

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 21, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 21, 2017.

21

**NEW CONSTRUCTION OF POOL CABANA
7994 YONGE STREET – THORNHILL HERITAGE CONSERVATION DISTRICT
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated March 7, 2017:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of February 15, 2017 (Item 2, Report No. 1) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That Council approve the recommendation contained in the following report of the Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated February 15, 2017.

Report of the Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated February 15, 2017

The Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan recommend that Vaughan Council approve the proposed new construction at 7994 Yonge Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Interim Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage;
 - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits/requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
 - c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division for the approval of a Heritage Permit.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 21, CW Report No. 10 – Page 2

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is to seek Heritage Vaughan approval of the recommendations to Vaughan Council for the proposed construction of a pool cabana within the Thornhill Heritage Conservation District (HCD). In accordance with the *Ontario Heritage Act*, all new construction within an HCD requires Heritage Vaughan and Council approval.

Background - Analysis and Options

Location, Heritage Status, and Policies

The subject property, municipally known as 7994 Yonge Street, is located on the west side of Yonge Street, north of Centre Street, in the Thornhill Heritage Conservation District (HCD) as shown on Attachment #1. The subject property is Designated under Part V and Registered under Section 27 of the *Ontario Heritage Act*. The subject property is an expansive property that extends 1.5 kilometres west of Yonge Street, however, only the portion fronting on Yonge Street is included within the Thornhill HCD boundaries as shown on Attachment #1. The proposed construction is located entirely within the HCD portion of the subject property, and therefore, the policies and guidelines pertaining to new construction in Thornhill HCD apply.

The subject property is surrounded by a cemetery and church to the north, valley lands to the south, low rise residential to the west, and high rise buildings to the east in Markham-Thornhill. This proposal is focused in the area of the property located closer to Yonge Street, west of the Mortimer House and north of the main clubhouse and parking lot. The Mortimer House is a 2-storey wood-clapboard Neo-Classical style building constructed in 1834 with later renovations. The Mortimer House fronts on Yonge Street and is used as an office building. It is not connected to the remainder of the golf and country club. The main clubhouse was constructed in 1972 in a modernist style with a short mansard roof with wood shingles and dark earth tone materials. An addition to the clubhouse was reviewed by Heritage Vaughan in 2014, which continued the horizontal modernist design of the building and introduced more contemporary glazing.

Notice of Receipt – Complete Application

On January 20, 2017, the applicant submitted a heritage permit application under Section 42 (2.1) of the *Ontario Heritage Act*. Urban Design and Cultural Heritage Division received all required studies, drawings, and materials required for a full review of the heritage permit application and the application was deemed complete on February 2, 2017. A notice of receipt of a complete heritage permit application was issued to the applicant in accordance with Section 42 (3) of the *Ontario Heritage Act*.

According to Section 42 (4) of the *Ontario Heritage Act*, Vaughan Council has 90 days from the day the notice of receipt is issued, which is May 3, 2017, to render one of the following 3 decisions:

- (a) Approval;
- (b) Refusal; or
- (c) Approval with conditions.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 21, CW Report No. 10 – Page 3

If Vaughan Council fails to make a decision within 90 days, the application is deemed approved in accordance with Section 42 (5) of the Ontario Heritage Act.

Proposed New Construction

The applicant is proposing to construct a one-storey pool cabana in the northern area of the subject property where existing tennis courts are currently located as shown on Attachment #2.

Archaeological Assessment Completed and Satisfactory

Stage 1-3 and Stage 4 archaeological assessments were completed (dated October 27, 2015 and June 22, 2016) on the subject property in the area where excavation will occur for the construction of the cabana and excavation for the proposed pool. The proposed pool is not subject to the Heritage Permit review process. The reports were submitted to the Ministry of Tourism, Culture and Sport, as is standard procedure and the reports were deemed satisfactory and accepted into the register of archaeological reports by way of letter provided to the City (dated January 6, 2016 and July 20, 2016).

Arborist Report Submitted

An arborist report was submitted to the City dated November 10, 2015. The report concluded that no trees will be removed to accommodate the proposed new construction on the subject property. Furthermore, 19 trees were inventoried as part of the arborist report and tree protection zones have been identified to protect these trees throughout construction with tree protection fencing and hoarding to the satisfaction of the City.

Analysis

The subject property is located on Yonge Street, however, the policies and guidelines respecting Yonge Street are intended to guide low-rise and mid-rise mixed-use development, not a golf and country club. As such, the policies and guidelines of the Thornhill HCD that best fit this scenario are considered, including:

Section 9, page 53 – *The intent of the Guidelines is to preserve and enhance the existing character of Thornhill*

Section 9.1, page 55 – *Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid of many styles.*

Section 9.4.1.1 – *Existing Non-heritage style buildings – Contemporary Alteration Approach*

Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.

9.5 New Development, page 105, - *New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.*

The subject property currently contains the Mortimer House, a heritage style home, and the clubhouse, which is considered a contributing non-heritage style building. While the building is a non-heritage style (refer to 9.1.4 of the HCD Plan) its massing and relation to the cultural heritage landscape of the property contribute to the overall identity of the Thornhill HCD.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

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The applicant is proposing a ranch style cabana building with a flat roof that relates to the modernist clubhouse. The cabana can be considered an “addition” to the clubhouse as it is a separate building, but forms part of the overall golf and country club campus.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed new construction conforms to the policies and guidelines within the Thornhill Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction under the Ontario Heritage Act.

Attachments

1. Location Map
2. Site Map
3. Site Plan
4. a-d Elevations
5. a-g Renderings

Report prepared by:

Daniel Rende, Planner I, ext. 8112

Moir Wilson, Senior Urban Design, ext. 8353

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**NEW CONSTRUCTION OF POOL CABANA
7994 YONGE STREET – THORNHILL HERITAGE CONSERVATION DISTRICT
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of February 15, 2017 (Item 2, Report No. 1) for Council's consideration:

- 1) That the recommendation contained in the following report of the Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated February 15, 2017, be approved.

Report of the Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated February 15, 2017

The Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan recommend that Vaughan Council approve the proposed new construction at 7994 Yonge Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Interim Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage;
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Attachments

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4. a-d Elevations
5. a-g Renderings

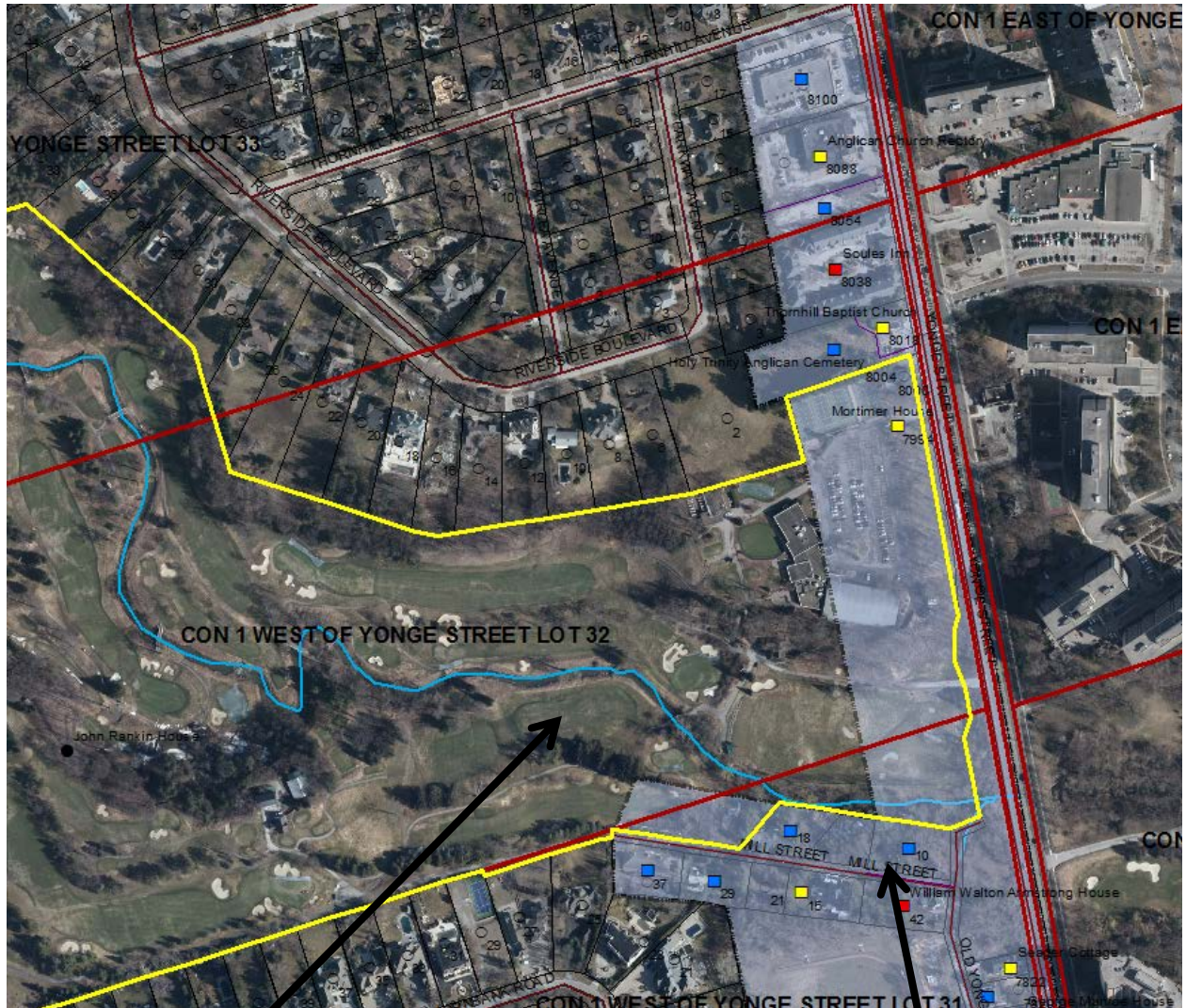
Report prepared by:

Daniel Rende, Planner I, ext. 8112

Moir Wilson, Senior Urban Design, ext. 8353

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

Location Map



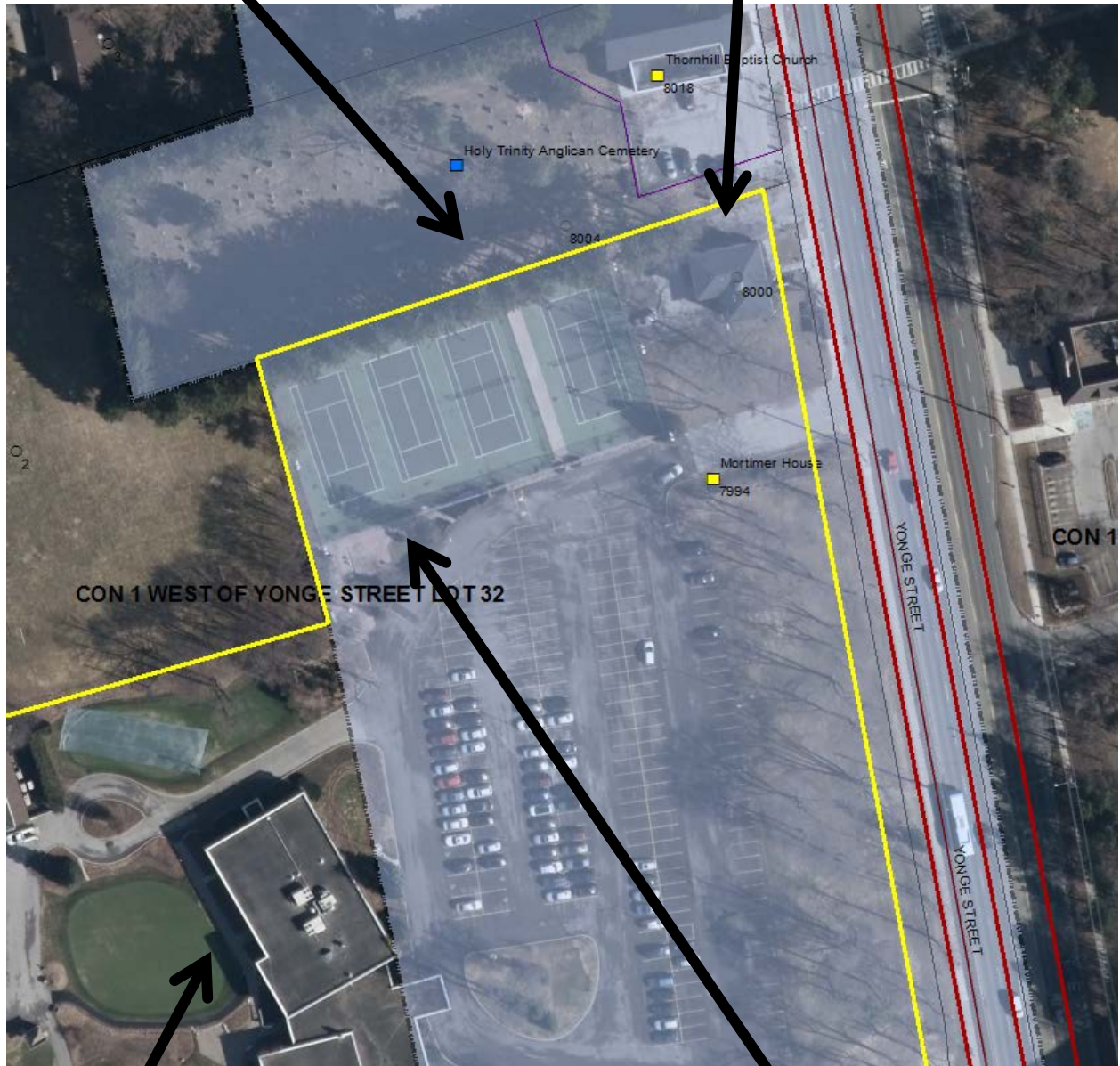
Subject Property (outlined in yellow)

Thornhill Heritage Conservation District (shaded blue)

Site Map

Church and Cemetery

Mortimer House





Clubhouse

Proposed Cabana Location

TENNIS COURTS

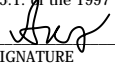
Attachment 3 - Site Plan

- NOTES:
1. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL JOB SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR FAIL TO OBSERVE THESE CONDITIONS, THE ADDITIONAL EXPENSE FOR REMEDIAL WORK SHALL NOT BECOME THE RESPONSIBILITY OF THE DESIGNER UNDER ANY CIRCUMSTANCES
 2. DO NOT START CONSTRUCTION UNTILL A PERMIT IS ISSUED.
 - USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.
 3.  DETAIL NUMBER
 DRAWING NUMBER
 4. REPRODUCTION OR USE OF THIS DRAWING FOR CONSTRUCTION OR ANY OTHER PURPOSE IS FORBIDDEN UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM DESIGNER
 5. DO NOT SCALE DRAWING

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AKSELROD		37139
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

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CADAXX DESIGN LTD	100624
FIRM NAME	BCIN



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REVISION / ISSUE

2016-12-22	LAYOUT DESIGN
2016-12-30	LAYOUT AND ELEVATIONS UPDATE
2017-01-12	CANTINA AREA UPDATE
2017-01-18	WINDOWS UPDATE

PROJECT

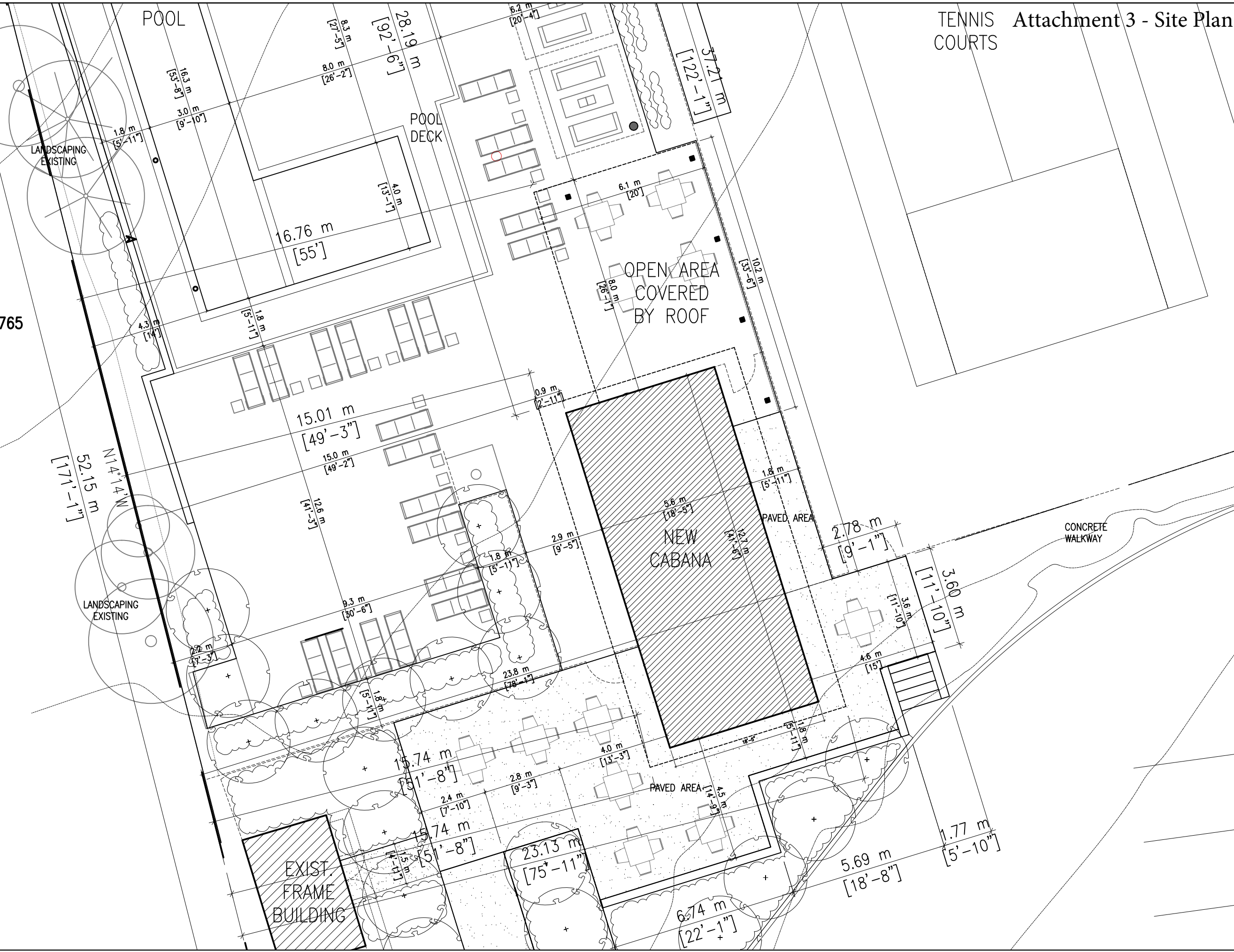
PROPOSED CABANA LAYOUT

The Thornhill Club
Toronto

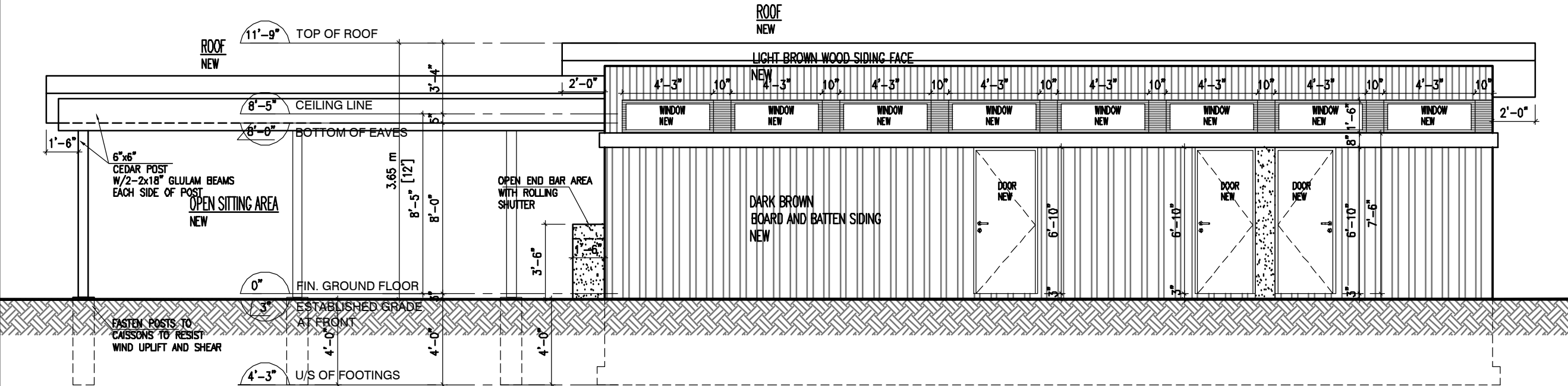
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
SITE PLAN

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-18-2017	SCALE 3/32"=1'
PROJECT NO. 10-04	DRAWING NO. A100



Attachment 4a - West Elevation

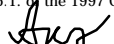


- NOTES:
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 - USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.
 3.  DETAIL NUMBER
DRAWING NUMBER
 4. REPRODUCTION OR USE OF THIS DRAWING FOR CONSTRUCTION OR ANY OTHER PURPOSE IS FORBIDDEN UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM DESIGNER
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

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A. AKSELROD  37139

NAME SIGNATURE BCIN

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REVISION / ISSUE
2016-12-22 LAYOUT DESIGN
2016-12-30 LAYOUT AND ELEVATIONS UPDATE
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PROJECT

PROPOSED CABANA
LAYOUT

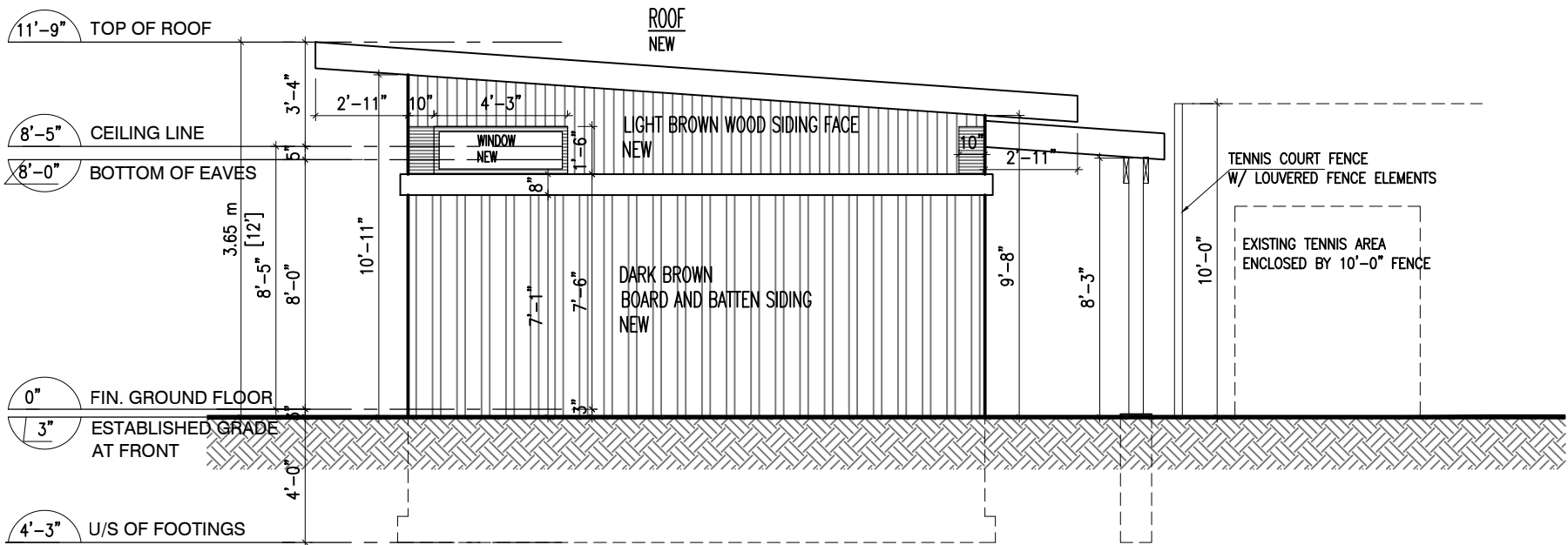
The Thornhill Club
Toronto


DRAWING TITLE

WEST ELEVATION

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-18-2017	SCALE 3/16"=1'
PROJECT NO. 10-04	DRAWING NO. A203

Attachment 4b - South Elevation

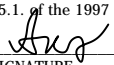


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LAYOUT**

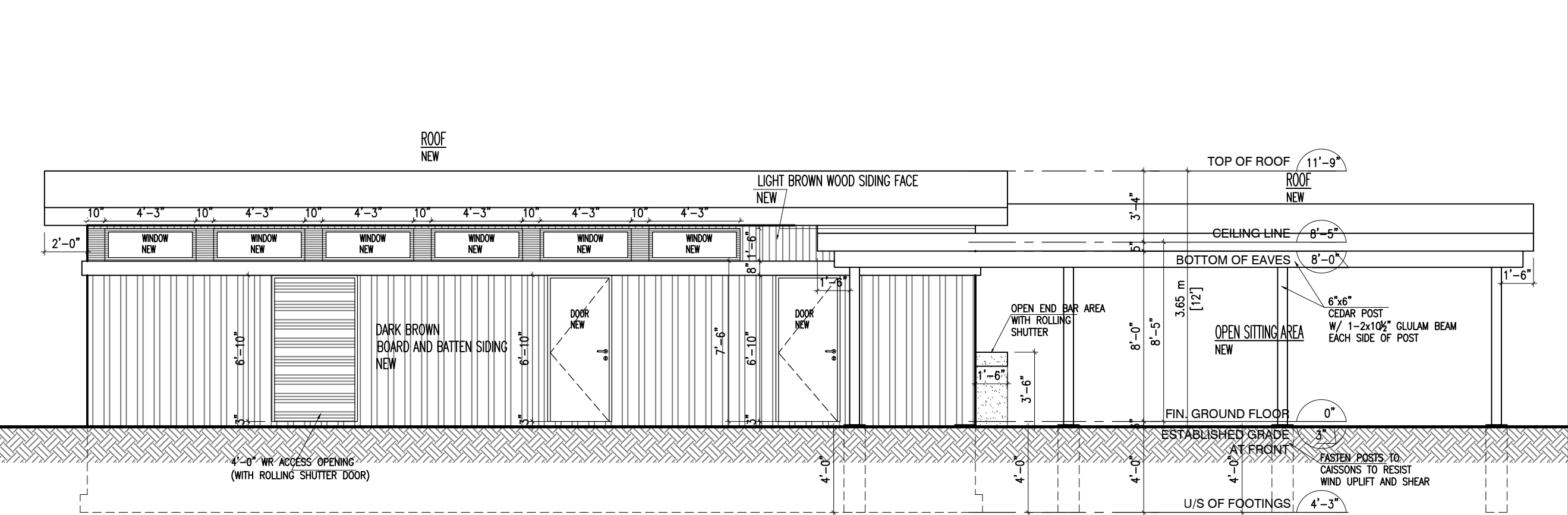
**The Thornhill Club
Toronto**


DRAWING TITLE

**SOUTH ELEVATION
W/ TENNIS COURT FENCE**

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-18-2017	SCALE 3/16"=1'
PROJECT NO. 10-04	DRAWING NO. A204-2

Attachment 4c - East Elevation

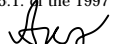


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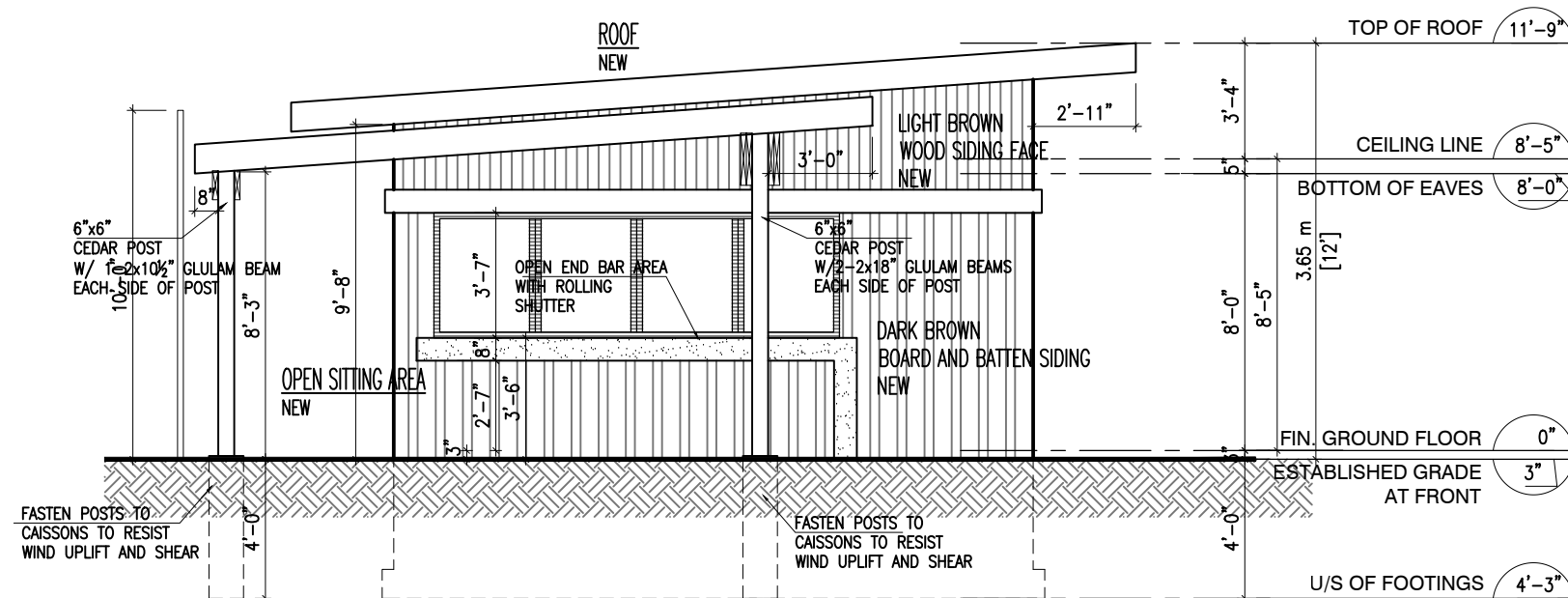
**The Thornhill Club
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DRAWING TITLE

EAST ELEVATION

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-18-2017	SCALE 3/16"=1'
PROJECT NO. 10-04	DRAWING NO. A205

Attachment 4d - North Elevation




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USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR
CONSTRUCTION.

3.  DETAIL NUMBER
DRAWING NUMBER

4. REPRODUCTION OR USE OF THIS DRAWING FOR
CONSTRUCTION OR ANY OTHER PURPOSE IS FORBIDDEN UNLESS
WRITTEN AUTHORIZATION IS OBTAINED FROM DESIGNER

5. DO NOT SCALE DRAWING

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)	

A. AKSELROD		37139
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION	
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CADAXX DESIGN LTD	100624
FIRM NAME	BCIN



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office 416.639.0904 cell 416.873.6899
www.cadaxx.com info@cadaxx.com

REVISION / ISSUE

2016-12-22	LAYOUT DESIGN
2016-12-30	LAYOUT AND ELEVATIONS UPDATE
2017-01-12	CANTINA AREA UPDATE
2017-01-18	WINDOWS UPDATE

PROJECT

PROPOSED CABANA LAYOUT

The Thornhill Club
Toronto

DRAWING TITLE

NORTH ELEVATION

DRAWN BY
CADD

CHECKED BY

DATE DRAWN	01-
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SCALE
 $3/16''=1'$

PROJECT NO.	
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10-04


DRAWING NO.

A206



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AKSELROD  37139

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CADAXX DESIGN 37356

FIRM NAME BCIN

 **cadaxx**design

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DO NOT START CONSTRUCTION UNTILL A PERMIT IS ISSUED.		NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK	
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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE	DATE: 13.01.2017	PROJECT NO: 10-04
		SCALE: 1:60,13	DWG. NO:
	DRAWING TITLE: PERSPECTIVE VIEW	DRAWN: A.A.	A700



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
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A. AKSELROD  37139

NAME SIGNATURE BCIN

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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE		DATE: 13.01.2017		PROJECT NO: 10-04
					SCALE: 1:60,13
	DRAWING TITLE: PERSPECTIVE VIEW		DRAWN: A.A.	CHECKED:	



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QUALIFICATION INFORMATION
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A. AKSELROD  37139

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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FIRM NAME BCIN

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
cell 416.873.6899
info@cadaxx.com

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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE		DATE: 13.01.2017		PROJECT NO: 10-04
			SCALE: 1:60,13		DWG. NO: A702
	DRAWING TITLE: PERSPECTIVE VIEW		DRAWN: A.A.	CHECKED:	



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QUALIFICATION INFORMATION
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A. AKSELROD  37139

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CADAXX DESIGN 37356

FIRM NAME BCIN

**cadaxx**design

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
cell 416.873.6899
info@cadaxx.com

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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE	DATE: 13.01.2017	PROJECT NO: 10-04
		SCALE: 1:60,13	DWG. NO: A703
	DRAWING TITLE: PERSPECTIVE VIEW	DRAWN: A.A.	
		CHECKED:	



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QUALIFICATION INFORMATION
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A. AKSELROD  37139

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CADAXX DESIGN 37356

FIRM NAME BCIN

**cadaxx**design

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
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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE	DATE: 13.01.2017	PROJECT NO: 10-04
		SCALE: 1:60,13	DWG. NO: A704
	DRAWING TITLE: PERSPECTIVE VIEW	DRAWN: A.A.	CHECKED:



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A. AKSELROD		37139
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
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CADAXX DESIGN	37356
FIRM NAME	BCIN



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
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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE	DATE: 13.01.2017	PROJECT NO: 10-04
		SCALE: 1:60,13	DWG. NO: A705
	DRAWING TITLE: PERSPECTIVE VIEW	DRAWN: A.A.	CHECKED:



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PROJECT: RENOVATION The Thornhill Club. Frame building Yonge Street TORONTO	REVISION / ISSUE	DATE: 13.01.2017	PROJECT NO: 10-04
		SCALE: 1:60,13	DWG. NO: A706
	DRAWING TITLE: PERSPECTIVE VIEW	DRAWN: A.A.	CHECKED: