

**46 CENTRE STREET, THORNHILL**

**CULTURAL HERITAGE IMPACT  
ASSESSMENT (CHIA) REV.II**



**FINAL  
AUGUST 13, 2020**

**PREPARED FOR  
PHAEDRUS STUDIO**

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Cover Image: Common Bond Collective, 2019.

# **46 CENTRE STREET, VAUGHAN CULTURAL HERITAGE IMPACT ASSESSMENT REV. II**

## **FINAL**

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## EXECUTIVE SUMMARY

This CHIA is required to identify and assess the impacts of a proposal for 46 Centre Street, Thornhill that involves the retention and adaptive reuse of an existing heritage building as well as a new mixed-use, low-rise infill building. The property was the subject of a Cultural Heritage Evaluation Report (2018)<sup>1</sup> and found to have cultural heritage value for design, historical and contextual reasons.

This CHIA evaluated the impacts of the proposed interventions for the infill building and adaptive reuse against the heritage values and attributes identified in the 2018 CHER. This CHIA categorized each proposed intervention as a 'none', 'low', or 'moderate' impact. 'Positive' impacts were also identified where relevant. This is documented in chart form in Section 9.0. No impacts were categorized as 'high'.

Most of the proposed interventions have already been mitigated to low impacts through design strategies. However, some interventions are identified as moderate impacts after alternative approaches were considered but found to be unacceptable. As the impact of these interventions is unlikely to be further reduced, the CHIA proposes additional mitigation measures. The interventions categorized as moderate impacts are required for the retention and continued use of the property which, overall, is considered to be positive for the property and Heritage Conservation District.

A corresponding Conservation Plan has been developed for the project, summarized in Section 10.0 of this CHIA.

<sup>1</sup> D.R. Chalykoff. Cultural Heritage Evaluation Report: 46 Centre Street, Thornhill, Vaughan, Ontario, 30 April, 2018. See Appendix D of this report.

## 1.0 INTRODUCTION

This report has been prepared according to the Town of Vaughan's Guidelines for Cultural Heritage Impact Assessments (2017) as well as conservation best practice prepared by provincial, national and international authorities.

### 1.1 PROJECT TEAM AND METHODOLOGY

The project team for this CHIA consists of Ellen Kowalchuk (MA, CAHP) and David Deo (BA, Dipl. Heritage Conservation, CAHP) both of Common Bond Collective.<sup>2</sup> Common Bond Collective was engaged by Phaedrus Studio in December 2018 to complete a Cultural Heritage Impact Assessment (CHIA) for the property at 46 Centre Street in Thornhill. This revised version of the CHIA is updated to reflect refinements to the proposal, and incorporate details from the Conservation Plan prepared in February 2020.

The project team reviewed the Cultural Heritage Evaluation Report prepared by D.R. Chalykoff in April 2018. This CHIA utilizes the cultural heritage values and attributes identified in the CHER, and its research and analysis are integrated and expanded upon where appropriate. The project team also reviewed the Thornhill Register of Heritage Properties (2005), City of Vaughan Individually Designed under Part IV (n.d.), the Thornhill Heritage Conservation District Study and Plan (1984), and the Thornhill Heritage Conservation District Plan and Guidelines (2007).<sup>3</sup> The team conducted site reviews on January 4, 2019 (exterior) and January 18, 2019 (interior).<sup>4</sup> The project team also reviewed and provided comment on the Urban Design & Sustainability Brief prepared by Phaedrus Studio (February 2020).

### 1.2 TERMINOLOGY

Throughout this document, the term 'main house' is used to describe the original, 1 ½ storey building and is understood to be the rectangular mass comprising the south end of the building. 'Tail addition' is used to describe the two additions to the rear (north) of the main house. 'Third addition' is used to describe the full-height single storey space at the north end of the building which appears to be of late 20th century vintage. These are further described in Sections 6.1 and 6.2.

The proposed addition to the main house is referred to as Building A throughout, and the proposed new construction to the east is referred to as Building B throughout. Both are described more specifically in Section 8.0

<sup>2</sup> See Appendix B for consultant qualifications.

<sup>3</sup> The 1984 HCD Study was not reviewed as part of the CHIA.

<sup>4</sup> See Appendix A for site visit documentation.

## 2.0 APPLICANT AND OWNER CONTACT INFORMATION

### APPLICANT: OWNER'S AGENT

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## 3.0 PROPERTY DESCRIPTION

The property is located at 46 Centre Street in Thornhill (Part Lot 31, Concession I, York County) (Figure 1). The 1049m<sup>2</sup> property has a 25.6 metre frontage along Centre Street and contains a historic building (comprised of original dwelling with successive additions) and a large area on its north and east side currently used as surface parking.

The existing historic building is a 1 ½ storey wood structure likely constructed prior to 1845. It has a pair of late 19th century additions immediately north, and a larger gable-roofed addition (late 20th century). Originally constructed as a residence it was subsequently converted to commercial use. The building is currently vacant. The L-shaped parking lot wraps around the north and east side of the building with the driveway approximately centred on the site and directly abutting the east wall of the building.

The property is located on the north side of Centre Street west of Yonge Street in an area of low-scale residential buildings dating from the first half of the 19th century to the end of the 20th century (Figure 2). Several properties have been converted to commercial use and been added to, but retain their residential form and appearance. 46 Centre Street is immediately adjacent to 38 Centre Street to its east (3-metre driveway separation) and 56 Centre Street to its west (6-metre driveway separation).<sup>5</sup>

To the north, the property backs directly onto an access road leading to the outdoor swimming pool and tennis courts located in Thornhill Park. To the south is a residential enclave of handsome, single family homes typically set on generous lots. Located at the northern end of Elizabeth Street, the property at 46 Centre Street terminates the view on this historic north-south road.

<sup>5</sup> See Urban Design and Sustainability Brief, Section 2.1 Context, pp. 4-6.



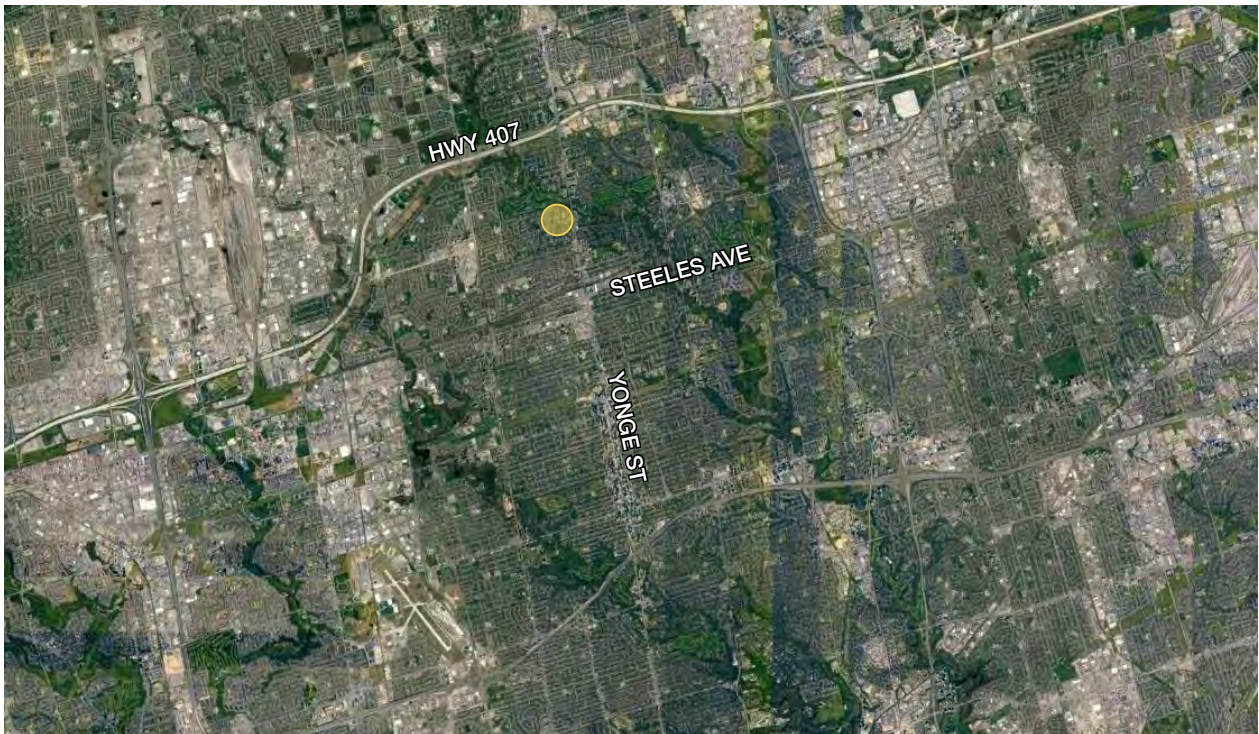


Figure 1: Satellite image with yellow circle indicating the approximate location of 46 Centre Street, just west of Yonge Street (Google & CBCollective, 2020).

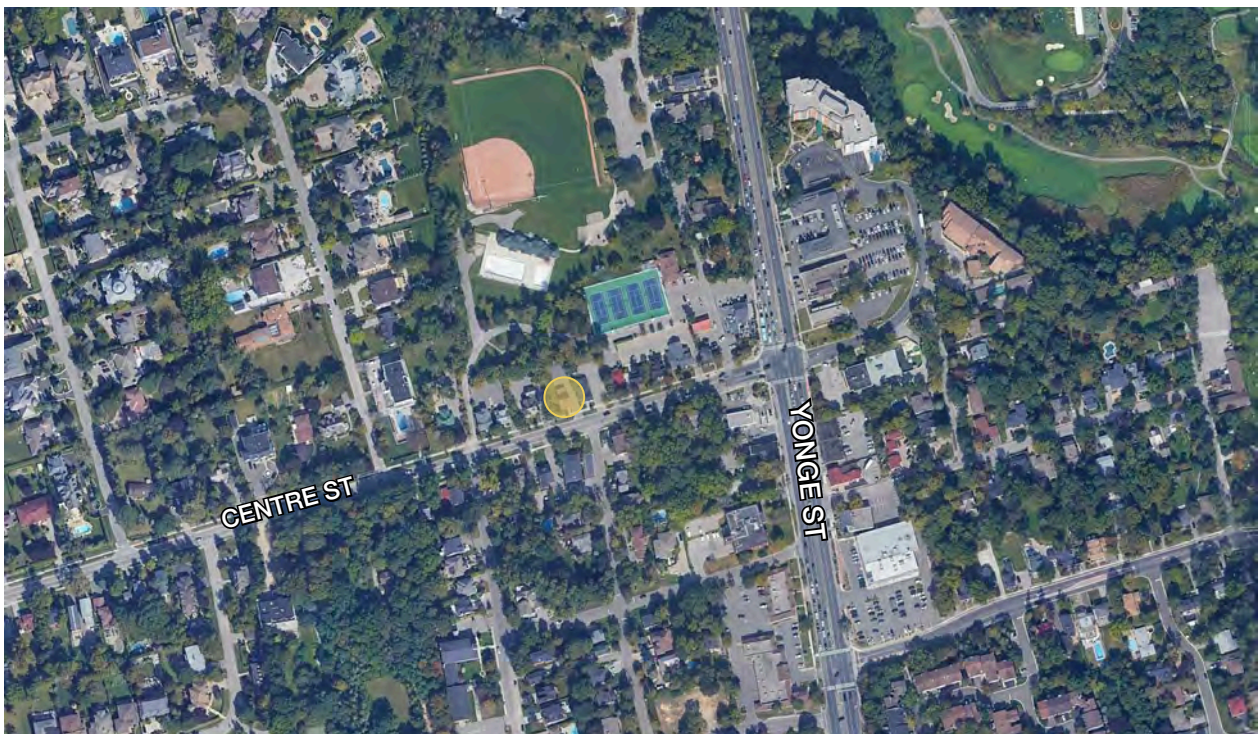


Figure 2: Satellite image with yellow circle indicating the approximate location of 46 Centre Street (Google & CBCollective, 2020).

## 4.0 HERITAGE RECOGNITION

46 Centre Street is listed on Vaughan's Register of Properties of Cultural Heritage Value (Part IV, Section 27). It is also located in the Thornhill Vaughan Heritage Conservation District (HCD) and identified as a 'heritage property' (Part V). The HCD Study was completed in 1984 and led to the establishment of the HCD through municipal by-law. The HCD is comprised of the west side of Yonge Street between Selgin Street and Thornhill Avenue. It also includes portions of Mill, Centre, Brooke, Old Jane and Elizabeth streets.

The Thornhill Vaughan HCD Plan was completed in 2007. There are 82 properties in the HCD - six are designated under Part IV and an additional 24 are listed. In the immediate vicinity of 46 Centre Street, listed properties are 18, 24, 66 and 78 Centre Street (north side) and 19, 33 and 39 Centre Street (south side).

The HCD Plan contains objectives for Heritage Buildings (Section 2.7.2), Landscape (2.7.4) and New Development (2.7.5) as well as policies for Conservation of Heritage Buildings (4.2.1), Alterations and Addition to Heritage Buildings (4.2.2), New Residential Buildings (4.4), Landscape Treatment (4.5.1), Trees and Shrubs (4.5.2), Commercial Parking Lots (4.6.4) and Commercial Signage (4.6.1). These objectives and policies have been considered by Phaedrus during the planning and design stages of the project and are reflected in the approach as outlined in their Urban Design and Sustainability Brief in Section 3.4 Heritage.

A discussion about how the design of the Building A addition and of Building B, conform to qualities established by neighbouring heritage buildings, and the overall character of the setting is contained in Section 9.1 of this HIA.

### 4.1 STATEMENT OF HERITAGE VALUE - 46 CENTRE STREET

The following Statement of Heritage Value was created in 2018 as a component of the CHER. For the purposes of this CHIA the heritage attributes have been ordered according to the heritage value they represent.

#### *Design/Physical Value*

46 Centre Street has design and physical value because it is a representative example of a building type: the settlement era house in its form, proportions, ground floor plan, primary building section and construction method. Design attributes are:

- residential form and scale of building as a long-standing part of streetscape and neighbourhood including the ground-floor plan and two primary building sections of the street-facing mass



- typical arrangement of gabled primary mass with ‘tail’ or perpendicularly oriented additions
- historical site zoning with house at southwest corner, utilities east and north of house
- small scale and wood-framing and finishing identify the house as of a different era
- design and detailing of front and side elevations of street-facing mass
- the relationship of finished ground floor level to grade
- heavy timber foundations of southern-most mass
- gable-end brick fireplace at west wall of original mass
- two stair systems: one from tail foundation, one from ground floor to upper floor
- location and relationship between fireplace and winding stairway

#### *Historic Value*

46 Centre Street has historical and associative value because it:

- has direct associations with the settlement era of Thornhill through the occupancy of the Soules, Martin and Deager families
- Yields and has the potential to yield information that contributes to an understanding of the community and culture of Thornhill
- Demonstrates and reflects the work of John Martin one of the first skilled builders to live and work in Thornhill
- Historical/associative ties to Soules, Martin and Seager families, all of whom are part of the fabric of old Thornhill

#### *Contextual Value*

46 Centre Street has contextual heritage value because it is important in defining, maintaining, and supporting the character of the Thornhill neighbourhood and is physically, functionally, visually and historically linked to its surroundings. Its contextual attributes are:

- its village-like relationship and setbacks of mass and front (south) elevation to Centre Street
- historical and current relationships to Centre and Yonge Streets
- open rear yard relationship to adjoining parkland
- historical axial termination of view northward along Elizabeth Street
- views from (and to) Centre Street of (and from) west, south and east windows of street facing mass

## 5.0 HISTORY OF PROPERTY

During the late-17th and early-18th centuries this region around Toronto was territory of the Mississaugas - an Algonquin people whose economy was based on garden farming, hunting, fishing and gathering wild plants. However, the Mississaugas became increasingly confined as a result of land cessations created by European rivals Great Britain and France. At the end of the Seven Years' War between Great Britain and France in 1763, France ceded Canada to Great Britain. King George issued the Royal Proclamation forbidding settlement by non-First Nations and mandating that land could only be transferred through negotiation and sale to the Crown. In 1784, the Mississaugas surrendered a large tract of land on the north shore of Lake Ontario known as the 'Carrying Place' - an ancient portage route between the Humber and Holland rivers. Conflicting and contradictory accounts of the 1787 negotiations resulted in another attempt to formalize the purchase in 1805 that became known as Treaty 13.

The 1791 Constitution Act established Upper and Lower Canada and in 1792 John Graves Simcoe was appointed Lieutenant-Governor of Upper Canada. He commenced creating government institutions and preparing the land for settlement. Simcoe divided Upper Canada into 19 counties which provided the basis for the creation of townships and the land surveys. Townships were divided into concessions which were in turn surveyed into 80-hectare (200 acre) lots. Lots were the basic form of property ownership with the Crown granting or selling them to private owners or clergy. David William Smith, the Surveyor General of Upper Canada created a standardized approach to land surveys for townships which was used throughout much of the province.

York County was created in 1792 originally comprising what is now the regional municipalities of York, Peel, Halton, the cities of Toronto and Hamilton and parts of Durham Regional Municipality. Construction of Yonge Street began shortly after the creation of York County and by 1794 the road opened as far as present-day Sheppard Avenue. By 1800 the road had been opened almost as far as Thornhill. Although not ideal, the state of the road in the late 1820s permitted passenger and freight traffic to operate as far north as Holland Landing.

The property at 46 Centre Street is located on Part Lot 31, Concession I, York County and the first land transaction recorded in 1805. The following chronology of property ownership is taken from the CHER. A detailed history of the property is found in that document.<sup>6</sup>

<sup>6</sup> Chalykoff, pp. 21-31.



DATE	Parties	Instrument
1805 - Oct 11	Crown to Daniel Soules	Patent
1845 - Apr 16	Soules to John Martin	24463
1899 - May 1	John Martin Will	6809
1920 - Apr 13	Charlotte R. Martin to Robert E. Dean	12066
1936 - Jun 12	Susan A. Dean Atkins vs. Robert Edgar Dean (foreclosure)	17253
1940 - Jun 3	Atkins to Margaret J. Seager and Mary Seager	18537
1969 - Apr 2	Seagers to Mary T. Harrison	82916
1983 - Feb 11	Harrison to Sheldon Steinberg	309586
1983 - Mar 30	Corrected OLS drawing for Steinberg	312627
1983 - Aug 5	Steinberg to Ronald E. Thomson and Karen L. Will	322977
1985 - Jan 31	Steinberg to ...Thomson/Will	361900
1985 - Jan 31	Thomson/Will to Linda Hartman in trust	361902
2003 - Jan 31	Hartman to Woodstock Retail Developments Inc.	YR263370
2008 - Jun 30	Woodstock to Youngsoo Chung	YR1185500
2016 - Dec 14	Chung to 1846057 Ontario Inc.	YR2596025

## 6.0 DEVELOPMENT HISTORY

The 46 Centre Street property is a roughly rectangular parcel with the main building located in the southwest portion. A large, paved parking area is set to the north and east of the building, and a small shed is also to the north. The building is comprised of an original dwelling, with numerous additions extending northward. The 2018 CHER provides analysis and reasoning as to the history and order of the additions.<sup>7</sup>

### 6.1 ORIGINAL DWELLING

As summarized by the 2018 CHER, there are conflicting accounts as to who built the John Martin House and when. The Society for Preservation of Thornhill attributes the house to carpenter John Martin in 1845. The Vaughan Heritage Inventory only gives a construction date of 1840 - five years prior to John Martin's purchasing the property. Research undertaken as part of the 2018 CHER led its author to conclude that it is unlikely John Martin built the main house, but rather occupied, renovated and added to it. This is based on the observations of the main house's settlement-era proportions, its use of a mud sill with no formal foundation, and a lack of similarities with John Martin's other known buildings. The 2018 CHER concludes that the original main house was likely built by the Soules family before 1845.<sup>8</sup>

The main house is understood to be the rectangular mass comprising the south end of the building. The the main house's rear (north) wall is now an interior partition, and a number of observations support the hypothesis that it predates the tail additions:

- Remnant framing from an earlier doorway, perfectly symmetrical to the front door has been partially boxed in by a tail addition partition. The wall structure has been altered to permit a new door frame slightly west, better aligned with the tail addition;
- As presently configured, the staircase runs directly through the original rear wall into the tail addition space. Since this wall was originally exterior, removal of an original wooden post was required to accommodate it; and
- Exterior siding remains visible at two eastern sections of the original rear wall.

<sup>7</sup> Chalykoff, pp. 32-53.

<sup>8</sup> Chalykoff, p. 38.

Several other factors differentiate the tail additions from the main house:

- The use of a brick foundation suggests the tail was built by a different builder than the main house, or at least at a later time; and
- A number of differences in the lumber used suggest a later construction date (ie. circular saw marks and regular widths of floor boards); and
- The widow opening on the west wall of the tail addition has different dimensions, sash configuration and a simpler casing design than other historic fenestration on the main house.

## 6.2 ADDITIONS

A number of additions have been added to the rear of the main house over time. Immediately north are a set of additions that despite presenting a clean rectangular plan, appear to have been built in two sections. This is suggested by interior layouts and the survival of once-exterior siding that now is now contained within the second addition. Logical sequencing suggests the western 1 ½ storey addition was likely constructed first, creating a rear cross-gable off the original roof ridge. Subsequently, a second addition was built immediately to the east. Its shed roof continues the roofline of the first tail addition, essentially squaring off the former L-plan. These observations are generally consistent with the conclusions in the 2018 CHER.<sup>9</sup> Both additions likely date from the 19th century. The CHER notes a 1910 Fire Insurance Plan showing both additions extant.<sup>10</sup> A detail from an 1859 plan of Thornhill also appears to show evidence of a nearly square building footprint on the subject property, suggesting that both additions could have been in place by this time.

A third addition forming the northern part of the building is a full-height single storey space, and appears to be of late 20th century vintage.

## 6.3 ARCHITECTURAL EVALUATION

The original main house structure was a modest, 1 ½ storey frame dwelling with side gable roof and highly symmetrical composition. The building's structure is timber-frame, and has a brick chimney, split lathework, and wooden siding. The evaluation in the 2018 CHER identified the property as a representative example of a settlement era house.<sup>11</sup> These modest dwellings were built as a prerequisite for settlers to obtain crown land grants. They are characterized by their size, proportions and symmetrical forms with fireplaces generally located at one gable end. The CHER notes the building type is clearly represented in the subject property's form, proportions, ground floor plan, primary building sections, and construction method.<sup>12</sup>

<sup>9</sup> Chalykoff, p. 36.

<sup>10</sup> Chalykoff, p. 14.



<sup>11</sup> Chalykoff, p. 52.




<sup>12</sup> Chalykoff, p. 52.

## 7.0 CONDITION ASSESSMENT




A high-level conditions assessment of the property’s exterior cultural heritage resources was undertaken during a January 4, 2019 site review, and reconfirmed for preparation of the Conservation Plan in November 2019. Conditions were assessed with a visual review from grade with no destructive testing used. The findings are summarized below.

### 7.1 ROOF

Shingles	
<p><i>Description:</i> Black asphalt shingles used as primary roof cladding on both main house and tail addition.</p> <p><i>Condition:</i> Fair condition overall, with no missing shingles obvious. Some warping / curling observed, along with bulging appearing related to flashings / deck assembly. Note: Snow obscured most roof surfaces during site reviews.</p>	
Drainage	
<p><i>Description:</i> Externally mounted aluminum eaves and downspouts used on both main house and tail addition. Eaves are mounted onto fascia boards. Aluminum flashings are used between shingles and eaves, as well as fascia returns and at chimney.</p> <p><i>Condition:</i> Eaves and downspouts are in fair condition where present. Front eaves connection is slowly failing, likely related to poor condition of anchoring fascia boards. Downspout disconnected and missing at southwest corner of main house, discharging water directly onto wooden siding.</p>	

<b>Fascia &amp; Soffit</b>	
<p><i>Description:</i> Wooden fascia and soffit boards used throughout both main house and tail addition. Fascia boards are painted baby blue, with minor variations in dimensions throughout. Generally unadorned dimensioned lumber, some (presumably historic) fascia boards are embellished with a bead profile. Certain boards appear to have been replaced with eavestrough installation, being unadorned and taller than others. Soffit boards are dimensioned lumber painted yellow, and slightly recessed from the fascia bottoms.</p> <p><i>Condition:</i> Fascia boards are in fair to poor condition. Paint failure observed throughout, with rotting and warped wood apparent in many cases as well. Boards displaying historic detailing are in particularly poor condition.</p> <p>Soffits are in fair condition, displaying a moderate amount of paint failure throughout. Wood beneath is weathered, but not compromised to the degree of the fascia boards.</p>	
<b>Flashings</b>	
<p><i>Description:</i> Metal flashings are primarily used at the fascia returns, and between the roof deck and eaves. Flashings above front door and at chimney are dealt with separately.</p> <p><i>Condition:</i> Flashing at fascia returns appear to be in good condition, displaying no obvious defects.</p> <p>Flashings at eaves are in fair condition, but could be compromised by the ongoing failure of fascia boards.</p>	
<b>Chimney</b>	
<p><i>Description:</i> Exterior chimney is comprised of non-historic grey (concrete) bricks, surmounted by a galvanized metal cap.</p> <p><i>Condition:</i> Chimney appears to be in good condition. No obvious defects observed on brickwork, mortar, flashings and metal cap. Condition of materials beneath metal cap undetermined.</p>	

7.2 WALLS

<b>Siding</b>	
<p><i>Description:</i> Primary cladding material is painted wooden siding, consistently sized and running continuously between the main house and tail addition. The use of machine cut wrought iron nails suggests the cladding is not original but still historic. The lower three courses have been replaced with a non-wood cladding presenting as siding of similar dimensions and finish. Siding butts into the vertical board framing the corners, which feature a bead at the corner itself. Replacement material appears to have been used at the exposed portion of the main house's north elevation (metal or vinyl) and at the gable end of the tail addition (material undetermined).</p> <p><i>Condition:</i> The wood siding appears to be in worn but fair condition overall. Paint failure is found throughout, but is worst on the elevation. Manifests in bubbling or delamination revealing older finishes below. Wood appears weathered, but sounds where exposed with relatively little cracking or rot observed. A large area of unrepaired nail holes with associated paint failure are found above the front door of the main house, likely related to previous signage. Instances of splitting and cracked boards observed at east side of south elevation, potentially indicative of movement in house frame. Numerous services penetrate or are mounted on siding. In some cases penetrations are unprotected holes, which likely make the cladding system pervious to moisture. Damage related to other mountings / openings not confirmed.</p>	 
<b>Mouldings</b>	
<p><i>Description:</i> Mouldings form cornices beneath soffits on both the main house and tail addition. There are two types: Mouldings beneath the flat eaves are bolder and more complex, built of an ogee and beaded frieze board. These are painted baby blue. Mouldings within the gables by contrast are simpler and subtle, comprised of a beaded board and painted yellow to match the siding.</p> <p><i>Condition:</i> Wooden mouldings are in fair condition overall. Light to moderate paint failure observed throughout, while wood generally appears sound. Failure is darker and more several in several locations, and further investigation is required to determine integrity of nearby wood. Some separation of assembly noted at southwest corner of main house, along with damage to frieze board at northeast corner.</p>	



## 7.3 FENESTRATION

### Sash Units

*Description:*

Traditional wood joinery assembly, with various types of glazing used. Configurations vary from 6 over 6, 2 over 2, and 1 over 1.

*Condition:*

Window sashes are in fair condition overall. Paint failure is common throughout, with cracking exposing areas of bare wood in certain cases. Integrity of wood frames undetermined, but no major areas of rot observed. Putty failure common throughout, with several instances of cracked glass at second floor windows.



### Sills, Surrounds, Etc.

*Description:*

Surrounds vary in complexity, with original main house openings surrounded by flat casings with half bead topped by a filleted ovolo backband. Ground floor window at tail addition has flat casings with half bead. Both types are topped by flat drip edge and all sills are wood. main house openings flanked by decorative fixed shutters. Empty hinge rebates can be seen on casings, suggesting that historic shutters were once set within the casing openings.

*Condition:*



Sills are in fair to poor condition, with paint failure common revealing previous finishes and bare wood. Destructive testing not undertaken to assess integrity of material. Dormer sill has been covered by a cladding material.

Window surrounds are in fair condition. Light paint failure found throughout, which worsens at butt connection with sill. Dormer surround (not original) is in worse shape with significant paint failure and possible rot.

Shutters (not historic) range in condition from good to poor on an individual basis.



7.4 DOORS

<b>Doors</b>	
<p><i>Description:</i> Front door is a modified panel door, with the middle panels replaced by a single glazed opening. Hardware not historic. Panels are surrounded by bolelection mouldings. A front storm door is frame style with decorative braces and spindles. Norfolk-style brass handle on storm door with latch removed.</p> <p><i>Condition:</i> Door is in good condition, displaying minor paint failure / cracking at horizontal surfaces and joints. Screen door is in fair to poor condition, with paint failure through, rotting wood, and damaged decorative braces.</p>	
<b>Surrounds</b>	
<p><i>Description:</i> Front door surround is an elegant wooden entablature, with a pair of pilasters rising to a frieze above. The built-up assembly is painted white and topped by a large flashing. A wood sill sits at the bottom, several inches below the main door.</p> <p><i>Condition:</i> Door surround is in fair to good condition. Integrity of the assembly is very high, with only a small band missing material atop the west pilaster. Minor paint failure throughout, with two bases displaying more severe paint failure and a degree of rot. In appropriate lighting penetrates the centre of the frieze, and the flashing does not respond to the undulations of the profile, harming the overall effect. Sill is in poor condition, being highly worn from total finish failure and environmental exposure.</p>	



## 8.0 PROJECT PROPOSAL OUTLINE

The objective of the project is to support the ongoing use of the heritage building through increased functional commercial floor space, and addition of rental units to the site. The project can be divided into three components between the adaptive reuse of the main house and construction of a new building to the east:

- 1) Replacement of tail addition and third addition with a 1 ½ storey addition within permitted footprint (referred to as Building A addition). Height of existing building is 5.7 m, height of addition will be 6.1 metres. The main house and new addition will have a single, retail function.
- 2) Conservation of the historic main house. This includes a rehabilitation scope for wall cladding, doors, windows, trim and roofing; as well as reinstatement of the roof at the northwest corner; and removal of the east elevation's ahistorical window opening. The conservation scope is summarized in Section 10.0 - Conservation Strategy.
- 3) Two storey infill building to the east of the original main house (referred to as Building B) within permitted footprint. Building height will be 7.8 metres, similar to building heights along Centre Street. The building will accommodate office functions on the ground floor and residential on the second.

Parking will be accommodated at the rear (north) of both Building A Addition and Building B. A 6-metre driveway will separate the two structures.

For detailed descriptions of the Building A and Building B, refer to the Urban Design and Sustainability Brief (August 2020), Sections 4.2 - Design Concept, 4.4 - Built-form and Articulation, and 4.6 - Materials and Details.

Colour renderings, architectural drawings and site plan are included in Appendix C of this report.

## 9.0 IMPACTS AND MITIGATION

Details and rationale regarding the design concept, site planning, built form, materials and landscape interventions are contained in the Urban Design and Sustainability Brief (August 2020). The impact of these interventions are assessed against the heritage value and attributes of the property as identified in the CHER and listed in Section 4.1 of this CHIA. The impacts have been categorized as ‘none’, ‘low’, or ‘moderate’ and a rationale provided. ‘Positive’ impacts are also noted, and no impacts were categorized as ‘high’.

Heritage Values and Attributes	Impact	Rationale and Mitigation
<i>Design Values and Attributes</i>		
D.1 Representative example of a building type: the settlement era house in its form, proportions, ground floor plan, primary building section and construction method.	Low	<p>Rationale: Original main house to be retained in its form, proportions, ground floor plan and primary building section. Majority of construction method to remain, with localized removals at failing / vulnerable elements, as well as portion of north wall and second floor structure.</p> <p>Mitigation: Document elements identified for removal with photography, drawings and description, as required to allow their role and configuration within the historic frame structure to be understood.</p>

Heritage Values and Attributes	Impact	Rationale and Mitigation
D.2 Residential form and scale of building as a long-standing part of streetscape and neighbourhood including the ground-floor plan and two primary building sections of the street-facing mass.	Low	<p>Rationale: Residential form and scale of main house to be retained. Ensure Building A addition remains subordinate to the historic main house through considered design choices concerning height, massing and materials.</p> <p>Mitigation: Orientation of Building A addition's simple gable roof as well as the east and west main wall heights create a height and massing that is subordinate to that of the original main house. Use of light to medium grey board and batten cladding also supports this relationship, being subordinate to the bold yellow siding on the main house. As proposed the Building A addition is considered physically and visually subordinate to the main house, contributing to its continued legibility and relationship to the street and neighbourhood.</p>
D.3 Typical arrangement of gabled primary mass with 'tail' or perpendicularly oriented additions(s).	Low	<p>Rationale: Gabled primary mass (main house) to be retained. Rear additions to be removed are not original to main settlement era house. Building A addition retains the typical historic arrangement, with walls perpendicularly oriented off the main houses's north wall. Further, Building A's walls are set back from the east and west walls of the main house via an architectural recess separating the historic and new.</p> <p>Mitigation: Document tail addition with photography and drawings prior to removal.</p>

Heritage Values and Attributes	Impact	Rationale and Mitigation
D.4 Design and detailing of front and side elevations of street-facing mass.	Positive	<p>Rationale: Building A Addition will not impact front and side elevations of main house. Rehabilitation Scope will improve the attribute's condition and legibility through conservation work to siding, openings and finishes, removal of ahistorical east window opening at grade, and removal of exterior storm windows above. Together these represent a positive impact to the attribute.</p> <p>Mitigation: n/a</p>
D.5 Historical site zoning with house at southwest corner, utilities east and north of house. <sup>1</sup>	None	<p>Rationale: Building A Addition will retain main house in original site location. Building B to be located east of original main house thus maintaining historical site configuration.</p> <p>Mitigation: n/a</p>
D.6 Small scale and wood-framing and finishing identify the house as of a different era.	Low / Positive	<p>Rationale: Building A addition is designed to be subordinate to the main house, minimizing impacts on the scale. Wood-framing of east, south and west walls to be retained, with removals at the north wall. Rehabilitation Scope will improve the condition and legibility of wood finishing through conservation work to siding, openings and finishes, representing a positive impact.</p> <p>Mitigation: Document north wall with photography and drawings prior to partial demolition.</p>
D.7 The relationship of finished ground floor level to grade.	None	<p>Rationale: Renovated interior space of main house utilizes a similar ground floor to grade relationship.</p> <p>Mitigation: n/a</p>

Heritage Values and Attributes	Impact	Rationale and Mitigation
D.8 Heavy timber foundations of southern-most mass.	Moderate	<p>Rationale: Timber foundations are in very poor condition, a result of resting directly on soil, below grade. In-kind replacement would expose new timbers to the same flawed conditions, and is considered unacceptable. Timber foundations to be replaced by new concrete foundation with steel substructure sistered to existing frame structure above grade.</p> <p>Mitigation: Document elements identified for removal with photography, drawings and description, as required to allow their role and configuration within the historic frame structure to be understood.</p>
D.9 Gable-end brick fireplace at west wall of original mass.	None	<p>Rationale: Fireplace to be retained.</p> <p>Mitigation: n/a</p>
D.10 Two stair systems: one from tail foundation, one from ground floor to upper floor.	Moderate	<p>Rationale: Removal of second floor structure at main house will remove staircase circulation system.</p> <p>Mitigation: Document historic stair configuration during demolition.</p>
D.11 Location and relationship between fireplace and winding stairway.	Low	<p>Rationale: Removal of second floor structure at main house will remove staircase and relationship with fireplace.</p> <p>Mitigation: Wall enclosing stairwell to be retained, expressing historic location and relationship between fireplace and stairway.</p>
<i>Historic Values and Attributes</i>		
<p>H.1 Direct associations with the settlement era of Thornhill through the occupancy of the Soules, Martin and Seager families.</p> <p>Historical/associative ties to Soules, Martin and Seager families, all of whom are part of the fabric of old Thornhill.</p>	None	<p>Rationale: Direct historical associations with Soules, Martin and Deager families will not be affected by Building A addition or Building B.</p> <p>Mitigation: n/a</p>

Heritage Values and Attributes	Impact	Rationale and Mitigation
H.2 Yields and has the potential to yield information that contributes to an understanding of the community and culture of Thornhill.	Low	Rationale: Original main house to be retained.  Mitigation: See documentation requirements related to Design Values and Attributes mitigation above.
H.3 Demonstrates and reflects the work of John Martin one of the first skilled builders to live and work in Thornhill.	Low	Rationale: Original main house to be retained.  Mitigation: See documentation requirements related to Design Values and Attributes mitigation above.
<i>Contextual Values and Attributes</i>		
C.1 It is important in defining, maintaining, and supporting the character of the Thornhill neighbourhood and is physically, functionally, visually and historically linked to its surroundings.	None	Rationale: Main house will continue to define, maintain and support the character of the surrounding neighborhood. Building A addition is located fully to the rear of the original main house maintaining prominence of main house.  Mitigation: n/a
C.2 Its village-like relationship and setbacks of mass and front (south) elevation to Centre Street.	None	Rationale: Relationship of main house to Centre Street will not be affected by Building A addition. Building B is set back an additional 1 to 2 metres, maintaining the variety of setbacks of the village.  Mitigation: n/a
C.3 Historical and current relationships to Centre and Yonge Streets.	None	Rationale: Relationships to historic streets will be retained without modification.  Mitigation: n/a
C.4 Open rear yard relationship to adjoining parkland.	None	Rationale: Open relationship to adjacent public space and parkland beyond will be retained with both Building A Addition and Building B. Additionally, use of large format glazing at the north facades both Building A and B creates new visual relationships with the park.  Mitigation: n/a

Heritage Values and Attributes	Impact	Rationale and Mitigation
C.5 Historical axial termination of view northward along Elizabeth Street.	None	Rationale: Historical axis with Elizabeth Street to be retained without modification.  Mitigation: n/a
C.6 Views from (and to) Centre Street of (and from) west, south and east windows of street facing mass.	Low	Rationale: Views of the main house's windows from west and south will be retained without modification; views of the east windows will be partially obscured.  Mitigation: Building B's main wall is set back 1m from that of the main house, with an additional 1m setback of the south elevation's west side to open up even greater sightlines to the main house.

Overall, it is determined that the impacts of the proposed undertaking at 46 Centre Street are minor in nature or can be mitigated to acceptable levels. Building A and Building B have been thoughtfully designed to avoid significant impacts and leverage existing heritage resources. The massing, materials, and interface of the new addition have been strategically considered to reinforce the form and prominence of the original main house.

In several instances localized removals affecting heritage attributes are necessary. These are to accommodate the new addition and design, or in response to failing / vulnerable materials related to poor vernacular conditions. In both cases documentation is considered sufficient and appropriate to mitigate impacts to acceptable levels.

## 9.1 ACHIEVING THE OBJECTIVES, POLICIES AND GUIDELINES OF THE THORNHILL VAUGHAN HCD PLAN (2007)

The Thornhill Vaughan Heritage Conservation District Plan (2007) includes a Statement of Heritage Value for the HCD. It identifies the wealth of surviving buildings, both residential and commercial dating from the 1830-1850s which represent the early development of Thornhill and provide a great deal of its current character. The Statement also acknowledges the variety of buildings (both in form and style) constructed in the decades after Thornhill's founding. The attributes of the HCD are embodied in the buildings themselves.

As an identified heritage property within the HCD, 46 Centre Street has been subject to a Cultural Heritage Evaluation Report (CHER; 2018), a Cultural Heritage Impact Assessment (CHIA; 2020) and Conservation Plan (CP; 2020) for the purposes of the proposed project.<sup>13</sup> Professional Members of CAHP were engaged in all these scopes of work.

This CHIA updates an earlier version (February 25, 2020) to reflect subsequent design refinements related to staff comments. In early April 2020 Vaughan's Cultural Heritage Division provided comments on the submission package. Regarding Building A, comments from

<sup>13</sup> As per guidance in the HCD Plan: 4.2.1 District Policies - Conservation of Heritage Buildings and 9.2 Guidelines - Heritage Design & Details.

Cultural Heritage staff identified the Building A addition as not being adequately subordinate to the historic main house. Regarding Building B, Cultural Heritage staff confirmed that the 'Town-Barn' style was a suitable local heritage style but that it did adequately conform to the style.

Followup consultation with staff confirmed that comments regarding the subordination of Building A addition related to material and colour choices. The applicant presented revised design packages on April 28 and May 5 2020 to address staff's previous concerns. This CHIA reflects the preferred design, material and massing choices for the Building A addition and Building B selected in direct consultation with city staff.

Construction of the new addition to the main house (Building A) and new stand alone building (Building B) will retain and conserve the identified heritage building at 46 Centre Street.<sup>14</sup> Through the rehabilitation scope of work outlined in the Conservation Plan, the heritage values and attributes of the main house as identified in the Statement of Heritage Value (Section 4.1) will be conserved.<sup>15</sup> Overall, the objective of the project is to return the main house to active use, thus securing its future for many decades.

### 9.1.1 BUILDING A ADDITION

The CHER identified the main house at 46 Centre Street as a representative example of the "settlement era house in its form, proportions, ground floor plan primary building sections and construction method."<sup>16</sup> The HCD plan refers to this style as the 'Vernacular Loyalist Cottage' built between 1800 and 1850. Additions to such buildings, referred to as a 'tail', were common and often accommodated a kitchen.<sup>17</sup> Thornhill and Vaughan contained several Vernacular Loyalist Cottages with tail additions. The addition to the house at Concession 1, Lot 26 in Vaughan can be seen at the right edge of a c1900 photograph (Figure 3). It was constructed as a workshop for watchmaker William Watson who occupied the house.

The additions to the building at 46 Centre Street are discussed in the CHER and the HIA. The 19th century tail additions to the main house can be clearly seen in a 1983 photograph taken prior to the 20th century addition (Figure 4).

Both the 19th and 20th century additions will be removed and replaced with a new addition. As outlined in Section 9.0 above (items D1 to D6), the new addition maintains the Vernacular Loyalist Cottage style and scale of the main house.<sup>18</sup> The exterior materials are historically appropriate and include vertical board and batten siding with wood shingles on the roof.

As outlined in Section 9.0 above and the Urban Design Brief, the new addition is subordinate to and compatible with the main house and yet distinguishable from it.<sup>19</sup> Specifically:

- The addition is subordinate to the main house in its siting, being located entirely to the

<sup>14</sup> As per HCD Plan: 2.7.2 Objectives for Heritage Buildings.

<sup>15</sup> As per HCD guidelines 9.3.1 Overview; 9.3.3 Recording Original Construction and 9.3.5 Repair and Restoration

<sup>16</sup> Chalykoff, CHER, p. 52.

<sup>17</sup> HCD Plan, Section 9.1 Architectural Styles, p. 56

<sup>18</sup> As per HCD Plan, Section 9.3.7 New Additions to Heritage Buildings Style and Scale, pp. 100-1.

<sup>19</sup> As per HCD Plan, District Policy 4.2.2 Alterations and Additions to Heritage Buildings, p.19.





Figure 3: William Watson house, c1900. The vertical board and batten siding of the addition differentiates it from the main house which is clad in horizontal wood siding. Source: Thornhill Archives, Weaver Collection, Thornhill Houses and Buildings.



Figure 4: View of the northeast side of 46 Centre Street in 1983 showing the 19th century additions. Source: Thornhill Archives, Weaver Collection, Street Scenes.

rear of the historic building (C1 above) and having its east and west walls set-in from those of the main house. Subordination is also achieved through: the roof shape with a simple, front facing gable roof; wall heights lower than those of the main house which reduces the massing (D2 above) and the use of a light to medium gray wood board and batten cladding which maintains a subtle expression of wood grain and natural warm tones.

- The addition is compatible with the main house in scale and form (D6 above), and does not impact the front or side elevations (D4 above). The use of historically appropriate materials, including board and batten siding and wood roof shingles provides an additional dimension of compatibility.
- The addition is distinguishable from the main house through the use of vertical board and batten siding to differentiate it from the horizontal siding of the main house and by utilizing a light to medium gray wood board and batten cladding. The colour palette for the addition will contrast the warm, bold colours used on the main facades of the historic resource (main house). In addition, a pronounced eave and roofline has been incorporated and a horizontal fascia board has been added at the roofline to reinforce the eave. A skirt board at the bottom of wood cladding provides a horizontal emphasis on transitions in material and horizontal breaks in the cladding. An architectural recess at the juncture between the two buildings further emphasises the distinction between historic and new construction.

### 9.1.2 BUILDING B

In creating new designs in historic settings, compatibility and distinguishability are key concepts. Compatibility with historic resources should not be a literal replication of existing styles, nor should distinguishability be in intentional opposition to it. Both compatibility and distinguishability need to be reflected in additions to historic resources and in the design of new buildings in historic settings.

As a new building in the historic setting of Centre Street, Building B will enhance the village-like character of its surroundings. The design of Building B references a local heritage style - the Gable-roofed town barn or stable shop.<sup>20</sup> This is an appropriate style for Building B. 46 Centre Street was constructed as a residential building and served that function until the early 1980s when it was converted to commercial use. During the period it served as a residence, the property contained a one story shed.<sup>21</sup> The western portion of the shed is visible in a c1967 photograph of the property (Figure 5).

The shed was torn down in the early 1980s when the house was converted to the Thornhill General Store. Examples of the Town-Barn include 12 Centre Street (extant), the blacksmith shop of Frank Johnson (demolished 1964; Figure 6) and the shed behind the Ring Funeral Home (demolished 1986; Figure 7). These examples are characterized by either 1 ½ - 2 storey in height, limited window openings, vertical wood siding (sometimes board and batten) and location in close proximity to residential buildings.

<sup>20</sup> As per HCD Plan, 9.1 Architectural Styles, p. 71 and 9.2 Heritage Design and Details, p. 75

<sup>21</sup> CHER, 1910 Fire Insurance Map, p. 14.





Figure 5: 46 Centre Street c1967 while it was still serving a residential function. The western portion of the shed can be seen at the right edge of the photograph. Source: Thornhill Archives, Weaver Collection, Centre Street.



Figure 6: Frank Johnson's house (right) and blacksmith shop (left) c1890. The buildings were located on the east side of Yonge Street just south of Colbourne Street. Source: Thornhill Archives, Weaver Collection, Centre Street.

As outlined in Section 9.0 above and the Urban Design Brief, the Building B is subordinate to and compatible with the main house and yet distinguishable from it as well as conforming to the Thornhill HCD Plan.<sup>22</sup> Specifically:

- The design and siting of Building B references the ‘Town-Barn’ an architectural style that exists in the Thornhill HCD. As part of the original and current fabric of the neighborhood, this style compliments residential building typologies and is commonly located at the rear or to the side of residential buildings along the street. In direct reference to the Town-Barn style, Building B: incorporates a front facing gable roof; proposes a ‘barn door’ style shutter system for door and window openings with vertical wood siding spaced for ventilation; uses wood board and batten cladding extending to the first floor; presents a solid front elevation and has a form which creates a clear vertical barn profile.
- Building B is subordinate to the existing main house in its 1m setback from the existing main house and the additional 1m setback of the south elevation’s west wall. This additional setback permits more generous views and sightlines to the existing main house (D6 above).
- Building B is compatible with the existing main house in its location on the east portion of the property which maintains the historical site configuration (D5 above) of the main house and shed (now demolished). The trim used for Building B references a similar palette to that of the painted siding of the existing main house. In addition, the setback of Building B is compatible with the variety of building setbacks along the south side of Centre Street (C2 above).
- Building B is compatible with the Building A addition in the use of a horizontal fascia board at the roofline to reinforce the eave, a skirt board incorporated at the bottom of wood cladding to provide horizontal emphasis on transitions in material and horizontal breaks in the cladding (Building B between Level 1 and 2) and a wide corner board at the building’s south face.
- Building B is distinguishable from the existing main house through the use of vertical board and batten siding and a light to medium gray colour palette. These are the same materials and colours employed for the Building A addition, further differentiating the new construction of the addition and Building B from the historic main house.

<sup>22</sup> As per HCD Plan, District Policy 4.2.2 Alterations and Additions to Heritage Buildings, p.19.



Figure 7: Sheds behind the Ring Funderal Home, with board and batten cladding. Source: Thornhill Archives, Weaver Collection.

## 10.0 CONSERVATION STRATEGY

A conservation strategy has been developed and articulated through a Conservation Plan (CP) prepared for the property by Common Bond Collective in association with Michael Scott Architect Inc. in February 2020. The CP outlines the conservation strategy in accordance with the property's heritage attributes and existing conditions.

### 10.1 CONSERVATION TREATMENT

The conservation strategy is based on a primary conservation treatment of Rehabilitation, based on the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. Rehabilitation is considered a primary conservation treatment when:

- 1) repair or replacement of deteriorated features is necessary;

- 2) alterations or additions to the historic place are planned for a new or continued use; and,
- 3) depiction during a particular period in history is not appropriate.<sup>23</sup>

The conservation scope's primary objective is to rehabilitate the functional and visual integrity of the main house's heritage fabric. This supports the heritage value of the original settlement-era dwelling, as well as the Centre Street streetscape as a part of the Thornhill HCD.

## 10.2 CONSERVATION SCOPE

The conservation approach is specifically detailed in the CP, and involves considered repair and where necessary replacement of siding, roof elements, fenestration and doors. It also provides guidance on documentation; demolition and salvage; remedial structural work; and building envelope upgrades. In addition to conservation of extant heritage fabric, the CP describes several other improvements to the property's heritage value:

- the rehabilitation includes reinstatement of the original roof form at the northwest corner and two northern wall corners;
- removal of exterior storm windows at the second floor's east elevation; and
- removal of the ground floor window opening on the east elevation, which is not original nor in keeping with the main house's style, design or character.

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<sup>23</sup> *Standard and Guidelines*, p. 16.

## 11.0 SOURCES

Carter, Philip H. *Thornhill Vaughan Heritage Conservation District Plan*. 2007.

Chalykoff, D.R. *Cultural Heritage Evaluation Report: 46 Centre Street, Thornhill (Vaughan), Ontario*. 30 April, 2018.

City of Vaughan. *Register of Property of Cultural Heritage Value*. 2005.

City of Vaughan. *Guidelines for Cultural Heritage Impact Assessments*. February 2017.

Phaedrus Studio. *46 Centre Street Urban Design & Sustainability Brief*. August, 2020.

Weaver Collection, Street Scenes. Thornhill Archives.  
<https://www.thornhillhistoric.org/index.php/collections>





## **APPENDIX A - SITE VISIT DOCUMENTATION**



## Appendix A - Site Visit Photos

### Site & Context



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



## Appendix A - Site Visit Photos

### South Elevation



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12

## Appendix A - Site Visit Photos

### South Elevation



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18



## Appendix A - Site Visit Photos

### South Elevation



Image 19



Image 20



Image 21



Image 22



Appendix A - Site Visit Photos  
East Elevation



Image 23



Image 24



Image 25



Image 26



Image 27

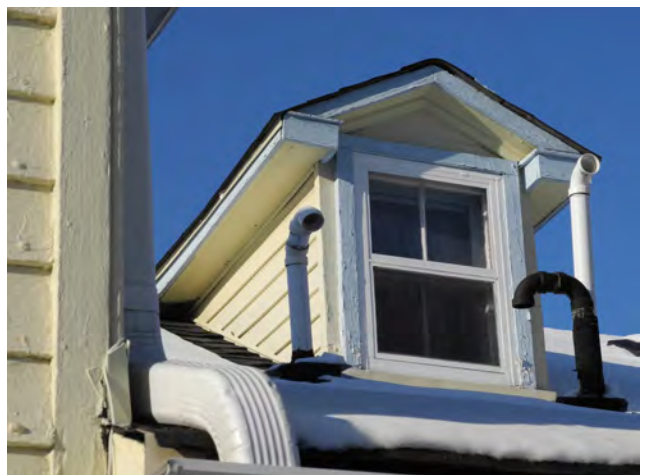


Image 28



## Appendix A - Site Visit Photos

### West Elevation



Image 29



Image 30



Image 31



Image 32



Image 33



Image 34



Appendix A - Site Visit Photos  
West Elevation



Image 35



Image 36



Image 37



Image 38



Image 39

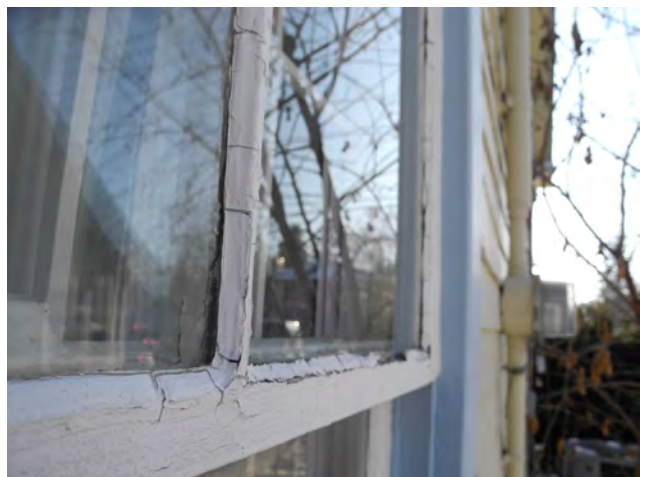


Image 40

## Appendix A - Site Visit Photos

### Interior (Main House)



Image 41



Image 42



Image 43



Image 44



Image 45



Image 46



## Appendix A - Site Visit Photos

### Interior (Main House)



Image 47



Image 48



Image 49



Image 50



Image 51



Image 52

Appendix A - Site Visit Photos  
Interior (Tail Addition)



Image 53



Image 54



Image 55



Image 56



Image 57

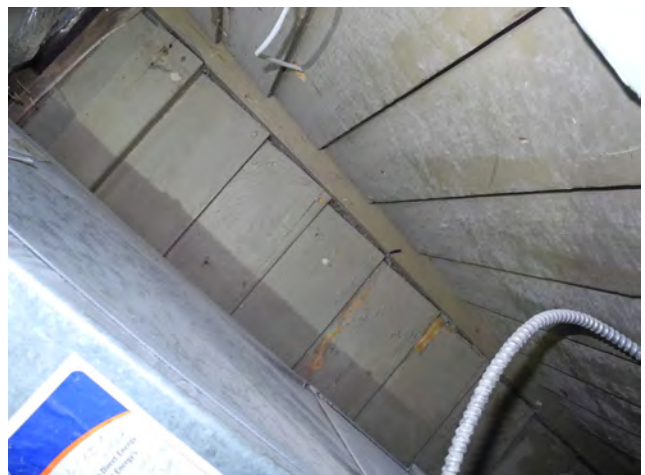


Image 58



Appendix A - Site Visit Photos  
Interior (Tail Addition)



Image 59



Image 60



Image 61



Image 62



Image 63



## APPENDIX B - COMMON BOND COLLECTIVE PARTNER BIOS

### **Ellen Kowalchuk, Partner, Common Bond Collective**

Ellen draws on 25 years of experience in both the public and private sectors, providing expert advice to clients in the cultural heritage field. Her experience includes managing the heritage planning department at Taylor Hazell Architects (2012-2017) and leading the implementation of Infrastructure Ontario's Heritage Management Process (2007-2012). She has worked extensively with the criteria in the Ontario Heritage Act and routinely works with architects, planners, landscape architects, urban designers and engineers on places of local, provincial and national significance. Ellen is a Faculty Associate at the Willowbank School for Restoration Arts and a professional member of the Canadian Association of Heritage Professionals (CAHP) with the designation of Historian.

### **David Deo, Partner, Common Bond Collective**

David has a background in architectural history and heritage conservation, and is a graduate of Willowbank. His hands-on education integrated an understanding of traditional materials with conservation methods and cultural heritage principles. David has applied these perspectives on projects ranging from heritage evaluations through conditions assessments, including the preparation of construction documents. David has experience in research, documentation, built form analysis and built heritage conservation. Well-versed in the history and evolution of the built form, David specializes in situating places within their broader cultural context and enjoys exploring the discourse between historic forms and ongoing use. David returned to Willowbank as a faculty associate, lecturing on approaches to Cultural Landscapes. He is a professional member of the Canadian Association of Heritage Professionals (CAHP) with the designation of Historian.



## **APPENDIX C - RENDERINGS, MATERIALS, DRAWINGS, SITE PLANS & TREE INVENTORY**







**VIEW FROM CENTRE STREET EAST LOOKING NORTHWEST**



**VIEW FROM ELIZABETH STREET LOOKING NORTH (VIEW TERMINUS)**



**VIEW FROM CENTRE STREET EAST LOOKING WEST**



**VIEW FROM CENTRE STREET WEST LOOKING NORTHEAST**



# MATERIALS AND FINISHES

## EXISTING 'MAIN HOUSE'

**WD2** EXISTING ROOF REPLACEMENT WOOD SHINGLES



Dulux-Deep Charcoal  
or similar

Stained Cedar Shingle

**MT1**



**PT1** CLAPBOARD SIDING AND BRICK



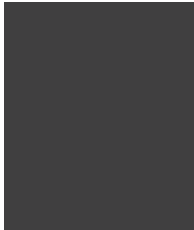
Dulux - DLX1107-7  
or similar

**PT2** TRIM/FASCIA



Dulux - DLX1107-6  
or similar

**PT3** TRIM/FASCIA



Dulux -DLX1001-7  
or similar

**PT4** TRIM/FASCIA



Dulux - DLX1002-5  
or similar

## PROPOSED

**WD1** BOARD AND BATTEN CLADDING

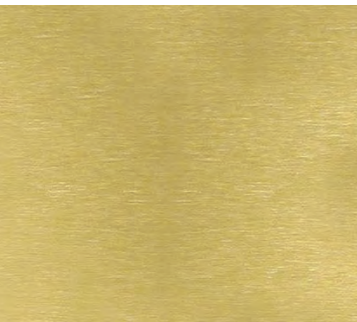


RESAWN Iruka Shou Sugi Ban Charred Cypress - Board and Batten Installation

**AC1** ARCHITECTURAL CONCRETE



Caste-in-Place Concrete



Natural Brass Sheet Metal

**GL1** GLAZING

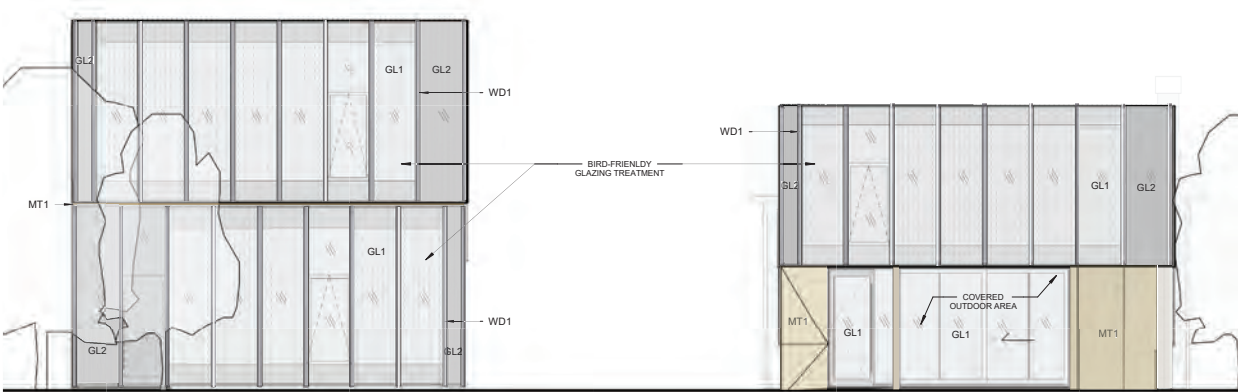
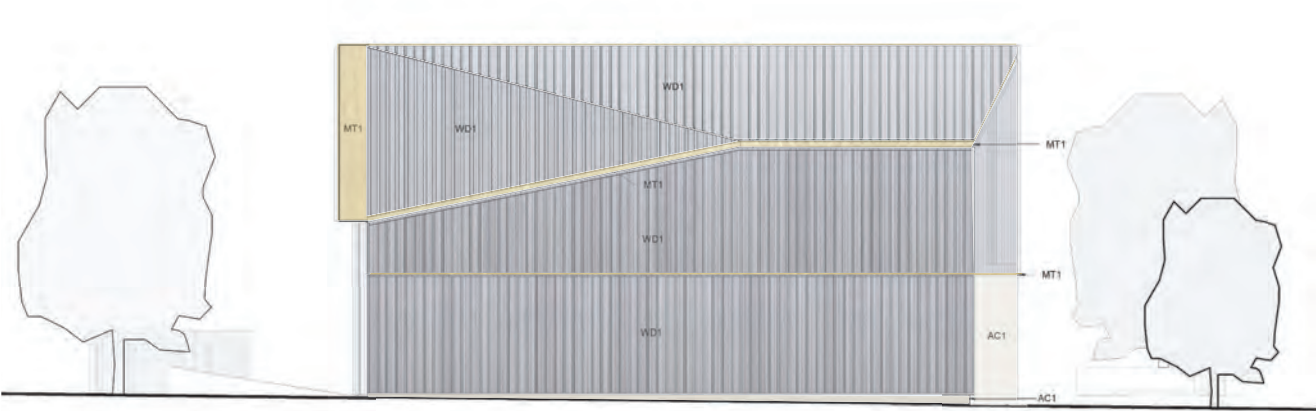
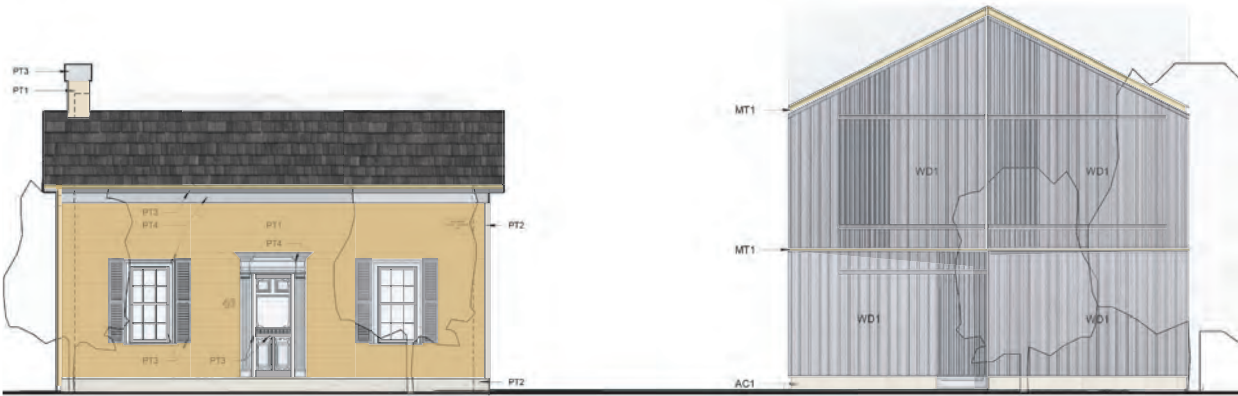


Grey Tent - Vision Glass  
Bird-Friendly Treatment  
(where applicable)

**GL2** GLAZING



Grey-Spandrel Glass



# 46 CENTRE STREET

THORNHILL (VAUGHAN), ONTARIO

RE-ISSUED FOR SITE DEVELOPMENT APPROVAL  
JULY 10, 2020

DRAWING LIST:

A000	COVER & DRAWING LIST
A001	CONTEXT PLAN & PROJECT DATA
A100	LEVEL -1 PLAN
A101	LEVEL 1/SITE PLAN
A102	LEVEL 2/MEZZ. PLAN
A103	ROOF PLAN
A401	SOUTH ELEVATION
A402	NORTH ELEVATION
A403	WEST ELEVATION
A404	EAST ELEVATION (BLDG A)
A405	WEST ELEVATION (BLDG B)
A406	EAST ELEVATION
A501	E-W SITE SECTION
A502	N-S SITE SECTION (BLDG A)
A503	N-S SITE SECTION (BLDG B)

ISSUED	
ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	19-03-27
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



- GENERAL NOTES:
1. ALL DIMENSIONS IN MILLIMETRES (MM)
  2. DO NOT SCALE DRAWINGS
  3. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS
  4. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
  5. CHECK DRAWINGS AGAINST SPECIFICATIONS
  6. USE THE LATEST REVISED DRAWINGS ONLY
  7. DRAWINGS ARE NOTE TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ARCHITECT
  8. DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK
  9. REPRODUCTION OF DRAWINGS AND DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

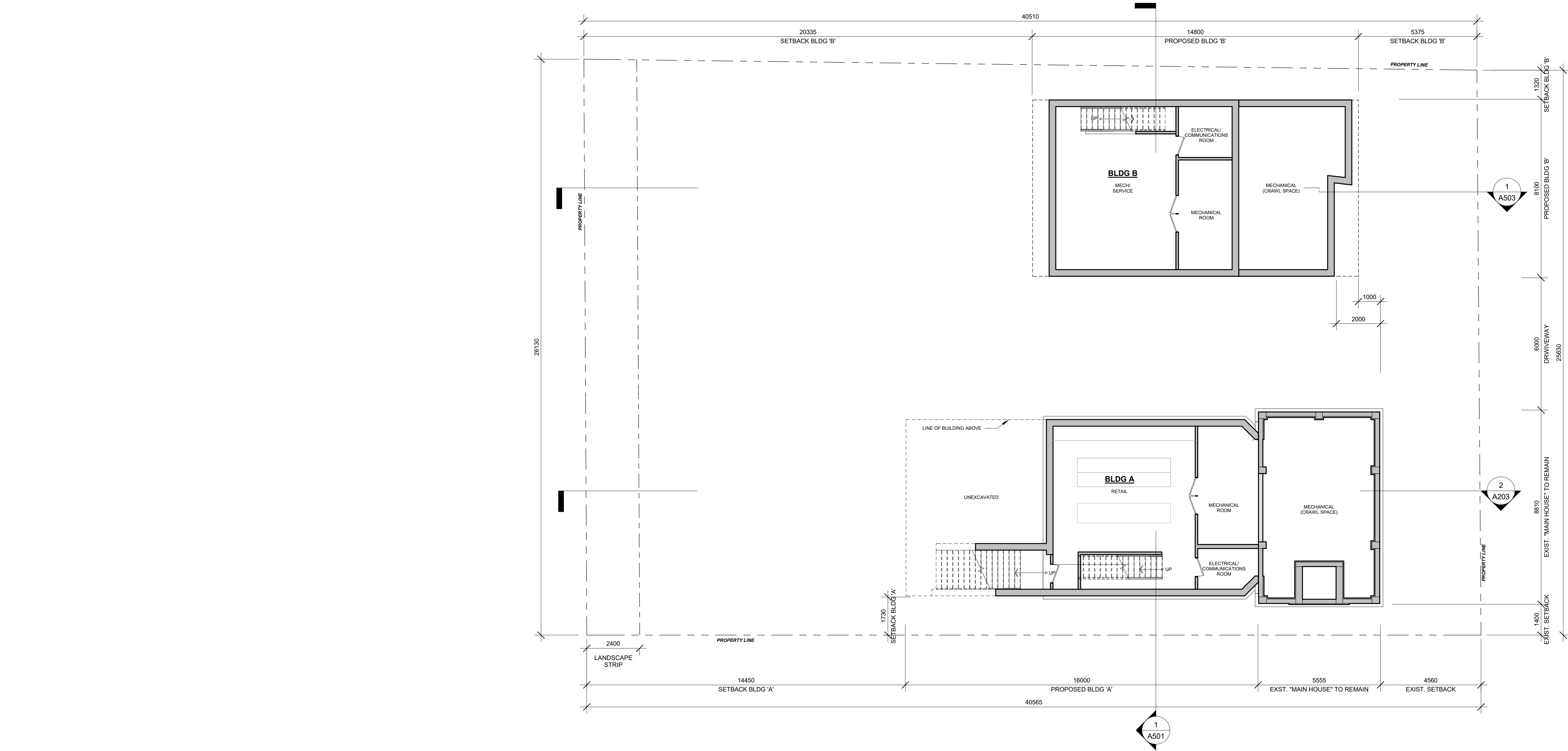
Architect:  
PHAEDRUS Studio

## COVER & DRAWING LIST

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SCALE :	-
DRAWN :	-
CHECKED :	DGR
PROJECT NO. :	1702
Dwg. No. : <b>A000</b>	







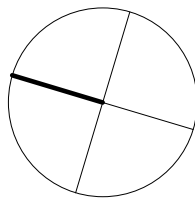
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ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	19-03-27
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



- GENERAL NOTES:
1. ALL DIMENSIONS IN MILLIMETRES (MM)
  2. DO NOT SCALE DRAWINGS
  3. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS
  4. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
  5. CHECK DRAWINGS AGAINST SPECIFICATIONS
  6. USE THE LATEST REVISED DRAWINGS ONLY
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  8. DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK
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## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

## LEVEL -1 PLAN

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 100  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

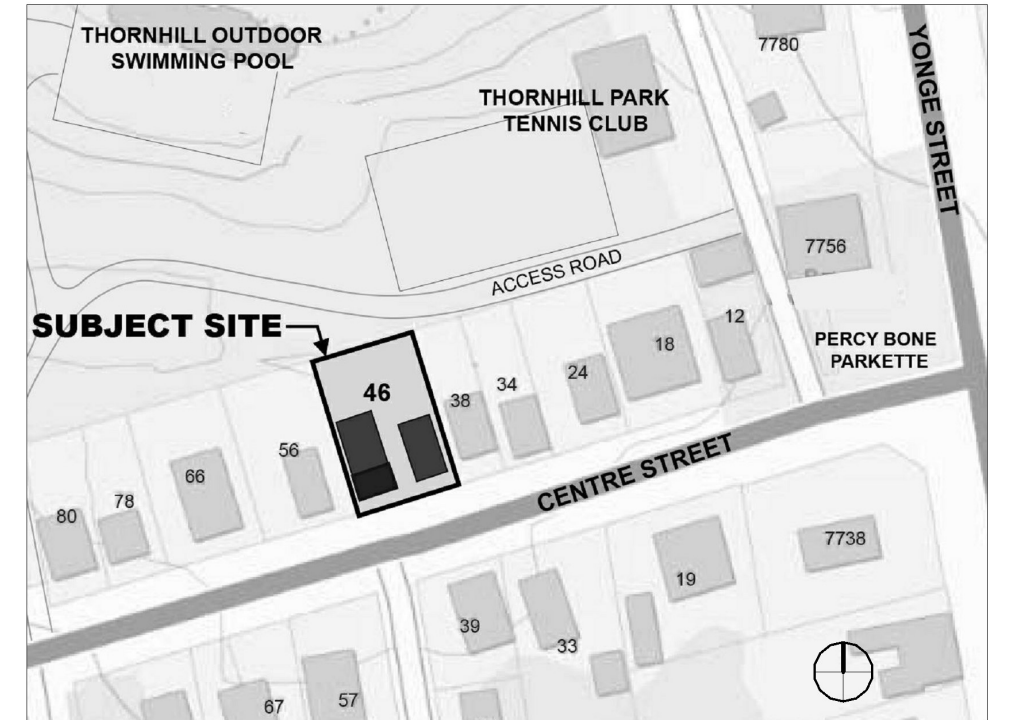
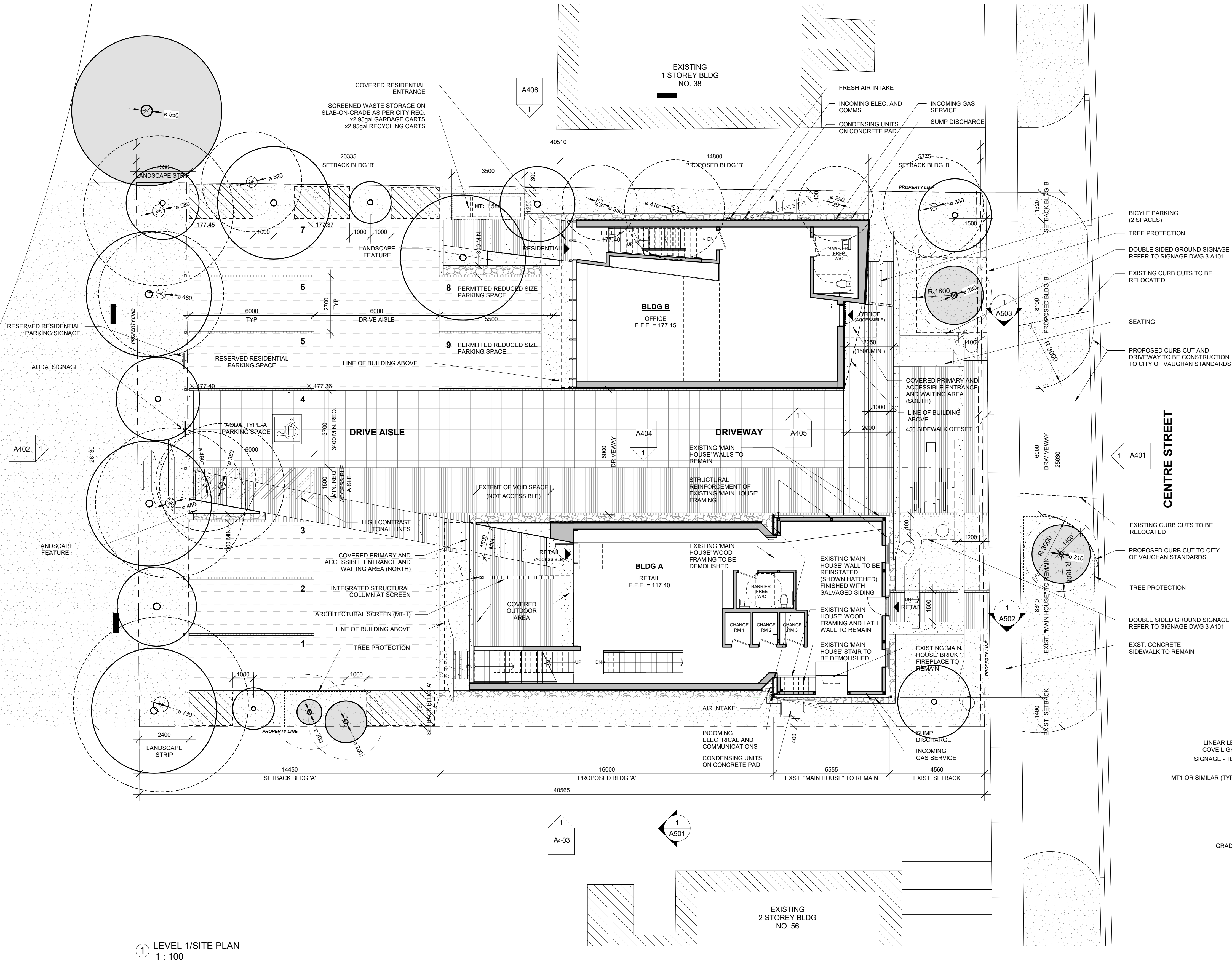
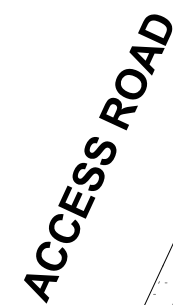
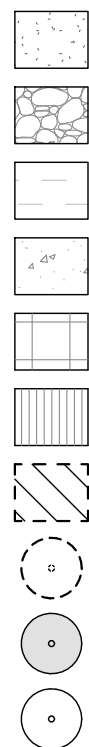
Dwg. No. :

A100

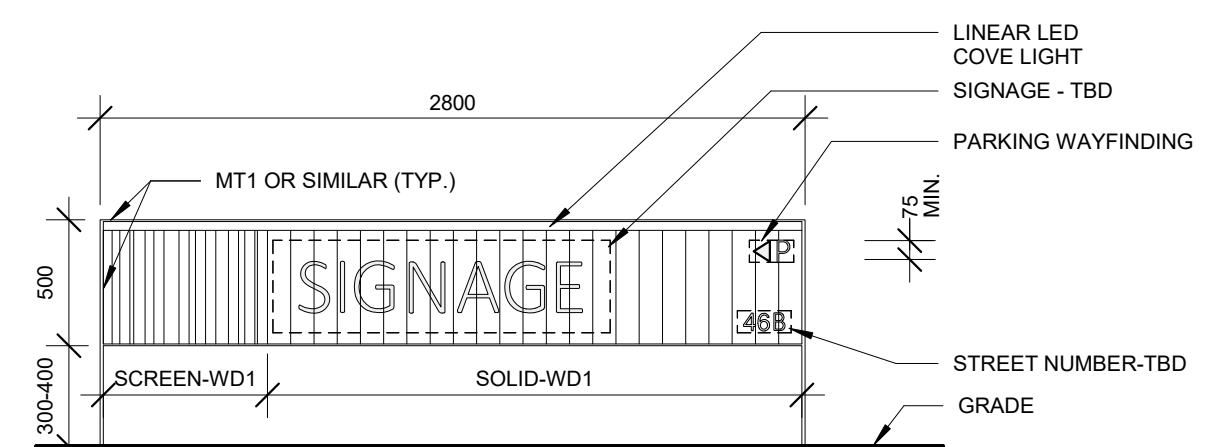


- 1) SITE PLAN DRAWINGS TO BE REVIEWED IN COMBINATION WITH LANDSCAPE AND CIVIL DRAWINGS
- 2) STANDARD DRAWINGS OF CITY OF VAUGHAN CONSTITUTE PART OF SITE PLAN DRAWING(S).
- 3) LANDSCAPING DESIGN SHALL NOT ENCROACH, NOR SHALL GRADES BE ALTERED ON BOULEVARD OF CENTRE STREET, ADJACENT PROPERTIES AND PARKLAND.
- 4) THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE OWNER AND/OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED.
- 5) THE OWNER AND/OR HIS REPRESENTATIVE SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY INCLUDING THOSE ASSOCIATED WITH THE CHANGES TO CURB CUT LOCATION

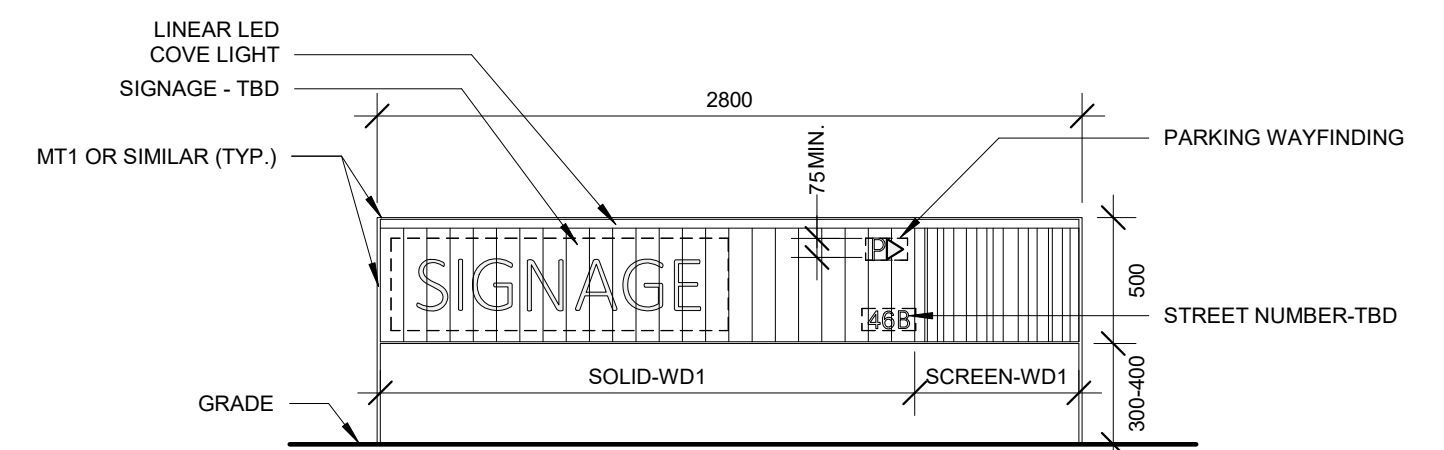
### REPLACEMENT TREE



② KEY PLAN  
1 : 2000



**SIGNAGE - WEST ELEVATION:**



**SIGNAGE - EAST ELEVATION:**

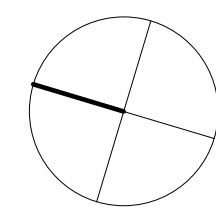
REFER TO LANDSCAPE DETAIL DRAWINGS

### 3 SIGNAGE ELEVATIONS

ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	19-02-27
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

[illegible]

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Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
**PHAEDRUS Studio**

DATE : 18-11-06  
SCALE : As indicated  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

Fig. No. :

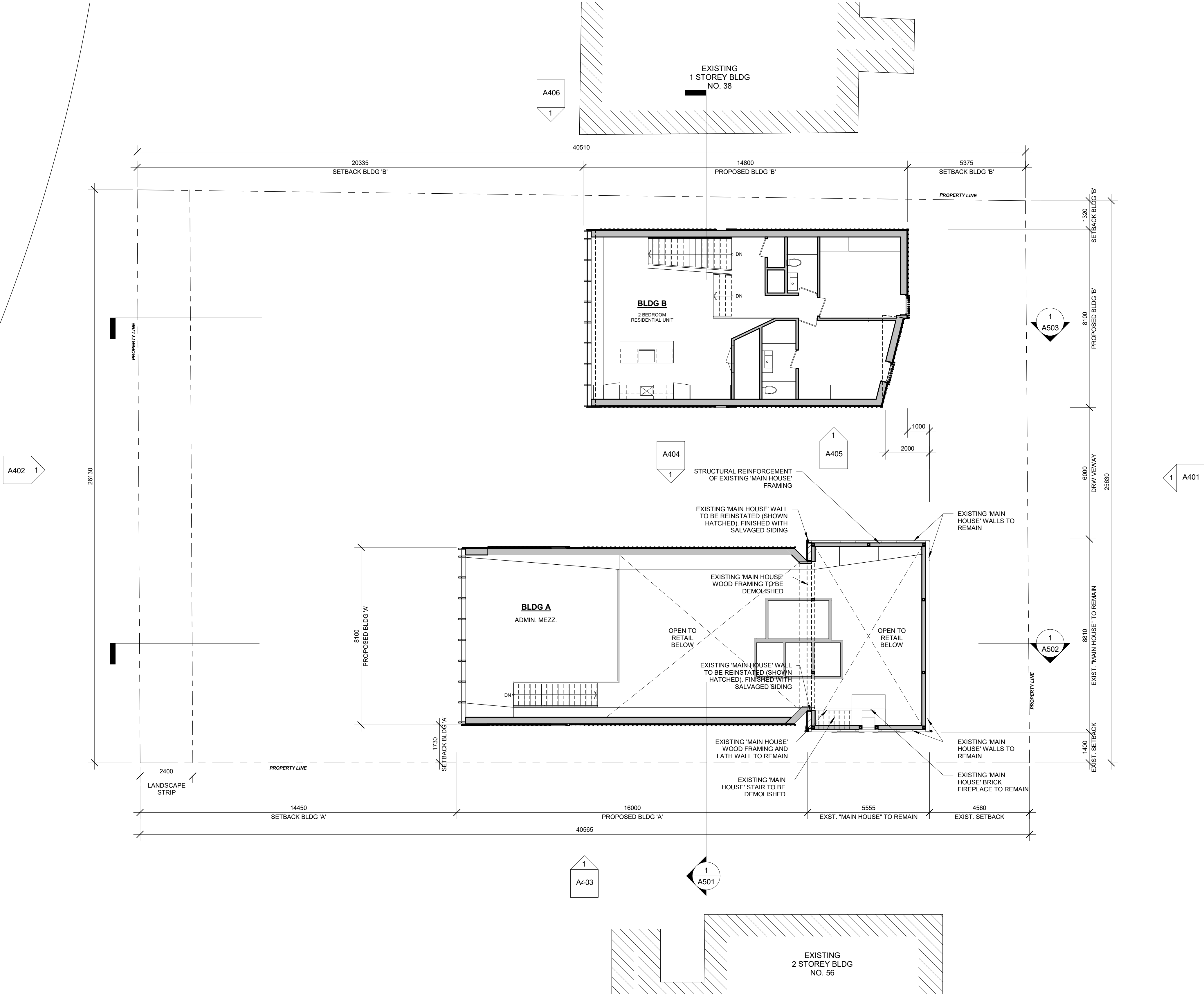
## A101

**DRAWINGS NOT FOR CONSTRUCTION**



ACCESS ROAD

CENTRE STREET

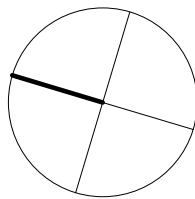


ISSUED	
ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-19

REVISED	



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DRAWINGS NOT FOR CONSTRUCTION

## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

## LEVEL 2/MEZZ. PLAN

Dwg. Title :

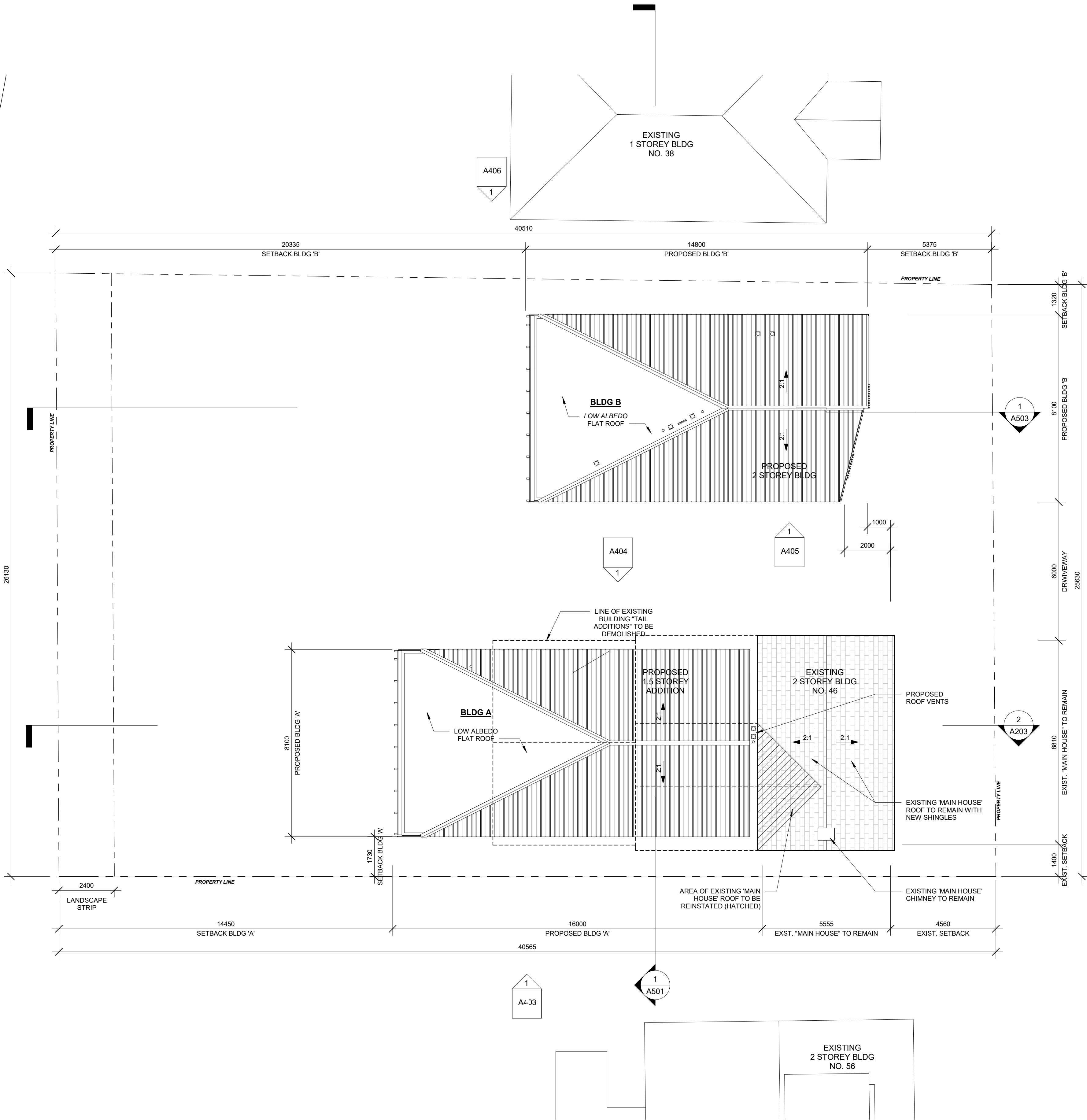
DATE : 18-11-06  
SCALE : 1 : 100  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A102

ACCESS ROAD

A402 1



A401 1

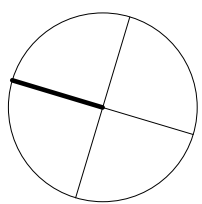
CENTRE STREET

ISSUED	
ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-19

REVISED	



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DRAWINGS NOT FOR CONSTRUCTION

## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

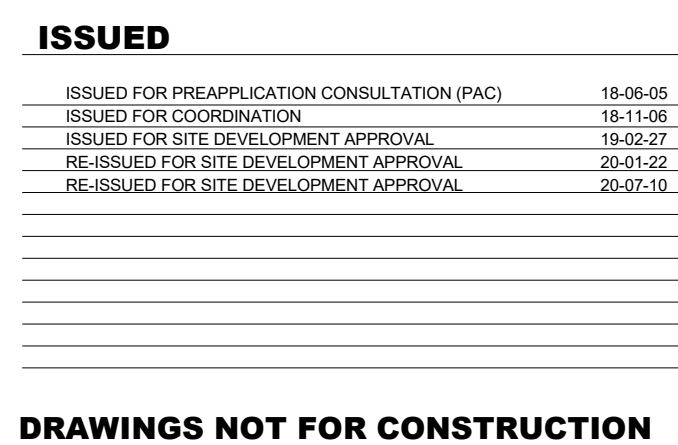
## ROOF PLAN

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 100  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A103



**REVISED**

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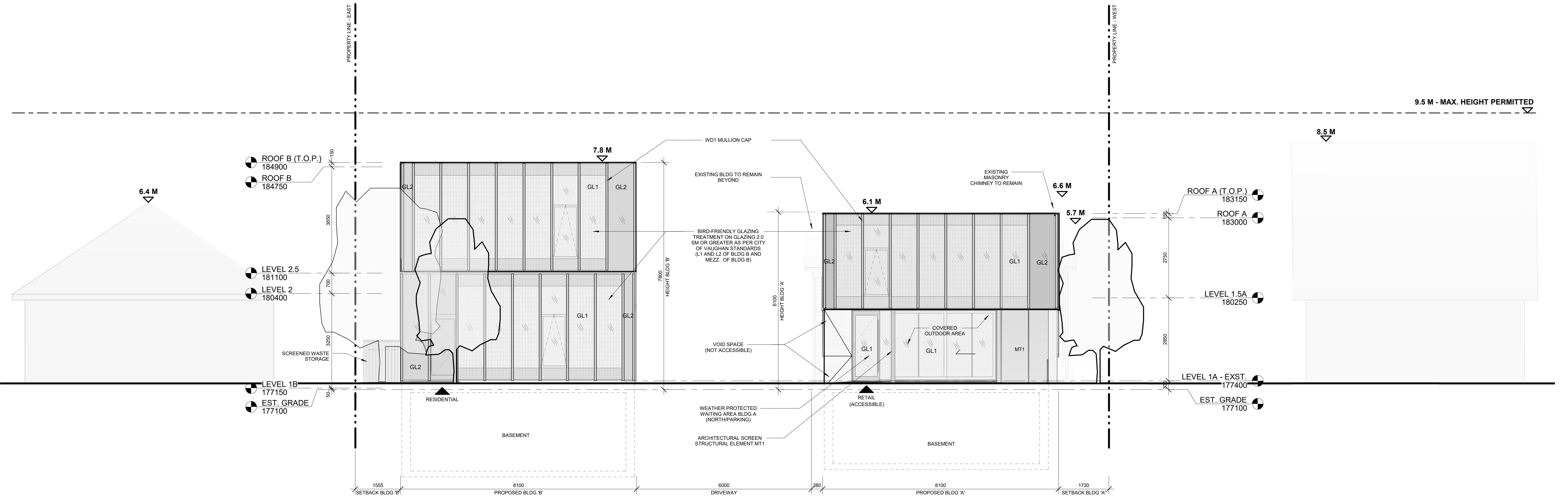
**GENERAL NOTES:**

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Architect:  
**PHAEDRUS Studio**

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :  
**A401**



ISSUED	
ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-19
DRAWINGS NOT FOR CONSTRUCTION	

REVISED	



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**46 CENTRE STREET**

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

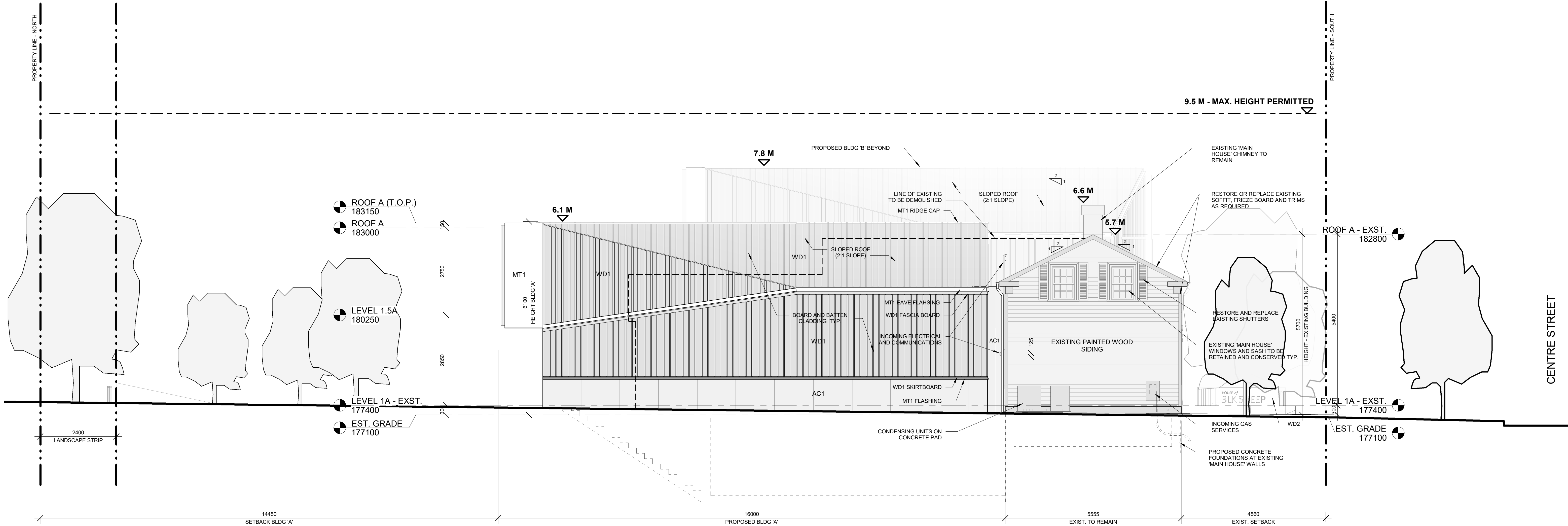
Architect:  
**PHAEDRUS Studio**

**NORTH ELEVATION**

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :  
**A402**



ISSUED	
ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-08
ISSUED FOR SITE DEVELOPMENT APPROVAL	19-03-27
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



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## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

## WEST ELEVATION

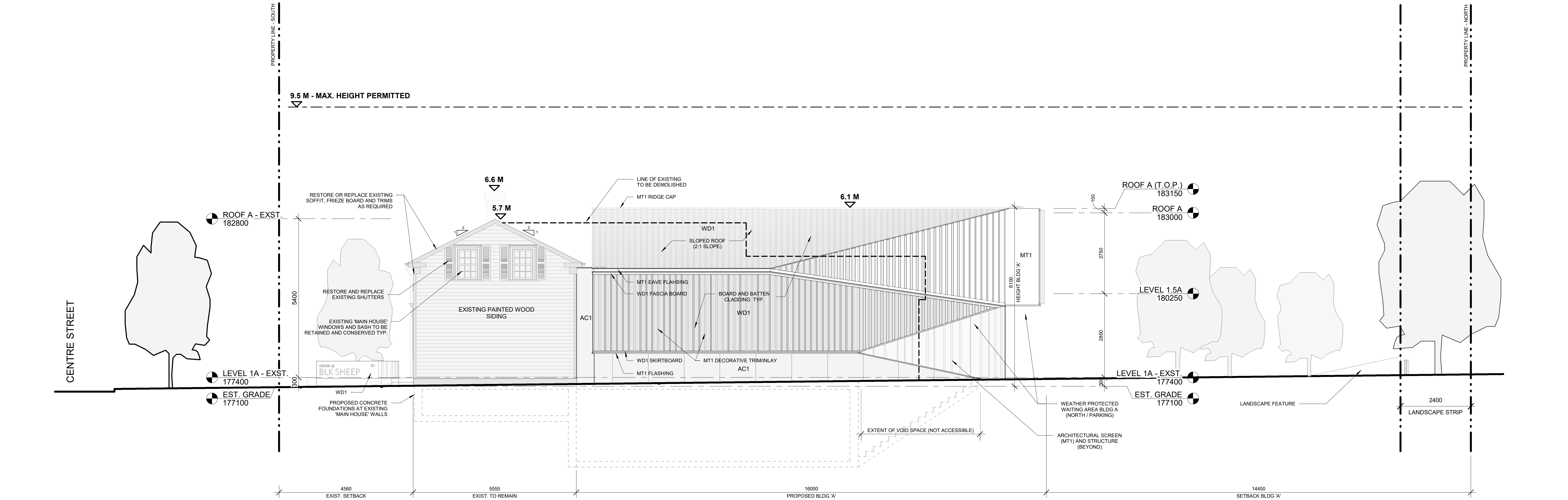
Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A403





ISSUED	
ISSUED FOR COORDINATION	18-11-06
ISSUED FOR SITE DEVELOPMENT APPROVAL	19-02-27
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



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## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

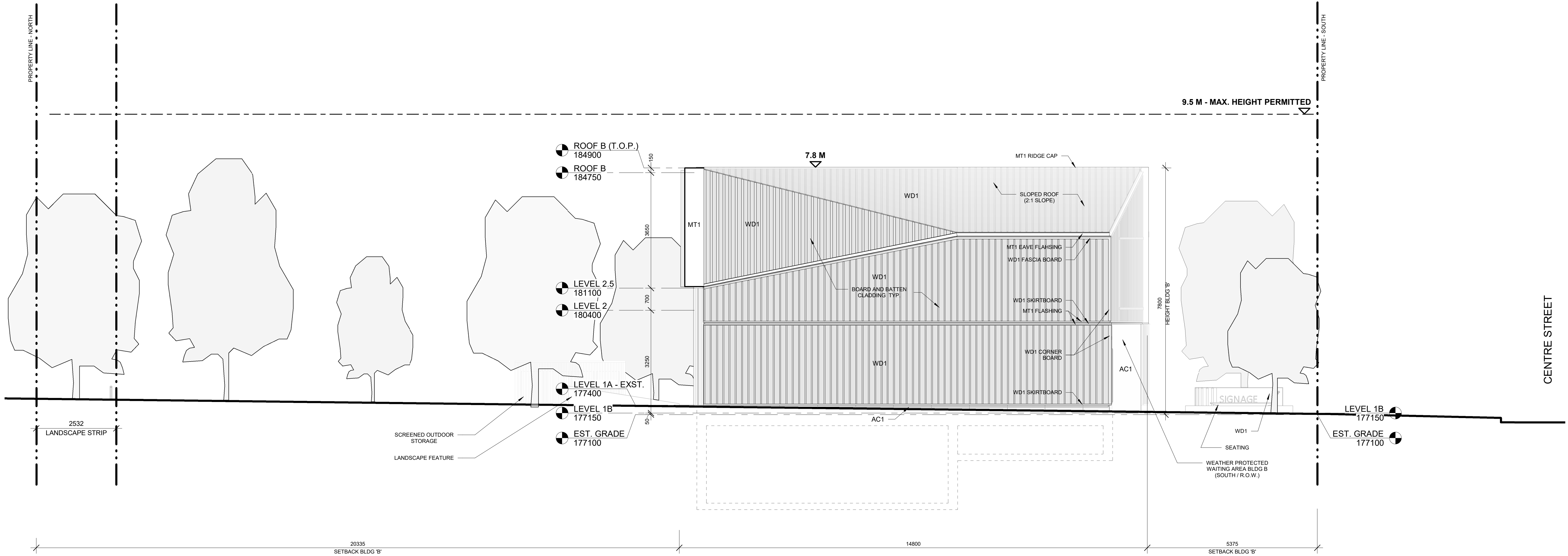
## EAST ELEVATION (BLDG A)

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A404

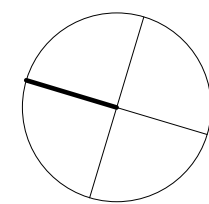


ISSUED	
ISSUED FOR COORDINATION	18-11-06
ISSUED FOR SITE DEVELOPMENT APPROVAL	19-02-27
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

REVISED	



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DRAWINGS NOT FOR CONSTRUCTION

## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

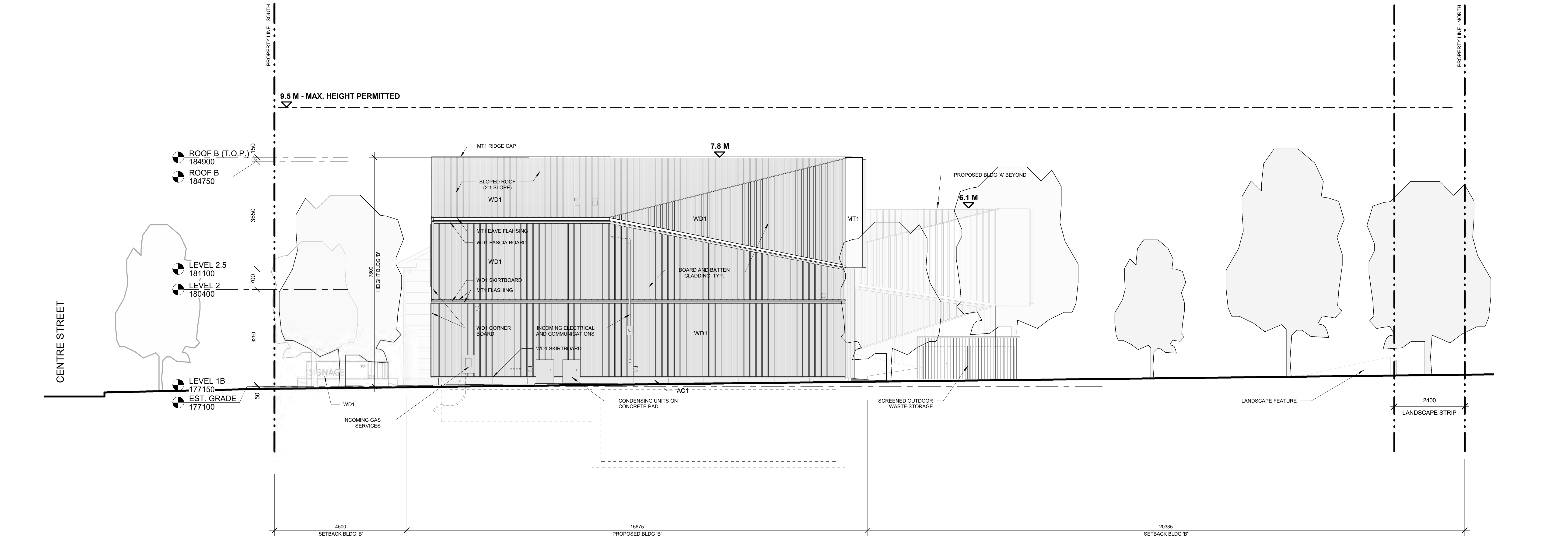
## WEST ELEVATION (BLDG B)

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A405



ISSUED	
ISSUED FOR PREAPPLICATION CONSULTATION (PAC)	18-06-05
ISSUED FOR COORDINATION	18-11-06
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-19

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



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Architect:  
PHAEDRUS Studio

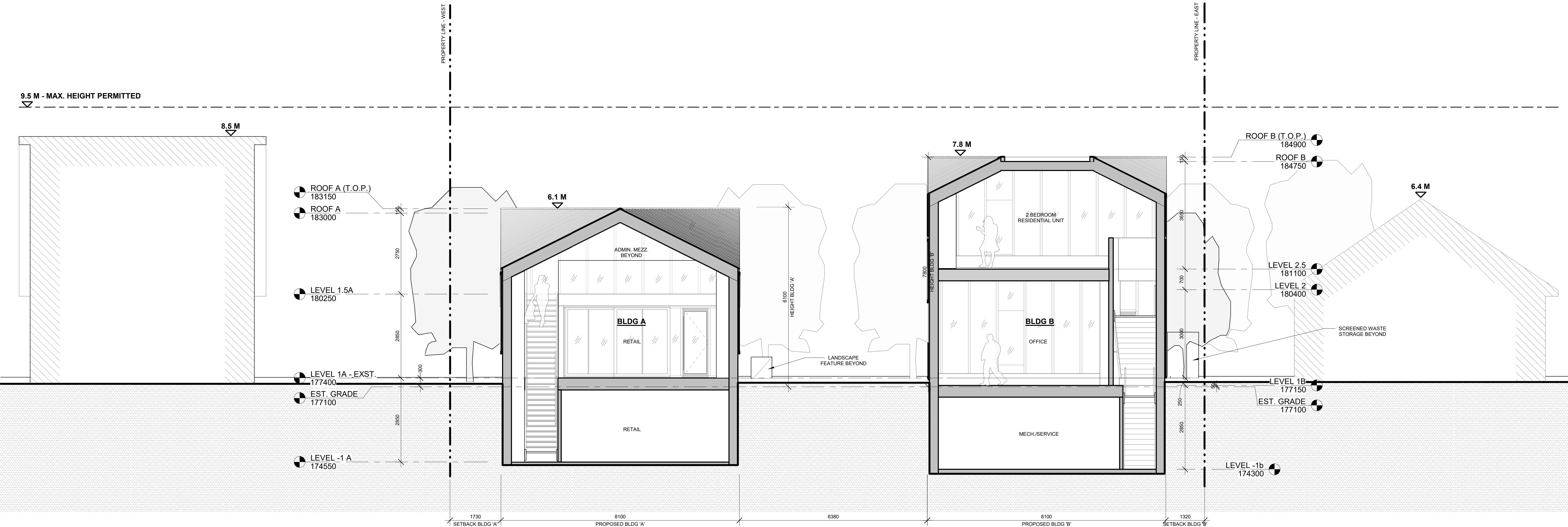
## EAST ELEVATION

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A406



ISSUED	
ISSUED FOR COORDINATION	18-11-06
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10
DRAWINGS NOT FOR CONSTRUCTION	

REVISED	



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## 46 CENTRE STREET

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1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

## E-W SITE SECTION

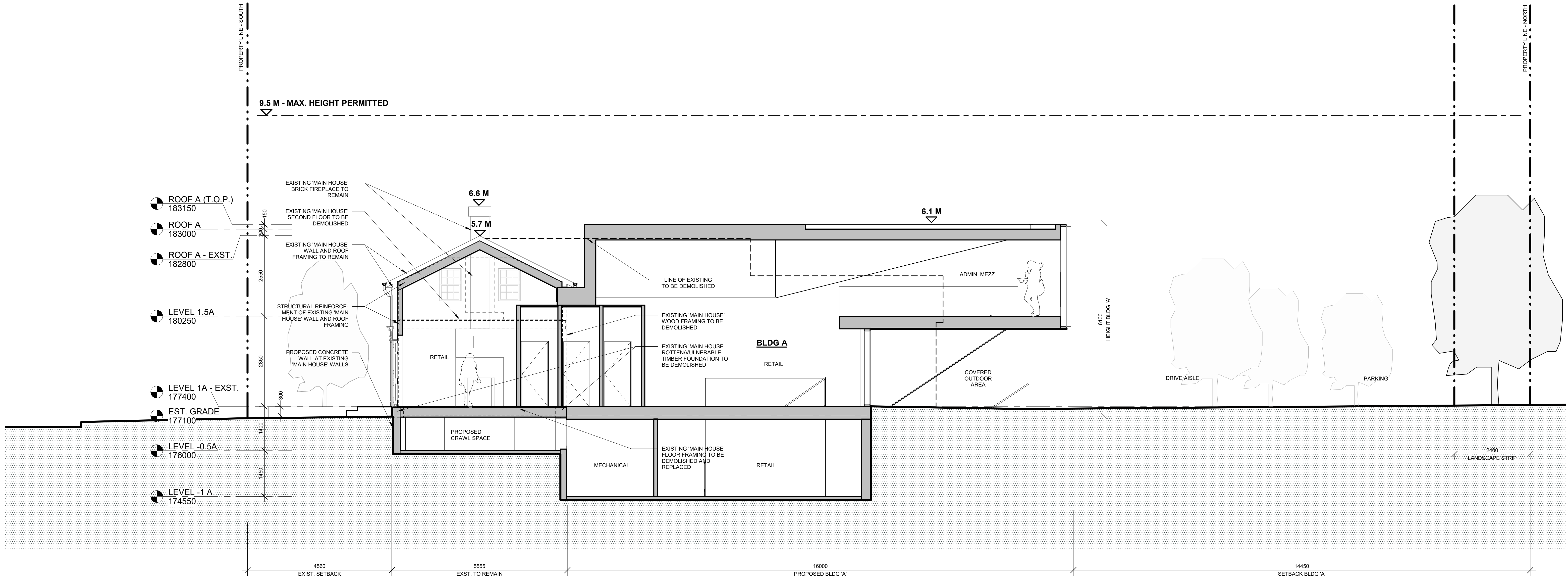
Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A501





ISSUED	
ISSUED FOR COORDINATION	18-11-06
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



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## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

## N-S SITE SECTION (BLDG A)

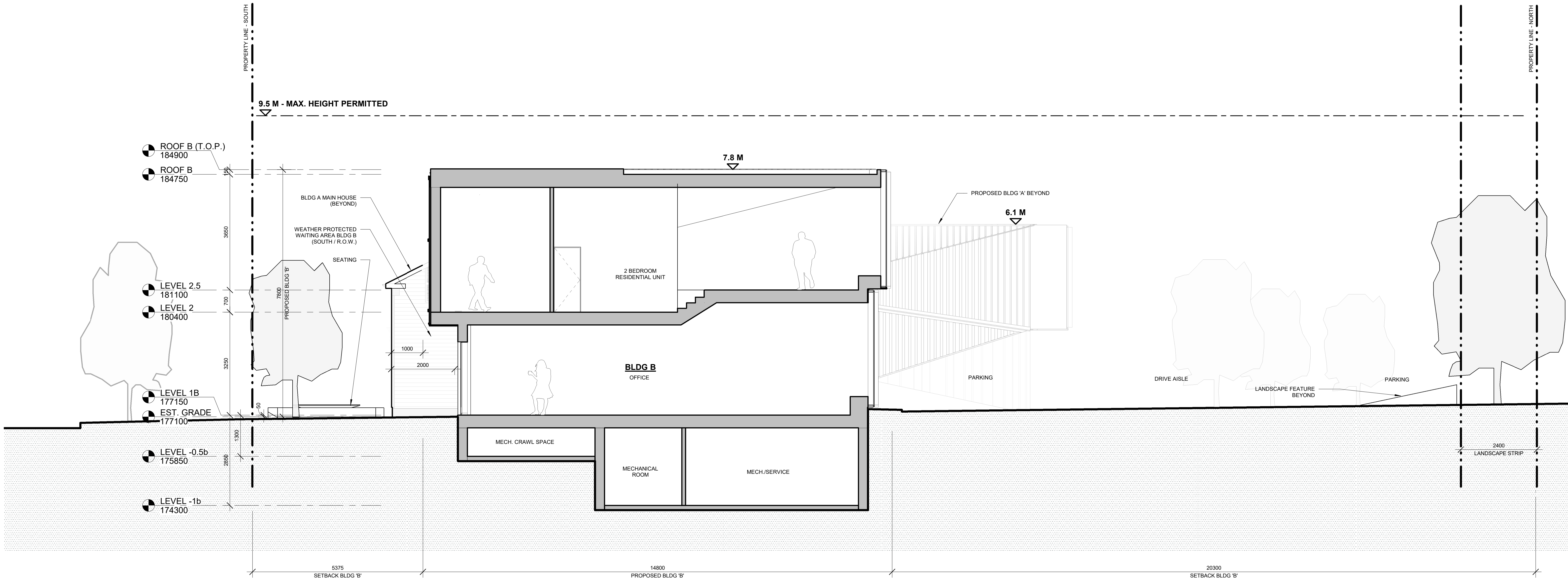
Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A502





ISSUED	
ISSUED FOR COORDINATION	18-11-06
ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-01-22
RE-ISSUED FOR SITE DEVELOPMENT APPROVAL	20-07-10

DRAWINGS NOT FOR CONSTRUCTION

REVISED	



- GENERAL NOTES:
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## 46 CENTRE STREET

Thornhill, ON L4J 1E9 (City of Vaughan)

1846057 Ontario Inc / BLKSheep

Architect:  
PHAEDRUS Studio

## N-S SITE SECTION (BLDG B)

Dwg. Title :

DATE : 18-11-06  
SCALE : 1 : 60  
DRAWN :  
CHECKED : DGR  
PROJECT NO. : 1702

Dwg. No. :

A503





ELISSA CHU ISA CERTIFIED ARBORIST  
48 St. Quentin Avenue, Toronto, ON M1M 2M8  
P: 416 285 4750 F: 416 285 4749  
elissa@centraltreecare.com

Since 1996

centraltreecare.com

March 7, 2019

Revised February 10, 2020

Revised August 5, 2020

**City of Vaughan Forestry Department**

Attn: Forestry Planner

#2800 Rutherford Rd.

Vaughan ON. L4K 2N9

T (905) 832-8577

E [parks@vaughan.ca](mailto:parks@vaughan.ca)

**1846057 Ontario Inc / BLKSheep Team**

c/o Matthew De Sa

Attn: PHAEDRUS Studio, David Grant-Rubash

46 Centre St.

Thornhill, ON L4J 1E9

T (647) 456-2776

E [david@phaedrus.studio](mailto:david@phaedrus.studio)

Re: #46 Centre Street (Ward 5)

**Arborist Report – Construction/Tree Protection**

Central Tree Care Ltd. has been retained by BLKSheep Team c/o Matthew De Sa to provide a professional arborist report for the proposed work at 46 Centre Street.

The nature of the work includes the partially demolish the site, followed by construction of two new buildings and expanded parking area.

To facilitate the proposed construction:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
Injury	2	-	1
Removal	10	1	-
Exemption	-	-	-

This arborist report and the attached Tree Protection Plan are based on the assumption that *no additional trees will be injured or removed*.

**LIMITATIONS**

Inspection of the trees on site was limited to a visual assessment from the ground only, unless stated otherwise. No inspection via climbing, exploration below grade, probing, or coring were conducted. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighbouring properties were estimated to avoid trespassing. It must be noted that trees are living organisms and their conditions are subject to change.

This report was prepared using the site plans prepared by PHAEDRUS Studio issued on July 10, 2020. If there are any changes to the noted site plan, the consulting arborist must be notified immediately. It is the assumption that no further work, other than what has been presented in the attached site plan, has been proposed.

## TREE INVENTORY

Permit-sized trees located within 6.0m of the work area were inspected on August 1, 2017 and updated on January 21, 2020. The tree inventory and health assessment were performed on trees within 6.0m from the property. Trees located greater than 6.0m from the site were not included in the inventory.

Tree #	Species	Latin Name	Health	Structure	DBH (cm)	Base Diameter (cm)	TPZ (m)	Category	Comments	Recommendation
1	Black Walnut	<i>Juglans nigra</i>	Fair – Good	Good	21	28	1.8	1	Specimen is in good health. Tight bud progression.	Fully protect.
2	Norway Maple	<i>Acer platanoides</i>	Fair – Poor	Fair – Poor	29.5	35	1.8	1	Top die back. Dead scaffold limb overhanging neighbouring property.	Requires a permit to remove for new building.
3	Norway Maple	<i>Acer platanoides</i>	Poor	Poor	25	29	1.8	1	Failed central leader.	Requires a permit to remove for new building.
4	Norway Maple	<i>Acer platanoides</i>	Fair-Poor	Fair – Poor	38	41	2.4	1	Vertical seam on west side, extends from grade to 2.0m. Vertical seams throughout canopy, tip dieback. Target canker on central leader.	Requires a permit to remove for new building.
5	Norway Maple	<i>Acer platanoides</i>	Good	Fair	23	35	1.8	1	Specimen is in good health. Crossing leaders.	Requires a permit to remove for new building.
6	Manitoba Maple	<i>Acer negundo</i>	Fair	Fair	46	52	2.4	2	Growing out over asphalt driveway, epicormic growth throughout, small deadwood throughout, large pruning cuts, 50° lean, asphalt surrounding base, and basal damage along the eastern portion of trunk.	Requested for a permit to remove based on tree condition and new parking lot.
7	Norway Spruce	<i>Picea abies</i>	Fair – Poor	Fair	54	58	3.6	1	Deadwood throughout, sparse throughout	Requires a permit to remove for expanded parking area.
8*	Norway Maple	<i>Acer platanoides</i>	Fair-Poor	Poor	57	55	3.6	1	Surrounded by asphalt, large pruning cuts, vertical seam from union to grade, tip dieback, vertical crack at main union with decay. Target canker and failed limbs.	Fully protect.
9	White Spruce	<i>Picea glauca</i>	Fair	Fair	42.5	48	3.0	1	Sparse lower canopy, raised	Requires a permit to remove for expanded parking area.
10	Scots Pine	<i>Pinus sylvestris</i>	Fair-Good	Fair-Good	45	49	3.0	1	Some deadwood	Requires a permit to remove for expanded parking area.



Tree #	Species	Latin Name	Health	Structure	DBH (cm)	Base Diameter (cm)	TPZ (m)	Category	Comments	Recommendation
11	Scots Pine	<i>Pinus sylvestris</i>	Fair	Fair-Good	35	35	2.4	1	Leans into park area	Requires a <b>permit to remove</b> for expanded parking area.
12	White Spruce	<i>Picea glauca</i>	Fair	Fair	24,19 (43)	48	3.0	1	Co-dominant stems. A "U" shaped inclusion.	Requires a <b>permit to remove</b> for expanded parking area.
13	Manitoba Maple	<i>Acer negundo</i>	Fair	Poor	~70	73	4.2	1	Large limb failures, co-dominant, various traces of decay throughout, deadwood, large established suckers	Requires a <b>permit to remove</b> for expanded parking area.
14	Black Locust	<i>Robinia pseudoacacia</i>	Good	Good	27	20	1.8	1	Specimen is in good health.	Requires a <b>permit to injure</b> for new parking lot.
14 A*	Black Locust	<i>Robinia pseudoacacia</i>	Good	Good	22	20	1.8	1	Specimen is in good health.	Requires a <b>permit to injure</b> for new parking lot.
15	Columnar Norway Maple	<i>Acer platanoides</i>	Good	Good	18	21	1.8	5	Tree band at base, gypsy moth egg mass, growing under hydro lines	Requires a <b>permit to injure</b> for new curb.

Numbers in brackets represent the multi-stem diameters calculated under Vaughan's multi-stem calculation through the summation of all stem diameters.

\*Tree was plotted to an approximate location. If it is found on site that the location of the subject trees is in dispute, the consulting arborist must be contacted, and an updated survey may be required.

Category #: 0. Tree NOT regulated under City of Vaughan Tree by-laws

1. Trees with diameter at breast height (DBH) or basal diameters of 20cm or more, situated on private property on the subject site.
2. Trees with diameter at breast height (DBH) or basal diameters of 20cm or more, situated on private property, within 6m of subject site.
3. Trees of all diameters situated on City owned parkland within 6m of subject site.
4. Trees of all diameters situated within lands designated under Naturalized Areas
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.
6. Trees of all diameters situated within the City road allowance adjacent a neighbouring property.

## **DISCUSSION**

Please refer to “Recommendations” section for further details on tree preservation and how to conduct work within a Tree Protection Zone (TPZ).

### **Construction of Two New Buildings**

The façade of the existing building on site is slated to be incorporated in the construction of two new buildings proposed to flank the east and western ends of the property. Excavation for the new foundation is anticipated to require an overdig of 1.5m to 2.0m.

Excavation for the new foundation **will encroach slightly into the TPZ of Tree #2 and would have served as a candidate for preservation; however, given the current health of the tree, it is recommended for a permit to remove instead.**

The following trees will be located within the anticipated overdig and will require a **permit to remove: Trees #3 – 5.**

### **Expanded Parking**

The existing asphalt parking lot is slated to be removed and replaced with a larger parking area and garbage set out area. Excavation to a depth of 575mm is anticipated to install the subbase for the new heavy-duty asphalt.

Excavation for the garbage set out area will encroach into the TPZ of **Tree #6** by 0.7m. At this distance, there is a minor to moderate chance of encountering significant roots; **however, the subject tree is not a prized specimen, the neighbour has granted their consent to facilitate a permit to remove the tree for the new development.**

The following trees are not expected to tolerate the impact as excavation will cause the minimum loss of ~50% of their root system and will require a **permit to remove: Trees #7, 9, 12, and 13.**

The following trees are located within the expanded parking area and will require a **permit to remove: Tree #10 and 11.**

**Trees #14 and 14A** will require a **permit to injure** as the new expanded parking lot will fall into their TPZ; no significant roots or root mats are expected to be encountered as the proposed work is located near the edge of its TPZ. To minimize the impact of the proposed work, the following shall be adhered to:

1. Tree protection hoarding to be installed prior to the start of construction.
2. Excavation for the new parking lot is to be completed by hand under the supervision of a Certified Arborist. Work must be undertaken carefully within the TPZ as per “Recommendations for Excavation Within a TPZ” detailed below.
  - a. Roots less than 5cm in diameter are to be pruned cleanly to facilitate better compartmentalization
  - b. If significant roots with a minimum diameter of 5cm are encountered, all work shall stop, and the impact be reassessed with the City of Vaughan.
3. A 30cm mulch layer should be added within the hoarded areas to help retain soil moisture. “Recommendations for Remedial Care” are to be adhered to in order to maintain the vitality of the tree.

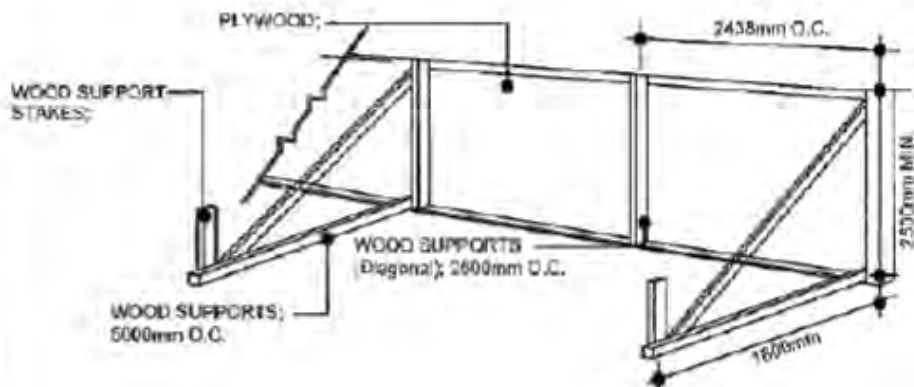
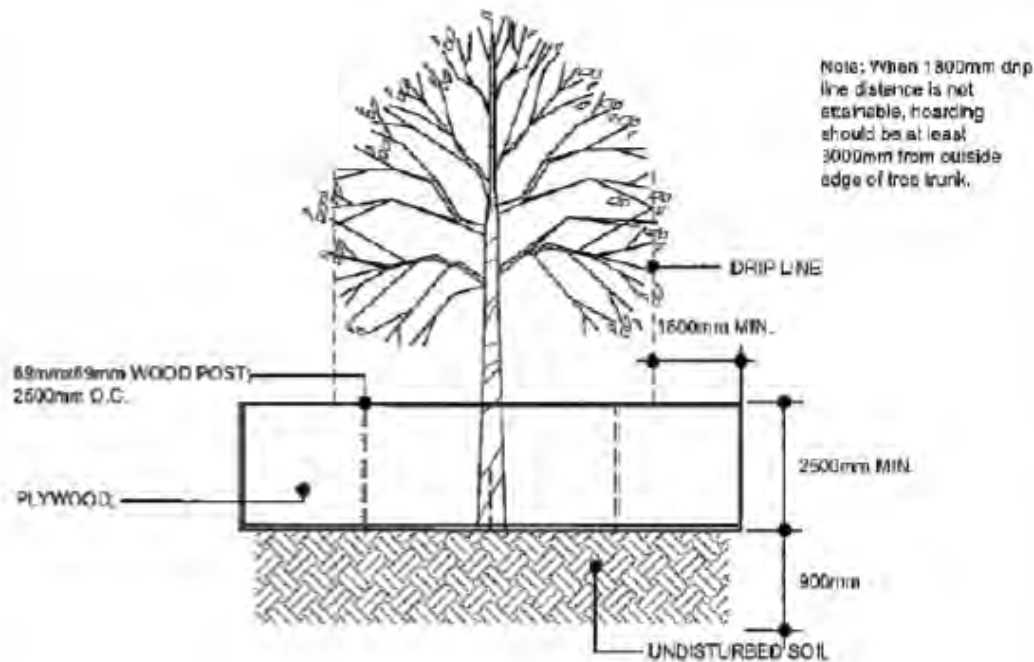
### Impact to Tree #15

A new curb cut will be installed within the TPZ of Tree #15 and will encroach as close as 1.4m from the base of the tree. At this distance, no significant roots are anticipated to be encountered, and the following is to be adhered to:

4. Tree protection hoarding to be installed prior to the start of construction.
5. Excavation for the new curb is to be completed by hand under the supervision of a Certified Arborist. Work must be undertaken carefully within the TPZ as per "Recommendations for Excavation Within a TPZ" detailed below.
  - a. Roots less than 5cm in diameter are to be pruned cleanly to facilitate better compartmentalization
  - b. If significant roots with a minimum diameter of 5cm are encountered, all work shall stop, and the impact be reassessed with the City of Vaughan.
6. A 30cm mulch layer should be added within the hoarded areas to help retain soil moisture. "Recommendations for Remedial Care" are to be adhered to in order to maintain the vitality of the tree.

## RECOMMENDATIONS


### Recommendations for Hoarding



#### NOTES:

1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

2	HEIGHT OF FENCING UPDATE	PD	12/10/18
1	DETAIL UPDATE	PD	08/13/11
0	REVISIONS	APPRO	DATE

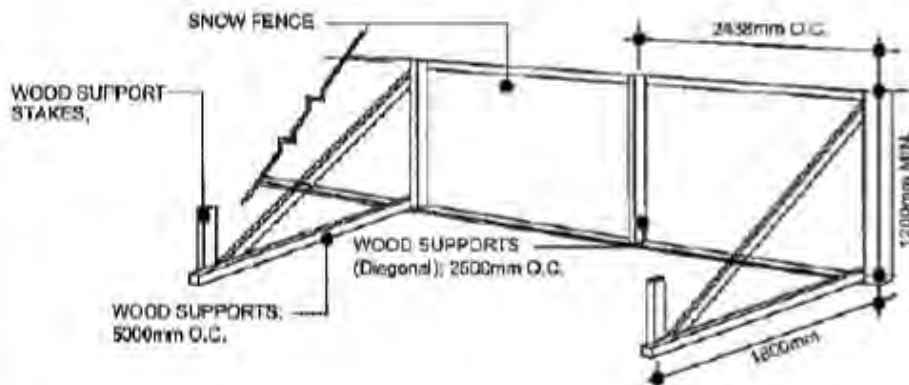
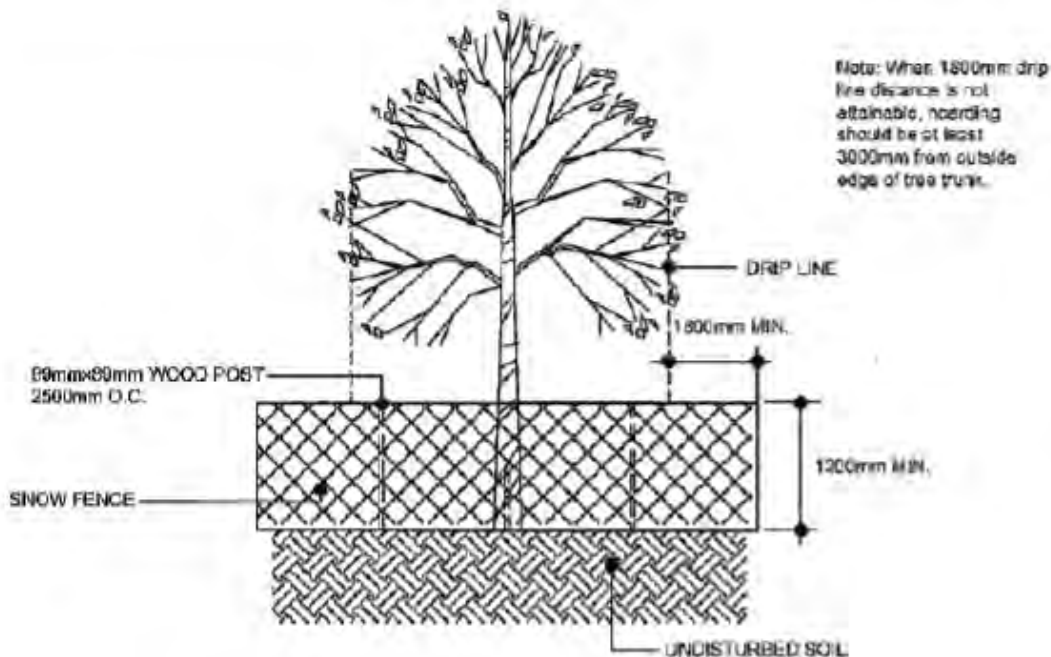


# VAUGHAN

## HEAVY DUTY PLYWOOD TREE PROTECTION

DRAWN: B.T.	APPROVED: M.T.	DRAWING NO. <b>MLA 107</b>
NOT TO SCALE	DATE: 14/11/08	





Note: All Support Stakes and Hoarding Posts to be wood 2" x 4" member.

Note: All Connection Points to be rigid.

#### NOTES:

1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

2			
1			
4		REVISED	APPRO DATE
 <b>VAUGHAN</b>			
<b>LIGHT DUTY TREE HOARDING PROTECTION DETAIL (SNOW FENCE)</b>			
DRAWN: JC		APPROVED: KH	
NOT TO SCALE		DATE: 04/07/2010	
		DRAWING NO. <b>MLA 107B</b>	

Hoarding must be installed by a qualified contractor and put in place as accurately as possible using the scale plan as the reference. It must conform to the recommendation put forth by the City of Vaughan and recommendations within this report. All the protective fencing must be maintained throughout the construction project and its removal must be approved by the Forestry planner. All hoarding must be installed before demolition or construction commences and approved by the Forestry planner.

The TPZ is established on construction sites to help protect the trees from

- Alteration of existing grades
- Changes in grade by excavating and scraping
- Movement of construction vehicles and people
- Disposal of foreign materials
- Storage of waste of construction materials

The tree protection barriers can be constructed from:

- 4ft. high plywood hoarding that can be lowered around limbs, with the supports on the outside
- 4ft. high orange plastic snow fence on a 2"X 4" frame work, this is recommended where visibility is an issue This is recommended for city trees
- If fill or excavates are going to be placed near the plastic fence a plywood barrier must be used to stop these materials from entering the TPZ.
- For more information on the construction of a tree protection zone please see the City of Vaughan's forestry's web site and go to By-laws and Policies.

Tree protection signage:

- This sign will be mounted on each TPZ, and should be a minimum of 40cm x 60cm and made on white gator board. The sign must say in bold letters as a heading: Tree Protection Zone (TPZ) the rest of the text is as follows: No grade changes, storage of materials or equipment is permitted within this TPZ. Tree protection barriers must not be removed without written authorization of the City of Vaughan, Forestry Department. For info call Forestry Department at (905) 832-8577 or the project consultant

Implementation of protection:

- All tree protection barriers must be erected before any type of construction commences on the subject site as per the approved Tree protection plan
- Before construction begins the TPZ must be inspected by city forestry staff and the consulting arborist.
- Before any digging commences around a tree subject to injury by permit, the consulting arborist must be informed.
- To dig near a tree subject to injury by permit the consulting arborist must be on site to supervise the excavation.
- Hoarding cannot be removed until all construction is finished

### Recommendations for Exploratory Excavation

The following recommendations must be followed to minimize the damage to the tree:

- A qualified arborist must be on site for the complete duration of each excavation. It is the arborist's duty to instruct the laborers and minimize damage to the tree.
- The arborist is also responsible for all root pruning, and to promote 'working around' roots whenever possible.
- Roots within the proposed work area shall first be exposed prior any root pruning is to take place
- All root pruning is to be conducted to proper arboricultural standards with sharp, sanitized tools and exposed roots to be recovered with parent soil **under the supervision by a Certified Arborist**
- All excavation/digging is to be done by hand or air spade to the required depth of the proposed work **under the supervision by a Certified Arborist**
- If roots measuring a minimum of 5cm in diameter or if a large mass of roots are found, the impact of the proposed work shall be evaluated with Urban Forestry, and the structures must be moved away from the affected trees until a tolerable level of impact is found
- All excavation within the minimum TPZ of a protected tree is to be documented; a report of the findings should then be submitted to Urban Forestry

### Recommendations for Remedial Care

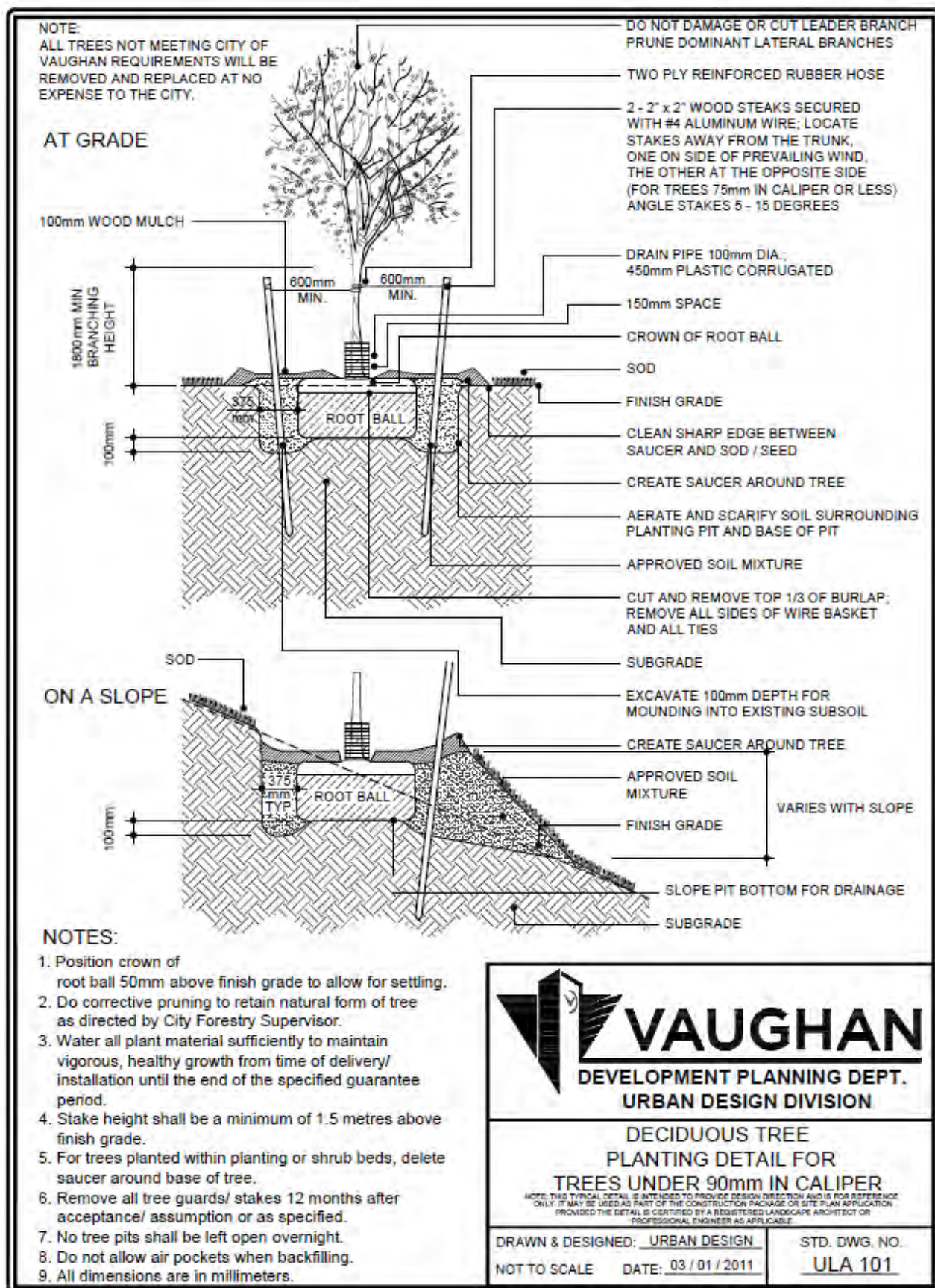
All trees slated for preservation located within the work area are to receive a deep root fertilization treatment to prepare the trees for the impact of the proposed work. Stela Maris®, a seaweed-based extract, is recommended to be used to help improve overall plant health, improve root growth and development, improve plant vigor, and to help trees overcome periods of stress.

To aid in the affected trees' recovery, the subject trees should be consistently watered enough to have the soil kept moist, but not wet, as too much water can suffocate the root system and cause anaerobic conditions.

### **Tree Protection Hoarding and Tree Removal Costs**

**Please refer to the attached quotations for details.**

# REPLACEMENT PLANTING



The replacement ratio for the Vaughan is as follows:

Tree #	DBH of Tree to be Removed (cm)	Replacement Trees Required	Total Replacements
2, 3, 5	20cm - 30cm	1:1	3
4, 11	31cm - 40cm	1:2	4
6, 9, 10, 12	41 – 50cm	1:3	12
7, 13	Diameter over 50cm	1:4	8
<b>Total Replacements Required:</b>			<b>27</b>

Please refer to the planting plan (L-102) for planting scheme and approximate planting locations. A total of thirteen (13) trees will be planted on the property while the remaining replacement trees will be compensated via a cash in lieu amount of \$550.00 per tree (\$550.00 x 14 trees = \$7,700.00)

#### Watering Guidelines for Newly Planted Trees

To improve the chances of survival for newly planted trees, they must be watered with at least 20 gallons of water at the time of planting. The following guidelines should be followed:

- Irrigate planted trees 2 to 3 times a week for the first two months, and twice a week thereafter until the rainy season. It may be necessary to increase watering intervals during hot and dry weather
- Soil is to be kept moist, not wet, as too much water can suffocate the root system and cause anaerobic conditions
- During the second year, watering should occur on a weekly basis. Water the soil area under the dripline, allowing enough time for the water to penetrate the soil a depth of 6" to 12"
- It may be necessary to make adjustments to the watering frequency and duration depending on soil type, weather, drainage, and tree species

#### De-Compaction of Soil

If the proposed planting area has been compacted due to construction, the area must be de-compacted prior to planting. The use of radial trenching using a pneumatic air compressor, such as an air spade, may be employed to de-compact the soil. Vertical mulching may be another option that can be used to de-compact the soil. The trenches may then be filled with compost to increase pore space and to compensate for the nutrients that were lost during the construction process.



## **SUMMARY**

The owner of 46 Centre Street is proposing to partially demolish the site, followed by construction of two new buildings and expanded parking area.

To facilitate the proposed work:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
<b>Injury</b>	2	-	1
<b>Removal</b>	10	1	-
<b>Exemption</b>	-	-	-

The canopy loss associated with the proposed work will result in a loss of approximately 65% of the total canopy cover on the property; the remaining permit-sized trees will be fully protected.

To compensate for the canopy loss, **twenty-seven (27) replacement trees** are required.

If there are any questions or concerns regarding the contents of this report, please feel free to contact me at [elissa@centraltreecare.com](mailto:elissa@centraltreecare.com).

Thank you,

c/o Elissa Chu      ON-2185A  
Mike Spencley      ON-1379A  
Central Tree Care Ltd.



ON-1379A

**SITE PHOTOS****Photo 1****Photo 2**



**Photo 3****Photo 4**



Photo 5



Photo 6

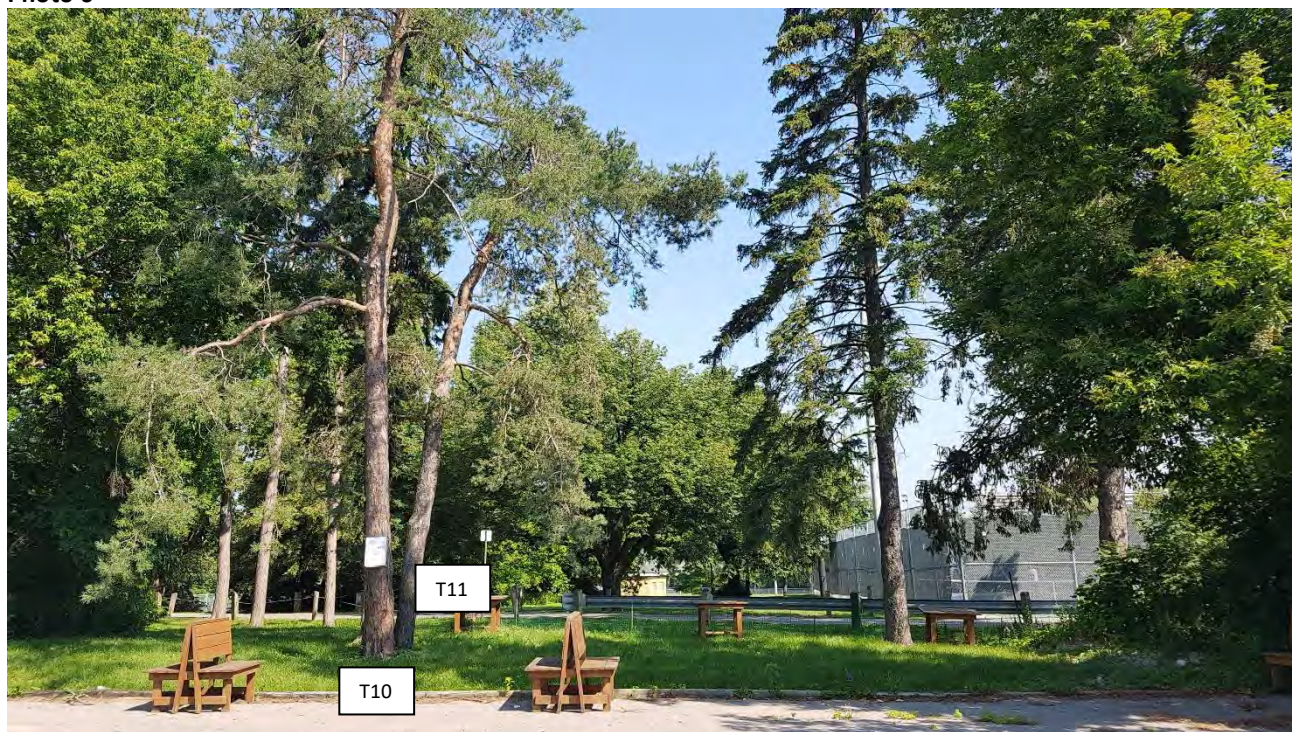




Photo 7



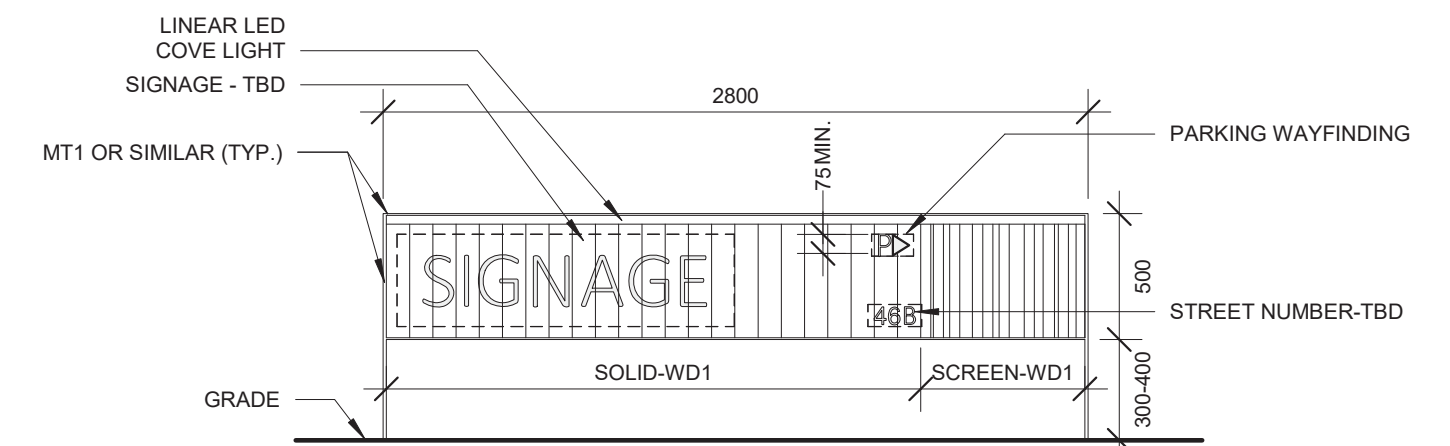
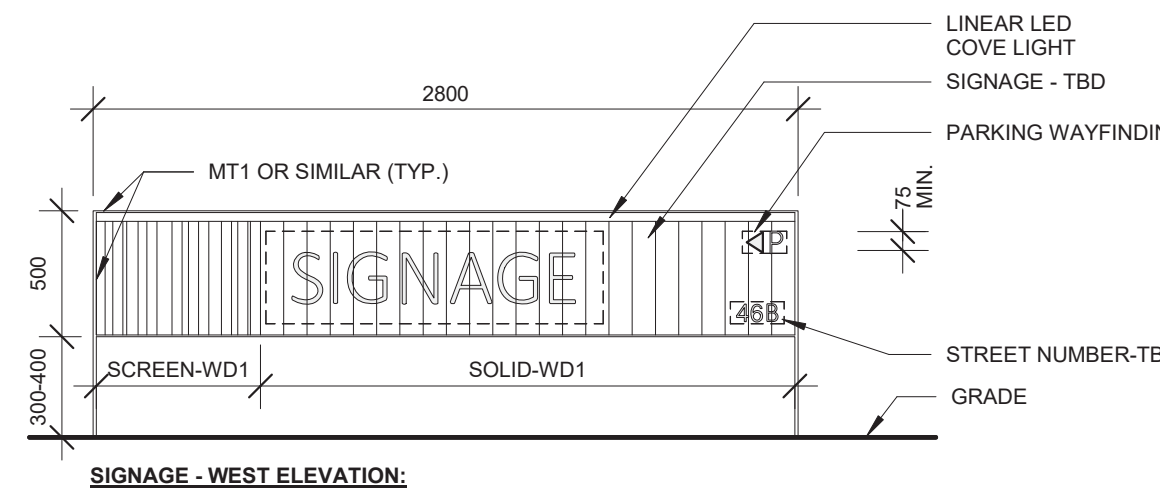
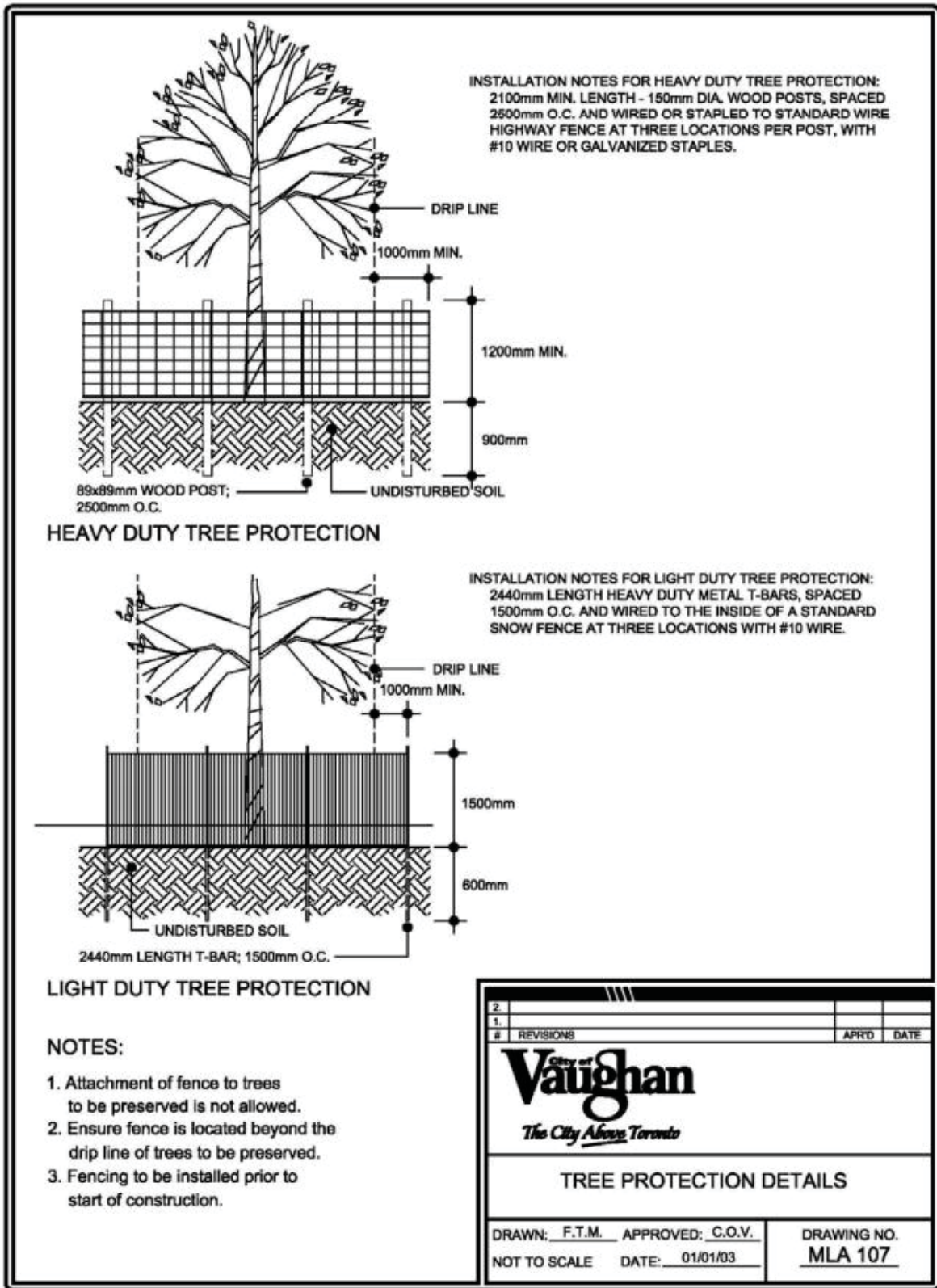
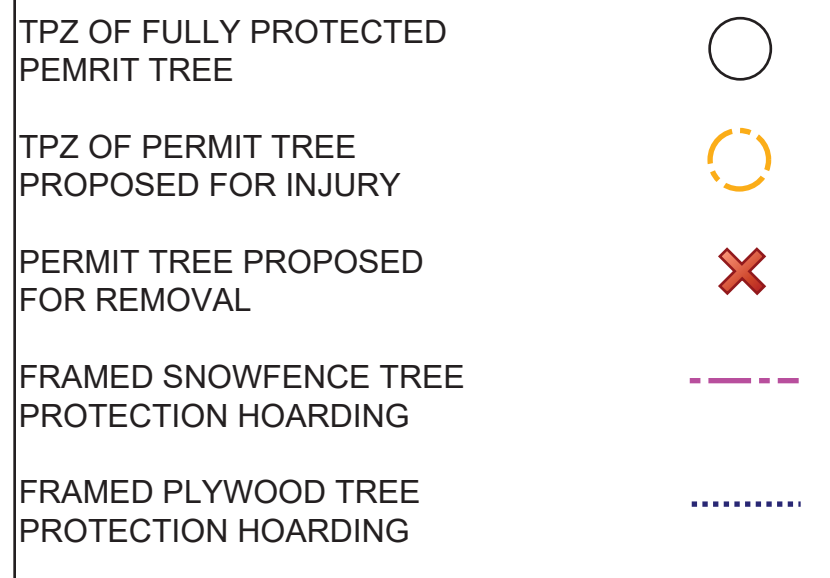
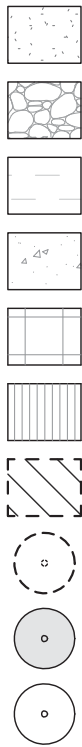
Photo 8





- 1) SITE PLAN DRAWINGS TO BE REVIEWED IN COMBINATION WITH LANDSCAPE AND CIVIL DRAWINGS
- 2) STANDARD DRAWINGS OF CITY OF VAUGHAN CONSTITUTE PART OF SITE PLAN DRAWINGS(S).
- 3) LANDSCAPING DESIGN SHALL NOT ENROACH, NOR SHALL GRADES BE ALTERED ON BOULEVARD OF CENTRE STREET, ADJACENT PROPERTIES AND PARKLAND.
- 4) THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE PLAN, THE ACCURACY OF THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE OWNER AND/OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED.
- 5) THE OWNER AND/OR HIS REPRESENTATIVE SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY INCLUDING THOSE ASSOCIATED WITH THE CHANGES TO CURB CUT LOCATION

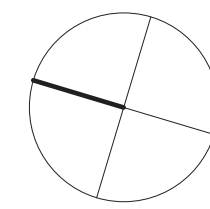
### REPLACEMENT TREE



### 3 SIGNAGE ELEVATIONS

[illegible][illegible]

- GENERAL NOTES:**
1. ALL DIMENSIONS IN MILLIMETRES (MM)
  2. DO NOT SCALE DRAWINGS
  3. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS
  4. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
  5. CHECK DRAWINGS AGAINST SPECIFICATIONS
  6. USE THE LATEST REVISED DRAWINGS ONLY
  7. DRAWINGS ARE NOTE TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ARCHITECT
  8. DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT
  9. MUST BE RETURNED UPON COMPLETION OF THE WORK
  10. REPRODUCTION OF DRAWINGS AND DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.



Architect:  
**PHAEDRUS Studio**

DATE : 18-11-06  
SCALE : As indicated  
DRAWN : -  
CHECKED : DGR  
PROJECT NO. : 1702

# A101

DRAWINGS NOT FOR CONSTRUCTION



## **APPENDIX D - CHALYKOFF EVALUATION**

### **CULTURAL HERITAGE EVALUATION REPORT: 46 CENTRE STREET, THORNHILL (VAUGHAN), ONTARIO**

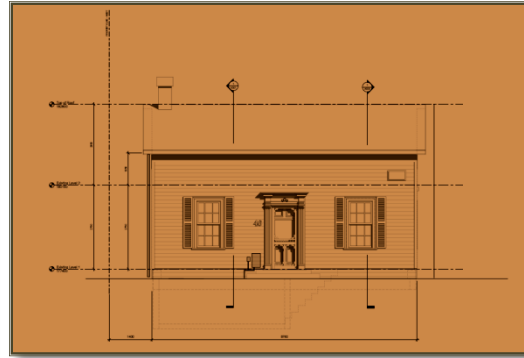
Prepared by D.R. Chalykoff, CAHP, BCIN  
30 April 2018.





## Cultural Heritage Evaluation Report:

**46 Centre Street,  
Thornhill (Vaughan), Ontario**



**0.0.1** Front (South) Elevation, 46 Centre Street, 15 November 2017, Photograph & Measured Drawing

Prepared for:

BLK Sheep (1846057 Ontario Inc.)  
7181 Yonge St., Unit 17, Thornhill, Ontario.  
c/o David Grant-Rubash, Phaedrus Studios  
Toronto, ON.

Prepared by

***D.R. Chalykoff***, C.A.H.P., B.C.I.N.

384 Reynolds Street, Oakville, Ontario.  
905 844 6503 [www.chalykoff.com](http://www.chalykoff.com)  
30 April 2018

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## 1.0 SUMMARY STATEMENT with RECOMMENDATION

There are two principal questions associated with a Cultural Heritage Evaluation Report:

1. Is there evidence of cultural heritage value in the context, history, or design of the property? and,
2. If so, what are the character-defining attributes and values of that heritage resource?

With respect to 46 Centre Street, there *is* evidence of cultural heritage value in the context, history, and design of the property. As such, the character-defining attributes and values are listed on p. 53, below.

Within the Ontario Regulation 9/06 of the Ontario Heritage Act (OHA), there are three sets of three criteria. The subject property meets five of those nine criteria and, more importantly, meets criteria from each of the categories context, history, and design.

**As such, it is recommended that the property at 46 Centre Street, Thornhill (Vaughan), is designated under Part IV of the *Ontario Heritage Act*.**

**46 Centre Street has contextual cultural heritage value within the meaning of the Ontario Heritage Act because it,**

- i) is important in defining, maintaining, and supporting the character of the Thornhill neighbourhood and, ii) is physically, functionally, visually, and historically linked to its surroundings.

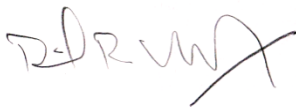
**46 Centre Street has historical and associative value within the meaning of the Ontario Heritage Act because it,**

- i) has direct associations with the settlement era of Thornhill through the occupancies of the Soules, Martin, and Seager families, and;
- ii) yields, and has the potential to yield, information that contributes to an understanding of the community and culture of Thornhill, and;
- iii) demonstrates and reflects the work of John Martin, one of the first skilled builders to live and work in Thornhill.

**46 Centre Street has design and physical value within the meaning of the Ontario Heritage Act because it,**

- i) is a representative example of a building type: the settlement era house in its form, proportions, ground floor plan, primary building sections, and construction method.

D. R. CHALYKOFF, HERITAGE CONSULTANT



Daniel R. Chalykoff, CAHP, BCIN

## 2.0 INTRODUCTION to CULTURAL HERITAGE EVALUATION REPORT

In late autumn 2017, this consultant was asked, on behalf of BLK Sheep Co., to provide an opinion on the cultural heritage attributes and values manifest at the subject property municipally addressed as 46 Centre Street, Thornhill (Vaughan). The owner explained that a Cultural Heritage Evaluation Report was sought as part of an effort to clarify any conditions attached to the property.

It is a requirement of heritage consultants that they provide opinions based on their own professional judgment and the information available at the time research is undertaken, regardless of the commissioning process. This was agreed by both parties.

Access to the subject property was kindly made available by the owners. All photography and field-based observations were permitted, including the interior of the building. A site visit was made on Wednesday 15 November 2017.

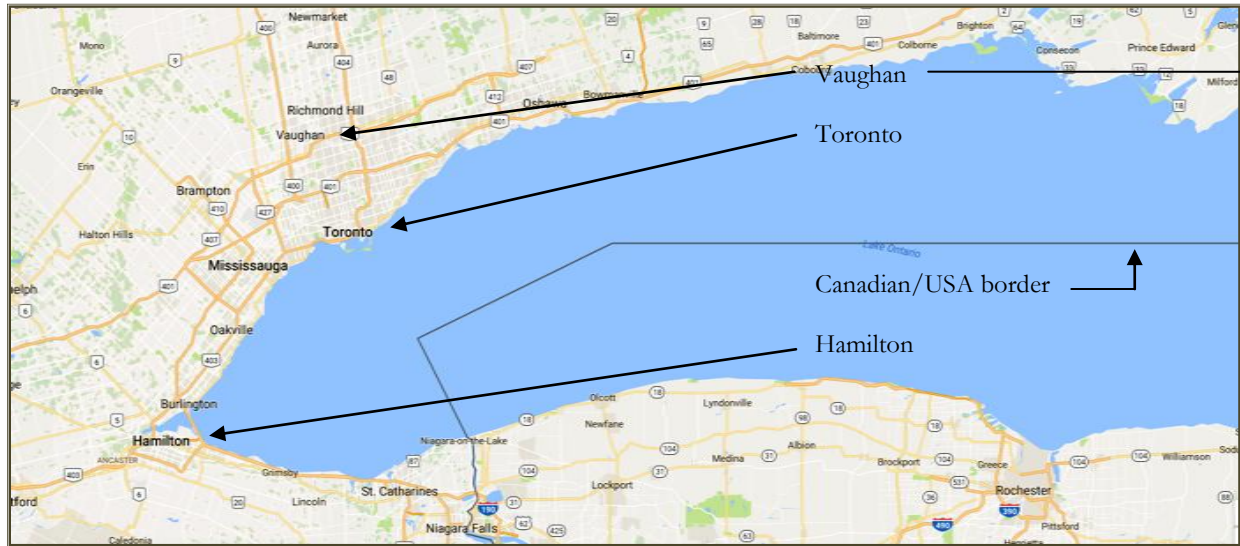
Finally, all references to north, south, east, and west are based on "local" or "construction north"; i.e., the front of the subject house is considered to be facing south.

### Abbreviations Used

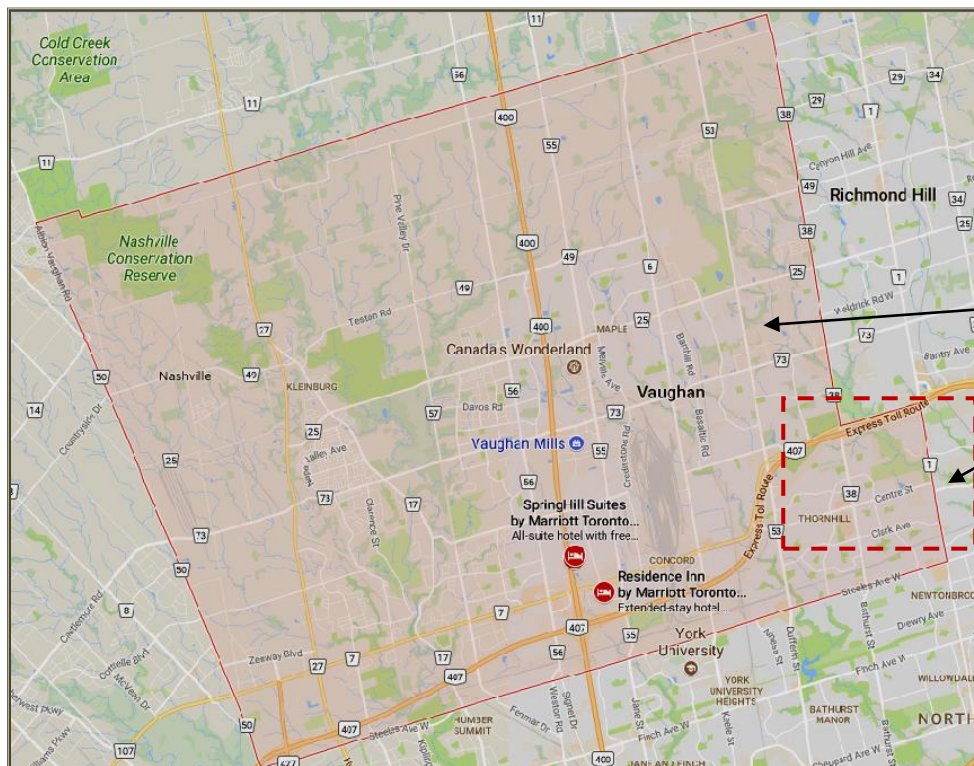
-C	Century
ca.	Circa, approximate year
Cf.	Confer, please see or refer to
Fig.	Figure, photo, drawing, etc.
N.T.S.	Not to Scale
Ont. Reg. 9/06	Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest

### 3.0 CONTEXTUAL VALUE

#### 3.1 Location & Contextual Character



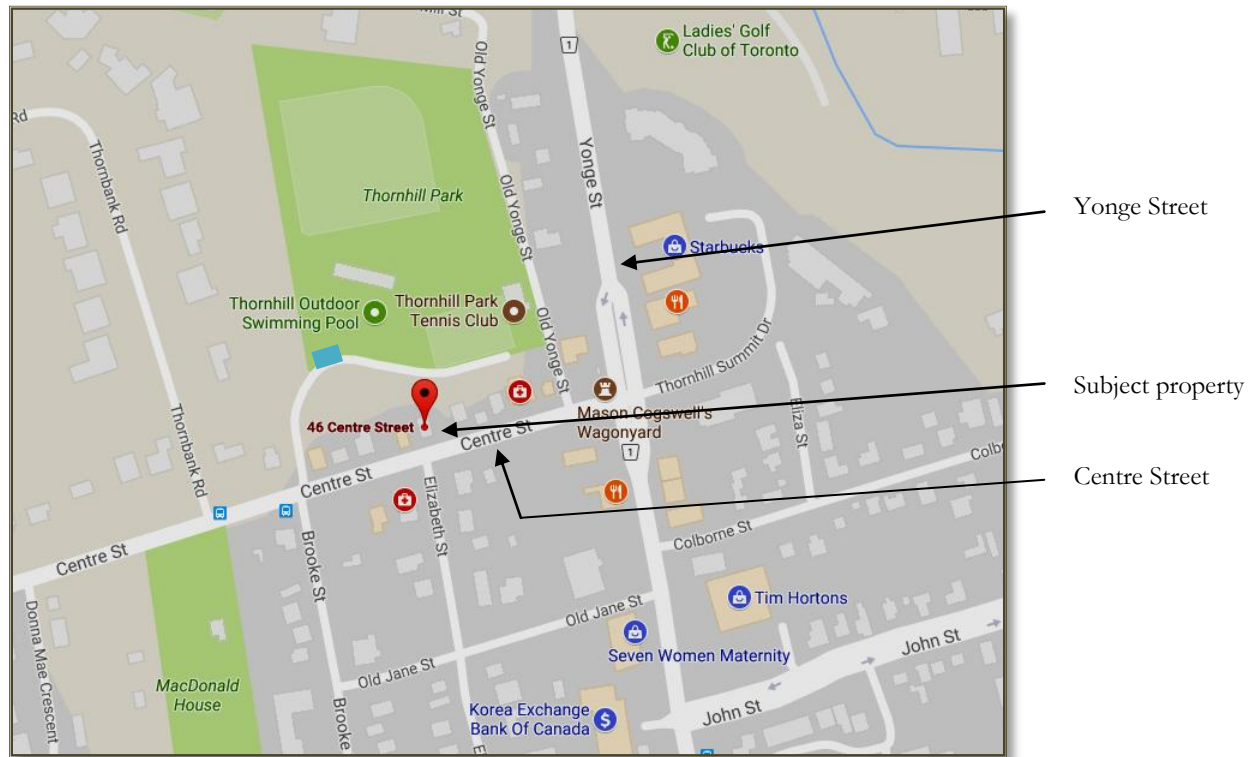
**3.1.1** Map, The Golden Horseshoe<sup>1</sup>



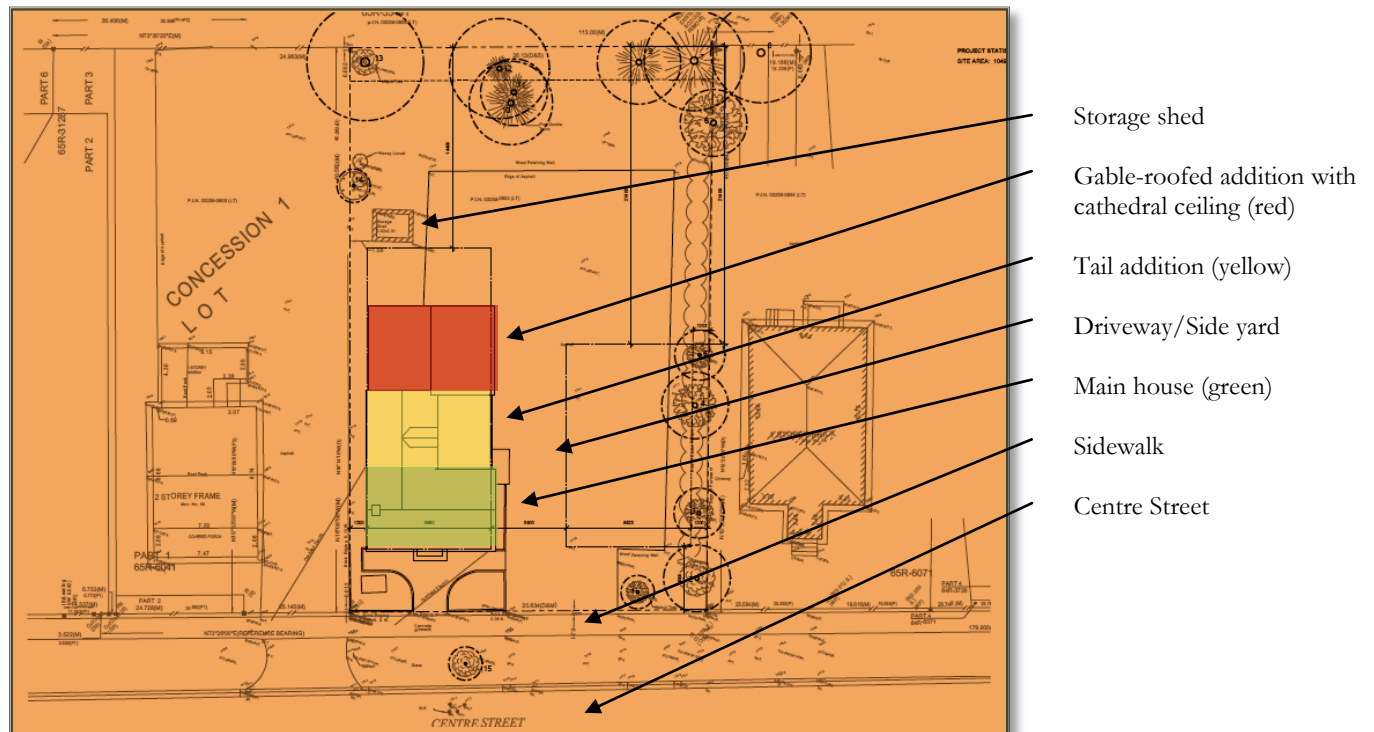
**3.1.2** Map, Greater Vaughan, Google Maps, 22 November 2017. The dashed red rectangle indicates the immediate context of the subject property shown below, Figure 3.1.3.

<sup>1</sup> <https://www.google.ca/maps/@43.5507495,-78.7933597,9.25z?hl=en&authuser=0>

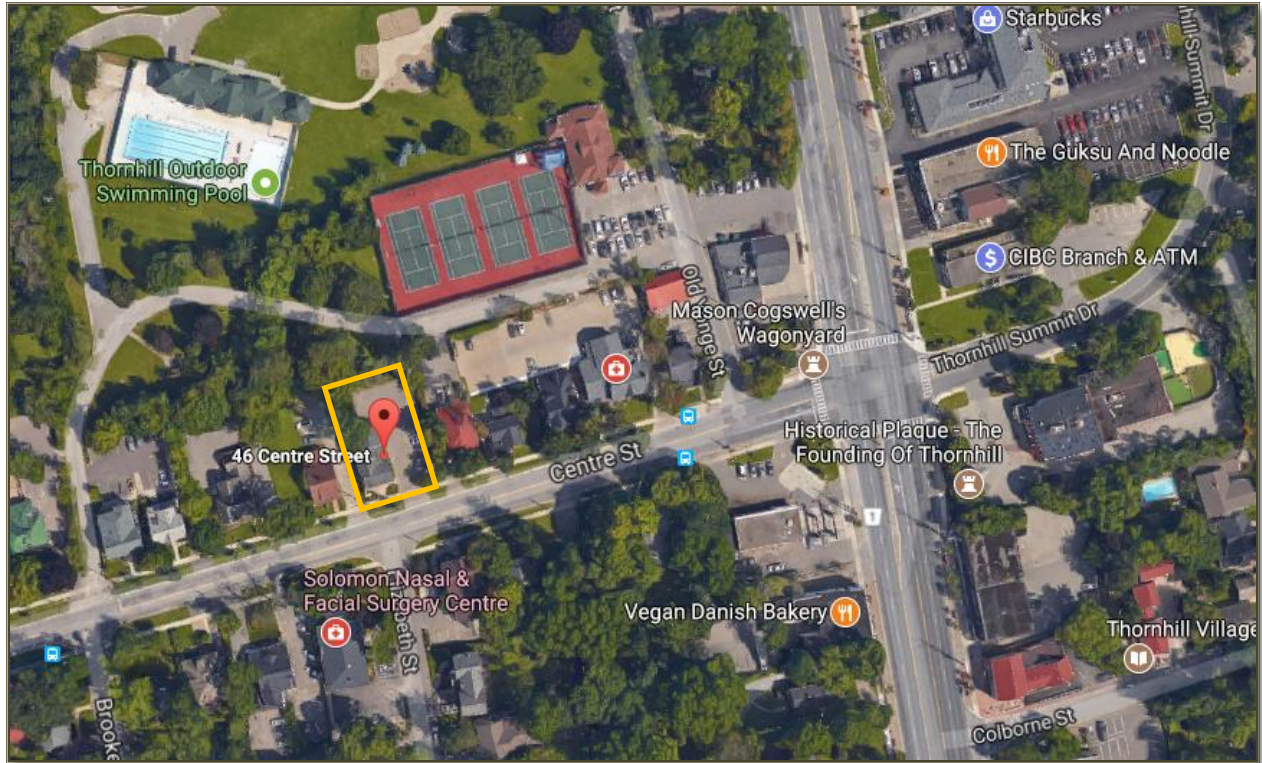




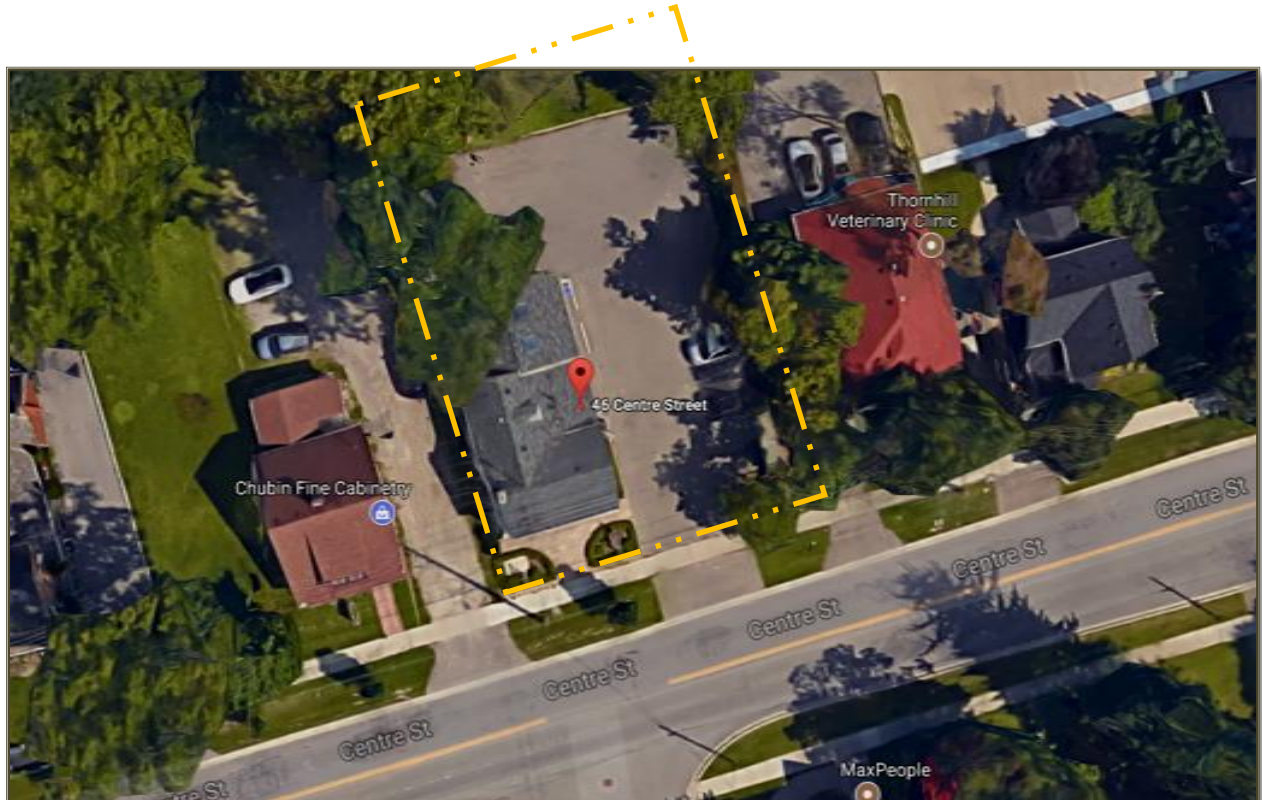
**3.1.3** Immediate local context of the subject property, located just west of Yonge at Centre St. Courtesy, Google Maps, 23 November 2017.



**3.1.4** Plan of Survey, Courtesy, Phaedrus Design Studio, survey undated, drawing 1 Aug. 2017.



3.1.5 Google Earth image of subject area 2017, Courtesy, Google Maps, 24 November 2017.



3.1.6 Google Earth image of existing lot and building, 2017, Courtesy, Google Maps, 24 November 2017.





**3.1.7** 3-D Massing Studies of Existing Building with Additions, Courtesy, Phaedrus Studio, 1 August 2017.



**3.1.8** View northward along Elizabeth St. focusing on subject building, 15 Nov. 2017.

As Figure 3.1.8 indicates, the subject property in the view northward along Elizabeth Street, is the termination of a visual axis. As such, the treatment of this property has greater contextual significance than some of the other houses along Centre Street.





**3.1.9** Institutional building, southeast of subject lot on Old Jane Street, 15 Nov. 2017.



**3.1.10** House with extensive garden, northwest corner Old Jane & Elizabeth Streets, 15 Nov. 2017.



**3.1.11** Church and houses, west end of Old Jane Street, west of Elizabeth St., 15 Nov. 2017.



**3.1.12** Newer infill housing along Elizabeth St., 15 Nov. 2017.



**3.1.13** Mixture of new and older housing along Elizabeth St., looking northwest, 15 Nov. 2017. This image gives a sense of the scale, density, housing stock and maturity of vegetation in the area.





**3.1.14** Renovated housing stock looking northeast from Elizabeth St., 15 Nov. 2017. Although difficult to see, the view terminates at the tennis "bubble" or inflated enclosure at the tennis courts, far left.



**3.1.15** This appears to be a large house converted to professional offices at the southwest corner of Centre and Elizabeth Streets, 15 Nov. 2017. The adaptive reuse of residential buildings in this area appears to be the norm rather than the exception on Centre Street.





**3.1.16** The subject property, 46 Centre St. constituting the symmetrical yellow mass and the lot to the right of the former house, 15 Nov. 2017.



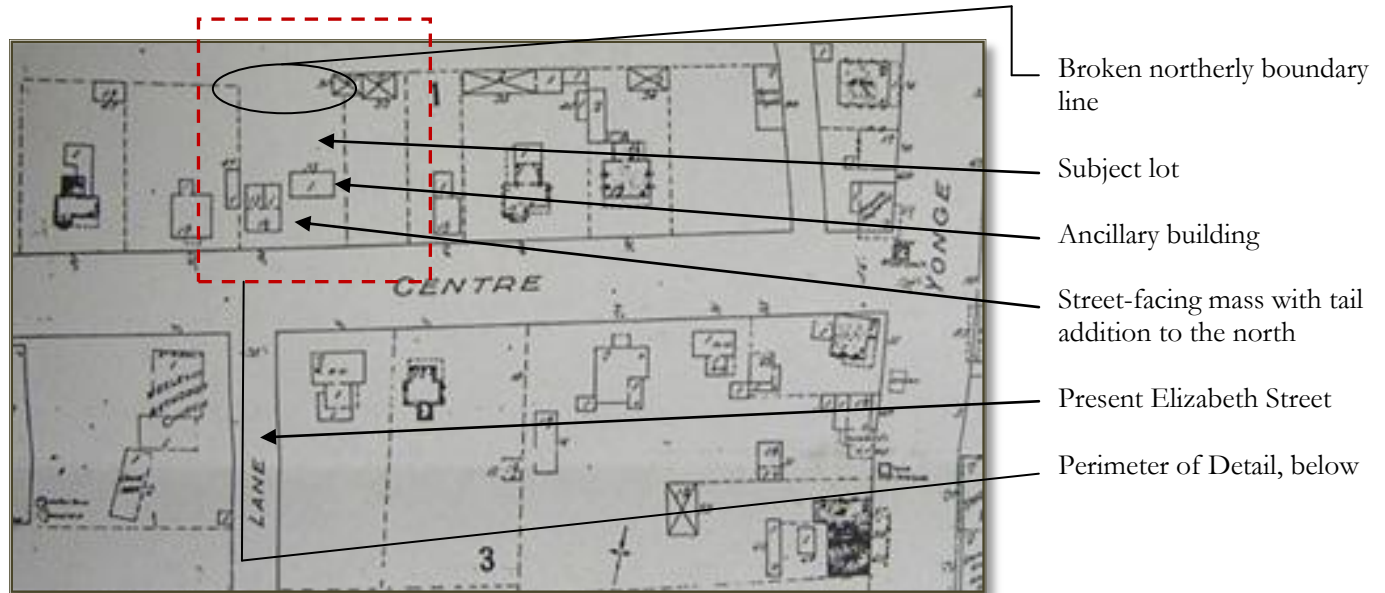
**3.1.17** An adaptively reused heritage home, with additions, converted to professional offices, 15 Nov. 2017. This property sits diagonally across the intersection of Elizabeth & Centre Streets from the subject lands putting this property at the southeast corner and was built by John Martin.



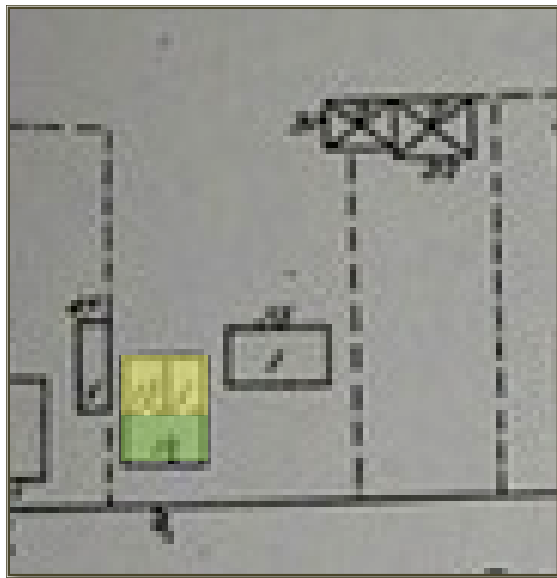
**3.1.18** Same building as in Figure 3.1.15, above, which sits at the southwest corner of Elizabeth & Centre Streets and is being used as medical offices, 15 Nov. 2017. Looking across Elizabeth St. and down the south Centre St. sidewalk, right.



**3.1.19** Streetscape with western portion of original subject mass at far right of image, 15 Nov. 2017. This view provides a sense of scale, rhythm, massing, and typology for the neighbourhood.



**3.1.20** Fire insurance map of, 1910, identifying the subject lot and Elizabeth Street as "Lane." From the lack of dashed lines at the north end of the subject lot, it seems this lot extended further east, north, and west at the time the map was drawn. It also seems there are two buildings on the lot and that the house already included a full width tail addition by 1910. Courtesy, City of Vaughan.



**3.1.20a** Detail showing street relationship of subject lot, existing building, and rear (northern) lot line. As in Figure 3.1.4, above, the probable original house is shaded green while the tail addition is yellow. The northern-most cathedral-ceilinged mass had not yet been constructed in 1910.





**3.1.21** Looking in northeasterly direction from rear yard of subject property, 15 Nov. 2017.  
Note the tennis bubble, past laneway, at upper right.



**3.1.22** Southwesterly view from rear yard of subject property, across adjacent rear yard and into the next side yard, 15 Nov. 2017.





**3.1.23** View of side yard and partial east elevation of property two west of subject lands, 15 Nov. 2017.



**3.1.24** Rear yard parking at property photographed above, Figure 3.1.23, 15 Nov. 2017.





**3.1.25** Laneway, Old Yonge St., looking northward from Centre St., 15 Nov. 2017.



**3.1.26** Looking northeast from west side of Yonge St. at Centre St., 15 Nov. 2017. Note high rise, multi-residential building at left of image.





**3.1.27** Looking eastward from west side of Yonge St. at Centre St., 15 Nov. 2017. This view is about six properties east of the subject lands. Note bank, restaurant, adaptively reused house, and high rise, multi-residential buildings.



**3.1.28** Looking east from west side of Yonge St. at Centre St., 15 Nov. 2017. From the east side of Centre St., the road becomes Thornhill Summit Drive. Note educational facility at middle-left (blue & white sign on red brick building).



**3.1.29** Southeasterly view from west side of Yonge St. at Centre St., 15 Nov. 2017, showing busy intersection with traffic lights and drive-up grade-level strip mall with second-storey residential along east side of Yonge St., south of Centre St.



**3.1.30** Looking southeast from Centre St., west of Yonge, one can see an automobile service station and the two-storey strip mall shown in Figure 3.1.29, above.

### 3.2 Analysis of Contextual Heritage Value

The Thornhill neighbourhood sits within the north-central section of the Greater Toronto Area (GTA) with its legally defined western boundary being the centre line of Yonge Street. Yonge and Centre Streets form the primary commercial intersection of this neighbourhood. From the character of the building stock, it is clear that, even along Yonge Street, the earliest forms of construction were simple gabled masses, probably serving as homes and then commercial/professional premises. Many of these have been replaced with significantly larger buildings.

Centre Street, while of a different scale, character, and function than Yonge Street, is also a formerly residential street, with exclusively residential built forms, which has and is evolving toward professional/commercial occupancies. Indeed, the previous use of the subject lands appears to have been an art gallery at grade and a proprietor's residence within the half storey above.

As the property currently exists, it is more akin to Old Yonge Street (Cf. Fig. 3.1.25, above) than its neighbours on Centre Street for two reasons. 1) The building is a small residential form with 2) obviously transitional unused spaces to the north and east of the built form. Where the subject property is more consistent with Centre and Elizabeth Streets, is in the age and architectural character of the built forms, particularly the original house and the tail addition.

Contextually, the contribution of the built forms is to provide a consistent architectural line of older housing stock that attests to the settlement and evolution of this area of the GTA and more particularly of Thornhill. That attestation occurs through form, scale, materials, setbacks, vegetation, fenestration, and visual relationships, particularly the slightly off-centre axial visual terminus the subject house provides while moving northward on Elizabeth Street.

**As such, in terms of the criteria set out in Ont. Reg. 9/06, this property has contextual value because it,**

**i) is important in defining, maintaining, and supporting the character of the Thornhill neighbourhood and, ii) is physically, functionally, visually, and historically linked to its surroundings.**



## 4.0 HISTORICAL/ASSOCIATIVE CULTURAL VALUE

### 4.1 General/Thornhill

Permanent European settlement in Ontario was catalyzed by the English loss of the American Revolution, 1775-1783. At that time, over 10,000 British loyalists forfeited holdings in the northern U.S. to emigrate (again) to Upper Canada, still a British colony. These settlers moved up through what is now Quebec and westward into Ontario. By 1791, the Constitutional Act was passed creating Upper Canada (Ontario) and Lower Canada (Quebec).<sup>2</sup>

In the same year, Lieutenant Colonel John Graves Simcoe (1752-1806), with his wife and two children, moved from England to assume the newly created position of lieutenant governor. At that time the capital was established in Newark (Niagara-on-the-Lake). "The opening of the Legislature took place on September 17th and the election of the first parliament was held. During the first session of the House of Assembly, September 17th through October 15th, the laws of Britain would be adopted, trial by jury established, and marriages validated. At the second session, in the spring of 1793, it was passed that roadways be constructed and slavery abolished."<sup>3</sup>

Soon afterward, the capital was changed to York (Toronto) which necessitated the Simcoes making trips between Newark and York by canoe and/or sailboat. In September of 1793, the Governor's Road (Dundas Street) was commenced between Burlington and London. As well, Simcoe initiated the construction of Yonge Street in the 1790s.



**4.1.1** "View of Credit River (Showing Mississauga [Indians] Fishing in Canoes, 1796. [Lady] Elizabeth P. Simcoe (1766-1850) Grey wash and Watercolour."<sup>4</sup>

Within the City of Vaughan's history of Thornhill (one of its constituent villages), three causal factors are cited for the founding of the initial settlement. The first was the construction of Yonge St.; the second, the relationship with the Don River; with the final reason being Thornhill's nearness to Toronto.

<sup>2</sup> Hicks, *Port Credit*, pp. x-xi.

<sup>3</sup> *Op cit.*

<sup>4</sup><https://www.google.ca/search?q=painting+of+credit+river,+lady+simcoe&espv=2&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwioxKLBypzTAhWf14MKHUf3DKgQsAQIGQ&biw=1600&bih=770#imgrc=BVU2Q5V6PSaaSM:>

The creation of Yonge Street dates, as a portage trail, to Native settlement. Upper Canada's first Lieutenant-Governor, Simcoe, on an arduous hike in search of an easy way between Toronto and Lake Simcoe first tried The Carrying Place Trail which ran along the Humber River and up to Georgian Bay. On the way back to York, a guide showed Simcoe a lesser-known route connecting Lakes Ontario and Simcoe so, Simcoe had the surveyor, Augustus Jones, layout the route that the Lieutenant-Governor named after his Minister of War, Sir George Yonge.<sup>5</sup> By 1793 Yonge Street had been cleared as far north as Thornhill.

A year prior to the creation of Yonge St., Simcoe had begun a campaign to attract settlement in Ontario (then Upper Canada). The plan was ingenious but included difficult conditions: if settlers arrived and applied, they were granted a 200-acre lot on three conditions: clearance and fencing of 10 acres, construction of a small dwelling, and clearance of 33 feet of frontage for a road. (Although not cited, the fourth condition was that the first three conditions had to be attested to by an independent witness and that the dwelling occupy a minimum footprint of 16 feet x 20 feet.)<sup>6</sup>

Today, Thornhill is municipally confined to the west side of Yonge being part of Vaughan, with North York to the south, Markham to the east, and Richmond Hill to the north. As the historical maps show, earlier iterations of Thornhill straddled Yonge St. This would have been an organic (i.e., natural versus municipally planned) evolution as the settlers depended on the Don River to establish saw and grist mills. The saw mills allowed wood to be cut and planed into manageable sizes for building construction while the grist mills allowed for the grinding of grains for use in baking of bread etc. It is known that Thornhill's first sawmill was in place by 1802 and its first grist mill by 1802.<sup>7</sup> These mills made settlement in the area much more feasible.

The aftermath of the War of 1812 unleashed further immigration and by 1820, Benjamin Thorne had arrived in the area. His work was exporting grain and importing iron from his own warehouse in York. "By 1830, Thorne was operating a gristmill, a sawmill, and a tannery. The small settlement came to be known as Thorne's Mills and then Thorne's Hill after Benjamin Thorne."<sup>8</sup> Thorne, with various partners from his wife's family (Willcocks) and from his native Dorset (in England) continued to grow his interests as an importer/exporter. Given that Thorne was known for paying cash, he was, of necessity, playing the futures market in grains and steel. Like many commodities speculators before and after, he was caught in a severe market contraction of 1847 resulting from the repeal of the Corn Laws in England, the year earlier. Thorne continued to go against the tide and lost his entire fortune. "On the night of 1 July 1848 Thorne walked out behind his house and shot himself. He died a day later, having ended a brilliant career and lost a substantial fortune because of one bad business decision."<sup>9</sup>

Due to Thorne's growing list of successful enterprises, the area grew steadily from the 1820s onward. By the 1830s the area boasted, "...two sawmills, a distillery, several blacksmiths and harness makers, two inns, a millwright, a stonemason, a tanner, a weaver, a wheel-wright, and a shopkeeper."<sup>10</sup> Evidently, many of the (now) old churches were also built before 1850. "By 1848, Thornhill was the largest community on Yonge Street north of Toronto, having a population of approximately 700 people."<sup>11</sup>

Sadly, Thorne's suicide was the first of a string of economic reversals for the Thornhill area. International demand for lumber and wheat declined which caused mills and those feeding them (sawyers, cutters, and

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<sup>5</sup> *Short History of Thornhill*, Bulletin #8, City of Vaughan, p. 1.

<sup>6</sup> Hicks, *Cooksville*, p. 4.

<sup>7</sup> City of Vaughan, "A Brief History of Thornhill," p. 2.

<sup>8</sup> Ibid.

<sup>9</sup> Ronald J. Stagg, "THORNE, BENJAMIN," in *Dictionary of Canadian Biography*, vol. 7, University of Toronto/Université Laval, 2003–, accessed December 21, 2017, [http://www.biographi.ca/en/bio/thorne\\_benjamin\\_7E.html](http://www.biographi.ca/en/bio/thorne_benjamin_7E.html).

<sup>10</sup> Credited to "The Journals of Mary O'Brien" within City of Vaughan, "A Brief History of Thornhill," p. 2.

<sup>11</sup> City of Vaughan, "A Brief History of Thornhill," p. 2.

farmers) to have less work. Farmers moved from wheat production to mixed farming, meaning they would mix what they planted, move into livestock etc., a phenomenon as old as farming and markets. As well, local history cites floods as a cause of wiped out mills meaning that by the late 1880s most mills were steam driven so river-based milling was fast declining.

Across Canada, the advent of railways brought either increased prosperity (if the railroad was built nearby) or failure (if the railroad by-passed villages). Thornhill was one of the latter reducing the area to an agricultural hub. However, while Thornhill's industrial fate was waning, it's commuter future was just beginning. Commuters could now live in Thornhill while working in Toronto. Eventually, with the advent of automobiles, land around Thornhill became golf courses and subdivisions. While the subdivisions were laid out and assembled around WWI (1914-1918) they weren't brought to market until the post-war boom resulting from soldiers returning from WWII in 1945. Prior to the Second World War, the internationally regarded Group of Seven artists lived and worked around Thornhill. Five of that group, MacDonald, Carmichael, Lismer, Johnston, and Varley were local residents at that time.<sup>12</sup>

However, the momentum of commuting continued with the growth of Toronto as Canada's financial capitol leaving Thornhill today with a total population of approximately 110,000 split roughly 60/40 between the Vaughan and Markham halves of the original village.

## 4.2 History of the Subject Property

Using the Chain of Title, below, and the cited instruments still available, the history of ownership of the subject property can be traced.

<i>No.</i>	<i>Date</i>	<i>Action</i>	<i>Parties</i>	<i>Instrument No.</i>
1	11 Oct 1805		Crown to Daniel Soules	Patent
2	16 Apr 1845	Bargain & Sale	Soules to John Martin	24463
3	1 May 1899	Will	Re: John Martin	6809
4	13 Apr 1920	Grant	Charlotte R. Martin to Robert E. Dean	12066
5	12 Jun 1936	Final Order of Foreclosure	Susan A. Dean Atkins vs. Robert Edgar Dean	17253
6	3 Jun 1940	Grant	Atkins to Margaret J. Seager and Mary Seager	18537
7	2 Apr 1969	Grant	Seagers to Mary T. Harrison	82916
8	11 Feb 1983	Grant	...Harrison to Sheldon Steinberg in trust	309586
9	30 Mar 1983	Deposit	Corrected OLS drawing for Steinberg	312627
10	5 Aug 1983	Grant	...Steinberg to Ronald E. Thomson and Karen L. Will	322977
11	31 Jan 1985	Quit Claim Deed	...Steinberg to ...Thomson/Will	361900
12	31 Jan 1985	Grant	...Thomson/Will to Linda Hartman in trust	361902
13	31 Jan 2003	Transfer	...Hartman to Woodstock Retail Developments Inc.	YR263370
14	30 Jun 2008	Transfer	Woodstock to Youngsoo Chung	YR1185500
15	14 Dec 2016	Transfer	...Chung to 1846057 Ontario Inc.	YR2596025

**4.2.0** Chain of Title, 46 Centre Street, Thornhill, 28 November 2017. Part Lot 31, Concession I, County of York.

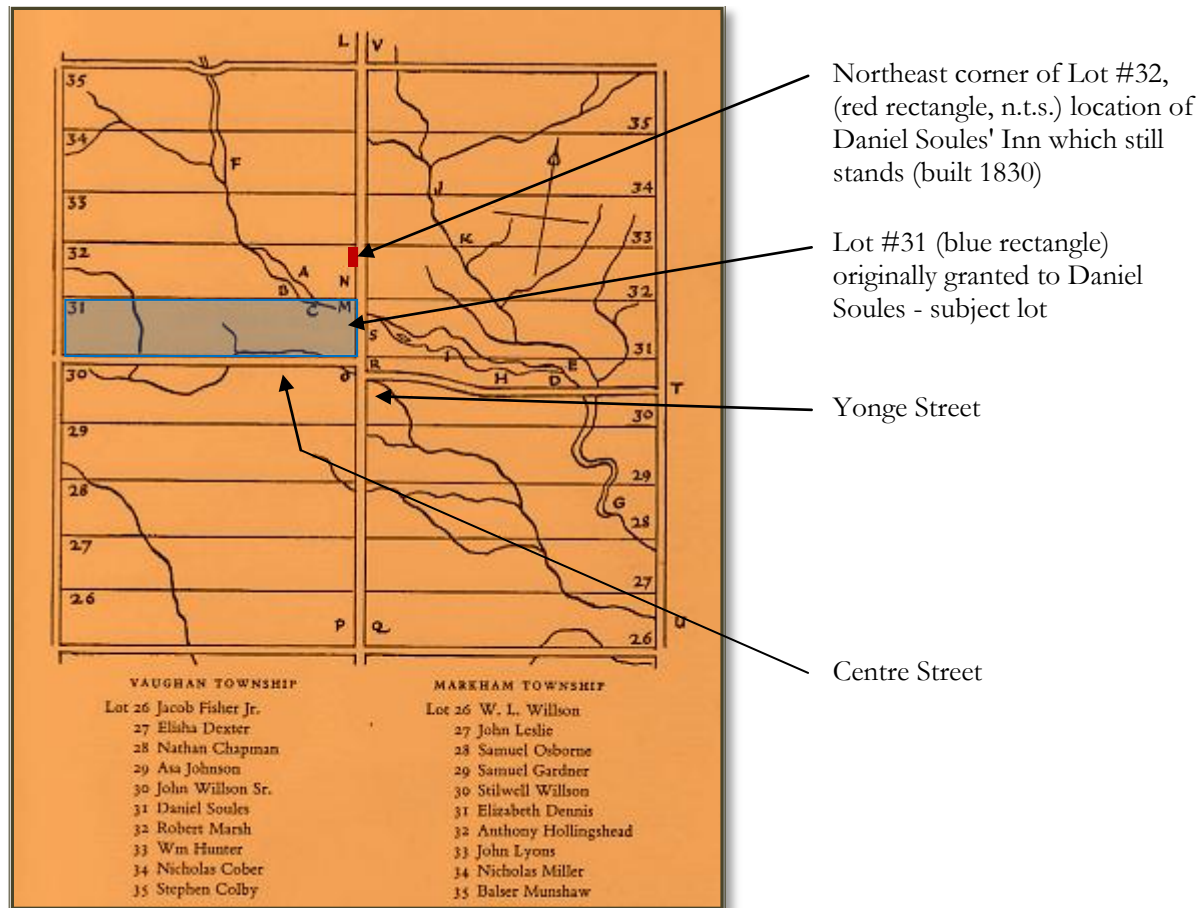
The numbered headings that follow correspond to the numbers in the left column, Figure 4.2.0, with the last digit in the three-part heading being identical to that in the chart.

<sup>12</sup> Ibid, p. 4.



### 4.2.1 Crown Grant to Daniel Soules, 1805

No instrument was available documenting the Crown grant to Soules. However, some history regarding Daniel Soules appears online in which he is listed as having been born in Dutchess, New York (1760) and died in Thornhill (1846). Between those years he fathered eleven surviving children, beginning at the age of 26 when he was presumably married to his wife, Achsah Soules. By the time Daniel was thirty years of age he is listed as a resident of Digby, Nova Scotia. By age 37, Mr. Soules was resident in Thornhill. His date of death is listed as 10 April 1846, one year after selling the subject property.<sup>13</sup> None of his daughters is shown having "Martin" as a surname which means the property passed out of the Soules family's ownership in 1845.



**4.2.1.1** Original Land Grants (Letters represent approximate locations of early mills, the mills necessarily being along the waterways.)<sup>14</sup>

On another genealogy website, Daniel's wife is listed as Ashsah Hollingshead Soules and their children (with spouses) are also listed as follows:

1. Hannah Soules was married to Barnet Vandenburg
2. John Soules married Eliza Sturgess

<sup>13</sup> <https://www.geni.com/people/Daniel-Soules/6000000002162365420>

<sup>14</sup> Broughton, "Newsletter," May 2007, Society for the Preservation of Historic Thornhill.

3. Elizabeth Soules married Samuel Lount
4. William Soules married Hannah Graham
5. Thomas Soules married Elizabeth Wilder (William & Thomas were twins.)
6. David Soules married Sally Yeomans
7. James Soules married Jane Graham.
8. Sally Soules married James Williams
9. George Soules did not marry.
10. Daniel [Jr] Soules did not marry.
11. Peter Soules married Susan Fulton.<sup>15</sup>

Broughton cites Fitzgerald who stated that Daniel Sr.'s wife, "Axtie" (nee Hollingshead) had twelve children. More important to present purposes, Daniel Sr. divided lot 31 in 1834 providing Peter with the "rear" or westerly 61 acres and George with the more easterly 77 acres. The advertisement for the sale of these lands appeared in the *Globe and Mail*, 4 November, 1846:

For sale, a finely cultivated FARM, of 200 acres, in the immediate neighbourhood of Thornhill, formerly the Property of the late Mr. Daniel Soules.

There are on the Farm a comfortable FRAME HOUSE, BARNS, & c.; an excellent Orchard, capable of producing from 400 to 500 bushels of Apples. It is one of the best Wheat Farms in Yonge Street, and contains 180 Acres cleared. It is well watered, and lies directly on the Macadamized [paved] Road. It is Twelve miles from the City of Toronto, and forms the adjoining Lot to the celebrated Mills of THORNE & PARSONS.<sup>16</sup>

Finally, Daniel Soules is recorded as having been buried at the Thornhill Pioneer Methodist Cemetery.<sup>17</sup> This is corroborated by Fitzgerald who included the story of the evolution of the cemetery noting that, after considerable change and neglect, in 1937 the graves and headstones were tidied and protected and amongst those interred are George, Daniel, and Peter Soules.<sup>18</sup> This being the case, and given that Soules owned the property for forty years, it is reasonable to presume he lived at this property and thus complied with the terms of settlement i.e., that he built a house on the property. It should be noted that Fitzgerald and others list *David* Soules as the grantee of Lot 31.<sup>19</sup> Current information, per the Society for the Preservation of Historic Thornhill and this researcher's evidence, indicates the original grantee was Daniel, father of David who was active in local land sales near the time of his father's death.

The Soules family is associated with a hotel north of the subject lot, but still on the west side of Yonge (shown as a red rectangle, Figure 4.2.1.1, above).

On the two and a half mile stretch between Steele's Ave. and the Langstaff side road, there were once seven well-known inns...up on the same of Yonge St. there was an hotel on the north bank of the Don which included among its name the Cataract, the White Swan, and Andy Collins'. Near it, just over the brow of the hill was a fine red brick inn built, perhaps by David Soules who

<sup>15</sup> <https://www.findagrave.com/memorial/92653594/daniel-soules#view-photo=155676657>

<sup>16</sup> More of the advertisement follows with contact details...from Broughton, "Newsletter," February 2007, Society for the Preservation of Historic Thornhill.

<sup>17</sup> <https://www.geni.com/people/Daniel-Soule/6000000002162365420>

<sup>18</sup> Fitzgerald, *Thornhill: An Ontario Village*, p. 96.

<sup>19</sup> Fitzgerald, *Thornhill: An Ontario Village*, p. 17.

bought the site in 1827. It was known as Thornhill Mansion House in 1830<sup>20</sup> as the Thornhill, and Royal Hotel, in the 1860s and 1870s, and as Mrs. Christian's Temperance Hotel.<sup>21</sup>

#### 4.2.2 Soules to John Martin, 1845

Unfortunately, there was no instrument available documenting the transaction between Soules and John Martin. The Society for the Preservation of Thornhill states that the subject house was built by John Martin who had emigrated from Devon, in the south of England. The citation places the construction of the house at 1845 but states that the seller of the lands was David Soules.<sup>22</sup>

Fitzgerald recounts that, "Two excellent carpenters who found lots of work to do in the up-and-coming community were John Edey, from near London, England, and John Martin, from Devonshire...John Martin built the Wesleyan Methodist Church on Yonge St. and this was probably one of his first projects after reaching Thornhill. Two of his sons, James and Ned, were also good carpenters and among the buildings erected by them were the Methodist parsonage on Yonge St. and the house at the south east corner of Centre and Elizabeth Sts. [Figure 3.1.17, above]."<sup>23</sup>

What was available were census data from Canada West, 1851<sup>24</sup>. That data include seven members with the surname Martin listed below:

<i>Name</i>	<i>Occupation</i>	<i>Place of Birth</i>	<i>Religion</i>	<i>Residence if out of limits</i>	<i>Age next b-day</i>	<i>Sex</i>
John Martin	Carpenter	England	Methodist	X	37	M
Magdalene Do. <sup>25</sup>	Housekeeper	Canada	Do.	X	32	F
Susanna Do.	None listed	Canada	Do.		11	F
Edward Do.	None listed	Canada	Do.		8	M
James Do.	None listed	Canada	Do.		7	M
Jane Elizabeth Do.	None listed	Canada	Do.		3	F
Francis John Do.	None listed	Canada	Do.		1	M

The two maps, below, Figures 4.2.2.1 and 4.2.2.2, provide a graphic sense of the village during John Martin's time. The red rectangles, though not to scale, provide the approximate location of the subject site.

<sup>20</sup> Also built in that year according to Broughton, "Newsletter," February 2007, Society for the Preservation of Historic Thornhill.

<sup>21</sup> Ibid, p. 78.

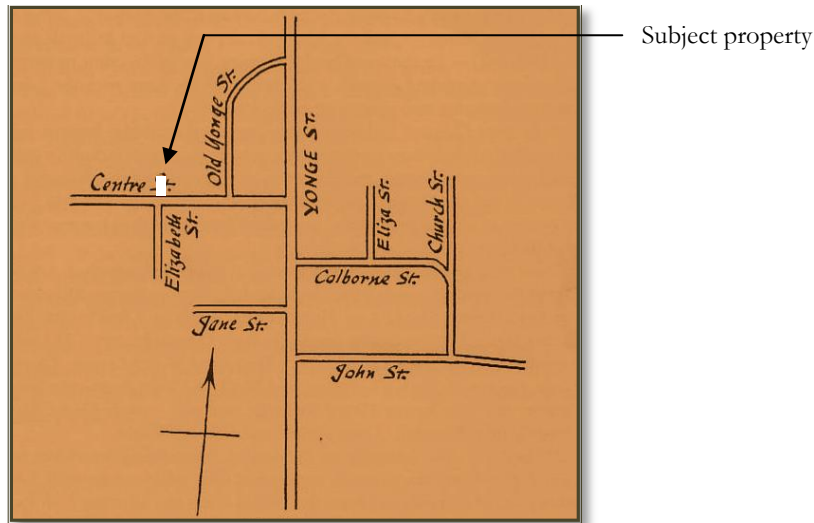
<sup>22</sup> [https://www.thornhillhistoric.org/old/walktour/walktour\\_slide9.html](https://www.thornhillhistoric.org/old/walktour/walktour_slide9.html)

<sup>23</sup> Fitzgerald, *Thornhill: An Ontario Village*, p. 26-7.

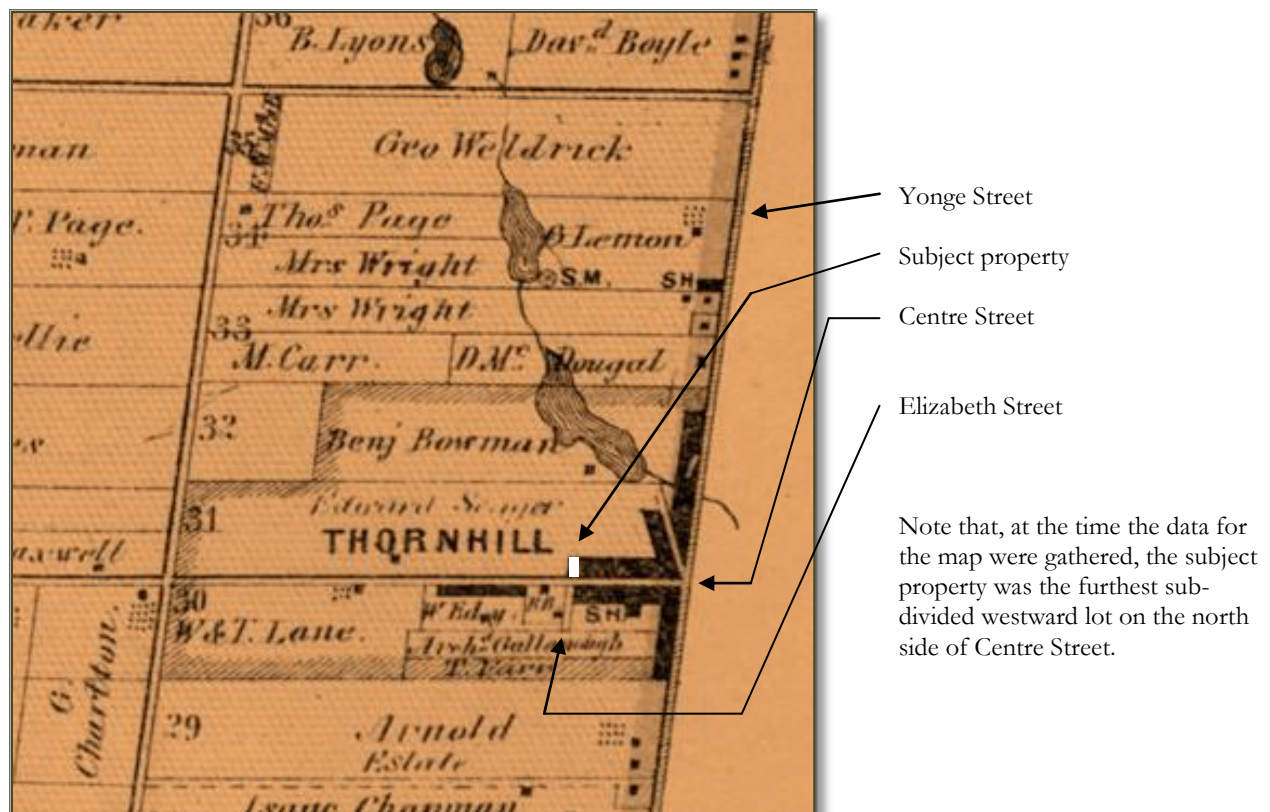
<sup>24</sup> Located at: <http://data2.collectionscanada.gc.ca/e/e095/e002374493.jpg>

<sup>25</sup> Ditto, i.e., same as above or last entry so all had the surname "Martin."





**4.2.2.1** Thornhill c. 1867 with a population of approximately 700 persons, most of the houses being along Yonge or Centre Streets.<sup>26</sup>



**4.2.2.2** Partial Map, Township of Vaughan from Map of York County, 1878.<sup>27</sup>

<sup>26</sup> Broughton, Newsletter, May 2007, Society for the Preservation of Historic Thornhill.

<sup>27</sup> <https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>

#### 4.2.3 Will of John Martin, 1899

Instrument No. 6809, John Martin's Will, sheds some light on his situation. Within that will, John Martin is identified as a carpenter. His will was to be administered by sons Edward and James, both resident in Thornhill and both carpenters. John Martin's daughter, Charlotte Rebecca, was bequeathed his Melodion (a musical instrument having a keyboard and wind pipe) as well as all household furniture, effects, and some equities.

To his daughter, Jane Elizabeth, Martin Sr. also bequeathed some equities. Charlotte was granted the subject lot, which at the time of John Martin's death was identified as being one-quarter acre, more or less and his bequest included Mr. Martin's "...present dwelling." In the description, Mr. Martin cites having purchased that same parcel from Daniel Soules, possibly to avoid restating the metes and bounds which are not part of this document. Upon Charlotte's death, the land and buildings were to become her brother, Edward's possessions.

To Edward alone, Mr. Martin bequeathed another parcel of land, also part of Lot 31, and being approximately one-eighth of an acre, "...being that part upon which the Carpenters Shop and barn stands together with the machinery and tools belonging to the said shop." However, after these bequests Mr. Martin anticipated the possible sale of some of these assets with the provision that, "...such securities and \_\_\_\_ apply to the annual income thereof for the benefit of my said son Francis John during his life and immediately upon his death..." with the remainder reverting to Mr. Martin's son, Edward.

The will then details the bequest of premises and lot in Seaforth, County of Huron, and fifteen more acres that were originally part of Lot 30, Concession I i.e., the subject Crown lot. These, Mr. Martin's will explains, were purchased from the Estate of the late Robert Jarrett and the late John Edey. As the reader will recall, on p. 26, above, Mr. Edey was cited by Fitzgerald as another carpenter in the area who had emigrated from England at the same time as Mr. Martin. These same lands are also contemplated as being salable, divisible, or negotiable by the heirs with the same provision in the interest of Martin Sr.'s son, Francis John.

Both the fact that Mr. Martin owned so many holdings, and that he purchased some from other builders, indicates he was not only a good carpenter but an astute investor. This is also attested to by his flexible approach to the disposal of the lands should economic or family conditions change, as they invariably do. The will leaves a reader with the impression that John Martin was capable, responsible, and fair in the treatment of his children and grandchildren. It also seems Mr. Martin had a realistic, non-sentimental view of the liquid economic value of holdings.

#### 4.2.4 Charlotte Martin to Robert Dean, 1920

In April 1920, Charlotte Rebecca Martin, Spinster, daughter of John Martin, sold the subject property to Robert Edgar Dean, a Carpenter, like Charlotte's father and brothers. Indenture no. 12066 also informs the reader that the agreed price was \$3,000. From her father's will, it is clear the land she held was the subject house and lot.

Robert Dean appears to have been the son of a family resident in the Thornhill area from the mid-19th C through to at least 2007. In an article on the family<sup>28</sup>, Matthew and Eliza were the parents of Robert and many other siblings. Combining Broughton's article and the Canada West census of 1861,<sup>29</sup> the family consisted of the following who, where known, are listed with their approximate ages as of 1861.

Matthew Dean, born England, 30 years of age

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<sup>28</sup> Broughton, Newsletter, May 2007, Society for the Preservation of Historic Thornhill.

<sup>29</sup> Located at: [http://data2.collectionscanada.gc.ca/1861/pdf/4391575\\_00251.pdf](http://data2.collectionscanada.gc.ca/1861/pdf/4391575_00251.pdf)

Eliza Dean, born England, 24  
 Mary Anne, born Canada, 10 ("Ditto" was shown beneath surname, Dean, and country of birth, Canada,  
 Jane, born, 9 for all children. Ages for George and younger siblings not available.)  
 Lydia, 7  
 John, 4, followed by  
 George  
 Emeline  
 James  
 Harriet  
 Matthew (Jr., died approximately aged 9)  
 Robert  
 Major (given name, not rank)

If the Robert Dean who purchased the subject property is the same as the boy below, he was probably in his early sixties at the time of purchase.

#### 4.2.5 Foreclosure: Susan A. Dean Atkins vs. Robert Edgar Dean, 1936

The next transaction concerning the subject property occurs in the midst of the Great Depression and was a foreclosure in which Susan A. Dean Atkins of Buffalo, N.Y, formerly Susan A. Dean, in the Supreme Court of Ontario, the plaintiff, won the right with respect to the property previously owned by Robert Edgar Dean, that the latter, "...should stand absolutely debarred and foreclosed of and from all right, title, and equity of redemption of, in, and to, the mortgaged [subject] premises (Instrument no. 17253)."

#### 4.2.6 Atkins to Margaret J. Seager and Mary Seager, 1940

Though the foreclosure, above, was dated May 1936 the sale from the holder of the mortgage, Susan Alice Dean Atkins to Margaret and Mary Seager did not occur until April, 1940. The reasons for the delay are unknown. The sale price was \$2,400 and both Seagers were identified as "Spinsters" in the Indenture No. 18537. Fitzgerald included a vignette providing a sense of the less formal rhythm of day-to-day life, circa 1940:

More recently, Rocky, the pet rooster of the Misses Minnie and Jane Seager, became something of a local celebrity because he appeared on the scene after most Thornhill residents had given up keeping chickens. Believed to have fallen from a truck he was discovered in the Seager's shed, and grew from a pin-feathered starveling to a handsome cock. Tethered by a long rope attached to one leg, he spent 7 happy years strutting proudly, in front of their home on Centre St.<sup>30</sup>

#### 4.2.7 Seagers to Mary T. Harrison, 1969

In November of 1969 the property passed from the Seagers, still described as "Spinsters" to Mary Theresa Harrison of Markham who was described in the Indenture No. 82916 as a "Married Woman." The sale price was \$2.00 which is explained by a line on the Land Transfer Tax affidavit explaining that the relationship between Grantor and Grantee was aunts and niece.

#### 4.2.8 ...Harrison to Sheldon Steinberg in Trust, 1983

Instrument no. 309586 details the sale of the property from Harrison to Steinberg for \$95,000. Because Steinberg is identified on the Land Transfer Tax form as being his own solicitor at Steinberg & Waldman, 12

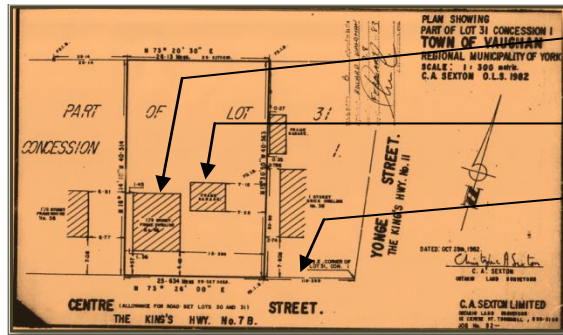
<sup>30</sup> Fitzgerald, *Thornhill: An Ontario Village*, p. 112.



Centre Street, Thornhill, and because the property was purchased "in trust" it is unclear, from this document alone, how or even if Mr. Steinberg occupied or otherwise used the subject property.

#### 4.2.9 Deposit, 1983

At some point, during or after the sale, between Mary Harrison and Sheldon Steinberg, the metes and bounds, or an associated drawing reflecting those, must have been found to be inaccurate. Instrument No. 312627 corrects that error and provides a new drawing shown below, Figure 4.2.9.1.



Notes on the drawing identify the house as "1½ Storey Frame Dwelling, No. 46."

The second building is identified as "Frame Garage."

While the drawing appears to be out of scale with respect to the location of the subject lot and Yonge Street, the dimensions indicate much greater accuracy indicating that the lots to the east of the subject property have not been drawn. The survey was prepared by C.A. Sexton, OLS.

##### 4.2.9.1 Plan Drawing, Subject Lot, 28 Oct., 1982.

#### 4.2.10 ...Steinberg to Ronald E. Thomson and Karen L. Will, 1983

Instrument No. 322977, transfers the subject property from Steinberg to Thomson and Will for a \$2.00 fee. In a note on the Land Transfer Tax affidavit, the following appears: "5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance ..." "Trustee to beneficial owner: the grantee [Thomson, Will] has been the sole beneficial owner during the entire period the lands have been or will be registered in the name of the grantor [Steinberg]." Thus, using the reference numbers in this CHER, transactions 4.2.8-4.2.10 were enacted by Steinberg on behalf of Thomson and Will.

#### 4.2.11 ...Steinberg to Thomson/Will, Quit Claim Deed, 1985

Instrument No. 361900 was not available from the Land Registry Office when this Chain of Title was searched. The only suggestion that can be made, from the title of the transaction, is that this instrument formalized Steinberg's forfeiture of agency on behalf of the owners.

#### 4.2.12 ...Thomson/Will to Linda Hartman in trust, 1985

Instrument No. 361902, details the transfer of the subject property between the parties captioned above, with the grantee, Hartman, acting "in trust," presumably meaning on behalf of at least one unnamed party. The sale price was \$170,000, with \$70,000 being provided through a mortgage, \$100,000 in cash. Thus, two years prior, in 1983, Steinberg bought the property, on behalf of Thomson/Will for \$95,000 and sold it at a profit of \$75,000.

#### 4.2.13 ...Hartman to Woodstock Retail Developments Inc., 2003

Eighteen years later, Hartman's lawyer, Sheldon Howard Steinberg, sold the property to Antonio and Rovazzi Pallotta of Woodstock Retail Developments Inc. for \$600,000, per Instrument No. YR263370. One Natalia Belittchenko was named as the officer of Woodstock Retail Developments who was authorized to act on behalf of that limited company. No information is available concerning the occupancy of the property in those years.

**4.2.14 ... Woodstock to Youngsoo Chung, 2008**

Five years later, for \$710,000 the subject property transferred between the parties captioned above. The property was rented to a gallerist who sold fine art on the ground floor and lived above the gallery.

**4.2.15 ... Chung to 1846057 Ontario Inc., 2016**

Eight years following that transfer, the land was sold by Chung to another limited company, the current owners for \$1,530,000. Their intent is to retain the occupancy of the property as commercial/retail.

**4.3 Analysis of Historical/Associative Value**

There are three criteria listed within Ont. Reg. 9/06 under historical/associative value, and this property meets the standards set out in all three. This property, Part Lot 31, Concession I, County of York., has direct associations with the settlement era through the Soules, Martin, and Seager families; yields, and has the potential to yield, information that contributes to an understanding of the history and evolution of Thornhill; and, reflects the work of the builder, John Martin.

Of the longest standing families who occupied the subject property, the tenures are as follows: Soules (1805-1845-) 40 years; Martin (1845-1920) 75 years; and, Seager (1940-1985) 45 years. All three families are recorded within the history of the area with the former two noted for their contributions to the evolution of Thornhill. The hotel built and operated by Daniel Soules is still extant as are some of the houses constructed by John Martin.

In terms of the property yielding or having the potential to yield information, architectural observations from the initial site visit of this consultant have already yielded information about the probable evolution of this building based on the mud sills on which the original house is founded. This will be discussed in later detail below under 5.0 Design/Physical Value.

Finally, it has been stated by the City of Vaughan that this building is an example of the work of John Martin. Mr. Martin is also cited in nearly every history resource available as one of the first skilled builders to live and work in Thornhill.

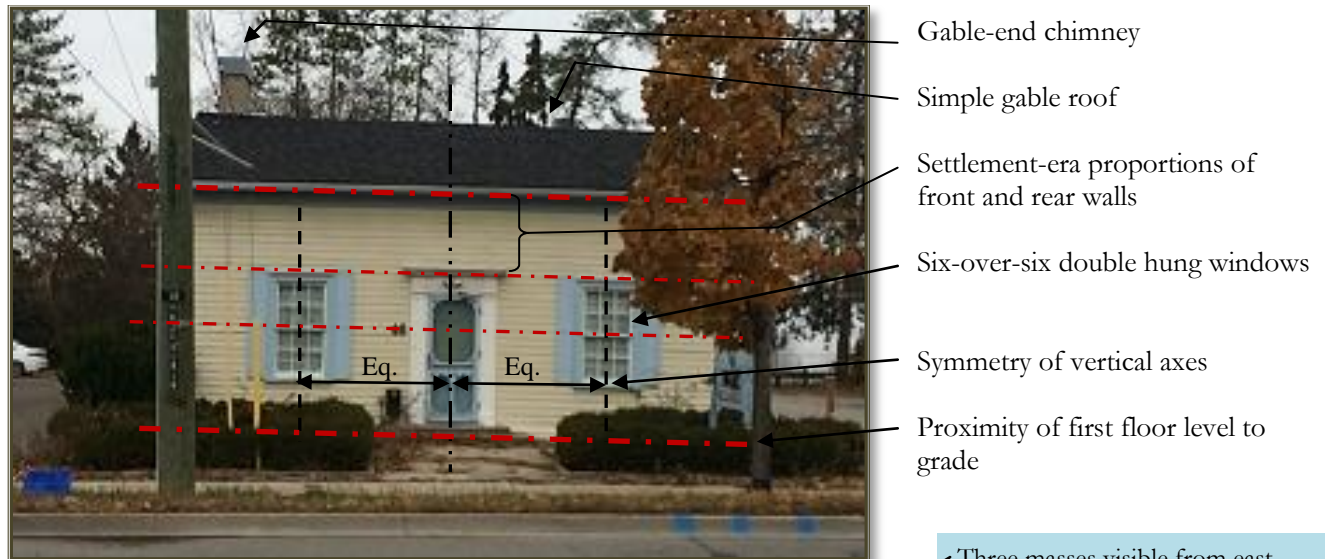
**As such, the subject property has historical and associative value because it,**

- i) has direct associations with the settlement era of Thornhill through the occupancies of the Soules, Martin, and Seager families, and;**
- ii) yields, and has the potential to yield, information that contributes to an understanding of the community and culture of Thornhill, and;**
- iii) demonstrates and reflects the work of John Martin, one of the first skilled builders to live and work in Thornhill.**

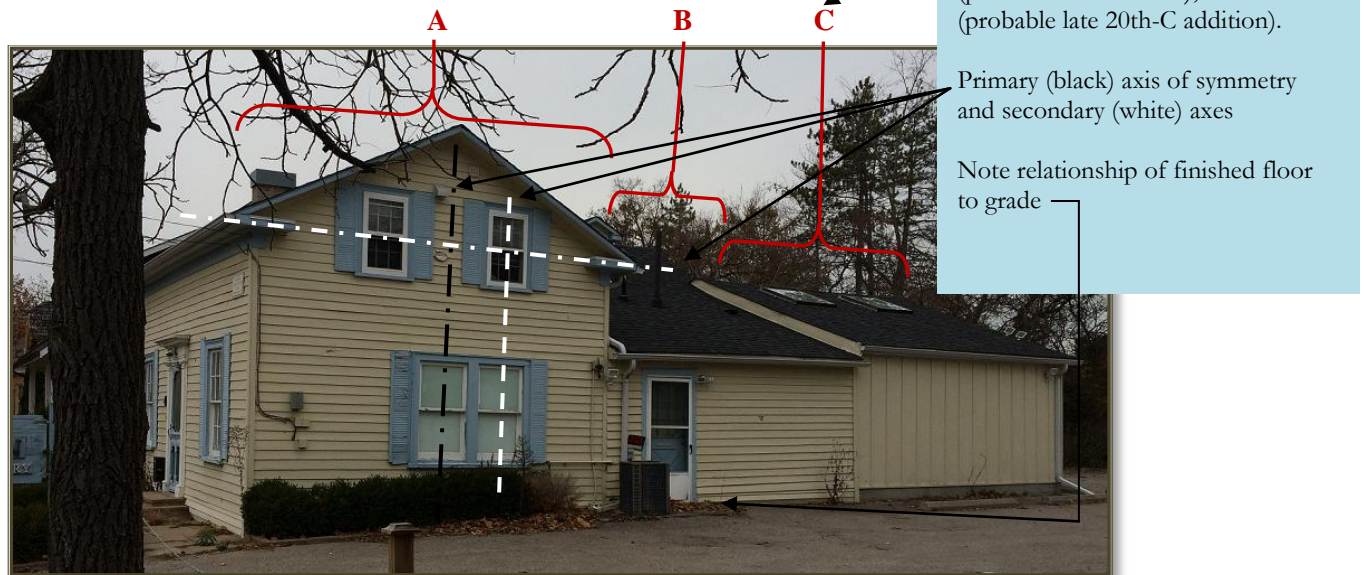
## 5.0 Design/Physical Value

### 5.1 Exterior Heritage Value

The annotated images that follow attempt to explain the property, its design, and to differentiate original fabric from newer construction.



**5.1.1** View of front (south) elevation of subject house, 15 November 2017.



**5.1.2** View of side(east) elevation of subject house, 15 November 2017.





- Major axis of symmetry
- Symmetrically placed six-over-six double-hung windows
- Eaves returns
- Decorative Shutters
- Painted beveled wood siding

**5.1.3** View of southern most (original) mass, side (east) elevation of subject house, 15 November 2017.



- Small gabled dormer with double hung window
- Note eaves returns
- Dormer obscured by building services
- Painted beveled wood siding to match existing in width if not in coursing
- Aluminum screen door
- Irregular coursing - on walls of both masses siding is not terminated or differentiated from the foundation

**5.1.4** View of southern most (original) mass, side (east) elevation of subject house, 15 November 2017.



Skylights at sloped asphalt shingle roof

Painted wood board & batten siding with distinct termination above grade

**5.1.5** East (side) elevation of subject house, rear-most mass, 15 November 2017.



Architectural character of the addition is much more 20th-C with cathedral ceiling and clerestory windows

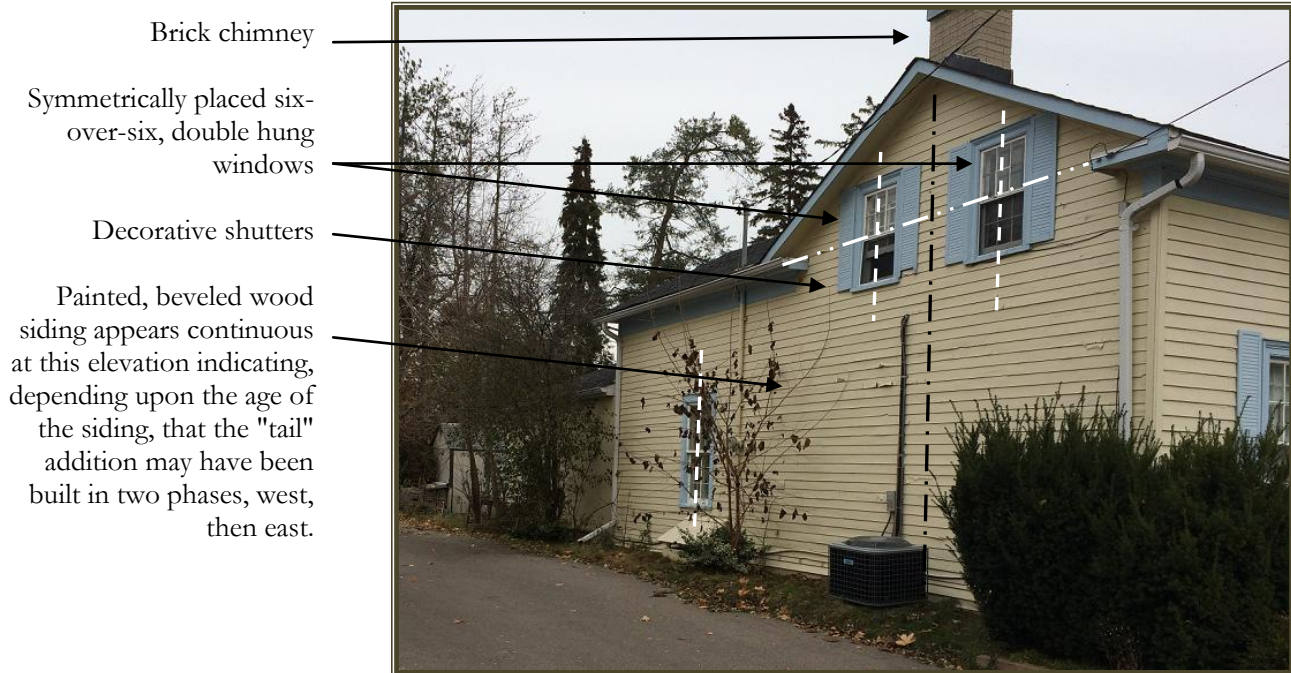
Painted wood board & batten siding continues along north elevation

**5.1.6** Partial perspective view showing north (rear) elevation, 15 November 2017.





**5.1.7** Partial north (rear) elevation with some surrounding buildings, 15 November 2017.

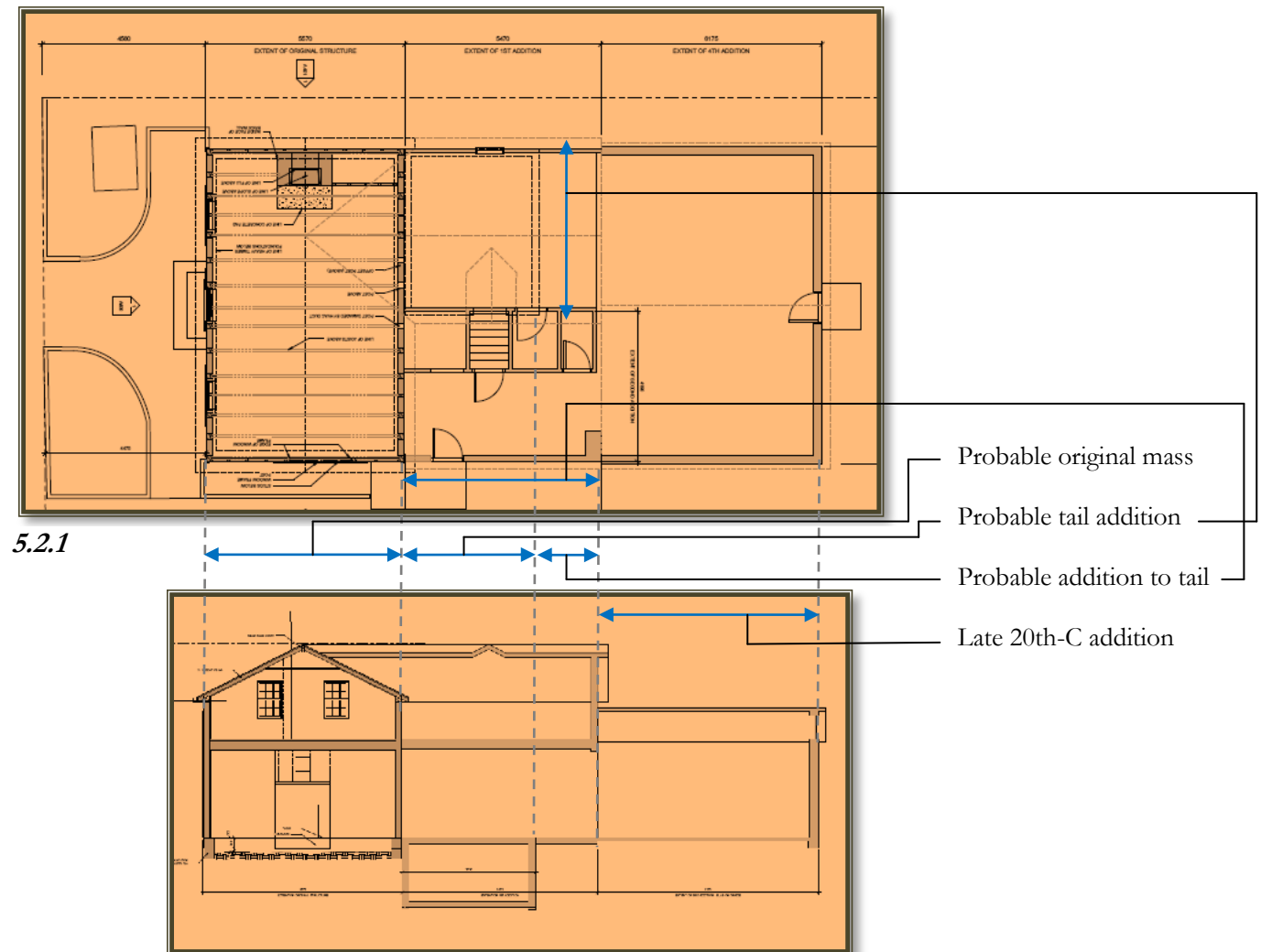


**5.1.8** Partial west (side) elevation, 15 November 2017.



## 5.2 Plan & Evolution of Property

The images immediately below, Figs 5.2.1, 5.2.1a are the architect's measured drawings of the existing building aligning the south-north building section with the ground floor plan.



**5.2.1a** Ground floor plan (upper) and south-to-north building section of the subject building, courtesy Phaedrus Studio, 1 August 2017.

Figs. 5.2.1 and 5.2.1a illustrate the evolution of the building from south to north and from west to east. Together with figures 3.1.20 and 3.1.20a, above, these drawings show that, by 1910, the tail and the addition to the tail were both complete. There was also a secondary structure on the east half of the lot, set back so that its front (southern) face was aligned with the midpoint of the tail addition.

From John Martin's will it is clear that the roughly quarter-acre lot referred to is the subject lot ( $\sim 25.5\text{m} \times 40.5\text{m} = 1,033\text{m}^2 \times 10.76 = 11,112\text{ft}^2$ ). A square acre is 43,560 or, roughly four-times the area of the subject lot. John Martin's will also informs the reader that he owned other lots on the original 200-acre parcel of which this property is part. Given that his will came into effect in 1899 but that his daughter, Charlotte didn't sell until 1920, the drawing in figures 3.1.20 and 3.1.20a, above, describes the property during Charlotte's tenure.

As the north lot line is absent, it is possible the other lots owned by John Martin were those occupying part of the parklands immediately north of the subject property. That conjecture aside, it is clear that the subject lot has been as it is today for well over a century.

In terms of future configurations for these lands, one local precedent stands out as a possible and obvious contender, the library at Colborne St., figure 5.2.2, below. In geometric terms, the plan is roughly L-shaped with the horizontal arm of the el reaching across the back of the lot.



**5.2.2** Thornhill Village Library, 10 Colborne Street, 15 February 2018. Image shot southeast of building.

### 5.3 Style

In a 2014 walking tour brochure, the Society for the Preservation of Historic Thornhill (SPOHT) describes the subject property as follows. "This neo-Classical frame house was built by carpenter John Martin who originally came from Devon. Over a period of 50 years, he designed and erected a number of houses in the area. The best known example of his craft is the house that bears his name, built around 1845, possibly for his own family [Fig. 5.3.2, below]."

The Vaughan Heritage Inventory contains the following information: "The John Martin House at 46 Centre St., Georgian; Classical detailing, built 1840, included in a Part V HCD [Part V of the OHA applies to designations of Heritage Conservation Districts (HCD) which applies to the subject property]."<sup>31</sup>

This consultant has had access to structural details that were not available to either the City of Vaughan or the SPOHT. Of particular interest are the following:

1. Mud sills under perimeter walls, and;
2. Height of finished ground floor with respect to grade.

<sup>31</sup>[https://www.vaughan.ca/services/business/heritage\\_preservation/General%20Documents/Vaughan%20Heritage%20Inventory.pdf](https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Vaughan%20Heritage%20Inventory.pdf)

The mud sills are visible in Figs. 5.4.5., 5.4.7, and 5.4.13, below. These are heavy timber members with broad bearing surfaces which spread the load of the perimeter walls of this house. The joists die into a grade beam which itself sits on the mud sill.

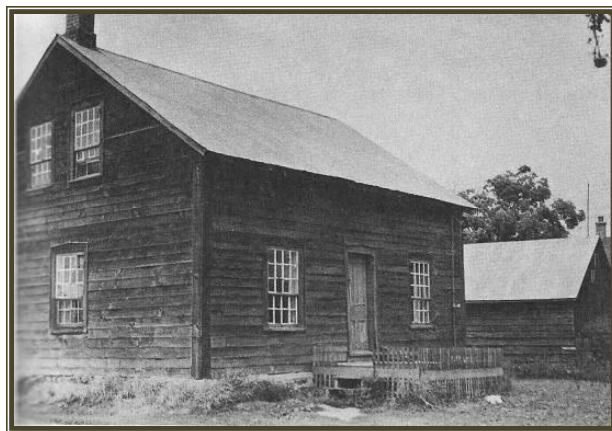
As seen in Figs. 3.1.16, 5.1.1, and 5.1.4, above, the finished floor of the subject house was set less than 12" above grade in a case where the foundations and floor framing are actually in contact with the soil. Being from England, Mr. Martin would have been accustomed to brick and stone foundations and would probably been quite resistant to founding a house in contact with the soil through which water could be moving.

The minimum size for a settlement era cabin was 16' x 20' in plan (i.e., the building's footprint). The street-facing mass of the subject building is 18' x 30' which are better architectural proportions (4:5 versus 3:5, respectively).

What is known about Mr. Martin (and sons) is that they were capable of milling, joining, and finishing operating windows (invoice referenced in Fitzgerald, *Thornhill 1793-1963*) as well as laying out and building well-proportioned and finished houses (Fig. 3.1.17, above) and the Wesleyan Methodist church that formerly stood at the southwest corner of Centre and Elizabeth Streets, Fig., 3.1.18.

Given these considerations, this consultant finds it unlikely that the original mass was built by John Martin. It is more probable that Mr. Martin occupied, *renovated*, and added to the house as time allowed. We know he was approximately 31-years-of-age in 1845, when he was known to buy the property, and had a wife and three young children. As goes the saying about the shoes of the cobbler's children, so goes the logic of builders working on their own homes i.e., Mr. Martin, unless he arrived with money, which is possible, was probably hungry for *paying* work which would not come from building his own house. Further, the house is not founded or built with the same attention to detail as those known to have been built by him, e.g., Fig. 3.1.17, above.

A further argument, in favour of this position, concerns the proportions of the section of the house. Per Figs. 5.1.1-5.1.3, above, the space above the doors and windows is just sufficient to allow for a half-storey above, per Fig. 5.3.1., below. This was typical of settlement era cabins as it allowed for upper deck sleeping space, storage, etc. without the need to finish that space, particularly at the time of construction. While lots were being settled long after the Martins arrived, it is possible that George Soules (p. 25, above), who was given the 77 most easterly acres of the original lot, occupied that building when that portion was ceded to him.



**5.3.1** House, Lafaives Corners, ca. 1870<sup>32</sup>

<sup>32</sup> Rempel, *Building with Wood*, p. 39.



Finally, the fourth factor in favour of Mr. Martin having been the renovator of the probable original mass, concerns its proximity to Centre Street. While the setback is typical of a village, it is not typical of early settlement setbacks which tended to be at least 20 feet from the street edge, if not more. Had this house been moved to its present location, the current setback would have been convenient and understandable.

With all of this stated, it is, of course, still possible that John Martin founded the house as quickly and cheaply as possible to get the building done, planning to improve the foundation later, and never got back to it. It is also possible the house was built on a masonry foundation that failed and was never replaced. However, this consultant's opinion is that the most probable scenario is that Mr. Martin renovated and added to an existing house.



**5.3.2** Measured drawing of front elevation showing the symmetrical facade with well-detailed classical door surround, courtesy Phaedrus Studio, 1 August 2017.

#### 5.4 Interior Heritage Value



**5.4.1** Interior of stairway at "tail" foundation, subject property, 15 November 2017. Looking eastward.



**5.4.2** Southwest corner of painted brick foundation beneath tail addition, 15 November 2017.



**5.4.3** View of interior of front (south-facing) wall of probable original mass, 15 November 2017. Note compressed space between top of windows & door and upper floor joists.



**5.4.4** Brick fireplace opening, 4" x 4" and 2" x 4" framing, split lath, 15 November 2017. This is a character-defining attribute of the subject property. Void behind lathed wall is stairway to upper floor per Figure 5.4.8, below.





**5.4.5** Eastward view across ground floor space, southern-most (original) mass showing 6" x 6" and 2" x 4" framing, heavy timbers sill with floor joists in contact with soil, 15 November 2017.



**5.4.6** Second floor ceiling joists showing lath marks. Note width of sub-floor boards indicated by white arrows, 15 November 2017. Wider boards were used more frequently as the supply of lumber wasn't considered scarce or threatened.



**5.4.7** View of ground floor joists, probable original mass, in relation to soil, 15 November 2017.



**5.4.8** Looking south from tail addition toward front wall of house through various thicknesses of framing, 15 November 2017. Note winding stair at right and lath markings on addition side of framing.





**5.4.9** View from just into cathedral-ceilinged space looking southward through tail addition and southern-most mass, 15 November 2017.



**5.4.10** Per red dashed line above, view of relationship between floor joists and soil, 15 November 2017.





**5.4.11** Northward view from west side of tail addition through to cathedral-ceilinged mass, 15 November 2017.



**5.4.12** Detail of disused floor chase as indicated by white arrow, Figure 5.4.11, above, 15 November 2017.



**5.4.13** Southward view toward (and through) front wall of house showing joists in soil and heavy timber sill indicated by white arrow, 15 November 2017.



**5.4.14** Looking westward from northeast corner of cathedral-ceilinged space, 15 November 2017.



**5.4.15** East side of mid-portion (addition to "tail") looking toward Centre Street, 15 November 2017.



**5.4.16** View through triangular clerestory windows in cathedral-ceilinged space, 15 November 2017.





**5.4.17** Winding stair at northwest corner of probable original mass, 15 November 2017.



**5.4.18** Looking eastward across upper half-storey of probable original mass, 15 November 2017.



**5.4.19** Looking westward at upper half-storey of probable original mass; black arrow indicates top of winding stairway, Figure 5.4.17, above, 15 November 2017.



**5.4.20** Northern-most window in east wall of upper half-storey, probable original mass,, 15 November 2017. Red arrow indicating 2" x 4" stud with lath marks.



**5.4.21** South window of upper half-storey of probable original mass with wood lath (bracketed), 15 November 2017.



**5.4.22** Corridor with closets in upper half-storey of tail addition looking southward, 15 November 2017.





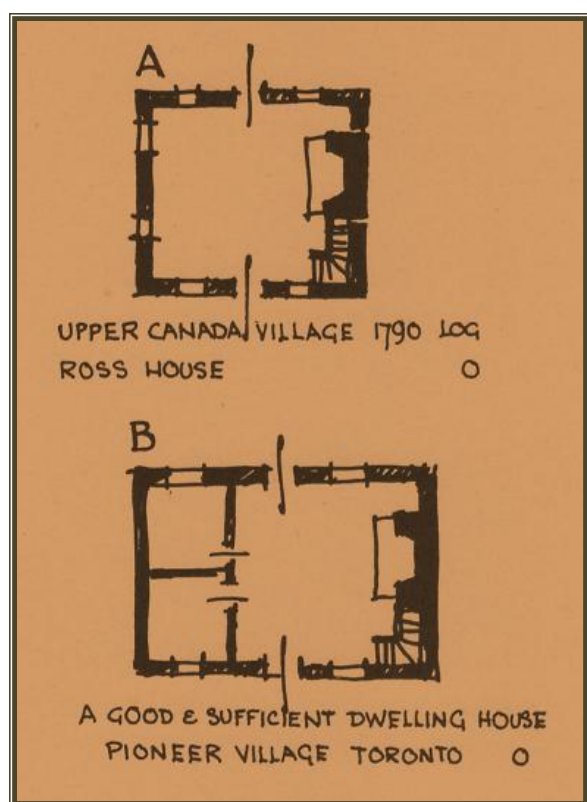
**5.4.23** View northward at upper half-storey of tail addition, 15 November 2017.



**5.4.24** View northward through circular window at upper half-storey of tail addition, 15 November 2017.

## 5.5 Analysis of Design/Physical Cultural Heritage Value

As discussed and illustrated above, the perception of this property has changed as more information has come to light. Perhaps the most important change in perception occurred upon understanding that the probable original mass was not founded to beneath the frost line with a masonry foundation. Knowing that other buildings constructed by John Martin were founded on masonry, casts some doubt on whether he was the builder of the original house. As well, given the proportions, wall openings, fireplace, and stairway, this mass is highly similar to a settlement era cabin, seen below and above, in Figure 5.3.1.



"The plan of the single-room house, common in all periods, is seen in Plan A. It has a masonry fireplace and chimney stack located at a gable end. The attic space in such a house, used as a sleeping loft, is reached either by a ladder or by a stair constructed against the projecting side of the chimney. The stair is enclosed by board walls, and there is a door at the foot to control heat loss. In the evolution of the simple house plan, the first additional ground-floor rooms were bedrooms. These were unheated and small, sometimes little more than closets. A common arrangement of two small bedrooms partitioned off the main floor is shown in Plan B. To obtain a Crown land grant the settler was obliged to construct 'a good and sufficient dwelling house.' A house of such a plan was acceptable."

**5.5.1** Plans (and description) of settlement era houses, the lower plan being similar to the probable original mass of the subject house.<sup>33</sup>

Given these historical and design factors, it is at least possible that John Martin bought this house along with the lands he purchased in 1845. It is then probable that he modified windows, doors, and surrounds to improve the appearance of the house and probably added the two tail additions, as well. Particularly given that the house appears with the tail addition during Charlotte Martin's time, and that it is at least partially founded on an older masonry foundation, the chances of John Martin being the renovator moves from possible to probable.

As such, the subject property has design and physical value because it,

i) is a representative example of a building type: the settlement era house in its form, proportions, ground floor plan, primary building sections, and construction method.

<sup>33</sup> Macrae & Adamson, *The Ancestral Roof*, p. 228 (image & quoted passage).

## 5.6 Character Defining Attributes & Values

Below is an initial list of the aspects of this property found to be character-defining. Such attributes and values form the basis of any future conservation planning being the first resources for consideration as it is these that lend the property its uniqueness.

- Village-like relationship and setbacks of mass and front (south) elevation to Centre Street
- Historical and current relationships to Centre and Yonge Streets
- Residential form and scale of building as a long-standing part of streetscape and neighbourhood including the ground-floor plan and two primary building sections of the street-facing mass
- Typical arrangement of gabled primary mass with "tail" or perpendicularly oriented addition(s)
- Historical site zoning with house at southwest corner, utilities east and north of house
- Open rear yard relationship to adjoining parkland
- Historical axial termination of view northward along Elizabeth Street
- Small scale and wood-framing and finishing identify the house as of a different era
- The relationship of finished ground floor level to grade
- Historical/associative ties to Soules, Martin, and Seager families, all of whom are part of the fabric of old Thornhill
- Heavy timber foundations of southern-most mass
- Gable-end brick fireplace at west wall of original mass
- Two stair systems: one from tail foundation, one from ground floor to upper floor
- Location and relationship between fireplace and winding stairway
- Design and detailing of front and side elevations of street-facing mass
- Views from (and to) Centre Street of (and from) west, south, and east windows of street-facing mass



## 6.0 QUALIFICATIONS of HERITAGE CONSULTANT

Mr. Chalykoff is a practicing member of the Canadian Association of Heritage Professionals. He has been engaged in the design, construction, and analysis of buildings since 1979. Since 1993, Mr. Chalykoff has provided specialized services identifying and evaluating the historical, contextual, and design attributes of built heritage. Mr. Chalykoff is also experienced in repairing and restoring heritage buildings and structures. He is regularly consulted to provide design advice, research, opinions, peer reviews, reports, and testimony concerning built heritage resources. Mr. Chalykoff has been qualified as an expert witness in heritage matters before the Conservation Review Board (CRB) and the Ontario Municipal Board (OMB). He is qualified as a Designer per the Ontario Building Code. More information: [www.chalykoff.com](http://www.chalykoff.com).

### memberships, training, & experience

Architectural Conservancy of Ontario  
 The Society for the Study of Architecture in Canada  
 Society of Architectural Historians (U.S.A.)  
 Society of Architectural Historians of Great Britain  
 Canadian Association of Heritage Professionals (formerly C.A.P.H.C.)  
 Ontario Building Code courses: Designer Legal, Houses, (B.C.I.N.)  
 Cultural Heritage Landscapes Workshop, Heritage Resources Centre, U. Waterloo  
 Masonry Conservation for Historic Places, Parks Canada, City of Kingston  
 B. Arch Thesis (U of T), RAIC Syllabus Program  
 Draftsman, carpenter, general contractor while chairing local heritage groups & studying architecture

### selected heritage work

Hancock Woodlands Nursery/Estate, Mississauga	H.E.S., H.I.A., City of Mississauga, w/ Landplan
Ruthven Park (National Historic Site) Cayuga	Change of Use, Stables (ERA)
Stone Distillery, Gooderham & Worts, Toronto	Adaptive Re-use (ERA)
Parkwood Estate, (National Historic Site) Oshawa	Conservation & HVAC Retrofit (ERA)
Farm, Innisfil	Cultural Heritage Evaluation Report, OHT
E.J. Lennox's Toronto Athletic Club, College St.	Heritage & Condition Assessment, Owner
McClure-Lafferty Hs, 2075 Derry Rd. E., Mississauga	Peer Review, City of Mississauga
Grandview School, Cambridge	Architectural Précis, Private Client
Farmhouse, Rattlesnake Point Golf Club	H.E.S., Owner
174 King Street East, Mississauga	H.E.S., CRB, Legal Services, City of Mississauga
École Publique Gabrielle Roy, Pembroke St., Toronto	Heritage Review, Window Replacement,
Church-Shuter Development, Toronto	Historic Façade Conservation (ERA)
Elihu Pease House Relocation & Alterations	Change of Use (ERA)
Chum City TV Building, Queen St., Toronto	Conservation Plan & Implementation (ERA)
Orillia Opera House, Orillia	Alterations to Theatre (PGCA)
Old Mill & Shaft Machine Factory, Lindsay	Study for Adaptive Reuse of Factories
Woodside Library, Oakville	Feasibility Study (ECA)
Arts & Crafts, 3083 Lakeshore Road, Burlington	H.I.A., Peer Review, CRB, City of Burlington
Settlement Era Loghouse, Provost Lane, Fergus	Interim Evaluation, Township of Centre Wellington
Farm, 5421 Dundas Street, Burlington	Peer Review, Region of Halton
ECA Eric Connolly Architect	CRB Conservation Review Board
ERA E.R.A. Architects Inc.	HES Heritage Evaluation Study
PGCA Philip Goldsmith & Company, Architects	HIA Heritage Impact Assessment

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Government of Ontario      Ontario Heritage Act at:  
[www.culture.gov.on.ca/english/culdiv/heritage/act.htm](http://www.culture.gov.on.ca/english/culdiv/heritage/act.htm)