

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 24, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

24

ADMINISTRATIVE AMENDMENT TO LOCATIONAL DESCRIPTION OF GEORGE MUNSHAW HOUSE IN DESIGNATION BY-LAW 403-87 WARD 4 - VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Urban Design and Cultural Heritage, dated December 2, 2014:

Recommendation

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

1. That By-law 403-87, a by-law designating the George Munshaw House, under Part IV of the Ontario Heritage Act, be amended by deleting the locational description of lands portion of the designating bylaw found in Schedule "A" of said by-law, and replacing it with a revised locational description being "Part of Lot 21, Concession 2 (Geographic Township of Vaughan), City of Vaughan, Regional Municipality of York, designated as Part 4, on Plan 65R-34994".

Economic Impact

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

Communications Plan

As required under the Ontario Heritage Act, notification of Council's amendment to the designation by-laws are to be issued to the Ontario Heritage Trust and registered property owners of the designated lands.

Purpose

The purpose of this report is to seek Council approval for an administrative revision to the locational description contained within Heritage Designation Bylaw 403-87, which is necessary to allow a portion of the designated lands to be developed as residential and also to be conveyed to the Region of York without an associated heritage designation on title. The new locational description of the designated lands will apply to the immediate area where the designated home (George Munshaw House) is situated.

Background - Analysis and Options

Legal Description of Current Designation By-law includes Much Larger Area

The designation by-law for the George Munshaw House (By-law 403-87) contains a legal description that comprises an area bounded by Major Mackenzie Drive (south), Queen Filomena (north), Bathurst Street (east), and a small pond (west) at an area of roughly 76 hectares (as shown on Attachments #1 and #2). This area is being developed for a residential subdivision in two phases under File 19T-03V13 by Longyard Properties Inc., who is the owner.

The George Munshaw House is located within the subdivision and the owner requires an administrative designation by-law amendment to revise the legal description of the by-law to remove the heritage designation from the lands to be developed as residential and also to be conveyed to the Region of York from the by-law description.

CITY OF VAUGHAN

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The George Munshaw House is designated under Part IV of the Ontario Heritage Act and was designated by Council in 1987. It is an early example of a balloon frame construction building constructed circa 1825-1850. The building is a one-and-a-half storey structure in the Georgian or Vernacular Homestead style.

Council and Heritage Vaughan Approval Requirement under Ontario Heritage Act

The owner has requested to amend this designation by-law so that the designation by-law does not apply to the entire subdivision area, but rather, the immediate area where the designated home is situated.

Individual property (Part IV, Section 29) designation by-laws may be amended by Council as per Section 30.1 of the Ontario Heritage Act. Section 30.1 (5) requires that the municipal heritage committee be consulted first, therefore, this application was presented to Heritage Vaughan Committee, on October 22, 2014, and was approved.

Munshaw House to Remain In-Situ

This proposed amendment to the by-law does not permit or approve the moving of the Munshaw House. Any future proposal to move the Munshaw House will come before Heritage Vaughan Committee for approval and will also require an additional amendment to the designation by-law.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

Regional Implications

The proposed amendment to the locational description within Heritage Designation By-law 403-87 will facilitate a portion of the designated lands to be conveyed to the Region of York without an associated heritage designation on title.

Conclusion

The proposed amendment to By-law 403-87 will change the legal description in the heritage designation by-law to accurately reflect the location of the George Munshaw House.

Attachments

1. Conceptual Location Map
2. Location Map

Report Prepared By

Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Angela Palermo, Manager of 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 DECEMBER 2, 2014

**ADMINISTRATIVE AMENDMENT TO LOCATIONAL DESCRIPTION OF
GEORGE MUNSHAW HOUSE IN DESIGNATION BY-LAW 403-87
WARD 4 - VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE**

Recommendation

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The George Munshaw House is designated under Part IV of the Ontario Heritage Act and was designated by Council in 1987. It is an early example of a balloon frame construction building constructed circa 1825-1850. The building is a one-and-a-half storey structure in the Georgian or Vernacular Homestead style.

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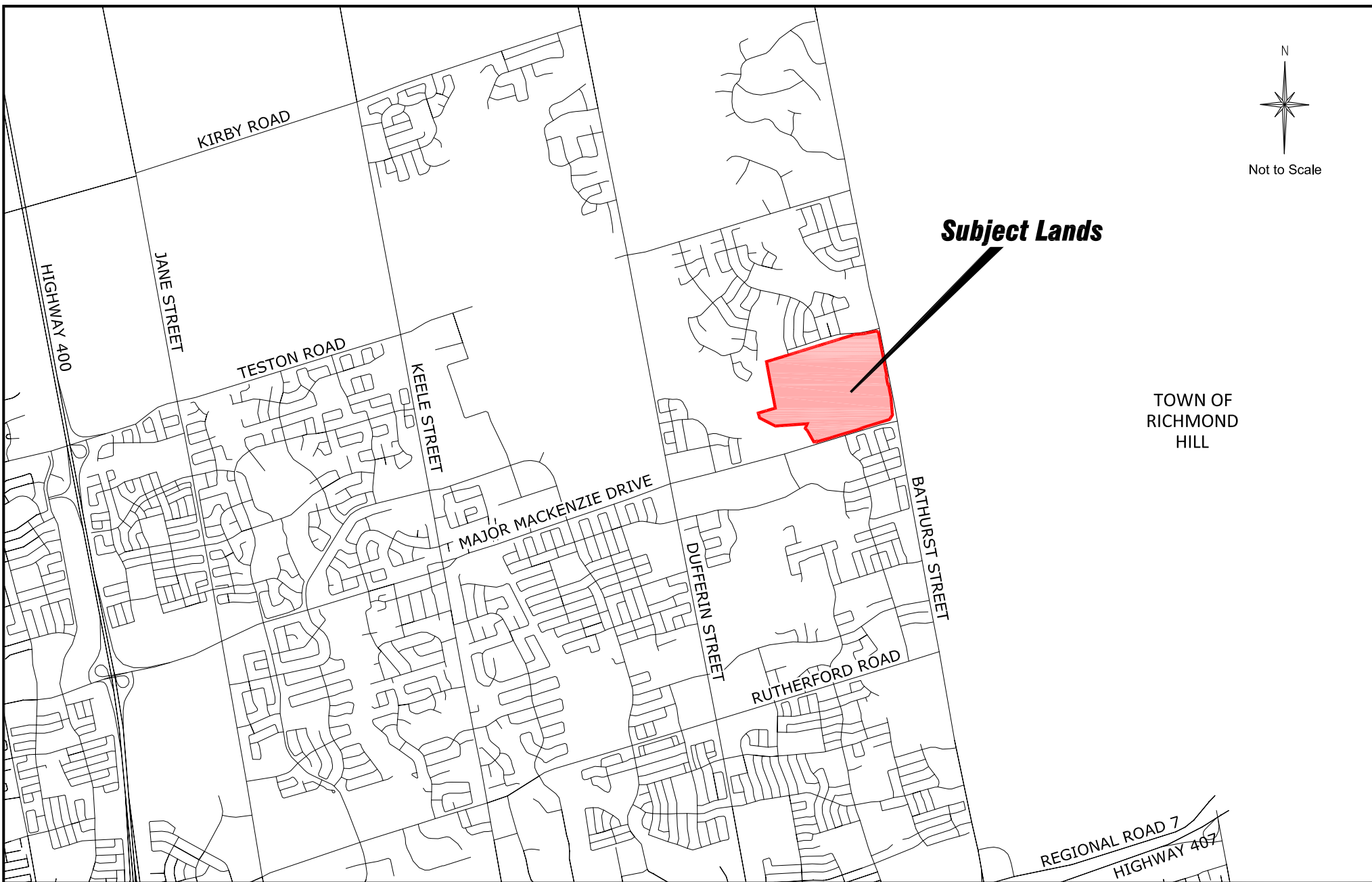
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM

ROB BAYLEY
Manager of Urban Design and Cultural Heritage



Conceptual Location Map

LOCATION:
Part of Lots 21 & 22, Concession 2

APPLICANT:
Longyard Properties Inc.

N:\DFT\1 ATTACHMENTS\Heritage\19t-03v13.dwg



Attachment

FILE:
N/A

DATE:
December 2, 2014

1

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 167-2014

A By-law to amend By-law 403-87, a by-law to designate the George Munshaw House, Part of Lots 21 and 22, Concession 2, in the City of Vaughan, Regional Municipality of York, as being of architectural and historical value under Section 29 of the Ontario Heritage Act, R.S.O.1990.

The Council of the Corporation of the City of Vaughan enacts as follows:

1. That By-law 403-87, a by-law designating the George Munshaw House, under Part IV of the Ontario Heritage Act, be amended by deleting Schedule “A”, Description of Lands, and replacing it with the attached Schedule “A”.
2. That the Clerk is hereby authorized to cause a copy of this amending By-law to be served on the Owner and the Ontario Heritage Trust.
3. That the City Solicitor is hereby authorized to cause a copy of the amending by-law to be registered against the property description in Schedule “A” in the property Land Registry Office.

Enacted by City of Vaughan Council this 9th day of December, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 24 of Report No. 41
of the Committee of the Whole
Adopted by Vaughan City Council on
December 9, 2014

SCHEDULE “A” TO BY-LAW 403-87

Description of Lands

Part of Lot 21, Concession 2 (Geographic Township of Vaughan), City of Vaughan, Regional Municipality of York, designated as Part 4, on Plan 65R-34994 [Part of PIN 03341-7021 (LT)].

SUMMARY TO BY-LAW 167-2014

This by-law is an administrative revision to the locational description contained within Heritage Designation By-law 403-87 under Part IV, Section 29 of the Ontario Heritage Act. This by-law amendment is pursuant to Section 30.1 of the Ontario Heritage Act.