

1. DEMOLITION REQUEST OF PART V DESIGNATED BUILDING – 9796 KEELE STREET – WARD 1 – VICINITY OF KEELE STREET AND MERINO ROAD

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. THAT the proposed demolition of the building located at 9796 Keele Street, Designated Part V under the Ontario Heritage Act, BE REFUSED.

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.

If this demolition request is refused by Heritage Vaughan, the item must be brought to Committee of the Whole and Council for a final decision.

Purpose

The purpose of this report is to seek a Heritage Vaughan decision on the demolition request for the Part V Designated building at 9796 Keele Street in the Maple Heritage Conservation District. The building is classified as a non-heritage building in the Village of Maple Heritage Conservation District Plan (2007), and therefore the Plan's policies for non-heritage buildings apply. The City's Built Heritage Evaluation scores the building as "Significant", as the house is a unique interpretation of Arts-and-Crafts, with Classical and other elements, is in remarkable original condition, and architecturally contributes to the south end of the village. Given that the building is supportive of the overall heritage character of the District, staff's position is that any future redevelopment of the site should explore all opportunities to integrate the cultural heritage asset into the design.

Background - Analysis and Options

Location	The subject property is located at the northwest corner of Keele Street and Merino Road at 9796 Keele Street in the Maple Heritage Conservation District.
Heritage Status and Building Information	Designated Part V, Ontario Heritage Act, Maple Heritage Conservation District.

	<p>The building is likely constructed in the early 1900s and moved to its current location circa 1972 by the Stong family, who owned property in both North York and Vaughan, as is evident from the newer foundation. The architecture is an interpretation of Arts-and-Crafts with Edwardian Classicism influence.</p> <p>The building is identified as a non-heritage building on Map 4 of the Village of Maple Heritage Conservation District Plan (2007) and therefore the following policies apply:</p> <p>2.4.3 Objectives for Non-Heritage Buildings</p> <ul style="list-style-type: none"> • To retain and enhance complementary characteristics of non-heritage buildings. • To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District. <p>4.3.3 Demolition of Non-Heritage Buildings</p> <p>Generally, the demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.</p>
Consultant Heritage Evaluation	<p>The Applicant has submitted a Heritage Impact Assessment written by a qualified heritage consultant, and recommends demolition of the building on the subject property (Attachment #3).</p> <p>Cultural Heritage staff notes that the Heritage Impact Assessment submitted by the Applicant refers to the criteria of Ontario Regulation 9/06 of the Ontario Heritage Act - Criteria For Determining Cultural Heritage Value Or Interest - which is used to determine if property may be designated under section 29 of the Act. The building is Designated Part V of the Ontario Heritage Act.</p>
City Built Heritage Evaluation	<p>The City of Vaughan Built Heritage Evaluation of the subject property scored a rating of 69/100 which is a "B – Significant" grade (Attachment #2). The City's evaluation of the heritage resource concludes that the architecture is supportive of the overall heritage character of the District.</p> <p>Heritage architectural details noted in the City of Vaughan Built Heritage Evaluation, and the Record of the District's Built Form published as Volume 1 of the Village of Maple Heritage Conservation District Plan, include: a front door framed by classically-inspired, gabled aedicule, arched windows with decorative brick arches and concrete sills, Edwardian-style projecting bay window with stain glass, classically-inspired, dentilled wooden cornice around entire building at eaves height, bell-fry on roof, and small verandah with ornate gingerbread above.</p>
Process	<p>The Owner submitted an application on April 30, 2015 under Section 42 of the Ontario Heritage Act to demolish the building on the subject property which is Designated Part V as per the Ontario Heritage Act.</p> <p>Staff reviewed the application and deemed it complete on May 7, 2015. As per the Ontario Heritage Act, Council has 90 days from that date to give the Applicant:</p>

	<p>(a) the permit applied for;</p> <p>(b) notice that the council is refusing the application for the permit; or</p> <p>(c) the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).</p> <p>The Heritage Vaughan Committee must review this application prior to it being brought to Council for a decision. If the Heritage Vaughan Committee approves the demolition request, then the matter will not be brought to Council and the minutes will be forwarded to Council for informational purposes only.</p>
Interim Control By-law	<p>9796 Keele Street is one of three properties that is part of an application that falls within an area subject to an Interim Control By-law. Interim control measures are a tool under Section 38 of the Planning Act that municipalities can use to prohibit or set limitations with respect to alterations of property, and new construction, demolition or removal of buildings or structures in a specified area to protect the integrity of the area while a study is underway.</p> <p>This Interim Control By-law for the area has been appealed by a number of landowners to the Ontario Municipal Board and is scheduled to be heard at the end of October 2015.</p>
Opportunities	<p>Staff encourage the Applicant to explore options to incorporate the subject building into any future proposed redevelopment of the site, and will work together with the Owner of the cultural heritage resource to support an active and engaged approach to heritage <i>conservation</i> and interpretation that maximizes awareness and education and encourages innovation in the use and <i>conservation</i> of heritage resources (VOP2010 Section 6.1.1.2.).</p>

Relationship to Vaughan Vision 2020/Strategic Plan

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

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture –
 - i) The proposed new construction conforms to the District and will be a contributing built form asset in the Kleinburg-Nashville Heritage Conservation District

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends that Heritage Vaughan refuse the demolition request for the building located at 9796 Keele Street because the building is supportive and contributing to the overall heritage character of the Maple Heritage Conservation District protected under Part V Designation in the Ontario Heritage Act.

Attachments

1. Location Map
2. City of Vaughan Built Heritage Evaluation dated April 23, 2015
3. Heritage Impact Assessment dated November 12, 2014

Report prepared by:

Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Maira Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage
Development Planning Department

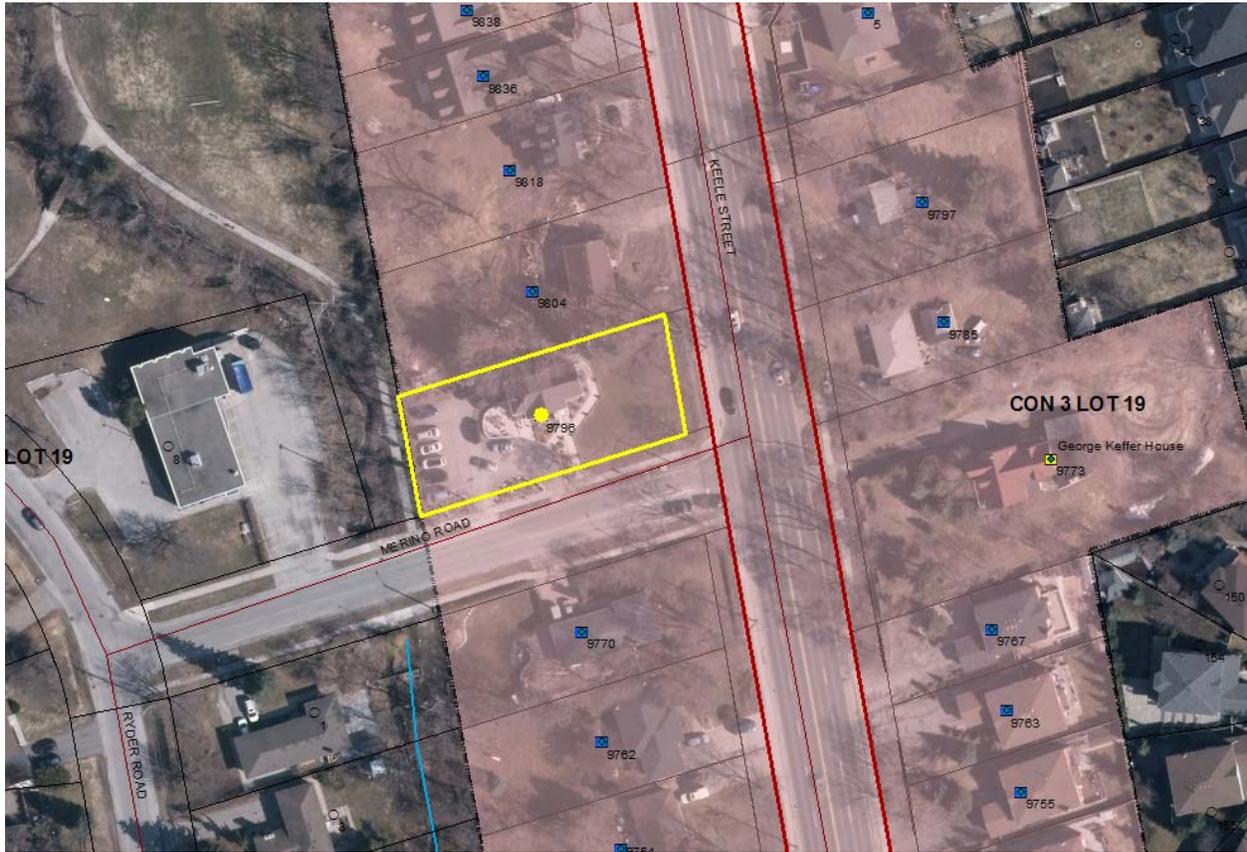
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LOCATION and CONTEXT MAPS



Subject Property

CONTEXT MAP



The subject property is surrounded by low rise residential with buildings heights of one to two storeys on average

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM



BUILDING/STRUCTURE ADDRESS: 9796 Keele Street

COMMON NAME OF BUILDING/STRUCTURE:

CONCESSION: 4 **LOT:** 19

COMMUNITY: Maple (corner of Keele and Merino)

Date: April 23, 2015

Staff: Daniel Rende

Yes	No	
X		Included in the City of Vaughan Heritage Inventory
	X	Included in the City of Vaughan Register of Property of Cultural Heritage Value or Interest
	X	Designated under Part IV of the Ontario Heritage Act
X		Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: 69/100

GROUP: B

KEY TO GRADING

80-100 = GROUP A - VERY SIGNIFICANT

60-79 = GROUP B - SIGNIFICANT

40-59 = GROUP C - MODEST SIGNIFICANCE

0-39 = GROUP D - LITTLE OR NO SIGNIFICANCE

ARCHITECTURE
(Maximum 80 points)

TOTAL ARCHITECTURE: 65

STYLE	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style.	E – 20	The subject property is a unique version of a schoolhouse building.
	VG-Good example of its style with little to no changes to the structure.	VG –15	The building is a brick construction one and half storey building with a more recent concrete block foundation. The architectural style of the building does not neatly relate to any one style but may be classified as an ornate Edwardian style with some Victorian features. Attributes: -brick construction -classical door surround -arched windows with decorative brick arches and concrete sills -Edwardian bay window with stain glass -ornate entablature with dentils -opposing chimneys, with an elaborate wooden fireplace on first floor -bell fry on roof -some original interior doorways with original hardware
	G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building).	<u>G- 8</u>	
	F/P- Style is not evident or considered a good example.	F/P – 0	

CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method.	E – 10	Good example of its construction method.
	VG- Good or early example of its construction method.	<u>VG – 8</u>	
	G/F- Good to fair example of its construction method.	G/F-5	
	P- Construction method is not significant in nature nor is it of particular interest.	P– 0	

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820.	E – 5	Unknown at this time though hardware and details would date this building to 1900-1920. Foundation is 1950/1960s.
	VG- Built between dates 1821-1910.	VG – 3	
	G- Built between dates 1911-1939.	<u>G- 2</u>	
	F/P- Built since 1940.	F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
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Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.	E- Excellent interior (80-100%intact).	<u>E – 5</u>	The interior of the building is in excellent condition with original wood cabinets, doors, and hardware.
	VG- Very good interior (70-79% intact).	VG – 3	
	G- Good interior (50-69% intact).	G- 2	
	F/P- Fair or poor (0-49% intact).	F/P – 0	

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: Original Exterior Siding 20% Windows/doors 30% Verandahs/trim 30% Foundation/location 10% Structural Plan (no modern or unsympathetic additions) 10%	E- Exterior of building is unchanged. (90-100% intact) G- Exterior of building has changed somewhat, but character retained. (61-89% intact) F- Exterior of building has changed somewhat and original character compromised. (40-60% intact) P- Original exterior character destroyed. (0-39% intact)	E – 20 <u>G- 15</u> F- 8 P - 0	Exterior siding 20% - exterior siding is the original multi-shade red and brown brick Windows and doors 20% - many windows have been replaced but frames are still original and most doors are original with original hardware Veranda/trim – 20% Foundation/location 0% building was likely moved in 1966 Structural plan 10%

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.) Checklist: Exterior Siding/Gutters (cracks, spalling) Roof/Interior Ceiling/Gutters Flooring, unstable, depressions Interior Wall surface, cracks, etc Basement (leaks mold, dry or wet rot on beams)	G- Good structural condition. (No evidence of decay) S- Somewhat good structural condition. (Minor/little evidence of decay) F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	<u>G- 20</u> S – 15 F- 10 P- 0	Building has been used and lived in with care. Structural condition is excellent with no evidence of decay.

HISTORICAL SIGNIFICANCE
(Maximum 5 points)

TOTAL HISTORY: 3

HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS
<p>Structure is associated with the life or activities of a person, group, organization or event significant to the City of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.</p>	<p>E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.)</p> <p>VG -Individual, group, event or site of some significance to the surrounding community. (Owner /family was long-standing member/s of community.)</p> <p>M -Individual, group, event or site of minor or little significance to the surrounding community. (No historical background on structure or individual that built structure or family.)</p> <p>F/P-Site, structure, has no significance to Vaughan's history.</p>	<p>E- 5</p> <p><u>VG- 3</u></p> <p>M-2</p> <p>F/P- 0</p>	<p>In 1860, the subject property, and the entire Lot 19 in Concession 4 was owned by William Line.</p> <p>In 1878, the subject property was still owned by William Line.</p> <p>The poured concrete foundation would typically be found on mid 1900s homes, maybe as early as 1920, but arches near the garage indicate that a window and door was previously there and removed. This leads to the theory that this building was moved from another location to its current location.</p> <p>Oral records from a previous owner indicates that this building was moved from the current York University campus near Keele and Steeles in North York, Toronto to its current location in the 1960s or 1970s.</p> <p>Assessment roles indicate that a building was moved (or built) on the subject property between 1970-1974. The value increased from \$365 for a vacant parcel of land in 1970 to \$25,800 in 1974. The size of the property during those years, and still is roughly 78 feet by 180 feet.</p> <p>John E. and Sheila Dowdall owned the parcel in 1968 when they sold it to Joseph W. Stong. Stong owned the property until 1989 when it was sold to Postiglione.</p> <p>The Stong family owned property in Vaughan and North York. Stong College at York University was dedicated in 1970 and named after the Stong family as the family was prominent in the area where York University is currently located.</p> <p>Sylvester Stong came to American from Germany in the late 1700s and settled in Pennsylvania. Sylvester was married to Barbary Bolinger and they had 7 children. In the 1800s, they moved to Upper Canada and Daniel, one of the sons, built a log cabin in 1816 near what is now Black Creek Pioneer Village. Daniel Stong married Elizabeth Fisher and together they had 8 children. As their family grew, they built a second house in the same area.</p> <p>The 1860s Tremaine's maps shows that the Stong family owned roughly 350 acres of the York University block, bounded by Jane, Steeles, Keele, and Finch.</p> <p>The bell fry on the roof further indicates that this building would have been a former schoolhouse although no information has been found regarding this schoolhouse.</p> <p>Sources:</p> <p>Tremaine's Map 1860</p> <p>Historical Atlas of County of York 1878</p>

Tax Assessment Records City of Vaughan, various years, courtesy of Vaughan Archives

Black Creek Pioneer Village - The Stongs
<http://www.blackcreek.ca/for-kids/homework-help/the-stongs.dot>

History of Stong College
<http://stong.yorku.ca/archives/>

ENVIRONMENT
(Maximum 15 points)

TOTAL ENVIRONMENT: 8

ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.	E – 15 VG –10	The subject property is a modest single detached building on a large landscaped lot that is well set back from the street. In this way, the existing home is compatible with the village character of Maple.
Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community significance based on the criteria defined (as per adjacent column).	VG- Of importance in establishing or maintaining the dominant/historic character of the area, streetscape, or significant to the community for its architectural value (i.e. received a 70-80 rating under the architectural evaluation portion of this form).	<u>G –8</u> F/P – 0	Newer developments exist along Keele Street that are larger than the subject property, however, the subject property relates to the historical nature of the district and even later bungalow and ranch development from the 1950s.
	G- Compatible with the dominant character of the area or streetscape or considered of some significance to the rural architectural history of the area/community (i.e. building is not part of historic streetscape, but an architecturally good building, based on a total rating of 60-69 under the architectural evaluation section of this form		
	F/P- Incompatible with the dominant character of the area, streetscape and of no particular significance architecturally to the community, based on a total rating of 0-59 in the architectural evaluation in the first section of this form.		









HERITAGE IMPACT ASSESSMENT

**9796 Keele Street
Maple, Ontario
Canada**

12 November 2014

**Prepared for:
LORWOOD
Concord, Ontario**

Prepared by:



architecture + planning + urban design
+
heritage conservation
+
real estate development

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Toronto, ON M5S 2L6
CANADA

416 920 8105

Introduction

The Village of Maple Ontario, presently incorporated as a part of the City of Vaughan, Ontario was established as a small 'crossroads' commercial center for the farm community which developed in the area in the 19th century. Today the Village of Maple has been consolidated as part of the City of Vaughan. The property at 9796 Keele Street is located south of the central core of Maple, which is north of Toronto. This presently suburban residential parcel of land is located at the intersection of Keele Street and Merino Road. The property is rectangular/trapezoidal, with 24m wide frontage on Keele Street, 60m deep, with a residential building at the center of property. The two storey brick veneer residential building has a basement and small automobile garage at the west end of the basement which takes advantage of a drop in the grade in this area. The City of Vaughan has, and continues to experience rapid change and growth, as does the Village of Maple.

The core area of the Village of Maple, along both Major Mackenzie Drive and Keele Street, has been designated as a Heritage Conservation District under the Ontario Heritage Act [see appendix]. The residential building is presently a Listed heritage property, but has not been Designated as an historic property under the Ontario Heritage Act. The building is presently being utilized for office commercial purposes.

Stevenwave Co-Tenancy, retained MW HALL CORPORATION, Heritage Conservation Consultants to prepare a Heritage Impact Assessment (HIA) of the property.

This Heritage Impact Assessment includes:

- 1.0 Description of the Property, with specific mention of potential heritage resources on the subject property
 - 2.0 Analysis of Design and Physical value of Buildings and/or Structures
 - 3.0 Historical Analysis
 - 4.0 Contextual Analysis
 - 5.0 Assessment of Existing Condition
 - 6.0 Proposed Development or Site Alteration
 - 7.0 Considered Alternatives and Mitigation Strategies
 - 8.0 Summary Statement
- Appendices

The subject property is relatively flat at the eastern portion, and slopes down approximately 1.0m from the middle of the property toward the west. There are a few mature trees at the north and west property lines, and one mature tree on the City R.O.W. at the east. The subject property is owned by Willowgate Holdings Limited and together with 9804 Keele Street and 9818 Keele Street is known as Stevenwave Co-Tenancy.

Contact information is as follows:

STEVENWAVE CO-TENANCY
86 Moyal Court, suite 201
Concord, Ontario L4K 4R8
ATT: Mr. Michael Guglietti
Tel: 905 879 1591
Email: michaell@lorwood.com

1.0 Description of the property, with specific mention of potential heritage resources on the subject property.

The existing residential building at 9796 Keele Street was constructed as a single residence, and is presently being utilized as an office commercial property, possibly including some residential areas within the house. It is likely a brick veneer, wood frame building constructed in the first half of the 20th century or as late as the 1950's. The roof appears to be a 12:12 pitch with gable ends, and has asphalt shingles. Windows are either single or double hung with divided panes. The front/main entry has some modified neoclassical design wood trims surrounding the main door in the shape of pilasters with a small gable residential scaled pediment. The main entrance to the building faces Merino Road, a relatively recent residential street. It has a front porch with five stair risers. There is a vehicular driveway off Merino Road leading to a single car garage at basement level of the building. The basement of the building is either concrete construction, or possibly concrete block masonry with parging. The building,

based upon exterior examination by this reviewer, appears to have been maintained well, and is likely in sound structural condition.

The floor plans of the building are basically a two-storey rectangle, with a large projection toward Merino Road with gable roof, and a smaller bay window at the southeast corner of the ground floor with a larger 'picture' window facing Merino Road. Interior of the building was not reviewed by this reviewer because interiors of even Designated heritage residential buildings are not typically a part of heritage designation because they are not open to public access.

West of the property boundary is an existing watercourse/creek with a public walkway with tree and undergrowth that precludes a view of the small watercourse. There are no unusual landscape features or landscaping on the property. There is a large mature tree in the public Right of Way along Keele Street. There is no evidence remaining of 19th century agricultural development on the property.

2.0 Analysis of Design and Physical value of Buildings and/or Structures

There is no obvious evidence of any archeological resources on the property.

While the Listing description of the building indicates it as being of Arts and Crafts style, it is the opinion of this author that it is not a particularly good or representative example of this style, but more accurately an unsophisticated derivative of the style which was popular by builders of middle class homes in this region of north America in the 1920's to 1950's. It is clear that the structure on this property is relatively recent to the development adjacent to the 19th century core of the Village of Maple that was completed years after the Village of Maple had started to be impacted by suburbanization in the Toronto region.

3.0 Historical Analysis

The Chain of Property Ownership [see appendix] shows that this property was part of larger agricultural parcels owned by the Line family, beginning with William Line in 1857, continuing until 1948.

There is, apparently, no evidence of any history of members of the Line family relative to significant persons or events that relate to the subject property, nor is the present residential building indicated on any historic maps of the site.

4.0 Contextual Analysis

The subject property is located at the southeast corner of Keele Street and Merino Road. The parcel of land on which the building is located is one of a series of subdivided lots approximately 60.0m deep along Keele Street, and was likely part of early suburban development in the area. This land was transformed into 20th century suburban residential suburban development from the formerly larger agricultural parcels owned by the Line family long the east side of Keele Street.

The Official Plan for the City of Vaughan, was adopted in 2010. [see Appendix] Section 6 of the City of Vaughan Official Plan, 'CULTURAL HERITAGE', outlines policies of the City of Vaughan relative to cultural heritage 'Protection and Designation, Cultural Heritage Landscapes and Archeological Resources conservation and protection.' The Official Plan identifies a Heritage Conservation District centered on the crossroad intersection of Major Mackenzie Drive and Keele Street, the 'crossroads core of the Village of Maple established in the 19th century. The building at 9796 Keele Street is located within the Heritage Conservation District, and is presently a 'Listed' heritage building. It has not been 'Designated' as a heritage building under the Ontario Heritage Act.

While the lands on which this building is constructed is part of one of the early farm properties related to the Village of Maple, the building is clearly not one of the early farm residences. It appears to have been developed as part of the 20th century suburban residential growth in the area, on a parcel of land subdivided for this purpose. Therefore, the conclusion of our contextual analysis of heritage resources is that the present residential building at 9796 Keele Street bears little significance to the determination of its importance as a heritage resource.

5.0 Assessment of Existing Condition

As the property is of relatively recent vintage, it is in relatively sound condition, and likely similar to its original 20th century construction [see photographs in appendix].

6.0 Proposed Development or Site Alteration

This property is planned for redevelopment as part of a new, multi-parcel development along Keele Street, which is presently being considered to be designed as contributing to the Heritage Conservation District. Given existing overall site constraints, the owner wishes to demolish the existing structure in preparation for redevelopment.

7.0 Considered Alternatives and Mitigation Strategies and Conservation Strategy

In compliance with City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports, evaluation of this Listed property indicates that options for:

- (a) Avoidance Mitigation
- (b) Salvage Mitigation, or
- (c) Historical Commemoration

do not apply to the 9796 Keele Street property. There may be some minor potential for salvage, but this is likely minimal, and the building would not typically be considered a vintage structure for purposes of adaptive reuse of any of the building elements.

8.0 Summary Statement and Recommendation

The building at 9796 Keele Street does not meet the requirements of Ontario Regulation 9/06 of the Ontario Heritage Act for determining cultural heritage value, or for determining whether or not a property is worthy of Designation under the Ontario Heritage Act because:

- (a) It is not a unique example of the period in which it was constructed, nor is it rare, unique or early example of a style, type, expression, material or construction method.
- (b) It does not have design value or physical value because of any display of a high degree or craftsmanship or artistic merit.
- (c) Review of Chain of Property Ownership (see appendix), indicates that the present suburban scaled residential lot was subdivided from an earlier larger agricultural tract in the ownership of the Line family, who were resident in the area when the primary use of these lands was agricultural.
- (d) The property does not have historical value or associative value relative to yielding information that contributes an understanding of the community or culture of the Village of Maple or the City of Vaughan.
- (e) The property does not have historical value in demonstrating or reflecting the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.
- (f) The property does not have significant contextual value relative to defining, maintaining or supporting the character of the historic Village of Maple.
- (g) The property does not have contextual value relative to defining maintaining or supporting the character of the historic Village of Maple. The vintage of this building is an anomaly relative to the architectural character of the Village of Maple.
- (h) The property does not have contextual value relative to being physically, functionally, visually or historically linked to its surroundings.
- (i) The property does not have contextual value as a 'landmark'.

In addition to the Heritage Impact Assessment Chart prepared as part of this study [see appendix], the Vaughan Heritage Inventory – Built Heritage Evaluation Form [see appendix] was completed by this author as part of the conclusion to this Heritage Impact Assessment report. It is the opinion of this author that the structure on the property does not meet the criteria for heritage designation under the Ontario Heritage Act for 9796 Keele Street. The proposed redevelopment of townhouses on the property, with appropriate careful design review, has greater potential for reinforcing the character of the Heritage Conservation District than does retention of this structure.

The subject property is not worthy of heritage designation according to criteria detailed in Ontario Regulations 9/06 and 10/06, and should likely be removed from City of Vaughan Inventory of Heritage Properties.

END OF THIS REPORT

APPENDIX

- 1- Vicinity Map, 9796 Keele Street, Village of Maple, City of Vaughan, Ontario
- 2- Tremaine Map, 1878, showing Village of Maple
- 3- Aerial Photograph of Vicinity 9796 Keele Street.
- 4- Survey of property at 9796 Keele Street, March 2014
- 5- Chain of Property Ownership
- 6- Existing Photographs
- 7- Vaughan Official Plan map
- 8- Heritage Conservation District Map, Maple, Ontario
- 9- Heritage Impact Assessment Summary Chart
- 10- City of Vaughan Heritage Inventory – Built Heritage Evaluation Form
- 11- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.