

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 19, Report No. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 23, 2015, as follows:

By receiving the following Communications:

C8. Frank & Caterina Principe, dated June 15, 2015; and

C9. Bill & Jana Manolakos, dated June 16, 2015.

**19 DEMOLITION REQUEST OF PART V DESIGNATED BUILDING – 9796 KEELE STREET
WARD 1 – VICINITY OF KEELE STREET AND MERINO ROAD**

The Committee of the Whole recommends:

- 1) That the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Urban Design and Cultural Heritage, dated June 16, 2015, be received; and**
- 2) That Communication C5 from Ms. Caterina Facciolo, Brattys LLP, Keele Street, Vaughan, dated June 15, 2015, advising that the application for demolition has been withdrawn, be received.**

Recommendation

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

1. THAT the proposed demolition of the building located at 9796 Keele Street, Designated Part V under the Ontario Heritage Act, BE REFUSED.

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 1: To significantly reduce our use of natural resources and the amount of waste we generate

Objective 1.6: "To continue to reduce the amount of waste generated by Vaughan citizens, businesses and institutions"

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

Items that require Council decisions are first brought to the Heritage Vaughan Committee as a Municipal Heritage Committee established under Section 28 of the Ontario Heritage Act to advise Council on heritage matters, as discussed in the "Process and Heritage Vaughan Referral" section of this report.

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Purpose

The purpose of this report is to seek a Council decision on the demolition request for the Part V Designated building at 9796 Keele Street in the Maple Heritage Conservation District. The building is classified as a non-heritage building in the Village of Maple Heritage Conservation District Guidelines (2007), and therefore the Guideline's policies for non-heritage buildings apply. The City's Built Heritage Evaluation scores the building as "Significant", as the house is a unique residential expression of Edwardian Classicism with an Arts-and-Crafts influence, is in remarkable original condition, and architecturally contributes to the south end of the village. Given that the building is supportive of the overall heritage character of the District, Cultural Heritage staff's position is that any future redevelopment of the site should explore all opportunities to integrate the cultural heritage asset into the design.

Background - Analysis and Options

Location	The subject property is located on the west side of Keele Street, south of Major Mackenzie Drive, specifically at the northwest corner of Keele Street and Merino Road at 9796 Keele Street in the Maple Heritage Conservation District as shown in Attachment #1.
Heritage Status and Building Information	<p>Designated Part V, Ontario Heritage Act, Maple Heritage Conservation District.</p> <p>The building is likely constructed in the early 1900s and moved to its current location circa 1972 by the Stong family, who owned property in both North York and Vaughan, as is evident from the newer foundation. The architecture is an interpretation of Edwardian Classicism with Arts-and-Crafts influence.</p> <p>The building is identified as a non-heritage building on Map 4 of the Village of Maple Heritage Conservation District Guidelines (2007) and therefore the following policies apply:</p> <p>2.4.3 Objectives for Non-Heritage Buildings</p> <ul style="list-style-type: none">• To retain and enhance complementary characteristics of non-heritage buildings.• To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District. <p>4.3.3 Demolition of Non-Heritage Buildings</p> <p>Generally, the demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.</p>
Consultant Heritage Evaluation	<p>The Applicant has submitted a Heritage Impact Assessment shown in Attachment #3, written by a qualified heritage consultant, and recommends demolition of the building on the subject property.</p> <p>Cultural Heritage staff notes that the Heritage Impact Assessment submitted by the Applicant refers to the criteria of Ontario Regulation 9/06 of the Ontario Heritage Act - Criteria For Determining Cultural Heritage Value Or Interest - which is used to determine if property may be designated under Part IV, Section 29 of the Act. The building is currently Designated Part V of the Ontario Heritage Act.</p>

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City Built Heritage Evaluation	<p>The City of Vaughan Built Heritage Evaluation of the subject property scored a rating of 69/100 which is a “B – Significant” grade shown in Attachment #2. The City’s evaluation of the heritage resource concludes that the architecture is supportive of the overall heritage character of the District.</p> <p>Heritage architectural details noted in the City of Vaughan Built Heritage Evaluation and the Record of the District’s Built Form published as Volume 1 of the Village of Maple Heritage Conservation District Plan, include: a front door framed by classically-inspired, gabled aedicule, arched windows with decorative brick arches and concrete sills, Edwardian-style projecting bay window with stain glass, classically-inspired, dentilled wooden cornice around entire building at eaves height, bell-fry on roof, and small verandah with ornate gingerbread above.</p>
Ontario Regulation 9/06 Evaluation	<p>As the Applicant conducted an evaluation of the property using Ontario Regulation 9/06, staff conducted the same exercise.</p> <p>A property may be designated Part IV, Section 29 if one or more of the following three criteria are met:</p> <ol style="list-style-type: none">1. The property has design value or physical value because it,<ol style="list-style-type: none">i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,ii. displays a high degree of craftsmanship or artistic merit, oriii. demonstrates a high degree of technical or scientific achievement.2. The property has historical value or associative value because it,<ol style="list-style-type: none">i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, oriii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.3. The property has contextual value because it,<ol style="list-style-type: none">i. is important in defining, maintaining or supporting the character of an area,ii. is physically, functionally, visually or historically linked to its surroundings, oriii. is a landmark. O. Reg. 9/06, s. 1 (2).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

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	<p>Staff Evaluation</p> <ol style="list-style-type: none"> 1. The property has design value and physical value. This unassuming and modest house is representative of early 1900s architecture, as a residential expression of Edwardian Classicism with Arts and Crafts influence. The building demonstrates a high quality of craftsmanship, with ornate detailing throughout the interior and exterior of the building. 2. The property is associated with the Stong family, a significant family in the development of Toronto and Vaughan. Several earlier Stong buildings, some moved from Vaughan, are now open to the public as part of the Black Creek Pioneer Village. The house was moved from its original location in North York to the current site in Maple, demonstrating the period of suburbanization as the area grew from a modest village to a residential, commercial, and industrial centre. 3. The property has contextual value by maintaining and supporting the character of the Maple Heritage Conservation District as a collection of buildings, streets and open spaces. The Village of Maple was originally a 19th century settlement, and contains a wealth of 19th and early 20th century buildings of varied types and styles, such as the Beaverbrook House at 9995 Keele Street in the Georgian style, the Victorian Vernacular House at 9986 Keele Street from the 1800's, as well as later buildings from the early to mid-1900s, such as the Queen Anne home at 10084 Keele Street (c. 1910) and the houses at 10114, 10122, and 10128 Keele Street all constructed in the Arts and Crafts style circa 1920.
<p>Process and Heritage Vaughan refusal</p>	<p>The Owner submitted an application on April 30, 2015 under Section 42 of the Ontario Heritage Act to demolish the building on the subject property which is Designated Part V as per the Ontario Heritage Act.</p> <p>Staff reviewed the application and deemed it complete on May 7, 2015. As per the Ontario Heritage Act, Council has 90 days from that date to give the Applicant:</p> <ol style="list-style-type: none"> (a) the permit applied for; (b) notice that the council is refusing the application for the permit; or (c) the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3). <p>On May 13, 2015, Heritage Vaughan Committee reviewed this application prior to it being brought to Council and recommended to Council that the demolition request be refused. The following was the recommendation:</p>

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	<p><u>Recommendation</u></p> <p><i>The Manager of Urban Design and Cultural Heritage recommends:</i></p> <p>1. <i>THAT the proposed demolition of the building located at 9796 Keele Street, Designated Part V under the Ontario Heritage Act, BE REFUSED</i></p> <p>The Applicant has the option to appeal Council's decision to the Ontario Municipal Board as per Section 42 (6) of the Ontario Heritage Act.</p>
Opportunities	<p>Cultural Heritage staff encourages the Applicant to explore options to incorporate the subject building into any future proposed redevelopment of the site. Staff will work together with the Owner of the cultural heritage resource to support an active and engaged approach to heritage <i>conservation</i> and interpretation that maximizes awareness and education and encourages innovation in the use and <i>conservation</i> of heritage resources (VOP2010 Section 6.1.1.2.).</p>

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture –
 - i) The proposed new construction conforms to the District and will be a contributing built form asset in the Maple Heritage Conservation District

Regional Implications

N/A

Conclusion

It is recommended that Council refuse the demolition request for the building located at 9796 Keele Street because the building is supportive and contributing to the overall heritage character of the Maple Heritage Conservation District protected under Part V Designation as per the Ontario Heritage Act.

Attachments

1. Location Map
2. Context Map
3. City of Vaughan Built Heritage Evaluation dated April 23, 2015
4. Heritage Impact Assessment dated November 12, 2014

Report prepared by:

Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Moira Wilson, Senior Urban Designer, ext. 8353

(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.)

To: Bonsignore, Connie
Subject: RE: June 16th Public Meeting

From: Ciampa, Gina
Sent: Monday, June 15, 2015 3:15 PM
To: Abrams, Jeffrey; Bonsignore, Connie
Cc: Iafrate, Marilyn
Subject: FW: June 16th Public Meeting

Hello Jeff,
Please include her comments for CW-PH tomorrow.
Thanks

Gina Ciampa,
Executive Assistant to Marilyn Iafrate
Councillor, Ward 1 Maple/Kleinburg
t: 905-832-8585 ext 8723
e: gina.ciampa@vaughan.ca

To subscribe to Councillor Marilyn Iafrate's E-Newsletter, please click [here](#)

C	<u>8</u>
Item #	<u>19</u>
Report No.	<u>26(cw)</u>
<u>Council - June 23/15</u>	

From: Caterina Principe [<mailto:cprincipe@benemax.ca>]
Sent: Monday, June 15, 2015 3:06 PM
To: Ciampa, Gina
Cc: Iafrate, Marilyn
Subject: Re: June 16th Public Meeting

Hi Gina

Yes please forward my comments.

Thank you. Caterina

On 2015-06-15, 2:50 PM, "Ciampa, Gina" <Gina.Ciampa@vaughan.ca> wrote:

Hi Caterina,
Would you like me to forward your comments to the Clerks office to be included in Public Hearing?

Gina Ciampa,
Executive Assistant to Marilyn Iafrate
Councillor, Ward 1 Maple/Kleinburg
t: 905-832-8585 ext 8723
e: gina.ciampa@vaughan.ca <<mailto:gina.ciampa@vaughan.ca>>
To subscribe to Councillor Marilyn Iafrate's E-Newsletter, please click here <<http://ward1.vaughan.ca/>>

From: Caterina Principe [<mailto:cprincipe@benemax.ca>]
Sent: Monday, June 15, 2015 1:04 PM
To: Iafrate, Marilyn
Cc: Ciampa, Gina
Subject: June 16th Public Meeting

RE: Public Hearing:
Re: Future of Keele Street Re-development
(Low-Rise Residential Designation Policy Review - File #15.120),
and Demolition Request of Part V Designated Building - 9796 Keele Street - Ward 1 - Vicinity of Keele Street and Merino Road

Hello Marilyn,

Once again, thank you for sending out your news letter informing the residence of Maple of the June 16th public hearings for future development on Keele Street from Church Street to Fieldgate Drive.

Due to our son's York University graduation ceremony/celebration we will be unable to attend the June 16th meeting; however, as indicated in previous correspondence, below is a list of our concerns:

1. Regarding three properties on Keele Street - 9675, 9687 & 9697 (south of Major Mackenzie),
 - Demolishing a house we thought was designated a historical home (9697 Keele St)
 - Building 20 homes where there are currently only 3
 - Building an actual "U" shaped road, where currently a single family home stands to allow for more townhomes to be built and accessed. This is a scary proposal for such a small area
 - Keele Street has only two lanes with no middle turning lane. All the homes the builders propose to put on Keele Street will definitely have a negative impact on the congestion/traffic.
 - The noise and pollution of putting 20 homes in such a compact area
 - The height of the proposed 20 homes and the effect this would have on the privacy and home values of the six houses on Fifefield Dr. Note, the residence on Fifefield worked hard to purchase and maintain their homes – this development is a negative hit on their investment.
 - Garbage receptacle placements – this would be in our backyards - garbage from 20 homes is a huge concern regarding mice and smell

We understand, that to the developers it may just be a profitable venture, but to us it is our home, where we have invested our time, lives and disposable income. We urge the city to understand that congesting our neighbourhoods is not the right way to go about improving our city.

Sincerely,
Frank and Caterina Principe

Caterina Principe
Benemax Financial Group
T 905.707.0129 x 224
888.333.8907
F 905.707.0130
cprincipe@benemax.ca
www.benemax.ca <<http://www.benemax.ca>>

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Caterina Principe
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F 905.707.0130
cprincipe@benemax.ca
www.benemax.ca

Subject: FW: 9796 Keele Street

-----Original Message-----

From: Ciafardoni, Joy
Sent: Tuesday, June 16, 2015 10:13 AM
To: Abrams, Jeffrey
Cc: Bonsignore, Connie
Subject: FW: 9796 Keele Street

C	9
Item #	19
Report No.	26 (cw)
Council -	June 23/15

-----Original Message-----

From: Bill's Home [<mailto:bill.manolakos@rogers.com>]
Sent: Tuesday, June 16, 2015 6:10 AM
To: Iafrate, Marilyn; Bevilacqua, Maurizio; Ferri, Mario
Cc: MacKenzie, John; Jana Manolakos
Subject: 9796 Keele Street

Good Morning Mayor Bevilacqua , Regional Councillor Ferri and Councillor Iafrate,

We are writing to support City Staff's recommendation to "Refuse" the demolition of the Heritage home at 9796 Keele. Vaughan has very few examples of true heritage buildings and what is remaining should be saved, valued and respected. The applicant's reasoning seems to be that the current site of the home isn't the original location. This is fuzzy logical since it could be applied to all the homes at Black Creek Pioneer Village. Obviously those buildings are heritage just like the house at 9796 Keele Street is. The house was moved to 9796 Keele to save it. We need to preserve this building and others like it as they are icons of Maple's long and proud community heritage.

Regards,
Bill and Jana Manolakos
Sent from my iPad



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

c. 5
Communication
CW: June 16/15
Item: 19

PLEASE REFER TO:
Caterina Facciolo (Ext: 293)
Email: cfacciolo@bratty.com
Assistant: Linda Lau (Ext: 263)
Email: llau@bratty.com
Telephone: (905) 760-2600

June 15, 2015

Delivered via E-mail

City of Vaughan Committee of the Whole
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Chair and Members of the Committee of the Whole

Dear Chair and Members of the Committee of the Whole:

Re: Item No. 19 – Committee of the Whole Meeting, Report No. 26 scheduled for Tuesday June 16, 2015 at 11:00 a.m.

Demolition Request of Part V Designated Building – 9796 Keele Street, Ward 1 – Vicinity of Keele Street and Merino Road

Application for Demolition Withdrawn on June 15, 2015

We are the solicitors acting on behalf of the registered owner of the lands municipally known as 9796 Keele Street (the "**Property**") with respect to the above referenced matter.

Our client, Willowgate Holdings Ltd. ("**Willowgate**") submitted an application to demolish the existing building on the Property designated under Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "**Act**") pursuant to subsection 42(2.1) of the Act on April 30, 2015. The Development Planning Department deemed the application for demolition complete on May 7, 2015 and issued a Notice of Receipt to Willowgate the same day as per Section 42(3) of the Act.

The undersigned provided correspondence to City of Vaughan Staff on June 15, 2015 withdrawing the application for demolition permit. A copy of that correspondence is enclosed herein for ease of reference. We are writing herein to make this Committee aware of the withdrawal as the withdrawal means that this Committee no longer need consider Willowgate's since withdrawn application to demolish the structure on the Property.

In this regard we note that our client intends to commission further work with respect to the redevelopment of the Site and will be providing new Notice regarding the Property at a later date. In light of the foregoing, we hereby request that Council not consider the Staff Report before you and receive it for information only.

Should you have any questions or concerns with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP



Caterina Facciolo

encl:

cc: Michael Guglietti
Mark Hall
Helen Lepek



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

PLEASE REFER TO:
Caterina Facciolo (Ext: 293)
Email: cfacciolo@bratty.com
Assistant: Linda Lau (Ext: 263)
Email: llau@bratty.com
Telephone: (905)760-2600

June 15, 2015

Delivered via E-mail

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Daniel Rende

Dear Mr. Rende:

Re: Demolition Request of Part V Designated Building - 9796 Keele Street, Vaughan

We are the solicitors acting on behalf of the registered owner of the lands municipally known as 9796 Keele Street, Vaughan (the "Property") with respect to the above referenced matter.

As you know, our client, Willowgate Holdings Ltd. ("Willowgate") submitted an application to demolish the existing building on the Property designated under Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "Act") pursuant to subsection 42(2.1) of the Act on April 30, 2015. The Development Planning Department deemed the application for demolition complete on May 7, 2015 and issued a Notice of Receipt to our client the same day as per Section 42(3) of the Act.

We are writing herein to advise that our client has instructed us to write and withdraw its demolition application for the Property. Our client intends to commission further work on the Property and submit a new notice at a later date. Accordingly, the application to demolish the structure on the Property should now be treated by the City as being withdrawn as of today's date.

Should you have any questions or concerns with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

BRATTYS LLP


Caterina Facciolo

cc: Michael Guglietti
Mark Hall
Helen Lepek

**DEMOLITION REQUEST OF PART V DESIGNATED BUILDING – 9796 KEELE STREET
WARD 1 – VICINITY OF KEELE STREET AND MERINO ROAD**

Recommendation

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

1. THAT the proposed demolition of the building located at 9796 Keele Street, Designated Part V under the Ontario Heritage Act, BE REFUSED.

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:

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	<p>inspired, dentilled wooden cornice around entire building at eaves height, bell-fry on roof, and small verandah with ornate gingerbread above.</p>
<p>Ontario Regulation 9/06 Evaluation</p>	<p>As the Applicant conducted an evaluation of the property using Ontario Regulation 9/06, staff conducted the same exercise.</p> <p>A property may be designated Part IV, Section 29 if one or more of the following three criteria are met:</p> <ol style="list-style-type: none"> 1. The property has design value or physical value because it, <ol style="list-style-type: none"> i. is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement. 2. The property has historical value or associative value because it, <ol style="list-style-type: none"> i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. 3. The property has contextual value because it, <ol style="list-style-type: none"> i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings, or iii. is a landmark. O. Reg. 9/06, s. 1 (2). <p>Staff Evaluation</p> <ol style="list-style-type: none"> 1. The property has design value and physical value. This unassuming and modest house is representative of early 1900s architecture, as a residential expression of Edwardian Classicism with Arts and Crafts influence. The building demonstrates a high quality of craftsmanship, with ornate detailing throughout the interior and exterior of the building. 2. The property is associated with the Stong family, a significant family in the development of Toronto and Vaughan. Several earlier Stong buildings, some moved from Vaughan, are now open to the public as part of the Black Creek Pioneer Village. The house was moved from its original location in North York to

	<p>the current site in Maple, demonstrating the period of suburbanization as the area grew from a modest village to a residential, commercial, and industrial centre.</p> <p>3. The property has contextual value by maintaining and supporting the character of the Maple Heritage Conservation District as a collection of buildings, streets and open spaces. The Village of Maple was originally a 19th century settlement, and contains a wealth of 19th and early 20th century buildings of varied types and styles, such as the Beaverbrook House at 9995 Keele Street in the Georgian style, the Victorian Vernacular House at 9986 Keele Street from the 1800's, as well as later buildings from the early to mid-1900s, such as the Queen Anne home at 10084 Keele Street (c. 1910) and the houses at 10114, 10122, and 10128 Keele Street all constructed in the Arts and Crafts style circa 1920.</p>
<p>Process and Heritage Vaughan refusal</p>	<p>The Owner submitted an application on April 30, 2015 under Section 42 of the Ontario Heritage Act to demolish the building on the subject property which is Designated Part V as per the Ontario Heritage Act.</p> <p>Staff reviewed the application and deemed it complete on May 7, 2015. As per the Ontario Heritage Act, Council has 90 days from that date to give the Applicant:</p> <ul style="list-style-type: none"> (a) the permit applied for; (b) notice that the council is refusing the application for the permit; or (c) the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3). <p>On May 13, 2015, Heritage Vaughan Committee reviewed this application prior to it being brought to Council and recommended to Council that the demolition request be refused. The following was the recommendation:</p> <p><u>Recommendation</u></p> <p><i>The Manager of Urban Design and Cultural Heritage recommends:</i></p> <ul style="list-style-type: none"> 1. <i>THAT the proposed demolition of the building located at 9796 Keele Street, Designated Part V under the Ontario Heritage Act, BE REFUSED</i> <p>The Applicant has the option to appeal Council's decision to the Ontario Municipal Board as per Section 42 (6) of the Ontario Heritage Act.</p>
<p>Opportunities</p>	<p>Cultural Heritage staff encourages the Applicant to explore options to incorporate the subject building into any future proposed redevelopment of the site. Staff will work together with the Owner of the cultural heritage resource to support an active and engaged approach to heritage <i>conservation</i> and interpretation that maximizes awareness and education and encourages innovation in the use and <i>conservation</i> of heritage resources (VOP2010 Section 6.1.1.2.).</p>

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture –
 - i) The proposed new construction conforms to the District and will be a contributing built form asset in the Maple Heritage Conservation District

Regional Implications

N/A

Conclusion

It is recommended that Council refuse the demolition request for the building located at 9796 Keele Street because the building is supportive and contributing to the overall heritage character of the Maple Heritage Conservation District protected under Part V Designation as per the Ontario Heritage Act.

Attachments

1. Location Map
2. Context Map
3. City of Vaughan Built Heritage Evaluation dated April 23, 2015
4. Heritage Impact Assessment dated November 12, 2014

Report prepared by:

Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Moir Wilson, Senior Urban Designer, ext. 8353

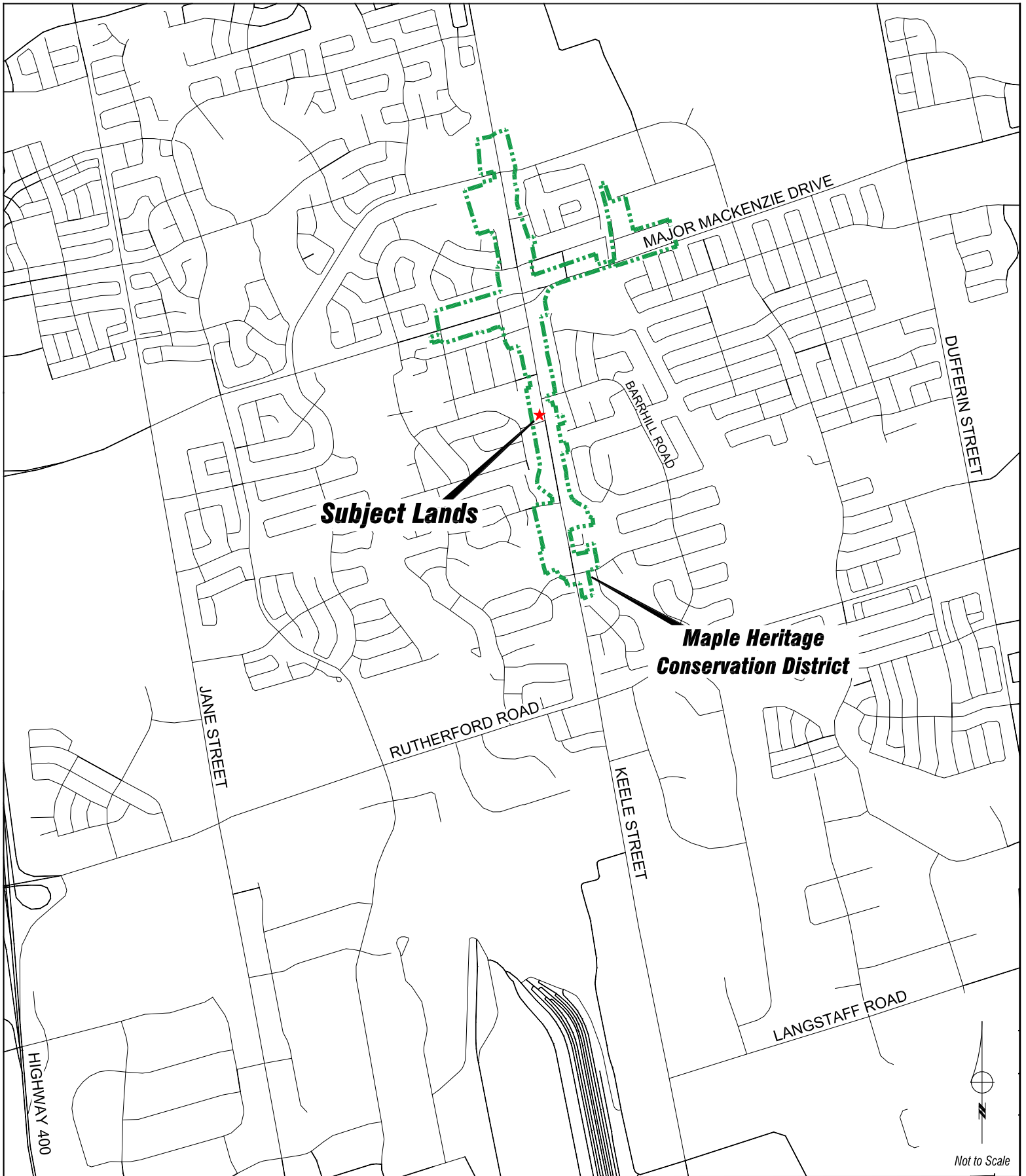
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

/CM



Context Location Map

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Willowgate Holdings Ltd.

N:\DFT\1 ATTACHMENTS\Heritage\9796 Keele.dwg

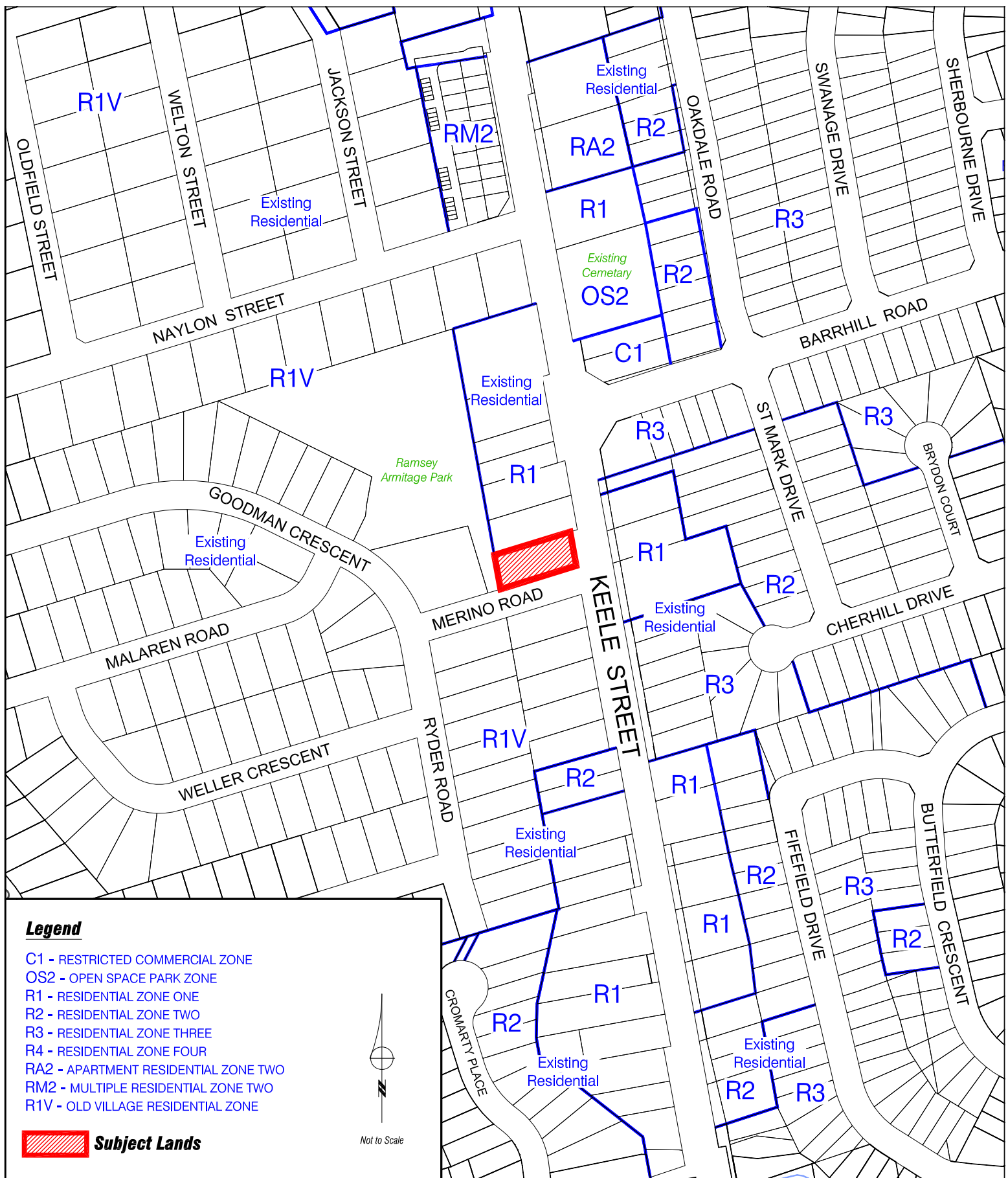


Attachment

FILES:
N/A

DATE:
June 16, 2015

1



Location Map

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Willowgate Holdings Ltd.

N:\DFT\1 ATTACHMENTS\Heritage\9796 Keele.dwg



Attachment

FILE:
N/A

DATE:
June 16, 2015

2

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

Attachment 3

BUILDING/STRUCTURE ADDRESS: 9796 Keele Street

COMMON NAME OF BUILDING/STRUCTURE:

CONCESSION: 4 **LOT:** 19

COMMUNITY: Maple (corner of Keele and Merino)

Date: April 23, 2015

Staff: Daniel Rende



Yes	No
X	Included in the City of Vaughan Heritage Inventory
	X Included in the City of Vaughan Register of Property of Cultural Heritage Value or Interest
	X Designated under Part IV of the Ontario Heritage Act
X	Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: 69/100

GROUP: B

KEY TO GRADING

80-100 = GROUP A - VERY SIGNIFICANT

60-79 = GROUP B - SIGNIFICANT

40-59 = GROUP C - MODEST SIGNIFICANCE

0-39 = GROUP D - LITTLE OR NO SIGNIFICANCE

ARCHITECTURE
(Maximum 80 points)

TOTAL ARCHITECTURE: 65

STYLE	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style.	E – 20	The subject property is a unique version of a schoolhouse building.
	VG-Good example of its style with little to no changes to the structure.	VG –15	The building is a brick construction one and half storey building with a more recent concrete block foundation. The architectural style of the building does not neatly relate to any one style but may be classified as an ornate Edwardian style with some Victorian features. Attributes: -brick construction -classical door surround -arched windows with decorative brick arches and concrete sills -Edwardian bay window with stain glass -ornate entablature with dentils -opposing chimneys, with an elaborate wooden fireplace on first floor -bell fry on roof -some original interior doorways with original hardware
	G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building).	<u>G- 8</u>	
	F/P- Style is not evident or considered a good example.	F/P – 0	

CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method.	E – 10	Good example of its construction method.
	VG- Good or early example of its construction method.	<u>VG – 8</u>	
	G/F- Good to fair example of its construction method.	G/F-5	
	P- Construction method is not significant in nature nor is it of particular interest.	P– 0	

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820.	E – 5	Unknown at this time though hardware and details would date this building to 1900-1920. Foundation is 1950/1960s.
	VG- Built between dates 1821-1910.	VG – 3	
	G- Built between dates 1911-1939.	<u>G- 2</u>	
	F/P- Built since 1940.	F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
----------	---------------------	---------	----------

Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.	E- Excellent interior (80-100%intact).	<u>E – 5</u>	The interior of the building is in excellent condition with original wood cabinets, doors, and hardware.
	VG- Very good interior (70-79% intact).	VG – 3	
	G- Good interior (50-69% intact).	G- 2	
	F/P- Fair or poor (0-49% intact).	F/P – 0	

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: Original Exterior Siding 20% Windows/doors 30% Verandahs/trim 30% Foundation/location 10% Structural Plan (no modern or unsympathetic additions) 10%	E- Exterior of building is unchanged. (90-100% intact)	E – 20	Exterior siding 20% - exterior siding is the original multi-shade red and brown brick
	G- Exterior of building has changed somewhat, but character retained. (61-89% intact)	<u>G- 15</u>	Windows and doors 20% - many windows have been replaced but frames are still original and most doors are original with original hardware
	F- Exterior of building has changed somewhat and original character compromised. (40-60% intact)	F- 8	Veranda/trim – 20%
	P- Original exterior character destroyed. (0-39% intact)	P - 0	Foundation/location 0% building was likely moved in 1966
			Structural plan 10%

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.) Checklist: Exterior Siding/Gutters (cracks, spalling) Roof/Interior Ceiling/Gutters Flooring, unstable, depressions Interior Wall surface, cracks, etc Basement (leaks mold, dry or wet rot on beams)	G- Good structural condition. (No evidence of decay)	<u>G- 20</u>	Building has been used and lived in with care. Structural condition is excellent with no evidence of decay.
	S- Somewhat good structural condition. (Minor/little evidence of decay)	S – 15	
	F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay).	F- 10	
	P- Poor structural condition. (Significant/considerable evidence of decay.)	P- 0	

HISTORICAL SIGNIFICANCE
(Maximum 5 points)

TOTAL HISTORY: 3

HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS
Structure is associated with the life or activities of a person, group, organization or event significant to the City of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.)	E- 5	In 1860, the subject property, and the entire Lot 19 in Concession 4 was owned by William Line.
	VG -Individual, group, event or site of some significance to the surrounding community. (Owner /family was long-standing member/s of community.)	<u>VG- 3</u>	
	M -Individual, group, event or site of minor or little significance to the surrounding community. (No historical background on structure or individual that built structure or family.)	M-2	In 1878, the subject property was still owned by William Line.
	F/P-Site, structure, has no significance to Vaughan's history.	F/P- 0	<p>The poured concrete foundation would typically be found on mid 1900s homes, maybe as early as 1920, but arches near the garage indicate that a window and door was previously there and removed. This leads to the theory that this building was moved from another location to its current location.</p> <p>Oral records from a previous owner indicates that this building was moved from the current York University campus near Keele and Steeles in North York, Toronto to its current location in the 1960s or 1970s.</p> <p>Assessment roles indicate that a building was moved (or built) on the subject property between 1970-1974. The value increased from \$365 for a vacant parcel of land in 1970 to \$25,800 in 1974. The size of the property during those years, and still is roughly 78 feet by 180 feet.</p> <p>John E. and Sheila Dowdall owned the parcel in 1968 when they sold it to Joseph W. Stong. Stong owned the property until 1989 when it was sold to Postiglione.</p> <p>The Stong family owned property in Vaughan and North York. Stong College at York University was dedicated in 1970 and named after the Stong family as the family was prominent in the area where York University is currently located.</p> <p>Sylvester Stong came to American from Germany in the late 1700s and settled in Pennsylvania. Sylvester was married to Barbary Bolinger and they had 7 children. In the 1800s, they moved to Upper Canada and Daniel, one of the sons, built a log cabin in 1816 near what is now Black Creek Pioneer Village. Daniel Stong married Elizabeth Fisher and together they had 8 children. As their family grew, they built a second house in the same area.</p> <p>The 1860s Tremaine's maps shows that the Stong family owned roughly 350 acres of the York University block, bounded by Jane, Steeles, Keele, and Finch.</p> <p>The bell fry on the roof further indicates that this building would have been a former schoolhouse although no information has been found regarding this schoolhouse.</p> <p>Sources:</p> <p>Tremaine's Map 1860</p> <p>Historical Atlas of County of York 1878</p>

Tax Assessment Records City of Vaughan, various years, courtesy of Vaughan Archives

Black Creek Pioneer Village - The Stongs
<http://www.blackcreek.ca/for-kids/homework-help/the-stongs.dot>

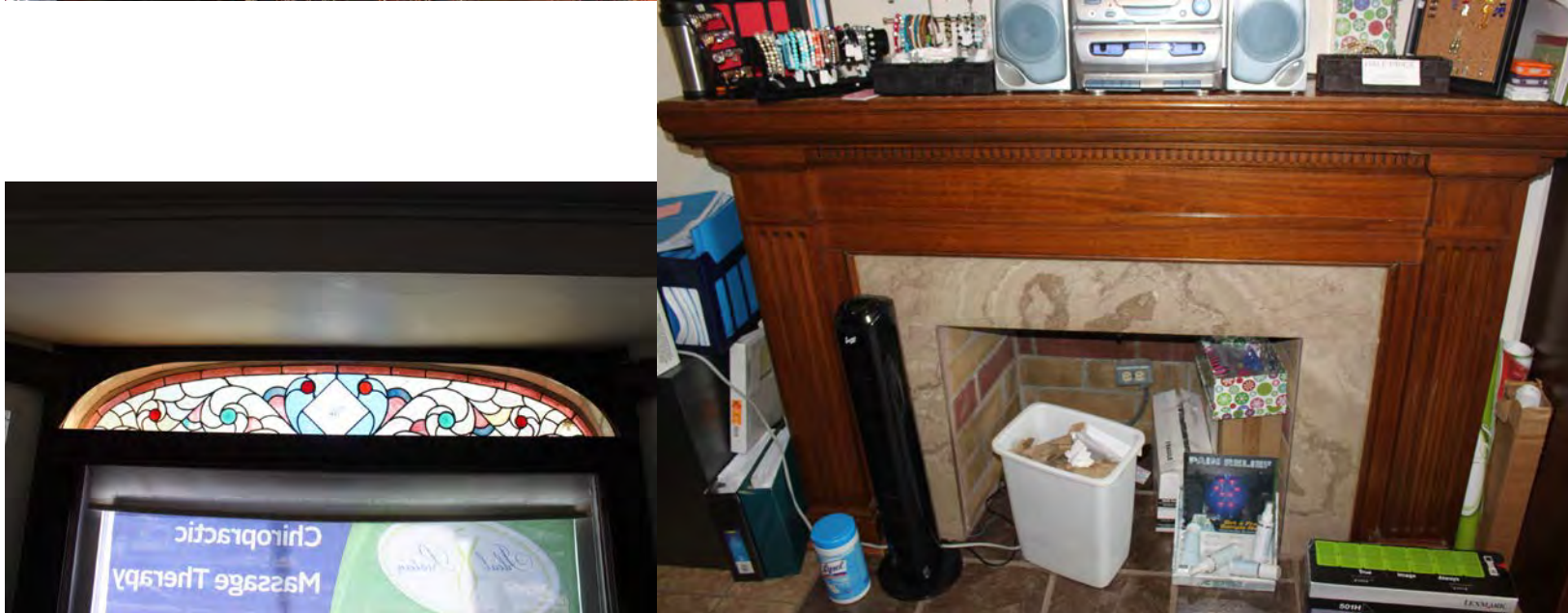
History of Stong College
<http://stong.yorku.ca/archives/>

ENVIRONMENT
(Maximum 15 points)

TOTAL ENVIRONMENT: 8

ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.	E – 15	The subject property is a modest single detached building on a large landscaped lot that is well set back from the street. In this way, the existing home is compatible with the village character of Maple.
Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community significance based on the criteria defined (as per adjacent column).	VG- Of importance in establishing or maintaining the dominant/historic character of the area, streetscape, or significant to the community for its architectural value (i.e. received a 70-80 rating under the architectural evaluation portion of this form).	VG –10	
	G- Compatible with the dominant character of the area or streetscape or considered of some significance to the rural architectural history of the area/community (i.e. building is not part of historic streetscape, but an architecturally good building, based on a total rating of 60-69 under the architectural evaluation section of this form	<u>G –8</u>	Newer developments exist along Keele Street that are larger than the subject property, however, the subject property relates to the historical nature of the district and even later bungalow and ranch development from the 1950s.
	F/P- Incompatible with the dominant character of the area, streetscape and of no particular significance architecturally to the community, based on a total rating of 0-59 in the architectural evaluation in the first section of this form.	F/P – 0	









HERITAGE IMPACT ASSESSMENT

**9796 Keele Street
Maple, Ontario
Canada**

12 November 2014

**Prepared for:
LORWOOD
Concord, Ontario**

Prepared by:



architecture + planning + urban design
+
heritage conservation
+
real estate development

278 Major Street
Toronto, ON M5S 2L6
CANADA

416 920 8105

Introduction

The Village of Maple Ontario, presently incorporated as a part of the City of Vaughan, Ontario was established as a small 'crossroads' commercial center for the farm community which developed in the area in the 19th century. Today the Village of Maple has been consolidated as part of the City of Vaughan. The property at 9796 Keele Street is located south of the central core of Maple, which is north of Toronto. This presently suburban residential parcel of land is located at the intersection of Keele Street and Merino Road. The property is rectangular/trapezoidal, with 24m wide frontage on Keele Street, 60m deep, with a residential building at the center of property. The two storey brick veneer residential building has a basement and small automobile garage at the west end of the basement which takes advantage of a drop in the grade in this area. The City of Vaughan has, and continues to experience rapid change and growth, as does the Village of Maple.

The core area of the Village of Maple, along both Major Mackenzie Drive and Keele Street, has been designated as a Heritage Conservation District under the Ontario Heritage Act [see appendix]. The residential building is presently a Listed heritage property, but has not been Designated as an historic property under the Ontario Heritage Act. The building is presently being utilized for office commercial purposes.

Stevenwave Co-Tenancy, retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Heritage Impact Assessment (HIA) of the property.

This Heritage Impact Assessment includes:

- 1.0 Description of the Property, with specific mention of potential heritage resources on the subject property
 - 2.0 Analysis of Design and Physical value of Buildings and/or Structures
 - 3.0 Historical Analysis
 - 4.0 Contextual Analysis
 - 5.0 Assessment of Existing Condition
 - 6.0 Proposed Development or Site Alteration
 - 7.0 Considered Alternatives and Mitigation Strategies
 - 8.0 Summary Statement
- Appendices

The subject property is relatively flat at the eastern portion, and slopes down approximately 1.0m from the middle of the property toward the west. There are a few mature trees at the north and west property lines, and one mature tree on the City R.O.W. at the east. The subject property is owned by Willowgate Holdings Limited and together with 9804 Keele Street and 9818 Keele Street is known as Stevenwave Co-Tenancy.

Contact information is as follows:

STEVENWAVE CO-TENANCY
86 Moyal Court, suite 201
Concord, Ontario L4K 4R8
ATT: Mr. Michael Guglietti
Tel: 905 879 1591
Email: michaell@lorwood.com

1.0 Description of the property, with specific mention of potential heritage resources on the subject property.

The existing residential building at 9796 Keele Street was constructed as a single residence, and is presently being utilized as an office commercial property, possibly including some residential areas within the house. It is likely a brick veneer, wood frame building constructed in the first half of the 20th century or as late as the 1950's. The roof appears to be a 12:12 pitch with gable ends, and has asphalt shingles. Windows are either single or double hung with divided panes. The front/main entry has some modified neoclassical design wood trims surrounding the main door in the shape of pilasters with a small gable residential scaled pediment. The main entrance to the building faces Merino Road, a relatively recent residential street. It has a front porch with five stair risers. There is a vehicular driveway off Merino Road leading to a single car garage at basement level of the building. The basement of the building is either concrete construction, or possibly concrete block masonry with parging. The building,

based upon exterior examination by this reviewer, appears to have been maintained well, and is likely in sound structural condition.

The floor plans of the building are basically a two-storey rectangle, with a large projection toward Merino Road with gable roof, and a smaller bay window at the southeast corner of the ground floor with a larger 'picture' window facing Merino Road. Interior of the building was not reviewed by this reviewer because interiors of even Designated heritage residential buildings are not typically a part of heritage designation because they are not open to public access.

West of the property boundary is an existing watercourse/creek with a public walkway with tree and undergrowth that precludes a view of the small watercourse. There are no unusual landscape features or landscaping on the property. There is a large mature tree in the public Right of Way along Keele Street. There is no evidence remaining of 19th century agricultural development on the property.

2.0 Analysis of Design and Physical value of Buildings and/or Structures

There is no obvious evidence of any archeological resources on the property.

While the Listing description of the building indicates it as being of Arts and Crafts style, it is the opinion of this author that it is not a particularly good or representative example of this style, but more accurately an unsophisticated derivative of the style which was popular by builders of middle class homes in this region of north America in the 1920's to 1950's. It is clear that the structure on this property is relatively recent to the development adjacent to the 19th century core of the Village of Maple that was completed years after the Village of Maple had started to be impacted by suburbanization in the Toronto region.

3.0 Historical Analysis

The Chain of Property Ownership [see appendix] shows that this property was part of larger agricultural parcels owned by the Line family, beginning with William Line in 1857, continuing until 1948.

There is, apparently, no evidence of any history of members of the Line family relative to significant persons or events that relate to the subject property, nor is the present residential building indicated on any historic maps of the site.

4.0 Contextual Analysis

The subject property is located at the southeast corner of Keele Street and Merino Road. The parcel of land on which the building is located is one of a series of subdivided lots approximately 60.0m deep along Keele Street, and was likely part of early suburban development in the area. This land was transformed into 20th century suburban residential development from the formerly larger agricultural parcels owned by the Line family long the east side of Keele Street.

The Official Plan for the City of Vaughan, was adopted in 2010. [see Appendix] Section 6 of the City of Vaughan Official Plan, 'CULTURAL HERITAGE', outlines policies of the City of Vaughan relative to cultural heritage 'Protection and Designation, Cultural Heritage Landscapes and Archeological Resources conservation and protection.' The Official Plan identifies a Heritage Conservation District centered on the crossroad intersection of Major Mackenzie Drive and Keele Street, the 'crossroads core of the Village of Maple established in the 19th century. The building at 9796 Keele Street is located within the Heritage Conservation District, and is presently a 'Listed' heritage building. It has not been 'Designated' as a heritage building under the Ontario Heritage Act.

While the lands on which this building is constructed is part of one of the early farm properties related to the Village of Maple, the building is clearly not one of the early farm residences. It appears to have been developed as part of the 20th century suburban residential growth in the area, on a parcel of land subdivided for this purpose. Therefore, the conclusion of our contextual analysis of heritage resources is that the present residential building at 9796 Keele Street bears little significance to the determination of its importance as a heritage resource.

5.0 Assessment of Existing Condition

As the property is of relatively recent vintage, it is in relatively sound condition, and likely similar to its original 20th century construction [see photographs in appendix].

6.0 Proposed Development or Site Alteration

This property is planned for redevelopment as part of a new, multi-parcel development along Keele Street, which is presently being considered to be designed as contributing to the Heritage Conservation District. Given existing overall site constraints, the owner wishes to demolish the existing structure in preparation for redevelopment.

7.0 Considered Alternatives and Mitigation Strategies and Conservation Strategy

In compliance with City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports, evaluation of this Listed property indicates that options for:

- (a) Avoidance Mitigation
- (b) Salvage Mitigation, or
- (c) Historical Commemoration

do not apply to the 9796 Keele Street property. There may be some minor potential for salvage, but this is likely minimal, and the building would not typically be considered a vintage structure for purposes of adaptive reuse of any of the building elements.

8.0 Summary Statement and Recommendation

The building at 9796 Keele Street does not meet the requirements of Ontario Regulation 9/06 of the Ontario Heritage Act for determining cultural heritage value, or for determining whether or not a property is worthy of Designation under the Ontario Heritage Act because:

- (a) It is not a unique example of the period in which it was constructed, nor is it rare, unique or early example of a style, type, expression, material or construction method.
- (b) It does not have design value or physical value because of any display of a high degree of craftsmanship or artistic merit.
- (c) Review of Chain of Property Ownership (see appendix), indicates that the present suburban scaled residential lot was subdivided from an earlier larger agricultural tract in the ownership of the Line family, who were resident in the area when the primary use of these lands was agricultural.
- (d) The property does not have historical value or associative value relative to yielding information that contributes an understanding of the community or culture of the Village of Maple or the City of Vaughan.
- (e) The property does not have historical value in demonstrating or reflecting the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.
- (f) The property does not have significant contextual value relative to defining, maintaining or supporting the character of the historic Village of Maple.
- (g) The property does not have contextual value relative to defining maintaining or supporting the character of the historic Village of Maple. The vintage of this building is an anomaly relative to the architectural character of the Village of Maple.
- (h) The property does not have contextual value relative to being physically, functionally, visually or historically linked to its surroundings.
- (i) The property does not have contextual value as a 'landmark'.

In addition to the Heritage Impact Assessment Chart prepared as part of this study [see appendix], the Vaughan Heritage Inventory – Built Heritage Evaluation Form [see appendix] was completed by this author as part of the conclusion to this Heritage Impact Assessment report. It is the opinion of this author that the structure on the property does not meet the criteria for heritage designation under the Ontario Heritage Act for 9796 Keele Street. The proposed redevelopment of townhouses on the property, with appropriate careful design review, has greater potential for reinforcing the character of the Heritage Conservation District than does retention of this structure.

The subject property is not worthy of heritage designation according to criteria detailed in Ontario Regulations 9/06 and 10/06, and should likely be removed from City of Vaughan Inventory of Heritage Properties.

END OF THIS REPORT

9796 Keele Street, Maple, Ontario, Canada

HERITAGE IMPACT ASSESSMENT

12 November 2014

APPENDIX

- 1- Vicinity Map, 9796 Keele Street, Village of Maple, City of Vaughan, Ontario
- 2- Tremaine Map, 1878, showing Village of Maple
- 3- Aerial Photograph of Vicinity 9796 Keele Street.
- 4- Survey of property at 9796 Keele Street, March 2014
- 5- Chain of Property Ownership
- 6- Existing Photographs
- 7- Vaughan Official Plan map
- 8- Heritage Conservation District Map, Maple, Ontario
- 9- Heritage Impact Assessment Summary Chart
- 10- City of Vaughan Heritage Inventory – Built Heritage Evaluation Form
- 11- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President

MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.