

7554 YONGE STREET – HERITAGE PERMIT FOR REAR ADDITION- WARD 5

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan approve the proposed rear addition for 7554 Yonge Street subject to the following condition:
 - i. That proposed building materials will require review and approval by Cultural Services Staff.
- 2) That the applicant be advised that if there are any changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

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, and 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

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant city departments, applicants and their representatives.

Purpose

The applicant is proposing to construct a one-storey rear addition, garbage enclosure, and kindergarten playground. The addition will contain two kindergarten classrooms, including washrooms and storage rooms, to accommodate full-day kindergarten beginning this Fall.

Background - Analysis and Options

Background

The subject property at 7554 Yonge Street currently functions as Thornhill Public School and has operated as a school since its construction. The property is located in the Thornhill Heritage Conservation District and, as such, is Designated Part V of the Ontario Heritage Act. The property is also included on the City of Vaughan's Register of Property of Cultural Heritage Value, as per Part IV, Subsection 27 of the Ontario Heritage Act. The property is located at the southwest corner of Yonge Street and Arnold Avenue and is the southernmost property located in the Thornhill Heritage Conservation District (Attachment 1).

The original structure, fronting onto Yonge Street, was constructed in 1922-23 in the Neo-Gothic or Collegiate Gothic architectural style (the Neo-Gothic was often referred to as Collegiate Gothic as it was often utilized for institutional buildings) (Attachment 1). A large addition was constructed in the 1990s that was sympathetic to the original structure.

The applicant is proposing to construct a rear addition, garbage enclosure, and kindergarten playground at the rear of the existing 1990s addition. The rear addition will be one-storey and will contain two classrooms and associated bathrooms and storage rooms (Attachment 2).

The rear (or west) portion of the Thornhill Public School backs onto residential uses along Arnold Avenue. The applicant has considered the possible encroachment onto existing residential uses (Attachment 4) and has retained a 42 metre setback from the classroom to the residential yard. The existing setback is 55 metres.

Examination of Thornhill HCD Guidelines that Supports the Proposal

- The addition will ensure the continued use of this significant heritage building.
- The one-storey addition is located at the rear, maintains the original structure, and respects the scale of the original building.
- Furthermore, the addition maintains the original structure by being shifted to the south slightly to distinguish the new addition from the 1990s addition.
- The proposed materials, doorways, and windows are all designed to complement the details of the original building and 1990s addition and follow the Neo-Gothic architectural style of the existing building (Attachment 5).

Analysis of Relevant Guidelines

2.7.2 Objectives for Heritage Buildings

To conserve heritage attributes and distinguishing qualities of heritage buildings, and prevent the removal or alteration of any historic or distinctive architectural feature.

To promote retention and reuse of heritage buildings to prevent their demolition.

4.2.2 Alterations and Additions to Heritage Building

- Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*
- Ensure that any new addition, alteration, or related new construction will not have detrimental impact on the heritage resource if the new work is removed in the future.*
- Alterations and additions to the heritage resource shall conform with the guidelines found in Section 9.3.*

9.3.7 New Additions to Heritage Buildings

Architectural Style

New attached additions to heritage buildings should be design to complement the design of the original building.

Guidelines:

- *Design additions to maintain the original architectural style of the building. See Section 9.1.*
- *Use authentic detail. See Section 9.2*
- *Research the architectural style of the original building. See Section 10 for useful research sources.*
- *Follow the relevant guidelines for new construction in Section 9.5.*

Scale

New additions to heritage buildings should respect the scale of the original building.

Guidelines:

- *Don't design additions to a greater height or scale than the original building.*
- *Don't design additions to predominate over the original building.*
Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.
- *For garage additions, see Section 9.3.8*
- *Use appropriate materials. See Section 9.8.*
- *Avoid destruction of existing mature trees. See Section 9.7.*

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

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

This report is consistent with the priorities previously set by Council, however the necessary resources have not been allocated and approved.

Regional Implications

N/A

Conclusion

Cultural Services staff recommend the approval of the proposed rear addition to the Thornhill Public School, drawings attached to the February 20th 2013 Heritage Vaughan Agenda, as it is compatible and sympathetic to the existing building.

Attachments

1. Location Map, photo of subject property taken in 1969 courtesy of Vaughan Archives
2. Site Plan dated January 28, 2013
3. Elevations dated February 4, 2013
4. Location of proposed addition, taken January 17, 2013, Proximity to neighbouring residential, taken January 17, 2013
5. Front entrance to original 1923 building, taken January 17, 2013, North elevation of 1990s addition, taken January 17, 2013
6. Site Plan Detail, dated January 28, 2013, First Floor Plan, dated January 28, 2013

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