

# HERITAGE VAUGHAN COMMITTEE REPORT

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**DATE:** Wednesday, January 15, 2020

**WARD:** 5

**TITLE: ALTERATION – REPLACEMENT OF WINDOWS LOCATED AT  
7646 YONGE STREET, THORNHILL HERITAGE  
CONSERVATION DISTRICT**

**FROM:**

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

**ACTION:** DECISION

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**Purpose**

To seek approval from the Heritage Vaughan Committee regarding the proposed replacement of windows located at 7646 Yonge Street, a property located in the Thornhill Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1- 4.

**Report Highlights**

- The Owner is proposing to replace 39 windows at 7646 Yonge Street.
- The existing dwelling is identified as a non-contributing property in the Thornhill Heritage Conservation District Plan (“Thornhill HCD Plan”).
- The proposal is consistent with the relevant policies of the Thornhill HCD Plan.
- The proposal may be delegated to the Heritage Vaughan Committee for approval as set out through By-law 193-2015, as amended by By-law 109-2016
- Staff supports approval of the proposal as it conforms with the policies of the Thornhill HCD Plan.

## **Recommendations**

THAT Heritage Vaughan Committee approve the proposed replacement of 39 out of 45 windows at 7646 Yonge 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 Deputy City Planner, Planning & Growth Management;
- b) That Heritage Vaughan Committee approval does 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

## **Background**

The building at 7646 Yonge Street was built circa 1987 on the side yard of 7636 Yonge Street, as part of a larger redevelopment from 7620 Yonge Street to 7646 Yonge Street. It is a Georgian revival style 2-storey structure clad with polychrome brick. The 1990 Site Plan Agreement (Attachment 3) for the subject property states *“All building elevations shall be completed and maintained in accordance with Schedules “G” and “H”, attached hereto.”* The subject property is identified as “Schedule H”, shown in Attachment 3.

In August 2019, it was brought to the attention of Cultural Heritage staff that there had been significant changes to the windows of the building from the original design as shown in Attachment 3, to large single pane windows as shown in Attachment 4. This was confirmed through a site visit by City of Vaughan Cultural Heritage and By-law Enforcement staff.

A letter was sent to the Owner of the property, who has responded with an application to replace the existing windows with proposed windows as shown in Attachment 5.

## **Previous Reports/Authority**

There are no previous reports.

## **Analysis and Options**

***All alterations and new development must conform to the policies and guidelines within the Thornhill HCD Plan.***

The following is an analysis of the proposal according the Thornhill HCD Plan.

### ***2.7.3 Objectives for Non-heritage Buildings states:***

***“To encourage improvements to non-heritage buildings that will enhance the District’s heritage character.”***

The installation of the proposed windows will re-establish the original design elements of the subject property.

**4.3.2 Design Approach** states:

*“Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: historical conversion or contemporary alteration as described in the Guidelines in Section 9.4.”*

The proposed windows are consistent in pattern with the original design and intent noted in the 1990 Site Plan Agreement. There are 45 windows of this size in total on the building and all originally had a pattern of 6 over 6 muntins. All windows will continue to be fixed (i.e. not single or double hung).

During the site visit in late August with a City of Vaughan By-law officer, Cultural Heritage staff documented the alteration of the current single pane windows, all 11 in the front as well as the sides and rear, with the exception of some windows on the north facade.

The 1990 Site Plan Agreement executed by the property owner refers to maintaining the design and appearance of the building. As the building was designed to conform to the earlier Thornhill HCD Plan, the intent of the design is to be sympathetic to its neighboring heritage buildings by specifically referencing earlier window designs and a brick appearance.

**9.2.4 Windows and Shutters** states:

*“Most heritage styles used double-hung windows. These are described by the number of panes, or lights, in each sash. If there are 6 panes above and 6 below, it’s called a 6 over 6, or 6/6 window. Before around 1850 the size of available panes was small, and the number of lights was large. Typical Georgian window were 12/12. As glass technology improved, larger glass led to 2/2 and then 1/1 windows.”*

The Site Plan Agreement approved fixed, 6 over 6 windows for the subject property. The proposed new windows will return to the original pattern established in 1990. There are 39 windows (out of 45) to be changed on the building as follows (measurements are in inches as supplied by the Owner):

The first and second floor windows on all 4 sides of the building are 34" x 46" with a muntin pattern of 3 panes across and 4 panes down. In the Site Plan approved drawing and the proposed replacement windows, the window pane pattern is to be maintained. It is noted that the two narrow windows on the first floor, flanking the front door were replaced between 2002 and around 2007/8. In the Thornhill HCD Inventory excerpt, one

window remained unaltered with muntins, but the other had been changed to be a picture window.

The third-floor dormer windows are 30" x 36" and in the original design were 2 panes across and 4 panes down, but in the Thornhill 2007 Update Inventory and in a staff inventory photo from 2002, the dormer windows show a 2 by 3 pattern. Considering that the glass panes are approximately the same size as the first and second floor windows, these windows still harmonize with the existing window pattern. Therefore, a similar design is acceptable as a current replacement.

The windows are manufactured by Vinylbilt as shown in Attachment 5, and will be installed into the existing wood frames. All wood stops and glass are removed leaving only the perimeter frame. The windows are fastened into the frames by screws and insulated in accordance with Vinylbilt specifications. In addition, the Vinylbilt specifications require all existing outside wood frames capped in aluminum and the colour remain white.

The windows are Low Profile Fixed Window models from the Platinum Line and are customizable to the size of the existing window openings. The windows will also have muntin bars in the same configuration as existing, with bars measuring ½" x ½". The configuration is as existing 3 panes across by 4 panes down on all first and second floor windows. The third-floor dormer windows are smaller, with a configuration of 3 panes across by 3 panes down.

The proposed new windows meet the design specifications of the original 1990 agreement respecting the appearance rather than specific materials.

### **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 Development Planning Department is satisfied the proposed window change for the existing building at 7646 Yonge Street conforms to the policies and guidelines within the Thornhill HCD Plan. Accordingly, staff can support Heritage Vaughan Committee approval of the proposed replacement of 39 windows at 7646 Yonge Street under the *Ontario Heritage Act*.

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

## **Attachments**

Attachment 1 – 7646 Yonge St\_location Map

Attachment 2 – 7646 Yonge St\_excerpt from Thornhill HDC Inventory

Attachment 3 – 7646 Yonge St\_1990 Site Plan Agreement excerpt

Attachment 4 – 7646 Yonge St\_site photos

Attachment 5 – 7646 Yonge St\_proposed new windows information

## **Prepared by**

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