

**CITY OF VAUGHAN
REPORT NO. 4 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on November 5, 2019*

The Heritage Vaughan Committee met at 7:04 p.m., on October 16, 2019.

Present: Giacomo Parisi, Chair
Antonella Strangis, Vice-Chair
Councillor Marilyn Iafrate
Sandra Colica
Erica He
Diana A. Hordo
Waseem Malik
Riccardo Orsini
Elly Perricciolo
John Senisi
Dave Snider

Staff Present: Rob Bayley, Manager of Urban Design & Cultural Heritage
Katrina Guy, Cultural Heritage Co-ordinator
Wendy Whitfield Ferguson, Cultural Heritage Coordinator
Nick Borcescu, Senior Heritage Planner
Rose Magnifico, Council/Committee Administrator

The following items were dealt with:

1. **NEW DEVELOPMENT – PROPOSED DEMOLITION OF TWO EXISTING SINGLE DETACHED DWELLINGS AND CONSTRUCTION OF 16 RESIDENTIAL UNITS COMPRISED OF 8 SEMI-DETACHED UNITS AND 8 TOWNHOUSE UNITS LOCATED AT 9785/9797 KEELE STREET, VICINITY OF KEELE STREET AND BARRHILL ROAD**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved.**

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
NOVEMBER 5, 2019**

The Heritage Vaughan Committee advises Council:

- 1) That the applicant was requested to provide the Keele Street elevations to the Heritage Vaughan members, at their earliest convenience; and**
- 2) That the following deputations were received:**
 - 1. Mr. Dave Eckler, AREA Architects, and Julia Pierdon, Weston Consulting, representing the applicant.**

Recommendations

1. THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of two existing single detached dwellings and new construction of 16 residential units comprised of 8 semi-detached units and 8 townhouse units at 9785 and 9797 Keele Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department;
 - d. The standard Archaeology Clauses apply:
 - i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.

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- ii. *In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.*

(A copy of the foregoing report has been attached for reference and the report attachments are on file in the Office of the City Clerk.)

**2. REMOVAL OF ADDITION FROM SINGLE FAMILY DWELLING
LOCATED AT 8109 KIPLING AVENUE**

The Heritage Vaughan Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, was approved.**

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed removal of a 3-storey apartment addition from a single-family dwelling at 8109 Kipling Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

(A copy of the foregoing report has been attached for reference and the report attachments are on file in the Office of the City Clerk.)

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NOVEMBER 5, 2019**

3. RELOCATION OF ONE DESIGNATED PART IV HOUSE (58 FANNING CIRCLE) AND A LISTED HOUSE (39 KEATLEY DRIVE) TO 10090 BATHURST STREET, VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE WEST

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved.

The Heritage Vaughan Committee advises Council:

- 2) That the deputation of Janice Quieta, ERA Architects Inc., representing the applicant, was received.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed relocation and restoration of the George Munshaw House located at 58 Fanning Mills Circle to 10090 Bathurst Street under Section 34 of *Ontario Heritage Act*, subject to the following conditions:
 - a. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the City of Vaughan for the preservation / conservation of cultural heritage value;
 - b. The Owner shall provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the George Munshaw House;
 - c. The Owner shall provide the City with an updated legal description of the new location to facilitate the amendment of the designation by-law;
 - d. The George Munshaw House shall be relocated, stabilized and footings, foundation and site services be installed prior to the relocation and restoration of the Bassingthwaite House;
 - e. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

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- f. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - g. The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.
2. THAT Heritage Vaughan recommend Council approve the proposed relocation of the Bassingthwaite House located at 39 Keatley Drive to 10090 Bathurst Street of *Ontario Heritage Act*, subject to the following conditions:
- a. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the OHA with the City of Vaughan for the preservation of the conservation of cultural heritage value;
 - b. That the Owner provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the Bassingthwaite House;
 - c. The Owner shall provide the City with an updated Statement of Cultural Heritage Value in order to facilitate the inclusion of the Bassingthwaite House into the amendment of the designation by-law;
 - d. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - e. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and

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NOVEMBER 5, 2019**

- f. The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

(A copy of the foregoing report has been attached for reference and the report attachments are on file in the Office of the City Clerk.)

4. NEW BUSINESS – REQUEST FOR REPORT ON DESIGNATING TREES ON KEELE STREET

The Heritage Vaughan Committee advises Council:

- 1) **That a report was requested for Q1 2020, on the feasibility of designating the trees on Keele Street as heritage trees.**

The foregoing matter was brought to the attention of the Committee by Councillor Iafrate.

5. NEW BUSINESS – REQUEST FOR REPORT ON CONDITION OF HERITAGE PROPERTIES

The Heritage Vaughan Committee advises Council:

- 1) **That a report was requested on the condition of the City's heritage properties.**

The foregoing matter was brought to the attention of the Committee by Elly Perricciolo.

6. NEW BUSINESS – REQUEST FOR MAP SHOWING HERITAGE PROPERTIES

The Heritage Vaughan Committee advises Council:

- 1) **That a map was requested showing the location of the City's heritage properties.**

The foregoing matter was brought to the attention of the Committee by Councillor Iafrate.

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**7. NEW BUSINESS – REQUEST FOR INFORMATION ON THE PORTION
OF PIONEER VILLAGE LOCATED IN VAUGHAN**

The Heritage Vaughan Committee advises Council:

- 1) That information was requested on the portion of Pioneer Village located in Vaughan.**

The foregoing matter was brought to the attention of the Committee by John Senisi.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

Heritage Vaughan Committee Report

DATE: Wednesday, October 16, 2019

WARD(S): 1

TITLE: NEW DEVELOPMENT – PROPOSED DEMOLITION OF TWO EXISTING SINGLE DETACHED DWELLINGS AND CONSTRUCTION OF 16 RESIDENTIAL UNITS COMPRISED OF 8 SEMI-DETACHED UNITS AND 8 TOWNHOUSE UNITS LOCATED AT 9785/9797 KEELE STREET, VICINITY OF KEELE STREET AND BARRHILL ROAD

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of two existing single detached dwellings and new construction of 16 residential units comprised of 8 semi-detached units and 8 townhouse units located at 9785 and 9797 Keele Street, a property located in the Maple Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing the demolition of two existing single detached dwellings and construction of 16 residential units comprised of 8 semi-detached units and 8 townhouse units at 9785/9797 Keele Street.
- The existing two dwellings are identified as deteriorated non-contributing properties in the Maple Heritage Conservation District Plan (“Maple HCD Plan”).
- The proposal is consistent with the relevant policies of the Maple HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Maple HCD Plan.

Recommendations

1. THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of two existing single detached dwellings and new construction of 16 residential units comprised of 8 semi-detached units and 8 townhouse units at 9785 and 9797 Keele Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department;
 - d) The standard Archaeology Clauses apply:
 - i. *Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.*
 - ii. *In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.*

Background

On June 12, 2014, the Owner engaged Architects Rasch Eckler and Associates Ltd. ('AREA') to prepare a Cultural Heritage Resource Impact Assessment ('CHIA') for three (currently severed) properties within the Village of Maple Heritage Conservation District ('HCD'). The property has since been sold and AREA continued as the heritage consultant for the new Owner. These properties are treated as a single land assembly comprising of three lots, with two of them having municipal addresses, 9785 and 9797 Keele Street, and the third identified as "Block 176", PCL 176-1 SEC 65M2407. As part of the Maple HCD, all properties are designated under Part V of the *Ontario Heritage*

Act ('OHA'). The land assembly is proposed to be redeveloped as low-rise residential townhomes and semi-detached houses.

The potential heritage impact in the HCD by the proposed development is outlined in the CHIA, which evaluates the heritage context of, and the development impacts on 9785-9797 Keele Street as properties within the Maple HCD that did not individually form part of the City's Heritage Inventory. The Maple HCD Study (Vol.2 pg.32), however, identifies the property at 9797 Keele Street as a potential Victory Home version (with a photograph). Prior to the HCD Study, neither property was individually listed in the City's Heritage Register or Inventory ('Inventory'), nor was designated under Part IV of the OHA. However, since the properties are located within the boundaries of the Village of Maple HCD, they are protected under Part V of the OHA.

The research findings of the submitted CHIA attribute little heritage significance to the properties at 9785 & 9797 Keele Street. They score low on their historical, environmental / contextual, and architectural values. The subdivided lots themselves were not associated with any historic figure, and have never functioned as landmark sites – although the property at 9797 Keele Street may have been the earliest example of a Victory House in Maple. The existing one-storey and 1-1/2 storey residential structures within the property land assembly are in poor condition and do not fully represent unique stylistic features and construction techniques.

In consideration of the low heritage value of 9785 and 9797 Keele Street, the redevelopment of this land assembly is not precluded. However, any redevelopment must be compatible with the Maple HCD character by designing new buildings with appropriate regard to the Maple HCD Design Guidelines.

Previous Reports/Authority

NOT APPLICABLE.

Analysis and Options

The City's CHIA Guidelines identifies three types of mitigation options:

1. "Avoidance Mitigation" permits developments to proceed with the retention of the subject buildings in-situ;
2. "Salvage Mitigation" explores the possibility of building relocation or architectural salvage;
3. "Historical Commemoration" recalls the historical development of the property and the subject buildings through a feature within a new development.

Among the three types of mitigation options, only "(iii) Historical Commemoration" is suitable for the subject property. The deteriorating conditions of the buildings within the

properties will not permit their in-situ retention or their relocation within the combined land assembly. But most importantly, their low cultural significance does not warrant their retention or even partial salvage of these modest structures. However, Historical Commemoration, as opposed to physical retention, can be achieved with the following measures:

1. partial salvage
2. documentation through drawings or photographs
3. naming of streets and public spaces, or
4. installation of historical plaques

As such, the historical documentation contained in the CHIA report complies with measure #2: commemorative measures as set out in the guidelines.

All new development must conform to the policies and guidelines within the Maple Heritage Conservation District Plan.

The following is an analysis of the proposed development according the Maple HCD Plan.

2.4.3 Objectives for Non-Heritage Buildings

*To retain and enhance complementary characteristics of nonheritage buildings.
To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District.*

The proposed development consists of buildings that are respectful to the scale, massing, frontage, and architectural styles present within the HCD. The street facing semi-detached houses maintain the diversity sought after by the HCD's residential area through flanking one architectural style (Ontario Second Empire) with another style (Victorian Gothic) that creates a harmonious progression of architectural language. The rest of the townhouses in the rear offer a sympathetic and proportioned inner elevation that is in keeping with the vision of smaller side streets.

2.4.5 Objectives for New Development

To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. To guide the design of new development to be sympathetic and compatible with the

heritage resources and character of the District while providing for contemporary needs.

The proposed architectural styles of the new construction respect the pedestrian-scale feeling of the streetscape, and provide a density that reflect current city living standards, without detracting or negatively impacting the density presented by the historic HCD residential core.

4.3.3 Demolition of Non-Heritage Buildings

Generally, the demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.

The HCD Study Vol.1 identified (in 2006) the structure at 9797 Keele Street as “a 1-1/2 storey Cape Cod house with a cantilevered rectangular bay window” likely built between 1948-1949. It is, admittedly, a bit more unusual as it has a side-hall plan and a box window – but still it was constructed in the simplified style known as “Victory House” (an accepted Heritage Style within the Maple HCD) with wood siding and a simple high-pitched roof clad in asphalt shingles. The building, in its present condition (15 years since the last evaluation), is in a state of advanced disrepair and offers no salvageable building materials or architectural/historical details of noteworthy significance.

The neighbouring property at 9785 Keele Street is a single-storey non-contributing building that resembles aspects of two different architectural styles (Ranch, and suburban Bungalow) and does not adhere to either style. Presently, it is also in a state of advanced disrepair, and offers no salvageable or noteworthy elements for preservation. This property was not included in the initial Inventory of the HCD.

4.4 New Residential Buildings

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of the 19th century and early 20th century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

The proposed new buildings represent an appropriate urban street mix of individual Victorian Gothic and Ontario Second Empire architectural examples that employ only the most minimal modernized details. The massing and form of the buildings conform to the architectural styles in materials and proportions, and they pay homage to the existing buildings in the neighbourhood and on the city block through choice of colour palette. Together, they are in keeping with the heritage building styles of the Village of Maple, and

sympathetic to the architectural style that would be prevalent to a main street residential setting.

4.4.1 Design Approach

- a) *The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.*
- b) *New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.*
- c) *New residential building construction will respect natural landforms, drainage, and existing mature vegetation.*
- d) *Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.*
- e) *Historically appropriate façade heights for residential buildings has been 1 -1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.*

New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

The proposed development is within a one-storey height difference from the neighbouring heritage structures on the same block, and complement the immediate context of the block, through the architectural style and the proposed height of the building. The streetscape and lateral setbacks are within acceptable limits for the neighbourhood.

9.0 Guidelines for Buildings and Surroundings

The City has recognized this special character by creating the Village of Maple Heritage Conservation District. The purpose of these Design Guidelines is to help maintain the historic qualities that make up that sense of distinctness. They are intended to clarify and illustrate, in a useful way, the recognizable heritage characteristics found in the Village. They serve as reference guidelines and not prescribed policy for anyone contemplating alterations or new development within the Heritage Conservation District. The Guidelines examine the past in order to plan for the future. They recognize that change must and will come to Maple. The objective of

the Guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances, rather than harms it.

Guidelines:

- *The intent of the Guidelines is to preserve and enhance the existing heritage character of Village of Maple, which is widely appreciated by the citizens*
- *It is recommended that design professionals with experience in heritage design and restoration be retained for work on significant heritage buildings in the District.*

The character of Maple consists of many elements

Significant natural features include the park, a small tributary of the West Don River, the open spaces of the cemeteries and church yards, and the mature urban forest. Significant cultural elements include the informal village plan, with its varied lot sizes and setbacks, rich planting, and almost 150 years of architectural history. The historic buildings serve to define the heritage character of the village. These Design Guidelines are based on the concepts of preserving the existing heritage buildings, maintaining their character when they are renovated or added to, and ensuring that new development respects the qualities of place established by the existing heritage environment. The Guidelines begin with a handbook of the architectural styles found in Maple. Over the years, many buildings have lost original detail such as trims, doors, and windows. The stylebook will be helpful to owners who want to restore original character, or who want to maintain what remains. It will assist in designing additions that respect the original style of the building. And it will provide a basis for authentic local historic references in the design of new buildings. The stylebook is also a tool for looking at the existing heritage buildings, which offer the best guidelines of all: they are full-scale and in three dimensions. The best test of new work in the Village is whether or not it shows “good manners” towards its heritage neighbours and its neighbourhood.

As a new development within the fabric of the HCD residential district, this proposal adheres to and complies with the guidelines set out by the HCD study. The proposed buildings conform to the approved architectural styles identified in the Guidelines.

9.1 Architectural Styles

Architectural style means the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, often minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century. Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements.

This section shows the principal styles that have appeared in Maple, both heritage styles and more recent ones. This section is necessarily brief and does not replace the real research needed for authentic work, as described in Section 9.3.2 and 9.5.1. In the Guidelines that follow, reference is made to architectural styles for all types of buildings in the Village of Maple: existing heritage buildings, existing non-heritage buildings, and new development. The following pages show the characteristics of the local architectural styles.

Guideline:

Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid of many styles. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or château style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the Village of Maple.

The HCD lists a number of architectural styles that are not appropriate; however, both proposed architectural styles of this development (Victorian Gothic and Second Empire) are in keeping with the approved heritage styles of the Village of Maple, and conform to the time period of the streetscape. They represent a clean architectural language that respects the vernacular detailing of each of the two styles without mixing in inauthentic details or improper proportions.

9.5 New Development

9.5.1 Overview

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping. New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Guidelines:

- *New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament*
- *Use Section 9.1 for preliminary guidance on styles*
- *Use Section 9.2 gives further preliminary guidance on details of design and construction*

The scale, detail level, and modest ornamentation of the proposed designs are in keeping with the guidelines set out by the HCD Study. The materials and proportions are reflective of the comprehensive study undertaken by the architect(s) to respect and integrate the proposed buildings within the existing fabric of the Maple HCD.

9.5.2.2. Architectural Style

New buildings in the residential areas should reflect the historic built form of their historic neighbours.

Guidelines:

Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1.

- *Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.*
- *Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.*

Devoid of lavish decorations, the Victorian Gothic semi-detached buildings a minimalist roof-line gable trim (known as “carpenter Gothic” for its simplicity) and an inverted mini-baluster trim under the ground floor overhang porch roof. In contrast to this, the adjacent Second Empire style presents a purposely-designed elegance through the simplicity of architectural details: high arched windows with keystones on the upper floors (to denote an implied forced height, often associated with social status or wealth), a formal entry with vaulted canopy, strong ground floor lintels, and a mansard roof “tower”.

9.5.2.3 Scale and Massing

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacing houses on existing built lots.

Guidelines:

- *New buildings should be designed to preserve the scale and pattern of the historic District*
- *New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block*

- *As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape*

Although the proposed design exceeds [in actual height] that of the immediate neighbours and the general height of the buildings on the city block, the measured height of the buildings (±8.6m to midpoint of roof) complies with the current zoning and by-law limitations (9.5m to the midpoint of the roof). Additionally, the proposed design height conforms to the previously-approved design parameters of the property on the opposite side of the street within the adjacent city blocks – and is reflective of the current [modern] suburban development noted in Section 7 of the HCD Study as a recommendation.

9.8.2 Non-Heritage Buildings: Appropriate Materials

Exterior Finish: Use materials compatible with the original design

Roofs: Slopes and layouts compatible with the original design

Doors: Use materials and designs compatible with the original design

Windows: Use windows compatible with the original design

The proposed development replaces two buildings deemed to be of low-to-none Heritage value, and which are not listed in the City's Inventory. Furthermore, the proposed design adheres and conform to the materials, proportions, details, colours, and architectural language of the two distinct styles (Victorian Gothic, and Second Empire) that they represent.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition, and the new construction conforms to the policies and guidelines within the Maple Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition of two existing single detached dwellings and establishment of 16 residential units comprised of 8 semi-detached units and 8 townhouse units located at 9785 and 9797 Keele Street under the Ontario Heritage Act.

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

Attachments

1. Cultural Heritage Impact Assessment
2. Context Plan
3. Site Plan
4. Keele Street: Victorian Gothic unit
5. Keele Street: Second Empire unit
6. Rear Unit (typical)
7. Floor plans
8. Inner streetscape conceptual rendering
9. Keele Street conceptual rendering
10. Proposed landscape plan
11. Proposed exterior colour palette

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

Reviewed by

Rob Bayley, Manager of Urban Design/Cultural Services, Development Planning
Mauro Peverini, Director of Development Planning

Heritage Vaughan Committee Report

DATE: Wednesday, October 16, 2019

WARD(S): 2

**TITLE: REMOVAL OF ADDITION FROM SINGLE FAMILY DWELLING
LOCATED AT 8109 KIPLING AVENUE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of a 3-storey apartment addition attached to a single-family dwelling located at 8109 Kipling Avenue; a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachment 4.

Report Highlights

- The Owner is proposing the demolition of a 3-storey apartment addition attached to a single-family dwelling at 8109 Kipling Avenue.
- The existing main dwelling is identified as a contributing property in the Woodbridge Heritage Conservation District Plan (“Woodbridge HCD Plan”).
- The proposal is consistent with the relevant policies of the Woodbridge HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge HCD Plan.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed removal of a 3-storey apartment addition from a single-family dwelling at 8109 Kipling Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Background

8109 Kipling is a rectangular parcel of land presently containing a 19th century single-family Gothic Revival residence with a 1950's apartment block attached to the rear of the house. 8109 Kipling Avenue is designated under Part V of the Ontario Heritage Act as part of the Woodbridge Heritage District.

The property fronts onto Kipling Avenue at the southwest corner of the intersection with Porter Avenue. The existing residence is a 1½ storey brick and wood framed house with a small front porch facing Kipling Avenue. The three-storey concrete block addition is attached at the existing east side brick party wall of the 19th Century residence (Attachment 4). Existing surface parking spaces are located at the rear of the property.

Previous Reports/Authority

NOT APPLICABLE

Analysis and Options

The Owner is proposing to demolish the 3-storey apartment addition at 8109 Kipling Avenue. The building has been functioning as a rental income property with the apartment ceasing to be in use in 2014. The house is planned to be restored for use as single-family dwelling leased for residential use, with maintenance restoration of the building exterior. Existing surface parking spaces adjacent to the apartment block are proposed to be returned to lawn area, and new surface parking to service the heritage house is planned to be located near the rear entry to the house.

All redevelopment that impact heritage attributes of designated buildings must conform to the policies and guidelines within the Woodbridge HCD Plan and the

Vaughan Official Plan 2010 ('VOP 2010'). The following is an analysis of the request according the notices of VOP 2010' and the Woodbridge HCD Plan.

Woodbridge HCD Plan 6.2.6 ACTIVITIES THAT ARE SUBJECT TO REVIEW

- *The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure are subject to review*

Vaughan Official Plan 2010 – 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:

- b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.*

The proposed plan is consistent with the Woodbridge HCD Plan and the VOP 2010 as the Owner has provided a complete Cultural Heritage Impact Assessment (Attachment 1), that supports staff's analysis and comments.

Woodbridge HCD Plan 6.2.1 STANDARDS AND GUIDELINES FOR CONSERVATION

The Woodbridge HCD states:

“As a starting point, this HCD Plan adopts the Federal “Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines). These Standards and Guidelines provide a foundation for the conservation of archaeological sites, landscapes and buildings.

The Standards and Guidelines should be applied in tandem with the Woodbridge HCD Plan. Where a discrepancy may occur between these two documents, the Woodbridge HCD Plan will prevail.

It is the intent of this HCD Plan to conserve and restore the heritage resources within the District and prevent their demolition or relocation. The retention of the existing heritage resources is essential to maintaining the village character of Woodbridge.”

Conservation

The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

- **Preservation**
The action or process of protecting, maintain, and/or stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.
- **Rehabilitation**
The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.
- **Restoration**
The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

The proposed plan aligns with the Woodbridge HCD Plan, Standards and Guidelines for Conservation extracts above. By safely removing the addition at 8109 Kipling the 19th Century residence will be fully revealed. These guidelines are met by a satisfactory engineering report outlining the removal process (Attachment 5). Maintenance restoration of the building exterior will occur after the removal of the addition as identified in the Cultural Heritage Impact Assessment (Attachment 1).

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition of a 3-storey apartment addition on the subject property conforming to the policies and guidelines within the Woodbridge HCD Plan and VOP 2010. Accordingly, staff can support Council approval of the proposed demolition of the addition at 8109 Kipling Avenue under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

1. Cultural Heritage Impact Assessment
2. General Site Location
3. Site Plan and Survey
4. Photos of building
5. Engineering Plan

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

Reviewed by

Rob Bayley, Manager of Urban Design/Cultural Services, Development Planning
Mauro Peverini, Director of Development Planning

Heritage Vaughan Committee Report

DATE: Wednesday, October 16, 2019

WARD(S): 4

TITLE: RELOCATION OF ONE DESIGNATED PART IV HOUSE (58 FANNING CIRCLE) AND A LISTED HOUSE (39 KEATLEY DRIVE) TO 10090 BATHURST STREET, VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE WEST

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed relocation and restoration of the George Munshaw House (Designated under By-law 403-87 as Amended by By-law 103-2016) located at 58 Fanning Mills Circle, and the relocation of the Bassingthwaite House (Listed under Section 27 of the *Ontario Heritage Act*) currently located at 39 Keatley Drive (formerly 10244 Bathurst) to a new location known as 10090 Bathurst Street.

Report Highlights

- The Owner is proposing to relocate 2 heritage structures to a new location at 10090 Bathurst Street
- One structure is known as the “George Munshaw House” (Designated Part IV under By-law 403-87, as amended by by-law 146-2016)
- One structure is known as the “Bassingthwaite House” and is Listed under Section 27 of the *Ontario Heritage Act*.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*
- Staff recommends approval of the proposal as it conforms with the policies of Vaughan Official Plan 2010 regarding the relocation of heritage structures.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed relocation and restoration of the George Munshaw House located at 58 Fanning Mills Circle to 10090 Bathurst Street under Section 34 of *Ontario Heritage Act*, subject to the following conditions:
 - a) The Owner shall enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the City of Vaughan for the preservation / conservation of cultural heritage value;
 - b) The Owner shall provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the George Munshaw House;
 - c) The Owner shall provide the City with an updated legal description of the new location to facilitate the amendment of the designation by-law;
 - d) The George Munshaw House shall be relocated, stabilized and footings, foundation and site services be installed prior to the relocation and restoration of the Bassingthwaite House;
 - e) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - f) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - g) The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.
2. THAT Heritage Vaughan recommend Council approve the proposed relocation of the Bassingthwaite House located at 39 Keatley Drive to 10090 Bathurst Street of *Ontario Heritage Act*, subject to the following conditions:
 - a) The Owner shall enter into a Heritage Easement Agreement under Section 37 of the OHA with the City of Vaughan for the preservation of the conservation of cultural heritage value;
 - b) That the Owner provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the Bassingthwaite House;

- c) The Owner shall provide the City with an updated Statement of Cultural Heritage Value in order to facilitate the inclusion of the Bassingthwaite House into the amendment of the designation by-law;
- d) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- e) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- f) The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

Background

Both the George Munshaw House and the Bassingthwaite House were originally located within Draft Plan of Subdivision file 19T-03V13. In 2005, several structures in the subject area were approved for demolition with the exception of the George Munshaw House (designated under by-law 403-87) which was located at 980 Major Mackenzie Drive West and the structure known as the Bassingthwaite House located at 10244 Bathurst Street. The two houses were to be integrated into the future subdivision due to their strong cultural heritage value.

The following is an extract from the August 24, 2005, Council approved recommendation:

*“That the Bassingthwaite House (at 10244 Bathurst Street) be preserved and integrated into the subject Draft Plan of Subdivision to the satisfaction of Cultural Services staff.
That the owner continue to have the George Munshaw House (the small building at 980 Major Mackenzie Drive) preserved and eventually integrated into the subject Draft Plan of Subdivision to the satisfaction of Cultural Services staff.”*

The George Munshaw House

The George Munshaw House was built circa 1825-1850, with vertical plank sheathing as a frame support and represented the transition period from post and beam construction to balloon frame construction. Originally located on Concession 2, Lot 44 West Half, it was moved to 980 Major Mackenzie Drive West in 1984 and in 1987 was

designated under Part IV of the *Ontario Heritage Act* ('OHA') due to its historical and architectural value.

In May 2015, the Owner proposed the relocation of the George Munshaw House to its current location (Lot 104 of Phase 2 of Draft Plan of Subdivision file 19T-03V13) on Major Mackenzie Drive West, west of Bathurst Street. This proposal was recommended for approval at the 13 May 2015 Heritage Vaughan meeting and was approved by Council on June 23, 2015. Subsequently, the George Munshaw House was relocated in September of 2016 to its current location municipally known as 58 Fanning Mills Circle. The relocation was not entirely completed as the house has remained on stages and has been kept on supports with no new foundation.

As part of the proposal, a current condition survey was completed and the house was found to be in relatively good condition as outlined in the submitted Cultural Heritage Resource Impact Assessment (CHRIA). It is imperative that the house be stabilized as soon as possible in the proposed new location however, to prevent further deterioration.

The Bassingthwaite House

According to the initial research provided in the Archeological Services Inc., March 2005 report entitled "Cultural Heritage Impact Assessment for Helmhorst Investment Limited," The Bassingthwaite House is a two-storey structure constructed in approximately 1860, which was renovated and enlarged in the 1980s with a two-storey rear addition that "was constructed to the south elevation." The time period of this later addition is confirmed through the review of aerial photos from this period.

The Bassingthwaite House was identified in 2005 as containing significant cultural heritage value and Listed under Section 27 of the *Ontario Heritage Act*. At the early stages of the application process it was identified as one of the buildings to be retained and integrated into Draft Plan of Subdivision file 19T-03V13. The house remains in its original place, although its municipal address was changed from 10244 Bathurst Street to 59 Keatley Drive. In 2012, demolition clearances were given to demolish the collection of outbuildings (a garage and 3 barns) located on the original property. In 2014 a Letter of Undertaking was issued for the structure's restoration, but conservation work has yet to begin. The dwelling is currently unoccupied.

10090 Bathurst Street

The proposed new location for both houses is 10090 Bathurst Street. This property located on the west side of Bathurst Street, just north of Major Mackenzie Drive West. This property was the location of the Patterson School Secondary School No.19, built in 1870 and decommissioned in 1964. Upon its decommission it was sold and readapted into a private home on the site. As the site was never Listed or Designated by the City

of Vaughan, it was not identified as a heritage property and was demolished in 2018.

Previous Reports/Authority

Heritage Vaughan August 24, 2005

Heritage Vaughan Committee – April 23, 2014

Heritage Vaughan Committee May 13, 2015

Analysis and Options

Ontario Heritage Act

Under the *Ontario Heritage Act*, the relocation and restoration of the George Munshaw House must follow the process outlined in the following Sections of the OHA;

Section 33 – the alteration of a designated property, both in the removal of the structure and its restoration and renovation.

Section 30 – the amendment of the designation by-law to update and amend the new legal description of the property.

Section 34 – the relocation of the structure is to be treated as a demolition of the structure, with the subsequent repeal of the previous designation (i.e. Fanning Mills Circle).

The ongoing preservation of the cultural heritage value of the Munshaw House will be ensured by the City entering into an easement agreement with the Owners under Section 37 of the OHA, for the conservation of property of cultural heritage value. This covenant is to be entered into after Council approves the proposed works presented in this report.

The Bassingthwaite House is not designated under Part IV and therefore its relocation and restoration does not require a heritage permit. However, as the intent is relocate the house to what will have become a designated Part IV property consisting of the George Munshaw House, it too will therefore be covered under Part IV protection upon relocation, and its restoration should be considered in the context of conserving its cultural heritage value. To this end, there will be another Section 37 heritage easement agreement needed, to identify and conserve the additional cultural heritage value of the Bassingthwaite House.

All new development must conform to the Cultural Heritage policies and guidelines within the *City of Vaughan Official Plan 2010* ('VOP 2010').

Section 6.1 of VOP 2010 promotes an active and engaged approach to the recognition and conservation of cultural heritage resources and their integration into future development.

Section 6.2.2.4 of VOP 2010 states that Designated heritage properties shall be conserved in accordance with good heritage conservation practice, and that the City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with good heritage conservation practice.

Section 6.2.2.7(c) of VOP 2010 allows for the alternative to relocate a designated heritage property to another site within the same development if all options for on-site retention have been explored. Conservation in-situ of the same use or through adaptive reuse are the preferred first and second options, while relocation to another site within the same development is the third option.

Staff supports the relocation and retention of the George Munshaw House given that the house was previously moved in 1984 from its original site in modern-day Richmond Hill and that the proposed relocation within the new proposed subdivision provides a viable continued residential use and siting that is sympathetic to its character defining elements. It will also provide for the stabilization and restoration of the structure. The proposed new location will be visible along Bathurst Street and not far from its original location on the east side of Bathurst.

The initial intent was for Bassingthwaite House to be retained in-situ but it was determined that the proposed location will improve the setting of the Bassingthwaite House by providing it with a naturalized setting. The original orientation of the Bassingthwaite House, facing east towards Bathurst Street, can be maintained. This will improve the visual prominence of the resource. Depending on its use, it may also facilitate greater accessibility to and appreciation by the public.

The Owner has submitted a combined Cultural Heritage Resource Impact Assessment (CHRIA) and Conservation Plans for both locations. Cultural Heritage staff has reviewed these reports and find that they meet the City of Vaughan Guidelines. The documents do not set out a sequence of when the buildings are to be moved, but recognizes that if the George Munshaw House is to be saved, relocating it to a location where it can be restored and rehabilitated is a priority.

By contrast, the relocation of the Bassingthwaite House is not as urgent, and Cultural Heritage staff recommends that it be stabilized in place until the Munshaw House has been relocated with a new foundation, footings and site services have been installed. Once the George Munshaw House has been stabilized at the new location, the Bassingthwaite House may be prepared for relocation.

Cultural Heritage staff notes that the Toronto and Region Conservation Authority ('TRCA') regulates the construction, reconstruction or placement of a building or structure of any kind on the proposed site as it is under Ontario Regulation 166/06. Based on a preliminary review of the site plan, the TRCA has no concern with the proposed locations of the buildings and the intent that the programming of the buildings will be completed after the move, through the related *Planning Act* approvals.

For the time being the use of property will be maintained as residential, with one of the buildings identified as a dwelling unit and the other as an accessory structure. Any future changes in use will require a Zoning By-law amendment. Furthermore, once the designation is updated, any proposed alterations to the property will require an application to alter a structure under Section 33 of the *OHA*.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed relocation and restoration proposals conforms to the policies and guidelines within the Vaughan 2010 Official Plan. Accordingly, staff can support Council approval of the proposed relocation of the Part IV designated George Munshaw House located at 59 Fanning Mills Circle, and the relocation of the Basingthwaite House (Listed under Section 27) currently located at 59 Keatley Drive (formerly 10244 Bathurst) to a new location known as 10090 Bathurst Street, as shown on Attachment 1.

For more information, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Attachments

1. Context Plan
2. Aerial Plan
3. Existing Site Plan for Fanning Mills Circle
4. Existing Site Plan for 39 Keatley Drive
5. By-law 403-87 as amended by bylaw 146-2016
6. Cultural Heritage Resource Impact Assessment
7. *Conservation Plan for the George Munshaw House*
8. *Conservation Plan for the Bassingthwaite House*
9. Proposed Site Plan for 10090 Bathurst Street

Prepared by

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Reviewed by

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Mauro Peverini, Director of Development Planning