

**HERITAGE VAUGHAN COMMITTEE – JANUARY 20, 2021****COMMUNICATIONS****Distributed January 19, 2021**

	<b><u>Item</u></b>
C1. Ms. Valerie Burke, dated January 18, 2021.	1
C2. Ms. Pam Birrell, The Society for the Preservation of Historic Thornhill (SPOHT), dated January 20, 2021.	1
C3. Ms. Evelin Ellison, dated January 19, 2021.	1

**Distributed January 20, 2021**

C4. Presentation material.	1
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**Please note there may be further Communications.**

**C1**  
**Communication**  
**Heritage Vaughan – January 20, 2021**  
**Item # 1**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] Deputation to Heritage Vaughan Committee - 46 Centre Street Application  
**Date:** January-18-21 2:59:58 PM  
**Attachments:** [01182101.PDF](#)

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**From:** Valerie Burke [REDACTED] >  
**Sent:** Monday, January 18, 2021 2:48 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Guy, Katrina <Katrina.Guy@vaughan.ca>; Borcescu, Nick <Nick.Borcescu@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Traub, Debi <Debi.Traub@vaughan.ca>  
**Subject:** [External] Deputation to Heritage Vaughan Committee - 46 Centre Street Application

Attention: Clerks Department

The following is my deputation to the Heritage Vaughan Committee, January 21, 2021.  
I have attached the Request to Speak Form below.  
Please confirm receipt of this email.  
Thank you.

Valerie Burke

To the Members of Heritage Vaughan Committee:

Restoration, addition and new office-residential mixed-use construction  
Adaptive reuse of existing heritage structure located at  
46 Centre Street, Thornhill Heritage Conservation District  
Heritage Vaughan Committee, January 20, 2021  
Submission by Valerie Burke

The historic loyalist cottage located at 46 Centre Street is a significant building. The proposal to restore and inhabit this building is good news; however, I have the following concerns, comments and recommendations.

I strongly object to the removal of the second floor and staircase of the historic loyalist cottage because it will severely diminish the character and historical integrity! I also object to the removal of the tail wing addition because it is complementary to the heritage asset.

**Windows**

The proposed large format glazing on the north elevations of Buildings A and B will create an extremely modern look and is not compatible to the Heritage Conservation District. This glazing will be very visible from the public laneway, Park Road to the north. Modern glazing on the south elevation of Building B will not enhance the heritage streetscape.

I recommend the use of more traditional mullion windows on Buildings A and B in order to enhance

the Heritage Conservation District Centre Street and laneway streetscape.

## **Trees**

### **Existing**

It is extremely unsustainable that almost every tree on the property is proposed to be removed! The guidelines state “avoid destruction of mature trees”. Section 9.7.1 states “Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem; plants contribute to stormwater and groundwater management, erosion control and provide habitat and nutrition for wild fauna.” Thornhill is very prone to flooding and we need to increase the tree canopy rather than diminish it. Mature trees are an integral part of the character, uniqueness and beauty of the historic village. They provide multiple natural capital benefits to the health and wellbeing of our community and offset the bottom line of municipalities. Once cut, we will not experience the benefits and beauty of these mature trees in our lifetime.

Mature trees 7, 9, 12 and 13 are of specific concern because the report states they will not be expected to survive. These mature trees should be given a chance especially since they are located within the proposed landscape strip. For example, Tree T7 (Norway spruce) is located in the far northeast corner of the property. This 58 centimetre tree will definitely not interfere with the parking lot.

Tree T9 and Tree T12 are white spruce and are located within the landscape strip. These native species are 48 centimetres at the base.

### **New Trees**

New trees should be native species with a long warranty period so as to ensure their survival. I recommend that trees which cannot be planted on the site be planted in close proximity, within the Thornhill Heritage Conservation District. Thornhill Park is an excellent candidate and could benefit from more trees.

## **Landscaping**

Landscaping is an important heritage attribute. The 2.4 metre landscape buffer strip at the north side of the property is insufficient. The site needs more robust landscaping. Currently there is a cedar hedge and trees on the east side of the property which provides a natural and aesthetic softening benefit. I recommend that the cedar hedge be protected and replanted in areas of decline.

## **Native Pollinator Gardens**

There is existing milkweed in the garden in front of the historic cottage should be protected. Native wildflowers, pollinator-friendly plants and milkweed should be planted to encourage monarch butterflies, bees and other important pollinators.

## **Signage and New Outdoor Lighting**

The Centre Street signage should be similar to the existing traditional heritage signage.

New outdoor lighting should be heritage-style and night-sky compliant (downwards facing) so as to prevent unnecessary, harmful light pollution.

Sincerely,

Valerie Burke

■ Colborne Street

Thornhill, ON ■





*The Society for the Preservation of*  
**HISTORIC THORNHILL**

*Established 1974  
Incorporated 1980*

C2  
**Communication**

**Heritage Vaughan – January 20, 2021**

**Item # 1**

January 20, 2021

**Re: Restoration, addition and new office-residential mixed-use construction – adaptive reuse of existing heritage structure located at 46 Centre Street, Thornhill Heritage Conservation District**

To the members of Heritage Vaughan Committee;

The Society for the Preservation of Historic Thornhill (SPOHT) commends the applicant for their plan for the exterior restoration of the original historic home at 46 Centre St.

SPOHT opposes the proposal to demolish the tail wing (see “Yellow” section on p.111 of the report). Though the extension of the tail wing is slightly later in date, it is complementary to the original home, and the west wall of the existing house (including front portion and the western edge of the tail wing) has significant street presence (see image #30 on p.58 of the report) that would be diminished if the tail wing were to be removed.

SPOHT has no objection to the proposal to demolish the late 20th century (c.1996) addition.

SPOHT objects to the proposal to remove the second floor structure in the original house and the stairway within the front portion of the house, adjacent to the original fireplace. These features are integral to the historical fabric of this house and the understanding of this building’s former function as a home.

Our comments regarding the architectural value of the tail wing, the second floor structure and the original house stairway having been made, SPOHT does not object to the style or massing of the proposed addition and the new building B on their own merits. However, we are recommending that the addition to Building A be revised to allow for the retention of the tail wing structure within the final design.

We are seeking clarification regarding the proposed Building B, as it would appear (from the submitted drawings) to be lacking in any window and door openings on the south elevation.

The window openings on the north elevation of Building B and the addition to Building A fill the entire wall and are lacking in any divisions. This would be acceptable in an enclosed private yard. However, given that this extension and new construction will face the public road of Park Rd., a window treatment with muntin bars, in keeping with the HCD Plan, seems appropriate in this instance. The application of heritage style window treatments would be consistent with recent additions to both 18 and 24 Centre St., which also have a public exposure to Park Rd. to the north

Finally, the proposed removal of the majority of the tree coverage in this lot is excessive. Mature tree coverage in this neighbourhood is one of the features that makes it so great. The City should be doing everything possible to promote the retention of healthy tree stock when new development is proposed. New plantings should not be promoted as an equitable alternative to mature tree preservation.

Sincerely,

Pam Birrell

President,  
The Society for the Preservation of Historic Thornhill (SPOHT)  
[president@thornhillhistoric.org](mailto:president@thornhillhistoric.org)  
[www.thornhillhistoric.org](http://www.thornhillhistoric.org)

**C3**  
**Communication**  
**Heritage Vaughan – January 20, 2021**  
**Item # 1**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] Letter to the Heritage Vaughan - ref 46 Centre Street, Thornhill Heritage District  
**Date:** January-19-21 11:48:35 AM

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**From:** Evelin <[evelin@thornhillwardone.com](mailto:evelin@thornhillwardone.com)>  
**Sent:** Tuesday, January 19, 2021 11:40 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Letter to the Heritage Vaughan - ref 46 Centre Street, Thornhill Heritage District

January, 19, 2021

Restoration, addition and new office-residential mixed use construction at 46 Centre Street,  
Thornhill Heritage Conservation District

To the members of the Heritage Vaughan Committee.

We cherish and want to preserve the entire Thornhill Heritage Conservation District and commend any restoration and Heritage landscape preservation.

We are in support of the restoration of the Historic Loyalist Cottage at 46 Centre Street but oppose the removal of the second floor and staircase and the original fireplace as they are integral features of the historic building.

The proposed Building B should be lower height so that it doesn't overpower the adjacent houses. All new windows should be more traditional mullions because they will be visible to the public and should be more in keeping with the Heritage District.

The mature trees and landscape are important Heritage attributes and should be preserved. They are essential to mitigating stormwater in flood-prone Thornhill.

Sincerely,

Evelin Ellison

[www.thornhillwardone.com](http://www.thornhillwardone.com)



# 46 CENTRE STREET / MARTIN HOUSE

PRESERVE / RESTORE / RENEW / REACTIVATE

C4  
Communication  
Heritage Vaughan – January 20, 2021  
Item # 1



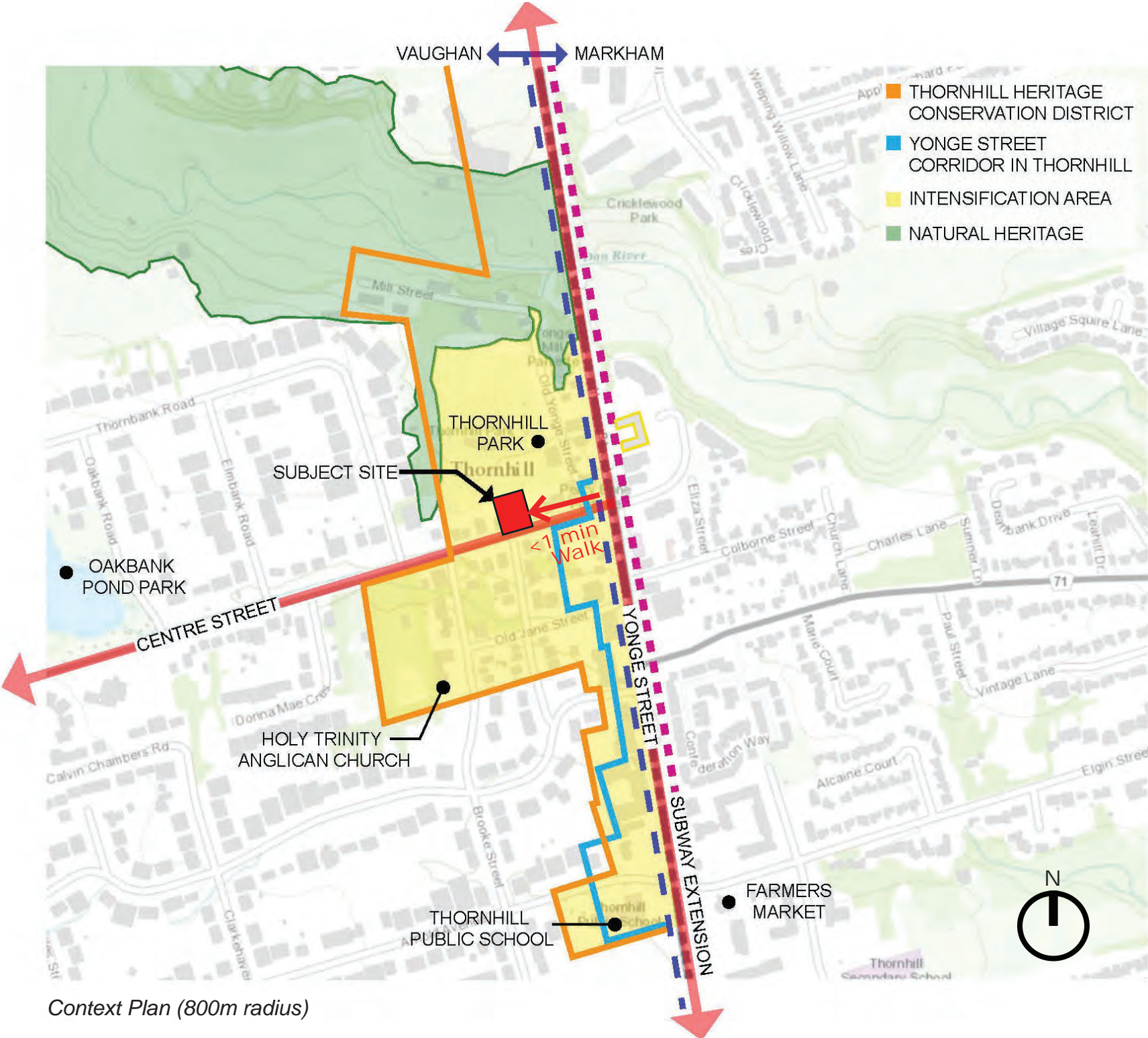


## CONTEXT / POLICY CONTEXT

# Thornhill Heritage Conservation District (HCD)

# Standards and Guidelines for Conservations of Historic Places in Canada

# City-Wide Urban Design Guidelines





CONTEXT

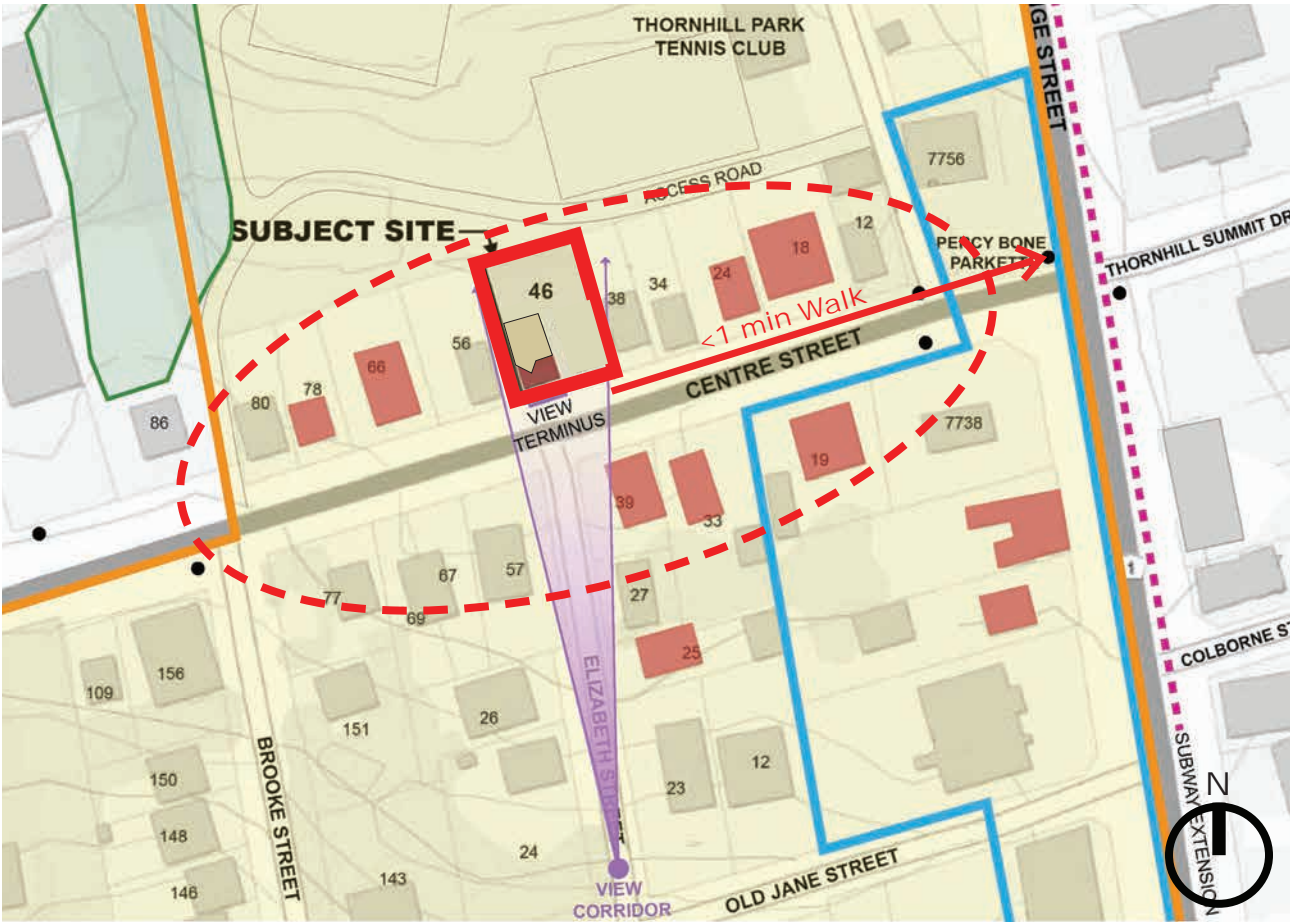
Thornhill Heritage Conservation District (HCD)

Standards and Guidelines for Conservations of Historic Places in Canada

City-Wide Urban Design Guidelines

City of Vaughan Official Plan

- Local Centre
- Intensification Area



Context Plan (200m radius)



Aerial (200m radius)



CONTEXT





CONTEXT





CONTEXT

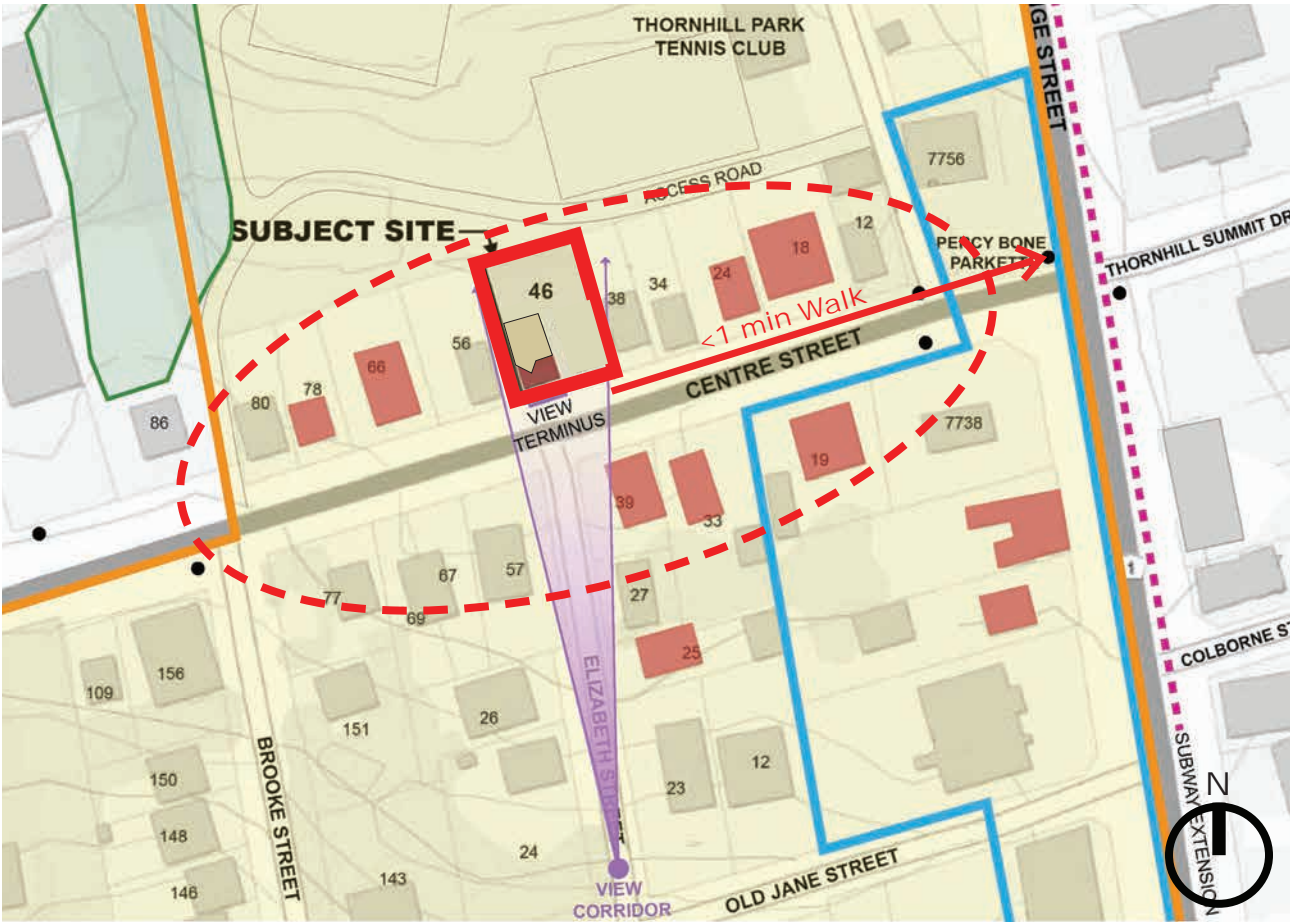
Thornhill Heritage Conservation District (HCD)

Standards and Guidelines for Conservations of Historic Places in Canada

City-Wide Urban Design Guidelines

City of Vaughan Official Plan

- Local Centre
- Intensification Area



Context Plan (200m radius)

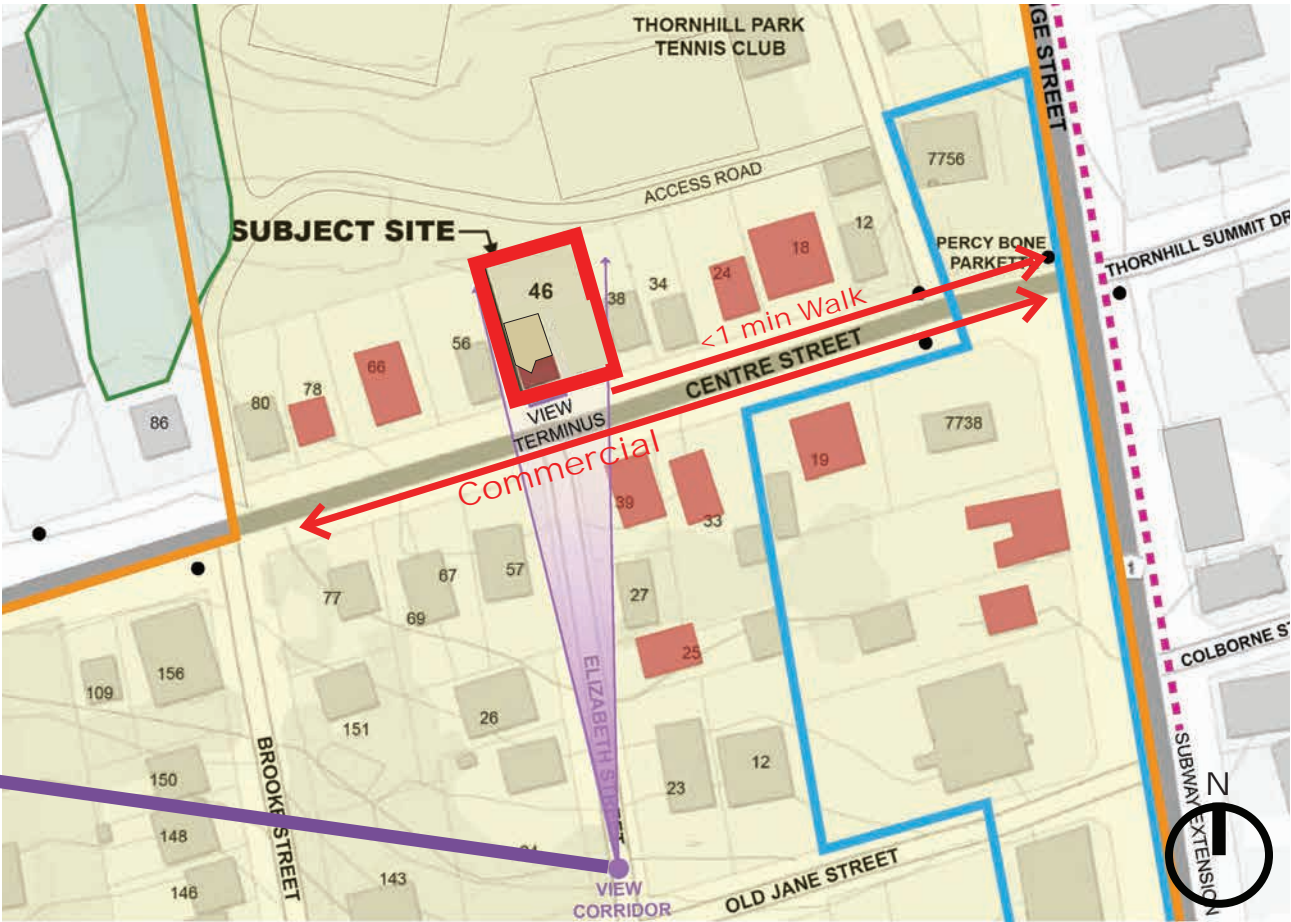


Aerial (200m radius)



CONTEXT

Elizabeth Street View Corridor



Context Plan (200m radius)



Aerial (200m radius)



SITE - EXISTING

Existing Structures:

Original Main House (1840's)

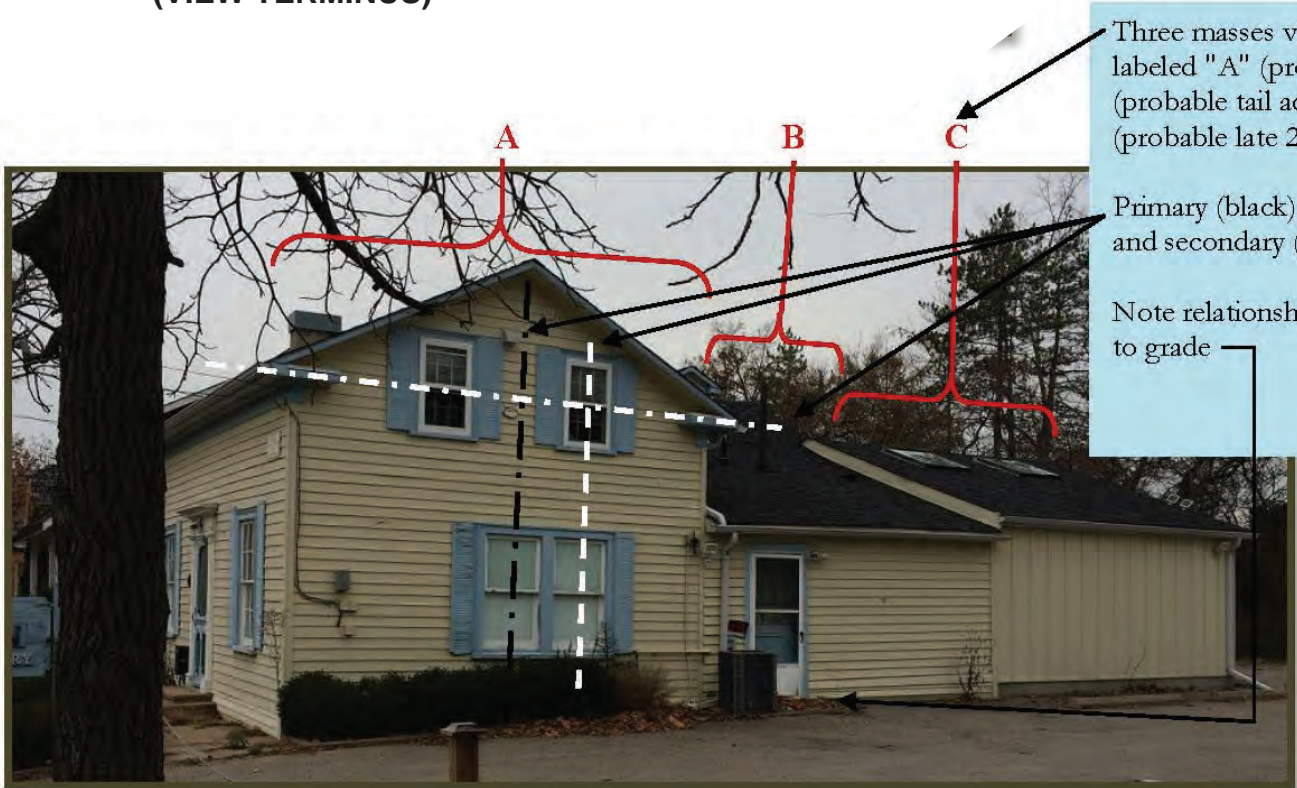
vs.

Rear Additions (Later 19th and 20th Century)



- Gable-end chimney
- Simple gable roof
- Settlement-era proportions of front and rear walls
- Six-over-six double hung window
- Symmetry of vertical axes
- Proximity of first floor level to grade

SOUTH - ORINGAL MAIN HOUSE AT CENTRE STREET  
(VIEW TERMINUS)



- Three masses visible from east labeled "A" (probable original), "B" (probable tail addition), and "C" (probable late 20th-C addition).
- Primary (black) axis of symmetry and secondary (white) axes
- Note relationship of finished floor to grade

EAST - REAR ADDITIONS



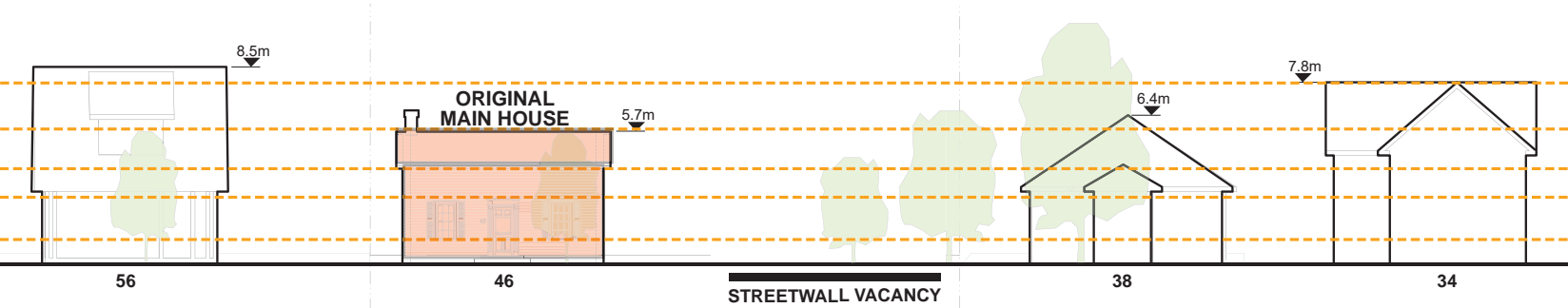
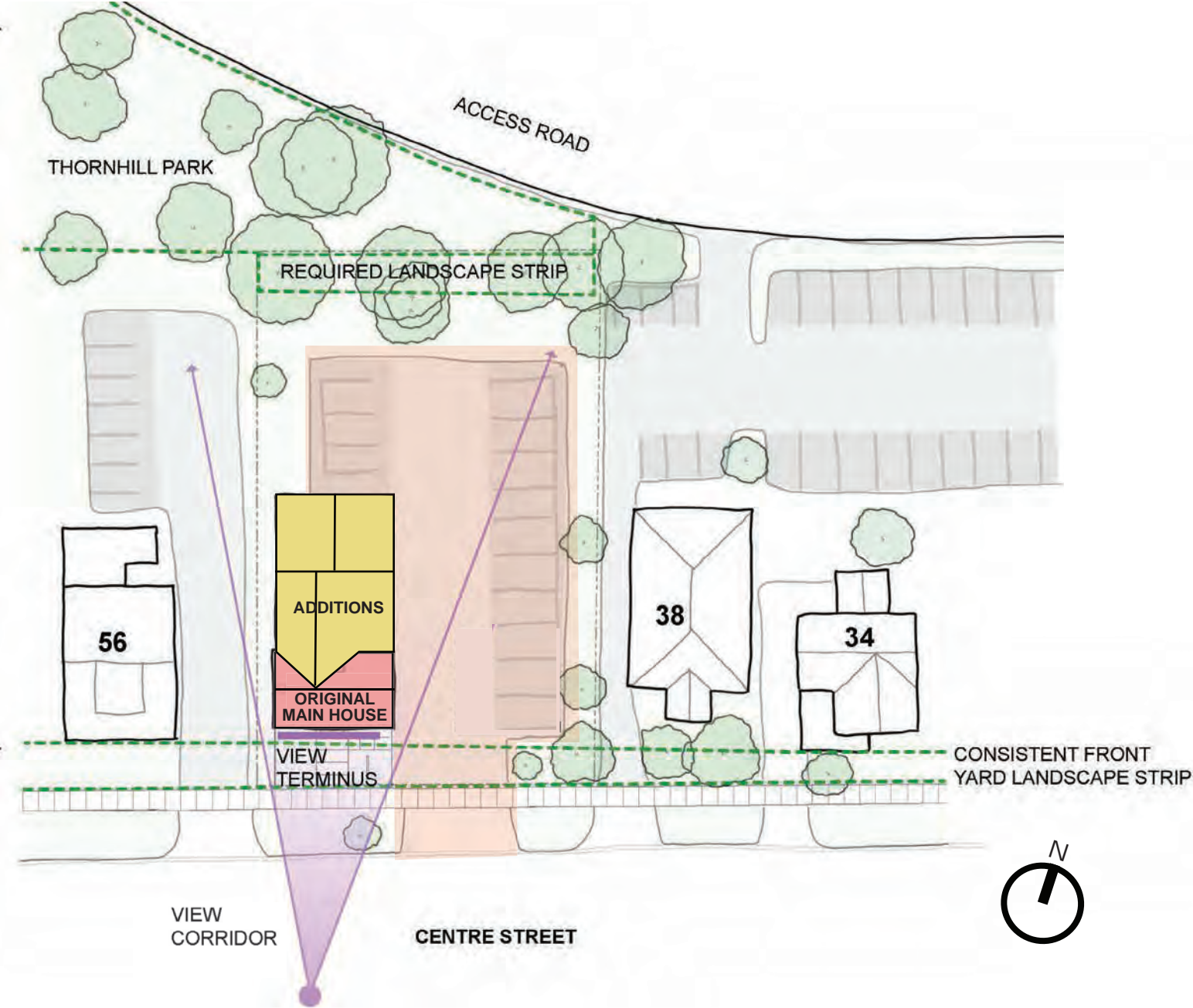
SITE PLAN - EXISTING

SITE - EXISTING

Parking

VS.

Streetwall



STREET ELEVATION - EXISTING

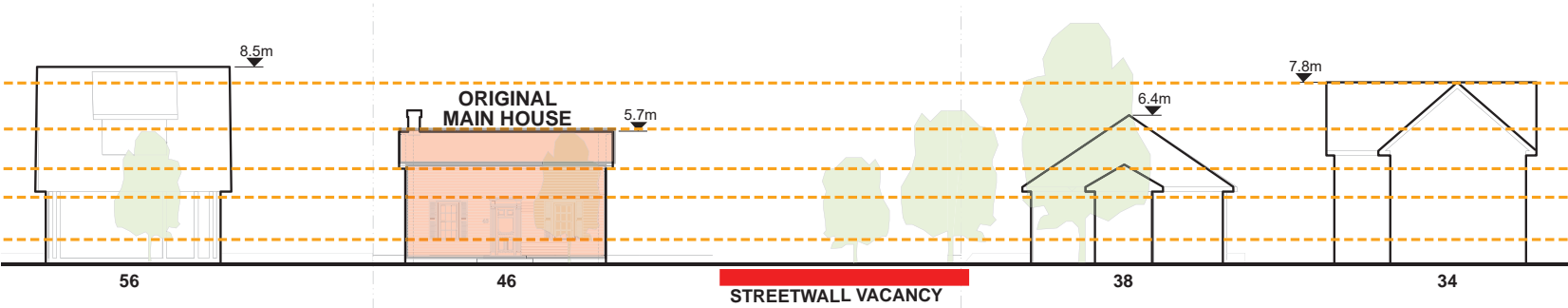
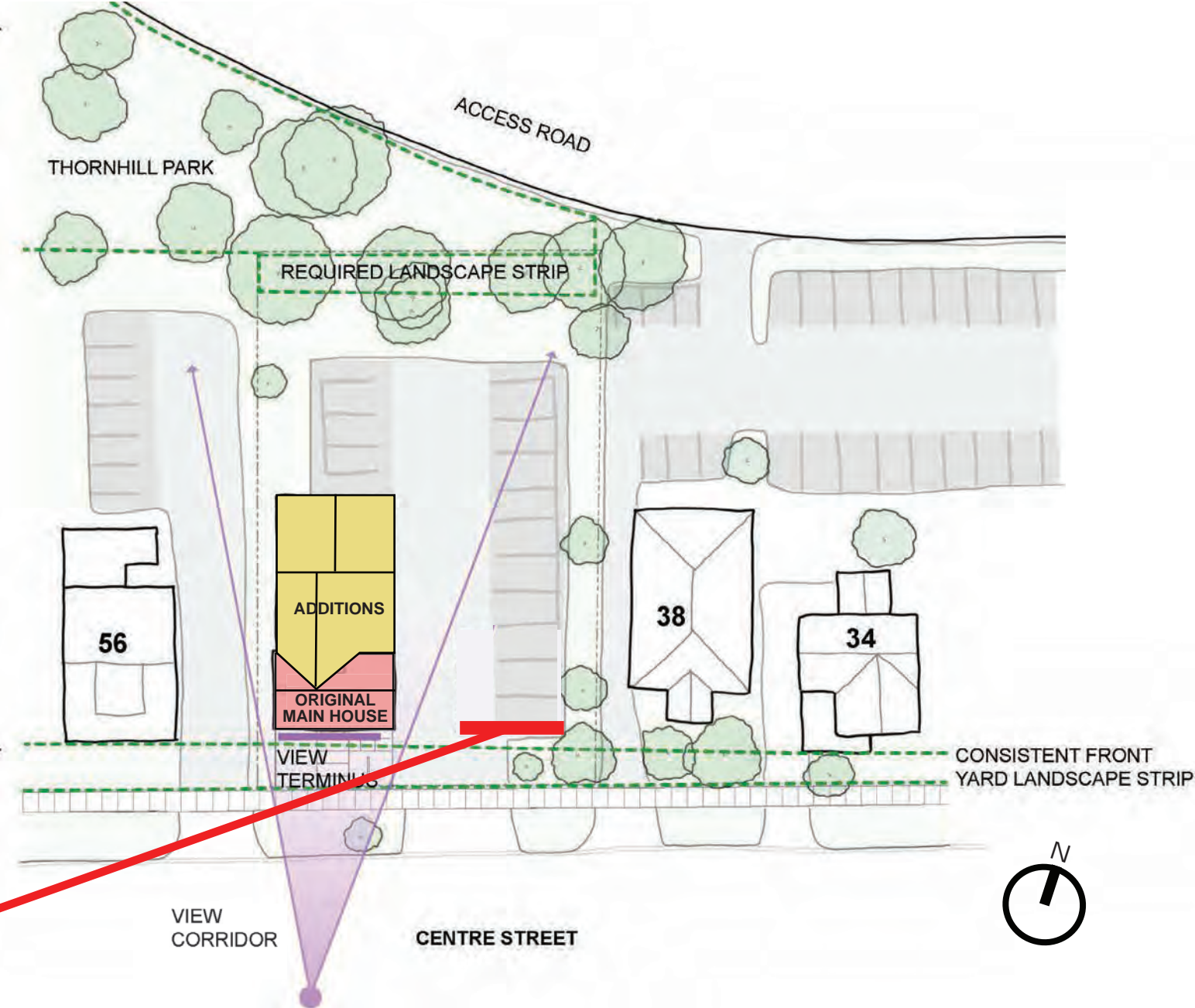
SITE PLAN - EXISTING

SITE - EXISTING

Parking

VS.

Streetwall

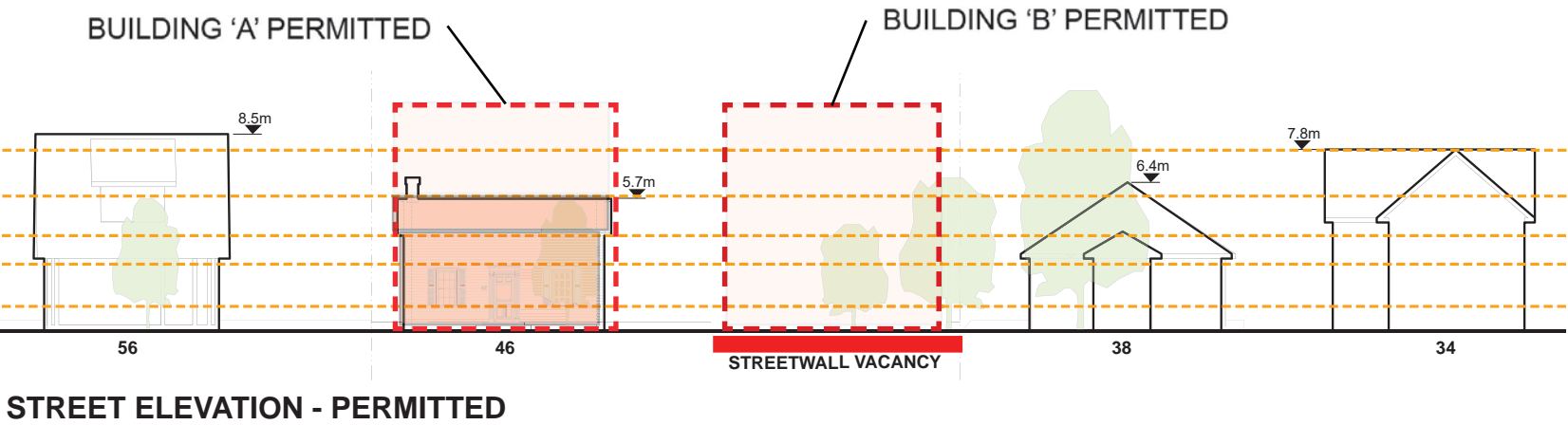
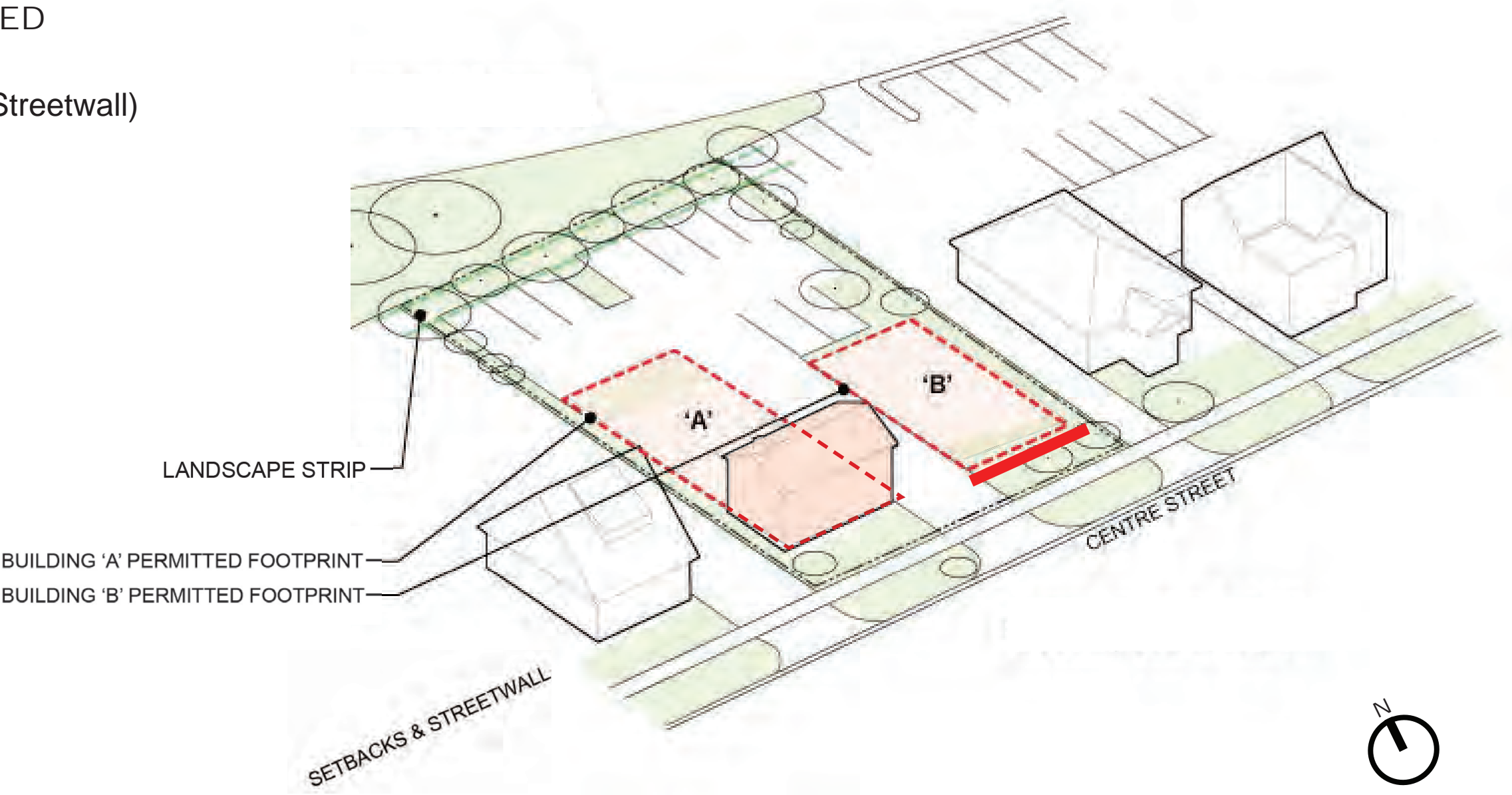


STREET ELEVATION - EXISTING



SITE - PROPOSED/PERMITTED

Permitted Buildings (Complete Streetwall)

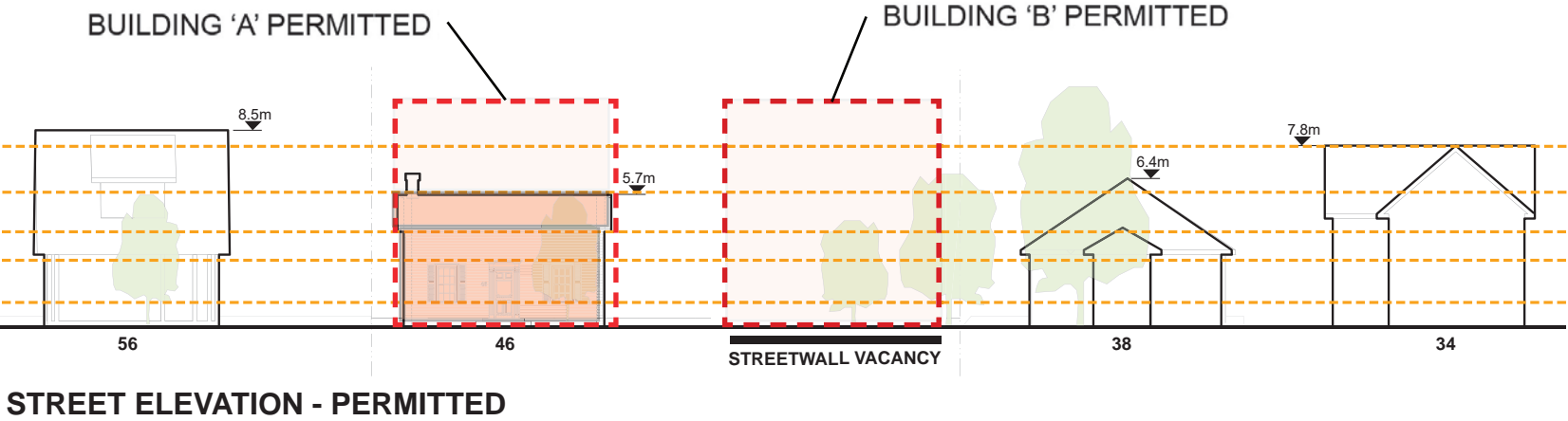
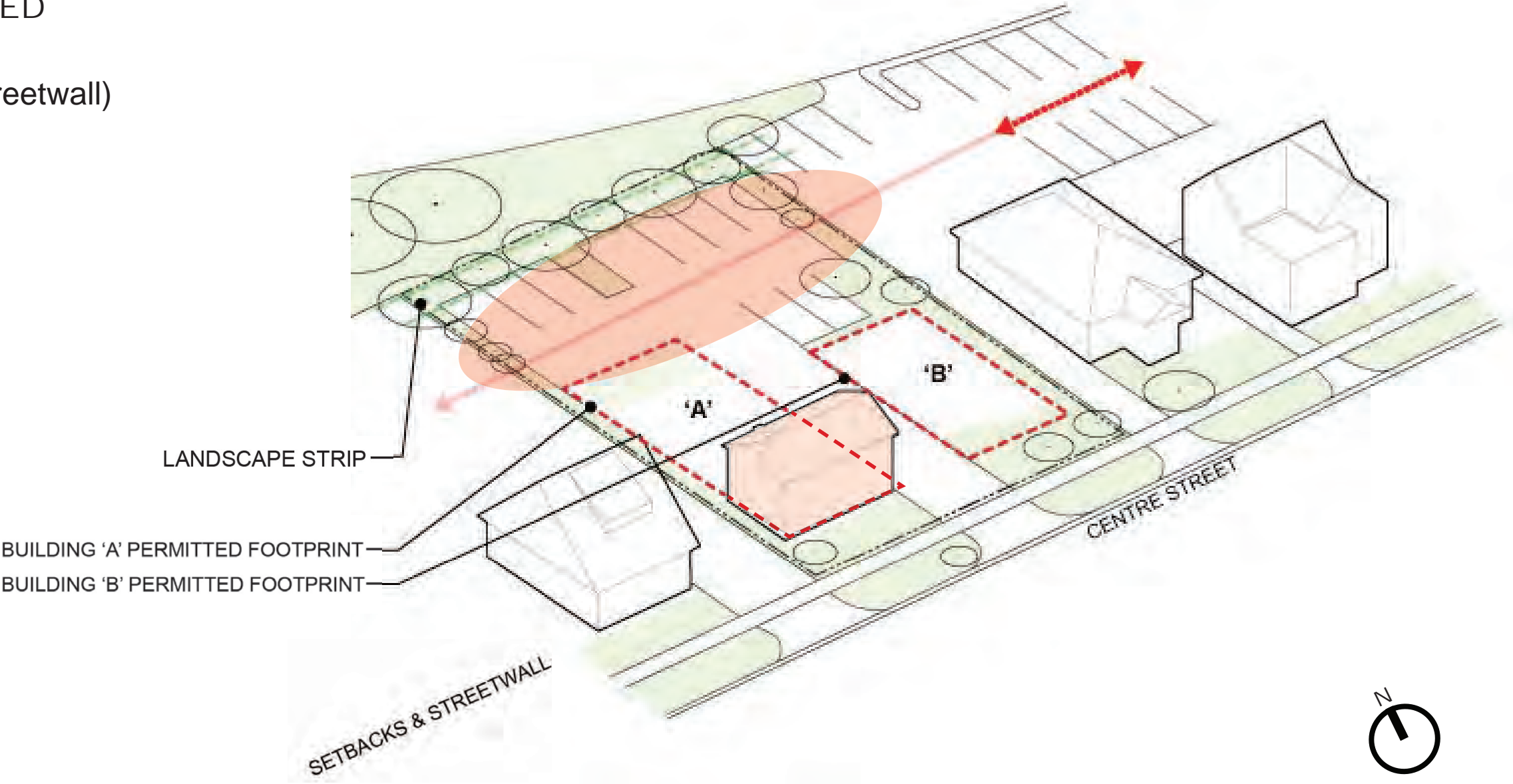


SOUTHEAST AERIAL - PERMITTED/ PROPOSED SITE MODIFICATIONS

SITE - PROPOSED/PERMITTED

Permitted Buildings (Complete Streetwall)

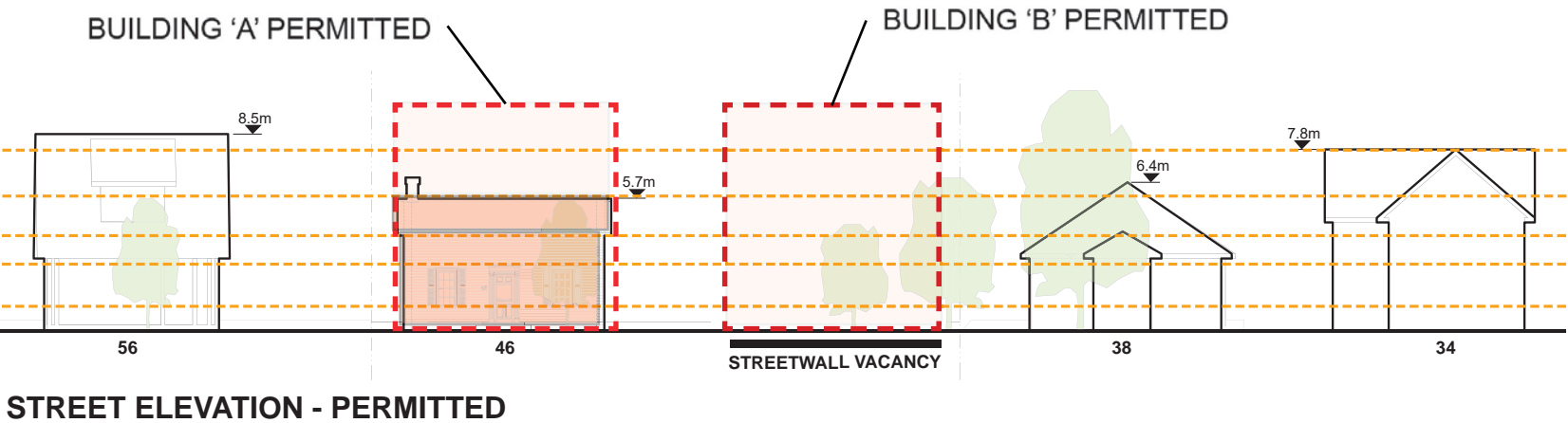
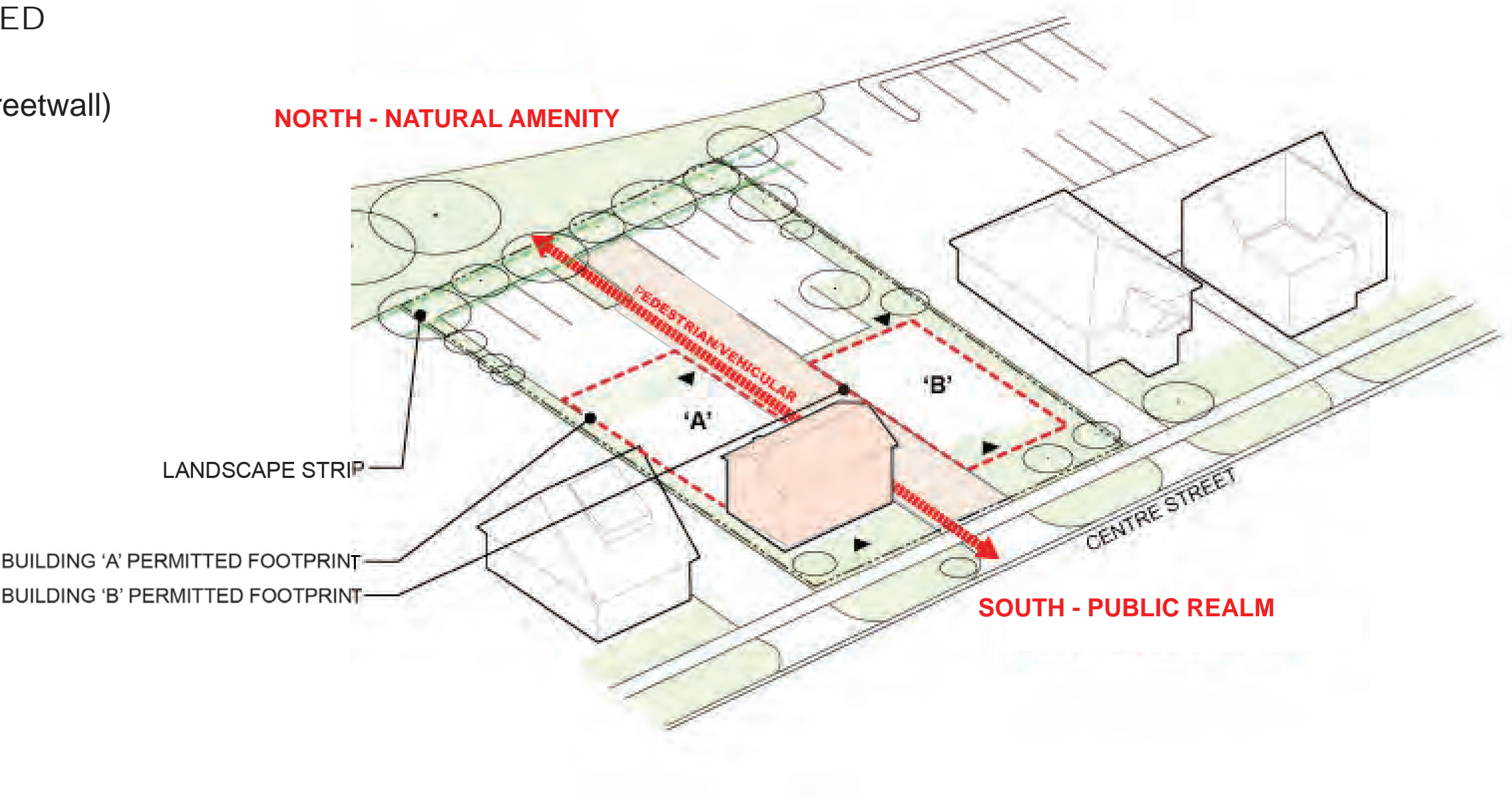
Consolidating Parking/Services



SOUTHEAST AERIAL - PERMITTED/ PROPOSED SITE MODIFICATIONS

SITE - PROPOSED/PERMITTED

- Permitted Buildings (Complete Streetwall)
- Consolidating Parking/Services
- North and South Frontage
- Pedestrian Connection





## ARCHITECTURE

### Permitted Built-Form

VS.

### Proposed Design

Primary Objectives:

***“Sympathetic”, “Compatible”, “Distinguishable”  
and “Subordinate”***

- Thornhill HCD

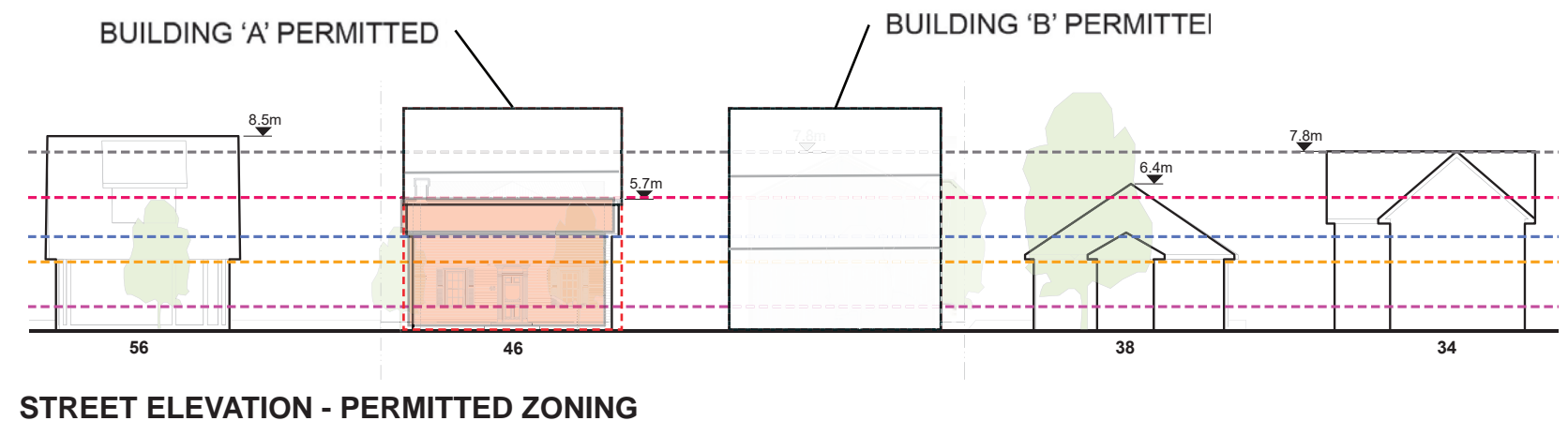
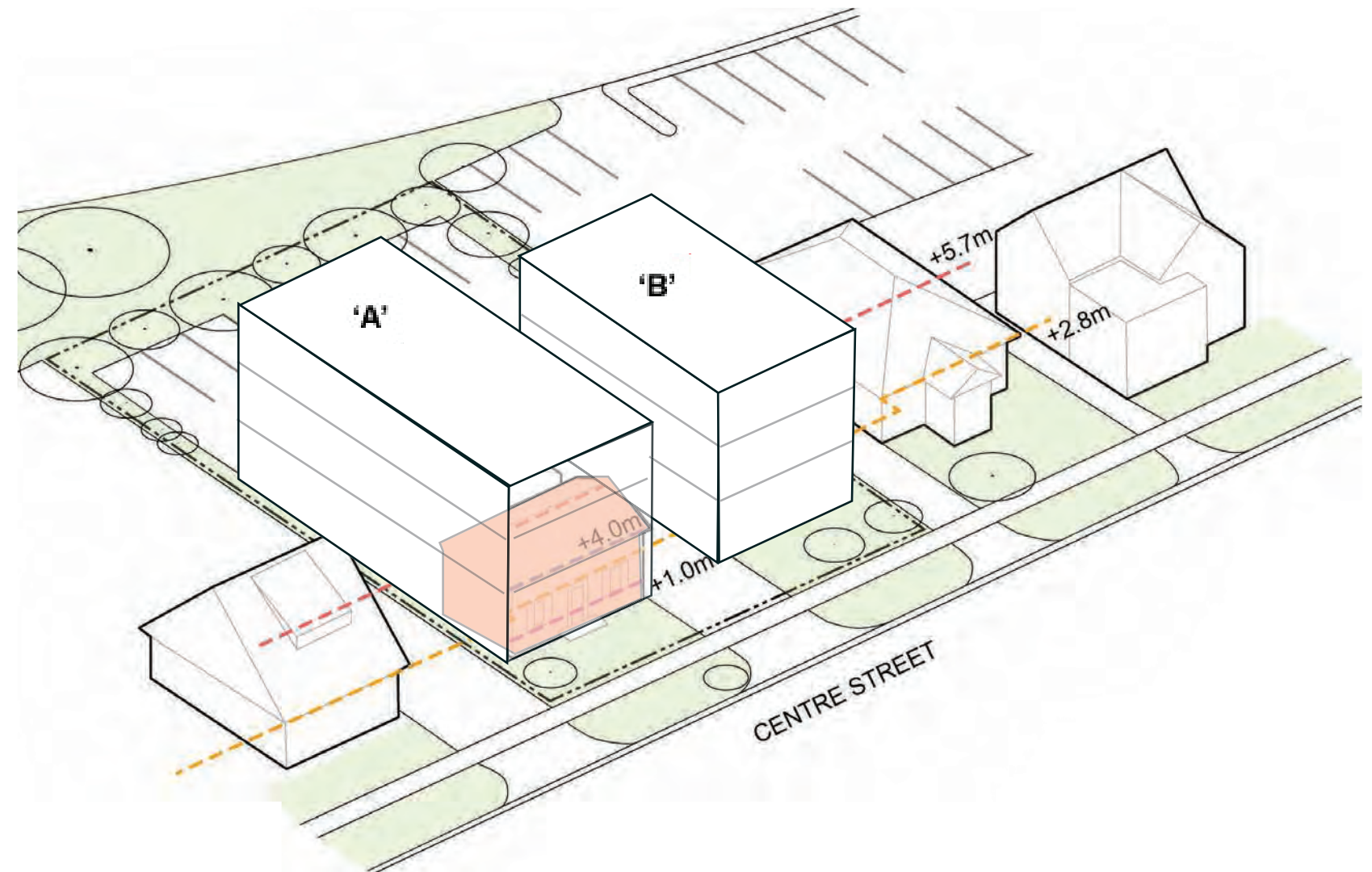
***“will be products of their own times, but should  
reflect one of the historical architectural styles tradition-  
ally found in the District.”***

- Thornhill HCD

***“Not Recommended: Duplicating the exact form, mate-  
rial, style and detailing of the original building in a way  
that makes the distinction between old and new unclear”***

- Conservations of Historic Places in Canada.

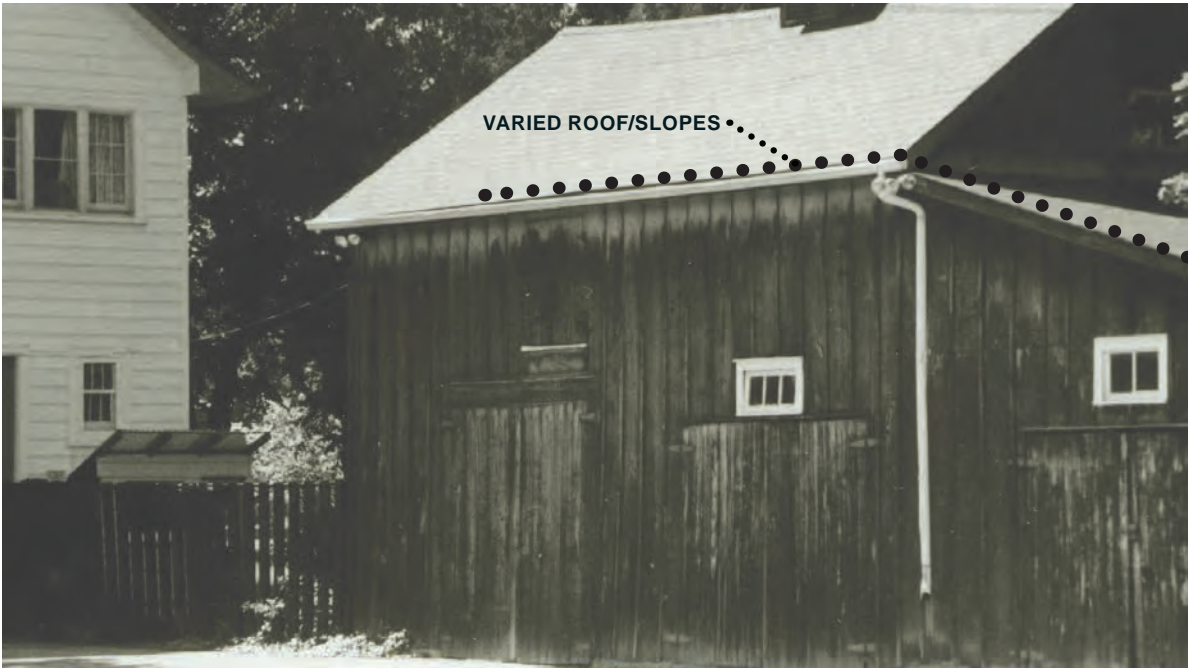
***Consider Built-Form(Massing), Articulation, Material  
and Detail.***





ARCHITECTURE

Town Barn-Style



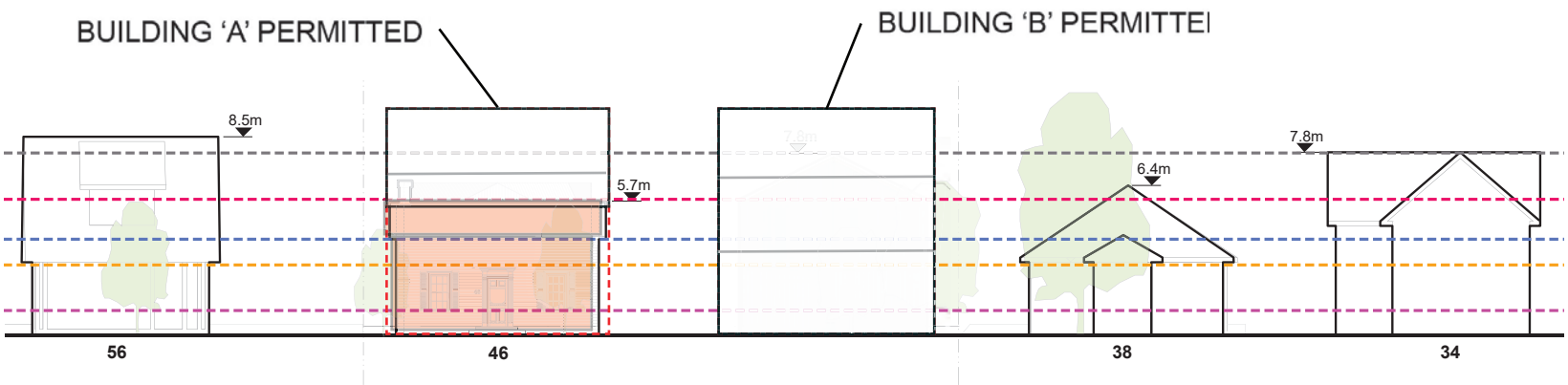
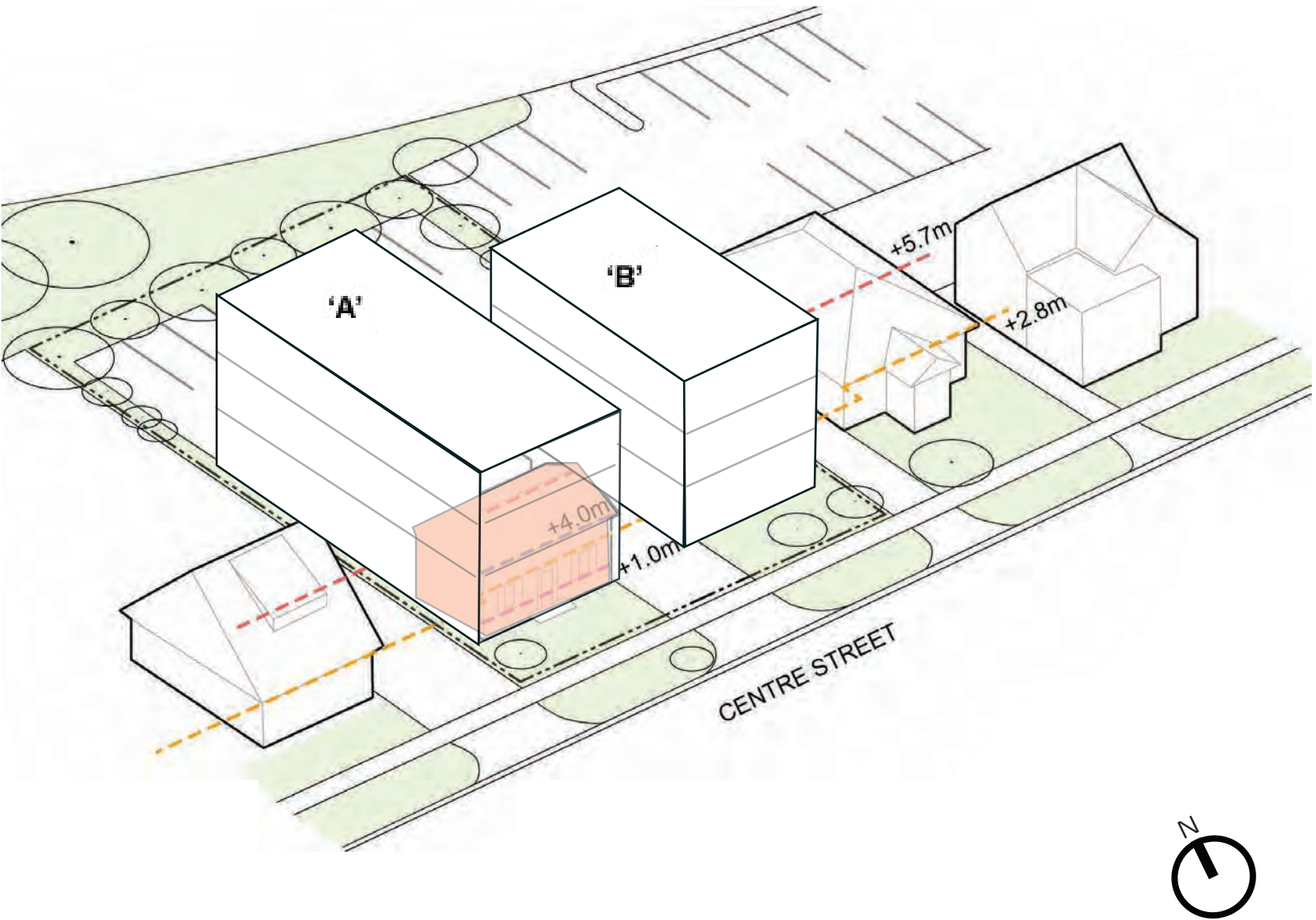


ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design



STREET ELEVATION - PERMITTED ZONING

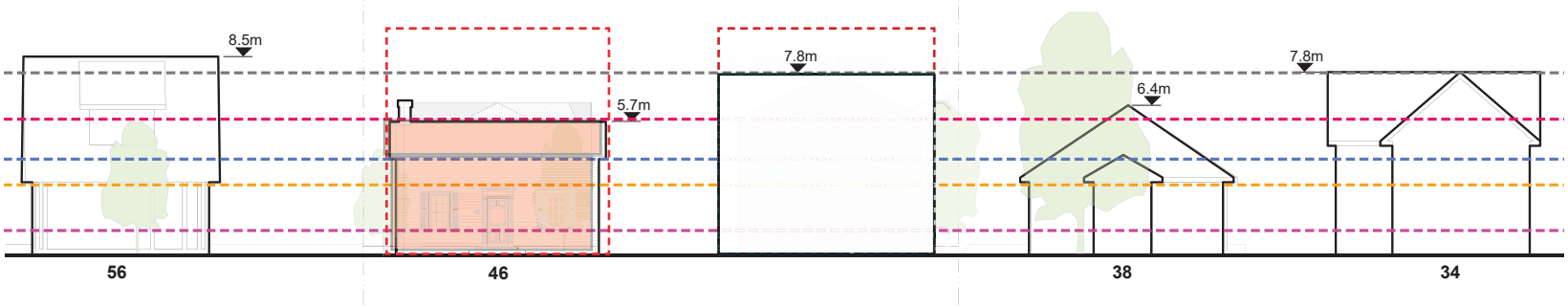
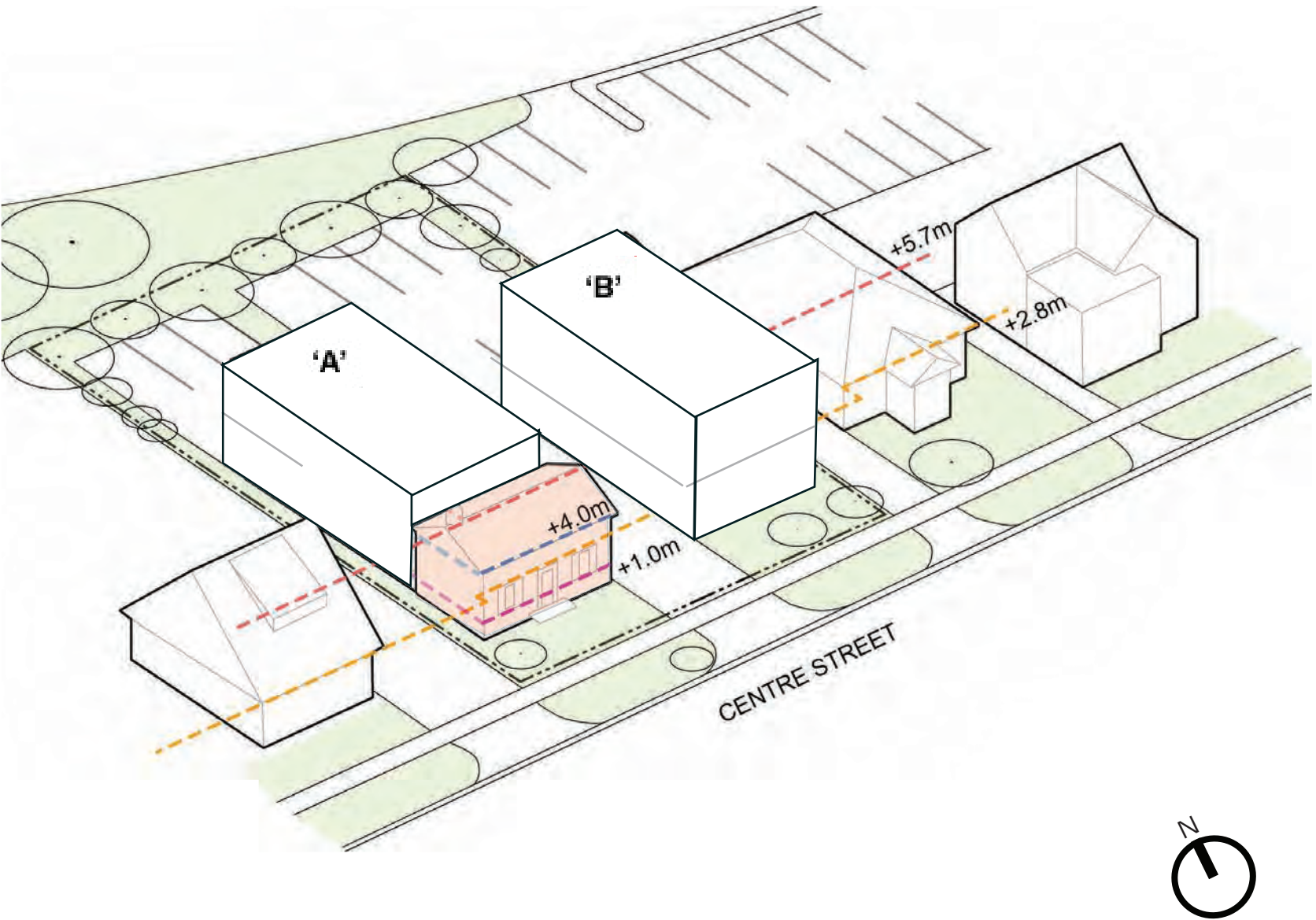
SITE - PROPOSED / PERMITTED

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation



STREET ELEVATION - PROPOSED REDUCED HEIGHT

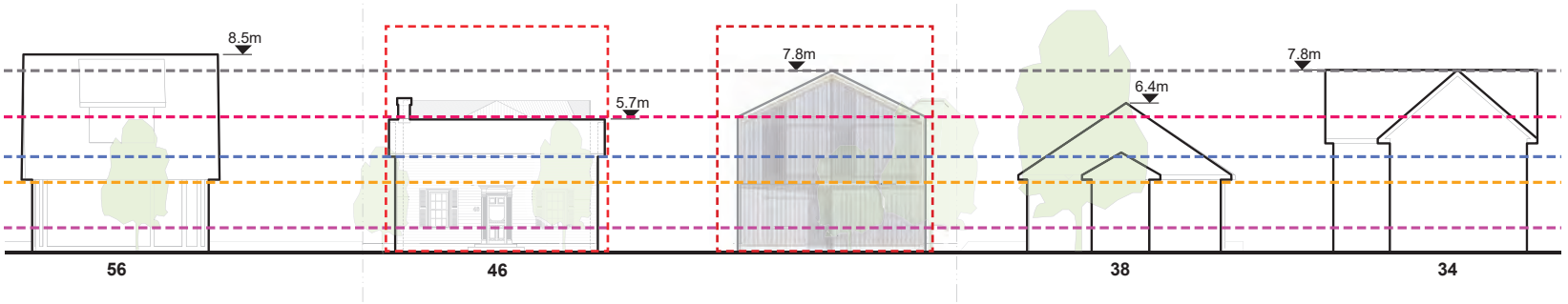
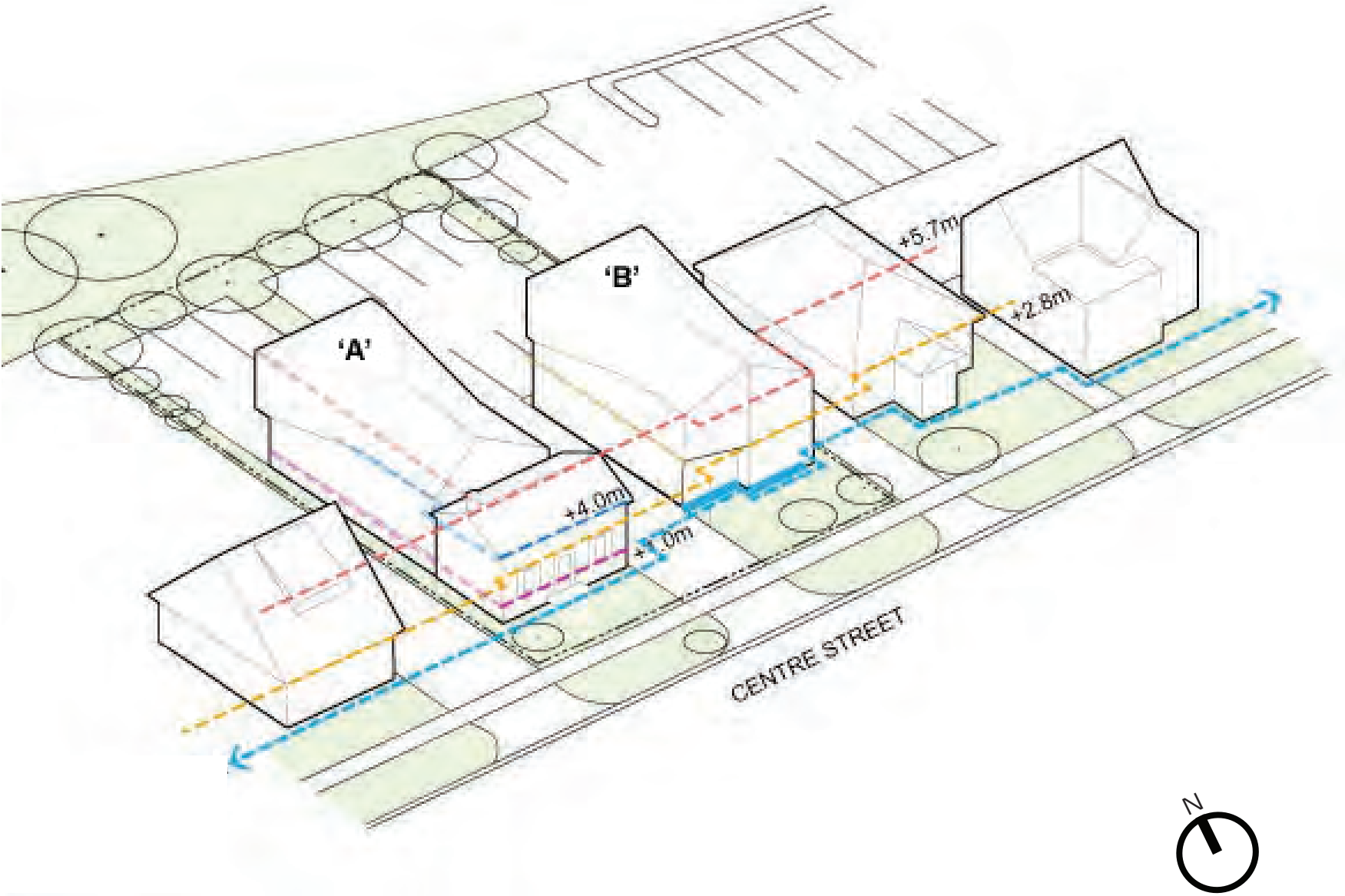
ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation



STREET ELEVATION - PROPOSED REDUCED BUILT-FORM



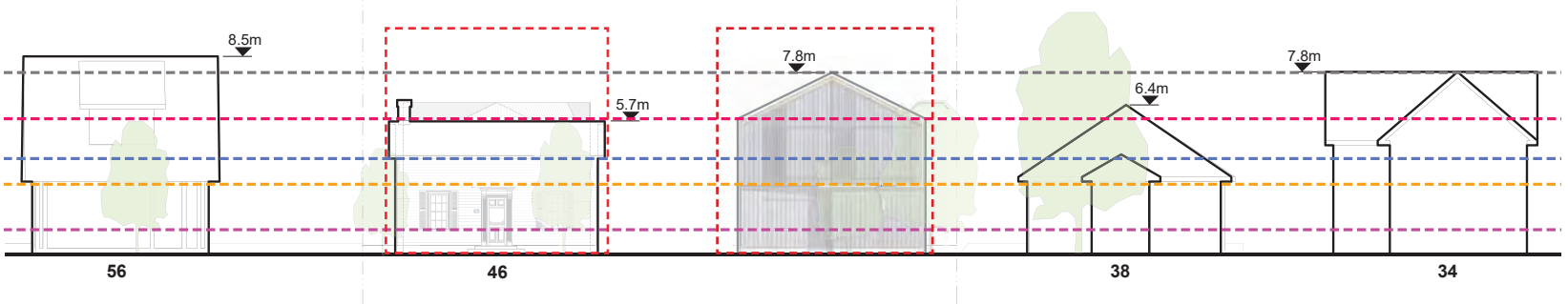
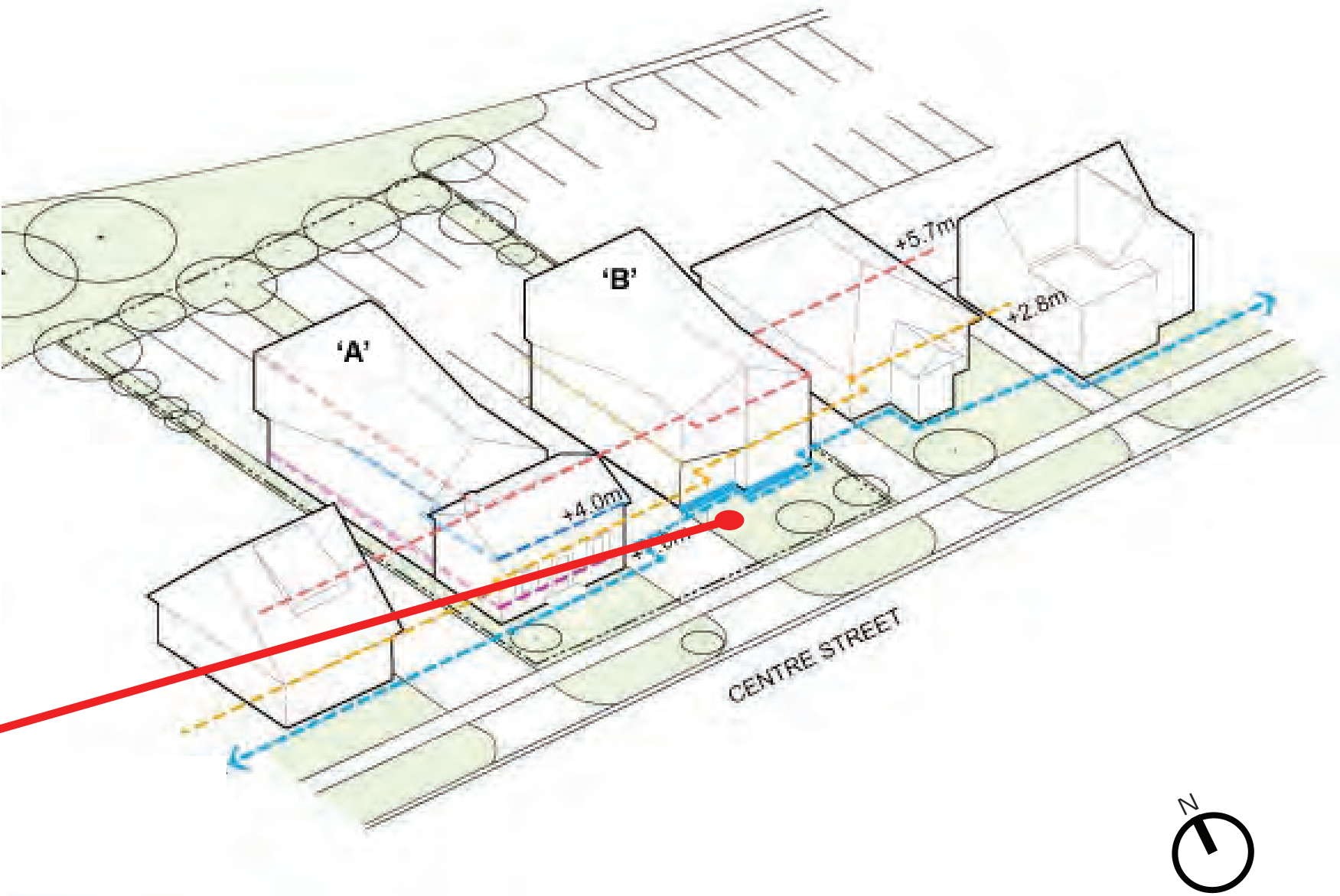
ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation



STREET ELEVATION - PROPOSED REDUCED BUILT-FORM

ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

- Built-Form (Massing) / Articulation
- Materials / Details

EXISTING MAIN HOUSE (HERITAGE RESOURCE)

WD2 EXISTING ROOF REPLACEMENT WOOD SHINGLES



MT1



PT1 CLAPBOARD SIDING AND BRICK

PT2 TRIM/FASCIA

PT3 TRIM/FASCIA

PT4 TRIM/FASCIA

BUILDING ‘A’ ADDTION & BUILDING ‘B’

WD1 BOARD AND BATTEN CLADDING



GL1 GLAZING GL2 GLAZING



MT1



AC1 ARCHITECTURAL CONCRETE



ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation

-Materials / Details

Articulation/Detail Bldg B

Added 20-08-10

ENHANCED EAVE/  
ROOFLINE  
FASCIA BOARD  
CORNER BOARD  
SKIRT BOARD/  
FLASHING  
SKIRT BOARD



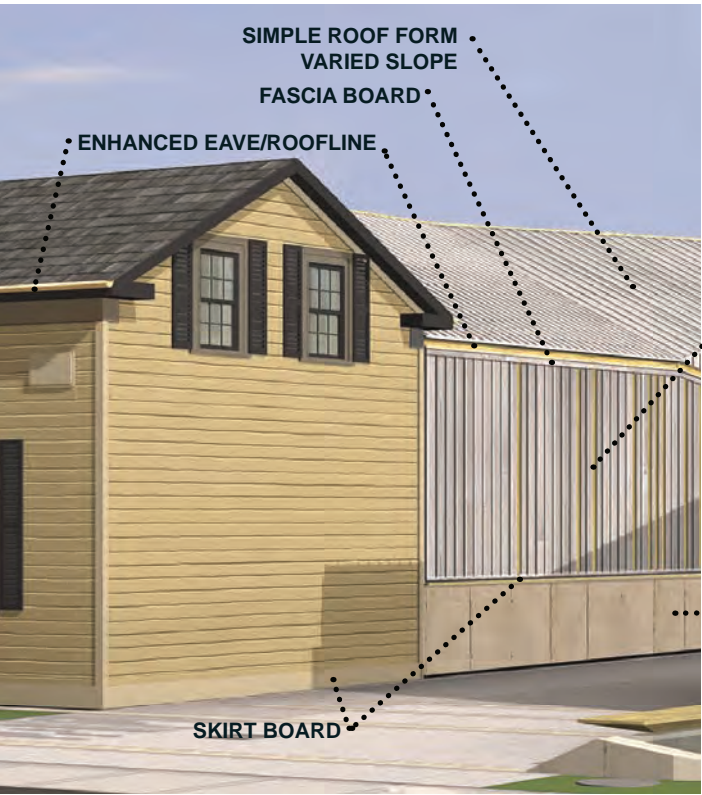
“HAYLOFT” SCREEN  
AND HORIZONTAL RAIL BOARD



Timber frame with vertical  
wood siding, often slightly  
spaced for ventilation.  
Sometimes board and  
batten.

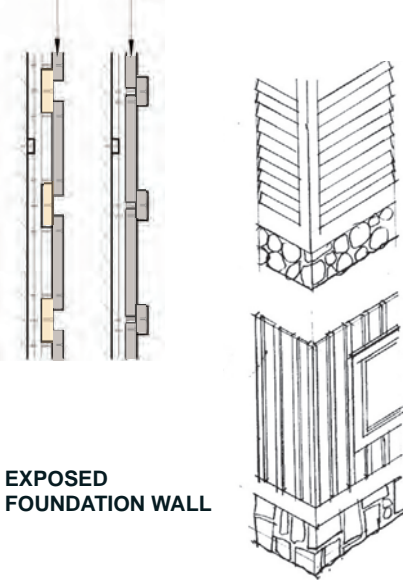
Upper loading door for  
hayloft. Sliding or hinged  
main lower doors, often  
with a smaller “man  
door” within it.

Articulation/Details Bldg A



TEXTURE

REVERSE BATTEN  
BOARD AND BATTEN



EXPOSED  
FOUNDATION WALL

Thornhill Vaughan HCD Plan 2007  
Figure 9.2.10 , pg 86



ARCHITECTURE  
EXISTING





ARCHITECTURE  
PROPOSED





ARCHITECTURE  
PROPOSED





SITE PLAN & LANDSCAPE  
PROPOSED

