

**HERITAGE VAUGHAN COMMITTEE    JUNE 15, 2016**

**BUILDING ADDITION TO 10 MILL STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT  
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

**Recommendation**

The Director of Development Planning recommends:

1. THAT Council approve the proposed addition to a single detached house and new construction of a detached garage at 10 Mill Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
  - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

**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 materials related to the Heritage Vaughan Committee are posted on the City's website.

**Purpose**

The purpose of this report is for the Heritage Vaughan Committee to consider the proposed addition to an existing building at 10 Mill Street and new construction of a detached garage to a Part V Designated property located in the Thornhill Heritage Conservation District.

**Background - Analysis and Options**

**Location, Heritage Status, and Policies**

The property municipally known as 10 Mill Street is located on the north side of Mill Street, a street that runs perpendicular to Yonge Street and is access by Old Yonge Street off of Centre Street. The subject property is located in the Thornhill Heritage Conservation District (HCD) and is therefore Designated Part V under the Ontario Heritage Act.

The existing building on the subject property is a Modernist bunker-style single detached residence constructed in 1969. The house is clad in cedar shingles and only one storey is visible to the Mill Street as the rest of the house scales back into the valley lands to the rear of the property.

The subject property is a contributing property to the Heritage Conservation District and the building on the property is identified as a non-contributing style that does not relate to one of the heritage styles noted in Section 9.1. As a result, policies that pertain to existing non-heritage style building – Sections 4.3 and 9.4 – shall apply.

### **Proposed Addition**

The proposal includes the retention of the existing bungalow in addition to increasing the height to 2 storeys and generally enlarging the entire building. A detached single storey garage and deck are also proposed for the property. All new construction is proposed in the same architectural style with the addition clad in a similar siding material to match the existing portion and will have a shed roof sloping back.

The proposal conforms to the policies noted above regarding non-heritage style buildings as the additions and new construction enlarges the building while respecting the existing modernist architectural style of the building.

### **Variance Proposed**

The applicant will be applying for relief from the City of Vaughan Zoning By-law 1-88 for a reduced front yard setback of 5.5 metres. The current City of Vaughan Zoning By-law 1-88 requires a minimum 9 metre front yard setback. As a Committee of Adjustment application has not been officially submitted to the City yet, this variance is not yet confirmed and additional variances may be identified. Additional variances may require this application to return to the Heritage Vaughan Committee at the discretion of City staff.

### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

### **Regional Implications**

N/A

### **Conclusion**

Cultural Heritage staff in the Development Planning Department recommends approval of the proposed addition, deck and detached garage as it complies with the policies and guidelines within the Thornhill Heritage Conservation District.

### **Attachments**

1. Location Map
2. Subject Property and Context Photos
3. Existing Site Plan and Elevations
4. Proposed Site Plan and Elevations
5. 3D Rendering of Proposed House

**Report prepared by:**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112

Moirá Wilson, Senior Urban Designer, ext. 8353

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

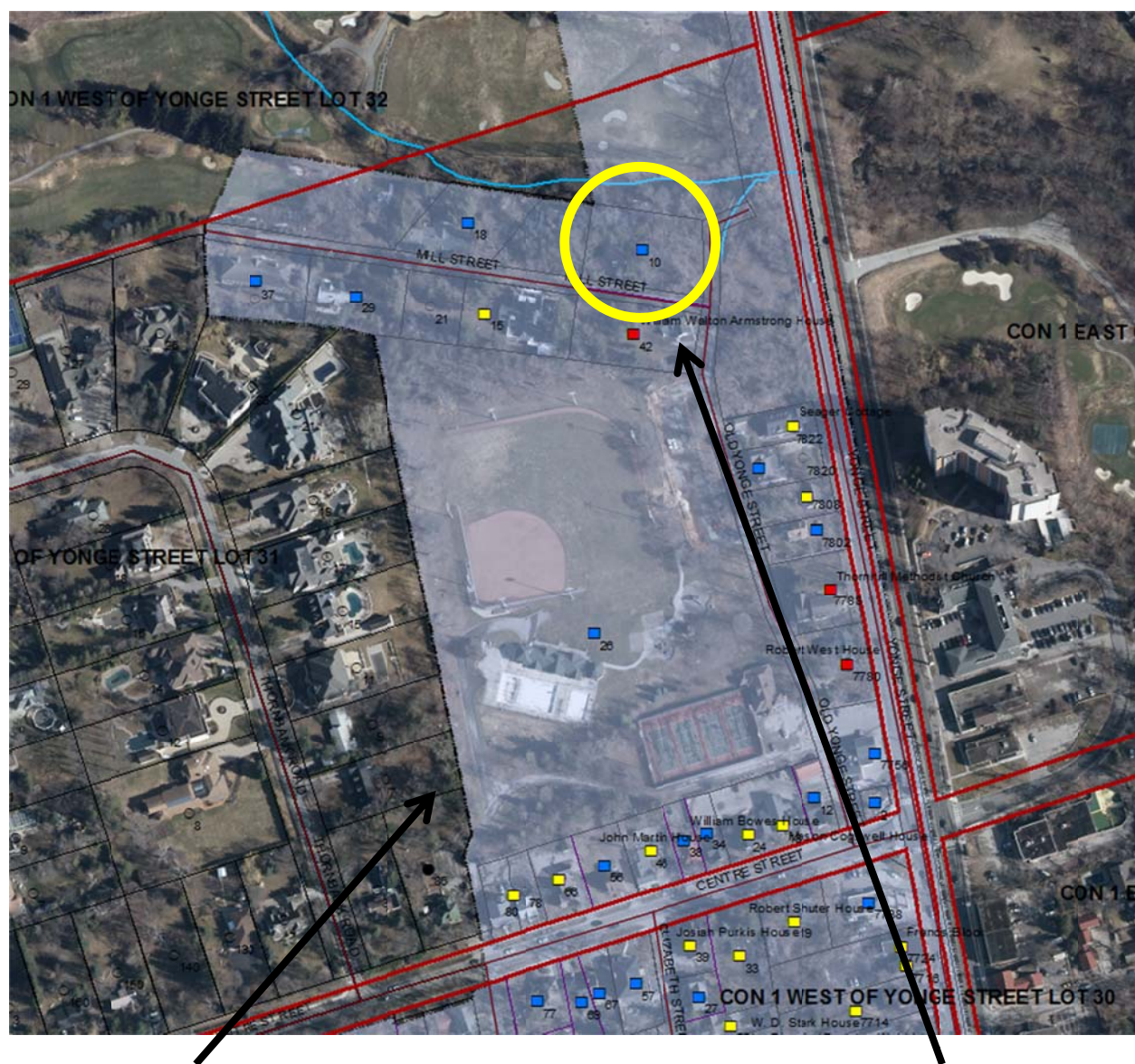
Respectfully submitted,

GRANT UYEHAMA

Director of Development Planning

/CM

### Location Map



**Thornhill HCD (Blue shaded area)**

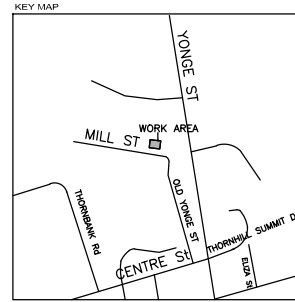
**10 Mill Street**



**Attachment 2**



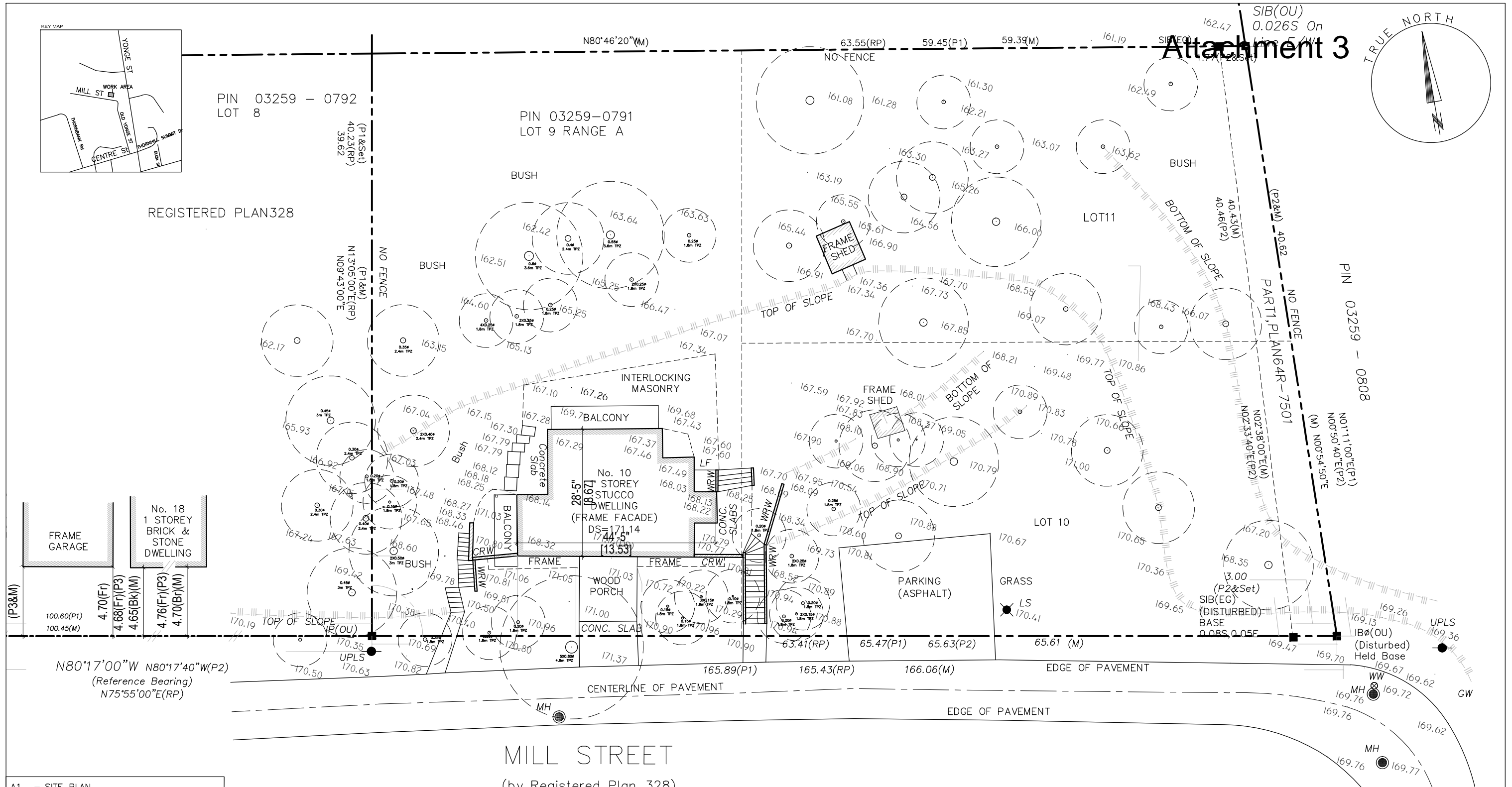
**Subject Property – photos of front and rear provided by applicant**



PIN 03259 - 0792  
LOT 8

PIN 03259-0791  
LOT 9 RANGE A

REGISTERED PLAN328



- |    |                    |
|----|--------------------|
| A1 | — SITE PLAN        |
| A2 | — BASEMENT PLAN    |
| A3 | — LOWER FLOOR PLAN |
| A4 | — UPPER FLOOR PLAN |
| A5 | — ROOF PLAN        |
| A6 | — WEST ELEVATION   |
| A7 | — EAST ELEVATION   |
| A8 | — NORTH ELEVATION  |
| A9 | — SOUTH ELEVATION  |

(by Registered Plan 328)  
PIN 03259 – 0790

LOT	26821.8 SQFT (2491.8 SQM)		LANDSCAPING					
AREA -			FRONT YARD				REAR YARD	
PROPOSED BUILDING			TOTAL EXC. DRWY	X SQFT (X SQM)			SOFT	X SQFT (X SQM)
TOTAL GFA -	4894 SQFT (454.7 SQM)		SOFT	X SQFT (X SQM)			% SOFT	
FIRST FLOOR -	1462 SQFT (135.2 SQM)		TOTAL INC. DRWY	X SQFT (X SQM)				100%
SECOND FLOOR	1716 SQFT (159.4 SQM)		SOFT	X SQFT (X SQM)				
THIRD FLOOR	1716 SQFT (159.4 SQM)		% SOFT					
COVERAGE -	2303 SQFT (214.0 SQM)							
			EXC. DRWY -	100%				



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under Division C - 3.2.5.1 of the 2006 Ontario Building Code (or 2.17.5.1 of the 1997 Ontario Building Code)

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NAME

SIGNATURE

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BCIN	

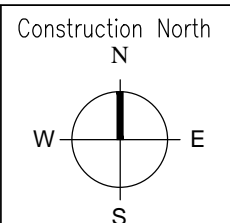
**REGISTRATION INFORMATION**  
Required unless design is exempt  
under Division C - 3.2.4.1 of the  
2006 Ontario Building Code (or  
2.17.4.1 of the 1997 Ontario  
Building Code)

XXXXXXXXXXXXXXXXXX	XXXXXX
FIRM NAME	BCIN

No.	Description	Date (mm/dd/yy)
01	PRELIMINARY PROPOSAL	09/11/15
xx	xx	MM/DD/YY
xx	xx	MM/DD/YY
xx	xx	MM/DD/YY
Drawn By: NETT.		Checked By: NETT.

# SITE PLAN

10 MILL STREET  
VAUGHAN, ONTARIO



DWG No.  
A01  
Sheet 01 of 09  
Scale  
3/64" = 1'-0"



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XXXXXXXXXXXXXXXXX  
NAME

SIGNATURE

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BCIN

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xx	xx	MM/DD/YY
xx	xx	MM/DD/YY
xx	xx	MM/DD/YY

Drawn By: NETT. Checked By: NETT.

WEST ELEVATION

10 MILL STREET  
VAUGHAN, ONTARIO

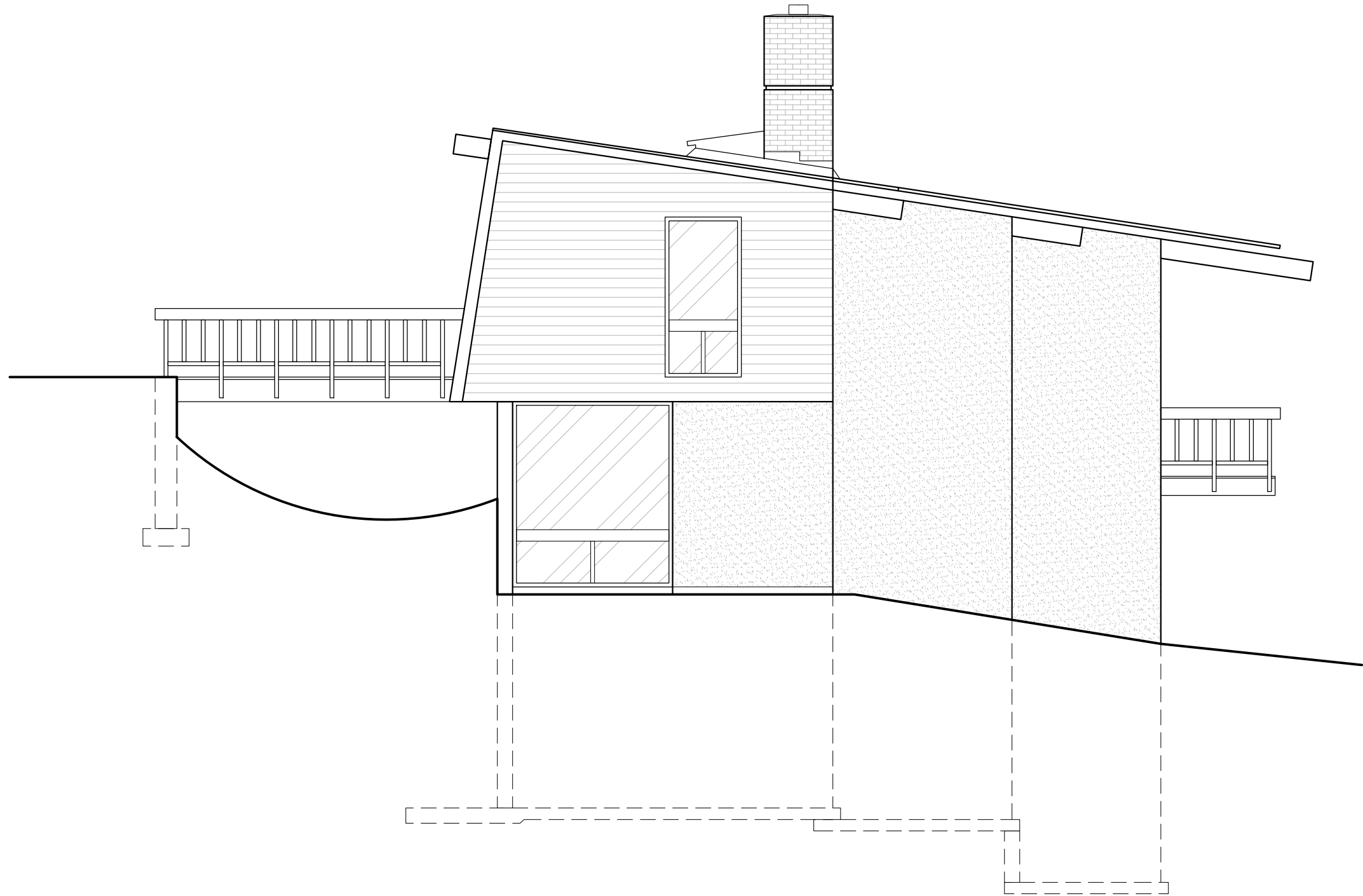
Construction North

DWG No.

A06

Sheet 06 of 09

Scale  
3/16" = 1'-0"



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NAME

SIGNATURE

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BCIN

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xx	xx	MM/DD/YY
xx	xx	MM/DD/YY
xx	xx	MM/DD/YY

Drawn By: NETT. Checked By: NETT.

EAST ELEVATION

10 MILL STREET  
VAUGHAN, ONTARIO

Construction North

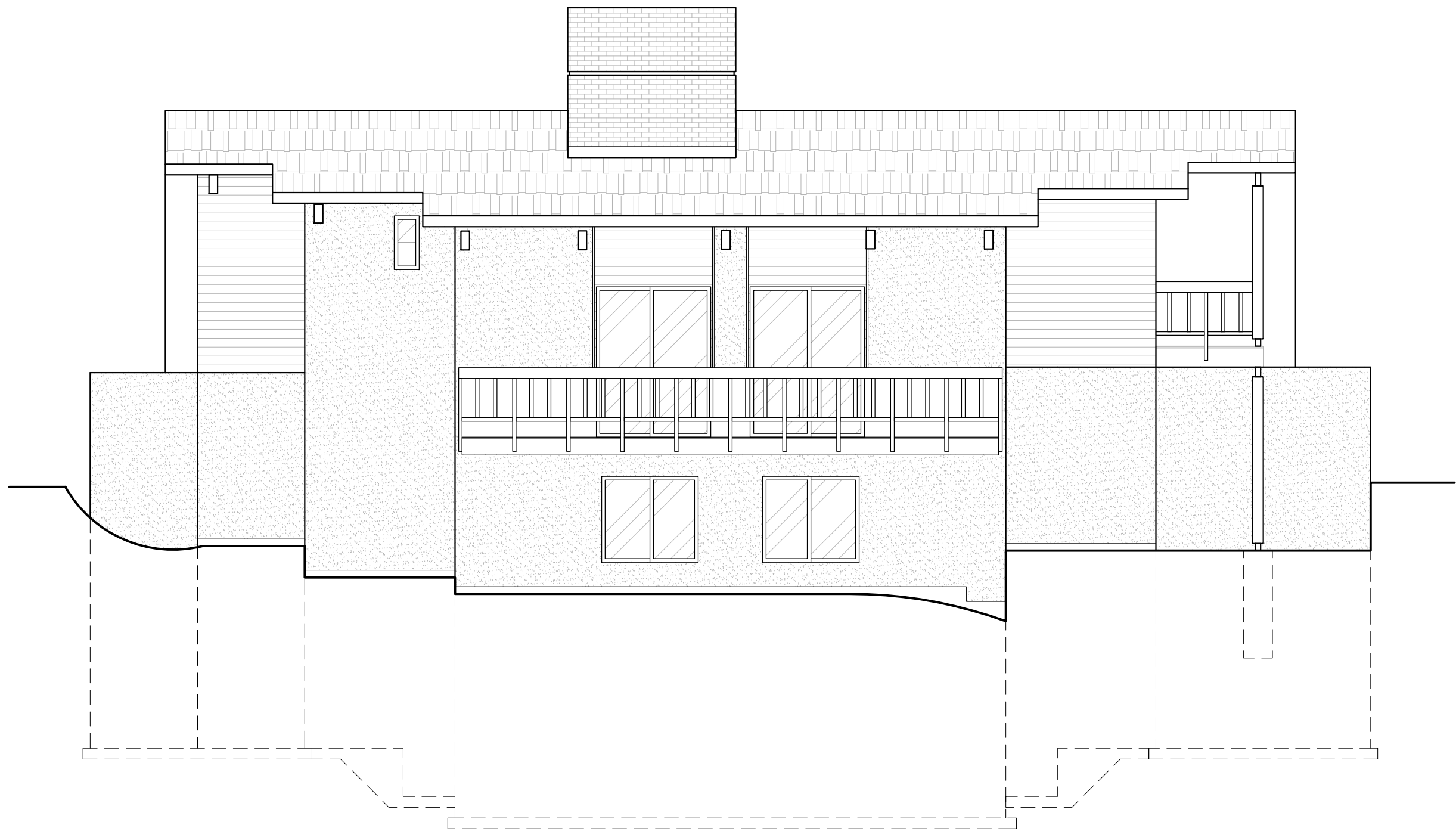
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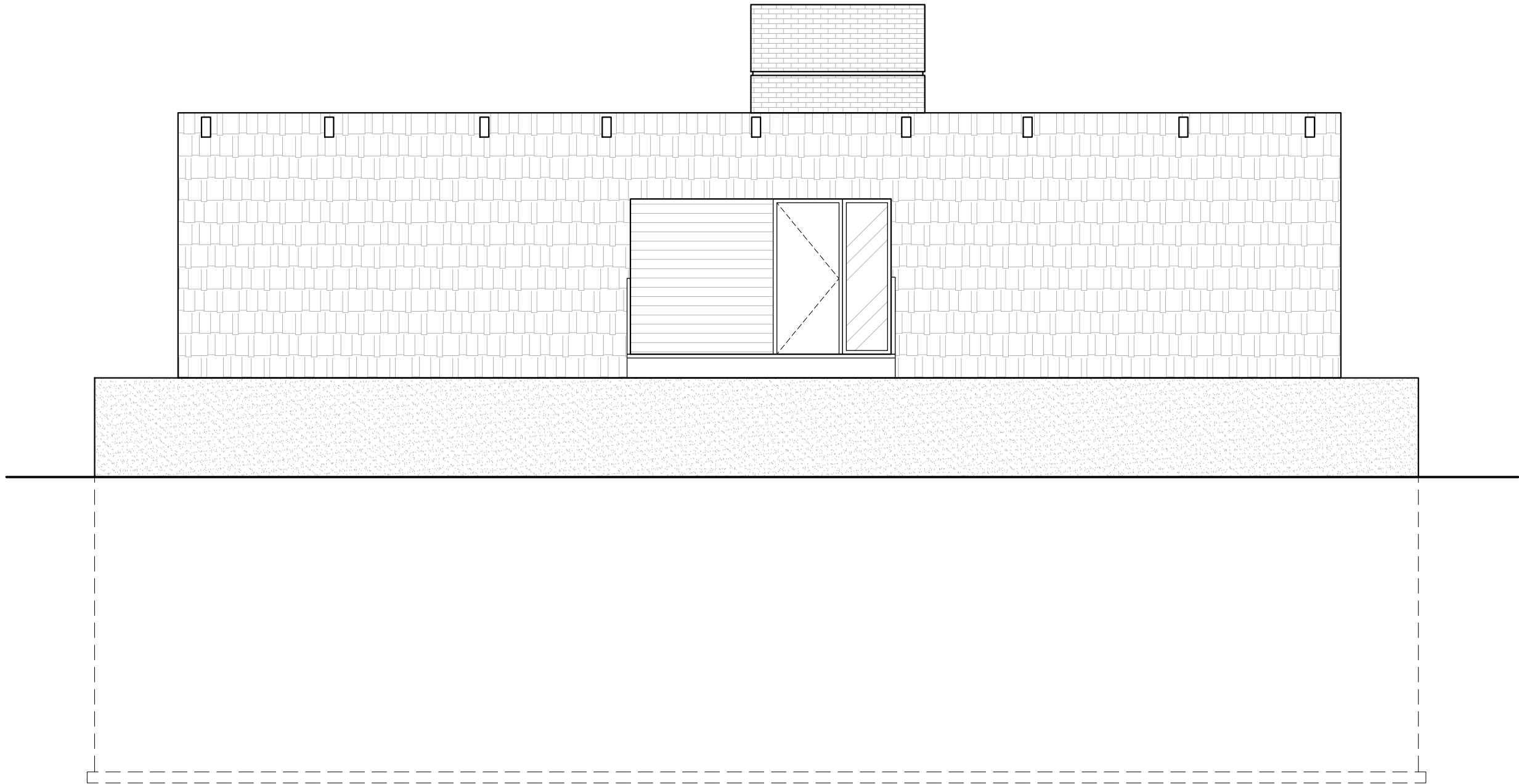
A07

Sheet 07 of 09

Scale  
3/16" = 1'-0"







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NAME

SIGNATURE

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BCIN

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FIRM NAME BCIN

No.	Description	Date (mm/dd/yy)
01	PRELIMINARY PROPOSAL	09/11/15
xx	xx	MM/DD/YY
xx	xx	MM/DD/YY
xx	xx	MM/DD/YY

Drawn By: NETT. Checked By: NETT.

SOUTH ELEVATION

10 MILL STREET  
VAUGHAN, ONTARIO

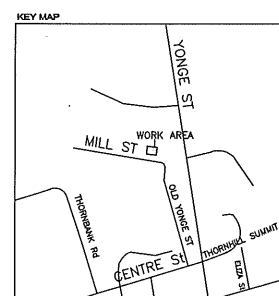
Construction North

DWG No.

A09

Sheet 09 of 09

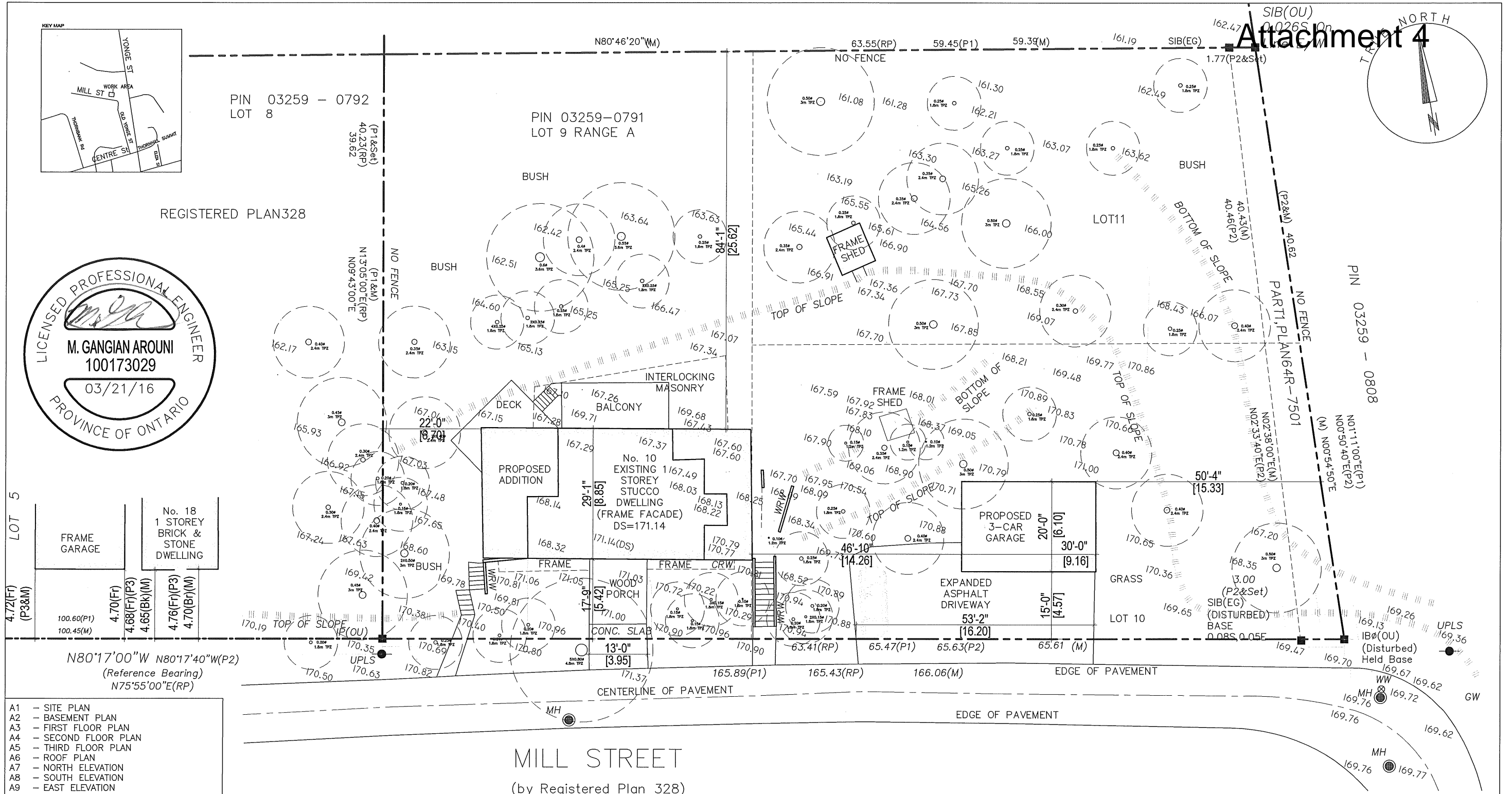
Scale  
3/16" = 1'-0"



PIN 03259 - 0792  
LOT 8

PIN 03259-0791  
LOT 9 RANGE A

REGISTERED PLAN 328



- A1 - SITE PLAN
- A2 - BASEMENT PLAN
- A3 - FIRST FLOOR PLAN
- A4 - SECOND FLOOR PLAN
- A5 - THIRD FLOOR PLAN
- A6 - ROOF PLAN
- A7 - NORTH ELEVATION
- A8 - SOUTH ELEVATION
- A9 - EAST ELEVATION
- A10 - WEST ELEVATION
- A11 - BUILDING SECTION
- A12 - BUILDING SECTION
- A13 - GARAGE PLAN AND ELEVATIONS
- A14 - CONSTRUCTION DETAILS
- A15 - CONSTRUCTION DETAILS
- A16 - CONSTRUCTION DETAILS AND NOTES
- A17 - SCHEDULES AND SPECIFICATIONS

LOT AREA - 26821.8 SQFT (2491.8 SQM)	LANDSCAPING FRONT YARD	REAR YARD
PROPOSED BUILDING	TOTAL EXC. DRWY 2756 SQFT (256.0 SQM)	SOFT
TOTAL GFA - 5020 SQFT (466.4 SQM)	SOFT	% SOFT
FIRST FLOOR - 1560 SQFT (144.9 SQM)	TOTAL INC. DRWY 3732 SQFT (346.7 SQM)	16900 SQFT (1570.1 SQM)
SECOND FLOOR - 1730 SQFT (160.7 SQM)	SOFT	100%
THIRD FLOOR - 1730 SQFT (160.7 SQM)	% SOFT	
COVERAGE - 2330 SQFT (216.5 SQM)	EXC. DRWY - 100%	



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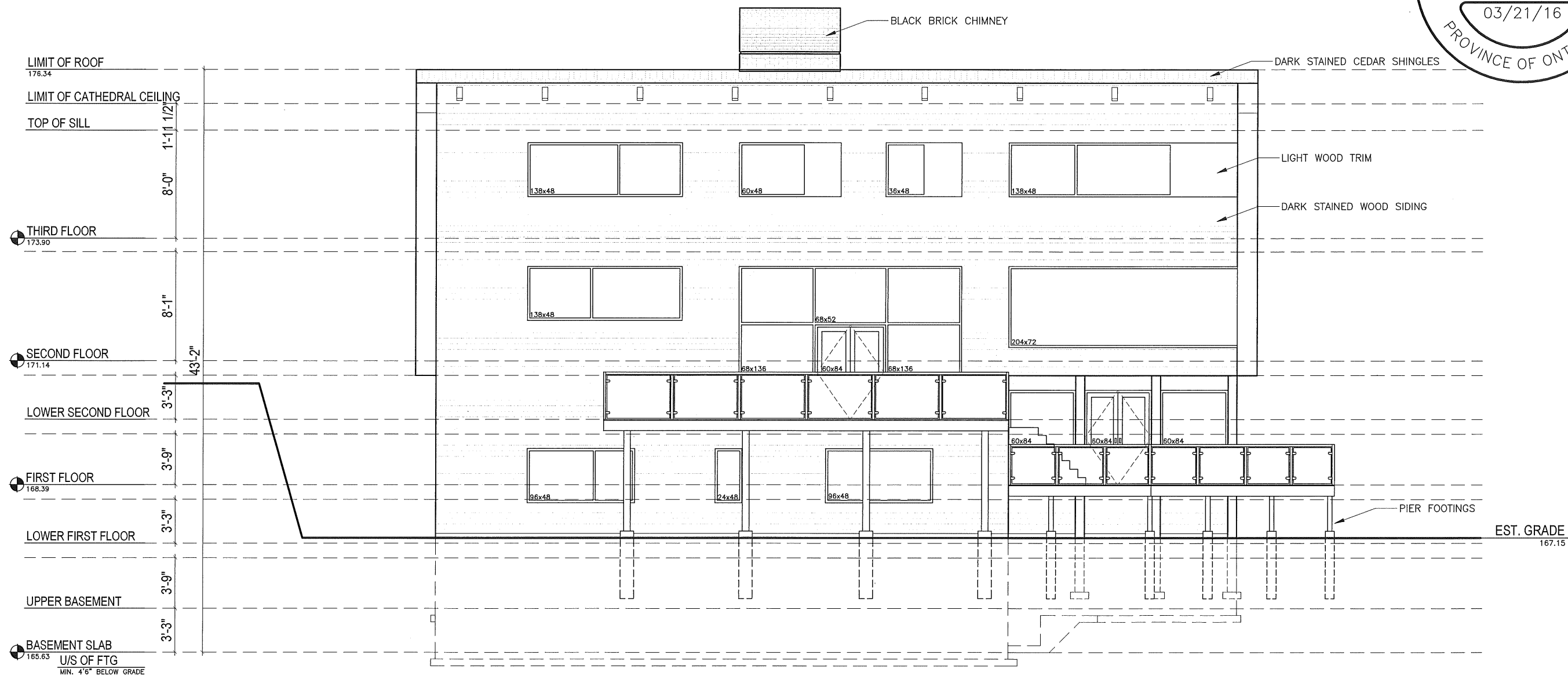
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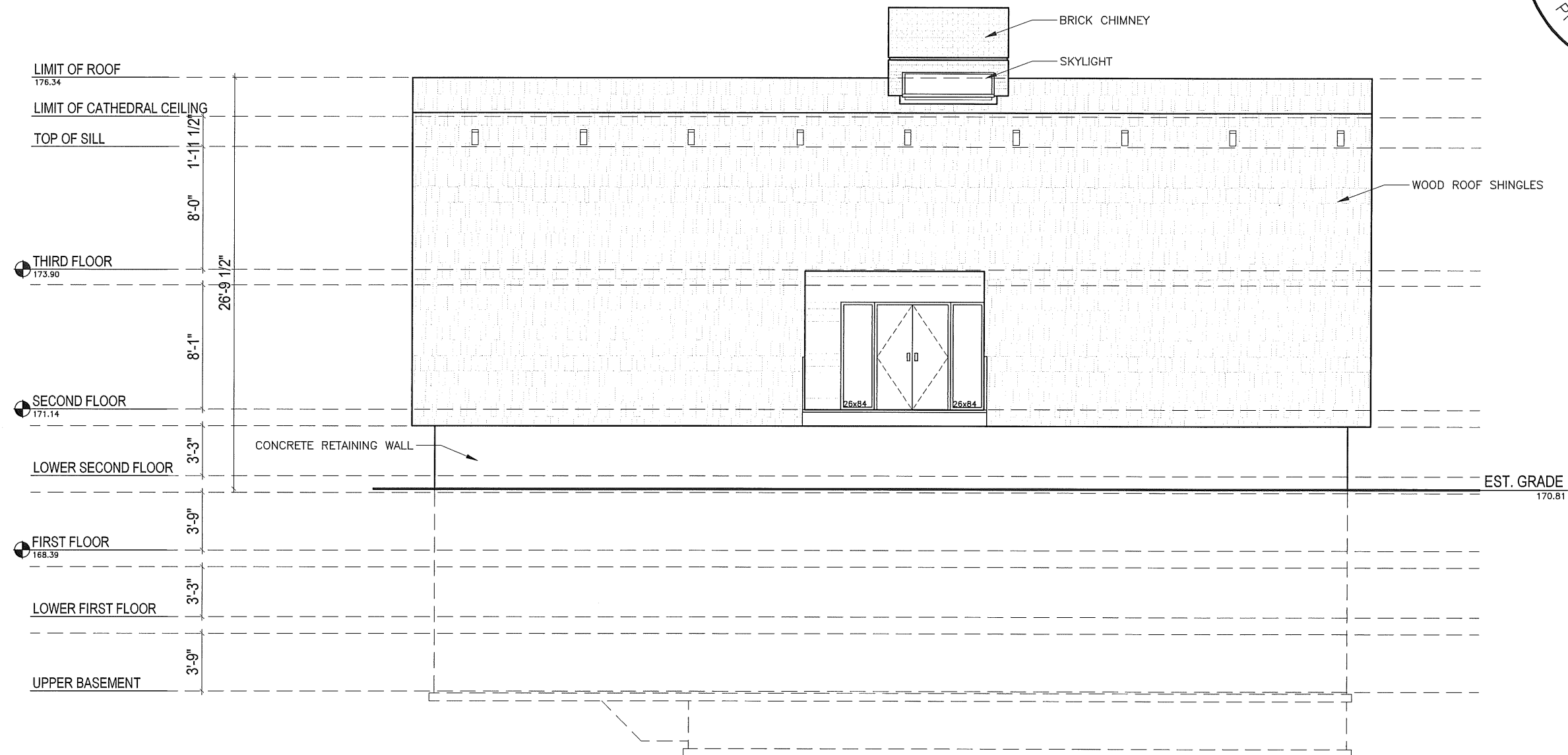
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NAME	SIGNATURE	BCIN	FIRM NAME	BCIN
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No. Description	Date (mm/dd/yy)
01 ISSUED FOR APPROVAL	03/21/16
Drawn By:	NETT.
Checked By:	NETT.

SITE PLAN	Construction North	DWG No.
10 MILL STREET VAUGHAN, ONTARIO	N W E S	A01
		Sheet 01 of 17
		Scale 3/64" = 1'-0"





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NAME

SIGNATURE

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BCIN

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BCIN

No.	Description	Date (mm/dd/yy)
01	ISSUED FOR APPROVAL	03/21/16

Drawn By:	NETT.	Checked By:	NETT.
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SOUTH ELEVATION

10 MILL STREET  
VAUGHAN, ONTARIO

Construction North

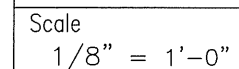
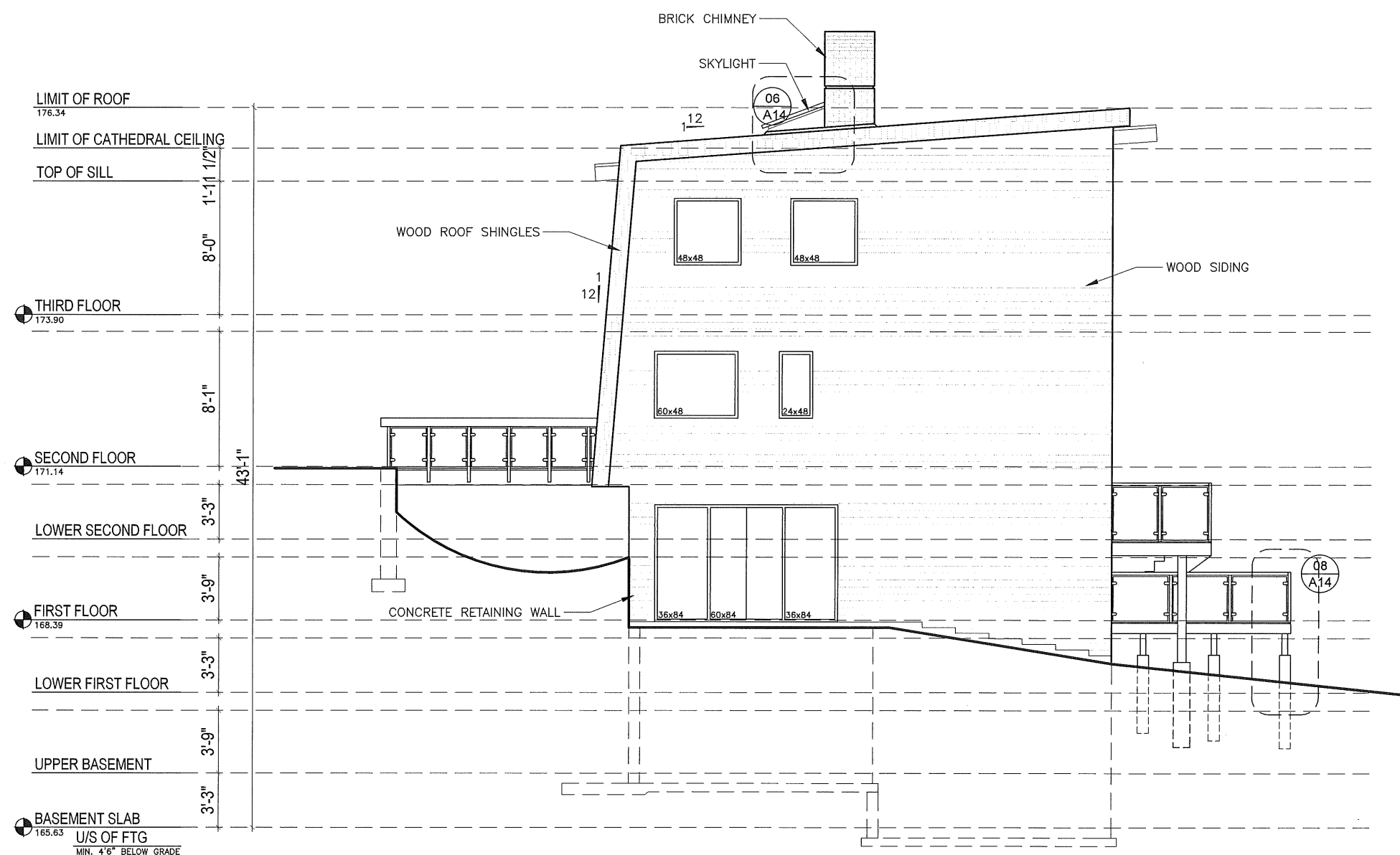
DWG No.

A08

Sheet 08 of 17

Scale  
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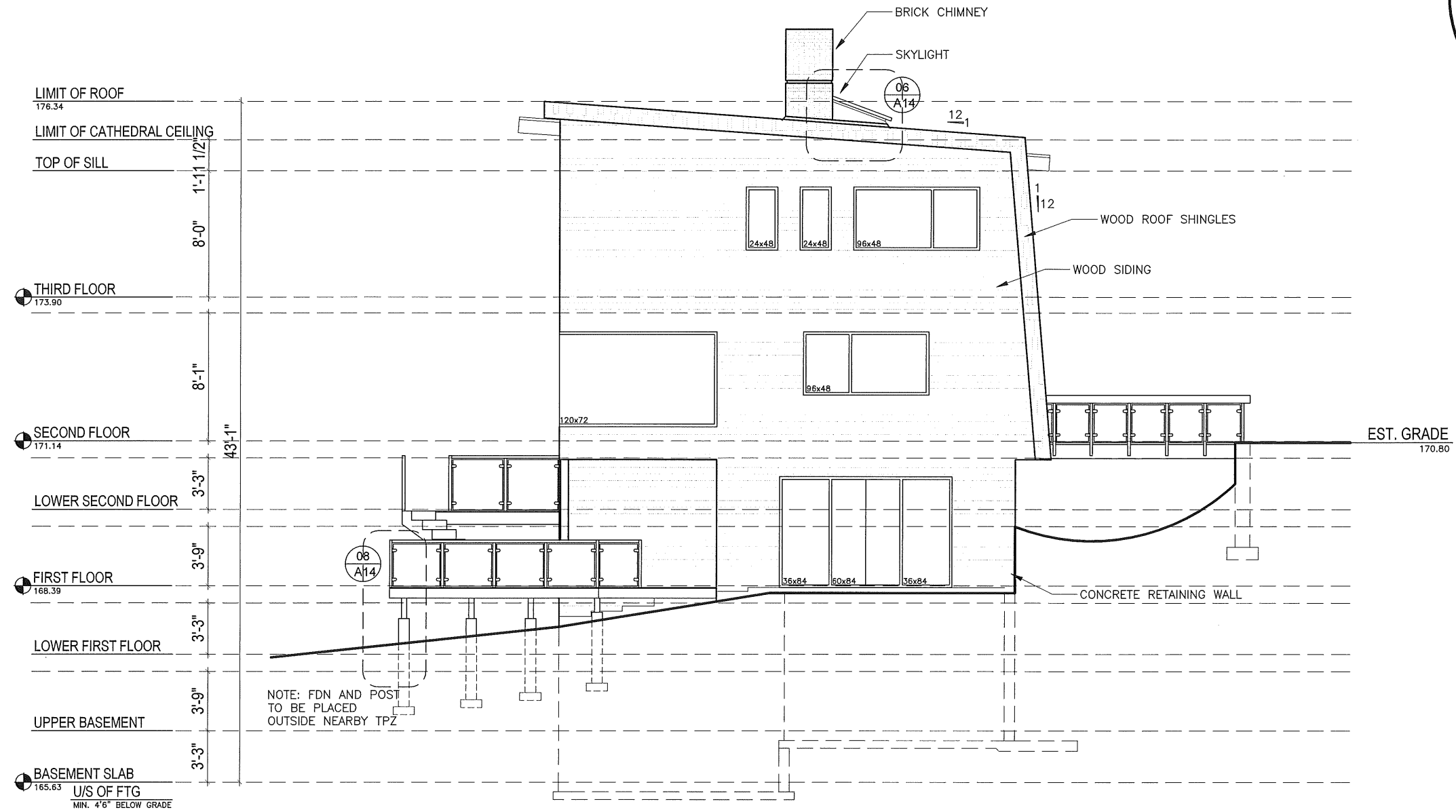


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NAME

SIGNATURE

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BCIN

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FIRM NAME	BCIN



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NAME

SIGNATURE

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FIRM NAME BCIN

No.	Description	Date (mm/dd/yy)
01	ISSUED FOR APPROVAL	03/21/16

Drawn By:	NETT.	Checked By:	NETT.
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WEST ELEVATION

10 MILL STREET  
VAUGHAN, ONTARIO

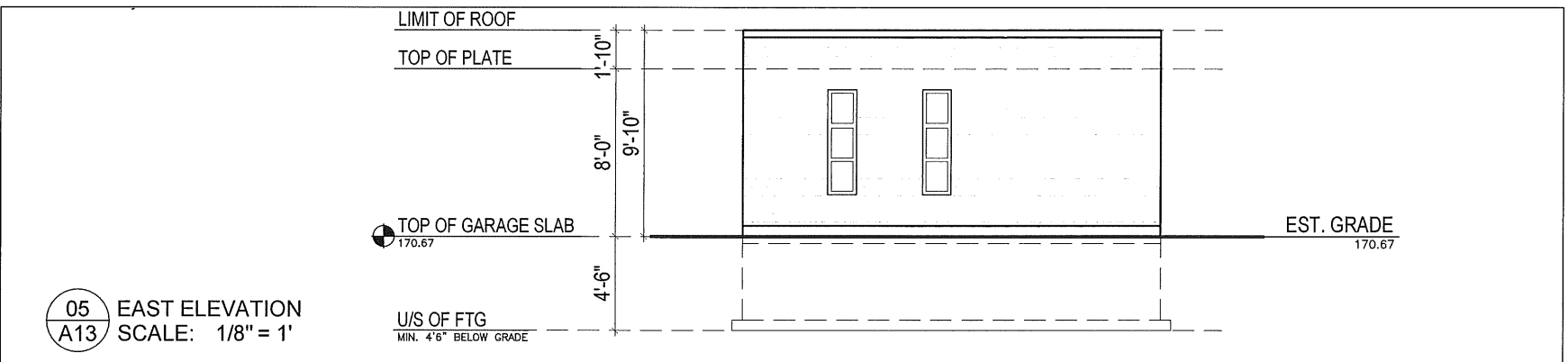
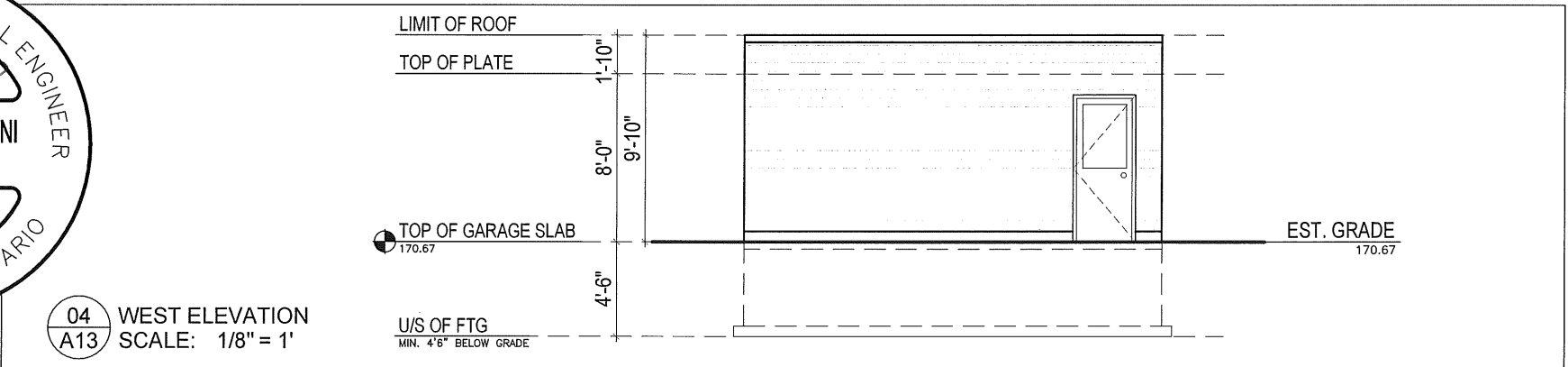
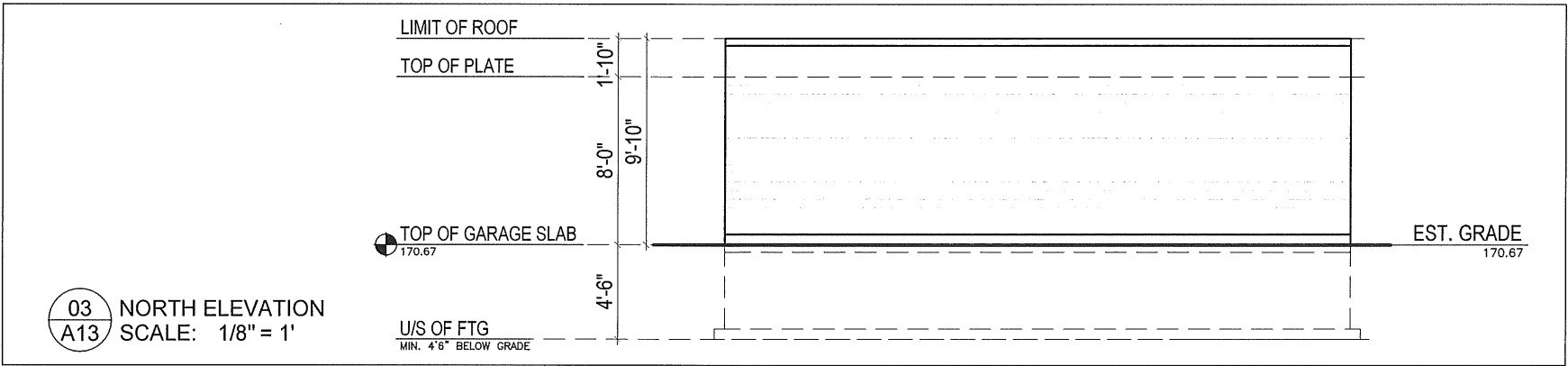
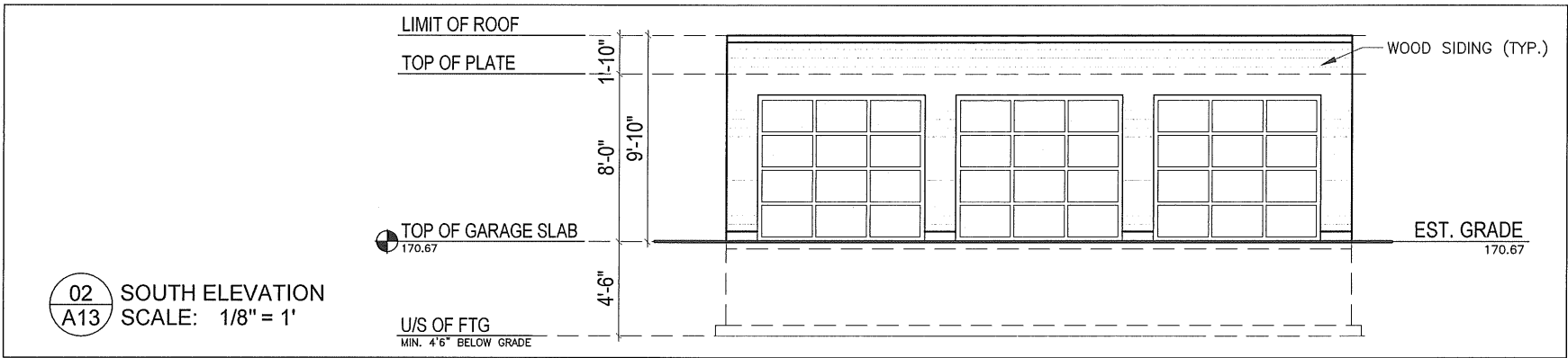
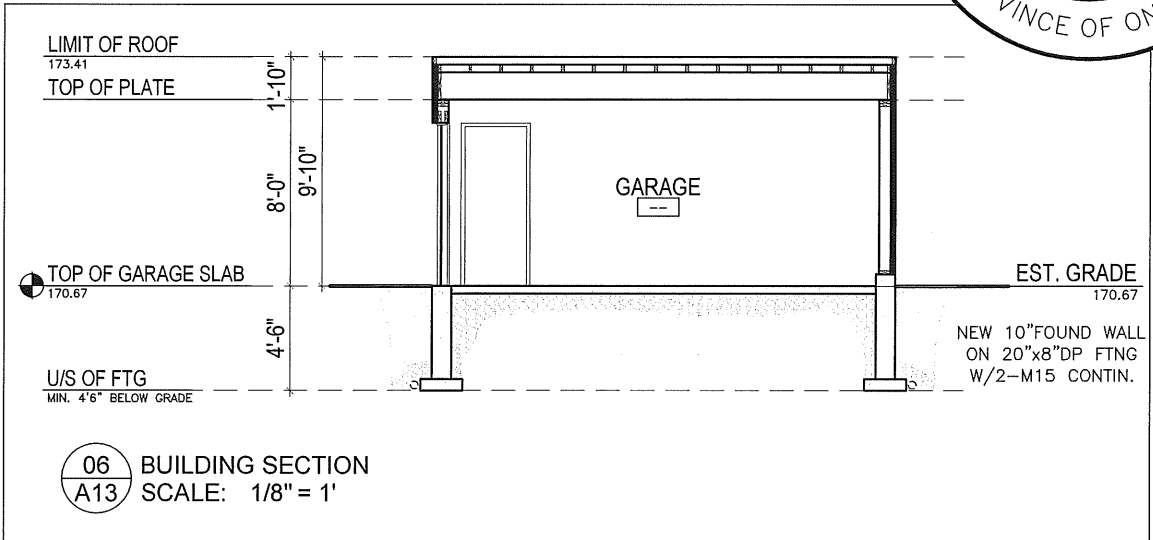
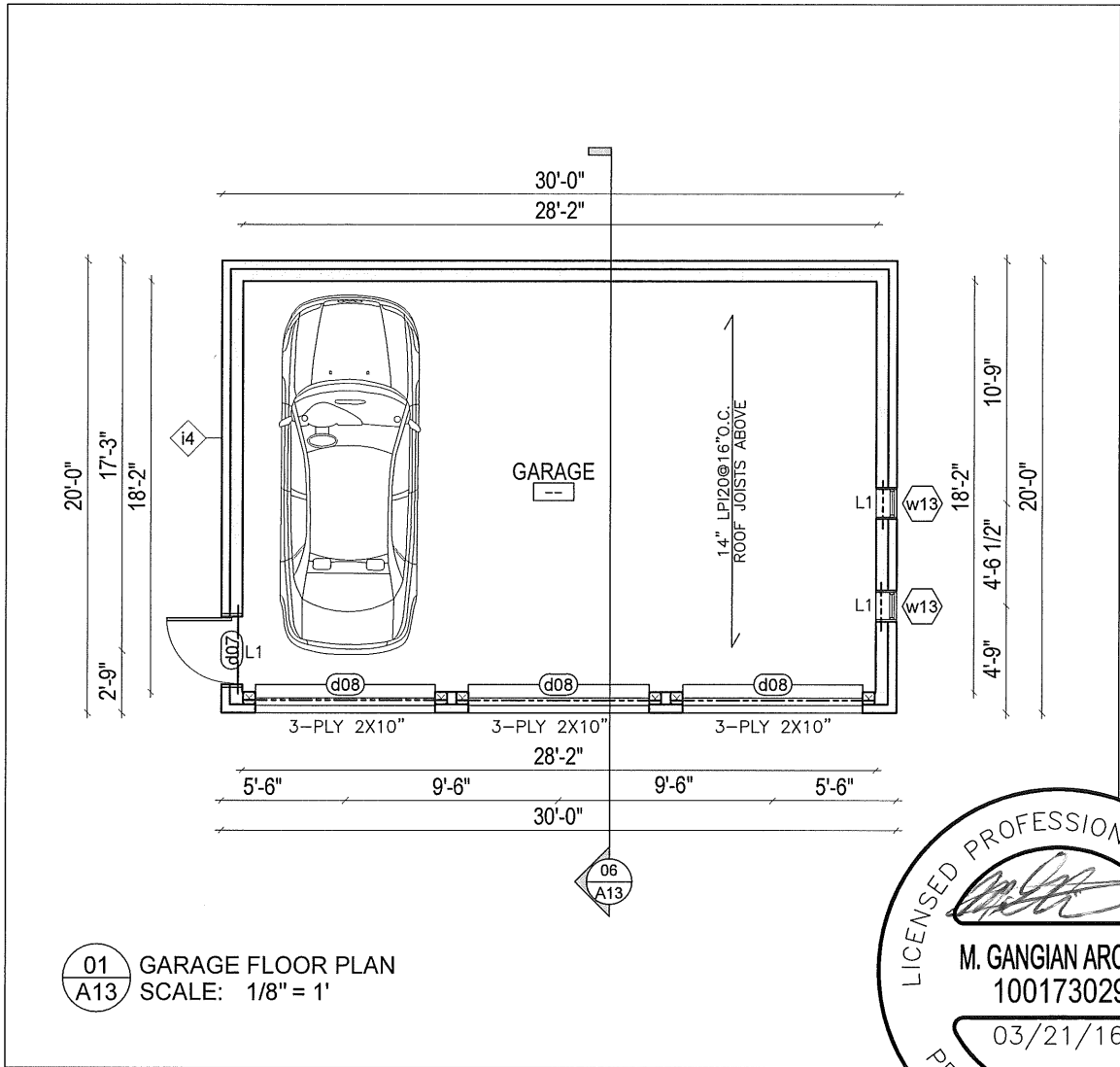
Construction North

DWG No.

A10

Sheet 10 of 17

Scale  
1/8" = 1'-0"



# Attachment 5











