

# HERITAGE VAUGHAN REPORT

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**DATE:** Wednesday, June 10, 2020

**WARD(S):** 1

**TITLE: STRUCTURAL, INTERIOR AND COSMETIC ALTERATIONS TO  
BEAVERBROOK HOUSE, A DESIGNATED PART IV PROPERTY  
AT 9995 KEELE AVENUE, MAPLE HERITAGE CONSERVATION  
DISTRICT**

**FROM:**

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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## **Purpose**

To provide information to the Heritage Vaughan Committee regarding the proposed structural, interior and cosmetic alterations of the Beaverbrook House, a City of Vaughan owned property located in the Maple Heritage Conservation District and designated under Part IV of the *Ontario Heritage Act*.

### **Report Highlights**

- The City is undertaking structural, interior and cosmetic alterations to Beaverbrook House, located at 9995 Keele Avenue
- The building is identified as a Designated Property under Part IV of the *Ontario Heritage Act*, and a contributing property in the Maple Heritage Conservation District Plan ('MHCD Plan')
- Heritage Vaughan Committee consideration is required under the *Ontario Heritage Act*, however Council approval is not required for the proposed renovations and this report is for information purposes only
- Staff supports this proposal as it conforms with the policies of the MHCD Plan

## **Recommendation**

THAT the presentation from Cultural Heritage staff on the proposed structural, interior and cosmetic alterations to Beaverbrook House located at 9995 Keele Avenue under Section 42 of *Ontario Heritage Act* be received.

## **Background**

The Beaverbrook House is municipally known as 9995 Keele Street and is located at the southeast corner of Keele Street and Major Mackenzie Drive West as shown on Attachment 1. The brick house structure was built circa 1878-79 and is an example of Georgian Revival comprised of red and yellow brick, yellow and sandy stone and wood trim. It is associated with the Noble family, an early founding family in Maple and is the birthplace of William Maxwell Aitken (Lord Beaverbrook).

Originally, there were other properties and structures owned by the Noble family located to the north of the property. These structures were demolished due to the realignment of Major Mackenzie Drive West in the 1960's. Therefore, this is the only remaining structure associated specifically with the Noble family in Maple. Located at the major core intersection of Keele Street and Major Mackenzie Drive West, it is a prominent historic structure in the Maple Heritage Conservation District ('Maple HCD') referencing the crucial four corners as the foundation of the Village of Maple. Vaughan Council in 1981 designated the Beaverbrook House under Part IV of the *Ontario Heritage Act* ('OHA'). The Cultural Heritage Impact Assessment report identifies the east addition to have been built when the house became the home to the doctors of Maple beginning in the 1920's with Dr. W.S. Caldwell, who sold it to Dr. R.A. Bigford in 1933. Dr. Bigford remained in the house, operating his practice until the 1970's and this addition would have likely functioned as the entrance to the practice.

The property is located in the Commercial Core area of the Maple HCD and is considered to be a contributing property to the District.

## **Previous Reports/Authority**

There are three known previous Heritage Permits issued for alterations to the structure:

1. August 2018: repairs and restoration of masonry/brick
2. November 2010: doors and columns replacement; and
3. 2015: repair and reinforce the foundation of the property

## **Analysis and Options**

The subject property is designated under Part V of the of the OHA as part of the Maple HCD and is identified as a significant heritage property.

The proposed interior renovations, structural improvements, and window replacements will require the consideration of the Heritage Vaughan Committee, as outlined under the OHA.

## **1. Proposed Renovations**

The building is being renovated to accommodate increased occupancy for Commercial Use (office space for City use). The proposed use necessitates structural, interior and cosmetic renovations to improve space functionality and to address Ontario Building Code ('OBC') requirements.

### **GROUND FLOOR**

The ground floor renovations include the removal (and retention but not reuse) of the double doors leading into the north parlour, and a temporary partition wall to be installed within the existing door frame opening in order to close access to the north vestibule ('Reception'). The south door leading under the stairs into the storage area is also proposed to be sealed with a temporary partition and the door be retained and potentially reused at the new storage closet under the new stair.

The south rooms, presently separated by a full partition wall, are proposed to be linked by removing the existing temporary partition built within the existing flat arch opening. The existing door of the smaller room is to be retained but not reused, and the opening is to be closed with a fixed glass partition partially frosted along the lower half; the angled duct chase in the northeast corner is to be rebuilt as a square-corner chase.

The two existing washrooms are to be removed and replaced with an accessible single-stall washroom enclosed in new partitions. The west partition wall will seal the existing doorway, and left unaltered behind the partition; however, it will become inaccessible.

The existing kitchen will be removed and renovated. The existing service stair will be removed entirely and replaced with a new stair; the new stair will be separated from the kitchen by a new partition wall with attached new kitchen cabinetry. A new storage closet is proposed under the new stair with a lockable door accessible from the new Reception area.

### **UPPER FLOOR**

The upper floor includes the renovation of the existing bathroom to be enclosed within a new partition wall. The existing doorway opening into the bathroom will be enlarged, the door casing will be relocated to the new access opening, and the door will be retained but not reused. The renovated opening and wall will be built to match the existing condition.

The small ancillary room at the southeast corner of the upper floor, presently accessed from the master bedroom will be annexed to the existing bathroom, by removing the partition wall separating them. The current doorway between the master bedroom and the ancillary room will be sealed with a partition wall, and the door will be retained but not reused.

The northeast and south master bedroom doors will be removed and retained, but not reused.

The east addition will be entirely renovated, with all partition walls and doors removed and discarded. Based on the CHIA report and through some exploratory holes and observation, this area has been extensively modified and renovated several times over the years. All surfaces will be made good and a new stair will be installed in the location of the existing stair, including some structural floor modifications to allow for an increased tread depth as required by the OBC. A glass partition will separate an accessible hallway linking the new stair and the existing main stair. The two proposed offices will be separated by a full-height stud wall non-structural partition.

The main stair will be reinforced from underneath to preserve and enhance its structure. The handrail will be restored and reused; the pickets will be removed and discarded, and new taller pickets to match existing will be installed to raise the handrail to meet the OBC required height. Access from the main stair to the east addition will be provided by removing the existing step “wedge” and cutting a landing at the existing doorway, depth of landing to match width of doorway.

## **GENERAL RENOVATIONS**

All windows are proposed to be removed and discarded and replaced with Andersen Windows, Georgian/Federal model, to replicate existing window styles and openings. All trims and frames will be restored and reused where possible or rebuilt to match where needed.

All flooring is to be reinforced with additional bridging where possible. New flooring throughout the building is proposed to be high-traffic commercial-grade vinyl plank flooring where wood is present. All existing tile will be removed and replaced with new porcelain tile.

## **2. Review and Comments**

Cultural Heritage staff has reviewed additional documentation and provide the following comments regarding the proposed renovations:

The scoped Cultural Heritage Impact Assessment (‘CHIA’) included as Attachment 1, identifies the extent of the work to be compliant to the requirements of the OHA, the protection levels of By-law 72-81 and confirms the interior alterations will not diminish or detract from the heritage value of the building.

The Structural Load report (Attachment 3) addresses the basement structural reinforcements for the proposed increased live and dead loads and the installation of the new service stair. The report concludes the expected increased loads as a result of the occupancy change will be accommodated by the proposed alterations.

An additional document (submitted as Attachment 4) discusses the conservation method, retention and storage of the existing materials salvaged from the renovation. Cultural Heritage staff recommends the salvaged doors, any retained door frames, casements, and any other material not identified in the conservation document be treated and stored in a similar fashion, on the premises, as recommended in Attachment 4.

The proposed window replacement is in keeping with the existing window style and therefore, should be visually seamless and a functional improvement. The casement and trims shall be in keeping with the existing trim and mouldings of the building, and paint is to match the existing colour scheme as specified in Attachment 5.

The proposed flooring replacement is a high-traffic commercial-grade vinyl plank flooring throughout the majority of the building and select porcelain tile at the ground floor hallway and kitchenette, and upper floor washrooms. Specifications for the vinyl tile are identified in Attachment 6 and the final porcelain tile is still under review.

### **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 works conform to the policies and guidelines within the Maple Heritage Conservation District Plan. Accordingly, staff can support the proposed interior renovations and structural alterations to Beaverbrook House located at 9995 Keele Avenue under the *Ontario Heritage Act*.

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

## **Attachments**

1. Attachment 1 – 9995Keele – Scoped CHIA
2. Attachment 2 – 9995Keele – By-Law 72-81
3. Attachment 3 – 9995Keele – Structural Load Report
4. Attachment 4 – 9995Keele – Window Storage
5. Attachment 5 – 9995Keele – Andersen Windows
6. Attachment 6 – 9995Keele – Other Specifications

## **Prepared by**

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