

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 12, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

12 PROPOSAL FOR THE USE OF THE MICHAEL CRANNY HOUSE – WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated September 24, 2013, be approved;**
- 2) That staff provide a report prior to the end of the year exploring a five year maximum lease for the use of Michael Cranny House by Human Endeavour, such lease to include a termination clause if there is significant negative community impact; and**
- 3) That the deputation of Mr. Noor Din, Human Endeavour, Glenkindie Avenue, Maple, be received.**

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Building and Facilities, Recreation and Culture, Building Standards and the Deputy Fire Chief recommends:

1. That the proposal from Mr. Noor Din, CEO of Human Endeavour for the use of the Michael Cranny House that includes a request for a ten (10) year, exclusive lease and to enhance the property, not be pursued; and,
2. That the current rental contract arrangements for tenants, SantaFest and Human Endeavour, be continued.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1.6:

- Provide more partnership opportunities for existing non-profit and volunteer groups to meet the community's social, cultural and recreational needs.

Economic Impact

There is no economic impact related to this item.

Communications Plan

Staff have communicated with the users of the Michael Cranny House to obtain information on their uses of this property and to consult on options available with respect to comments raised at the Committee of the Whole meeting of October 16, 2012.

Council's decision on this matter will be communicated to the current tenants of the Michael Cranny House.

Purpose

The purpose of this report is to provide Council with information on the feasibility of the proposal submitted by Mr. Noor Din, CEO of Human Endeavour at the Committee of the Whole meeting of October 16, 2012, Communication C4 with respect to the use of the Michael Cranny House.

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Background - Analysis and Options

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Council received the deputation and directed staff to report on the options available and address the comments raised during the discussion, including compatibility of programs, services and users within the building's location, current zoning, parking and facility capacity and the implications to the building in modifying the historic MCH.

The MCH is located at 439 Glenkindie Avenue on the north side of Major Mackenzie between Jane and Keele Streets in Maple. The structure currently sits in a residential area. The property is owned by the City of Vaughan and is a one and a half storey building, constructed in ca.1851 with a fieldstone exterior. The building is an historic structure and is named after its original owner Michael Cranny, an early pioneer of the Maple area.

The building is made up of 4 offices, a common meeting room with a small kitchenette, and an unfinished basement. The exterior of the building has seven parking spaces and a small grassy area. A green house, solar panels and a portable shed (belonging to Human Endeavour) are also located on the outside of the MCH. The building is currently zoned for public use, with a limit of 25 overall persons within the house.

Current Status of the Michael Cranny House:

Two rental contracts (renewed annually) currently exist at the MCH. Human Endeavour holds a contract for three (3) office spaces (1050 square feet) and SantaFest for one (1) office space (350 square feet). There is a common, shared meeting room, a kitchenette and a basement. The basement is only used for storage as it is not suitable for public use for programs and services. The background on each group and their purposes for use of MCH are as follows:

Human Endeavour

Human Endeavour is a recognized Community Service Organization (CSO) in existence since 2005 and its mandate is to operate seniors wellness programs, preschool readiness, parenting and computer classes, and, training workshops for economic development / social economy to help newcomers.

According to Human Endeavour's most recent membership list (submitted September 29, 2012), the group currently has 354 members and 302 (85%) are Vaughan residents.

Some of the services currently offered from the MCH are:

- Community based economic development program (social economy incubator);
- Students Placement Service (4 from Maple High School and 2-4 from Seneca College in each term);
- Seniors group (20 local seniors meet twice a week in the evening);
- Green Energy Project;
- Community Gardens / Green House project;
- Numerous hands-on trainings and employment service for unemployed;
- Research and knowledge exchange;
- Participation in Doors Open / Culture Days; and,
- 100 + people / visits use the services throughout the week at this location.

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SantaFest

SantaFest is also a recognized CSO. The SantaFest parade was created by a group of volunteer community members in 1999 and since then has grown from 30 entries to more than 60.

According to SantaFest's most recent correspondence, the event serves all of Vaughan residents and attracts between 20-30 thousand spectators whose participants include schools from both YCDSB and YRDSB, private schools, sports leagues / teams, community groups and a variety of businesses.

The SantaFest committee have occupied an office, and shared use of the meeting room since 2000. They use the MCH for storage of parade supplies, paper work archives and for monthly meetings. It should be noted that the closer to parade date, meetings are held weekly and due to demands of the parade weekend, SantaFest accesses the MCH during the entire weekend.

Human Endeavour's Proposal

Human Endeavour's vision for the future is:

- Making the MCH a landmark innovative centre of excellence;
- Improving outlook of the building and basement improvements;
- Increasing tourism with new attractions / activities at the site;
- Continuing and expanding existing services;
- Providing safe and uncongested work environment for staff and clients; and,
- Initiating new services to meet the emerging need of the community.

Human Endeavour envisages key improvements to enhance the significance of the heritage site and make it a tourist attraction by exploring resources and funding options. According to Mr. Din, to fund the costs to enhance the building, he could apply for grants through the Ontario Trillium Foundation and / or Government of Canada. However in order to qualify to submit an application, Human Endeavour is required to have a ten (10) year lease on the Michael Cranny House. Mr. Din's goal is to secure the ten (10) year lease, apply for the capital funding grants and work (with the City's permission) on the applicable enhancements to the Michael Cranny House.

Proposed Enhancement Plan:

Human Endeavour's proposed enhancement program includes:

- Finishing the basement to make it usable for additional office space;
- Improving the exterior and interior look of the house;
- Adding solar panels to make it a complete green energy house;
- Improving the community gardens; and,
- Setting up sitting space outdoors for the community (close to community gardens).

Comments regarding Proposed Enhancement to MCH:

Based on comments from Building Standards and Fire and Rescue, and in consultation with Building and Facilities and Recreation and Culture, the following are comments and concerns with regards to the proposal by Human Endeavour:

1. Finishing the basement to make it usable for additional office space is not recommended as the ceiling is low and not accessible. Further, additional office space would require additional parking spaces. It is recommended that the basement continue to be used for storage purposes only.

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2. The required interior and exterior work is vast and will likely have extensive costs to ensure the house meets Ontario Building Code requirements to meet the increase and change in use of the house from its current office use to the various uses being proposed by Human Endeavour.
3. The addition of solar panels to the exterior of the building to make it a complete green energy house requires many panels where there is limited space on the exterior and will change the historical landscape of the building. A building permit will be required for the installation of additional solar panels and will require professional review. A structural engineer will need to confirm if the building structure can accommodate extensive solar panels and clarification may be required from the proponent to determine if they will be relying on the Ontario Power Authority Feed in Tariff micro fit program to finance the solar power initiative. It should be noted that the Building and Facilities Department in consultation with the Manager of Environmental Sustainability, is currently reviewing opportunities to make all buildings more environmentally sustainable (also recognized goals of Heritage Vaughan).
4. The current uses at MCH already places pressure on the electrical and computer wiring systems. Typically, older homes do not meet the current accessibility standards and will require further consultation with the Building Standards Department to ensure that accessibility, fire protection standards, Ontario Building Code, etc. are met to meet the proposed changes of use. A building permit and heritage approvals will also be required depending on the proposed changes. *Note: Any architectural changes to the proposed building as a result of a proposed enhancement plan is to be reviewed by Cultural Services staff to ensure that any changes to the interior or exterior of the house is compatible with the architecture of the house and takes into account the preservation of the heritage features of the house.*
5. This proposal displaces SantaFest from the MCH and with dedicated facility space at a premium, they would not have an office, meeting or storage space. In general there is greater demand from community groups for space than is available. For example, additional request for space (office and studio space) from the CariVaughan Festival was recently made at Council.

The MCH is a facility within the City's inventory that is available for short term rentals (renewed annually) and thus the rental contract for SantaFest and Human Endeavour. Where a building is suited to a long term lease, the current practice would be to work in collaboration with the Purchasing Department to issue a Request for Proposal, advertising the availability of the space and the invitation to submit proposals for its use. A recent example is the program space at Garnet A. Williams Community Centre awarded in the fall of 2012.

Should Council determine that this proposal has merit, it is recommended that the overall uses by Human Endeavour be determined in more detail (i.e. training centre, office use, meeting site, etc) and a consultant be hired at their costs to determine what the impact/costs will be to convert and upgrade the building for the proposed uses. This would include a full structural assessment, and a review of electrical, mechanical, accessibility and parking requirements.

Recent Communications:

During the deputation made by Mr. Din at the Committee of the Whole meeting of October 16, 2012, comments were raised regarding the current use of the building including compatibility of programs, services and users within the building's location, current zoning, parking and facility capacity.

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Throughout this past year, staff identified concerns regarding some of the activities taking place in the building and met regularly with both tenants. Discussions took place regarding terms and conditions of use that must be followed. All items were brought to the attention of those responsible for immediate attention and correction. Subsequent visits have shown that the required improvements were made.

Staff will continue to correspond and hold meetings with the tenants to discuss usage of shared areas recognizing that this continues to be area that could be further improved.

Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the Vaughan Vision 2020 initiative of **Service Excellence**, specifically to “Demonstrate Excellence in Service Delivery”.

The findings and recommendations are consistent with City of Vaughan policies and practices and factor the results of consultation with the community groups and analysis of the proposal described in this report.

Regional Implications

There are no regional implications associated with this report.

Conclusion

The Michael Cranny House is currently being used by two groups, Human Endeavour and SantaFest. Mr. Din's proposal, which includes a request for a ten year lease, to be the exclusive user of the facility and proposed building modifications would displace a current user that cannot be accommodated elsewhere. As well, the proposed changes could potentially put pressure on the facility's infrastructure such as the electrical and have implications from the Ontario Building Code.

Staff recommends that the Michael Cranny House Proposed Enhancement Plan by Human Endeavour not be pursued and that the City continue to permit to SantaFest and Human Endeavour on an annual basis.

Attachments

1. Michael Cranny Enhancement Plan

Report Prepared By:

Mary Reali, Director Recreation and Culture, ext 8234
Angelo Cioffi, Manager Buildings, ext 8101
Terri Cosentino, Manager Client Services, ext 8078
Angela Palermo, Manager Cultural Services, ext 8139

(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 – SEPTEMBER 24, 2013

PROPOSAL FOR THE USE OF THE MICHAEL CRANNY HOUSE – WARD 1

Recommendation

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Terri Cosentino, Manager Client Services, ext 8078
Angela Palermo, Manager Cultural Services, ext 8139

Respectfully submitted,

Marlon Kallideen
Commissioner of Community Services

Michael Cranny Enhancement Plan **(Vaughan's 1st Centre for Social Innovation)**



Submitted To
City of Vaughan

Prepared By
Human Endeavour Inc.

Version 0.3, May 3, 2012

Contact:
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**Human
Endeavour**

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1 Executive Summary

1.1 Objective

The objective of this document is to start a dialogue with the City of Vaughan to work together and formally establish its first Social Innovation Centre at historic Michael Cranny House, located at 439 Glenkindie Ave. Vaughan, ON, L6A 2A2.

The objective of this document is to highlight potential projects that will result in:

- making the Michael Cranny House a landmark innovative centre of excellence
- improved outlook of the building
- education, training and research opportunities, increased employment
- meeting space for local residents
- increased tourism

1.2 Michael Cranny House: Brief Historical Significance

- 100-acre land divided by Vaughan Township in 1802, and purchased by Thomas Cranny in 1832 for 100 pounds sterling
- City of Toronto and the Home District Commercial Directory of 1837, indicated Lott 22 was occupied by Michael Cranny (relationship to Thomas Cranny not clear)
- Built in Georgian style used for the majority of stone dwelling constructions in Vaughan during 1840-1850
- Cranny selected this architecture for aesthetic rather than economic reasons. According to 1851 census for Vaughan Township indicated that only 5 stone dwellings have been erected in the area.
- It is one of two stone Ontario House style buildings still surviving in the City of Vaughan, and is thus one of Vaughan's most important heritage buildings
- In 1861, members of the Cranny family and one female servant moved into the house. 9 children (5 sons and 4 daughters)
- House owned by Michael Cranny, an Irish-born Roman Catholic farmer, and occupied by his family, including his wife and six children
- House reflects mid-19th century transition from the English Georgian style houses to the unique Ontario House style; may have been influenced by work of Irish stonemason Henry Burton
- In 1953 the Cranny property was acquired by Canada Packers
- The house is attractive and well-maintained, and currently serves as Human Endeavour's head office, training and community centre

1.3 Human Endeavour utilization of facility 2008-2012

Human Endeavour was established in 2004 and started working with the City of Vaughan on Seniors Wellness programs. From 2004-2008 Human Endeavour operated from its founder Noor Din's basement. However due to the rapid growth of its services, requirements by various funders and to better serve its clients, Human Endeavour requested the City of Vaughan to provide some office space.

Supported by space at the Michael Cranny House, Human Endeavour has been able to provide a wide spectrum of services for the benefit of the marginalized communities from one location, expand its programs and initiatives and also accommodate staff, students, volunteers and community members.

Human Endeavour first engaged with the City of Vaughan in rental agreement in November 2008 by renting one room. Before Human Endeavour moved into Michael Cranny House in November 2008, it was uninhabited and inaccessible to the community members whereas now it has become a colorful place of continuous activities, accessible to all, and full of life.

With the ideas and efforts of Human Endeavour, from an abandoned building, today it has been converted to a state of the art service centre for community members. Before it was a place that had broken furniture, out of order equipment such as refrigerator, and of no real use for the community. After 3 years when Human Endeavour started its services from this location, Michael Cranny house has become a fully equipped community service centre with latest technological equipments available to community members and other smaller groups. The equipment includes:

- Latest computers, laptops printers and other office equipment for public use (Thanks to City of Vaughan for making us a CAP Partner) and training
- Large LEDTVs for presentations and community events
- Multimedia Projectors for community meetings/seminars/workshops
- A fully equipped meeting room open to for the community
- Comfortable light weight folding chairs for seniors group
- Fully equipped training room
- Air-conditioning in rooms
- Sewing machines for training
- Small arts and crafts showroom (arts and crafts are made by community members here in this building)
- Community Gardens equipment
- Latest Cameras and Video cameras for community events coverage

During the last three and half years Human Endeavour services and programs have expanded immensely and accordingly the need of office /program space. Currently, Human Endeavour is the main occupant of this facility and occupies 3 out of the 4 rentable rooms from the City of Vaughan through a monthly lease agreement. Here is a brief history of space use and programs delivery from this house by Human Endeavour:

- November 2008 Human Endeavour rented one room (upstairs)
- October 2010, it rented 2nd room (upstairs, east) from the City of Vaughan
- November, 2011, it rented 3rd room (downstairs, east) from the City of Vaughan
- Considering its growth of services needed for City of Vaughan and other York Region residents, we see the need of additional space in coming months for a number of important initiatives that are important for the City, its economy and its residents.

Our programs are at no cost to participants and because of the need of services and innovative nature of programs, Human Endeavour's projects are continuously expanding. The place has become a community hub with Maple residents in particular benefitting from the services and activities offered; according to their feedback, these services and activities have improved their sense of well being and involved them in positive, constructive activities and learning and utilization of their skills.

■ will list down the services and activities Human Endeavour provides from the Michael Cranny House:

1.3.1 Social Enterprise Incubator

EPIC (Enterprise Promotion and Innovation Centre) is an incubator that assists prospective entrepreneurs and self/employment minded members from marginalized communities by providing support in market identification, technical support, training and launching community owned and/or operated low cost social enterprises. Vaughan Business Enterprise Centre (VBEC) is one of our key partners.

1.3.2 Vocational Hands-on Trainings Open for all.

We advertise, and upon receiving enough registrations, run these trainings.

- Computers for Seniors
- Photography/Videography
- Computer training for MS Office
- Effective Communication
- Employment Support Services
- Stitching
- Solar Equipment Installer (New initiative)

1.3.3 Seniors Group

Monday and Thursday evenings we have Italian local seniors (approximately 20) come in for playing Bingo and recreation purposes. A member of this group received the City of Vaughan volunteer recognition award this year for her volunteer activities.

1.3.4 Placement Service to Students

Human Endeavour regularly provides placement for 5-6 students/ term from High Schools and Colleges. Currently we have two students from Maple High School and 4 from Seneca College.

1.3.5 Placement Service for Unemployed

Human Endeavour, working with Ontario Works, York Region and other settlement agencies provides placement & work experience to people on social assistance.

1.3.6 CAP (Community Access Program) site

We also have several volunteers and community members who come in daily during the day to use various services, learn computers, upgrade skills, use phone, fax and internet services at no charge. This program was supported by Learning Enrichment Foundation through the assistance of City of Vaughan's Business Services Coordinator Al Federici. The program ended March 31", but we will continue to provide the services to the community.

1.3.7 GreenEnergyProject

With the financial support of the Regional Municipality of York Region and equipment grant from the Ontario Trillium Foundation Human Endeavour is starting Solar Equipment Installer trainings for Ontario Works clients from York region. These trainings will start from May 2012 and continue for next one and a half year and will comprise of ten participants/ training.

1.3.8 Community Gardens

We launched our community gardens project last fall with the funding grant from Ontario Trillium Foundation. This project will also involve a number of community volunteers from Human Endeavour and other partnering organizations in spring and summer.

1.3.9 Human Endeavour Office Equipment for Community

Apart from offering phone, fax and internet services, Human Endeavour also helps youth and artists in their activities by providing them with equipment to make videos, documentaries and recordings.

1.3.10 Tax Clinics

Human Endeavour is offering free tax clinics for community members at the Michael Cranny House.

1.3.11 Book Club

Local seniors/residents have requested to start a reading club one evening/week. Human Endeavour is collecting donations of used books from the community and will launch this club soon.

1.3.12 Community Junction

Human Endeavour will soon be launching Community Junction, a place where community members and groups can get together for socialization/discussions over a cup of tea/coffee. Currently local seniors are taking advantage of this and we are extending it to other community members for discussions purposes.

Apart from these programs we have our social economy enterprises operating from this location. We have our permanent staff at the office from 8:30 am to 5:30 pm every day and including them we engage with approximately 60+ people / week.

During the Doors Open Vaughan event last year we had a number of visitors who were impressed with the history of the house and also of the fact that it is being used as a community junction. It was for the first time that Michael Cranny House was displayed as a historic/heritage site; occupying this historic building and making it accessible to the community has helped increase the exposure of the place. Considering our community engagement and mode of operation, Human Endeavour is already running out of space.

Human Endeavour has been using the Michael Cranny House since the last three and a half years and during this time had made a positive contribution to improve and enhance the look of the house and engagement with local residents. Human Endeavour wants to further enhance the beauty of this historic site and fix the basement for community use. We have the capacity to explore resources and funding options for this purpose. For this we need the support of the City and complete occupancy of the house by having the lease for next ten years, as this is a requirement by the funders.

1.4 **Proposed Enhancement Plan**

The potential enhancement program would include finishing the basement to make it usable for additional office space, improving the exterior and interior look of the house, adding solar panels to make it a complete green energy house and improving the community gardens and setting up sitting space for community.

Human Endeavour envisages following key improvements and establishments that will further enhance the significance of this historic building.

1. Building Improvements including basement
 - a. Stop water seepage during rainy season

- b. Install floor and make office / storage ready
 - c. Increase the occupancy capacity of the building
- 2. Green Energy Centre of Excellence
 - a. Convert it to a fully self sufficient green energy generation building
 - b. Expand its green energy training services to raise awareness and train community members to avail high tech well paying jobs
 - c. Establish a research centre of excellence
- 3. Social Economy Innovation centre (EPIC)
 - a. Human Endeavour is currently running this place as a community economic development centre
 - b. Establish a research centre of excellence
- 4. Community Junction / Hub for local residents
 - a. Provide services and space for Vaughan residents
- 5. A touristic attraction
 - a. Beautification of outside space through flowering and lights, putting a landmark structure or sculpture that can highlight the building as a historic place
 - b. Setup innovative community exhibition space (open on weekends if needed)
 - c. Provide guided tours (can be arranged by the city of Vaughan's tourism department)
 - d. Adding the house to more of the tourist attraction events such as Doors Open Ontario
 - e. By providing above mentioned services, we will work with City's Tourism Department to promote, Michael Cranny as a Tourist attraction.

Human Endeavour is already carrying out several activities but building improvements and further promotion and expansion of existing services to become centre of excellence requires city's involvement and support through active participations.

Based on the approval of our request for full occupancy and lease of Michael Cranny House, we would recommend establishing a committee for developing a maintenance and improvement plan. Human Endeavour will search for funding opportunities, develop the proposal, get approval from City and apply for funding. When funding is secured, Human Endeavour and the City will work together through appropriate departments to implement the project.

Human Endeavour has always had a wonderful relationship with the Recreation Department of the City of Vaughan and with its support we want to continue and expand our services for the community and make the partnership beneficial for the City as well.

1.5 Steps to move forward

- Human Endeavour and City of Vaughan to have a dialogue on this proposal and improve it based on feedback from the City of Vaughan staff.
- Human Endeavour and City of Vaughan to establish a stronger partnership and develop a collaborative.
- Human Endeavour and City (building & maintenance department) to form a facility improvement plan committee and have an improvement plan/schedule and expected cost.
- Human Endeavour needs full occupancy of the building to ensure it has space to deliver necessary services and meets funders minimum lease requirement.
- Human Endeavour to discuss / enter in a 10 year lease from the City that will enable it to apply for provincial & federal building improvements/center of excellence setup grants.
- Human Endeavour in partnership with City of Vaughan will apply for the joint funding for facility improvement as well as for services.
- Human Endeavour and City to finalize roles and funds distributions for every joint funding application. Any construction work will be carried out through City of Vaughan's building and facilities department.
- Human Endeavour and City's tourism department to develop a plan and activities to make it a tourist attraction.
- Monthly/Quarterly meetings between Human Endeavour and City staff to discuss and oversee improvements plan.
- Suggestions from the City of Vaughan

2 Change History

Version	Comments	By	Date
0.3	Release to Reo. & Culture, Building & Facilities departments for review and further discussion	NoorDin	May3,2012
0.2	Updates	NoorDin	April27, 2012
0.1	Initial Draft	NoorDin	March 30, 2012