

February 12, 2021

Nick Borcescu
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City of Vaughan
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via e-mail: Nick.Borcescu@vaughan.ca

Dear Mr. Borcescu:

**Re: 7714 Yonge Street, Summary of Update to Plans
Site Development Approval Application DA.14.009**

Alexander Planning Inc. represents 2298118 Ontario Inc. with regard to planning matters associated with their property located at 7714 Yonge Street, which contains the W.D. Stark House. In response to a request from staff, Alexander Planning is pleased to submit this summary of modifications to the proposed development which have been made subsequent to the Cultural Heritage Impact Assessment (CHIA) prepared by Golder Associates in February 2019. This summary also includes an overview of the intent of the changes in order to assist Heritage staff in their review of this proposed development.

The February 2019 CHIA was prepared by Golder in support of a proposal to redevelop the W.D. Stark House as a café with a future retail and medical building connected to the rear of the existing heritage structure. To facilitate the redevelopment, the removal of portions of the house and the complete removal of the outbuilding were proposed. The report examined the existing structures on the property and identified future conservation actions, concluding that the main house was of cultural heritage value or interest as a representative example of a mid-19th century Gothic Revival Style house; and that the outbuilding was not a heritage attribute of the property.

The CHIA also concluded that the conservation or mitigation measures recommended in the report would not result in adverse impacts to the property's identified heritage attributes nor to the cultural heritage attributes of the Thornhill HCD. The report recommended that the shed wing and west wing extension of the W.D. Stark House be preserved by record through written notes, measured drawings and photographic records prior to partial demolition. In addition, an interpretive panel or display within the new development was to be installed to outline the history of the W.D. Stark House and its architecture.

The CHIA was prepared and its findings used to inform the creation of plans which depict the retention of the original house, its porch, bay window and original west wing; and the removal of the shed wing and west wing extension of the house and the outbuilding. The house is intended to be renovated to provide for the creation of a café with an historic theme. New construction on the site includes a two storey medical office and pharmacy located to the rear and linked to the main house through a glass breezeway intended to clearly separate the heritage portion of the building from the new construction. The site plan also features a large landscaped pedestrian

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plaza which will include seating areas and provide a gathering place for the public. All parking is located to the rear and is to be accessed by a two-way driveway located beside the house.

The site plan which is included in the CHIA depicts the retention of the existing driveway along the north side of the house to access a rear parking area. The existing driveway has a width of less than three metres as it passes the chimney on the north side of the house, and would have been required to be widened to accommodate two way traffic. Widening of the driveway would result in the removal of significant trees along the north property line. In response to comments from staff and issues related to tree removals on the north property line, the plans were subsequently “flipped” to relocate the driveway to the south side of the house, where existing setbacks allow for a minimum driveway width of 5 metres where the driveway passes the bay window. The plans have also been revised to depict a pair of bollards placed to protect the bay window from passing vehicles.

In terms of material change to the plans from those depicted in the 2019 CHIA to the plans proposed today, only the new construction is impacted. The house and breezeway link remain exactly as depicted in the 2019 plans. The driveway is moved from its current location along the north side of the house to its proposed location along the south side of the house, adjacent to the Bell driveway. Corresponding relocation of the two storey addition from the south to the north is also shown and minor changes to the proposed elevations of the new addition as proposed by staff are also included. The glass breezeway link and house remain completely unchanged between the two versions and the only changes are to the new construction and the driveway location. As such, we are confident that the findings of the 2019 CHIA remain unchanged.

We trust this is the information you require and will assist the City in its review of the proposed development. Should you have any questions, or require anything further, please do not hesitate to contact the undersigned at (905) 716-7430.

Yours sincerely,
Alexander Planning Inc.

DRAFT

Deborah Alexander, MES, MCIP, RPP
Principal, Alexander Planning Inc.

C: Mr. Roman Vorotynskiy