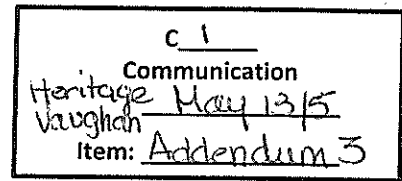




BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS



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May 13, 2015

Delivered via E-mail

Heritage Vaughan Committee
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Chair and Members of the Committee

Dear Chair and Members of the Committee:

Re: Proposed Demolition of Part V Designated Building – 9796 Keele Street, Ward 1 – Vicinity of Keele Street and Major Mackenzie Drive (northwest corner of Keele Street and Merino Road)

We are the solicitors acting on behalf of the registered owner of the lands municipally known as 9796 Keele Street (the "**Property**") with respect to the above referenced matter.

We are writing herein further to our client's request for a demolition permit with respect to the building on the Property, and urge this Committee to approve the proposed demolition of the structure on 9796 Keele Street, subject to the same conditions this Committee, and then Council imposed with respect to the two properties to the north, being municipally known as 9804 and 9818 Keele Street.

I enclose herein a motion to that effect for your consideration.

Background

As you are aware, the Property is within the Maple Heritage Conservation District, and is therefore included in the City of Vaughan's Heritage Inventory. The Property is not designated under Part IV of the *Ontario Heritage Act*, and is not included in the City of Vaughan's Register of Property of Cultural Heritage Value or Interest. In addition, this Property is not one of the 51 properties within the Village of Maple Heritage Conservation District Plan (2007) (the "**District Plan**") that is classified as a heritage building. Rather, this Property is considered a non-heritage structure within the District Plan. As such policies 2.4.3 and 4.3.3 of the District Plan apply, and the issue is whether

the structure on the property is supportive of the overall heritage character of the District. We contend that it does not.

My client has aspirations to redevelop the Property with the two properties to the north. My client applied for and obtained approval to demolish the structures located on the properties to the north. The request to demolish the structure on this Property is consistent with those requests, and the demolition approvals granted.

Mark Hall – Heritage Expert Retained to Complete Heritage Impact Assessment

In response to the request from Planning Staff, my client commissioned a heritage expert to prepare a Heritage Impact Assessment with respect to the Property.

My client's heritage expert, Mark Hall, is a graduate of Harvard University where he received a Masters in City Planning and Urban Design. In addition, Mr. Hall also received a Bachelor's Degree in Architecture and has been a licensed architect for over 40 years.

Over the course of his career, Mr. Hall has developed a special interest in and expertise in historic preservation and adaptive reuse of historic structures and city districts. He is a member of the Canadian Association of Heritage Professionals, and recently served as a preservation architect on renovations of the RC Harris Water Plant, a designated cultural heritage building in Toronto. He has also served as an architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida.

Mr. Hall frequently works with property developers, municipalities and heritage property owners as a consultant regarding historic properties and has a wealth of knowledge with respect to heritage matters.

Opinion set out in Heritage Impact Assessment prepared by MW Hall Corporation

Mr. Hall, in the Heritage Impact Assessment dated November 11, 2014 (the "HIA") opines that the structure on the Property is recent in comparison to the development adjacent to the 19th century core of the Village of Maple that was completed years after the Village of Maple started to be impacted by suburbanization in the Toronto region. Mr. Hall opines that the present structure on the Property "bears little significance to the determination of its importance as a heritage resource."

Mr. Hall concludes in the HIA that the building on the Property does not meet the criteria for a heritage designation under the Act, nor preservation, and provides the following reasons:

- (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 or Property Ownership indicated that the present suburban scaled residential lot was subdivided from an earlier larger architectural 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 associated 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 have contextual value as a 'landmark'.

Mr. Hall's Peer Review of the City of Vaughan's Built Heritage Evaluation

Mr. Hall has conducted a peer review of the City of Vaughan's Built Heritage Evaluation. Mr. Hall fundamentally disagrees with the grading system, but has nonetheless reviewed the Property in the context of same, in an effort to compare apples to apples, as opposed to apples to oranges. In doing so, Mr. Hall has determined, in his opinion that the Property is of little or no significance.

Mr. Hall will articulate his views in a presentation to this Committee tonight.

Summary Request

For the foregoing reasons, and for the reasons you will hear from Mr. Hall this evening, we respectfully urge this Committee to approve the proposed demolition of the structure on 9796 Keele Street, subject to the conditions of approval set out in the enclosed Motion.

It is the expert opinion of Mr. Hall that the structure on the Property does not support the heritage district, nor is it a candidate for heritage designation under the *Ontario Heritage Act* and bears little historical significance to the Village of Maple.

Yours truly,
BRATTYS LLP



Caterina Facciolo

encl:

cc: Michael Guglietti
Mark Hall
Helen Lepek

MOTION FOR CONSIDERATION BY HERITAGE VAUGHAN

Heritage Vaughan approves the demolition of the structure on 9796 Keele Street, subject to the following conditions:

- 1) That the demolition clearance be effective from the date of the Building Permit approval, and;
- 2) That the owner and applicant work together with Cultural Services in the design of a replacement structure and they return for approval of a Heritage Permit for the same at a later Heritage Vaughan Committee meeting, and;
- 3) That for any period of time that the structure is vacant or the lot is vacant awaiting new construction, that it is maintained in compliance with the City Property Standards by-law, including that the structure be secured from unwanted entry, and the lot be maintained clean of debris, garbage and grass be cut, and;
- 4) That the proposed new construction is in accordance with the Heritage District Guidelines.