

7714 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

RENOVATION OF EXISTING HERITAGE HOUSE, AND REAR
ADDITION AT 7714 YONGE STREET, THORNHILL HERITAGE
CONSERVATION DISTRICT



Azam Khan, PhD
7716-7724 Yonge St.
(owner)

To the Members of Heritage Vaughan

My name is Azam Khan and I am the owner of the historic Francis Block building at 7716-7724 Yonge St., the neighbour to the north of 7714 Yonge St. I appreciate having this opportunity to speak to you this evening regarding the redevelopment application for 7714 Yonge Street.

I'm very happy to see the driveway for the proposed project to be moving to the south side of 7714 Yonge to help preserve the mature and historic trees along our shared property line, as you can see here in the middle of the photo.

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CONTENT

- Very happy to see driveway on South side of 7714 Yonge.
- Very happy to have majority of trees preserved.
- Happy about the design direction.

CONCERNS

Trees

- Inaccurate drawings omit some trees that are stated as being preserved.
- Inaccurate statement of trees listed as preserved but clearly cannot be, given the design.

Construction

- Vibration and other potential damage to my building and trees.

Design

- Massing very large.
- Inaccurate drawing encroach over my property line.

I'm also happy to see the majority of the trees preserved and the general direction.

However, I am concerned about some errors and inaccuracies in the proposal that do not show trees that are supposed to be preserved. I am also concerned about the potential damage to my building and trees due to construction activities. And finally, I am concerned about errors in some drawings that encroach significantly on my property.



The proposal was also missing any statement about Green Building, relating to the Green Directions Vaughan report, or other sustainability best practices. Nor does the proposal mention any permits relating to Bylaw 185-2007 for the protection of the trees.



While I am happy to see the driveway moved to the south side of the lot next to the Bell building, I am concerned about the trees on that side as well.



In particular, the 3 mature trees in good condition shown here are to be preserved but are not show on the 3D models.



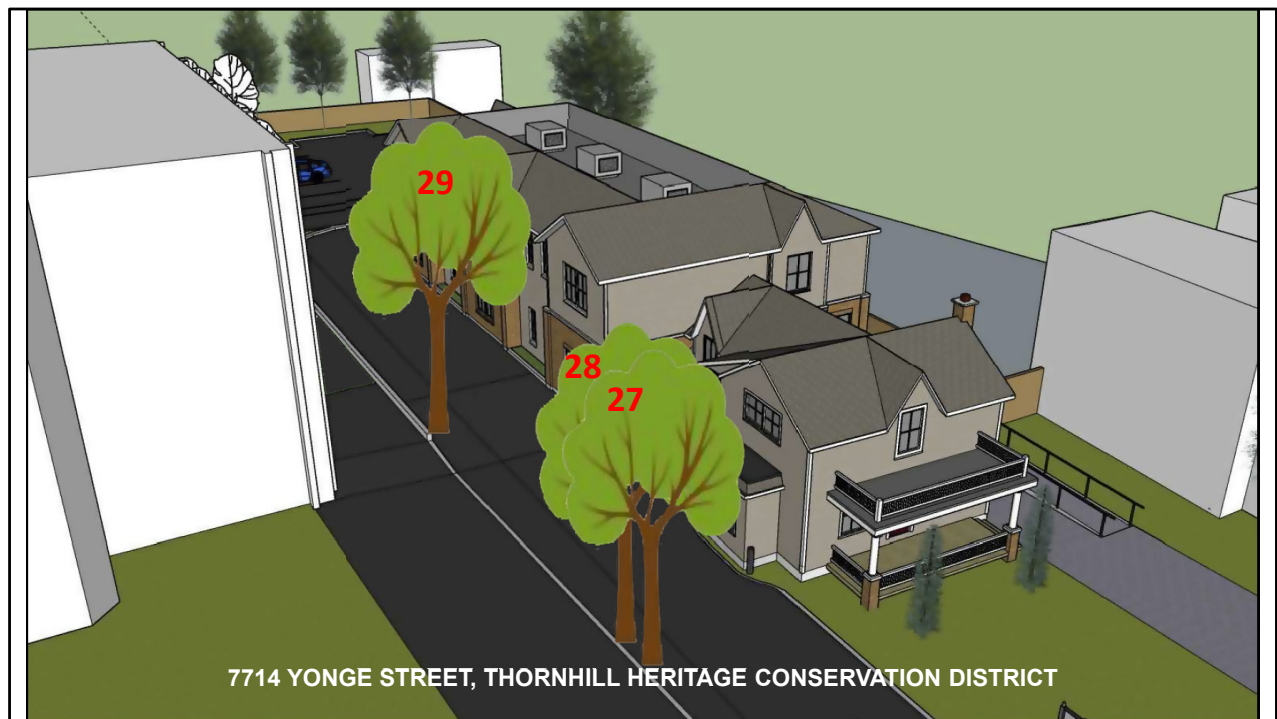
In overlaying the 3D model, you can see the trees are not shown and the driveway area is fully paved.



If these large trees are damaged or killed, this would fundamentally alter the historic feel of the area.



From this higher angle, again the trees are not shown.



If we add in the trees that are labelled as being preserved in the arborist report, trees 27, 28, and 29, we can see that they would not have permeable ground around them which would make it unlikely that they would survive.

Also, the very large paved area is unsightly, redundant, and unsustainable.



Instead, I would like to propose that the existing driveway be shared between Bell Canada and 7714 Yonge St.

This would help preserve the trees in good health, have significant water retention of the ground to mitigate runoff and wastewater treatment, and reduce snow shovelling and salt.

4.6.4 Commercial Parking Lots

District are supported. Parking will not be located in front of buildings.

- *Parking lots will be appropriately screened. Features such as lighting, signage, and amenities used in parking lots will be consistent in design terms with those selected for use throughout the District.*
- *The consolidation and connection of commercial parking lots, to improve the efficiency and appearance of the parking facilities, is supported due to the collaborative nature and interdependence of the various commercial enterprises on Yonge Street and Centre Street.*
- *The development of underground parking facilities, appropriately located and accessed, is supported.*

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In fact, on page 178 of the proposal, in Section 4.6.4, the City of Vaughan states that the consolidation and connection of commercial parking lots, to improve the efficiency and appearance of the parking facilities, is supported due to the collaborative nature and interdependence of the various commercial enterprises on Yonge and Center Street.



As you can see looking toward Yonge Street along the southern property line, there is already a perfectly good driveway here that is rarely used by Bell, as far as we have seen.

It does not seem necessary to pave another driveway covering this entire area in asphalt.



This would promote pedestrian use of this side of the building, increasing pedestrian safety as well as preserving trees 27, 28, and 29.



And 29....

Tree Inventory for Arborist Report for Development Application						
#	Species	DBH cm	TPZ ¹ m	Con	C*1	PN*2
1	Norway Maple	55	3.6	F	1	R
2	Norway Maple	43	3.0	F	1	P
3	White Cedar	21	2.4	F	1	P
4	White Cedar	24	2.4	F	1	P
5	White Cedar	22	2.4	F	1	P
6	Sugar Maple	78	4.8	F	1	P
7	Black Walnut	73	4.8	F	1	P
8	Black Walnut	69	4.2	F	1	P
9	White Spruce	21	2.4	F	1	P
10	Black Locust	43	3.0	F	1	P
11	Horse Chestnut	23	2.4	P	2	P
12	Horse Chestnut	23	2.4	P	2	P
13	Manitoba Maple	25	2.4	F	2	P
14	Maple	22	2.4	F	2	P
15	Black Locust	23	2.4	F	2	P
16	White Spruce	26	2.4	F	1	P
17	Black Walnut	34	2.4	P	2	P
18	Black Walnut	104	6.6	P	2	P
19	Black Walnut	79	6.6	P	2	P
20	Maple	57	3.6	P	1	R
21	Black Locust	36	2.4	F	2	P
22	Norway Maple	29	2.4	F	1	P
23	Manitoba Maple	74	4.8	F	1	P
24	Norway Maple	56	3.6	F	2	P
25	Sugar Maple	33	2.4	P	1	R
26	Sugar Maple	39	2.4	P	1	R
27	Black Walnut	43	3.0	F	1	P
28	Black Walnut	53	3.6	F	1	P
29	Black Walnut	57	3.6	F	1	P

DBH cm Diameter at Breast Height = diameter in centimeters, 1.4 meters above grade
TPZ Tree Protection Zone. The radial distance from the side of the tree at the base.

C*1 = Categories

1. Trees with diameters of 30 cm or more, situated on private property on the subject site.
2. Trees with diameters of 30 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. On lands designated under City of Toronto Municipal Code, Chapter 626, Ravine and Natural Feature

And, as shown here in the arborist report, 27, 28, and 29 are to be preserved.

There are 4 trees to be removed, highlighted here as 1, 20, 25, and 26.

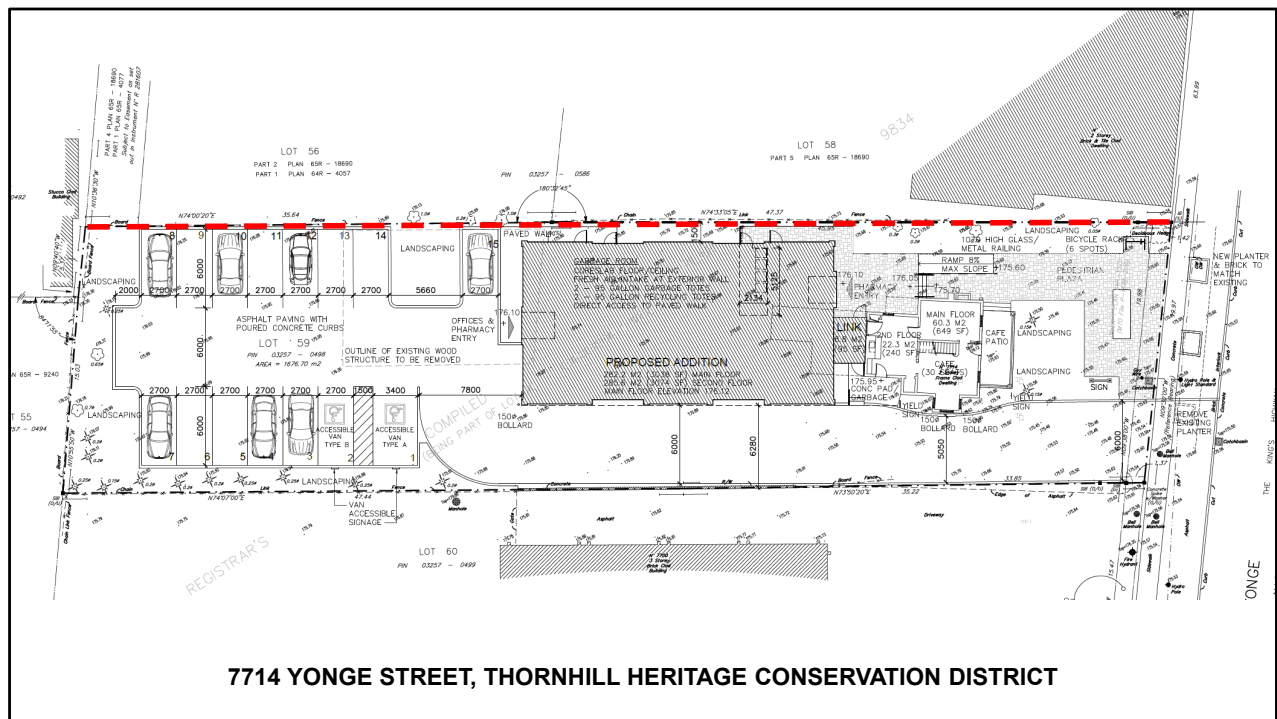


Going back to the high-angle view, please note the error marked with a red X to the right. It shows a fence attached to my building.



This cannot be allowed as it would heavily encroach on to my property and I already have a path there, not to mention the large historic trees.

As the property line extends linearly from the corner of their proposed parking lot, many part of this drawing encroach and I will not allow on my property.



I think we can all agree that the property line is a completely straight line and that the 3D visualization is incorrect.



This mean that this image should be corrected or marked as being incorrect.



As shown in this photo of the south side of my property, I already have a pedestrian path here and nothing can connect to my building.

February 15, 2019 ■ Demolish the outbuilding No further documentation is recommended for the outbuilding as it is not considered a heritage asset. ■ Preserve by record the shed wing and west wing extension of W.D. Stark House The Standards and Guidelines identifies that for rehabilitation projects, some at the continued use of an historic place. The main block of the W.D. Stark House due to its numerous heritage attributes, and removal of the rear and shed wing, the character-defining elements. ■ Partial Demolition and Construction Phase ■ Hand demolish the west wing extension and shed wing from W.D. Stark House Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing. ■ Monitor for vibration impact during all construction. Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients. ■ Create a temporary physical buffer. To reduce the risk of accidental subsidence, temporary fencing should be erected around the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route. ■ Implement dust control measures. All preparatory cutting of building materials should be carried out a distance from dust levels. ■ Re-use Phase ■ Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House. GOLDER	■ Hand demolish the west wing extension and shed wing from W.D. Stark House. Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing. ■ Monitor for vibration impact during all construction. Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients. ■ Create a temporary physical buffer. To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.
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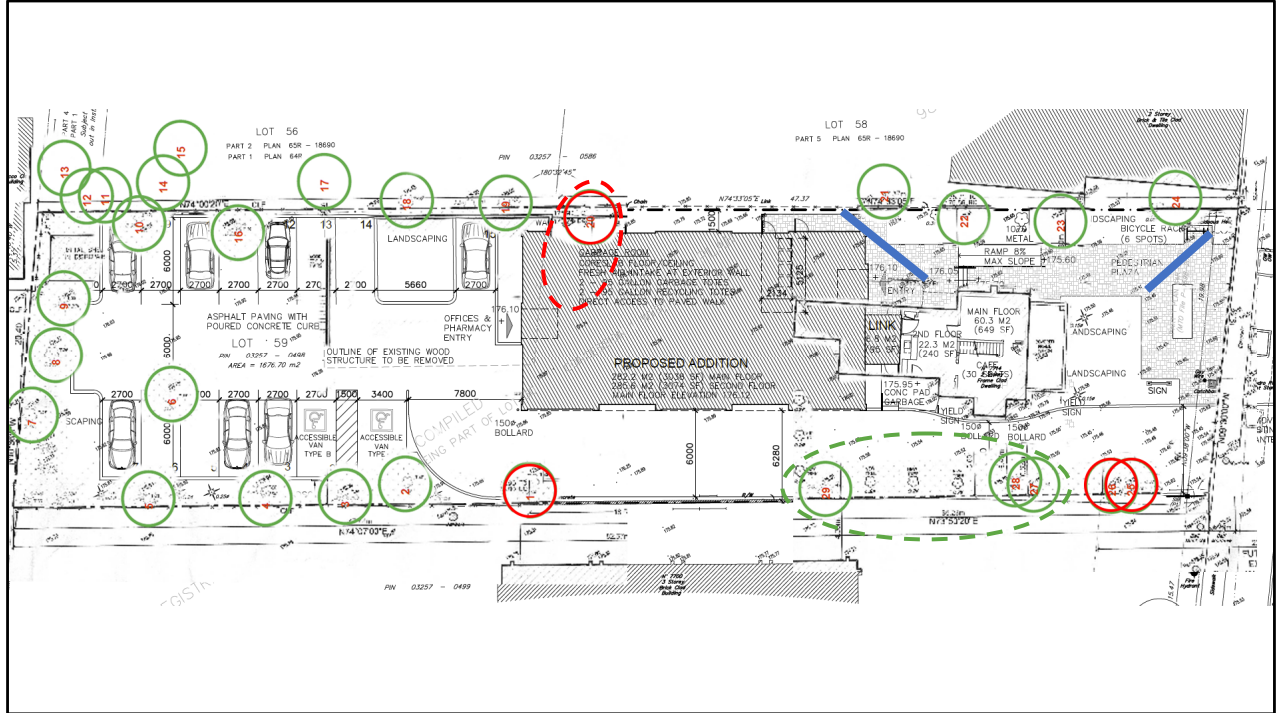
Finally, the demolition and construction phase is concerning. While I’m happy to see “hand demolish” for some parts, the allowance of hydraulic equipment requiring vibration monitoring with danger to the foundation, is concerning especially as my building is so close.

As stated here, the vibration monitoring is unacceptable as it only notifies designated recipients after it is too late.

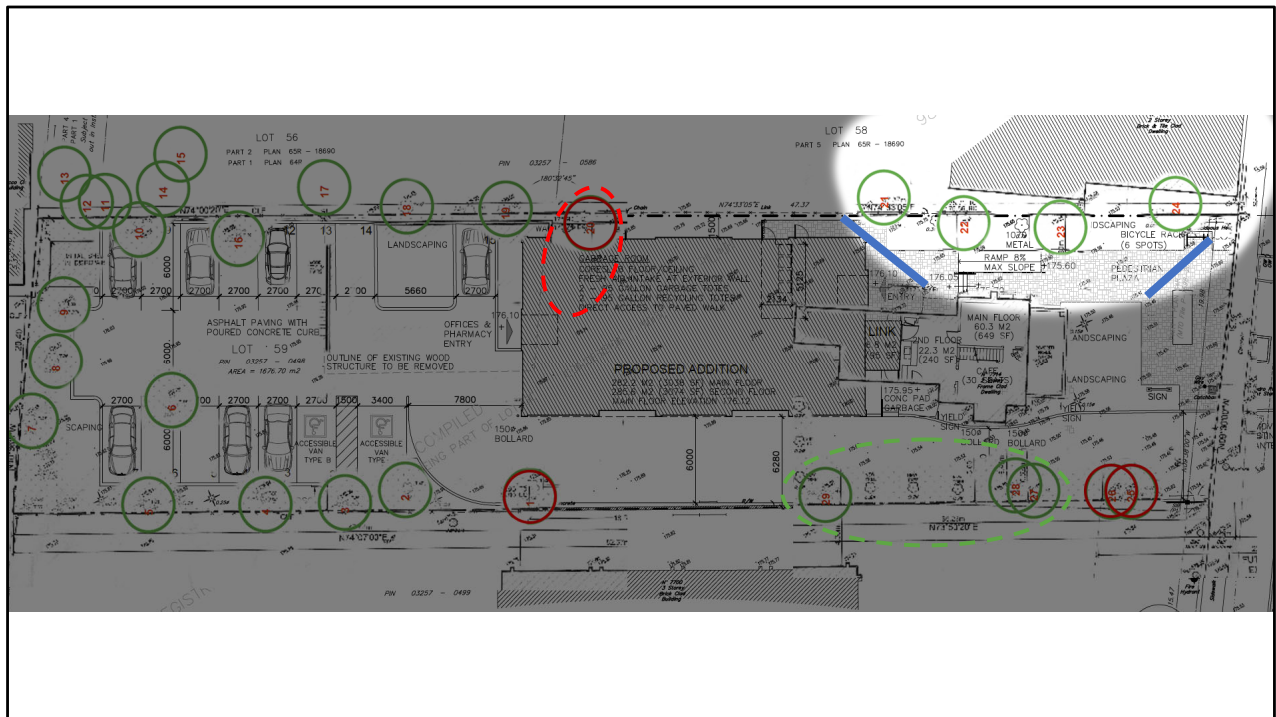
As both the Stark house and my building. Francis Block, are very old, we need a strategy of prevention, not monitoring and later repair or destruction. Therefore, I request that the concrete barrier proposed on Page 266, be extended to both sides of the existing driveway.

February 13, 2019 ■ Demolish the outbuilding No further documentation is recommended for the outbuilding as it is not consid ■ Preserve by record the shed wing and west wing extension of W.D. Stark House The Standards and Guidelines identifies that for rehabilitation projects, some at the continued use of an historic place. The main block of the W.D. Stark House due to its numerous heritage attributes, and removal of the rear and shed wing the character-defining elements. Partial Demolition and Construction Phase ■ Hand demolish the west wing extension and shed wing from W.D. Stark House Removing the west wing extension and shed wing must be carefully supervised contractor and requires that the roof and wall joints of the west wing extension t west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, exc mechanical methods to demolish the remainder of the west wing extension and ■ Monitor for vibration impact during all construction. Continuous ground vibration monitoring should be carried out near the foundations seismograph capable of measuring and recording ground vibration intensities in orthogonal directions. The instrument should also be equipped with a wireless c and transmission of data. The installed instrument should be programmed to record continuously, provide a specified time interval (e.g. 5 minutes) as well as waveform signatures of any threshold level that would be determined during monitoring. The instrument sho provide a warning should the peak ground vibration level exceed the guideline I either a threshold trigger or exceedance warning, data would be retrieved remo recipients. ■ Create a temporary physical buffer. To reduce the risk of accidental subsidence, temporary fencing should be erect house footprint to ensure that all excavation, utility and sidewalk installation is a W.D. Stark House. To reduce the risk of construction vehicles accidentally colli barriers should be placed along the north foundation walls adjacent to the main ■ Implement dust control measures. All preparatory cutting of building materials should be carried out a distance fro dust levels. Re-use Phase ■ Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.	Partial Demolition and Construction Phase ■ Hand demolish the west wing extension and shed wing from W.D. Stark House. Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing. ■ Monitor for vibration impact during all construction. Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients. ■ Create a temporary physical buffer. To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.
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Please consider methods for PREVENTION as it may be impossible to recover lost historic aspects of these properties.



Please see the blue bars to the north east side of the property that represent concrete barriers preventing heavy equipment and large vehicles to access the property there to prevent damage to our shared trees and collisions with the my building or the Stark house.



This zone need protection as otherwise there will certainly be unrecoverable damage.



This is because, as you can see, any construction vehicle coming to the site will believe this is the access pathway to the new construction at the rear of the property. This will certainly damage the trees and vibrations could damage both our foundations.

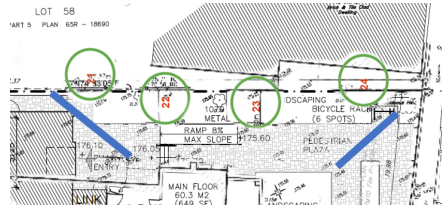


By placing concrete barriers at both ends of the current driveway, the accidents can be prevented entirely.

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PROPOSAL

1. Concrete barriers on both end of current (north side driveway)



2. Shared driveway with Bell Building 7700 Yonge St.



Azam Khan, PhD
7716-7724 Yonge St.
(owner)

Members of Heritage Vaughan, I greatly appreciate the time to speak with you today. In summary, I propose concrete barriers as shown during the demolition and construction period, and a shared driveway on the south side of the property.

Thank you.