

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017**

Item 28, Report No. 13, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 19, 2017.

**28**

**RELOCATION OF VAUGHAN GLEN HOUSE  
REGISTERED SECTION 27 ONTARIO HERITAGE ACT  
9000 BATHURST STREET  
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 4, 2017:**

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of March 22, 2017 (Item 1, Report No. 2) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That Council approve the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated March 22, 2017.

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated March 22, 2017

**Recommendation**

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

1. THAT Heritage Vaughan Committee recommend that Vaughan Council approve the proposed relocation of the Vaughan Glen House at 9000 Bathurst Street, as shown on Attachment #2, under Section 27 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 Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage;
  - b) that Heritage Vaughan Committee recommendations to Vaughan 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 Owner as it relates to the subject application;
  - c) the Owner 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;
  - d) that the Heritage Permit for the relocation of the Vaughan Glen House only be issued by Urban Design and Cultural Heritage Division following a Site Plan Development Application for 9000 Bathurst Street being approved by Vaughan Council;

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- e) that a Letter of Credit in an amount equal to the structure's replacement value be submitted to the Urban Design and Cultural Heritage Division, should Vaughan Council approval of the relocation of the Vaughan Glen House;
- f) that a Conservation Plan and Relocation Plan be submitted to the satisfaction of Urban Design and Cultural Heritage Division prior to the issuance of a Heritage Permit for the proposed relocation. The Conservation Plan shall include the proposed measures to mothball and protect the Vaughan Glen House prior to and during relocation until final tenant occupancy;
- g) that a Commemoration Plan be developed at the cost of the Owner; and,
- h) that the Vaughan Glen House be Designated Part IV under the Ontario Heritage Act. The Designation By-law shall include a legal description that will solely identify lands containing the Vaughan Glen House and not the remainder of the subject property.

#### **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"*

#### **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 Committee approval of the recommendations to Vaughan Council for the proposed relocation of the Vaughan Glen House located at 9000 Bathurst Street. In accordance with the *Ontario Heritage Act*, relocation of heritage resources located on Registered and Designated properties require Heritage Vaughan Committee and Council approval.

Associated development planning applications, specifically Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, have been submitted for the subject property, and are currently under review by the Development Planning Department.

#### **Background - Analysis and Options**

##### **Location, Heritage Status, and Policies**

The subject property, municipally known as 9000 Bathurst Street, is located on the west side of Bathurst Street, south of Rutherford Road as shown on Attachment #1. The subject property is Registered under Section 27 of the *Ontario Heritage Act*. Applicable policies within Chapter 6 of the Vaughan Official Plan 2010 shall apply.

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The Vaughan Glen House is a two-storey building constructed in the Georgian Revival style circa 1914. The Georgian Revival style was common in Ontario and especially Toronto in the 1920s as there was a move away from Gothic architecture as the early 20<sup>th</sup> century saw an influx of new immigrants and the existing English inhabitants of Toronto were keen to make their presence known. Wealthy suburbs like Rosedale, Forest Hill, and Kingsway Park were growing at the time, and experienced numerous Georgian and Classical Revivals, often referred to as Stockbroker Georgians and Greek Revival (Cruikshank, Tom. *Old Toronto Houses*).

The subject property is approximately 11.4 hectares in size and contains a large private community centre and place of worship located to the west of the Vaughan Glen House. The subject property is surrounded by low-rise residential to the south and west of the property, with institutional uses to the north and low-rise residential to the east in the Town of Richmond Hill.

An outbuilding on the property was demolished as it was deemed by the Urban Design and Cultural Heritage Division to have little heritage value. A report with this recommendation was considered by the Heritage Vaughan Committee and approved on December 10, 2014.

#### **History of Subject Property**

According to assessment records, the Vaughan Glen House was constructed in 1914 on lands owned by Edward Prentice on the east half of Lot 14 Concession 2 (100 acres). Edward and his wife Betty sold the land (100 acres) to Robert A. Campbell in 1925. Campbell sold parts of the land to Andrew Krall and another piece to James Vanderburgh and wife Mary. Krall eventually sold his piece to Vanderburgh as well. In 1928, Campbell sold another part of the property to Rennie C. Trimble, who in 1939 sold to Alice H. Clarkson.

Alice H. Clarkson was the wife of George Elliot who moved to the house at 9000 Bathurst Street. Alice and George lived with their children John, Max, Lilian de Arias, William, Austin, Geoffrey, and Stephen. The family nicknamed the property Primrose Hill after a favourite park in London, England. George Elliot Clarkson played ice hockey professionally and was a member on the Prince's IHC for England in the 1914 tournament of the LIHG (Ligue International du Hockey sur Glace) at Chamonix, France. This hockey tournament was regarded higher than other hockey tournaments in Europe as teams could recruit players from North America. While living in England, George Elliot coached England's hockey team in the 1924 Winter Olympics in Chamonix, France. England went on to win the bronze medal with Canada and the United States taking gold and silver respectively (<http://www.austinclarkson.ca/page3/page3.html> and correspondence with Austin Clarkson).

In 1942, Vanderburgh sold a 12 acre piece of property to Clarkson with another 75 acres being sold in 1947. For a time, Clarkson owned the entire 100 acre property. In 1956, Clarkson sold land to Raffaele and Salvatore Disera and Donald C. Stewart and Lily G. Mackie with the Diseras turning over their property to Stewart and Mackie 3 years later. In 1965, the Clarkson children granted land for \$2 to Cherrywood Properties. 5 years later, Cherrywood sold 10 acres to Donald Stewart and Lily Stewart. 3 years later, Cherrywood sold another 10 acres to the Stewarts. In 1987 the Stewarts sold 30.231 acres to Villa Private Hospital. On January 15, 1988, the Villa Private Hospital sold to Vaughan Glen Hospital the same 30.231 acres with 1.9 acres being sold to the Toronto Waldorf School a year later. On May 4, 1994, the remaining 28.331 acres was sold to the Trustees of the Islamic Shia Ithna-Asheri Jamaat of Toronto – the current owners.

#### **Proposal to Relocate within Development**

The Owner is proposing to relocate the Vaughan Glen House to a location approximately 80 metres northwest of its current location on the same subject property, as shown on Attachment

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#2, to facilitate the proposed development of a six-storey senior's buildings, an eight-storey condominium building, 60 three-storey townhouse units, a private secondary school, and a parking garage (Attachment #3).

A proposed use for the Vaughan Glen House has not yet been finalized and is not governed through the heritage permit process. Currently, the Owner has indicated that the Vaughan Glen House will likely be associated with the existing community centre and used as associated office space.

#### **Structural Assessment Submitted, Relocation Feasible**

A Structural Assessment, dated January 13, 2017, prepared by Hannigan Engineering Limited, was submitted to the City of Vaughan which concluded:

“It is our opinion the existing structure is in generally serviceable and stable condition and capable of remaining stable during relocation.”

The report includes further details and recommendations to ensure the stability of the house during relocation. These include, but are not limited to, sealing all windows and doors, reinstating the terrace roof at the rear of the building, disassembling the open roof portion of the house and re-assembling it after relocation.

#### **Heritage Impact Assessment Submitted**

Consistent with policies in the Vaughan Official Plan 2010, the Owner submitted a Heritage Impact Assessment (HIA) in April 2016 for the proposed relocation of the Vaughan Glen House. Staff provided comments to the Owner and requested further information and justification. An HIA addendum, dated January 31, 2017, was submitted to the City and a copy is attached to this report (Attachment #4).

The HIA addendum considers and evaluates six possible options (1, 2a, 2b, 3, 4, and 5) for the future of the Vaughan Glen House and recommends option 5 which places the Vaughan Glen House northwest of its current location adjacent to the Don Valley River (Attachment 2). The Urban Design and Cultural Heritage Division is satisfied with the contents and recommendations of the Heritage Impact Assessment.

#### **Landscape and Existing Trees**

The Owner has submitted an Arborist Report that includes an Existing Tree Inventory Plan, Assessment, and Edge Management Plan. This report and proposed Landscape Plans are currently under review by Urban Design and Cultural Heritage Division. Currently, the Vaughan Glen House is associated with the Don Valley River and framed by large coniferous trees. The proposed location will include substantial landscaping that will surround the house, through existing and proposed landscaping, and maintain its association with the river. The final landscape details will be reviewed through the Site Development application stage.

#### **Analysis**

The subject property is not located within a Heritage Conservation District, and therefore, no District Plans apply for the review of this proposal. The following documents were considered for the review of this application:

- Standards and Guidelines for the Conservation of Historic Places in Canada
- Provincial Policy Statement



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- Ministry of Tourism, Culture and Sport Eight Guiding Principles in the Conservation of Built Heritage Properties
- Vaughan Official Plan 2010, Chapter 6

#### **Standards and Guidelines for the Conservation of Historic Places in Canada**

The Standards and Guidelines for the Conservation of Historic Places in Canada provide guidance for the conservation of cultural heritage resources in Canada (Attachment #6). Standards 1-9 as follows are oriented towards preservation, while standards 10-12 are additional for rehabilitation, and 13-14 are additional for restoration.

Standard	Analysis
Standard 1 – Conserve historic value and historic place.	The location of the Vaughan Glen House adjacent to the Don Valley River, set well back from the street, and surrounded with landscaping is one of its character defining elements. The proposal to restore the building and relocate it maintains these elements as the proposed location is adjacent to the Don Valley River, surrounded by landscaping, and still associated with Bathurst Street while substantially set back.
Standard 2 – Conserve changes over time	The HIA addendum concluded that the Vaughan Glen House was constructed in stages, which have now become part of the heritage resource. All components will be conserved and relocated.
Standard 3 – Minimal intervention	The stand-alone location of the Vaughan Glen House (page 15 of the HIA addendum) allows a minimal intervention approach, whereas connecting it to a newly constructed building would require greater intervention.
Standard 4 – Do not add false heritage elements	Not proposed.
Standard 5 – Find a use that requires minimal change	Presently, the Owner is envisioning a use that is associated with the community centre, although current heritage policies do not permit a use to be dictated.  The stand-alone location will require less intervention compared with connecting it to one of the proposed mid-rise buildings and having the Vaughan Glen House serve as a lobby or similar function.
Standard 6 – Protect and stabilize until intervention	The Conservation Plan will include information on how the Vaughan Glen House will be protected and mothballed until relocation and final tenant occupancy.
Standard 7 – Use gentlest means possible for any intervention	Details to be reviewed as part of the Conservation Plan.
Standard 8 – Maintain on an ongoing basis	Tools such as the Property Standards By-law and Part IV Designation assist in the conservation of cultural heritage resources.
Standard 9 – Intervention to be visually compatible	To be reviewed with the Conservation Plan. The proposed relocation and repair work maintains the existing style of the heritage resource.

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#### **Provincial Policy Statement**

The Provincial Policy Statement is a guiding policy document for development in Ontario and issued under Section 3 of the Planning Act. Section 2.6 writes:

*“Significant built heritage resources and significant cultural heritage landscaped shall be conserved.”*

The proposed relocation of the Vaughan Glen House conserves the cultural heritage resource while allowing new development on the subject property.

#### **Eight Guiding Principles in the Conservation of Built Heritage Properties**

The Ministry of Culture (now the Ministry of Tourism, Culture and Sport) has identified eight guiding principles in the conservation of built heritage properties as follows:

<b>Principle</b>	<b>Analysis</b>
1. Respect for documentary evidence	The heritage consultant has investigated the building's construction to ensure all proposed work is consistent with original construction of building. Documentary evidence and photos have been gathered by City staff and heritage consultant.
2. Respect for the original location	While the building is proposed to be relocated approximately 80 metres northwest of its current location, the building still respects the original location and context. The relocation allows the proposal to better meet the remaining 7 guiding principles.
3. Respect for historic material	A minimal intervention approach has been adopted and will be used in Conservation Plan.
4. Respect for original fabric	All proposed repair work will be completed with sympathetic materials to the satisfaction of Urban Design and Cultural Heritage Division through the Conservation Plan.
5. Respect for the building's history	The side additions to the Vaughan Glen House are not original, but will be maintained and conserved.
6. Reversibility	All alterations will be documented accurately to allow reversibility.
7. Legibility	Not applicable as no new additions are proposed for the Vaughan Glen House.
8. Maintenance	The Conservation Plan will indicate a schedule of regular upkeep and repair work.

A copy of the principles is attached to this report (Attachment #5).

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#### **Vaughan Official Plan 2010 (VOP 2010)**

Policy 6.2.2.7 of VOP 2010 refers to the relocation of Designated properties, however, staff had regard for this section as the Vaughan Glen House is a Registered heritage property. The section explains on-site retention of the original use and on-site retention in an adaptive re-use as preferred options before relocation is considered.

Due to the underground parking related to the developed proposal for the site, in-situ retention would require the temporary relocation of the heritage resource. As such, several options for relocation, all within the development area, were considered by the Owner. These options are outlined in the attached HIA addendum.

Policy 6.2.4.1 of VOP 2010 identifies that a Heritage Impact Assessment “must demonstrate whether the heritage values and character of the cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development”.

Policy 6.2.4.2 of VOP 2010 identifies that the review of Heritage Impact Assessments “will be guided by good heritage conservation practice”. *Good heritage conservation practice* is included in the definitions section of the VOP 2010 and include the Ministry’s Eight Guiding Principles and Parks Canada’s Standards and Guidelines, both of which are reviewed in this report.

Urban Design and Cultural Heritage staff are of the opinion that the proposed relocation of the Vaughan Glen House conforms to the policies of VOP 2010.

#### **Part IV Individual Designation under the Ontario Heritage Act Proposed**

The Owner has recommended Part IV Designation of the Vaughan Glen House after its relocation as the resource meets the criteria of having cultural heritage value according to Ontario Regulation 9/06. This is noted in Section 2.5 of the attached HIA Addendum.

A Part IV Designation is registered on title of the property and is one of the best methods for the preservation of a cultural heritage resource as per policy 6.2.2.1 of VOP 2010.

#### **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 relocation of the Vaughan Glen House conforms to the policies and guidelines noted above. Accordingly, staff recommends that the Heritage Vaughan Committee approve the recommendation in this report for consideration by Vaughan Council.

#### **Attachments**

1. Location Map
2. Site Map

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3. Site Plan
4. Heritage Impact Assessment Addendum
5. Eight Guiding Principles
6. Standards and Guidelines
7. A+B Renderings of Condominium Building and Seniors' Building
8. A-E Photos of Subject Property March 2, 2017

**Report prepared by:**

Daniel Rende, Planner I, ext. 8112

(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.)

**COMMITTEE OF THE WHOLE APRIL 4, 2017**

**RELOCATION OF VAUGHAN GLEN HOUSE  
REGISTERED SECTION 27 ONTARIO HERITAGE ACT  
9000 BATHURST STREET  
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of March 22, 2017 (Item 1, Report No. 2) for Council's consideration:

- 1) That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated March 22, 2017, be approved.

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated March 22, 2017

**Recommendation**

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

1. THAT Heritage Vaughan Committee recommend that Vaughan Council approve the proposed relocation of the Vaughan Glen House at 9000 Bathurst Street, as shown on Attachment #2, under Section 27 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 Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage;
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This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

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### **Economic Impact**

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### **Purpose**

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### **Background - Analysis and Options**

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immigrants and the existing English inhabitants of Toronto were keen to make their presence known. Wealthy suburbs like Rosedale, Forest Hill, and Kingsway Park were growing at the time, and experienced numerous Georgian and Classical Revivals, often referred to as Stockbroker Georgians and Greek Revival (Cruikshank, Tom. *Old Toronto Houses*).

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An outbuilding on the property was demolished as it was deemed by the Urban Design and Cultural Heritage Division to have little heritage value. A report with this recommendation was considered by the Heritage Vaughan Committee and approved on December 10, 2014.

### **History of Subject Property**

According to assessment records, the Vaughan Glen House was constructed in 1914 on lands owned by Edward Prentice on the east half of Lot 14 Concession 2 (100 acres). Edward and his wife Betty sold the land (100 acres) to Robert A. Campbell in 1925. Campbell sold parts of the land to Andrew Krall and another piece to James Vanderburgh and wife Mary. Krall eventually sold his piece to Vanderburgh as well. In 1928, Campbell sold another part of the property to Rennie C. Trimble, who in 1939 sold to Alice H. Clarkson.

Alice H. Clarkson was the wife of George Elliot who moved to the house at 9000 Bathurst Street. Alice and George lived with their children John, Max, Lilian de Arias, William, Austin, Geoffrey, and Stephen. The family nicknamed the property Primrose Hill after a favourite park in London, England. George Elliot Clarkson played ice hockey professionally and was a member on the Prince's IHC for England in the 1914 tournament of the LIHG (Ligue International du Hockey sur Glace) at Chamonix, France. This hockey tournament was regarded higher than other hockey tournaments in Europe as teams could recruit players from North America. While living in England, George Elliot coached England's hockey team in the 1924 Winter Olympics in Chamonix, France. England went on to win the bronze medal with Canada and the United States taking gold and silver respectively (<http://www.austinclarkson.ca/page3/page3.html> and correspondence with Austin Clarkson).

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### **Proposal to Relocate within Development**

The Owner is proposing to relocate the Vaughan Glen House to a location approximately 80 metres northwest of its current location on the same subject property, as shown on Attachment #2, to facilitate the proposed development of a six-storey senior's buildings, an eight-storey condominium building, 60 three-storey townhouse units, a private secondary school, and a parking garage (Attachment #3).

A proposed use for the Vaughan Glen House has not yet been finalized and is not governed through the heritage permit process. Currently, the Owner has indicated that the Vaughan Glen

House will likely be associated with the existing community centre and used as associated office space.

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### **Landscape and Existing Trees**

The Owner has submitted an Arborist Report that includes an Existing Tree Inventory Plan, Assessment, and Edge Management Plan. This report and proposed Landscape Plans are currently under review by Urban Design and Cultural Heritage Division. Currently, the Vaughan Glen House is associated with the Don Valley River and framed by large coniferous trees. The proposed location will include substantial landscaping that will surround the house, through existing and proposed landscaping, and maintain its association with the river. The final landscape details will be reviewed through the Site Development application stage.

### **Analysis**

The subject property is not located within a Heritage Conservation District, and therefore, no District Plans apply for the review of this proposal. The following documents were considered for the review of this application:

- Standards and Guidelines for the Conservation of Historic Places in Canada
- Provincial Policy Statement
- Ministry of Tourism, Culture and Sport Eight Guiding Principles in the Conservation of Built Heritage Properties
- Vaughan Official Plan 2010, Chapter 6



## Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada provide guidance for the conservation of cultural heritage resources in Canada (Attachment #6). Standards 1-9 as follows are oriented towards preservation, while standards 10-12 are additional for rehabilitation, and 13-14 are additional for restoration.

Standard	Analysis
Standard 1 – Conserve historic value and historic place.	The location of the Vaughan Glen House adjacent to the Don Valley River, set well back from the street, and surrounded with landscaping is one of its character defining elements. The proposal to restore the building and relocate it maintains these elements as the proposed location is adjacent to the Don Valley River, surrounded by landscaping, and still associated with Bathurst Street while substantially set back.
Standard 2 – Conserve changes over time	The HIA addendum concluded that the Vaughan Glen House was constructed in stages, which have now become part of the heritage resource. All components will be conserved and relocated.
Standard 3 – Minimal intervention	The stand-alone location of the Vaughan Glen House (page 15 of the HIA addendum) allows a minimal intervention approach, whereas connecting it to a newly constructed building would require greater intervention.
Standard 4 – Do not add false heritage elements	Not proposed.
Standard 5 – Find a use that requires minimal change	<p>Presently, the Owner is envisioning a use that is associated with the community centre, although current heritage policies do not permit a use to be dictated.</p> <p>The stand-alone location will require less intervention compared with connecting it to one of the proposed mid-rise buildings and having the Vaughan Glen House serve as a lobby or similar function.</p>
Standard 6 – Protect and stabilize until intervention	The Conservation Plan will include information on how the Vaughan Glen House will be protected and mothballed until relocation and final tenant occupancy.
Standard 7 – Use gentlest means possible for any intervention	Details to be reviewed as part of the Conservation Plan.
Standard 8 – Maintain on an ongoing basis	Tools such as the Property Standards By-law and Part IV Designation assist in the conservation of cultural heritage resources.
Standard 9 – Intervention to be visually compatible	To be reviewed with the Conservation Plan. The proposed relocation and repair work maintains the existing style of the heritage resource.

## Provincial Policy Statement

The Provincial Policy Statement is a guiding policy document for development in Ontario and issued under Section 3 of the Planning Act. Section 2.6 writes:

*“Significant built heritage resources and significant cultural heritage landscaped shall be conserved.”*

The proposed relocation of the Vaughan Glen House conserves the cultural heritage resource while allowing new development on the subject property.

### **Eight Guiding Principles in the Conservation of Built Heritage Properties**

The Ministry of Culture (now the Ministry of Tourism, Culture and Sport) has identified eight guiding principles in the conservation of built heritage properties as follows:

<b>Principle</b>	<b>Analysis</b>
1. Respect for documentary evidence	The heritage consultant has investigated the building's construction to ensure all proposed work is consistent with original construction of building. Documentary evidence and photos have been gathered by City staff and heritage consultant.
2. Respect for the original location	While the building is proposed to be relocated approximately 80 metres northwest of its current location, the building still respects the original location and context. The relocation allows the proposal to better meet the remaining 7 guiding principles.
3. Respect for historic material	A minimal intervention approach has been adopted and will be used in Conservation Plan.
4. Respect for original fabric	All proposed repair work will be completed with sympathetic materials to the satisfaction of Urban Design and Cultural Heritage Division through the Conservation Plan.
5. Respect for the building's history	The side additions to the Vaughan Glen House are not original, but will be maintained and conserved.
6. Reversibility	All alterations will be documented accurately to allow reversibility.
7. Legibility	Not applicable as no new additions are proposed for the Vaughan Glen House.
8. Maintenance	The Conservation Plan will indicate a schedule of regular upkeep and repair work.

A copy of the principles is attached to this report (Attachment #5).

### **Vaughan Official Plan 2010 (VOP 2010)**

Policy 6.2.2.7 of VOP 2010 refers to the relocation of Designated properties, however, staff had regard for this section as the Vaughan Glen House is a Registered heritage property. The section

explains on-site retention of the original use and on-site retention in an adaptive re-use as preferred options before relocation is considered.

Due to the underground parking related to the developed proposal for the site, in-situ retention would require the temporary relocation of the heritage resource. As such, several options for relocation, all within the development area, were considered by the Owner. These options are outlined in the attached HIA addendum.

Policy 6.2.4.1 of VOP 2010 identifies that a Heritage Impact Assessment “must demonstrate whether the heritage values and character of the cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development”.

Policy 6.2.4.2 of VOP 2010 identifies that the review of Heritage Impact Assessments “will be guided by good heritage conservation practice”. *Good heritage conservation practice* is included in the definitions section of the VOP 2010 and include the Ministry’s Eight Guiding Principles and Parks Canada’s Standards and Guidelines, both of which are reviewed in this report.

Urban Design and Cultural Heritage staff are of the opinion that the proposed relocation of the Vaughan Glen House conforms to the policies of VOP 2010.

#### **Part IV Individual Designation under the Ontario Heritage Act Proposed**

The Owner has recommended Part IV Designation of the Vaughan Glen House after its relocation as the resource meets the criteria of having cultural heritage value according to Ontario Regulation 9/06. This is noted in Section 2.5 of the attached HIA Addendum.

A Part IV Designation is registered on title of the property and is one of the best methods for the preservation of a cultural heritage resource as per policy 6.2.2.1 of VOP 2010.

#### **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 relocation of the Vaughan Glen House conforms to the policies and guidelines noted above. Accordingly, staff recommends that the Heritage Vaughan Committee approve the recommendation in this report for consideration by Vaughan Council.

#### **Attachments**

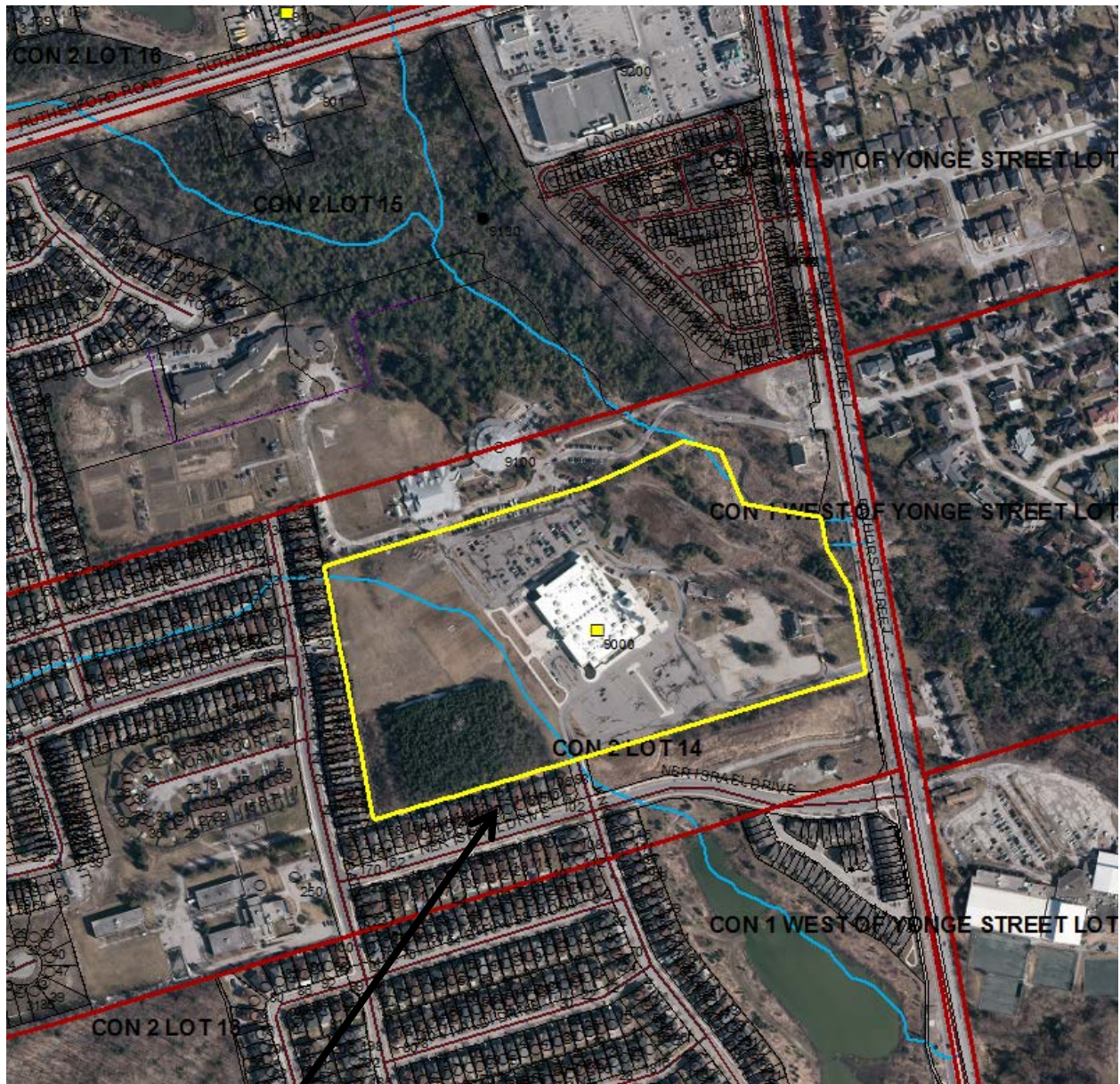
1. Location Map
2. Site Map
3. Site Plan
4. Heritage Impact Assessment Addendum
5. Eight Guiding Principles
6. Standards and Guidelines

7. A+B Renderings of Condominium Building and Seniors' Building
8. A-E Photos of Subject Property March 2, 2017

**Report prepared by:**

Daniel Rende, Planner I, ext. 8112

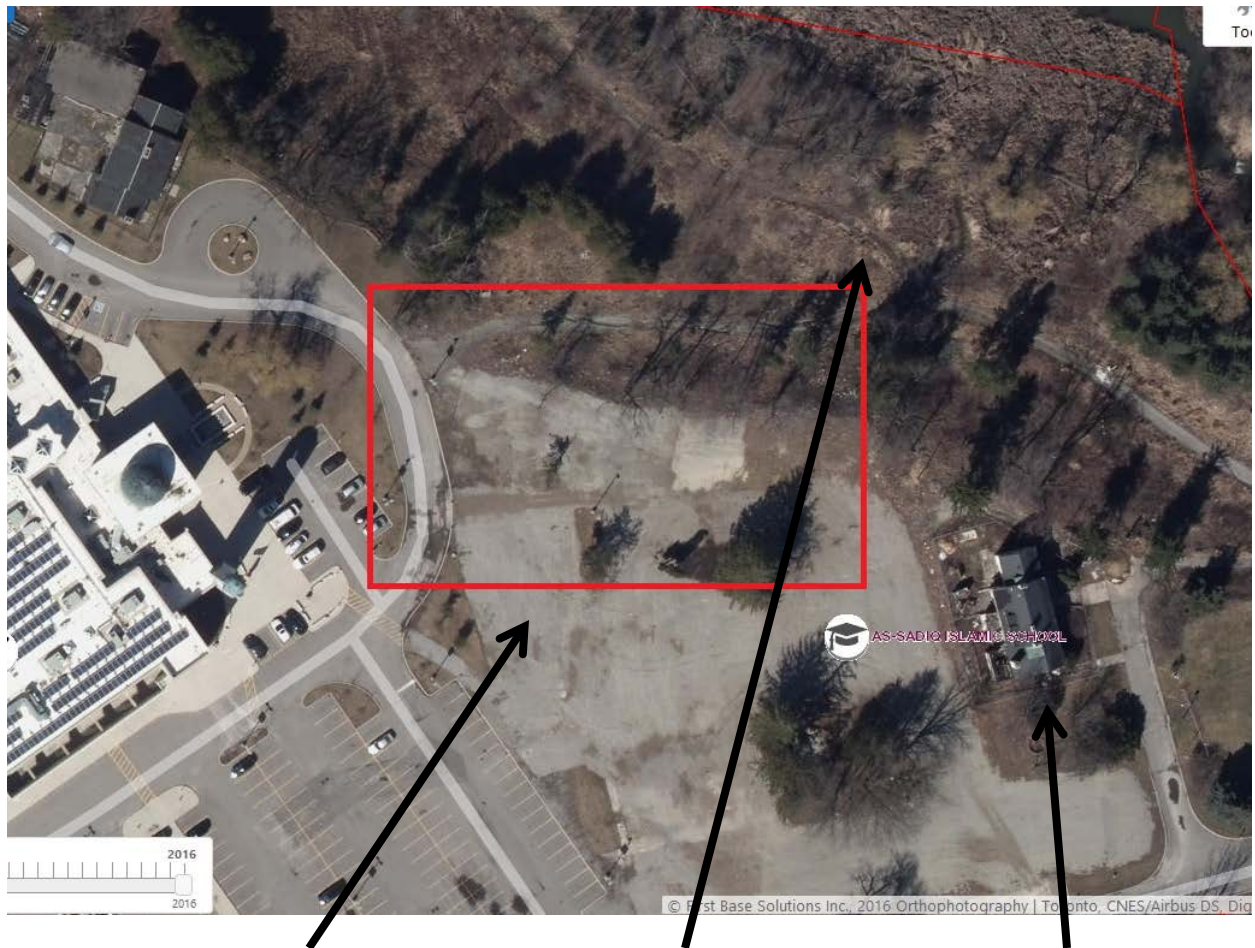
Location Map



Subject Property (outlined in yellow)



**Site Map**



**Approximate Proposed Relocation**

**Don Valley River**

**Vaughan Glen House**

**(Photo provided by the applicant)**



Condominium		Site Area 13,897 m <sup>2</sup> 149,066 ft <sup>2</sup> Areas do not include balconies and mechanical penthouse.				Total GFA		Total GFA	
Levels	Units / Level	Total Units	BFA / FLOOR	GFA / FLOOR	Total GFA	Total GFA	Total GFA	Total GFA	
Ground	1	8	1,457 m <sup>2</sup>	15,683 ft <sup>2</sup>	1,457 m <sup>2</sup>	15,683 ft <sup>2</sup>			
Level 2-6	7	18	126 1,653 m <sup>2</sup>	17,793 ft <sup>2</sup>	13,028 m <sup>2</sup>	140,232 ft <sup>2</sup>			
<b>Total</b>	<b>8</b>	<b>134</b>							

Commercial		Total Area 265 m <sup>2</sup> 2,852 ft <sup>2</sup>				Total Area		Total Area	
Type	Retail	Total Area	Total Area	Total Area	Total Area	Total Area	Total Area	Total Area	Total Area
<b>Total</b>		<b>265 m<sup>2</sup></b>	<b>2,852 ft<sup>2</sup></b>						

Seniors		Areas do not include balconies and mechanical penthouse.				Total GFA		Total GFA	
Levels	Units / Level	Total Units	BFA / Floor	GFA / Floor	Total GFA	Total GFA	Total GFA	Total GFA	
Ground	1	35	2,292 m <sup>2</sup>	24,671 ft <sup>2</sup>	2,292 m <sup>2</sup>	24,671 ft <sup>2</sup>			
Level 2 Assisted	1	35	2,159 m <sup>2</sup>	23,239 ft <sup>2</sup>	2,159 m <sup>2</sup>	23,239 ft <sup>2</sup>			
Level 3 Assisted	1	39	39 2,314 m <sup>2</sup>	24,908 ft <sup>2</sup>	2,314 m <sup>2</sup>	24,908 ft <sup>2</sup>			
Level 4-6 Independent	3	25	75 2,314 m <sup>2</sup>	24,908 ft <sup>2</sup>	8,947 m <sup>2</sup>	96,761 ft <sup>2</sup>			
<b>Total</b>	<b>6</b>	<b>114</b>			<b>13,707 m<sup>2</sup></b>	<b>147,541 ft<sup>2</sup></b>			

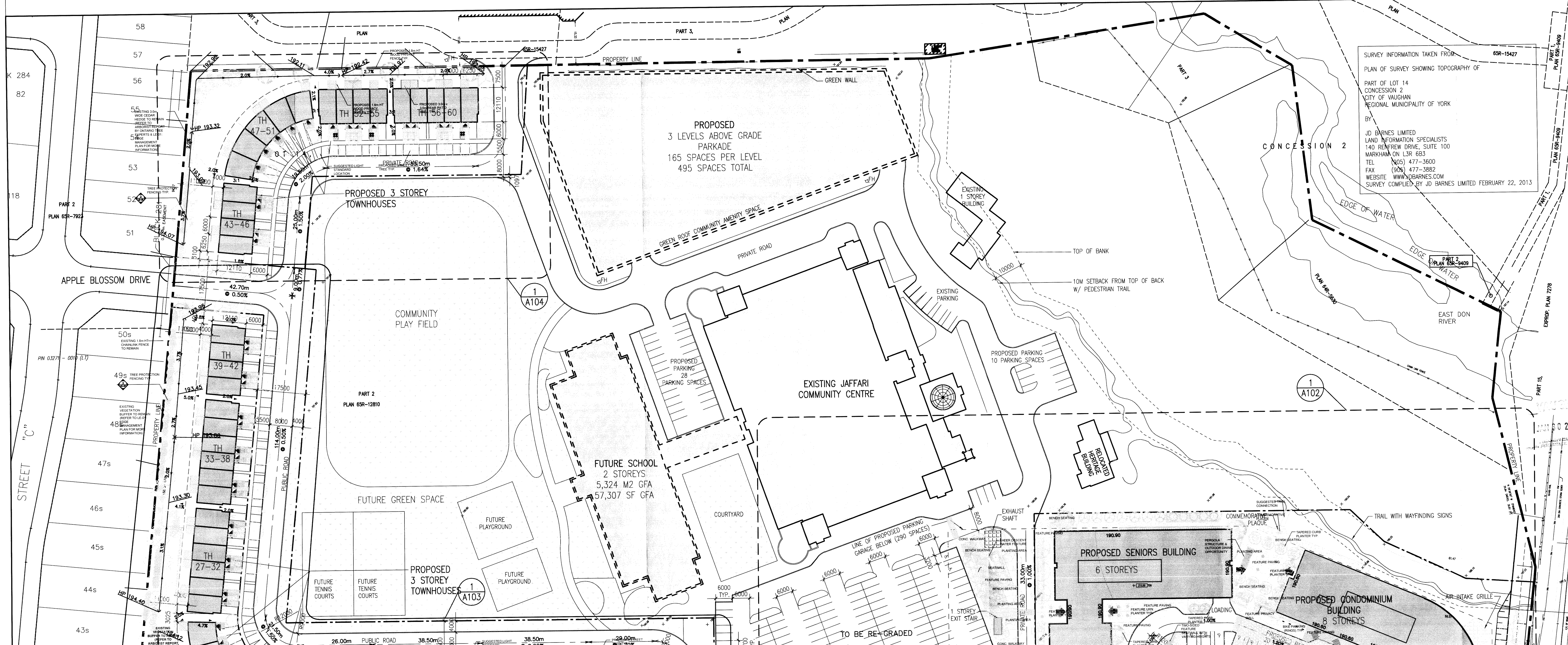
Block 4 FSI (Option 5)		1.94 FSI = (GFA/Block Area)	

# ATTACHMENT 3 - SITE PLAN



2  
A101

**Key Plan**  
SCALE: 1 : 2500







Prepared for:

Islamic Shia Ithna-Asheri Jamaat of Toronto  
9000 Bathurst Street, Vaughan, ON L4J 8A7

Prepared by:



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## 1 INTRODUCTION AND BACKGROUND

### 1.1 Study Background

In April 2016, *AREA, Architects Rasch Eckler Associates Ltd.* ('*AREA*') prepared the Vaughan Glen House Cultural Heritage Impact Assessment Report ('2016-CHIA') to support the submission originally (in October 2013) of an Official Plan Amendment (File No OP.13.013), and a Zoning By-law Amendment (File No Z.13.036) as proposed by the property owner, Islamic Shia Ithna-Asheri Jamaat of Toronto ('ISI-AJ'), and submitted by consulting planner, Weston Consulting. The subject property is associated with municipal address, 9000 Bathurst Street, Vaughan, Ontario. Its legal property description is Part of Lot 14, Concession 2, Vaughan.

This building was a former farmstead in Georgian Revival form, which was later converted into a hospital in 1987, and is listed in the City of Vaughan's "Register of Property of Cultural Heritage Value" ('Heritage Inventory') as approved by Council on June 27, 2005. "Listing" in comparison to a "designation" does not assign the subject property a legal status under section 27 of the Ontario Heritage Act ('OHA'). However, through the listing process, selected properties are implemented with heritage protection tools during development processes.

The subject property is associated with two Building Heritage Evaluation Forms (BHEFs), completed by Heritage Vaughan Committee staff on February 10, 2012 ('2012-BHEF', Appendix A of 2016-CHIA), and on November 6, 2014 ('2014-BHEF', Appendix B of 2016-CHIA). The 2014-BHEF focused on the Vaughan Glen Hospital's outbuildings, which scored 2/100 in terms of heritage value. These outbuildings were categorized as "Group D", or of little or no heritage value. Other Heritage Staff memoranda from 2011, 2013, 2014, and 2016 also noted that "the remaining buildings on the subject property are of little to no heritage value."

The heritage value of the subject property is only attributed to the two-storey house built in the 1920s. This was the primary focus of the 2012-BHEF report. This two-storey house was identified as the subject property's only cultural heritage resource ('CHR') as it attained a 65 out of a 100 score, and a "Group B" category from the 2012-BHEF. This CHR has been retained by the property owners on site. On November 11, 2015, an updated development plan for the subject property was submitted to propose the relocation of the CHR. As a result of this 2015 proposal, heritage staff required the applicant to submit a CHIA.

The CHIA report recommended that the City of Vaughan assigns prospective OHA designation only to the listed CHR, the Vaughan Glen House building. As it remains a non-Group D CHR, the Vaughan Glen House remains eligible for heritage designation under the OHA O.Reg 09/06 which should be enacted at the appropriate time, once its final site location is determined. Similar to the preceding 2016-CHIA, this report also recommends its relocation to improve its integration within the new redevelopment project.

### 1.2 Purpose of this Report

This 2017 CHIA Addendum Report ('2017-CHIA-Addm') has been prepared by *AREA* following the previous 2016 CHIA Report ('2016-CHIA'). This 2017-CHIA-Addm seeks to achieve the following objectives:

1. to assess and to illustrate the current conditions, affecting the CHR structure,
2. to re-evaluate the previously proposed mitigation strategy of relocation,
3. to explore the alternative mitigation strategy of relocation, including the description of its work processes, and
4. to recommend the most viable commemoration and mitigation strategy for the heritage structure.

### 1.3 References

This 2017-CHIA Addendum cites several heritage policies, historical documents and applicable references of the municipality, the province and other sources. This report is supported by the following conservation guidelines and policies, as well as available technical reports, provided by the owner and its consultants, for the specific property:

1. Technical Submissions by Consultants:

- AREA, *Architects Rasch Eckler Associates Ltd.* Vaughan Glen House, Cultural Heritage Resource Impact Assessment: 9000 Bathurst Street, Vaughan, ON. 28 April 2016. PDF (2016-CHIA);
- Hannigan Engineering Limited, Vaughan Glen House, Structural Assessment - 9000 Bathurst Street, Vaughan, ON. 13 January, 2016.

2. Provincial Documents:

- Ontario Heritage Act R.S.O. 1990, CHAPTER O.18 Last amendment: 2009, c. 33, Sched. 11, s. 6. Ontario Heritage Act (R.S.O. 1990);
- Provincial Policy Statement under Section 3 of the Planning Act, 2014 ('PPS 2014');
- Ontario Heritage Toolkit ('OHTK'), Ontario Ministry of Culture, 2006.

3. Municipal Documents:

- City of Vaughan, Official Plan, 2010 ('OP');
- City of Vaughan, Guidelines for Cultural Heritage Impact Assessments, September 2015, ('CHIA Guidelines');
- City of Vaughan, Built Heritage Evaluation Form, 2012 (2012-BHEF);
- City of Vaughan, Built Heritage Evaluation Form, 2014 (2014-BHEF);
- City of Vaughan, Heritage Inventory, n.d., ('Inventory').

## 2 HERITAGE SIGNIFICANCE OF THE VAUGHAN GLEN HOUSE

### 2.1 Property Description

The subject property is associated with municipal address, 9000 Bathurst Street, Vaughan, Ontario. Its legal property description is Part of Lot 14, Concession 2, Vaughan. It is comprised of an 89,117 sq.m site, excluding the associated valley lands and 10-m buffer. It is bounded by Bathurst Street on the east, Ner Israel Drive on the south, and Bathurst Glen Drive on the west. On the north side of the subject property is the Toronto Waldorf School, Hesperus Village, and its valley lands (Figure 1). Adjacent land uses for the east, south, and west sides are primarily residential (Figure 1). There is an existing storm-water management pond on the south side of the subject property, and Webster Park on its east side (Figure 1). Other community and institutional facilities surrounding the property include the Ner Israel Yeshiva College, on its south-west side, and Richmond Hill Country Club, on the south-east side (Figure 1).



Figure 1 – Aerial photo (Google Maps), annotated by AREA to show the boundaries of the subject property and its adjacent lands.

### 2.2 Historical Significance

Based on the CHIA research and analysis, the historical significance of the subject property is associated with Donald Stewart, former owner-resident, and co-founder of the Villa / Vaughan Glen Hospital. While Donald Stewart may not have been responsible for the construction of the subject CHR building – the front portion of the former Vaughan Glen Hospital (referred to by the 2016-CHIA as the “Vaughan Glen House”) – his initiatives impacted the community. His generosity to the Toronto Waldorf School (TWS), led to its establishment in Vaughan. TWS members, who founded their school in the area, also pioneered the Hesperus Fellowship Community (HFC), which established the extant Hesperus Village. TWS shared its founding principles and beliefs with Don Stewart, and the early members of HFC. All groups believed in the Waldorf form of education and care, which are based on Rudolf Steiner’s Anthroposophical beliefs.

## 2.3 Contextual Significance

The CHR structure, as a former farmhouse in a rural area, has contextual significance for its community. Thornhill-Woods is primarily characterized with several low-rise residential subdivisions, built c. 2002. It is also comprised of several community and institutional facilities – the Hesperus Village, the Toronto Waldorf School, the Carville Post-Secondary School, the Ner Israel Yeshiva College, the Richmond Hill Community Centre, and Richmond Hill Golf Centre. It also has unique natural and landscape features, as the East Don River traverses it, and some land portions comprise its river edge and valley lands. The architectural form of the Vaughan Glen House still reflects the historic character of the area. It establishes its original function as a farmstead, and its significant use to the community as a former care and educational facility.

## 2.4 Physical Description and Portions of the Heritage Structure

The 2016-CHIA report agrees with the City 2014-BHEF that the Vaughan Glen House is representative of the Georgian Revival style. Within the Thornhill-Woods community, it is the only remaining building that represents its architectural style, and its 1920s period of construction.

The former residence represents a single-family estate house form, which populated the Township of Carville in the 1920s-1930s. The house has been re-clad with stucco, which is inherently not a long-lasting material. On some portions of the structure, peeling stucco finish reveals a reinforced concrete block core, a typical construction assembly today. However, the middle block of the house likely represents the original c. 1920s wood frame construction albeit somewhat altered and it incorporates later forms of additions to accommodate its conversion from a farmhouse to a hospital facility.

On the principal east elevation, the building features symmetrical fenestration on the centre block and interesting variations on its north and south wings. Overall, its remaining form, massing, and exterior composition represent good examples of Georgian Revival attributes. Missing or deteriorated components (former wood shutters, and heavy concrete steps) were found on this elevation, but can be reinstated using in-kind materials and forms of repair. The other exterior sides of the building (north, south, west) would require further evaluation. The involvement of a structural engineer has evaluated the structural soundness of the centre block, north and south wings for relocation.

The west elevation does not represent its original conditions. At present, it consists of former interior walls that are now exposed due to the partial demolition of the rear west ell and the 1960s-1970s rear west additions. The conditions of the west elevation do not affect the heritage evaluation of the building. The existing west wall (former interior partitions) was not subjected to the 2012-BHEF or the 2014-BHEF. Its exclusion to this heritage grading provides fair comparison for the CHR's evaluation.

## **2.5 Property Worthy of Heritage Designation**

The listed CHR, the Vaughan Glen House, which remains within the subject property, is rated under Group C Modest Significance for its heritage value. As it remains a non-Group D CHR, the Vaughan Glen House is eligible for heritage designation under the OHA O.Reg 09/06. Its exterior form remains intact, and can be relocated and restored to a stabilized form, as determined by further detailed investigations by the structural engineer.

The Vaughan Glen House reflects the agricultural and institutional uses of the subject property during its historic period of existence. Its cultural significance is related primarily to its association with former owner, Donald Stewart. He was responsible for the continued agricultural operations within the subject property, and its eventual transformation as the Villa Hospital, and later, as the Vaughan Glen Hospital. This report recommends that the City of Vaughan assigns prospective OHA designation to the listed CHR, the Vaughan Glen House building. This report also recommends its relocation to improve its integration within the new redevelopment project.



### 3 ASSESSMENT OF EXISTING CONDITIONS

#### 3.1 Existing Site Conditions

For many years, the subject property is considered to form part of Thornhill in Vaughan but various community groups distinguish Thornhill-Woods from Thornhill. The City of Vaughan's 2010 Official Plan ('OP'), in general, identifies Vaughan's five existing residential neighbourhoods to be Woodbridge, Kleinburg, Maple, Concord, and Thornhill. The OP also identifies new residential communities to include Vellore, Carrville, and Nashville. The subject property is considered as part of the electoral district of Thornhill (Figure 2).

According to the Thornhill-Woods Community group, the boundaries for Thornhill-Woods include Major Mackenzie Drive on the north, Bathurst Street on the east, Highway 7 on the south, and Dufferin Street on the west. For the purposes of CHIA-2016, the boundaries considered for Thornhill-Woods community comply with the lands identified as "Map 5350411.20" by Statistics Canada, and "Block 10" by OPA 600 (Figure 3 and Figure 4 ).

Figure 2 – (Left)  
Electoral District of  
Thornhill

Figure 3 – (Right)  
Census Tract, Map  
5350411.20, of 2011  
Census Profile of  
Statistics Canada.

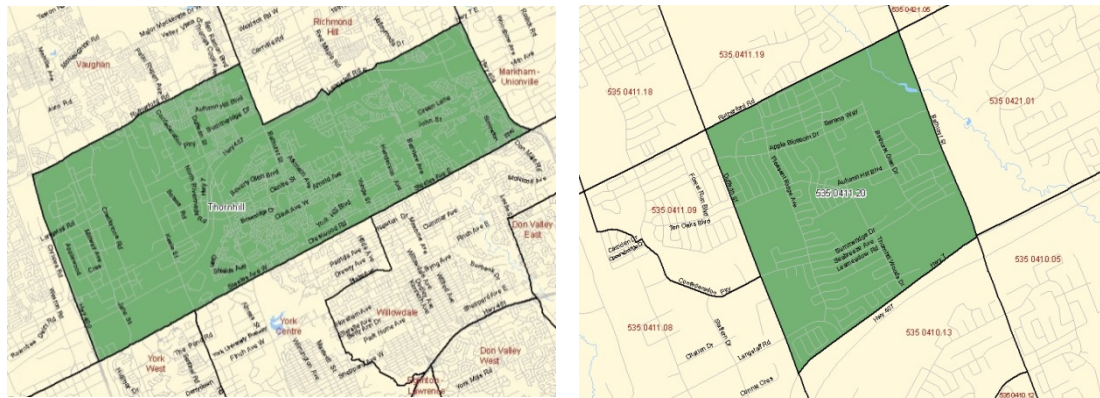


Figure 4 – "Block 10",  
or "Langstaff Woods" of  
the Carville-Urban  
Village No. 2 of OPA  
600





The subject property is mostly surrounded by single-detached residential buildings. Those located on the north-eastern side of the subject property fronting on Bathurst St. (Figure 5) represent earlier residential development blocks, built between 1988 and 1995. These earlier residential blocks were built in closer proximity to the East Don River, and were incorporated with larger building footprints, lots, and frontages (Figure 6) compared to the houses on the south and west sides of the subject property (Figure 7 and Figure 8). While the subject property is mostly surrounded by these low-rise single-detached residential houses, a new residential townhouse condominium is located on the south side of the subject property, along Bathurst Street (Figure 9). Several institutional buildings are also located on the adjacent lands to the north, west, south, and south-east. These institutional buildings include the Toronto Waldorf School (Figure 10), the Hesperus Village (Figure 11), the Ner Israel Yeshiva College (Figure 12), the Richmond Hill Country Club (Figure 13), and Carville Mills Post-Secondary School (Figure 14).

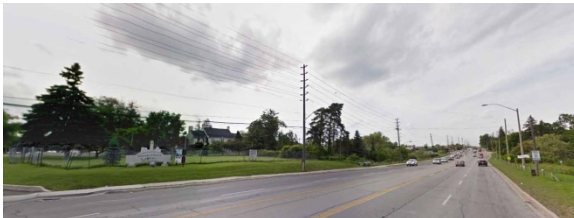


Figure 5 – View of subject property along Bathurst Street, looking north

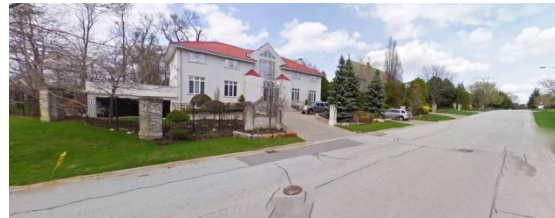


Figure 6 – Teefy Avenue, looking east, north side of street comprise of large residential estates



Figure 7 – Bathurst Glen Drive, looking west, north side of street containing single detached houses



Figure 8 – Ner Israel Drive, looking east, north side of street containing single detached houses



Figure 9 – Bathurst Street, looking south



Figure 10 – Toronto Waldorf School property at 9100 Bathurst Street



Figure 11 – Hesperus Village property at 1 Hesperus Road



Figure 12 – Ner Israel Yeshiva School

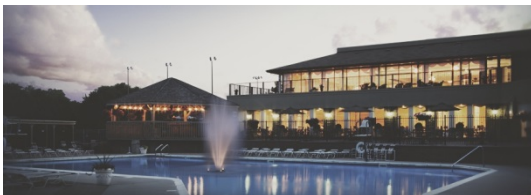


Figure 13 – Richmond Hill Country Club at 8905 Bathurst Street



Figure 14 – Carville Mills Public School at 270 Apple Blossom Dr

### 3.2 Structural Conditions of Heritage House

Based on Primary Structural Assessment Report by Hannigan Engineering Limited, January 13, 2016 the “existing building is the three storey, masonry and wood framed structure, with a partial basement. The original structure was built between 1920 and 1940.” Additionally, they have confirmed that the current structure was built in three phases consisting of an original centre block with wing additions to the North and to the South. The engineer concludes that “the existing structure is in generally serviceable and stable condition and capable of remaining stable during a relocation.” Prior to undertaking work to relocate the structure, measures should be taken to remediate the terrace roof as directed in this structural report:

- 1) “Reinstate the terrace roof or provide bracing to laterally stabilize the columns at roof level prior to the relocation of the structure.
- 2) Remove posts and collapsed roof above second floor and re-assemble/rebuild after relocation.”

Further to this, the engineering consultant recommends the crack in the ground floor masonry be cleaned and re-grouted under the direction and guidance of a professional engineer retained at the time of relocation. They also recommend that broken windows and other openings to the exterior environment be temporarily clad and that measures should be taken to seal off the building from animal and unauthorized human access.

## 4 MITIGATION OPTIONS & CONSERVATION STRATEGIES

### 4.1 Alternative Mitigation and Consultation with City Staff

As mentioned in the CHIA-2016 Report (Section 5, Evaluation of Mitigation Options & Conservation Strategy), it is common practice to consider and evaluate alternatives for mitigating the impact of the development on a heritage structure. PPS 2014 describes mitigation strategies as different development initiatives that can preserve heritage resources. Section 6.0 ‘Definitions’ of heritage conservation terminology is intended to coordinate with the OHA in its approach to developments affecting heritage resources (underlines added for emphasis):

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act... Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

So the PPS stipulates that a proposed new development can be compatible with retaining heritage attributes through the implementation of mitigation strategies.

Comments on the 2016-CHIA were received from the City in a Memorandum from the Urban Design and Cultural Heritage Division (Development Planning Department), May 13, 2016 (Appendix B). To address these comments, a “Response to Heritage Staff Comments on Vaughan Glen House HIA”, July 5, 2016, was prepared by AREA (Appendices B & C) and was submitted and discussed with Development Planning Dept. Staff in a meeting attended by Weston Consulting and AREA on July 12, 2016. From that meeting and a subsequent meeting on December 7, 2016 which also included Quadrangle Architects, several Mitigation Options were considered and discussed which are described below.

### 4.2 Evaluation of Mitigation Options

There are 6 Mitigation Options for the Vaughan Glen House siting within the property area's lands which were derived from the City's CHIA Guidelines and the Vaughan OP (6.2.2.7) as follows:

- a. On-site retention in the original use (Option 1, see Figure 15);
- b. On-site retention in an adaptive re-use (Options 2A & 2B, see Figure 16 & 17); and
- c. Relocation to another site within the same development (Options 3, 4 & 5, see Figure 18, 19 & 20).

The various Mitigation Options (Nos. 1, 2A, 2B, 3, 4 & 5) are categorized into the three alternatives for retention, described above, which are outlined in the OP (6.2.2.7). These Mitigation Options fit into and somewhat resemble (through not always exactly) one of the three criteria of these OP alternatives.

These three OP alternatives for retention were fully outlined and should be referenced in the previous 2016-CHIA Report. The Mitigation Options (Nos. 1, 2A, 2B, 3, 4 & 5) fitting within these OP alternatives are illustrated in the figures (Figures 15 to 20) following and in their complete drawing sheets, containing massing diagrams, in Appendix A. The Mitigation Options are evaluated in the table below based on the three above-mentioned categories of the Vaughan Official Plan (OP 6.2.2.7):

Table 1: Heritage Evaluation of Vaughan Glen House Siting

Option to Heritage Building		Heritage OP Policies and CHIA Guidelines						Comments	
		Conforms, Yes(Y)/No(N)							
No.	Description	a	b	c	d	e	f	“Pros”	“Cons”
1	On-site retention in the original use <sup>i</sup>	Y	N	N	N	N	N	<p>Preservation of original location but publicly accessible use unlikely.</p> <p>Full restoration and visibility of subject CHR in its original Georgian Revival form with its four elevations’ attributes in an independent structure.</p>	<p>Limits the potential re-use of CHR.</p> <p>Negative impact of increased scale of development along Bathurst Street not compatible with CHRs long-term conservation.</p> <p>Isolating the heritage resource from its links to the community use and its historical association with the adjacent properties to the north.</p>
2A	On-site retention in an adaptive re-use <sup>ii</sup> (Located at southeast corner, facing Bathurst St.)	N	Y	N	N	N	Y	<p>Integration with the new development but publicly accessible use unlikely.</p> <p>Full restoration of subject CHR in its original Georgian Revival form but only with its three elevations’ attributes.</p> <p>Orientation to Bathurst Street and ravine is similar.</p>	<p>Limits the potential re-use of CHR.</p> <p>Physical framework is incompatible with the construction and spatial needs of a mid-rise residential development.</p> <p>Isolating the heritage resource from its links to the community use and its historical association with the adjacent properties to the north.</p> <p>Negative impact of high vehicular traffic along Bathurst Street.</p> <p>Limiting the visibility of rear façade.</p>
2B	On-site retention in an adaptive re-use <sup>ii</sup> (Located at southeast corner, facing Bathurst St.)	N	Y	N	N	N	Y	<p>Integration with the new development but publicly accessible use unlikely.</p> <p>Orientation to Bathurst Street and ravine is similar.</p>	<p>Limits the potential re-use of CHR.</p> <p>Physical framework is incompatible with the construction and spatial needs of a mid-rise residential development.</p> <p>Obscuring and jeopardizing remaining physical attributes by alterations and additions to 2-1/2 storey original house-form at the rear façade.</p> <p>Isolating the heritage resource from its links to the community use and its historical association with the adjacent properties to the north.</p> <p>Negative impact of high vehicular traffic along Bathurst Street.</p>

# MITIGATION OPTIONS & CONSERVATION STRATEGIES

9000 Bathurst Street, Vaughan, ON  
Vaughan Glen House

Heritage Impact Assessment–Addendum  
31 January 2017

3	Relocate to another site within the same development <sup>iii</sup>  (Located at 10m setback from TOB <sup>iv</sup> , adjacent to pedestrian trail and existing community center)	N	N	Y	Y	Y	Y	<p>Full restoration and visibility of subject CHR in its original Georgian Revival form with its four elevations' attributes in an independent structure.</p> <p>Improving the subject CHR's links to the community use and its historical association with the adjacent properties to the north.</p> <p>Accessed through a Private Road, with less vehicular traffic, and increased pedestrian access.</p> <p>Orientation to Bathurst Street and ravine is similar.</p>	Change to the original location but orientation to Bathurst Street and ravine is similar.
4	Relocate to another site within the same development <sup>iii</sup>  (located in southern proposed parking area, facing private road)	N	N	Y	Y	Y	Y	<p>Full restoration and visibility of subject CHR in its original Georgian Revival form with its four elevations' attributes in an independent structure.</p> <p>Accessed through a Private Road, with less vehicular traffic, and increased pedestrian access.</p>	Change the original location and context.  Orientation to Bathurst Street and ravine is altered.
5	Relocate to another site within the same development <sup>iii</sup>  (Located at 10m setback from TOB <sup>iv</sup> , adjacent to pedestrian trail and proposed senior building )	N	N	Y	Y	Y	Y	<p>Full restoration and visibility of subject CHR in its original Georgian Revival form with its four elevations' attributes in an independent structure.</p> <p>Improving the subject CHR's links to the community use and its historical association with the adjacent properties to the north.</p> <p>Accessed through a Private Road, with less vehicular traffic, and increased pedestrian access.</p> <p>Orientation to Bathurst Street and ravine is similar.</p> <p>Pedestrian trail to its original location.</p>	Change to the original location but orientation to Bathurst Street and ravine is similar.

**Heritage policies from City of Vaughan Official Plan (OP-2010) or Cultural Heritage Impact Assessments  
Guidelines (CHIA-2015)**

- a. “On-site retention in the original use and integration with the surrounding or new development,” (OP.6.2.2.7.a)
- b. “On-site retention in an adaptive re-use,” (OP.6.2.2.7.b.)
- c. “Relocation to another site within the same development,” (OP 6.2.2.7.c.)
- d. “The adaptive re-use of a built heritage resource on a designated heritage property in a manner that does not adversely impact the heritage attributes of the resource.” (OP.6.2.2.8.)
- e. For Avoidance Mitigation, “consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of building without its rear, wing or ell addition.” (CHIA-2015, p.5)
- f. For Salvage Mitigation where “the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable ground, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.”(CHIA-2015, p.5)

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<sup>i</sup> Refer to mitigation option 5.1.a in CHRIA Report, April 26, 2016

<sup>ii</sup> Refer to mitigation option 5.1.b in CHRIA Report, April 26, 2016

<sup>iii</sup> Refer to mitigation option 5.1.c in CHRIA Report, April 26, 2016

<sup>iv</sup> Top of Bank (TOB) of ravine governed by conservation authority

## 4.3 Consideration of Retention and Relocation Alternatives

### 4.3.1 On-Site Retention in the Original Use

The subject CHR on-site retention in the original use (see Table 1 and Figure 15, Option 1) preserves the original location. Its use will be residential-oriented but associated with and limited by the adjacent seniors and condominium building. It would therefore be unlikely to have a publicly accessible use. However, on-site retention would not be feasible without temporary relocation during construction. The proposed below-grade parking garage under the subject CHR requires impermanent displacement which will entail the same impact as permanent relocation.

This retention negatively impacts the subject CHR's long-term conservation due to the higher density uses (i.e. 14 storey seniors and condominium building) which would be proposed to be located on the westerly portions of the subject site in order to fulfill the proposed GFA for this development.

On-site retention isolates the heritage resource from its links to the community use and its historical association with the adjacent properties to the north (i.e. Waldorf School & Jaffari Community Centre).

### 4.3.2 On Site Retention in an Adaptive Re-use

The subject CHR on-site retention in an adaptive re-use (see Table 1 and Figure 16 & 18, Options 2A & 2B) integrates the heritage resource in the new development. Its use will be residential-oriented but associated with and limited by the adjacent condominium building. It would therefore be unlikely to have a publicly accessible use. This siting of the CHR involves its relocating slightly from its original location but at the same building site.

The subject CHR in these two scenarios is located at the southeast corner of the property facing Bathurst Street. However, the buildings location facing directly on Bathurst Street is negatively impacted by high vehicular traffic and will affect the subject CHR's long-term conservation.

Additionally, these siting Options 2A and 2B limit the re-use of the CHR. The subject CHR will be limited to the private operations of the mid-rise residential building's future proposed use (i.e. condominium building). The CHR's physical framework is also incompatible with the construction and spatial needs of a mid-rise residential development. If incorporated in, and surrounded by the new building it will be dwarfed by the approximately 26,500 square feet of proposed adjacent residential space.

On-site retention in an adaptive re-use also isolates the heritage resource from its links to the community use and its historical association with the adjacent properties to the north (i.e. Waldorf School & Jaffari Community Centre).

In Option 2A (see Table 1 and Figure 16, Option 2A), the subject CHR will be detached and structurally independent with the full restoration of its four elevations. However, the subject CHR will be negatively impacted by the new context of the proposed mid-rise residential building. The new construction will limit full visibility of the subject CHR's four elevations. Particularly the rear façade will be obstructed and not fully visible.

In Option 2B (see Table 1 and Figure 17, Option 2B), as another alternative, the subject CHR will be incorporated with the new adjacent building (condominium building). This scenario obscures and jeopardizes the remaining CHR's physical attributes by alterations and additions to the 2-1/2 storey original house-form at the rear façade. The subject CHR could lose its potential to be structurally independent, and to be fully restored to its original Georgian Revival form. The CHR



does not have the physical framework to meet the spatial needs of a mid-rise residential development. If adaptive re-use is mandated, the 2-1/2 storey house-form will be subjected to incompatible forms of alterations and additions, and may obscure and jeopardize its remaining physical attributes.

#### 4.3.3 Relocation to Another Site within the Same Development

Relocating the subject CHR to another site within the same development (see Table 1 and Figure 18, 19 & 20, Options 3, 4 & 5) provide for full restoration of its four elevations, the visibility of its original Georgian Revival form and its independent structure. This strategy can improve the subject CHR's links to the community use and its historical association with the adjacent properties to the north.

In Option 4 (see Table 1 and Figure 19), the CHR siting is considerably removed from its original location, and, furthermore, diverges significantly from its contextual orientation to Bathurst Street and the ravine setting.

In Option 3 (see Table 1 and Figure 18) and Option 5 (see Table 1 and Figure 20), the original location of the subject CHR has been changed but its orientation to Bathurst Street and the ravine is similar such that the historic building is located in the same context. These relocation sites are away from the heavier vehicular traffic along the Bathurst Street arterial and they are adjacent to and accessed by a private road and closer to a natural corridor that forms part of the Oak Ridges Moraine together with a pedestrian trail system. The proposed sites allow the subject CHR to be integrated into the adjacent natural heritage system with generous setbacks and landscaping buffers.



## 5 CONCLUDING RECOMMENDATIONS

### 5.1 Recommended Relocation Site

This 2017-CHIA-Addm Report results in a proposed conservation strategy involving the CHR's relocation within the subject property. This proposed conservation strategy supports the subject CHR's long-term conservation and economic viability.

The selected strategy to relocate the structure recognizes several criteria within the overall planning framework. The relocation site for the heritage structure can be evaluated according to the following four-component criteria:

- *To secure the heritage structure from negative impact of increased scale of development and arterial road traffic in close proximity to Bathurst Street that is not compatible with the CHR's long-term conservation.*
- *Encouraging the heritage resource's links to the community use and its historical association with the adjacent properties to the north*
- *Supporting the full potential re-use of the CHR as an independent structure separate from the new residential development.*
- *Avoiding the obscuring and jeopardizing of the remaining physical attributes by alterations and additions to 2-1/2 storey original house-form.*

The Options 3 and 5 relocation sites comply with these four-point criteria. This proposed conservation strategy may be combined with various forms of historical commemoration, discussed in the section below.

As discussed in this report and the previous 2016-CHIA, within the property owner's lands, the areas adjacent to the 10-metre TOB buffer zone demonstrate a high contextual compatibility with the listed CHR (see Table 1 and Figure 18 & 20, Options 3 & 5). These areas are close to the original location of the Vaughan Glen House. These areas also commemorate the historical development of the Vaughan Glen property, and its relationship with the adjacent properties to the north. The historical association of the subject property with the two northerly institutions can be traced to the sites of the TWS, HFC, and original Vaughan Glen buildings along the river valley lands.

Between Options 3 and 5, Option 5 (see Table 1 and Figure 20) is the recommended relocation site for the CHR which provides the most advantages ("Pros", Table 1) by keeping the original building orientation to Bathurst Street and the ravine as well as proper integration with the new development. The proposed siting within conceptual relocation site orients the south side elevation of the Vaughan Glen House towards the rear (north) elevation of the new six-storey seniors building. At the same time, this Option 5 relocation site presents the CHR as an independent structure whose use could be separate from the new residential development and could be related to the ISI-AJ Jaffari Community Centre in close pedestrian proximity to the west.

The Option 5 proposed relocation site keeps the longitudinal section of the Vaughan Glen House in the north-south direction. Within this conceptual proposal, the building is accessed through a private road. Entry to the heritage structure can be informally through its rear west elevation. The principal (east) elevation of the house is oriented towards the 10-m wide buffer or pedestrian trail zone, and a concrete staging area which could still retain a formal pedestrian entrance. Heritage policies and guidelines encourage the pattern of visibility and access of the original siting to be maintained within the relocation site.

The proposed relocation site is still conceptual, and must be further developed and finalized through a future Site Plan Application ('SPA'). The future SPA process will allow the closer examination of the proposed relocation site, which may also be detailed with a landscape plan, incorporating buffering strategies for the listed CHR.

## 5.2 Commemorative Landscaping & Historical Commemoration Strategies

As part of the proposed Option 5 relocation site for the CHR, vegetation buffer zones, tree planting, site plan control, and other planning mechanisms may be incorporated. Indigenous planting may be implemented as buffer strips around the relocated Vaughan Glen House to contribute to the collective understanding of Vaughan's historical period. The landscaping design could incorporate salvaged elements from the former Vaughan Glen Hospital.

New streets and other public assets, such as parkettes, incorporated in the development, can also be named to commemorate the site's historical land uses, past owners, landscape and land form features. Interpretative plaques should also be integrated for future visitors to be informed about the site's historical context. These commemorative strategies must be finessed to avoid misconstruing history. For instance, the proposed public road within the new development may be named, for example, as "Vaughan Glen Drive" since the subject property was certainly associated with the history of Vaughan Glen Hospital.

A commemorative plaque may also be incorporated to mitigate the relocation of the Vaughan Glen House to a different site along Bathurst Street. The original location of the subject house would be in the courtyard between the new seniors and condominium buildings. A commemorative plaque could be located in the courtyard and can be combined with a pedestrian trail between the plaque and the CHR along the ravine buffer, which would emulate the context of the original Vaughan Glen property. In addition, as a form of Historical Commemoration, research-related information, contained in this CHIA and other component studies for the subject property, may be incorporated into an information depository. Such records will aid in the planning of the project and other future developments in the area.

## 5.3 Heritage Conservation Plan and Other Submissions

The implementation strategies for the conservation of the Vaughan Glen House will be outlined, in more detail, through the submission of Conservation Plan Drawings. A Conservation Plan, according to the Ontario Heritage *Tool Kit*, is a submission that describes "repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures" required to preserve a heritage resource. This submission is more typically required at a subsequent stage of development approval such as the Site Plan Approval for the subject property.

The Conservation Plan will include components such as a Building Material Inventory, a Stabilization/ Relocation Plan, and other detailed drawings and specifications. The Conservation Plan and its components will demonstrate the range of measures that will be undertaken to protect the Vaughan Glen House during the approvals and development processes. It will also present the conditions assessment of the building through a general overview of the critical exterior elevations and their portions that require restoration work. The description of the conservation work, or the "outline" specification, for each exterior element will address the architectural features that are "character-defining" and of particular heritage value. This outline will serve as a guide to be developed but not treated as a construction document. The Conservation Plan therefore represents a first step in upgrading the building exterior, and discusses the building's conditions on a 'macro' level. It forms the

## CONCLUDING RECOMMENDATIONS

implementing submission intended to guide the future specifications and drawings which will outline the detailed restoration methods.

As part of this process, the proposed relocation site for the Vaughan Glen House will be subject to subsequent City approvals, such as Site Plan Approval, Heritage Permit, and Building Permit Applications (i.e. for new foundations and renovations). These approvals will need to be supported with submissions specifically related to the preservation of the property's heritage attributes, such as Architectural Preservation Drawings, Site Restoration Plans, etc. Detailed construction documents – comprising drawings and specifications – will also need to be prepared for each component of the restoration work. To undertake the proposed restoration work, a Heritage Permit Application must be submitted to the City's Heritage Planning Section, and will require:

- design detailing,
- materials and colours,
- reproduction windows,
- roof material, and
- stucco repair methods.

These and other submissions for various applications will require the City's heritage approval through the Heritage Vaughan Committee, and ultimately, Council. Therefore, during the development process, the City heritage authority will have the opportunity to review and approve the heritage compatibility of this project. In conclusion, it is the opinion of this CHIA Addendum that the proposed relocation of the CHR as part of development proposal is an acceptable mitigation strategy for preserving the Vaughan Glen House within the Thornhill-Woods or Carville community.

9000 Bathurst Street, Vaughan, ON  
Vaughan Glen House

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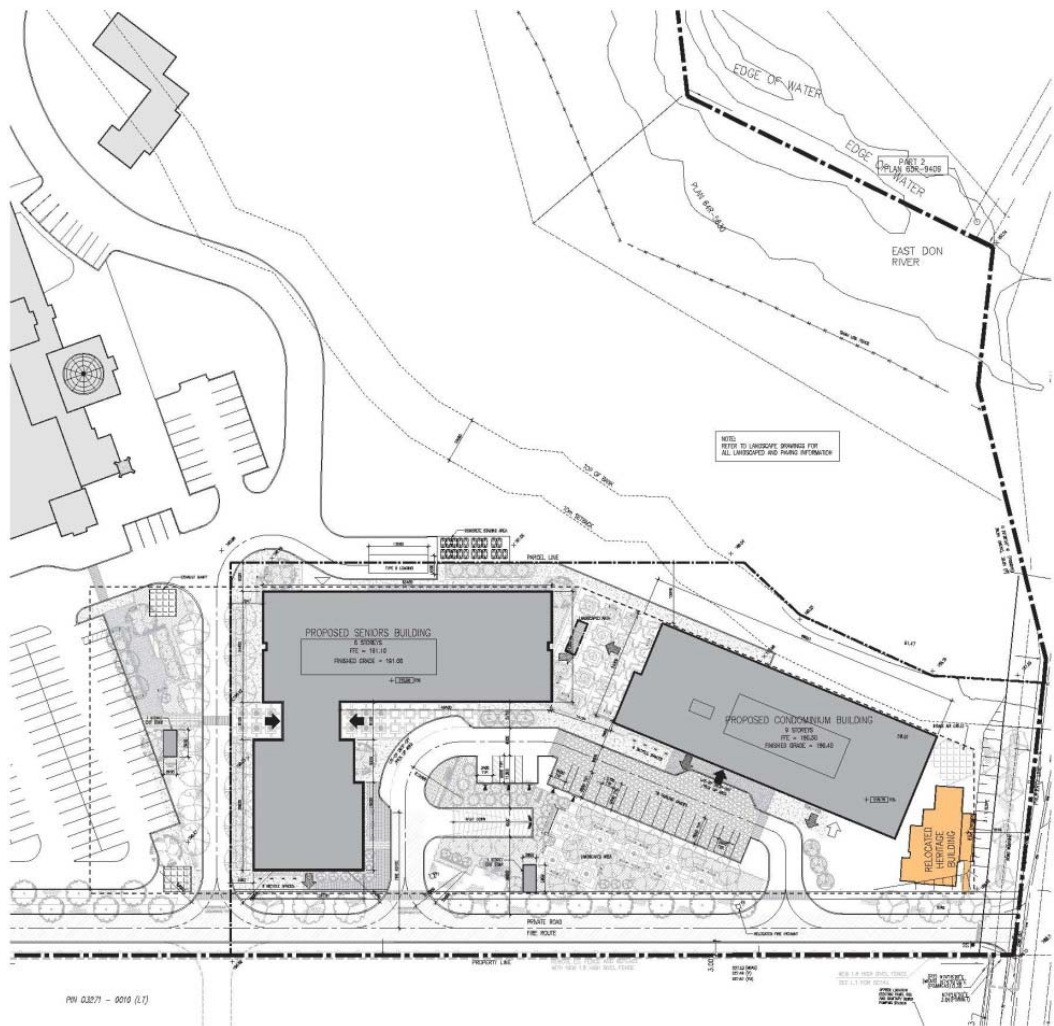
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Vaughan Glen House

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**Figure 16 - Option 2A On Site Retention in an Adaptive Re-use**

(Located at southeast corner, facing Bathurst St.)



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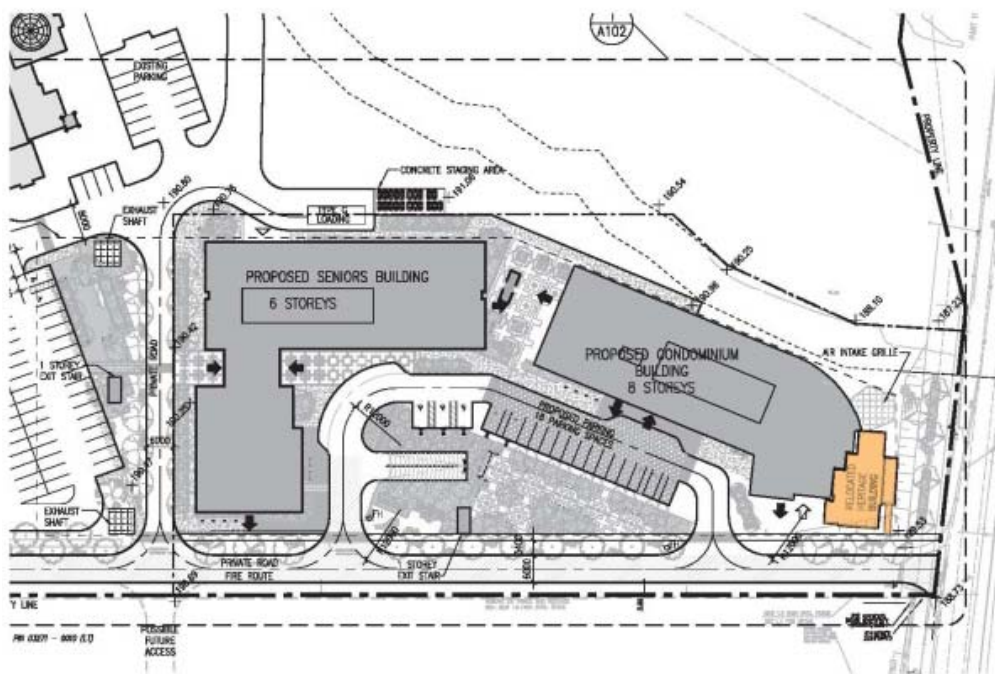
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**Figure 17 - Option 2B On Site Retention in an Adaptive Re-use**

(Located at southeast corner, facing Bathurst St.)



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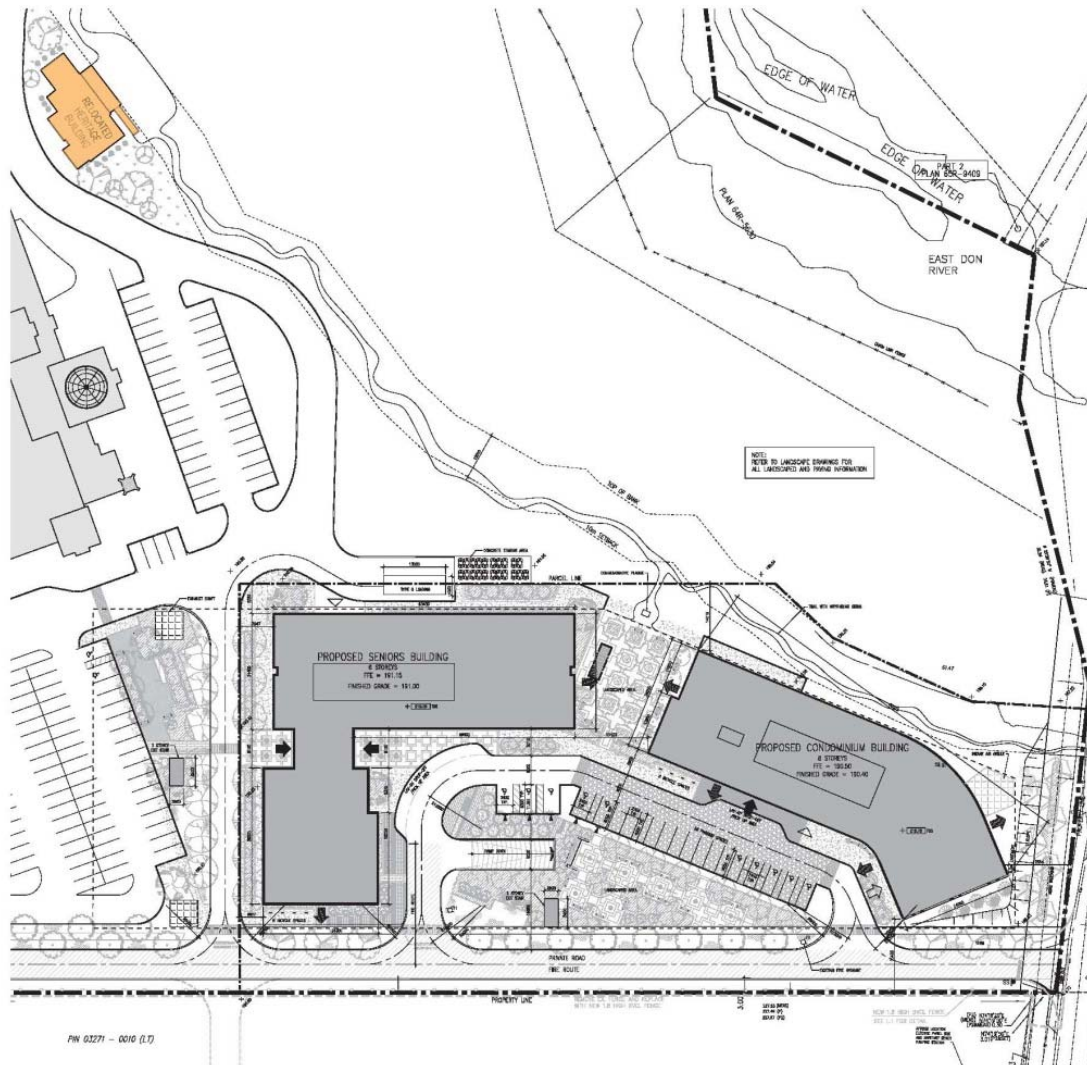
## CONCLUDING RECOMMENDATIONS

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**Figure 18 - Option 3 Relocation to Another Site within the Development**

(Located at 10m setback from TOB, adjacent to pedestrian trail and existing community centre)



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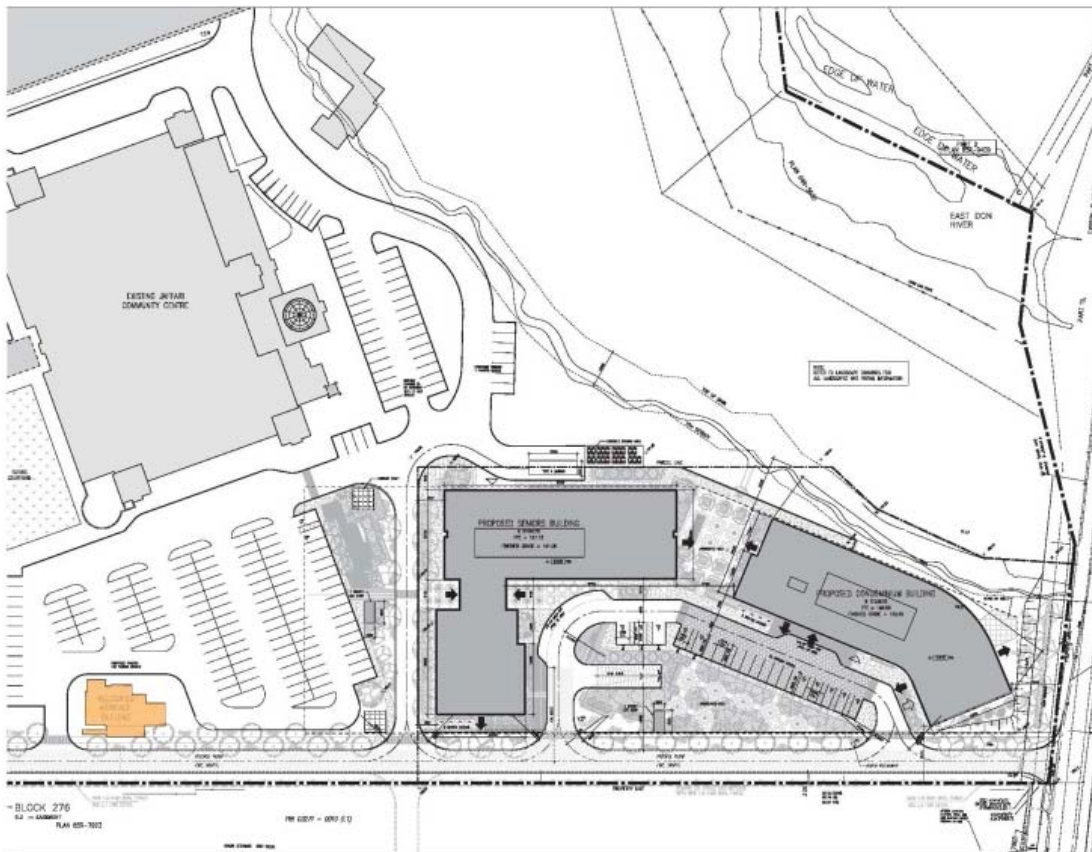
## CONCLUDING RECOMMENDATIONS

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**Figure 19 - Option 4 Relocation to Another Site within the Development**

(located in southern proposed parking area, facing private road)



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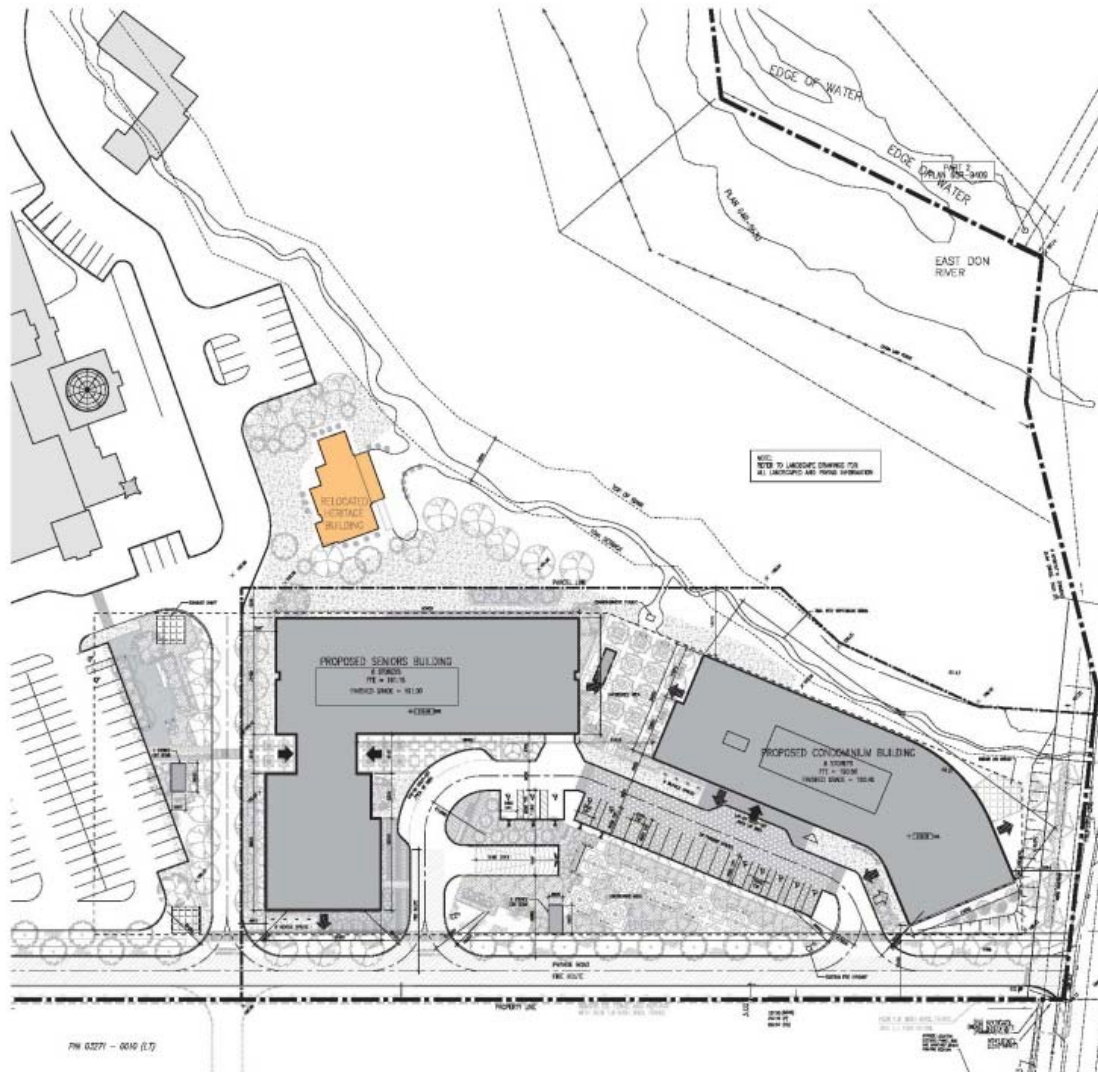
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9000 Bathurst Street, Vaughan, ON  
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**Figure 20 - Option 5 Relocation to Another Site within the Development**

(Located at 10m setback from TOB, adjacent to pedestrian trail and proposed seniors building )



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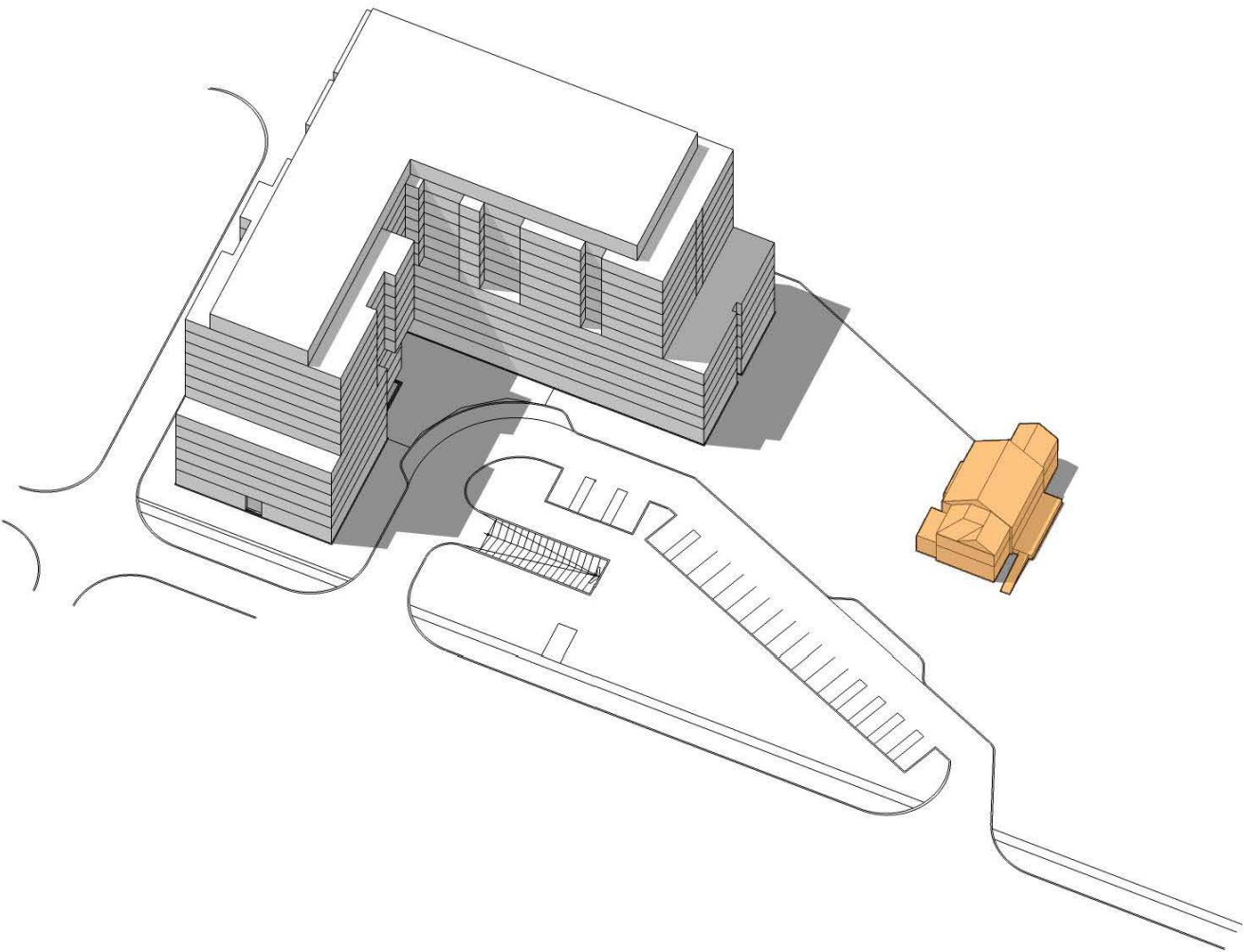
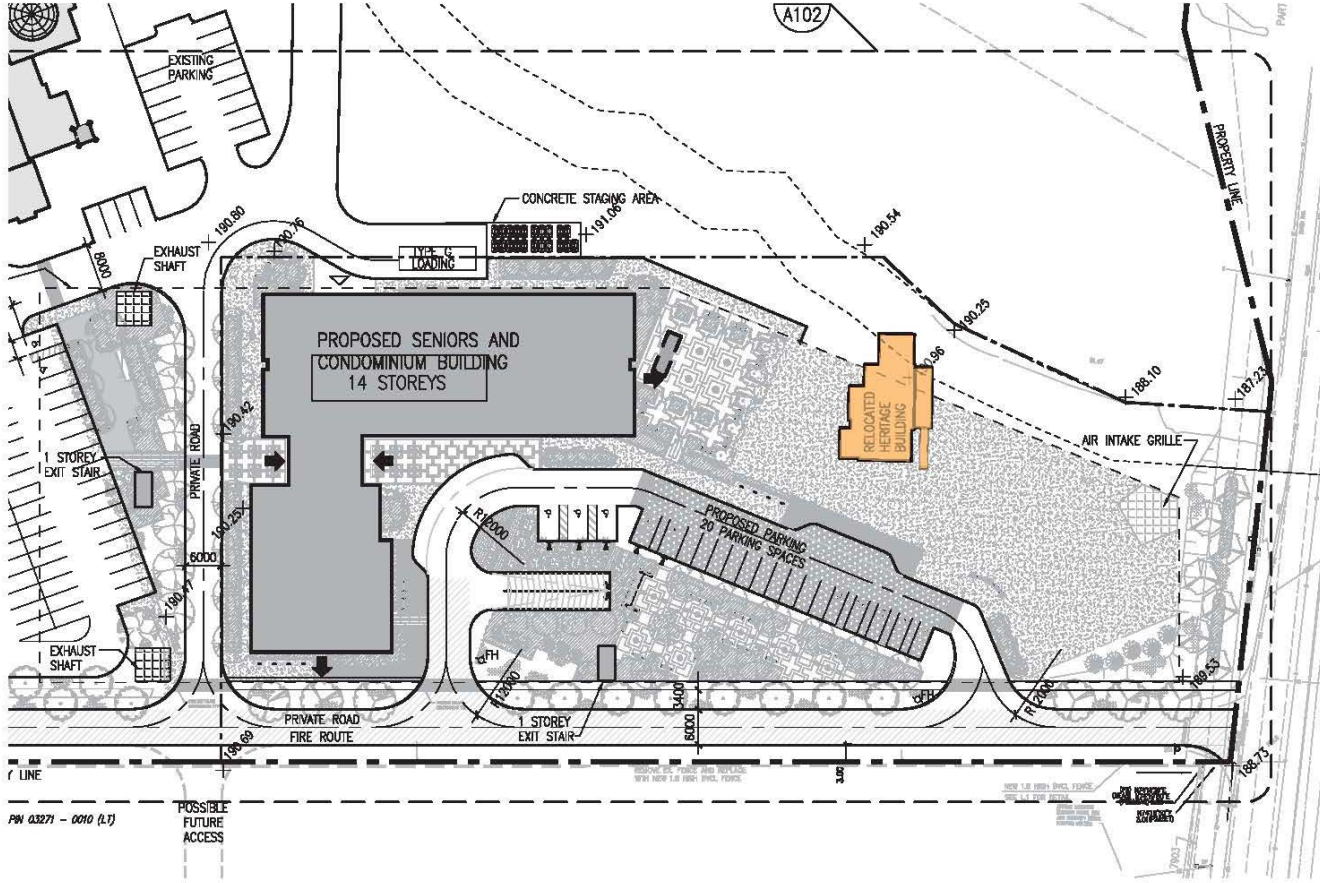
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## 6 APPENDICES


- APPENDIX A. RELOCATION OPTION DRAWINGS
- APPENDIX B. URBAN DESIGN & CULTURAL HERITAGE DIVISION MEMO, MAY 13, 2016  
RESPONSE TO HERITAGE STAFF COMMENTS ON VAUGHAN GLEN HOUSE HIA,  
JULY 5, 2016, *AREA*
- APPENDIX C. CASE STUDIES OF OTHER HERITAGE RESOURCES WITHIN VAUGHAN,  
JULY 5, 2016, *AREA*
- APPENDIX D. QUALIFICATIONS OF AREA

**APPENDIX A.**

**RELOCATION OPTION DRAWINGS**



Option 1  
Heritage Building at Existing Location



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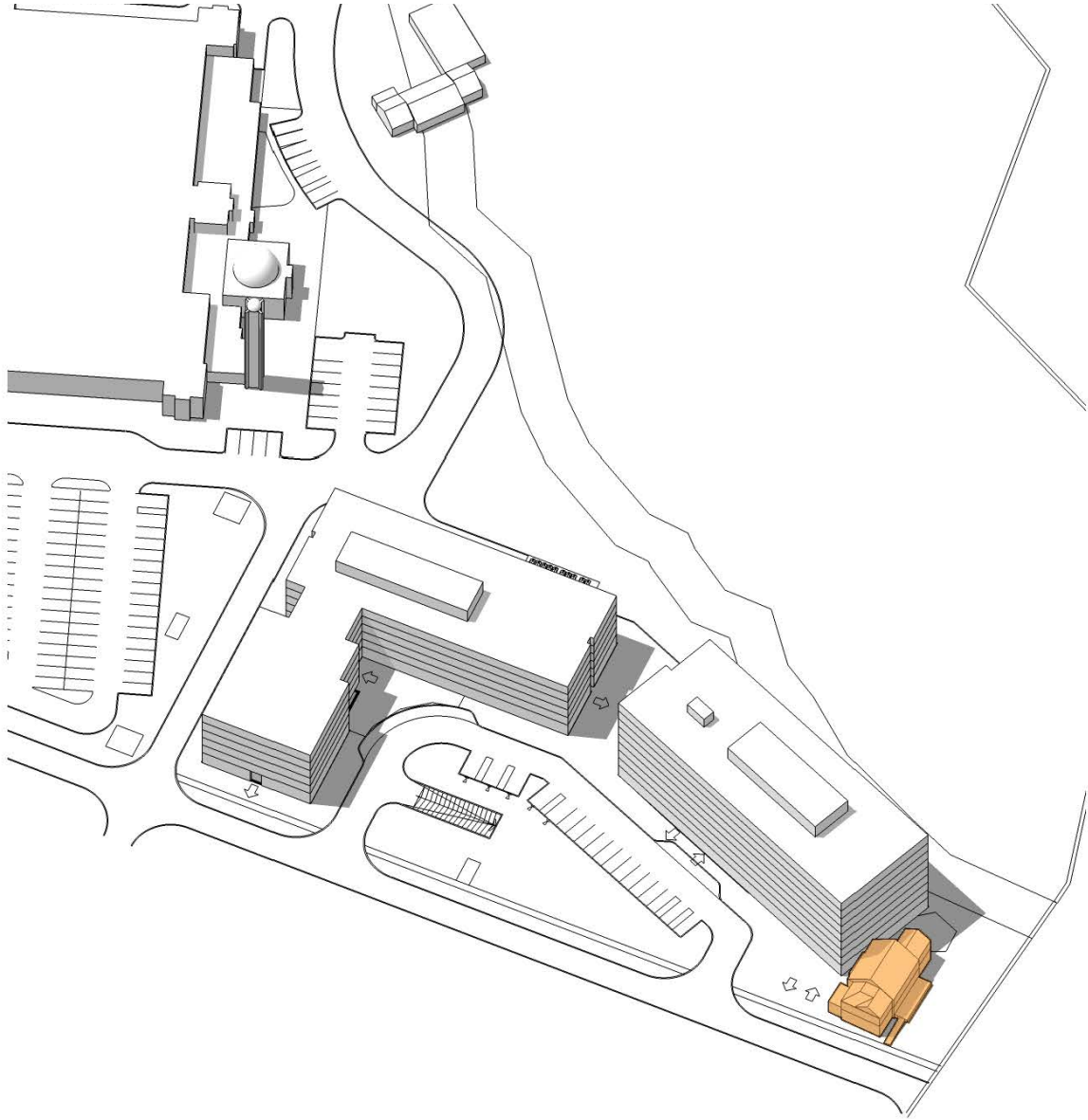
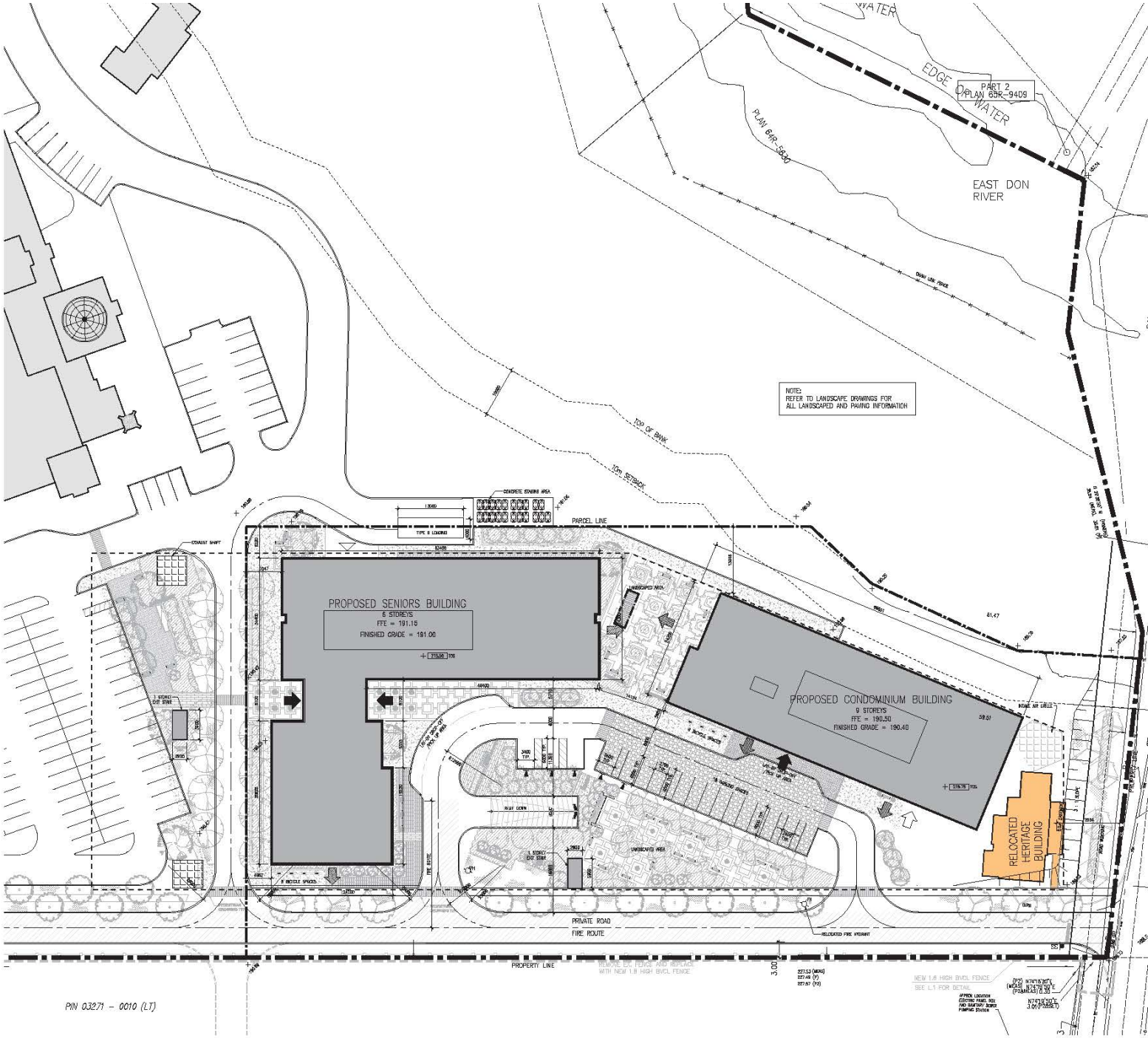
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**Massing**

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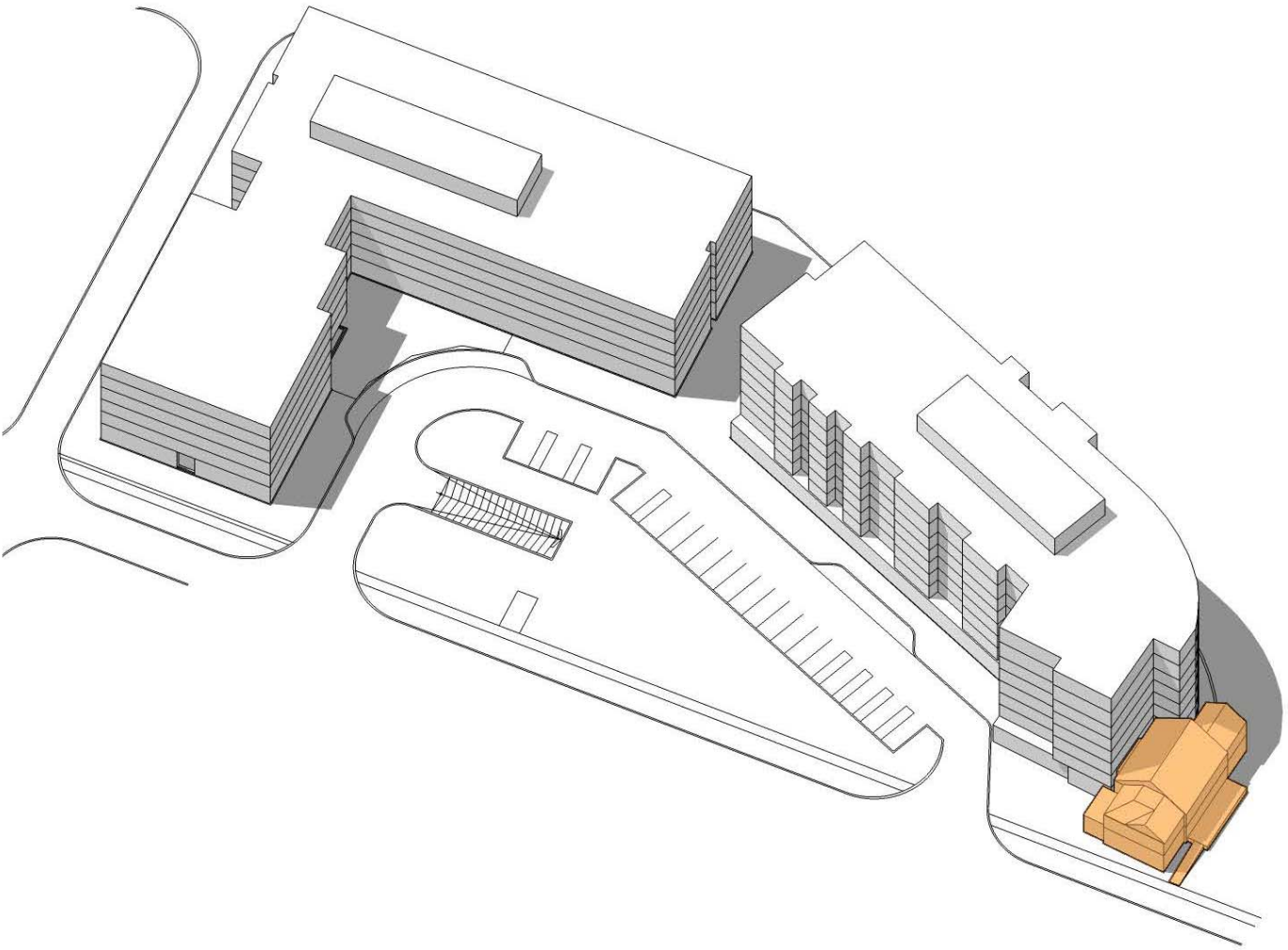
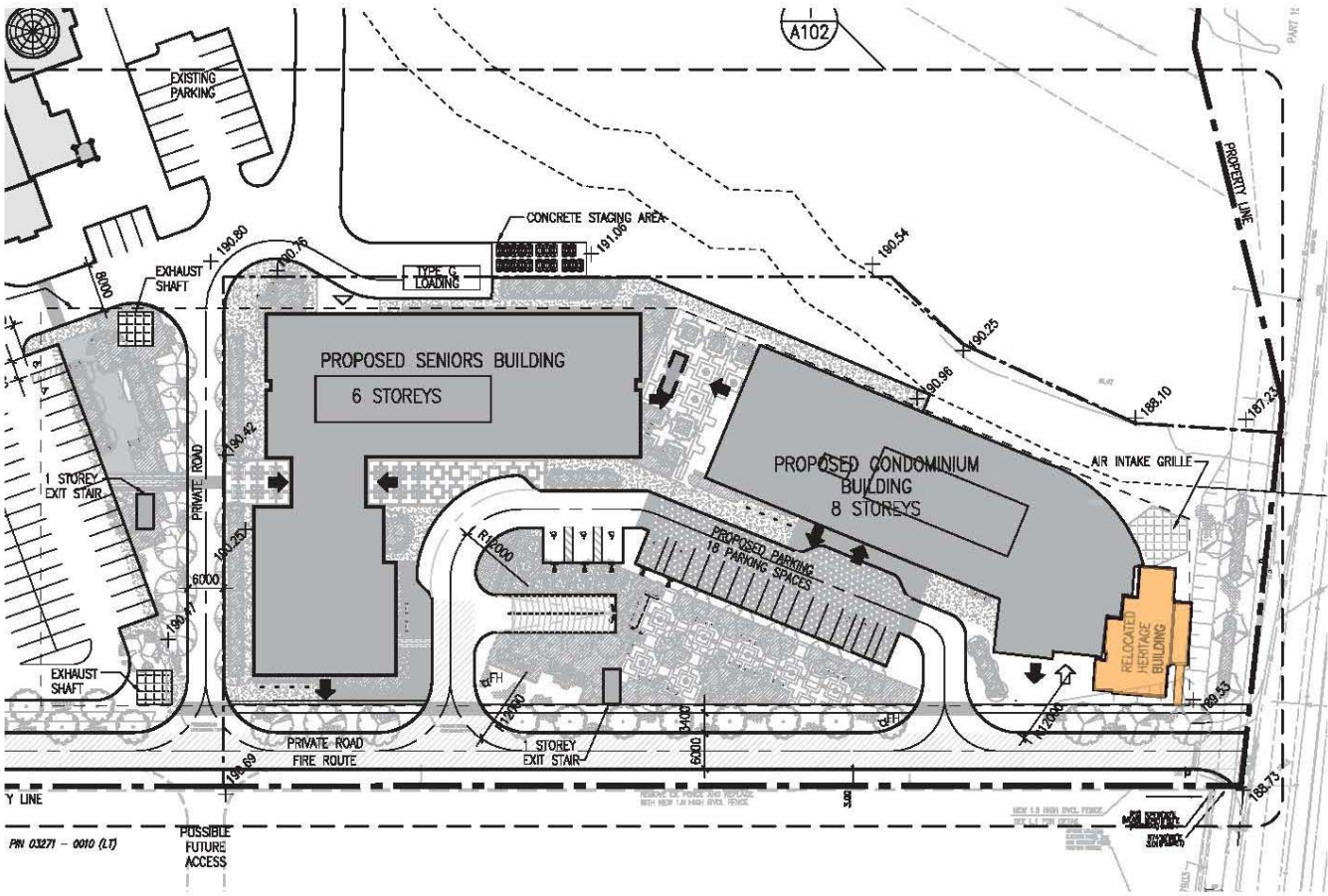
Option 2- A  
Heritage Building Relocated to Southeast Corner Facing Bathurst Street

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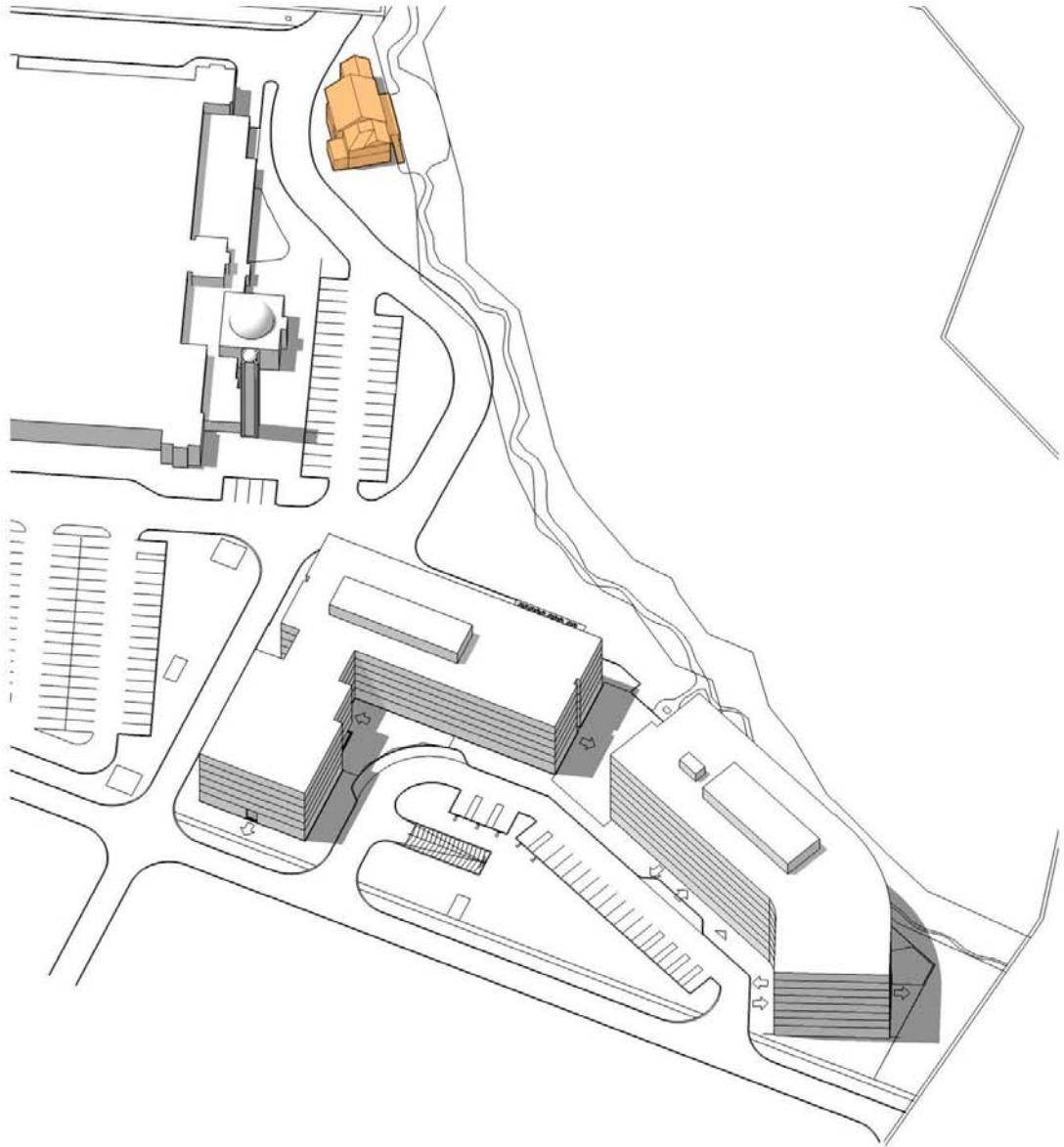
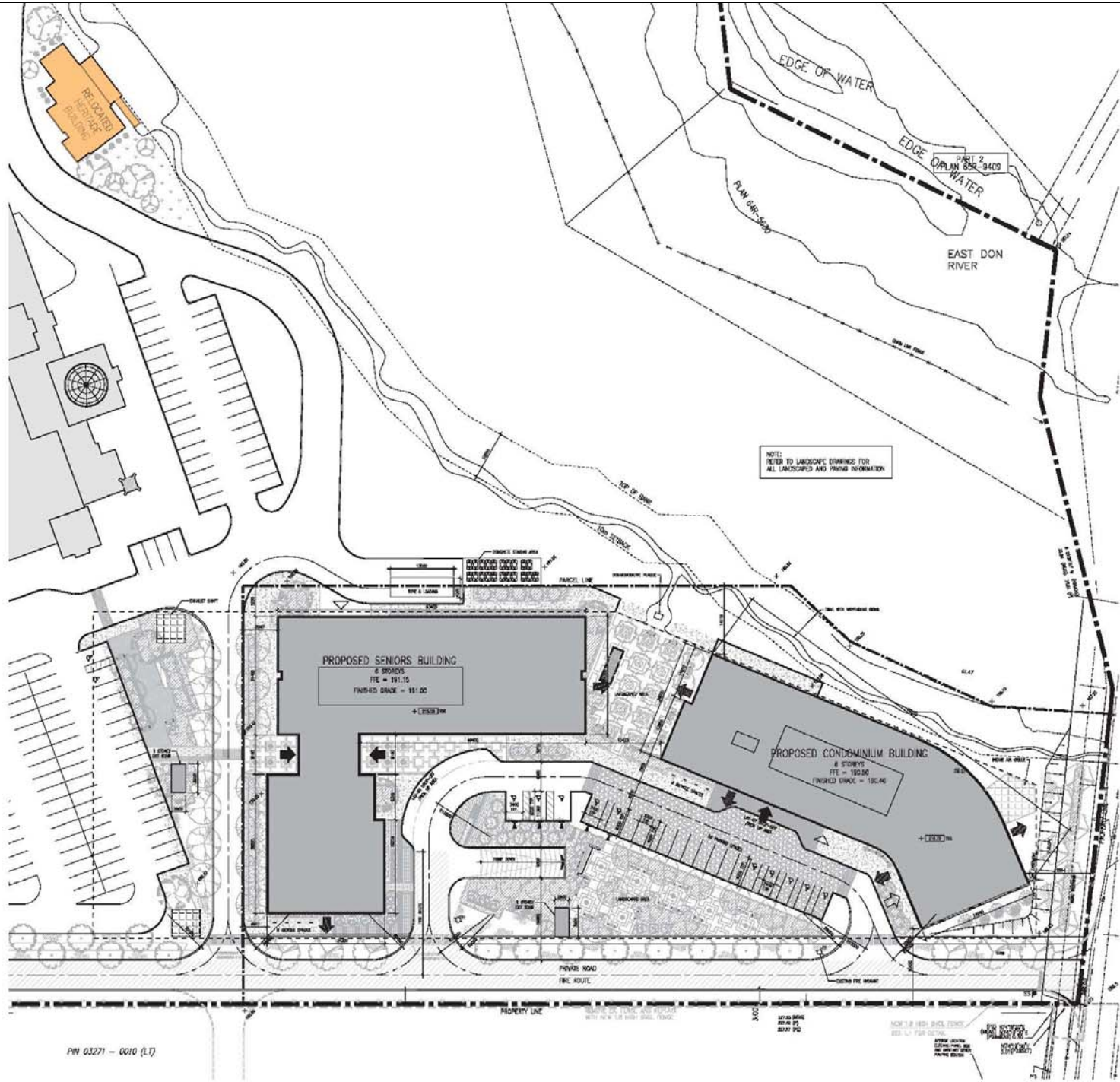
Option 2-B  
Heritage Building Relocated to Southeast Corner Facing Bathurst Street

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Option 3

Heritage Building Relocated to South Corner of  
Jaffari Community Centre Facing The Ravine

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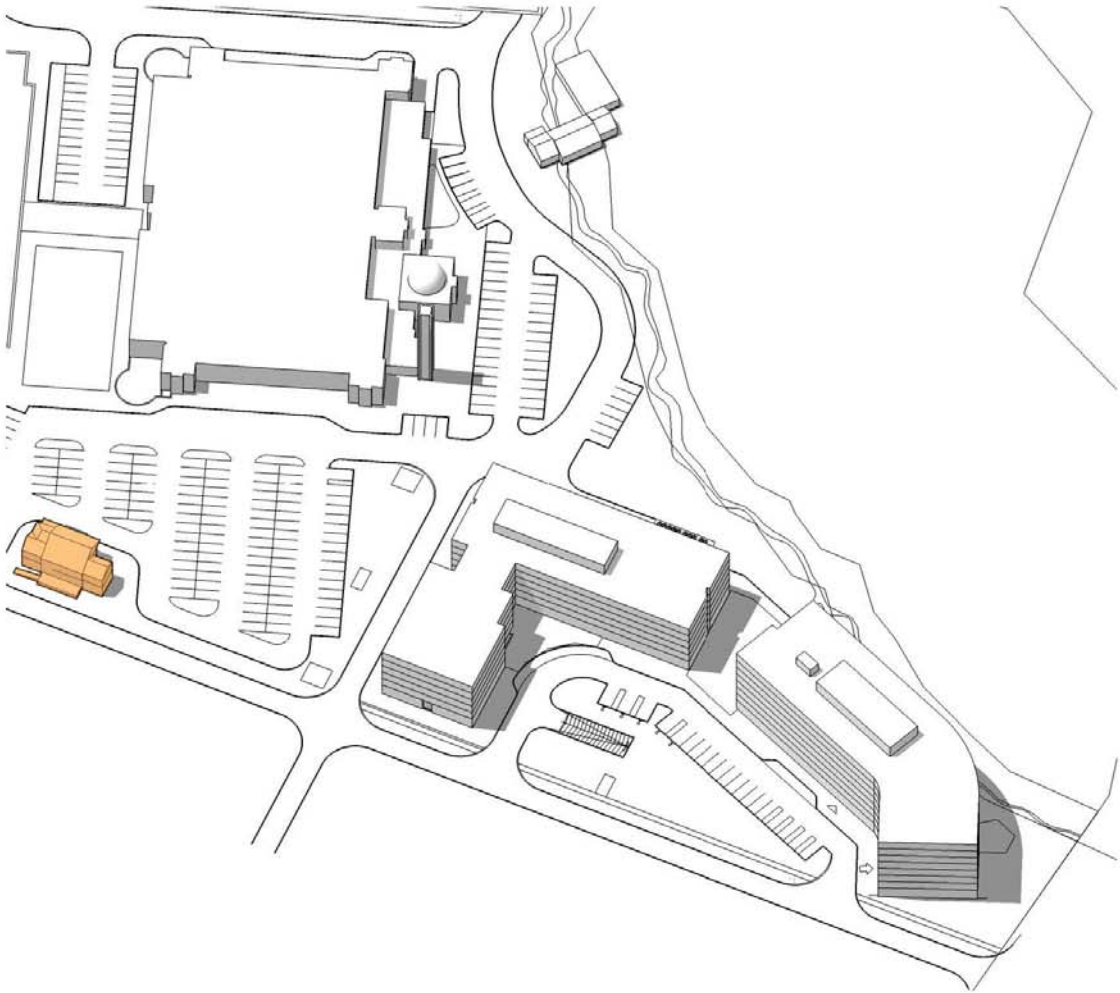
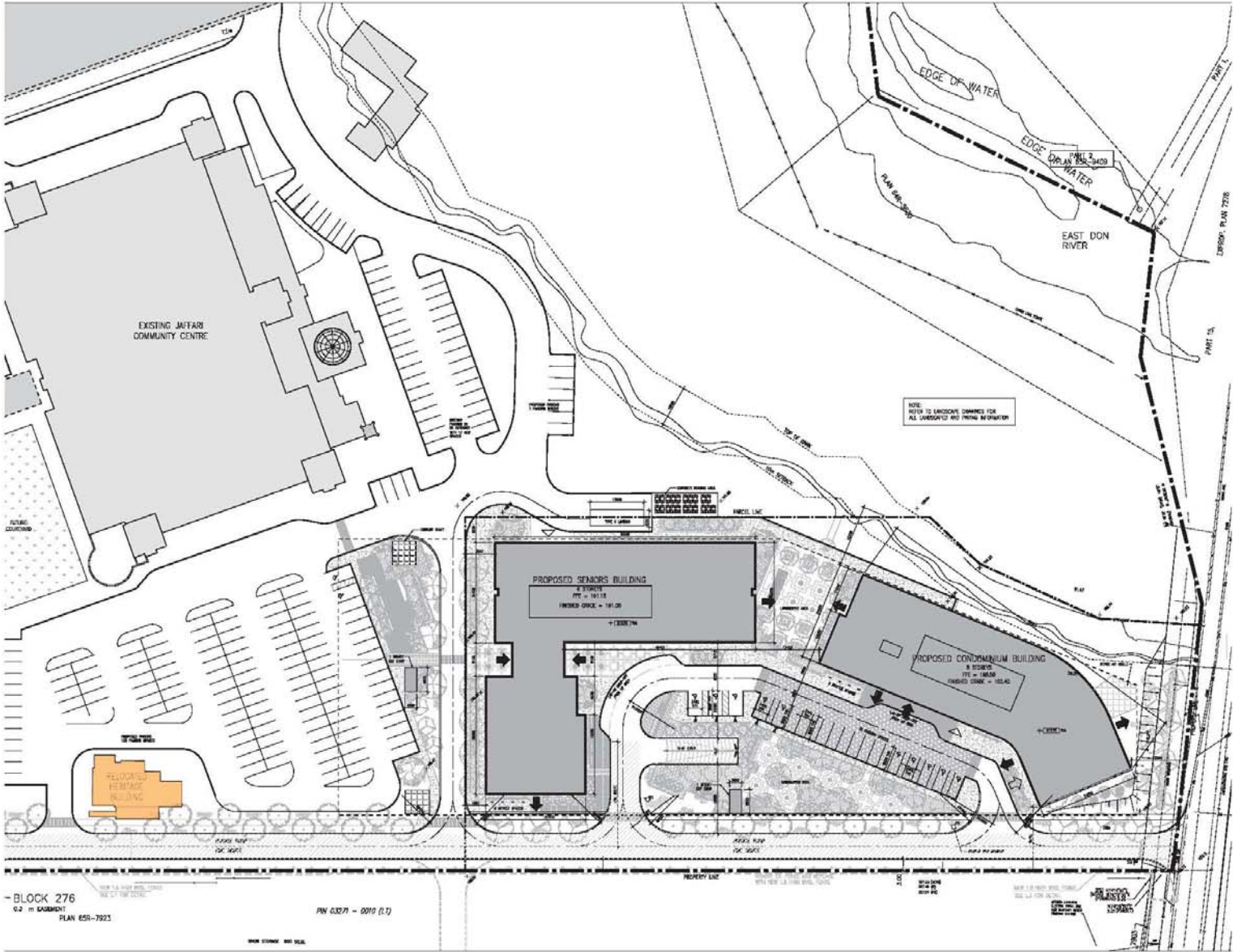
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Option 4

Heritage Building Relocated to South of  
Jaffari Community Centre



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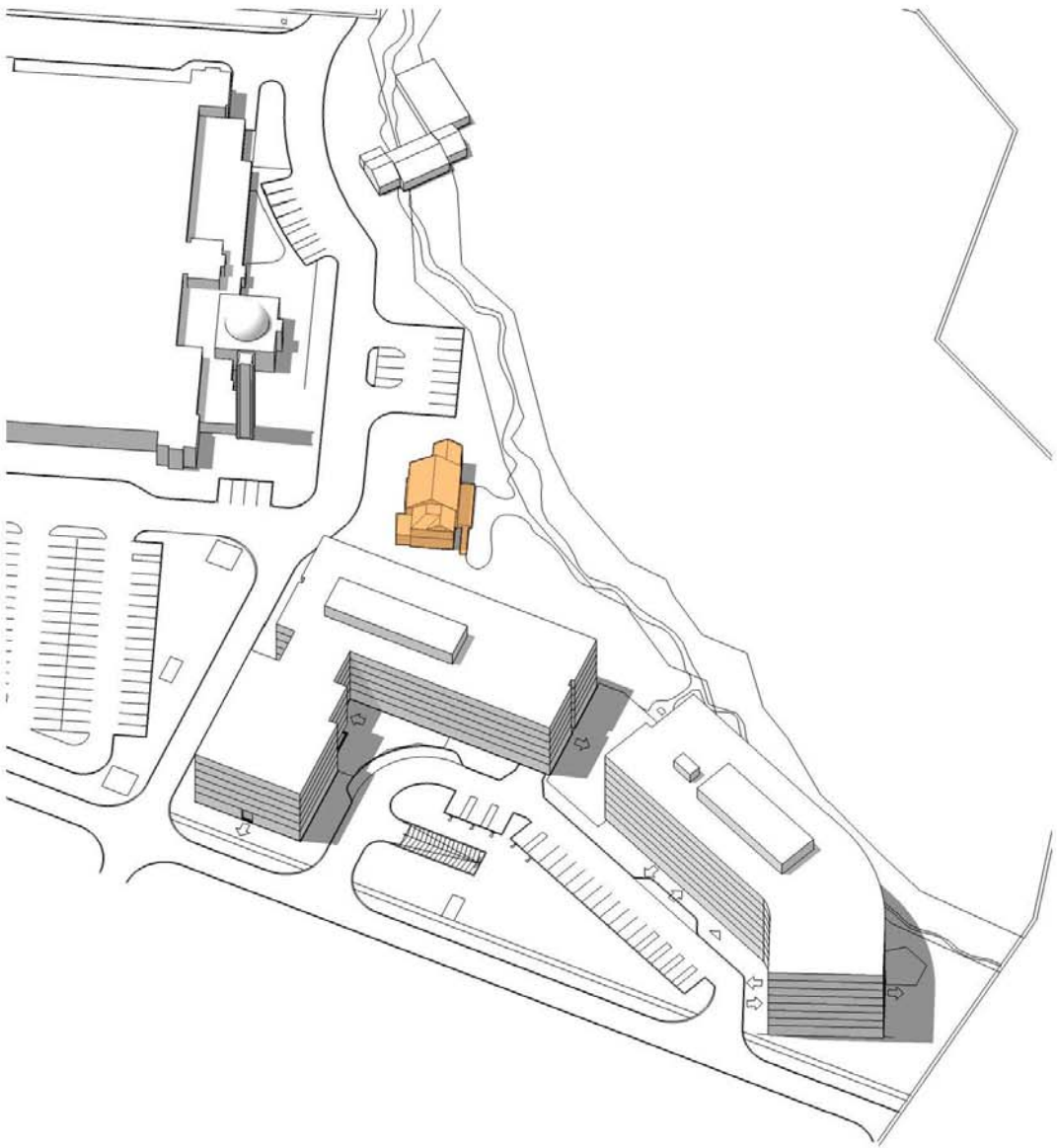
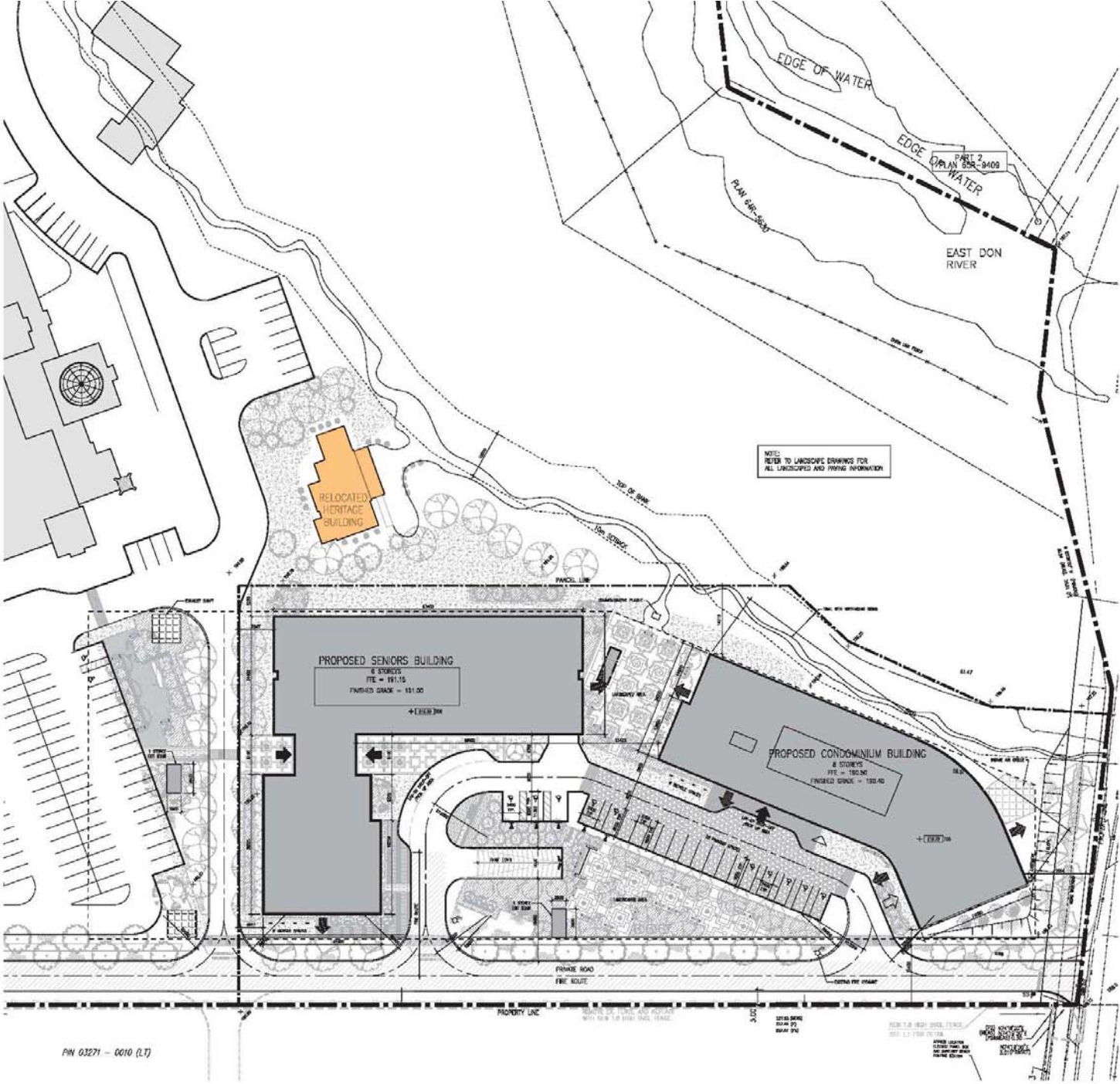
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Option 5

Heritage Building Relocated to North Corner of  
Jaffari Community Centre Facing the Ravine

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## **Eight Guiding Principles in the Conservation of Built Heritage Properties**

The following guiding principles are ministry statements in the conservation of built heritage properties and are based on international charters which have been established over the century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the "why" of every conservation activity and apply to all heritage properties and their surroundings.

### **1. RESPECT FOR DOCUMENTARY EVIDENCE:**

**Do not base restoration on conjecture.**

Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

### **2. RESPECT FOR THE ORIGINAL LOCATION:**

**Do not move buildings unless there is no other means to save them.**

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

### **3. RESPECT FOR HISTORIC MATERIAL:**

**Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary.**

Minimal intervention maintains the heritage content of the built resource.

### **4. RESPECT FOR ORIGINAL FABRIC:**

**Repair with like materials.**

Repair to return the resource to its prior condition, without altering its integrity.

### **5. RESPECT FOR THE BUILDING'S HISTORY:**

**Do not restore to one period at the expense of another period.**

Do not destroy later additions to a building or structure solely to restore to a single time period.

### **6. REVERSIBILITY:**

**Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.**

e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

### **7. LEGIBILITY:**

**New work should be distinguishable from old.**

Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

### **8. MAINTENANCE:**

**With continuous care, future restoration will not be necessary.**

With regular upkeep, major conservation projects and their high costs can be avoided.

For more information, please call the Ministry of Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or refer to the website at [www.culture.gov.on.ca](http://www.culture.gov.on.ca).

Spring 2007

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# THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

## General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

## Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

## Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.





VIEW FROM SOUTH

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901 King Street West, Suite 701  
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**9000 BATHURST STREET**

Vaughan, Ontario  
Project No. 12095  
25 September 2015  
Submitted for Rezoning

PERSPECTIVE VIEWS **CONDOMINIUM AND SENIORS BUILDINGS**





VIEW ALONG BATHURST LOOKING NORTH



Attachment 8a – Vaughan Glen House





Attachment 8b – Vaughan Glen House – left side and rear elevations





Attachment 8c – Vaughan Glen House – rear upper porch and wall construction





**Attachment 8d – Don Valley River from Bathurst and trail near river**





**Attachment 8e – Vaughan Glen House from Bathurst and general area of relocation**

