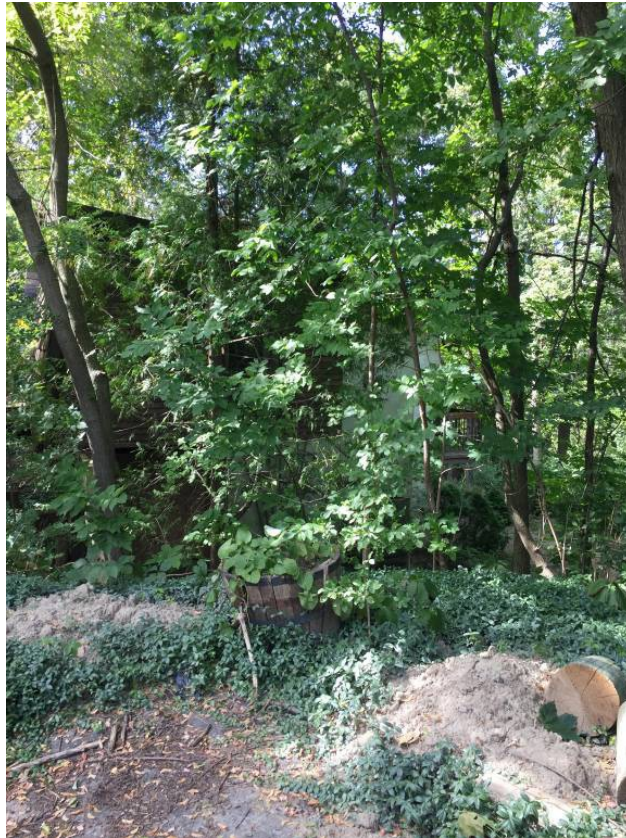


ATTACHMENT 4

10 Mill Street, Thornhill, ON
In the Thornhill Vaughan Heritage Conservation District
in the City of Vaughan
Heritage Impact and Heritage Plan Conformity Review



East end of existing building barely visible through the trees, from approximate location of new building foyer.

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1. Introduction to the site and its surroundings

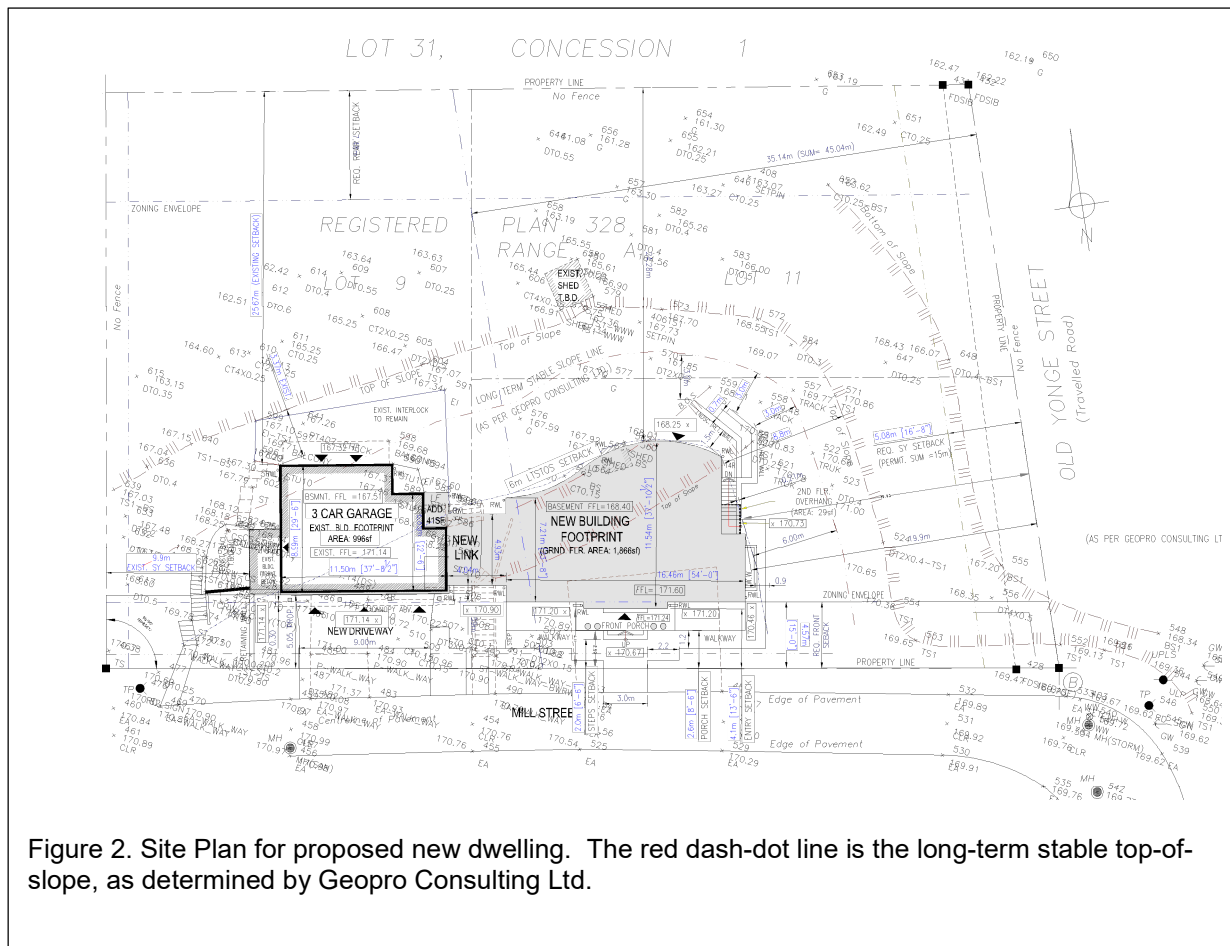
Within the Thornhill Vaughan Heritage Conservation District, Mill Street possesses unique characteristics. It is situated between two large recreational uses: Thornhill Park to the south, and the Thornhill Golf Club in the river valley to the north. It is a dead-end street—it's not on the way to anything else. Of the six properties on the street, only No.15 is inventoried as a heritage property. The subject property is one of only two on the north side of the street, since most of the land north of the street is unbuildable, heavily wooded, and steep. The quality and texture of the streetscape is unlike the lotted village that characterizes the majority of the District. As a result, some of the village-based ideas in the District Plan are not really applicable to the built form found here.



Figure 1. Aerial view of the immediate area from Google Maps. Subject property is circled in red.

2. Site Characteristics of the Subject Property

The property slopes down about 9.0 metres toward the Don River branch that runs through the golf course of the Thornhill Club to the north. The Toronto and Region Conservation Authority (TRCA) regulates permitted construction adjacent to watercourses, and the size and location of the proposed building footprint is strictly constrained as a result. Of the lot area of 26,835 sf, only about 16% is buildable under the TRCA's 6 metre setback from the top of the "long-term stable slope". The buildable area is shown in red on the lower level plan on the next page.

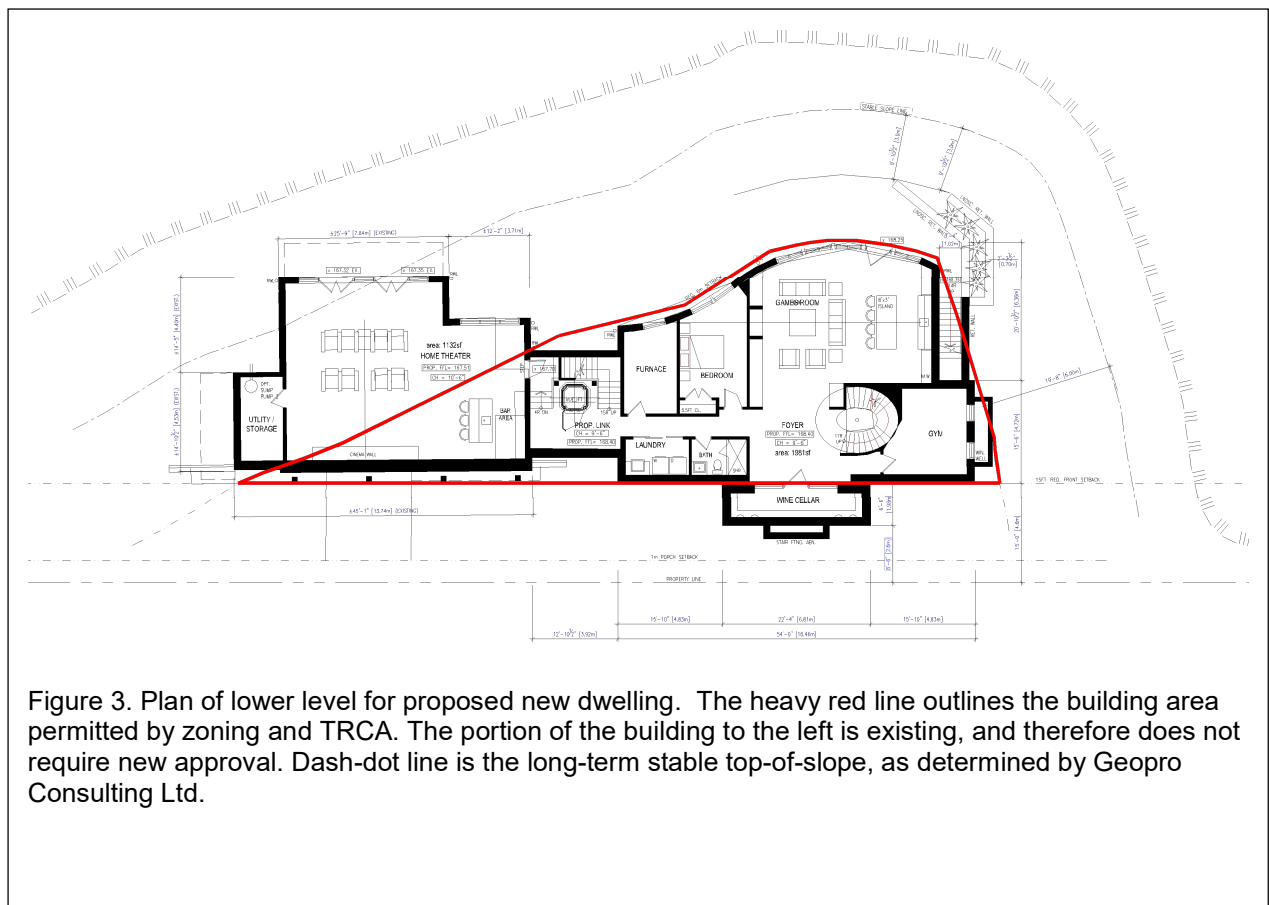


The various setback lines as set by the zoning bylaw and the TRCA are shown with blue dash-dot lines.

3. Introduction to the Proposed Development

The proposed development is a substantial two-storey single-family residence with a linked four-car garage. The building footprint and its location are heavily constrained by the topography of the lot and the resulting restrictions by the Toronto and Region Conservation Authority. The garage is constructed on the foundation of the existing house, and the link and house are to its right (east). The slope of grade from front to back results in a full walk-out condition from the lower level at the rear elevation. Site characteristics are more fully discussed in Section 2, above.

The building design reflects and respects the Neo-Classical style, as identified and described in the Thornhill Vaughan Heritage Conservation District Plan.



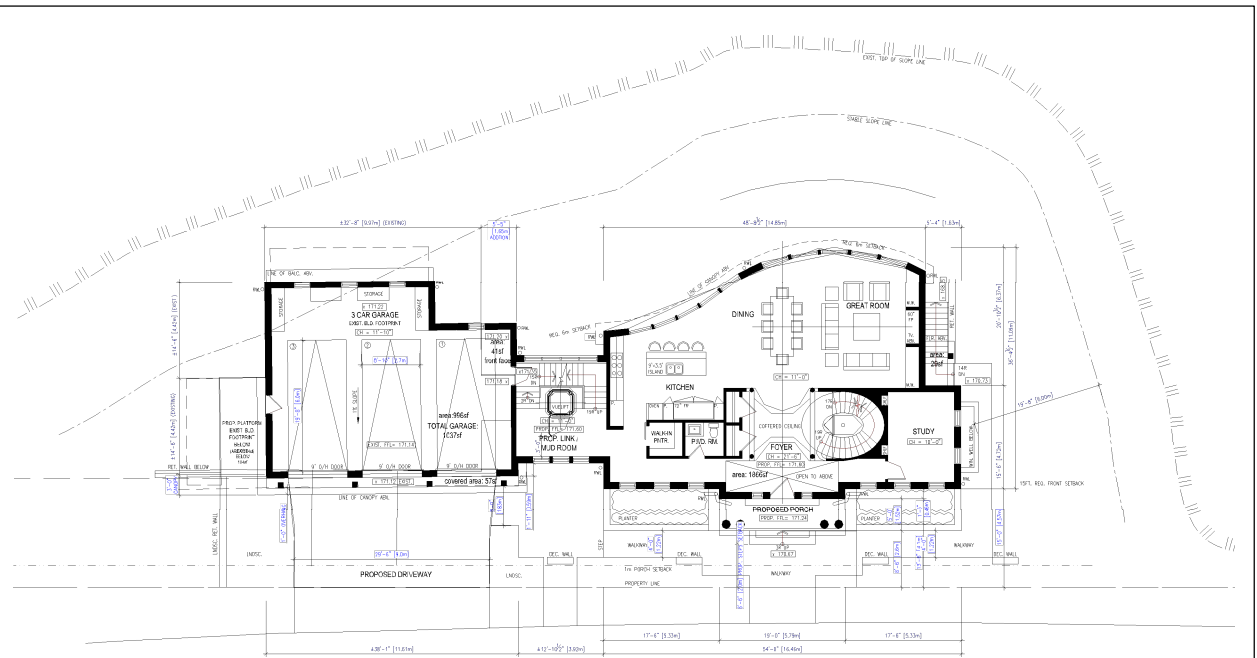


Figure 4. Plan of main level for proposed new dwelling.

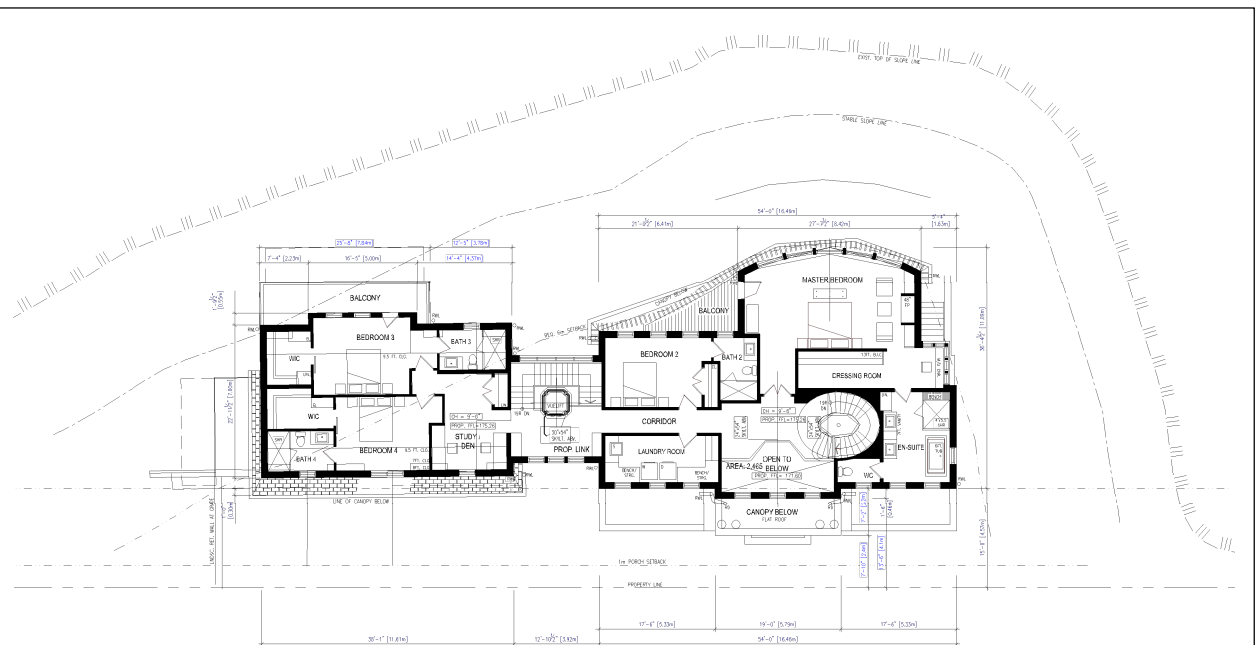


Figure 5. Plan of upper level for proposed new dwelling.

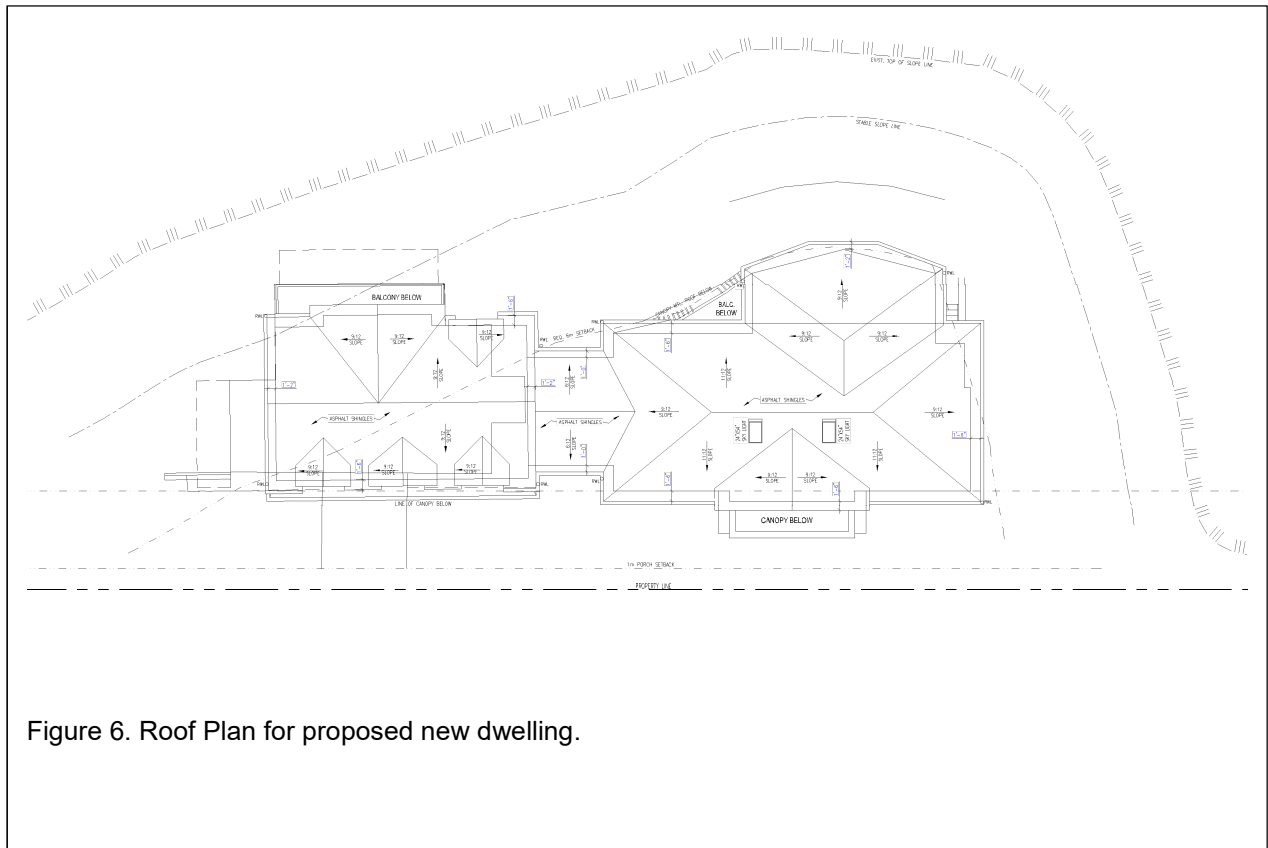


Figure 6. Roof Plan for proposed new dwelling.

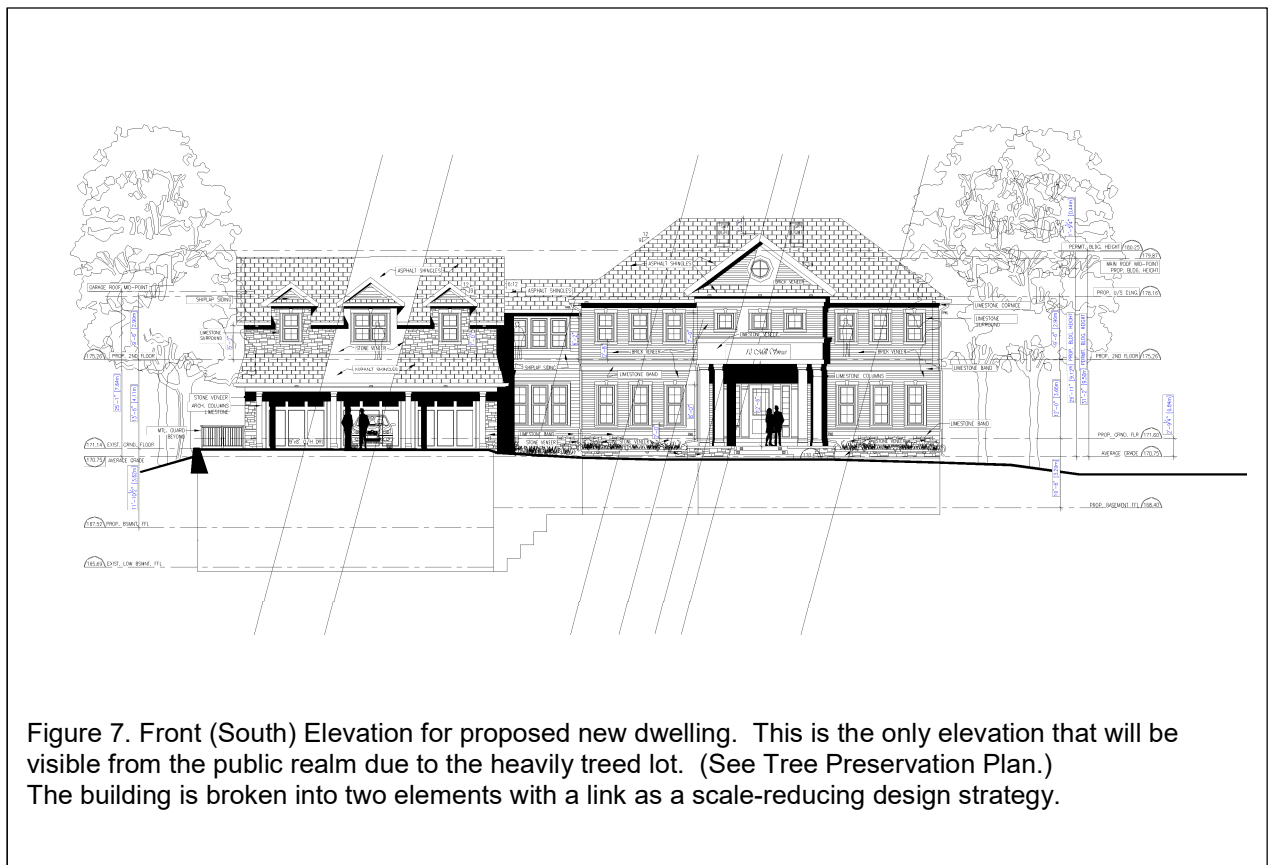


Figure 7. Front (South) Elevation for proposed new dwelling. This is the only elevation that will be visible from the public realm due to the heavily treed lot. (See Tree Preservation Plan.) The building is broken into two elements with a link as a scale-reducing design strategy.



Figure 8. The David Soules House at 8038 Yonge Street is a Neo-Classical dwelling from 1830. It is in the District, and is designated under Part IV of the Ontario Heritage Act.

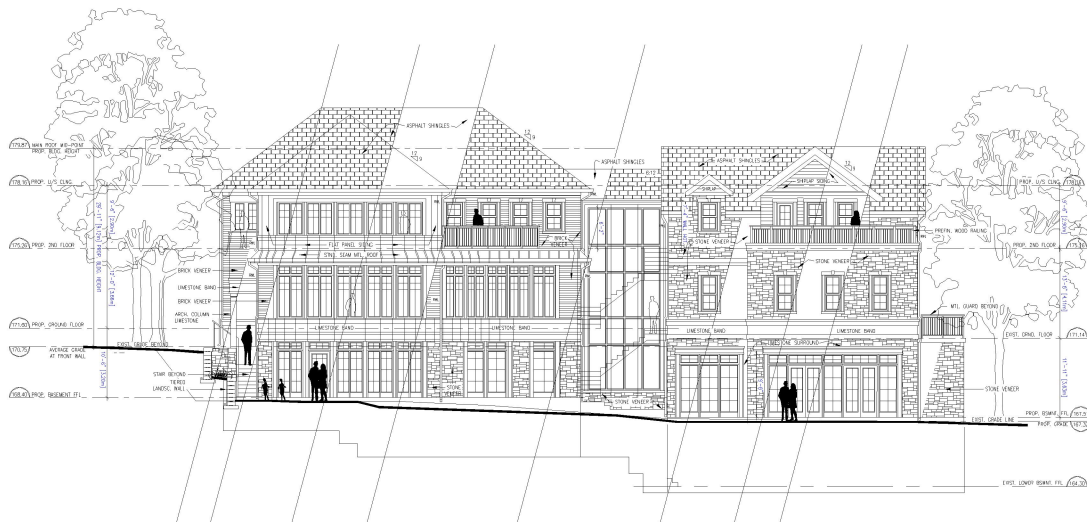


Figure 9. Rear (North) Elevation for proposed new dwelling. This elevation will not be at all visible from the public realm.

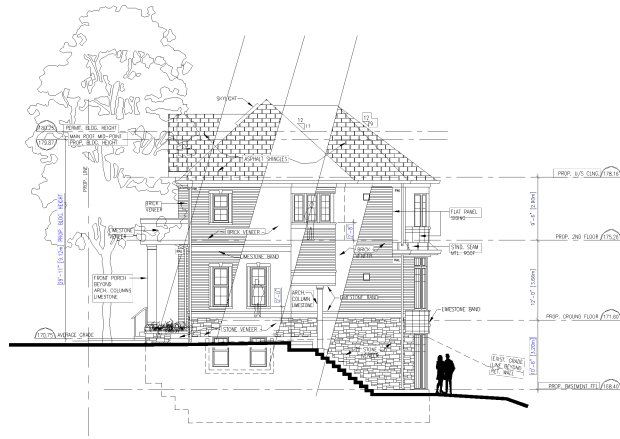


Figure 10. East Elevation for proposed new dwelling. This elevation will be minimally visible from the public realm.

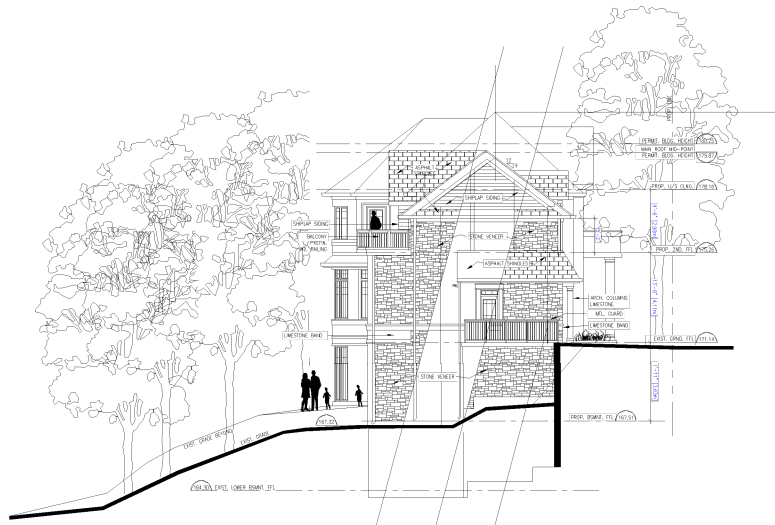


Figure 11. West Elevation for proposed new dwelling. This elevation will be minimally visible from the public realm.

4. Evaluation of Compliance with Relevant Sections of the District Plan

Objectives, Policies, and Guidelines from the Thornhill Vaughan Heritage Conservation District Plan, as relevant to the proposal, are excerpted below. My notes on compliance appear *in italics*, after each excerpt. To avoid confusion in numbering, excerpts are numbered with HCD as a prefix.

HCD 2.7 Statement of Objectives in Designating the District

HCD 2.7.1 Overall Objective

To ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to and does not detract from, the District's architectural, historical, and contextual character

In my professional opinion the proposal meets this objective.

HCD 2.7.5 Objectives for New Development

- a) To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development.
- b) To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

In my professional opinion the design of the proposal is suitable for its location in the District.

HDC 4.0 District Policies—Buildings and Sites

HCD 4.4 Policies for New Residential Buildings

New residential buildings on local streets (i.e., single detached dwellings) will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of 19th-century and early 20th-century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be sympathetic to those found on heritage buildings.

HCD 4.4.1 Design Approach

- a) The design of new residential buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.

In my professional opinion the design of the proposal is a skillful rendition of the Neo-Classical Style, noted in the Heritage District Plan as a local heritage precedent. An example is found about 500 metres away from the subject site at 8038 Yonge Street (see Figure 8).

- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.

The immediate physical context and the streetscape characteristics are varied. The design shares forms, materials, and proportions with traditional buildings in the District. The site constraints limit the available depth of the building, so it is wide by necessity.

- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.

Landforms and drainage are substantially conserved, per requirements of TRCA. Conservation of trees on the site has been specified by P&A Urban Forestry Consulting Ltd. They have plotted 56 existing trees, of which 17 are to be removed as undersized or in poor condition. Of the remaining 39 trees, 7 will be removed for construction of the project and 16 replacement trees will be provided in accordance with City of Vaughan requirements. Tree Protection Zones (TPZ) are specified to protect all retained trees near construction areas.

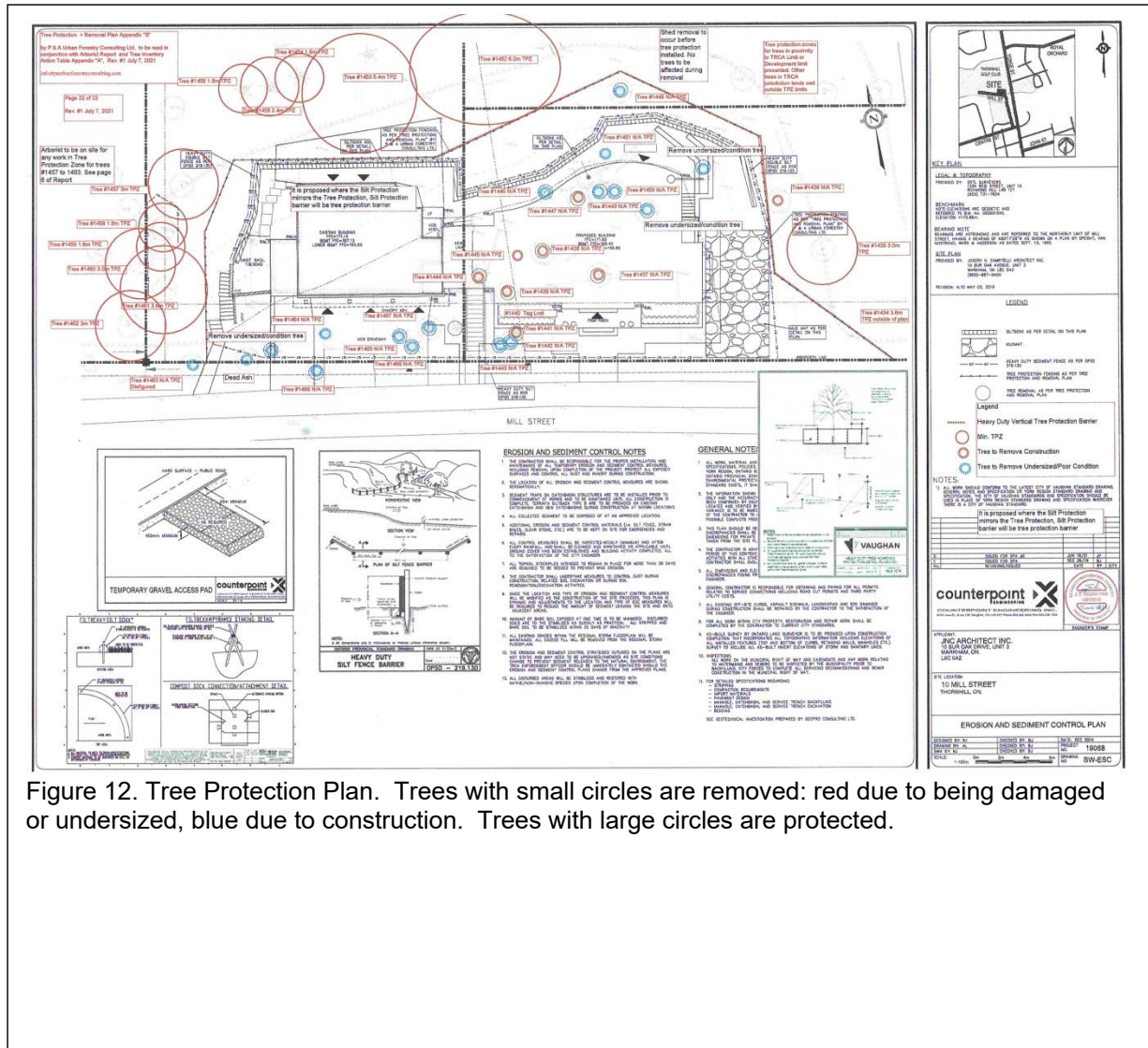


Figure 12. Tree Protection Plan. Trees with small circles are removed: red due to being damaged or undersized, blue due to construction. Trees with large circles are protected.

- d) Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical village.

The building is divided into two masses with an intervening link element, which reduces its apparent visual scale.

- e) Historically appropriate heights for new residential buildings are considered to be 1 ½ or 2 storeys. New residential buildings should be not less than 80% or more than 120% of the average height of the adjacent residential buildings. Notwithstanding the height limit above, two storey houses are permitted next to one storey houses if the ground floor is no more than 1 metre above original grade. In all instances the height of new buildings shall conform to the City's Zoning By-law.

Adjacency is not a useful visual concept here, given the size of the lots in this distinct streetscape within the District and their heavily wooded nature. The proposed dwelling is 2 storeys high, the ground floor is within 1 metre of existing grade. The height dimensions conform to the Zoning By-Law.

- f) New residential building construction in the District will conform to the guidelines found in Section 9.5.2.

HCD 9.0 Guidelines for Buildings and Surroundings

HCD 9.5.2.2 Architectural Style Guidelines

New buildings in the residential areas should reflect the historic built form of their historic neighbours.

Guidelines:

- Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1.
- Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.
- Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.
- Use appropriate materials. See Section 9.8.

In my professional opinion, the design of the proposed development reflects the Neo-Classical heritage style as described and depicted in Section 9.1.1, and is consistent in proportions, materials and details with that style. An example is found about 500 metres away from the subject site at 8038 Yonge Street (see Figure 8).



Figure 13. Rendering of front elevation of proposed dwelling.

HCD 9.5.2.3 Scale and Massing

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots.

Guidelines:

- New buildings should be designed to preserve the scale and pattern of the historic District.
- New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.
- As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages.
- For garages, see Section 9.3.8.

The proposed dwelling shares forms, materials, and proportions with traditional buildings in the District. The building height conforms to the guideline above. Site constraints limit the available depth of the building, so both the house and the garage must be set on the frontage. Nonetheless, its design and scale are consistent with the District character, in my professional opinion.

5. Conclusions

The proposed development at 10 Mill Street, in the Thornhill Vaughan Heritage Conservation District, respects and conforms to the relevant provision in the District Plan, including objectives, policies, and design guidelines.

The proposed development substantially conserves the landforms and vegetation of the site. The building reflects the local precedent Neo-Classical style as described and depicted in the Thornhill Vaughan Heritage Conservation District Plan. Although the total frontage is approximately 30 metres, due to constraints of the site, it is broken into three elements—mass/link/mass of 11.5m, 3.5m, and 16m respectively—to reduce the apparent visual impact. The density of the surrounding woodlands also mitigates the impact of building on the public realm.

In my professional opinion, the proposal will enhance, rather than detract from, the heritage character of the Thornhill Vaughan Heritage Conservation District.