

**2.     PROPOSED RELOCATION OF PART IV DESIGNATED BUILDING – GEORGE MUNSHAW HOUSE - WARD 4 - VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE**

**Recommendation**

The Manager of Urban Design and Cultural Heritage recommends:

1.     That the proposed relocation of the George Munshaw House, Designated Part IV under the Ontario Heritage Act through By-law 403-87 as amended by By-law 167-2014, to Lot 104 of Draft Plan of Subdivision 19T-03V13, Phase 2, BE APPROVED subject to the following conditions:
  - i.     The Applicant submit a Conservation Plan to the satisfaction of the Manager of Urban Design and Cultural Heritage;
  - ii.    The Owner enter into a Heritage Easement Agreement with the City of Vaughan for the lands where the George Munshaw House is proposed to be relocated;
  - iii.   The Applicant provide a Letter of Undertaking with financial securities calculated to cost of the replacement and relocation of the George Munshaw House; and,
  - iv.    Any significant changes to the proposal by the Owner or Applicant, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

**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**

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 relocation of the George Munshaw House to Lot 104 within the Draft Plan of Subdivision 19T-03V13. The George Munshaw House is Designated Part IV through By-law 403-87 as amended by By-law 167-2014 for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825 – 1850). The House has been relocated in the past and situated into a complementary rural landscape setting. The

proposed relocation of the heritage building to another site within the same proposed development will provide a viable continued residential use that is sympathetic to its character defining elements. A Conservation Plan, Heritage Easement Agreement, and Letter of Undertaking are included in the recommendation of this report to ensure the long term protection of the George Munshaw House. This recommendation is consistent with City Official Plan policies for designated heritage properties.

## **Background - Analysis and Options**

### **Location**

The subject site is located north west of the intersection of Major Mackenzie Drive and Bathurst Street, on part of Lots 21 and 22, Concession 2, in the City of Vaughan. The George Munshaw House is currently located at 980 Major Mackenzie Drive on the north side of Major Mackenzie Drive West, approximately 500 metres west of Bathurst Street. It is located in Draft Plan of Subdivisions 19T-03V13 and 19T-13V11 of which Longyard Properties Inc. is the Owner.

### **Applicant Proposal to Relocate George Munshaw House**

The Applicant is proposing to relocate the George Munshaw House from its current location to Lot 104 of Phase 2 of Draft Plan of Subdivision 19T-03V13 near Major Mackenzie Drive West. This option is shown as Location 3 on page 14 of the attached Cultural Heritage Resource Impact Assessment dated December 23, 2013 (Attachment #2). The relocation of the George Munshaw House will allow for the designated heritage building to be visible from the street while siting it in an attractive ravine setting. The George Munshaw House will be rehabilitated and re-used as a residential dwelling in the proposed new subdivision.

### **Vaughan Official Plan 2010 – Protecting Vaughan’s Cultural Heritage**

The Official Plan outlines that the City will play a leading role in promoting cultural heritage resources and will also work with owners of cultural heritage resources to implement heritage protection and conservation.

Section 6.1 promotes an active and engaged approach to the recognition and conservation of cultural heritage resources and their integration into future development.

Section 6.2.2.4 states that *Designated heritage properties* shall be *conserved* in accordance with *Good heritage conservation practice*, and that the City may permit alterations or additions to *designated heritage properties* when those properties and their heritage attributes are conserved in accordance with *Good heritage conservation practice*.

Section 6.2.2.7 part c) allows for the alternative to relocate a *designated heritage property* to another site within the same *development* if all options for on-site retention have been explored. Conservation in-situ of the same use or through adaptive reuse are the preferred first and second options, while relocation to another site within the same *development* is the third option.

### **Relocation of George Munshaw House Supported by Cultural Heritage staff**

Staff supports the retention and relocation of the George Munshaw House given that the House was previously moved in 1984 from its original site in modern-day Richmond Hill to its current location and that the proposed relocation within the new proposed subdivision provides a viable continued residential use and siting that is sympathetic to its character defining elements. Furthermore, the proposed new location for the George Munshaw House, clearly visible from Major Mackenzie Drive, will support public awareness of this cultural heritage resource. The incorporation of the heritage building into the new subdivision will positively contribute to the quality of place as a tangible link to the City's past.

## **Reasons for Designation**

The George Munshaw House was designated Part IV under the Ontario Heritage Act due to its historical and architectural value. Architecturally, the House was constructed with vertical plank sheathing as a frame support and represented the transition period from post and beam construction to balloon frame construction. The date of construction of the Munshaw House is circa 1825-1850. The building was moved from Concession 1 Lot 44 in Richmond Hill, east side of Bathurst and south of Major Mackenzie Drive, to its current location in 1984 and a new foundation was put in place.

George Munshaw Jr.'s grandfather, Balsor Munshaw, was one of the founding members of what is modern day Richmond Hill. Balsor Munshaw arrived in Toronto from Pennsylvania in 1793 and settled near Elgin Mills and Yonge Street. Balsor later moved to Yonge Street and Langstaff and would have a total of 9 children. One of the children, George Munshaw Sr., purchased the north half of Concession 1 Lot 44 in 1815 which later contained the vertical plank house discussed in this report, likely built by George Munshaw Sr. himself.

## **Council Refused Request for Demolition of George Munshaw House**

A request for demolition was refused by Vaughan City Council on March 24, 2015. The following was the motion:

### **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 George Munshaw House, Designated Part IV under the Ontario Heritage Act through By-law 403-87, BE REFUSED.*
2. *THAT staff be directed to continue to work with the applicant to incorporate the George Munshaw House into the approved Plan of Subdivision 19T-03V13.*

## **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**

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed relocation of the George Munshaw House, Designated Part IV under the Ontario Heritage Act through By-law 403-87 as amended by By-law

167-2014, to Lot 104 of Draft Plan of Subdivision 19T-03V13, Phase 2, BE APPROVED subject to the following conditions:

- i. THAT the Applicant submit a Conservation Plan to the satisfaction of the Manager of Urban Design and Cultural Heritage;
- ii. THAT the Owner enter into a Heritage Easement Agreement with the City of Vaughan for the lands where the George Munshaw House is proposed to be relocated;
- iii. THAT the Applicant provide a Letter of Undertaking with financial securities calculated to cost of the replacement and relocation of the George Munshaw House; and,
- iv. THAT any significant changes to the proposal by the Owner or Applicant, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning.

Staff recommends that Heritage Vaughan support the proposal to relocate the George Munshaw House to a new location within Plan of Subdivision 19T-03V13, subject to the conditions outlined in this report, as it aligns with the policies in the VOP2010, provides an appropriate siting for the House, and a viable continued residential use for the House that is sympathetic to its character defining elements.

#### **Attachments**

1. Location Map
2. Cultural Heritage Resource Impact Assessment, dated December 23, 2013

#### **Report Prepared By**

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Respectfully submitted,

ROB BAYLEY  
Manager of Urban Design and Cultural Heritage

/CM

LOCATION MAP



Current location (blue star) and proposed location (white star) of George Munshaw House



**CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT**  
**980 MAJOR MACKENZIE DRIVE AND 10244 BATHURST STREET, VAUGHAN**  
Issued December 23, 2013



# L O N G Y A R D

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Cover Image: Bassingthwaite House,  
10244 Bathurst Street (ERA)





## EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment has been prepared by ERA Architects Inc. in support of the development application for the site legally known as Part of Lots 21 and 22, Concession 2 in the City of Vaughan (the “Subject Site”).

There are two properties within the Subject Site that are identified on the City of Vaughan Heritage Inventory.

The George Munshaw House is a one-and-a-half storey structure built circa 1825-1850. It was relocated to its present location at 980 Major Mackenzie Drive West from its original site at Lot 44 Concession 2 in 1984. The house is designated under Part IV of the Ontario Heritage Act.

The Bassingthwaite House, constructed in 1860, is listed on the City of Vaughan Heritage Inventory as a building of architectural and historical value. Despite later alterations, the house is a good example of mid-century residential architecture.

The Subject Site is proposed to be redeveloped as a new subdivision containing 14 residential blocks and a total of approximately 838 dwellings.

A number of mitigation options were considered during the development of the subdivision plan. These options can be found in section 4.2 of this report.

The mitigation measures recommended include the relocation of the George Munshaw House and the adaptive re-use of the Bassingthwaite House. Both heritage resources will be rehabilitated and re-used as residential dwellings in the proposed new subdivision.

The adaptive reuse of the existing heritage resources represents an appropriate conservation strategy that will allow for the proposed development to occur. Further details regarding the stabilization, relocation and rehabilitation of the heritage resources will be provided to the City of Vaughan as required.



# 1 INTRODUCTION

## 1.1 Scope of the Report

The purpose of this Cultural Heritage Resource Impact Assessment is to “provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure...[and to] also include preservation and mitigation measures for the heritage property” (City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports, 2009).

## 1.2 Present Owner Contact

Metrus Development Inc.  
c/o Michael Pozzebon  
30 Floral Parkway, Suite 300  
Concord, ON, L4K 4R1

## 1.3 Site Location and General Description

The Subject site is located north west of the intersection of Bathurst Street and Major Mackenzie Drive, on part of Lots 21 and 22, Concession 2, in the City of Vaughan.

The George Munshaw House at 980 Major Mackenzie Drive is located on the north side of Major Mackenzie Drive West, approximately 500 metres west of Bathurst Street.

The Bassingthwaite House at 10244 Bathurst Street sits on the west side of Bathurst Street, roughly 850 metres north of Major Mackenzie Drive West.

Currently, the property is vacant farmland surrounded by new residential subdivisions.

## 1.4 Heritage Status and Site Description

The George Munshaw House at 980 Major Mackenzie Drive West is designated under Part IV of the Ontario Heritage Act by City of Vaughan By-law No. 403-87 for its architectural significance (see appendix 4 for By-law).

The reasons for designation, found in schedule “B” of By-law 403-87, are reproduced below:

*Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.*

*It is believed that George Munshaw Sr. constructed the house situated on his property, Lot 44 Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.’s father, Balsor Munshaw, was one of the first founding settlers of what is today Markham.*

The Bassingthwaite House at 10244 Bathurst Street is included in the *Listing of Buildings of Architectural and Historical Value* on the Vaughan Heritage Inventory. The inventory identifies the building as an 1860s Georgian



1. Location of 980 Major Mackenzie Drive West and 10244 Bathurst Street (Metrus, Annotated by ERA)



2. 980 Major Mackenzie Drive West (ERA)



3. 10244 Bathurst Street (ERA)



brick house with an addition built in the 1980s.  
The Bassingthwaite House is not designated  
under Part IV of the Ontario Heritage Act.

### **1.5 Adjacent Heritage Properties**

In reference to the Province of Ontario's 2005  
Provincial Policy Statement (PPS), this document  
addresses Section 2.6 on Cultural Heritage and  
Archaeology, specifically item 2.6.3:

*Development and site alteration may  
be permitted on adjacent lands to  
protected heritage property where  
the proposed development and site  
alteration has been evaluated and  
it has been demonstrated that the  
heritage attributes of the protected  
heritage property will be conserved.*

The Subject Site is not adjacent to any protected  
heritage properties.

## 2 BACKGROUND RESEARCH AND ANALYSIS

### 2.1 History of the Subject Site

The Subject Site was formerly the location of the Patterson Brothers agricultural implement factory and the corresponding small village that developed around it. Starting in the early 1850s, the Patterson business operated on these lands, until it relocated to Woodstock Ontario in 1885.

#### *Founding:*

The farm was established by brothers Peter, Alfred and Robert Patterson after immigrating to Ontario [then called Canada West] from Wyoming County in northern New York in the 1840s.

In the early 1850s, they began producing equipment for the local farmers.

In 1855, the Pattersons purchased one hundred acres of land on the north side of Major Mackenzie Drive West [then called Vaughan Sideroad], west of Bathurst Street and established a mill on the

site. A series of buildings to accommodate their growing business, the Patterson Works, were later constructed.

#### *Town of Patterson and the Patterson Works:*

As the Patterson Works developed through the early 1860s, a “company town” was built up around the works. According to historian Robert M. Stamp:

*Patterson Brothers was able to run a patronizing yet benevolent operation for their “family” of workers, many of whom lived in company-owned cottages or boarding houses in the company town of Patterson or “The Patch” along Vaughan Sideroad.*

Research in the March 2005 *Archeological Services Inc.* report titled “Cultural Heritage Impact Assessment for Helmhorst Investment Limited” notes that:

Over the period of its history the Subject Site contained a number of modest frame homes for company employees, a boarding house, a church (1871), school (1872), post office, telegraph office and store [Archeological Services, page 18].

The Village of Patterson is illustrated in the county map of Vaughan produced by Ralph Smith & Co in 1878 (see figure 5).



4. Advertisement for Patterson & Brothers Works, n.d.  
(Source: Stamp, Robert M., *Early Days in Richmond Hill*)

*Decline and Relocation:*

By the 1880s, the success of the Patterson factory declined due to competition from other implement farms, as well as the lack of a connection to a rail line.

In 1886, Richmond Hill village council offered the Pattersons a \$10,000 bonus to relocate.

Despite a late-coming counter offer presented by the village of Richmond Hill, the brothers decommissioned the factory and moved to western Ontario.

## 2.2 History and Evaluation of built cultural heritage resources

### 2.2.1 George Munshaw House, History

The George Munshaw House is a one-and-a-half storey structure constructed circa 1825-1850.

It was moved to its present location in 1984 from its original site at Lot 44 Concession 2.

#### *Original Location:*

The Ralph Smith & Co. county map of Vaughan, from 1878, shows a building on Lot 44 Concession 2, a property labelled “G. Munshaw”. It can be inferred that this was the original location of the George Munshaw house. (see Figure 7)

#### *The Munshaw Family:*

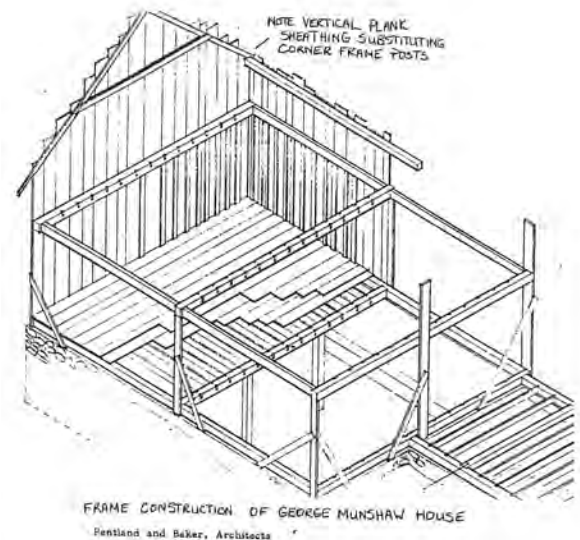
The house was built for George Munshaw Sr, the son of Balsar Munshaw, one of the early settlers on Yonge Street near Richmond Hill.

The “History of Toronto and County of York” published in 1885 by Blackett Robinson, states that George Munshaw’s parents, Balsar and Katharine Munshaw, and their children “were the first family to settle upon a farm on Yonge Street”. [Robinson, p27]

Historian Robert M. Stamp writes that “...several of their children would later play important roles in the development of the community” [Stamp, Chapter 3, The European Settlers Arrive].



5. Current condition George Munshaw House  
(Source: ERA Architects Inc.)



6. Balloon frame diagram

Information in this section is based on the site history provided in “Cultural heritage Impact Assessment for Helmhorst Investment Limited” Archeological Services Inc., March 2005.

Archeological Services Inc., also suggested the house may have been constructed by George Munshaw’s eldest son, Jacob. ERA has not been able to verify this account.

#### *Munshaw Buildings:*

A number of buildings associated with the Munshaw name are considered heritage buildings (see list to the right). The legacy of the family is represented in several buildings, and is not limited to the George Munshaw House.

#### *Architecture:*

The George Munshaw House has been characterized as an early example of balloon-frame construction representing a departure from the earlier post-and-beam construction (see figure 6).

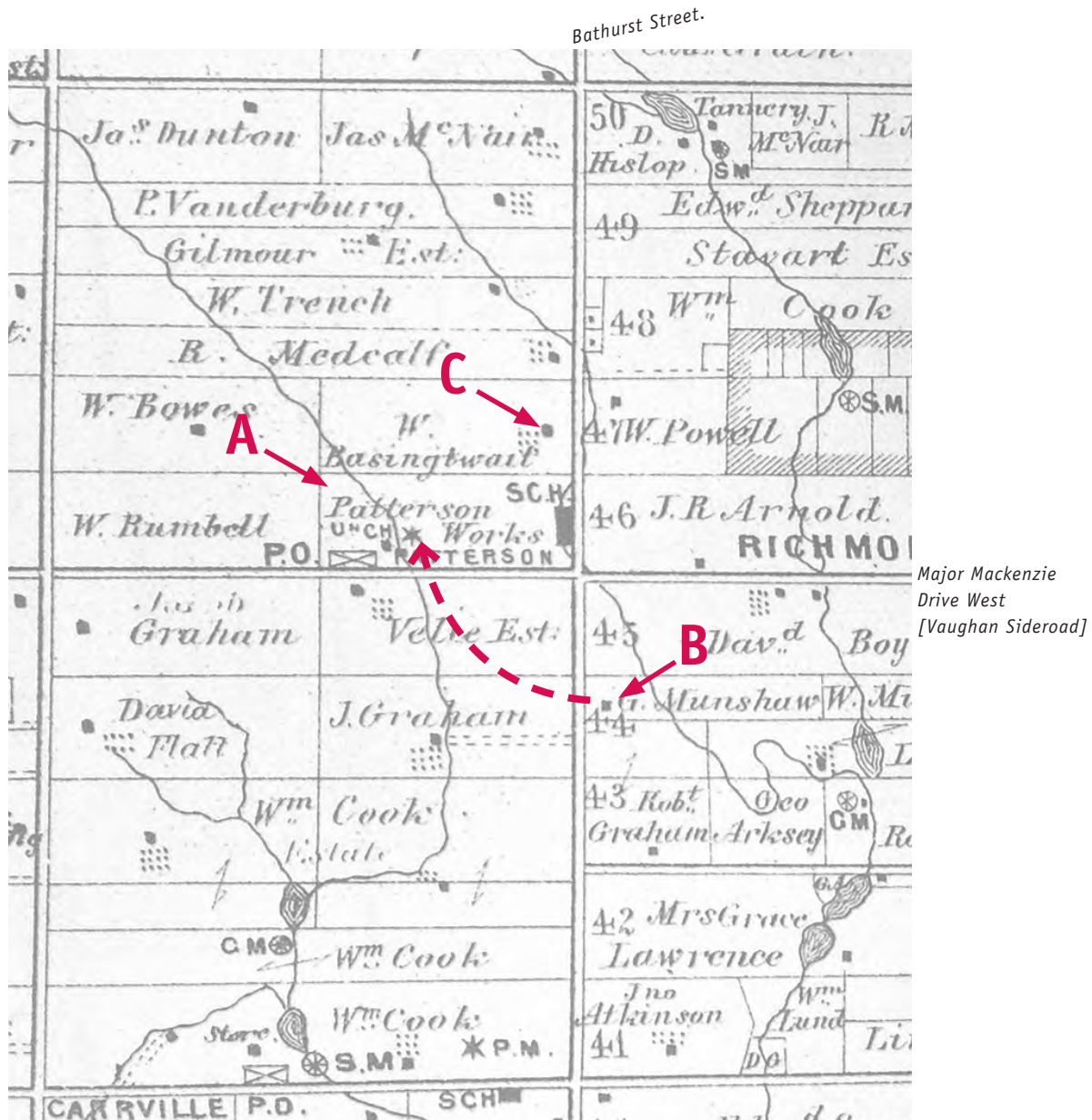
According to research provided in an earlier heritage assessment of the site provided by *Archeological Services Inc., March 2005, and titled “Cultural Heritage Impact Assessment for Helmhorst Investment Limited,”* the house is considered unique “as it has no posts supporting its frame, but rather employs vertical plank sheathing as the frame support” (page 25).

<b>Munshaw Buildings</b>	
Building	Location and Status
Wixom Munshaw House	Wixom, Michigan. Built circa 1833
Munshaw House Inn	Flesherton, ON Built circa 1860 Stage coach inn built in stages starting in 1849 and finishing in 1864. (virtualmuseums.ca, South Grey Museum & Historical Library)
Thomas Munshaw House	16 Centre Street West, Richmond Hill. Built circa 1872. Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
John Munshaw House	8779 Yonge Street, Richmond Hill Built circa 1855, Demolished, 1992 Associated with John Munshaw Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
Lambert Munshaw House	8783 Yonge Street, Richmond Hill Built circa 1860, Demolished 1988 Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
Balsar and Katherine Munshaw House	10 Ruggles Av. south east corner of Hwy 7 and Yonge St. Built c.1809 Listed by the Town of Markham

List compiled by ERA.



Location of the Patterson Works, George Munshaw House and the Bassingthwaite House, 1878



7. Site in 1878, from "Vaughan" Ralph Smith & Co., printed in Historic Atlas of York County Ontario, Illustrated, Miles & Co." (Annotations by ERA)

- A - Patterson Works/Patterson Village site, now the site of the proposed Longyard development.
- B - Original Location of the George Munshaw House, now located at 980 Major Mackenzie Drive West. Approximate new location shown by the dashed line.
- C - Historic and current location of the Bassingthwaite House at 10244 Bathurst Street.

#### 2.2.4 Bassingthwaite House, History

The Bassingthwaite House, constructed in approximately 1860, is listed on the Vaughan Heritage Inventory. Although this date seems appropriate based on the appearance of the house, ERA has not yet been able to confirm this.

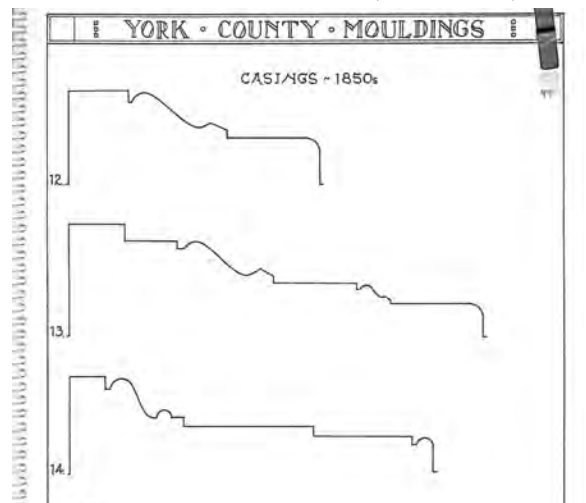
Research provided in *Archeological Services Inc., March 2005, and titled "Cultural heritage Impact Assessment for Helmhorst Investment Limited,"* states that the house was renovated and enlarged in the 1980s. A two storey rear addition was constructed to the south elevation.

The *Archeological Services* report notes that a book on historic mouldings of York County, by George Duncan, sees "the Bassingthwaite House as a good example of 1850s style interior wood work and trim" (p 34).

A single storey brick and stone structure, identified by the *Archeological Services* report as a smokehouse, is located at the rear of the house (see figure 10).



8. Bassingthwaite House - interior (Photo by ERA)



9. Excerpt from George Duncan's book



10. Single storey brick and stone smokehouse

### **2.3 Documentation of cultural heritage resources**

A detailed photographic documentation of the buildings at 980 Major Mackenzie Drive West and 10244 Bathurst Street are included in Appendix 3 of this report.

### **2.4 Current Condition**

A general overview of the conditions of the Bassingthwaite and George Munshaw Houses was conducted by ERA Architects Inc. on September 24, 2013. This involved walking around the site, observing and assessing the exterior, and viewing accessible interior spaces.

#### *980 Major Mackenzie Drive West*

The building is vacant and openings are secured with plywood.

The exterior is generally in good condition. A one-storey addition is located along the south elevation.

The foundation walls appear new, corresponding to the building's relocation in the 1980s. Exterior walls, eaves and roofing appear to have been maintained.

The interior was not accessible for the assessment.

#### *10244 Bathurst Street, Assessment*

The building is vacant and in good condition.

The building's exterior configuration and interior layout speaks to two later additions. Some of the original wood items are worn and require maintenance.

The north chimney show signs of deterioration and requires repointing.

The stone shed to the rear of the house is defective, with a failing roof and stone walls requiring considerable rebuilding and repointing.

## **3 OUTLINE OF THE DEVELOPMENT PROPOSAL**

### **3.1 Description of Development Proposal**

The proposed redevelopment of the 189 acre Subject Site contemplates a new subdivision containing 14 blocks of residential dwellings, including detached, semi-detached, and town-house dwellings. A total of approximately 838 units is proposed.

Eleven acres of parkland is proposed, along with a public elementary school, commercial block, stormwater management areas, and natural areas of valley lands and woodlots. 20 new interior roads are proposed to subdivide the Subject Site.

For site configuration and street layout, please refer to the April 14 2010 Draft Plan of Subdivision prepared by KLM Planning Partners Inc., in Appendix 5.

## 4 EXAMINATION OF PRESERVATION/MITIGATION OPTIONS

The City of Vaughan's Guidelines for Cultural Heritage Resource Impact Assessment Report (appendix 1) requires that preservation or mitigation options be considered, which include but are not limited to:

- » **Avoidance Mitigation:** Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.
- » **Salvage Mitigation** In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.
- » **Historical Commemoration:** While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered.

[Reference: City of Vaughan's Guidelines for Cultural Heritage Resource Impact Assessment Report]

### 4.1 980 Major Mackenzie Drive West, George Munshaw House Assessment of Options

Three types of preservation/mitigation strategies were explored for the George Munshaw House.

#### ***A) Avoidance Mitigation - Rehabilitation of George Munshaw House in situ***

The current location and position of the George Munshaw House on the Subject Site does not fit into the configuration of streets and blocks within the draft plan of subdivision. The regular pattern of development would be interrupted and would create a less efficient plan.

As a result of the redevelopment of the Subject Site and preparation for construction, the House would likely require temporary relocation due to site grading. In addition, the George Munshaw House would require extensive alterations in order to accommodate a modern residential use. These alterations, along with the temporary relocation required for site grading, would have a significant impact on the heritage value of the building.



### ***B) Salvage Mitigation - Relocation of George Munshaw House***

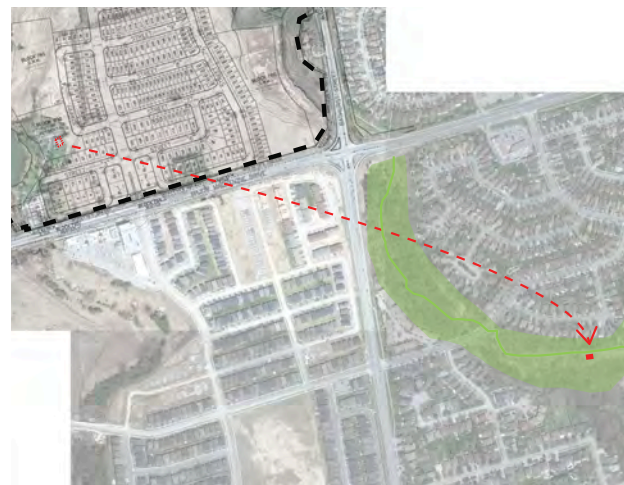
Potential sites for relocation include: (1) Public Elementary School block within the Subject Site, (2) Off-site at Little Don Park, and (3) On a new residential lot within the Subject Site.

**Location 1:** Relocation within the Subject Site to the block allocated for public elementary school use would allow the building to be publicly accessible and community uses could be accommodated. This option would require consent from the local school board.



11. Relocation to nearby school site  
(Location 1)

**Location 2:** Relocation of the building away from the Subject Site to Little Don Park, near the south east corner of Major Mackenzie Drive West and Bathurst Street would return the house close to its original location. Relocation here would also allow for the house to be sited in a visible, publicly accessible site. This option would require the consent and cooperation of the City of Vaughan.



12. Relocation to Little Don Park (location 2)

**Location 3:** Relocation within the proposed new subdivision offers the opportunity to position the house in a new location that allows for the development to occur. The George Munshaw House may be altered to adapt the structure to modern residential use.



13. Integrate into subdivision - proposed new location. Location in image is approximate and may be subject to slight variation (location 3)

### ***C) Historical Commemoration***

Should the building be demolished, a clear case could be made for commemorating the history associated with the George Munshaw House, particularly the history of the Munshaw family. This commemoration would best be located at the original site of the house.

A commemoration approach, including proposed themes, display method, location and materials may be developed in consultation with municipal heritage staff and the local heritage community.

A second commemoration may be appropriate for recognizing the Patterson Works and the village of Patterson, which had been located within the Subject Site.

Demolition of the George Munshaw House is not being considered as part of the redevelopment proposal; therefore, commemoration is not necessary.



14. Proposed commemoration zone

#### **4.2 10244 Bathurst Street, Bassingthwaite House, Assessment of Conservation Options**

Three strategies for preservation/mitigation were explored for the Bassingthwaite House and are discussed below.

##### ***A) Avoidance Mitigation***

The siting, condition, and architectural integrity of the house suggests it may be adapted for future uses within the proposed neighbourhood. Interior work would be limited to ensure historic moulding and other significant heritage features are conserved.

##### ***B) Salvage Mitigation***

Relocation of the Bassingthwaite House is unnecessary due to its existing location on the Subject Site.

Relocation of the house would present the difficulty of identifying a new site that allows the house to be adopted for long-term occupancy. Secondly, due to the size of the building, relocation efforts would be challenging and costly.

##### ***C) Historical Commemoration***

The heritage value of the site is associated with the architectural design of the house. A commemoration strategy is not the most appropriate conservation approach, and is unnecessary if the house remains in situ.



15. Existing site of 10244 Bathurst St.

#### **4.3 Recommended Heritage Strategy**

The recommended strategy for the Subject Site includes the relocation and adaptive re-use of the George Munshaw House and the preservation and adaptive reuse of the Basingthwaite House.

The relocation of the George Munshaw House will allow for the designated heritage building to be visible from the street while siting it in an attractive ravine setting.

The adaptive re-use of the existing heritage buildings may include the construction of additions to create a residential dwelling comparable in size to the proposed surrounding context. Additions will be designed in a sensitive manner that is sympathetic to the heritage fabric.

These options mitigate the potential negative impacts of the proposed development while retaining the heritage attributes of the existing buildings.

## 5 CONCLUSION AND NEXT STEPS

The new subdivision proposed on part of lots 21 and 22, Concession 2 in the City of Vaughan represents a balance between development and heritage conservation by incorporating two identified heritage buildings into the new development. The mitigation strategy recommended includes:

- » relocation and adaptive re-use of the George Munshaw Building
- » retention in place and adaptive re-use of the Basingthwaite House

Conservation work will be outlined in a future Conservation Plan, to be prepared as required by the City of Vaughan. Details will include any potential alterations and additions needed to rehabilitate the existing buildings.



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Vaughan, City of. Extract From Council Meeting Minutes of June 25, 2013, Item 20, Report No. 28, of the Committee of the Whole, adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

## **PROJECT PERSONNEL**

### **Philip Evans**

Philip Evans is a Principal at E.R.A Architects with 9 years post graduate experience in Toronto and the United Kingdom. From contemporary design to cultural and urban planning and heritage building conservation, he has worked on a range of projects within the education, residential, and museum sectors. His positive and professional approach to project management covers all phases of architectural projects, including building condition assessments, schematic and design development, preparation of contract drawings, obtaining building approvals, undertaking contract administration and building site review.

### **George Martin**

George Martin is a heritage planner whose focus is the conservation and integration of heritage resources in site planning. Prior to joining ERA, Prior to joining ERA, George was involved in heritage projects in Vancouver and had worked for the Committee of Adjustment at the City of Toronto. He received his Masters of Science in Conservation from the University of Hong Kong after completing a Bachelor of Urban and Regional Planning at Ryerson University.

Recently, George completed professional training in cultural heritage landscapes at the Willowbank School of Restoration Arts. As Heritage Planner, George has contributed to the Old City Hall Future Uses Study for Toronto's City Hall, planning initiatives for the renewal of Homewood Health Centre, City of Toronto's Tower Renewal Project, and the City of Kingston's Cultural Plan.

### Shelley Ludman

Shelley obtained her Master's in architecture at McGill University, where she studied the relationship of urban design to orientation, identity, and sense-of-place in the public realm. Her final design proposition investigated how architecture could be used to forge new spatial, circulatory, and programmatic relationships between Montreal's ground plane and its intricate network of below-grade pathways and connections.

This kind of hybrid spatial thinking is well suited to addressing the complexity of urban experience in both Toronto and Ontario, where development, planning, heritage conservation, and culture are in constant conversation.