterized as an early example of balloon-frame construction representing a departure from the earlier post-and-beam construction (see figure 7).

According to research provided in an earlier heritage assessment of the **Subject Site** provided by *Archeological Services Inc., March 2005, and titled “Cultural Heritage Impact Assessment for Helmhorst Investment Limited,”* the house is considered unique“ as it has no posts supporting its frame, but rather employs vertical plank sheathing as the frame support” (page 25).

Munshaw Buildings	
Building	Location and Status
Wixom Munshaw House	Wixom, Michigan. Built circa 1833
Munshaw House Inn	Flesherton, ON Built circa 1860 Stage coach inn built in stages starting in 1849 and finishing in 1864. (virtualmuseums.ca, South Grey Museum & Historical Library)
Thomas Munshaw House	16 Centre Street West, Richmond Hill. Built circa 1872. Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
John Munshaw House	8779 Yonge Street, Richmond Hill Built circa 1855, Demolished 1992 Associated with John Munshaw Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
Lambert Munshaw House	8783 Yonge Street, Richmond Hill Built circa 1860, Demolished 1988 Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
Balsar and Katherine Munshaw House	10 Ruggles Av. south east corner of Hwy 7 and Yonge St. Built c.1809 Listed by the Town of Markham

List compiled by ERA.

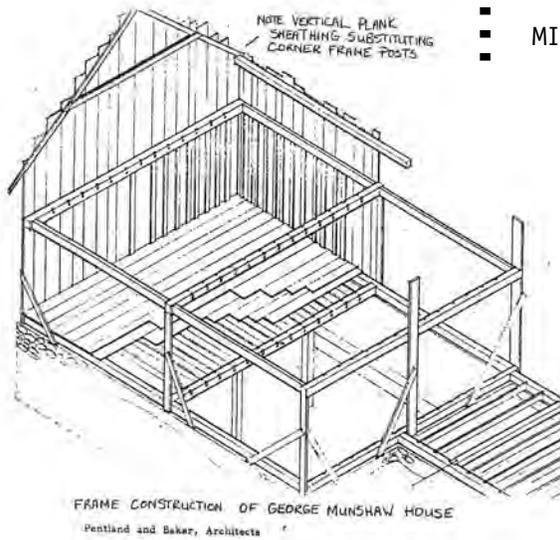
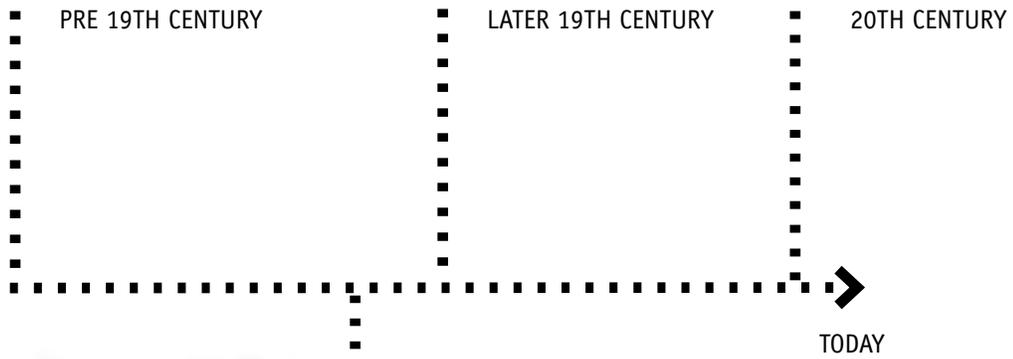
The evolution of house framing construction methods in Ontario



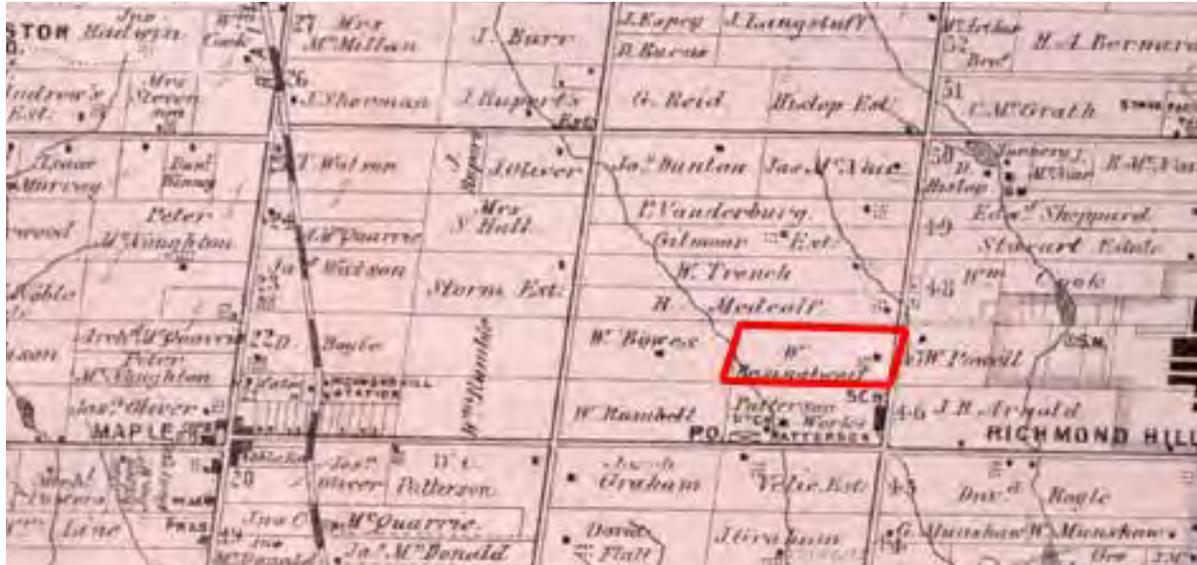
6. Timber post & beam frame diagram

7. Balloon frame diagram

8. Platform frame diagram



9. Frame construction of the George Munshaw House



11. Illustrated historical atlas of the County of York (1878) showing location of Bassingthwaite Farmstead and House (Annotated by ERA, 2019).

2.2.4 *Bassingthwaite House, History*

The Bassingthwaite House is a two-storey structure constructed in approximately 1860. Although this date seems appropriate based on the appearance of the house, ERA has not yet been able to confirm this.

William Bassingthwaite immigrated to Canada with his parents, Edward and Mary, and siblings Edward and Elizabeth in 1832. Shortly after arriving in 1834, the Bassingthwaites purchased a farm in Reach Township.

In 1835, William married Margaret Atkinson, and in 1843 they established a farm on Lot 22 of the Township of Vaughan. At this time, the lot and surrounding lands were undeveloped, overgrown by bush and unserviced by roads. In addition to farming, Bassingthwaite was believed to have no less than thirty-five beehives on the property. Bassingthwaite was a member of the Methodist Church and active in establishing the area, with City of Vaughan Archives further indicating a “Mr Bassingthwaite” helped to establish the Patterson School, just south of the property. William and Margaret had six children and remained on Site until his William’s death in 1903.



12. Aerial photograph showing the original Bassingthwaite Farmstead and House, and its orientation toward Bathurst Street (York Region, 2019).

Research provided in *Archeological Services Inc., March 2005, and titled "Cultural Heritage Impact Assessment for Helmhorst Investment Limited,"* states that the house was renovated and enlarged in the 1980s. A two storey rear addition was constructed to the south elevation.

The *Archeological Services* report notes that a book on historic mouldings of York County, by George Duncan, sees "the Bassingthwaite House as a good example of 1850s style interior wood work and trim" (p 34).

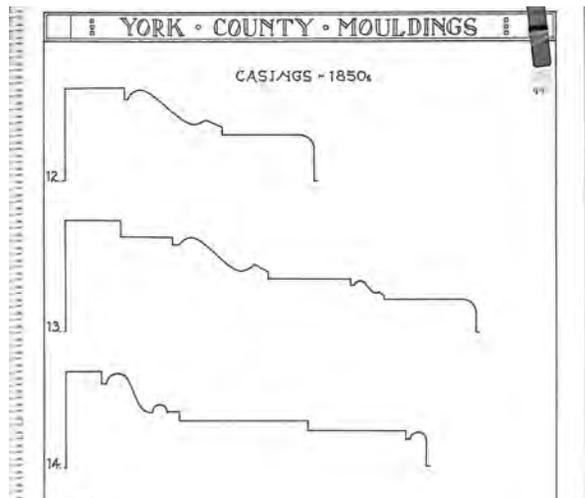
A single storey brick and stone structure, identified by the *Archeological Services* report as a smokehouse, is located at the rear of the house (see figure 14).



13. Bassingthwaite House - exterior (ERA, 2019).



14. Single storey brick and stone smokehouse (ERA, 2019).



15. Excerpt from George Duncan's book

2.3 Documentation of cultural heritage resources

A detailed photographic documentation of the buildings at 980 Major Mackenzie Drive West and 10244 Bathurst Street, which was updated in 2019, is included in Appendix 3 of this report.

2.4 Current Condition

A general overview of the conditions of the Bassingthwaite and George Munshaw Houses was conducted by ERA Architects Inc. in July 2019. This involved walking around the site, observing and assessing the exterior and viewing accessible interior spaces. Note, it was not possible to view the interior of the Munshaw House as the structure was boarded up and elevated on temporary wooden cribbing.

Each house is reviewed in the following pages.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.

George Munshaw House, 980 Major Mackenzie Drive West

ERA performed a visual inspection of the property on July 25, 2019. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, woodwork, windows and doors, flashings and rainwater management systems (eavestroughs and downspouts). The interior was inaccessible during the inspection. No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas on all the buildings were not accessible at the time of the inspection.

Overall, the Munshaw house is in fair to poor condition with areas of defective condition. It is currently sitting on temporary structure - steel beams and wood cribs. The area at the seam of the two storey and one storey structure appears to be in poor condition and is bowing in this location. This section should be repaired and levelled as soon as possible to prevent further deterioration to the structure.



16. East elevation (ERA, 2019).



17. North elevation (ERA, 2019).



18. South elevation with view of cedar shingled roof and easternmost chimney (ERA, 2019).

The wood siding appears to be in poor to fair condition with some areas of rot and deterioration and paint flaking and peeling. There also appears to be some defective areas at the base of the one-storey section where there is missing wood siding.

The exterior wood work appears to be in fair condition with some areas of the roof fascia and soffit boards showing paint flaking and peeling.

The eavestroughs and downspouts appear to be in fair condition with some areas of warping. The eavestroughs and downspouts on the north side of the one-storey section are missing.

The cedar shingle roof appears to be in poor condition with areas of missing shingles, deterioration and warping. The roof flashing appears to be in fair condition.

The brick chimneys appear to be in fair condition with some environmental staining at the peaks.

All the existing doors and windows are boarded up from the exterior, and so these items could not be reviewed.



19. West and south elevations (ERA, 2019).

 Rear addition

Bassingthwaite House, 10244 Bathurst Street

ERA performed a visual inspection of the property on July 25, 2019. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, woodwork, windows and doors, flashings and rainwater management systems (eavestroughs and downspouts). The interior inspection was carried out from the second floor to the cellar (basement). No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas on all the buildings were not accessible at the time of the inspection.

Overall, the Bassingthwaite house is in fair to poor condition with areas of defective condition.

Brick Masonry: The brick façade has been painted in a beige colour and appears to be in fair to poor condition with areas have paint flaking, mortar loss, brick deterioration, brick delamination, environmental staining and obsolete metal fasteners. There also appears to be mortar cracks above window and door lintels, below window sills and at the base of the structure.



20. West elevation of the structure including the stone smoke house (ERA, 2019).



21. North chimney (ERA, 2019).



22. 1980s addition (left) viewed from the southwest (ERA, 2019).



23. North Elevation brickwork and shutters (ERA, 2019).



24. Main wood door (ERA, 2019).

Openings: All the window and door openings have been boarded up with plywood on the exterior except the basement windows, and so the windows were reviewed only from the interior. The wood windows in the original Bassingthwaite House appears to be historic and in fair condition. The remainder of the windows at the one- and two-storey later additions are vinyl windows and appear to be in fair to poor condition. The main wood door and wood surround appears to be in fair condition with areas of paint flaking.

Exterior Wood: The exterior wood elements have been painted in white and appear to be in fair to poor condition. The wood sills at the original Bassingthwaite House appear to be in fair condition with some areas of paint flaking, with the exception of one sill on the ground floor south elevation which appears to be in poor condition showing signs of wood deterioration and paint flaking.



25. Soffiting and moulding on south elevation (ERA, 2019).

The main and side wood porches appear to be in fair condition with areas of paint flaking and some wood deterioration at the base of the columns.

The wood siding on the one storey addition appears to be in fair to poor condition with areas of paint flaking, damaged and deteriorated wood.

The wood soffits, fascias and eaves appear to be in fair to poor condition with some areas of paint flaking and peeling, wood rot, deterioration and delamination.

The remaining wood window shutters appear to be in fair condition with areas of paint flaking. The north elevation has all the window shutters installed, the south elevation is missing one window shutter, and the east elevation is missing three window shutters with one uninstalled and in defective condition.

Roof, Flashing and Rain Management System: Generally, the roof, flashing and asphalt shingles are in fair condition, with the exception of a defective area in the north west side of the two-storey house where there is a three foot by four foot hole in the roof which exposes the interior to the elements. This hole should be repaired as soon as possible so that further deterioration to the roof and interior structure can be avoided.



26. Main wood porch (ERA, 2019).

The rain management system is in fair to poor condition with damaged and warped areas on the main porch and the one-storey building's eavestroughs, missing downspouts and downspout diverters.

Interior: Generally, the basement interior appears to be in fair condition. The majority of the exterior walls are covered in drywall except the north wall which shows the exposed stone rubble foundation. The stone foundation wall (west wall of original footprint of the Basingthwaite House) is exposed and appears to be in fair condition. A multi-wythe interior brick wall spanning east to west in the original footprint of the Basingthwaite House appears to be in fair condition. A section of wood floor joists and wood floor boards are exposed in the north side of the original Basingthwaite House footprint and appears to be in fair condition.



27. Stone rubble foundation (ERA, 2019).



28. View from foyer (ERA, 2019).



30. View of dining room, with evidence of mould on the ceiling and wall from defective roofing area (ERA, 2019).



29. View of living room (ERA, 2019).

Generally, the ground floor interior appears to be in fair condition with an isolated area of poor condition in the north west side of the two-storey house below the hole in the roof where there appears to be mould and water damage in the ceiling and wall. The original Bassingthwaite House interior appears to retain its original wood flooring, wood door and window trim, baseboards, wainscoting and ceiling trim, which appears to be in fair condition. The walls in the original Bassingthwaite House interior appears to be in fair condition with areas of paint flaking and peeling. The later addition interior walls are covered in drywall and tile (in the kitchen), which appears to be in fair condition.

Generally, the second floor interior appears to be in fair condition with areas of paint flaking and peeling from the walls and an interior door. There appears to be a defective area in the north west side of the two-storey house where there is a three foot by four foot hole in the roof that exposes the interior to the elements, which has damaged the ceiling, walls and floor in that area. This hole should be repaired as soon as possible so that further deterioration to the interior elements can be avoided.

One-storey Stone Smoke House: The one-storey stone smoke house appears to be in defective condition. The south and west stone walls have multiple vertical cracks along the entire wall and the north façade has mortar loss on the majority of the wall. The roof is in defective condition with rotted roof rafters, roof boards and shingles exposing the interior to the elements.



31. Upstairs hallway (ERA, 2019).



32. Evidence of defective roofing in southwest corner of the house (ERA, 2019).



33. Smokehouse structure requires rebuilding and repointing of walls(ERA, 2019).

3 OUTLINE OF THE DEVELOPMENT PROPOSAL

3.1 Description of Development Proposal

The redevelopment of the 189 acre Subject Site comprises a new subdivision containing 14 blocks of residential dwellings, including detached, semi-detached, and townhouse dwellings.

The draft plan of subdivision (refer to the April 14, 2010 Draft Plan of Subdivision prepared by KLM Planning Partners Inc., in Appendix 5) has since been approved and is now approaching full build-out. The plan proposed:

- » A total of approximately 838 units;
- » Eleven acres of parkland;
- » A public elementary school block;
- » A commercial block;
- » Stormwater management areas;
- » Natural areas of valley lands and woodlots; and
- » Twenty new interior roads to subdivide the Subject Site.

4 EXAMINATION OF CONSERVATION/MITIGATION OPTIONS

The City of Vaughan's Guidelines for Cultural Heritage Resource Impact Assessment Reports (2017) (Appendix 1) requires that **conservation** or mitigation options be considered, which include but are not limited to:

- » Avoidance Mitigation: Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive reuse of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.
- » Salvage Mitigation: In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.
- » Historical Commemoration: While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. **This option may be accompanied by the recording of the structure through photographs and measured drawings.**

[Reference: City of Vaughan's Guidelines for Cultural Heritage Resource Impact Assessment Reports, 2017].

4.1 980 Major Mackenzie Drive West, George Munshaw House, Assessment of Options

Three types of **conservation**/mitigation strategies were explored for the George Munshaw House.

A) Avoidance Mitigation - Rehabilitation of George Munshaw House in situ

The current location and position of the George Munshaw House on the Subject Site **is within lot 104 of the Subject Site along Fanning Mills Circle**. The Munshaw House **was moved here from its previous 1984 location**, as it **did** not fit into the configuration of streets and blocks within the draft plan of subdivision. **The rationale for its current location was to integrate** the house into the regular pattern of development, to allow for the most efficient plan.

The current location is the result of two previous relocations (refer to figure 10). Its current context, backing onto a natural heritage system and adjacent to larger scale single-detached houses is not ideal, as it does not reflect the historic rural character of the house.



35. George Munshaw House (east elevation) (ERA, 2019).



36. George Munshaw House (south elevation) on Lot 104 on Fanning Mills Circle (in pink), adjacent to newly constructed homes on the Subject Site (Google, 2018).

B) Salvage Mitigation - Relocation of George Munshaw House

Potential sites for relocation include: (1) Public Elementary School block within the Subject Site, (2) Off-site at Little Don Park, (3) on parkland within the Subject Site and (4) on a residential lot enveloped by naturalized open space adjacent to the Subject Site.

Location 1: Relocation within the Subject Site to the block allocated for public elementary school use would allow the building to be publicly accessible and community uses could be accommodated. This option would require consent from the local school board.



37. Location 1 | Relocation to nearby school site, shown in blue (York Region, 2018. Annotated by ERA, 2019).

Location 2: Relocation of the building away from the Subject Site to Little Don Park, near the south east corner of Major Mackenzie Drive West and Bathurst Street would return the house close to its original location. Relocation here would also allow for the house to be sited in a visible, publicly accessible site. This option would require the consent and cooperation of the City of Vaughan Parks Department.



38. Location 2 | Relocation to Little Don Park, shown in blue (York Region, 2018. Annotated by ERA, 2019).

Location 3: Relocation within the proposed parkland offers the opportunity to position the house in a new location that allows for the development to occur and the building to become a community asset. This would require that the Parks Department make an exception as structures made from combustible materials are not permitted in parks.



39. Location 3 | Relocation to and integration into the proposed parkland as a potential new community building (York Region, 2018. Annotated by ERA, 2019).

Location 4: Relocation to an existing residential lot enveloped by naturalized open space adjacent to the southeast corner of the Subject Site. This would move the house closer to its original location along Bathurst Street, and provide a more appropriate landscaped setting, context and scale. This would require that the City and TRCA approve the siting plans.

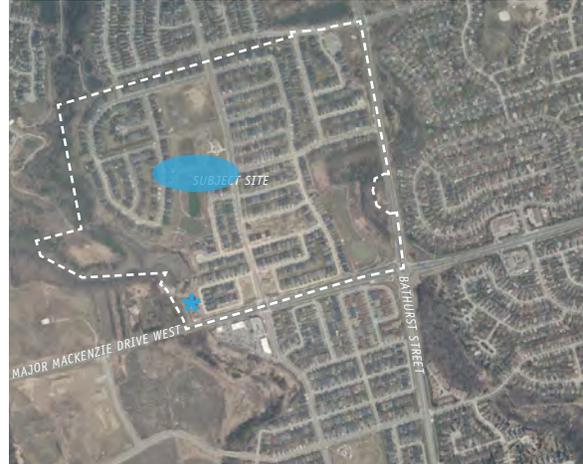


40. Location 4 | Relocation to and integration into a residential lot enveloped by a naturalized open space along Bathurst and adjacent to the Subject Site (York Region, 2018. Annotated by ERA, 2019).

C) Historical Commemoration

The demolition of the Munshaw House could be mitigated by providing a public amenity in the form of a shade structure in a new public park that is a model of the original house.

The balloon frame construction, arguably the most significant heritage attribute of the structure, is not visible when looking at the house since it is concealed within the frame of the house. In historically commemorating this house, the construction method can be revealed and made publicly visible.



41. Proposed commemoration zone, shown in blue (York Region, 2018. Annotated by ERA, 2019).

Figure 42, shows what the commemorative shade structure and other commemorative elements may look like.

The proposed design includes open walls with unobstructed views of 360 degrees due to the vertical supports (not posts) that mimic the framing method used in the Munshaw House. The historically referenced metal structure will use a wood texture finish. The significance of the special construction method will be described inside.

A plaque would be included to speak to the history of the Munshaw family and to describe the special construction oriented to overlook the original location of Patterson Village.

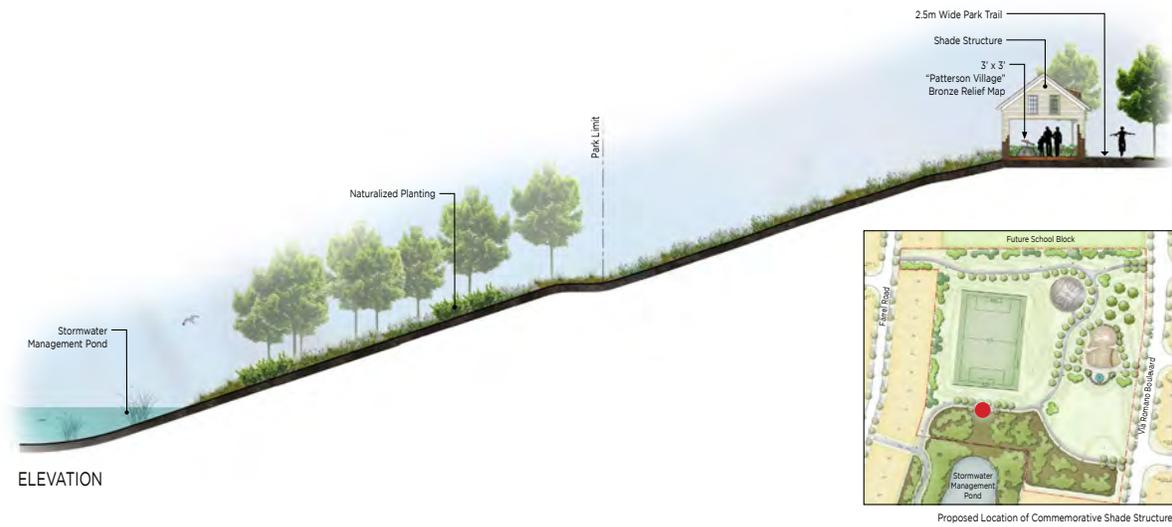
A commemorative plaque and bronze map of the original Patterson Village would also be located beneath the shade structure.

In order to meet the size requirements for structures in public parks, the shade structure will need to be scaled at 80% of the actual house. The structure will provide protection from the elements without compromising safety by maintaining clear sight lines within and outside the structure (see figure 42).



cosburn nauboris LTD

LONGYARD PARK
CITY OF VAUGHAN
COMMEMORATION CONCEPT
JULY 21, 2004
SCALE 1:200



cosburn nauboris LTD

LONGYARD PARK
CITY OF VAUGHAN
COMMEMORATION CONCEPT
OCTOBER 30, 2014
SCALE 1:200

42. Commemoration concept originally proposed in the first HIA (Cosburn Nauboris Ltd).

4.2 10244 Bathurst Street, Bassingthwaite House, Assessment of Conservation Options

Three strategies for **conservation**/mitigation were explored for the Bassingthwaite House and are discussed below.

A) Avoidance Mitigation

As noted in the CHRIA, dated April 21, 2016, the siting, condition and architectural integrity of the house suggests it may be adapted for future uses within the proposed **Subject Site**. Interior work would be limited to ensure historic trim and other significant heritage features are conserved.

However, since the Longyard Subdivision has been constructed, Bassingthwaite House's current context and location adjacent to larger scale single-detached houses is proving to not be ideal, as it does not reflect the houses' historic rural character.



43. Bassingthwaite House main entry along eastern elevation (ERA, 2019).



44. Bassingthwaite House (west elevation) on Lot 35 along Keatley Drive (in pink), adjacent to newly constructed homes on the Subject Site (Google, 2018. Annotated by ERA, 2019).

As noted in the CHRIA, dated April 12, 2016, the size and configuration of the building may complicate relocation efforts. As such, relocation will require the removal of the 1980s addition, which will reveal the original massing of the building. No negative impacts are anticipated as a result of the removal of this 1980 addition.

B) Salvage Mitigation

Relocation of the Bassingthwaite House could provide a more appropriate setting for the house than its present location within the Longyard Subdivision.

All four relocation scenarios explored in the Salvage Mitigation options described for Munshaw House (discussed in Section 4.1) have also been considered for the relocation of Bassingthwaite House.

C) Historical Commemoration

The heritage value of the site is associated with the architectural design of the house. A commemoration strategy is not the most appropriate conservation approach, and will be unnecessary if the house is conserved.

4.3 Recommended Heritage Strategy

The recommended strategy for the Subject Site includes the relocation and adaptive reuse of both the George Munshaw House and the Bassingthwaite House.

The relocation of both houses will restore the buildings' original setting within naturalized open space. Their future adaptive reuse will increase the likelihood that the houses will remain occupied and protected against deterioration due to neglect. Future reuse is to be determined, and will be dependent on market demand. In the interim, before the houses are programmed, Bassingthwaite House will be used as a residence with the Munshaw House as its accessory structure.

The rehabilitation of both the Munshaw House and the Bassingthwaite House may include alterations/additions to accommodate their future uses and users. Any alterations or additions will be designed in a sensitive manner that is sympathetic to the heritage fabric.

These options were proposed to mitigate potential negative impacts of the development, while respecting the heritage attributes of the structures.

5 IMPACT ASSESSMENT

5.1 George Munshaw House

The following table identifies and assesses possible impacts of the proposal on cultural heritage resources. The possible impacts included here are as identified in the Ontario Heritage Tool Kit.

This table assumes that relocation and future conservation and adaptive reuse of the Munshaw House is the selected conservation strategy.

Issue	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The proposed development does not involve demolition of any heritage attributes or features.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The structure has been relocated from its original location and context. It will be relocated for the third time to a naturalized open space adjacent to the Bassingthwaite House. The forthcoming Conservation Plan will describe work to relocate, stabilize and secure the house and future work to conserve the house's heritage attributes. Any future proposed addition will be designed to be compatible and subordinate to the heritage fabric, while ensuring that the structure meets market expectations in order to accommodate its future uses/users.
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The structure has been relocated from its original location and context. The proposed relocation will restore the house's rural agricultural context by enveloping it with naturalized open space, thereby improving its relationship to its surroundings.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas have been identified in association with this structure.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open space	The Longyard development changed the land use from open agricultural lands to suburban residential lands.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource	N/A

5.2 Bassingthwaite House

The following table identifies and assesses possible impacts of the proposal on cultural heritage resources. The possible impacts included here are as identified in the Ontario Heritage Tool Kit.

This table assumes that **relocation and future conservation and** adaptive reuse of the Bassingthwaite House is the selected conservation strategy.

Issue	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The proposed relocation does not involve demolition of any heritage attributes or features.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The structure will be relocated from its original location and context. It will be relocated to a naturalized open space adjacent to the Munshaw House. The forthcoming Conservation Plan will describe work to relocate, stabilize, and secure the house and future work to conserve the house's heritage attributes. Any future proposed alteration/addition will be designed to be compatible and subordinate to the heritage fabric, while ensuring that the structure meets market expectations in order to accommodate future uses/users.
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The rural agricultural context of the house was transformed into a suburban residential development. The proposed relocation will restore the house's rural agricultural context by enveloping it with naturalized open space, thereby improving its relationship to its surroundings.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas have been identified in association with this structure.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open space	The Longyard development changed the land use from open agricultural lands to suburban residential lands.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource	N/A

6 CONCLUSION AND NEXT STEPS

The new subdivision on part of lots 21 and 22, Concession 2 in the City of Vaughan represents a balance between development and heritage conservation by **relocating both of the heritage resources from their current locations within the lotting fabric of the Longyard Subdivision to an existing residential lot enveloped by naturalized open space along Bathurst Street.**

The mitigation strategy recommended includes:

- » Relocation and future conservation and adaptive reuse of the George Munshaw House; and
- » Relocation and future conservation and adaptive reuse of the Bassingthwaite House.

Conservation work **for both properties** will be outlined in future Conservation Plans, to be prepared as required by the City of Vaughan. Potential alterations and additions needed to rehabilitate the existing buildings for future uses/users **are to be determined, and will be outlined** as required by the City of Vaughan.

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Vaughan, City of. Extract From Council Meeting Minutes of June 25, 2013, Item 20, Report No. 28, of the Committee of the Whole, adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

PROJECT PERSONNEL

Philip Evans

Philip Evans is a Principal at E.R.A Architects with experience in Toronto and the United Kingdom. From contemporary design to cultural and urban planning and heritage building conservation, he has worked on a range of projects within the education, residential, and museum sectors. His positive and professional approach to project management covers all phases of architectural projects, including building condition assessments, schematic and design development, preparation of contract drawings, obtaining building approvals, undertaking contract administration and building site review.

Janice Quieta

Janice Quieta is an associate with the heritage architecture team at ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University. Her graduate thesis examined the feasibility of retrofitting post-war residential towers Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln and participated in a number of national and international design competitions in Canada and Germany.

Shelley Ludman

Shelley obtained her Master's in architecture at McGill University, where she studied the relationship of urban design to orientation, identity, and sense-of-place in the public realm. Her final design proposition investigated how architecture could be used to forge new spatial, circulatory, and programmatic relationships between Montreal's ground plane and its intricate network of below-grade pathways and connections.

This kind of hybrid spatial thinking is well suited to addressing the complexity of urban experience in both Toronto and Ontario, where development, planning, heritage conservation, and culture are in constant conversation.

Amy Calder

Amy Calder is a project manager and heritage planner with ERA Architects. She holds a Master of Arts (Planning) from the University of Waterloo, a Bachelor of Arts (Studio Arts & Art History) from the University of Guelph, and a Certificate in Digital Graphic Design from Humber College.

George Martin

George Martin was a heritage planner whose focus is the conservation and integration of heritage resources in site planning. Prior to joining ERA, George was involved in heritage projects in Vancouver and had worked for the Committee of Adjustment at the City of Toronto. He received his Masters of Science in Conservation from the University of Hong Kong after completing a Bachelor of Urban and Regional Planning at Ryerson University.

George completed professional training in cultural heritage landscapes at the Willowbank School of Restoration Arts. As a Heritage Planner, George has contributed to the Old City Hall Future Uses Study for Toronto's City Hall, planning initiatives for the renewal of Homewood Health Centre, City of Toronto's Tower Renewal Project, and the City of Kingston's Cultural Plan.

Zoe Chapin

Zoe Chapin is a planner with ERA Architects. She received a Bachelor of Arts with majors in Political Science & Geography Urban Systems and a Masters of Urban Planning from McGill University.

8 APPENDICES



Appendix 1: Guidelines for Cultural Heritage Resource Impact Assessment Reports (2017)



GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

Purpose

A Cultural Heritage Impact Assessment (CHIA) is a study to identify and evaluate built heritage resources and cultural landscapes in a given area (i.e. subject property) and to assess the impacts that may result from a proposed development or alteration on the cultural heritage value of a property. The Cultural Heritage Impact Assessment assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with cultural heritage policies. A CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development. This will be further developed through a Conservation Plan.



Guidelines for Cultural Heritage Impact Assessments
Updated February 2017
Page 1 of 5



Provincial and Municipal Heritage Policies

Planning Act

2. (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Ontario Heritage Act

An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1), and Section 42 (2.2)

Provincial Policy Statement 2014

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Vaughan Official Plan 2010 (VOP2010)

Chapter 6, Volume 1 of VOP2010 requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.

Section 6.2.2.5

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. the proposed alteration or addition requires:
 - i. an Official Plan amendment;
 - ii. a Zoning By-law Amendment;
 - iii. a Block Plan approval;
 - iv. a Plan of Subdivision;
 - v. a minor variance;
 - vi. a Site Plan application; or
- b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.

Section 6.2.3.1

That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:

- a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;
- b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or
- c. there is potential for adverse impact to a cultural heritage resource from the proposed 7



Section 6.2.3.2

That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:

- b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.*

Section 6.2.4

Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.

Strategy for the Maintenance & Preservation of Significant Heritage Buildings

Approved by Council on June 27, 2005, Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Impact Assessment requirements:

Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property.

A Cultural Heritage Impact Assessment should not be confused with an Archaeological Resource Assessment. A Cultural Heritage Impact Assessment will identify, evaluate and make recommendations on **built heritage resources and cultural landscapes**. An Archaeological Resource Assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Good Heritage Conservation Practice

The Cultural Heritage Impact Assessment shall be conducted and based on good heritage conservation practice as per international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines



Requirements of a Cultural Heritage Impact Assessment

The requirement of a Cultural Heritage Impact Assessment shall be identified and requested by Cultural Heritage staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Heritage staff will identify the known cultural heritage resources on a property that are of interest or concern.

The following items are considered the minimum required components of a Cultural Heritage Impact Assessment:

1. The hiring of a **qualified heritage specialist** to prepare the Cultural Heritage Impact Assessment. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).
2. Applicant and owner **contact information**.
3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources.
4. A **statement of cultural heritage value** if one does not already exist. Part IV individually designated properties will have statements provided in the existing City by-law. This statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.
5. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.
6. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.
7. A **condition assessment** of the cultural heritage resources found on the property.
8. The **documentation** of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
9. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.
10. A comprehensive examination of the following **conservation/ mitigation options** for cultural heritage resources. Each option should be explored with an explanation of its appropriateness. Recommendations that result from this examination should be based on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. Options to be explored include (but are not limited to):



a) Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.

b) Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

c) Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

Review/Approval Process

Two (2) hard copies and two (2) digital copies of the Cultural Heritage Impact Assessment shall be distributed to the City of Vaughan: One hard copy and one digital copy to the Development Planning Department and one hard copy and one digital copy to the Urban Design and Cultural Heritage Division within the Development Planning Department.

Staff will determine whether the minimum requirements of the Cultural Heritage Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. Revisions and amendments to the Cultural Heritage Impact Assessment will be required if the guidelines are not met. City staff will meet with the owner/applicant to discuss the Cultural Heritage Impact Assessment and recommendations contained therein.

The preparation and submission of a Cultural Heritage Impact Assessment may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.





[Français](#)

ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.



Appendix 3: Site Photographic Documentation (ERA, 2019)

980 Major Mackenzie Drive West // George Munshaw House: Exterior



10244 Bathurst Street // Bassingthwaite House: Exterior



10244 Bathurst Street // Bassingthwaite House: Interior & Smoke House





Appendix 4: City of Vaughan By-law No. 403-87

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 403-87

A By-law to designate the George Munshaw House located on the property known municipally as 980 Major Mackenzie Drive, Patterson, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the George Munshaw House, 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as the George Munshaw House, situated at 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for designation are set out in Schedule "B" attached hereto.

3. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.

4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper in which notice of intention to so designate was published once of each of three consecutive weeks.

READ a FIRST and SECOND time this 16th day of November, 1987.



L. D. Jackson, Mayor



R. A. [unclear], Town Clerk

READ a THIRD time and finally passed this 16th day of November, 1987.



L. D. Jackson, Mayor



R. A. [unclear], Town Clerk



THE GEORGE MUNSHAW HOUSE

Property: The George Munshaw House

Address: 980 Major Mackenzie Drive
Part of Lots 21 and 22,
Concession 2,
Maple, Town of Vaughan

Previous Location: Lot 44, Concession 1
N.W. 1/2

Original Owner: George Munshaw

Construction Date: c.1825-1850

Reason for
Designation:

Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his property, Lot 44, Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Markham.

George Munshaw Jr. inherited from his father, the west 40 acres of the north half of Lot 44, Concession 1, the original location of the Munshaw House.

George Munshaw Jr. was a bachelor and lived, according to the 1871 Census, on Lot 44, Concession 1, with his other brother Thomas, also a bachelor, and his mother Hannah. Hannah Munshaw died c. 1896. Thomas Munshaw died on May 19, 1916 at the age of 86. George Munshaw died of "old age" a year later on July 31, 1917, at the age of 85.

ARCHITECTURAL ASSESSMENT

The Munshaw House is a one and a half storey vertical plank structure with a medium pitch gable roof. There is a one storey addition also of vertical plank construction, located to the south.

The house originally had a stone mortar foundation. This was replaced when the house was relocated to its present site in 1984. The exterior of the house is covered with horizontal clapboard.

The main entrance is located on the gable wall of the north elevation. The structural opening is flat in shape with a panel of lights on both sides. Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the facade. Two similar windows are located on the facade's upper storey.

Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the west elevation. Two similar windows with 6/6 pane arrangement are situated on the first storey of the east elevation. A shed dormer is centrally located on the structure's east elevation. A sashed window with a 3/6 pane arrangement is located in the dormer.

The south elevation of the main structure has a plain trim sashed window with a 6/6 pane arrangement. A similar window lies just above on the second storey opposite a casement window with a 9 pane arrangement.

The rear addition has two entrances located on opposite ends of the west elevation. A plain trim sashed window with a 6/6 pane arrangement is situated between the two doorways.

The east elevation of the addition has a sashed window with a 3/6 pane arrangement. The addition's south elevation has a sashed window with a 6/6 pane arrangement.

The roof is covered with cedar shingles. A chimney is centrally located along the roofline of the main structure. There is a second chimney at the rear of the addition. The roof has extended eaves with a plain fascia and soffit.

The frame of the house is unique in that it has vertical plank sheathing as the frame support. The structure resembles post and beam construction except that the posts are replaced by vertical planks. This type of construction was used between 1825 - 1850 during the transition from early post and beam construction to balloon framing.¹ The method of construction used to build the Munshaw House resembles balloon framing, in that the vertical supports press beside the horizontal supports and not underneath them. The horizontal beams are held up by spikes driven through the planks. This method of construction was more economical than post and beam, as it eliminated the posts and the complicated joinery.

Designation is recommended for the Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his then property, Lot 44, Concession 1. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Richmond Hill.

¹Note: A similar frame construction to the Munshaw House is a house at Moulinette, Ontario, near the Quebec border dated 1825. The Moulinette house was demolished to make way for the St. Lawrence Seaway. For details see John I. Rempel, Building with Wood, (Toronto: University of Toronto Press, 1967) p. 124.



