

## **HERITAGE VAUGHAN COMMITTEE    DECEMBER 11, 2013**

### **4.     BLOCK 55 EAST - PRESENTATION ON PROPOSED BLOCK PLAN APPLICATION – WARD 1**

#### **Recommendation**

Cultural Services recommends:

- 1) That Heritage Vaughan receive the presentation regarding the Block 55 East development

#### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, and 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**

N/A

#### **Communications Plan**

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

#### **Purpose**

To present information regarding the Block 55 East Block Plan application.

#### **Background - Analysis and Options**

##### **Location and Heritage Status**

The Block 55 East Block Plan application comprises a large area that is bounded by Teston Road to the south, Kipling Avenue to the east, Kirby Road to the north, and the Humber River to the west. The area is comprised of several landowners and separate parcels of land.

The site is located in a rural context and contains several structures – farmhouses, barns, and sheds. The site formerly contained the McCutcheon House at 11178 Kipling Avenue which was burnt in a fire in May of 2009 and demolition was required by the Fire Department. This building was listed on the Register of Property of Cultural Heritage Value and constructed in the Gothic Revival style with a double bay window front elevation.

##### **Proposal**

The site is 188.24 hectares in size with 74 hectares of developable land. The majority of the lands are not developable due to natural features, Greenbelt areas, hydro corridors, and TRCA lands. The site will contain 730 dwelling units that will include a mix of building typologies. The projected population for the block plan is 2600.

The proposal includes several recommendations that pertain to Cultural Services, the majority of which overlap with other departments. These recommendations and staff's response will be included in the presentation to Heritage Vaughan.

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

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**  
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however the necessary resources have not been allocated and approved.

### **Regional Implications**

N/A

### **Conclusion**

See recommendation

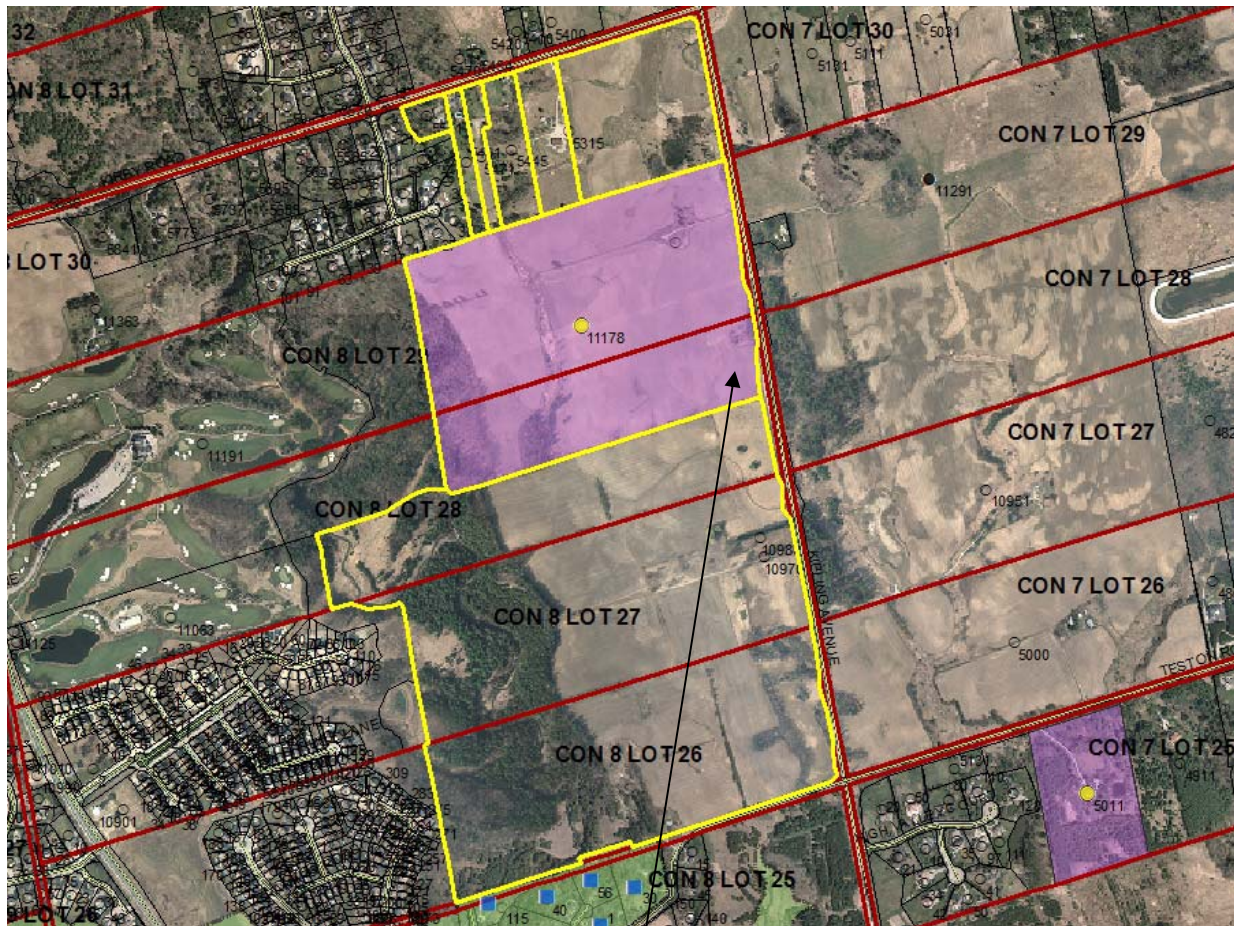
### **Attachments**

1. Location Map
2. McCutcheon House. 2005
3. McCutcheon House. May 7, 2008
4. McCutcheon House. May 7, 2008
5. McCutcheon House. May 26, 2009
6. 10980 Kipling Avenue
7. John S. Henry Cultural Landscape as identified by the heritage consultant. Contains Gate, courtyard, driveway path, and verandah. June 13, 2013

### **Report prepared by:**

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Location Map

11178 Kipling – McCutcheon House –  
circa 1885 - Register – Demolition  
ordered because of fire



**Attachment 2**



McCutcheon House. 2005



**Attachment 3**



McCutcheon House. May 7, 2008

**Attachment 4**



McCutcheon House. May 7, 2008



**Attachment 5**



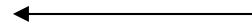
McCutcheon House. May 26, 2009



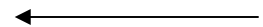
**Attachment 6**



May 2008



June 13, 2013



10980 Kipling Avenue



**Attachment 7**



John S. Henry Cultural Landscape as identified by the heritage consultant. Contains Gate, courtyard, driveway path, and verandah. June 13, 2013