

**1.    PROPOSED DEMOLITION OF PART V DESIGNATED BUILDING – 11 STATION STREET  
WARD 4 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

**Recommendation**

The Manager of Urban Design and Cultural Heritage recommend:

1.        That Heritage Vaughan approves the demolition of the two buildings at 11 Station Street as they are non-heritage style buildings located within the Maple Heritage Conservation District.

**Contribution to Sustainability**

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

*Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

**Economic Impact**

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

**Communications Plan**

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

**Purpose**

The purpose of this report is to seek Heritage Vaughan approval for the proposed demolition of the existing buildings to allow for an extension of the neighbouring Maple GO Station parking lot.

**Background - Analysis and Options**

**Location**

The subject property is located on Station Street, on the north side of Major Mackenzie Drive between Dufferin Street and Keele Street as shown on Attachment #1. The property is located between the Maple Cemetery and the Maple GO Station.

**Subject Property Contains Two Non-heritage Style Buildings**

The subject property contains two non-heritage style buildings. The first is a one-storey bungalow, constructed circa 1990, while the second building is a concrete block garage. Both of these buildings are considered non-heritage style buildings according to the policies of the Maple Heritage Conservation District Guidelines and demolition can be supported by Cultural Heritage Staff.

## **Proposal to Create Gravel Parking Lot Extension of Existing GO Parking Lot**

The applicant has applied to demolish the existing structures to create a commuter parking lot to support the Maple GO train station. At this time, no paving is being proposed as the parking lot will be gravel. The ditches and curb-less rural profile at the edges of the property will remain and will not be affected by this proposal. The Maple Heritage Conservation District Guidelines state that this curb-less rural profile should be maintained throughout the Heritage Conservation District.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 20/20 Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture
- Lead & Promote Environmental Sustainability
- Promote Community Safety, Health & Wellness
- Demonstrate Excellence in Service Delivery

### **Regional Implications**

N/A

### **Conclusion**

Cultural Heritage Staff is satisfied that the two buildings at 11 Station Street are non-heritage style buildings in accordance with the policies of the Maple Heritage Conservation District Guidelines. Accordingly, the Development Planning Department can support the approval for the demolition of the structures to create a commuter parking lot to support the Maple GO Station.

### **Attachments**

1. Location Map
2. Site Photos. January 6, 2015

### **Report prepared by:**

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Respectfully submitted,

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LOCATION MAP



Attachment 2



Basement and first floor interiors of bungalow building





Elevations of bungalow building



Elevations of bungalow building





Elevations of bungalow building





Note curb-less profile and overflow of cars from Maple GO Station parking lot





Front and side elevations of garage building





Rear and side elevations of garage building





Small shed adjacent to garage building