



TECHNICAL MEMORANDUM

To:

From: Christienne Uchiyama, MA, CAHP, Principal, Manager – Heritage Consulting Services,
Letourneau Heritage Consulting Inc.

Date: July 10, 2020

Re: Revised Cultural Heritage Impact Assessment: 9773 Keele Street, Vaughan ON

In response to comments provided by City staff in a letter dated March 18, 2020, LHC has prepared a revised Cultural Heritage Impact Assessment (CHIA).

The scope and extent of these revisions and responses and actions taken to address comments are detailed below.

For future re-submissions, Cultural Heritage staff will require the following:

- a) ***Contrary to what was stated in the CHIA, the proposed development is going through the OPA and ZBA application process, and thus requires further analysis. Please provide a further review of OP concerns and compatibility with Section 6 of the OP and the Maple HCD Plan.*** – The CHIA has been clarified to indicate that the development project is going through the OPA and ZBA application process. Section 10.2 of the CHIA provides a review of OP policies and Appendix A provides a review of HCD conformance.
- b) ***As the landscape, tree preservation plan and materials evolve, an updated CHIA will be required as part of a complete Heritage Permit application.*** Acknowledged. Future revised materials will be reflected in the CHIA prior to Heritage Permit application.
- c) ***Please clarify roof lines, materials and landscaping plans as noted earlier in these comments.*** – The use of a complimentary and contrasting roof colour on the new townhouses has been recommended to further address concerns regarding the roofline. The identified trees noted above have been confirmed as being unhealthy.
- d) ***A Conservation Plan which incorporates the recommendations from the Condition Assessment for the stabilization of the house, protection during the move and the restoration of the main body of the house is required. Please see the City of Vaughan's Terms of Reference for Conservation Plans.*** – It is understood that a Conservation Plan will be required for the relocation of the George Keefer House. Given that the property is occupied by a tenant and access to interiors is required to complete the Conservation Plan, Section 13.1 has been added to the CHIA to highlight the portions of the Conservation Plan that have already been prepared and the additional steps that will be undertaken once property access is more feasible. Given the current state of emergency, it is requested that the requirement that a Conservation Plan to form a component of a complete Site Plan application will be waived and that the CHIA and a condition to undertake the Conservation Plan at a later phase in project development, but prior to any construction on the property.
- e) ***Documentation Plan for the kitchen addition that will be demolished. This will include pictures of interior construction details and will be provided to City staff.*** – As above, given the current state of emergency, thorough documentation will require access to the occupied structure. It is requested that this condition be waived until a later stage in the process when access to the structure is safe.

- f) ***The Owner shall provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the George Keffer House.*** – Given the state of emergency, it is requested that this item be completed at a later stage in the process, during the preparation of the Conservation Plan but prior to construction.

We trust that these revisions and responses will satisfy your concerns. Please contact the undersigned should you have any questions or require any clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christienne Uchiyama', with a circular flourish at the end.

Christienne Uchiyama, MA, CAHP
Principal, Manager – Heritage Consulting Services
Letourneau Heritage Consulting Inc.