

Communication : C6  
Committee of the Whole (2)  
January 25, 2021  
Item # 14

**From:** Valerie Burke [REDACTED]  
**Sent:** January-22-21 10:39 AM  
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**Cc:** Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; Guy, Katrina <[Katrina.Guy@vaughan.ca](mailto:Katrina.Guy@vaughan.ca)>  
**Subject:** [External] 46 Street Centre, Historic Thornhill - Committee of the Whole (2)

**Attention: Clerks Department**

**The following is my written submission to the Committee of the Whole (2).**

**I have attached my Request to Speak Form below. Kindly confirm receipt of this email.**

**Thank you.**

**Valerie Burke**

**City of Vaughan Committee of the Whole (2)**

**Monday, January 25, 2021 – 1 pm**

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

To the Members of the Committee of the Whole:

Thank you for the opportunity to speak to you about this application.

The historic loyalist cottage located at 46 Centre Street is a significant building within Historic Thornhill Village. Restoration and use of this building are positive outcomes; however, I have the following concerns and recommendations regarding this application.

**Historical Integrity**

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 and will definitely not interfere with the parking lot.

Tree T9 and Tree T12 are white spruce and are located within the landscape strip.

### **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 site needs more robust landscaping. I recommend that the existing cedar hedge on the east side of the property be protected and replanted in areas of decline. 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