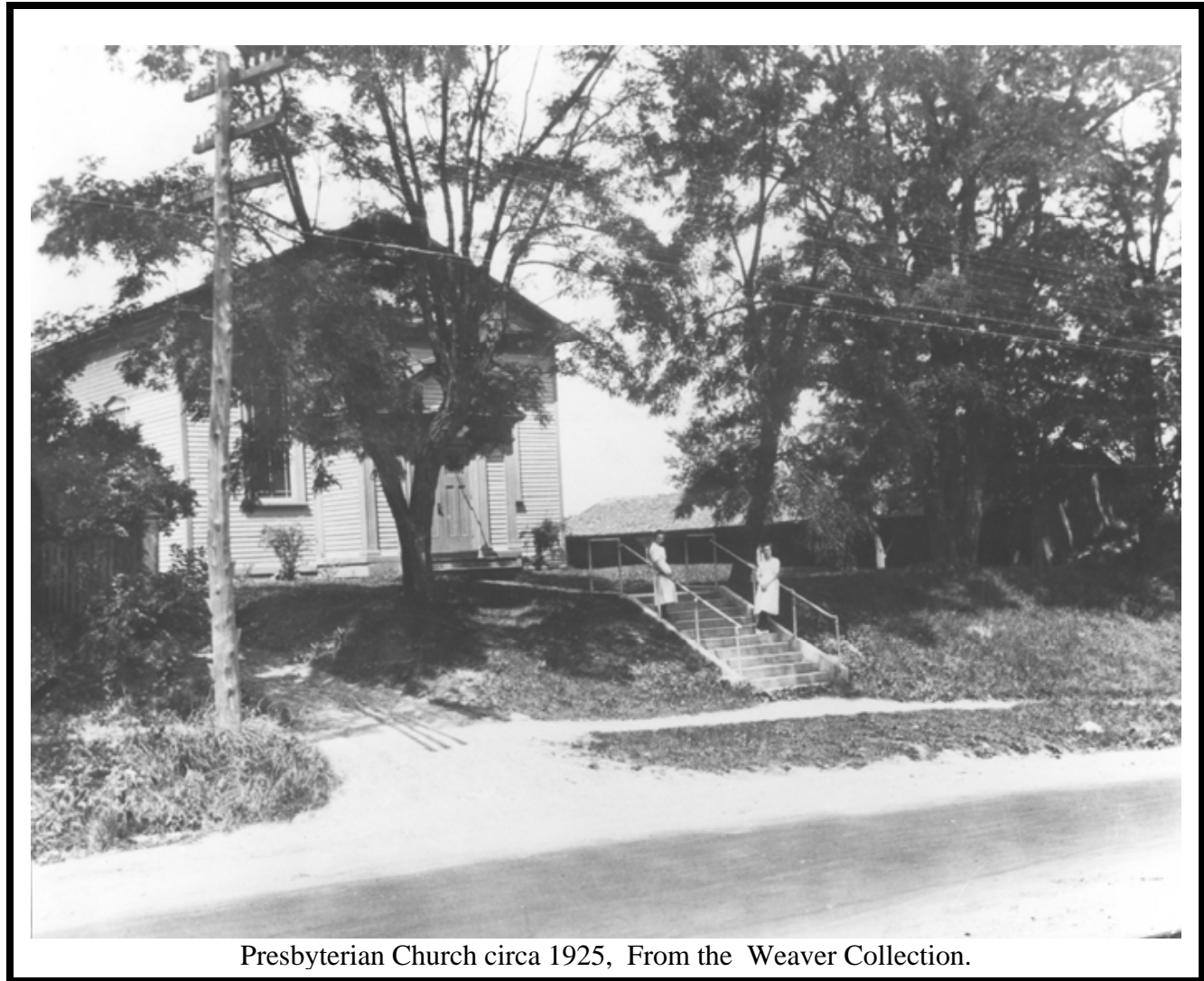


Thornhill Vaughan Heritage Conservation District Plan 2007



Presbyterian Church circa 1925, From the Weaver Collection.

Phillp H. Carter Architect and Planner
In Association with Paul Oberst Architect

User Guide to the Heritage District Plan

The Thornhill Vaughan Heritage Conservation District Plan 2007 is a comprehensive document of policies and guidelines which have been developed to help ensure the retention and conservation of the District's heritage resources and to guide future development so that it enhances the area's special character.

The following summary guide is provided for quick reference for the benefit of the occasional or first time user of the document.

<u>Information Request</u>	<u>Where to Look</u>
I want to know the district boundaries and if my property is a heritage resource	Review the boundaries in Section 1.0 and building classification information in Section 2.0
I want Information on the area's history and special characteristics	Consult the District Study document published under separate cover for the area history. Review Sections 2.1 and 2.2 for heritage characteristics.
I want to undertake improvements to a heritage building	Review the policies in Section 4.2 and the guidelines in Section 9.2
I want to make changes to a non-heritage building	Review the policies in Section 4.3 and the guidelines in Section 9.3
I want to build a new single detached house .	Review the policies in Section 4.4 and the guidelines in Section 9.4
I want to construct a new building on Yonge Street	Review the policies in Section 4.6 and the guidelines in Section 9.4.3 and 9.5
I am starting a new business and want a sign and a commercial patio	Review the policies in Section 4.6.2 to 4.6.4 and the guidelines in Section 9.5
I want to install front and rear yard fencing	Review the policies in Section 4.5.3 and the guidelines in Section 9.6.4 and 9.6.5
I want information on appropriate landscape treatments	Review the policies in Section 4.5 and the guidelines in Section 9.6

Definitions: These words, frequently used in the Plan, are defined as follows:

Compatible—that which is well suited; a harmonious relationship; consistent or in-keeping with; without a jarring contrast.

Incompatible—that which is mismatched or unsuited; incapable of coexisting harmoniously.

Complementary—that which is balanced or harmonizing.

Sympathetic—that which is designed in a sensitive or fitting way.

Controversial—a project or design that is not consistent with or compliant with the Heritage District Plan's policies and guidelines, or where the Plan does not address the issue.

Acknowledgements

The Thornhill Vaughan Heritage Conservation District Plan 2007 is the culmination of a great deal of interest and effort by local residents, municipal staff, Heritage Vaughan and Council. All had one objective in common – the desire to develop a plan that will help to ensure the conservation of Thornhill’s heritage resources and unique character for the enjoyment of future generations.

Thanks to City Staff from the Policy Planning Department and Cultural Services who gave assistance and guidance in the development of the process and documents for the Thornhill Vaughan Heritage Conservation District Plan 2007.

Thanks are also due to the Society for the Preservation of Historic Thornhill (SPOHT) and the Markham Library for permission to use historic images from the Weaver Collection, and of course to the Weavers for taking and collecting the pictures, and for gathering much historic information about the people and places of old Thornhill.

Special thanks to Adam Birrell, the SPOHT archivist, who was always ready with detailed information about the buildings.

THORNHILL VAUGHAN HERITAGE CONSERVATION DISTRICT PLAN 2007

This is one of three documents dealing with the Thornhill Markham Heritage Conservation District. The other two documents, published in separate volumes, are the Thornhill Plan Building Inventory, and the Thornhill Vaughan Heritage Conservation District Study 1984.

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Part A

District Overview

1.0 Introduction

1.1 The Heritage Conservation District Concept

A heritage conservation district is a collection of buildings, streets, and open spaces that collectively are of special historical and/or architectural significance to the community. The individual elements of a district must combine in such a way as to present a sense of cohesiveness. A heritage district is a place of special character or association with an integrity of its own that distinguishes it from other areas of the community.

Part V of the Ontario Heritage Act R.S.O. 1990, O.18 provides for designation of heritage conservation districts. The parameters of this legislation enable municipalities, through study, to define the areas to be designated and to use development guidelines to assist in the regulation of various types of development within heritage conservation districts in order to ensure that the district's character and viability are maintained and/or enhanced.

It is not the purpose of heritage conservation district designation to make the district a static place where change is prohibited. Rather, the purpose is to guide change so that it contributes to the district's architectural and historic character.

1.2 Unity of the Documents

The Thornhill Vaughan Heritage Conservation District Plan 2007 consists of three parts, published in separate volumes:

- This Plan document,
- The District Plan Building Inventory, and
- The original 1984 Study document.

These documents are complementary, and they are to be considered as a whole in interpreting the Plan.

A note on the historic photographs—

We are fortunate to be able to use images from the Weaver Collection in these documents. These include photographs taken by Alf Weaver, and historic images that he collected. Some of the Weaver Collection is in the care of the Markham Museum, and these are credited with the prefix MM-. Some are in the care of the Thornhill Archive kept by the Society for the Preservation of Historic Thornhill (SPOHT), and these are credited with the prefix ThA-. The catalogue information is that used by the respective source.



The view north on Yonge Street, circa 1900. The shop on the left is at the corner of Centre Street. MM-Weaver #291

1.3 Background of the District Plan

The Vaughan Thornhill Heritage Conservation District was established by By-law 306-88, culminating a process that began with By-law 198-83, by which Council declared its intent to conduct a study for future designation of a Heritage Conservation District in Thornhill. The consultant for the Heritage Conservation District Study and Plan was Phillip H. Carter, who concurrently prepared the study and plan for the Thornhill-Markham Heritage Conservation District. The two municipalities acted together in recognition of the historic unity of the village.

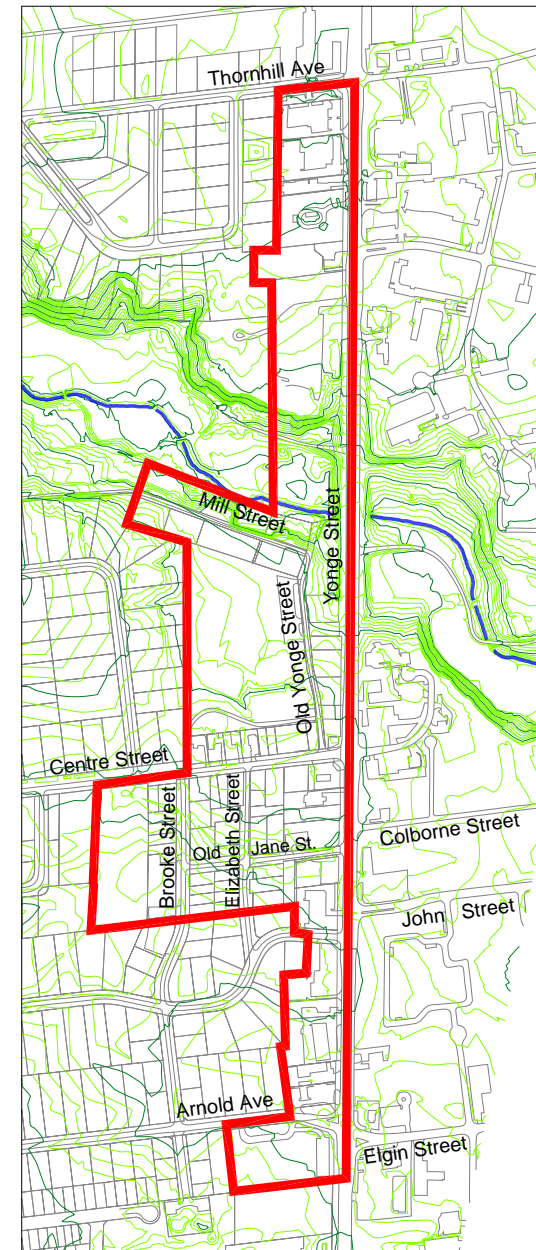
The Thornhill Heritage Conservation Districts were among the first in the province. In 1983, when the studies were begun, there were only 5 municipalities with districts in place, and the Ministry hadn't yet published its handbook *Ontario's Heritage Conservation District Guidelines*.

In the 20 years since the Thornhill Vaughan Heritage Conservation District was adopted, 60 or more districts have been created, and the standards of practice for heritage districts have evolved with experience. In particular, a more holistic approach, including landscapes, has been developed, and more user-friendly plan documents have become the norm. The *Ontario Heritage Act* has been amended several times over the years to reflect the evolving standards, and in May of 2005 Bill 60 enacted comprehensive amendments to the Heritage Act. A new *Guide to District Designation Under the Ontario Heritage Act* was published by the Ministry of Culture in the following year.

Finally, there have been changes in the District: new people, new buildings, and new changes in the Official Plan which emerged from the Yonge Street Study recently undertaken in a joint effort by Vaughan and Markham.

The City of Vaughan Council determined that after 20 years it was time to review and renew the Vaughan Thornhill Heritage Conservation District, and they again retained Phillip H. Carter as their consultant.

The boundary of the original Vaughan Thornhill Heritage Conservation District was established by By-law No. 306-88. It is shown with the heavy line on the map to the right, and it remains unchanged.



1.4 Purpose of the District Plan Review

The purpose of the Vaughan Thornhill Heritage Conservation District Plan Review is to undertake a comprehensive review of the existing policies and guidelines, to evaluate the performance of the Plan, to incorporate the experience of the local community through a community consultation process and to update the District Plan to modern standards of practice.

1.5 Parts of the District Plan Review

The first task for the consultants in the District Plan review was the examination of the existing District Plan and other documents regulating development in the area, such as Official Plans, and zoning and signage by-laws. Official Plan Amendment (OPA) 210, which was part of the original Heritage District process has had many amendments, and the new OPA 669, based on the Thornhill Yonge Street Study, applies to an important part of the Vaughan Thornhill Heritage Conservation District.

An examination of the District was also conducted, including both a general consideration of its heritage character and assets, and a new District Inventory individually describing and depicting every property in the District. This document serves as a record of the present built form in the Vaughan Thornhill Heritage Conservation District. Comparisons with the 1984 inventory show the changes of the past 20 years, and the new inventory includes older photographs (when they are available) to illustrate these changes.

The third part of the review is the establishment of a community consultation process. The experiences of residents and business people within the District, and their ideas about areas of concern that might be addressed by the District Plan Review, are an important aspect of creating a renewed Heritage Conservation District.



The Presbyterian Church, 7788 Yonge Street, Circa 1925.
MM-Weaver #297.

2.0 Heritage Character and Heritage Statements

2.1 Examination

Thornhill is one of Ontario's earliest settlements, dating from the original construction of Yonge Street. As with many early villages, it was the intersection of the road with a river, giving the opportunity to develop water-powered mills, that gave rise to a concentrated settlement within the general agricultural context. The first mill in what became Thornhill was built in 1801. The British Corn Laws created a ready market for Ontario's grain and Thornhill prospered and grew for 45 years. The repeal of the Corn Laws in 1846 ended the boom. The village entered a long stable period with little economic growth, but new houses continued to be built, though at a slower rate. The stability preserved the village and its buildings for another century and more. Special credit is due to the Society for the Preservation of Historic Thornhill (SPOHT), which began its efforts in 1974—a year before the *Ontario Heritage Act* was proclaimed. SPOHT was instrumental in the initiation of the Thornhill Conservation Districts in 1983.

An examination of the Thornhill Vaughan Heritage Conservation District shows that it has retained much of the character described in the 1984 District Plan. A measure of its success is the fact that only one heritage building has been lost in the interim—a small Loyalist Cottage at 8046 Yonge Street. Some of Yonge Street's heritage houses have been incorporated in new larger developments, thereby securing their survival. This praiseworthy effort has been slightly diminished, in some cases, by a lack of care and rigour in detail decisions, as noted in the District Inventory. In the other streets in the District, the heritage buildings are all intact, and many have been improved by restoration efforts. Of the non-heritage buildings, mostly bungalows, many have had alterations and additions, and a number have been replaced by new and larger buildings—not always reflective of local heritage precedents.

Considering the District as a whole, the goal and objectives of the 1984 Plan have been largely sustained, and the District has been successful in preserving its heritage resources and heritage character.



The MacDonald House, 121 Centre Street, before 1932.
MM-Weaver #165.



A recent photograph of the same house.

2.0 Heritage Character and Heritage Statements

2.2 Individual Designations within the District

Of the 82 properties in the District, six have been individually designated under Part IV of the *Ontario Heritage Act*. These properties are included in the Part V District designation, but are governed by Part IV. However, the general policies and guidelines of the Plan will apply to those individually designated properties located within the District.

<u>Address</u>	<u>Name of Building/Property</u>
140 Brooke Street	Holy Trinity Anglican Church
121 Centre Street	MacDonald House
42 Old Yonge Street	William Armstrong House
7780 Yonge Street	Robert West House
7788 Yonge Street	Methodist Church
8038 Yonge Street	Soules Inn

At the time of individual designation, a detailed designation report identifying the “reasons for designation” was prepared for each of the above properties. These reports are on file at the City and are a useful resource when exterior changes are proposed. Any work that affects the reasons for designation require approval of Council.



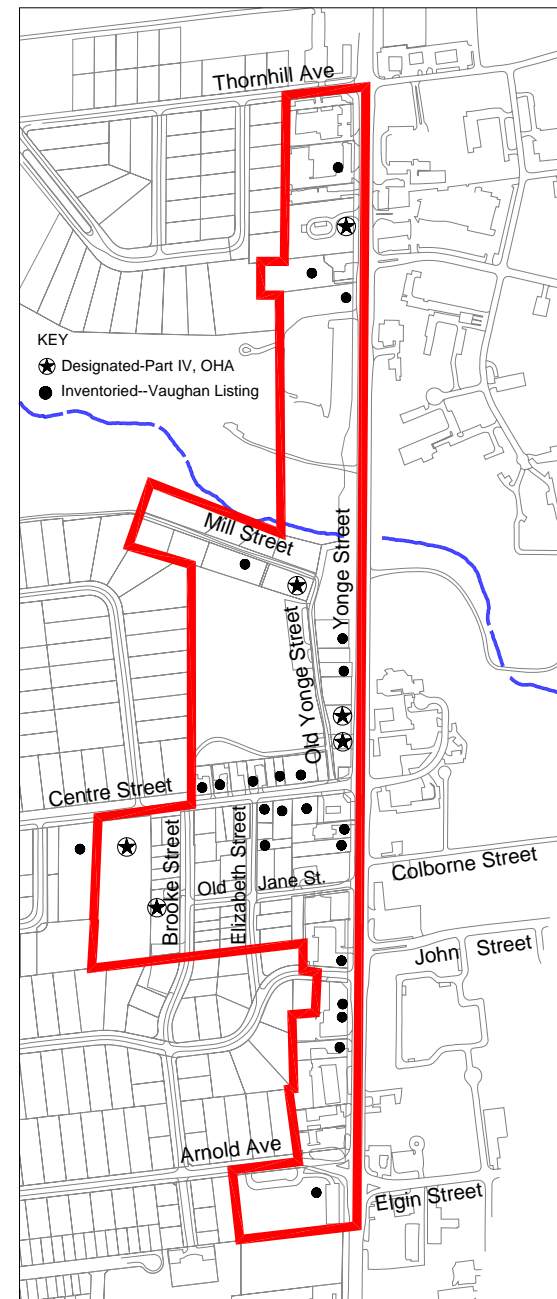
Holy Trinity Anglican Church, on its original site in front of the Burying Ground on Yonge Street, 1942. ThA-Weaver Collection (2003.81)

2.0 Heritage Character and Heritage Statements

2.3 Listed Properties within the District

The City of Vaughan maintains a Listing of Buildings of Architectural and Historic Value. There are 30 such Listings within the District, including the six previously noted properties that are designated under Part IV. Sixteen of these are also included in the Canadian Inventory of Historic Buildings (CIHB) and/or the Ontario Inventory of Buildings (OIB). The buildings inventoried in the Vaughan Listing are tabulated below, and inclusion in the CIHB and OIB is noted where applicable. Locations are mapped to the right.

Vaughan Listing	CIHB	OIB
140 Brooke Street	yes	yes
18 Centre Street	yes	yes
19 Centre Street	yes	yes
24 Centre Street		
33 Centre Street	yes	
39 Centre Street	yes	yes
46 Centre Street	yes	yes
66 Centre Street	yes	
78 Centre Street	yes	
121 Centre Street		
141 Centre Street		
25 Elizabeth Street		
15 Mill Street	yes	
42 Old Yonge Street		
7554 Yonge Street		yes
7616 Yonge Street		yes
7626 Yonge Street		
7636 Yonge Street		
7666 Yonge Street		
7714 Yonge Street	yes	yes
7718 Yonge Street		
7724 Yonge Street		
7780 Yonge Street	yes	yes
7788 Yonge Street	yes	
7808 Yonge Street	yes	
7822 Yonge Street	yes	yes
8000 Yonge Street	yes	yes
8018 Yonge Street		
8038 Yonge Street	yes	
8064 Yonge Street		



2.0 Heritage Character and Heritage Statements

2.4 Community Consultation

The first community consultation was held at 7pm on December 7, 2006 at the Dufferin-Clark Community Centre. About 25 community members attended. Many of the attendees were long-time residents who were present for the original District Plan process.

The consultants made a presentation:

- introducing themselves, and looking at some of the changes that have occurred in Thornhill over the past 20 years;
- outlining what a Heritage District is and isn't, describing the workings of a District—the Heritage Permit process;
- and giving examples of the kind of well-illustrated, user-friendly documents that have become the standard of practice.

A short questionnaire was handed out, and the floor was opened for questions and comments from the public. The variety of input from the meeting and the questionnaire are summarized below:

People like:

- the village atmosphere, with small streets, mature trees and gardens, and open spaces;
- walkable distances to amenities such as the library, shopping and banking, and the Farmer's Market;
- proximity to the health centre, proximity to Toronto;
- The MacDonald property and the spirit of Thoreau MacDonald.

People don't like:

- Noise, traffic, lack of pedestrian crossings on Yonge Street;
- Overhead utility wires;
- Automotive uses on Yonge Street—sales, rentals, and servicing of cars.
- Littering on Centre Street;
- Lack of quality retail and restaurants;
- Monster homes and out-of-character buildings.

People want the Plan to:

- Limit the size of buildings;
- Allow greater density on Yonge Street;
- Call for underground utility wires in designated areas;
- Call for street lights like those in MacDonald Park;
- Call for walkways, improved street paving;
- Flexibility for owners who are co-operating in preservation of historic properties;
- Flexibility for owners concerning pruning and removal of sick and dead trees;
- Tax relief for owners of historic properties.

People are concerned about:

- Redevelopment on Yonge Street, particularly as to scale.

Some of the items above have general assent. In some cases, contradictory ideas are expressed by different people. Many of the items are not directly related to the provisions of the Ontario Heritage Act. The development of consensus on significant issues will be part of the task of future public consultations. Consensus items that are outside of the heritage area will be forwarded to Council.



78 Centre Street, Circa 1938, MM-Weaver #146

2.0 Heritage Character and Heritage Statements

2.4 Community Consultation Cont'd

The second community consultation was held at 7pm on March 8, 2007 at the Thornhill Presbyterian Church. Again, about 25 community members attended.

The consultants made a presentation:

- Introducing the concepts and structure of a Heritage Conservation District Plan: Policies, Guidelines, and Implementation.
- Describing the necessity, under the Heritage Act, to explicitly exempt minor classes of work from the heritage permit requirement.
- Presenting samples of Design Guidelines.

A short questionnaire was handed out, asking for input on what kinds of things the Plan should control, and what minor classes of work should be exempted from the permit requirement. The floor was opened for questions and comments from the public. The variety of input from the meeting and the questionnaire are summarized below:

- Consultants recommendations for the scope of the Guidelines was generally supported.
- Consultants' recommendation for exempted classes of work was generally supported.
- Concern was expressed about the particular problems of Centre Street, where many heritage houses are now in commercial use. Councillor Shefman proposed to arrange a meeting with Centre Street owners to specifically address those concerns.

The Centre Street meeting was held on April 12, and it was determined that a Community Improvement Area should be created for Centre Street, distinct from and in addition to the Yonge Street Community Improvement Area.

The third community consultation was held at 7pm on April 25, 2007 at the Thornhill Public School library. Again, about 25 community members attended. In order to assist community members, a draft of the Heritage Conservation District Plan was posted on the City's website, in downloadable form, on April 8, 2007.

The consultants made a presentation that described the structure of the Plan, and showed a section-by-section outline using actual pages from the draft Plan. The floor was opened for questions and comments from the public.

Much of the discussion focused on subjects not directly tied to the Plan, such as property maintenance standards and their enforcement. The consultants answered questions related to the Plan, and the overall consensus was general support for the draft Plan.

2.0 Heritage Character and Heritage Statements

2.5 Statement of Heritage Value

The Vaughan Thornhill Heritage Conservation District is a distinct community in the City of Vaughan, characterized by a wealth of heritage buildings, historic sites, and landscapes. Although none of Thornhill's mills or the earliest houses have survived, a wealth of buildings, both residential and commercial, dating from the 1830s, 40s, '50s remain—largely intact. These constitute the original basis of the village's heritage character.

The continuing development of Thornhill saw new buildings erected, decade by decade. Houses dating from the mid-19th century through the early 20th century represent many of the styles developed during those prolific decades. Victorian vernacular, Victorian Gothic, Queen Anne, Foursquare/Edwardian, Arts and Crafts, and Craftsman Bungalow styles are all represented in the District. Many of the mid-20th century houses, including the Department of Veteran Affairs (DVA) housing, were built in the Cape Cod Cottage style, which shares the New England Georgian model with the old village houses of a century before, and many of the more recent houses have made an effort to reflect the heritage styles in the village.

The ongoing development of Thornhill has maintained the scale and character of the older parts of the village, with a variety of lot sizes and sitings, mostly modest-sized buildings, mature and rich planting and landscaping, and a rural or modified-rural road profile in many places. This character is strongly maintained in most of the village. Although the mills and their ponds are long gone, the river valley remains unbuilt, as woodland and grass (the golf course), and serves as a reminder of the mill-town origins of Thornhill.

The quality of the heritage resources in the District is indicated by the number of properties carried on municipal, provincial and national inventories, as listed above on page 8.



8038 Yonge Street
Neo-Classical, 1830



39 Centre Street
Ontario Gothic Vernacular, Circa 1855



33 Centre Street
Queen Anne Revival, 1910

2.0 Heritage Character and Heritage Statements

2.6 Statement of Heritage Attributes

The heritage attributes of the Vaughan Thornhill Heritage Conservation District are embodied in its buildings and landscapes, which are shown and described in detail in the 1984 Study, and reviewed in Section 2 of this document, and in the built form, architectural detail, and historical associations, which are depicted and described in more detail in the District Inventory. These attributes are worthy of preservation.

2.7 Statement of Objectives in Designating the District

2.7.1 Overall Objective

To ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to and does not detract from, the District's architectural, historical, and contextual character.

2.7.2 Objectives for Heritage Buildings

To retain and conserve the heritage buildings as identified in the *City of Vaughan Listing of Buildings of Architectural and Historical Value*.

To conserve heritage attributes and distinguishing qualities of heritage buildings, and prevent the removal or alteration of any historic or distinctive architectural feature.

To correct unsympathetic alterations to heritage buildings.

To facilitate the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.

To promote retention and reuse of heritage buildings to prevent their demolition.

2.7.3 Objectives for Non-Heritage Buildings

To discourage the demolition of those non-heritage buildings which are supportive of the overall heritage character of the area.

To encourage improvements to non-heritage buildings that will enhance the District's heritage character.

2.7.4 Objectives for Landscape/Streetscape

To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.

To preserve trees and mature vegetation, and encourage the planting of species characteristic of the District.

To preserve historic fences and introduce new fences that respect historic patterns and styles while meeting contemporary needs.

To preserve the existing street pattern and rural cross-sections and refrain from widening existing pavement and road allowances.

To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.

2.0 Heritage Character and Heritage Statements

2.7.5 Objectives for New Development

To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development.

To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

2.7.6 Objectives for Community Support

To foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the need to conserve these resources for future generations.

To facilitate public participation and involvement in the conservation of heritage resources and further development of the District.

To offer assistance and incentives to individual heritage property owners to encourage the use of proper conservation approaches when undertaking improvement projects.

2.7.7 Objectives for Business/Tourism

To work with owners on Yonge Street to maintain a progressive and competitive business environment while at the same time protecting the heritage attributes of the District that make the area a unique and distinctive shopping environment.

To acknowledge that the Heritage District is an asset that the City can leverage and celebrate in order to contribute to the greater commercial success of the City.

3.0 Review and Interpretation

31 Review of Activities in the District

3.1.1 Activities subject to review

In accordance with Section 42.1 of the *Ontario Heritage Act*, the Goal and Objectives, Policies, and Design Guidelines in this document will be used to review the following types of activities in the District, other than those exempted in Section 3.1.2, below:

- The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 3.1.2, below. (A 'Structure' is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes.)
- All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, building relocation, and planning, urban design and other related studies.
- All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations, and street and infrastructure improvements.
- All activities of the municipal and regional governments.

The review of activities in the District will primarily focus on work or projects visible from the public realm (i.e., front and visible side elevations of property.)

3.0 Review and Interpretation

3.1.2 Activities exempt from review

In accordance with Section 41.1 (5)(e) of the *Ontario Heritage Act*, the following classes of alterations that are minor in nature, are not required to obtain a heritage permit, and are not subject to review under this Plan:

- any interior work;
- repair to roof, eavestroughs, chimneys; re-roofing using appropriate material listed in Section 9.8;
- caulking, window repair, weatherstripping, installation of storm doors and windows;
- minor installations, including small satellite dishes, lighting, and flagpoles;
- fencing, patios, garden and tool sheds, gazebos, dog houses and other small outbuildings that are not readily visible from the street;
- planting, and removal of trees smaller than 200mm caliper, measured at 1.5m above the ground, and any other vegetation on private property.
- Extension of residential parking pads other than in front or flankage yards.
- Ramps and railings to facilitate accessibility, gates installed for child safety.
- Temporary installations, such as basketball nets, planters, statues, seasonal decorations.
- Repair of utilities and public works, installation of public works that are in compliance with the Guidelines.

To avoid mis-interpretation, owners must consult with Cultural Services staff, and obtain a heritage clearance letter before undertaking any kinds of work listed above.

3.2 Contexts for Interpretation

Provisions of the District plan should be considered within the contexts of:

- The Ontario Planning Act,
- The Provincial Policy Statement, and
- Overall municipal objectives and goals.

In accordance with Section 41.2 of the *Ontario Heritage Act*, Council may not pass a by-law for any purpose that is contrary to the objectives set out in the Plan. And, in the event of a conflict between the Plan and a municipal bylaw that affects the District, the Plan prevails to the extent of the conflict.

Part B

District Policies

4.1 Overview

The Vaughan Thornhill Heritage Conservation District has a wealth of heritage resources, and a recognizable heritage character. The heritage character of the District is enhanced by streetscapes, planting, fencing, open spaces, vistas, valleys and streams.

The Plan and its Policies anticipate change. Heritage buildings will be restored, reused, and have additions. Non-heritage buildings will also be added to or altered. New buildings will be constructed. The purpose of the Plan is to ensure that these activities are complementary to both the individual heritage buildings and the overall heritage environment in the District.

To preserve and enhance the heritage character of the District, policies have been developed concerning the following.

- heritage buildings;
- non-heritage buildings;
- new buildings;
- landscapes.

The Policies are supported by illustrative guidelines, which are found in Section 9.0 of the District Plan.



The old Thornhill Hotel, which burned in 1950. MM-Weaver #290.

4.2 Heritage Buildings

Thornhill is well known for its attractive collection of nineteenth and early twentieth century village buildings of varied types and styles. The heritage buildings in the District are predominantly residential in origin, although many of the houses along Yonge Street have been converted to commercial uses. There are also two churches, a commercial block, and several outbuildings with heritage merit.

Heritage buildings, as identified by the *City of Vaughan Listing of Buildings of Architectural and Historic Value*, are the most important and visible resources found in the District. The retention of these buildings remains essential to the success of the District. Therefore, the intent is to conserve and restore these resources, prevent their demolition and take extraordinary measures to ensure their protection.

The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

- **Preservation:** The action or process of protecting, maintaining, and/or stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.
- **Rehabilitation:** The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.
- **Restoration:** The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

4.2.1 Conservation of Heritage Buildings

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.
- b) Conserve changes to a heritage resource which, over time, have become heritage attributes in their own right.
- c) Conserve heritage value by adopting an approach involving minimal intervention.
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.
- e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.
- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.
- g) Replace, using like material, any extensively deteriorated or missing parts of heritage attributes.
- h) Correct inappropriate interventions to heritage attributes.
- i) Make any intervention needed to preserve heritage attributes physically and visually compatible with the heritage resource, and identifiable upon close inspection.
- j) Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.



4.0 District Policies—Buildings and Sites

4.2.2 Alterations and Additions to Heritage Buildings

- a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.
- b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.
- c) Alterations and additions to the heritage resource shall conform with the guidelines found in Section 9.3.

4.2.3 Relocation of Heritage Buildings

- a) Relocation or dismantling of a heritage building will be employed only as a last resort.
- b) Buildings of cultural heritage value shall be retained in their original locations whenever possible. Before such a building can be approved for relocation to any other site, all options for on-site retention will be investigated. The following alternatives, in order of priority, will be examined prior to any approval of relocation for a heritage building:
 - Retention of the building on site in its original use.
 - Retention of the building on site in an adaptive re-use.
 - Relocation of the building to another part of the original site.
 - Relocation of the building to another site in the District
 - Relocation of the building to a sympathetic site within the City of Vaughan.
- c) A threatened heritage building relocated to the District from another site should generally be compatible in style and type to the existing development patterns in the District.

4.2.4 Demolition of Heritage Buildings

- a) The demolition of heritage buildings within the District is not supported.
- b) The City, under the Ontario Heritage Act, may refuse a demolition permit for either an individually designated building or any building located within the District.

4.2.5 Salvage of Historic Building Materials and Features

- a) In the rare case where a heritage building is permitted to be demolished, the building will be documented and the proponents of the demolition will be required to advertise in the local press, the availability of the building for relocation or salvage of architectural features, as a condition of the demolition permit.
- b) The City may require the demolition of a building to be undertaken in such a manner as to expose the construction techniques used for documentation and educational purposes.



Taking away 7396 Yonge Street in Vaughan, June 26, 1981. It became 148 John Street in Markham. MM-Weaver #42.

4.2.6 Use of a Heritage Building

- a) The uses permitted for a heritage building will be governed by the zoning by-law.
- b) Uses that require minimal or no changes to heritage attributes are supported.

4.3 Non-Heritage Buildings

4.3.1 Additions and Alterations

The majority of the properties in the Thornhill Heritage Conservation District are non-heritage buildings. Many of these properties are good neighbours to the heritage buildings in scale, massing, and design. A prime example is found in the Cape Cod cottages and Victory houses, which were inspired by the same New England precedents that the United Empire Loyalists brought to Upper Canada. There are also newer buildings that have been consciously designed to complement the heritage buildings in the village, with varying degrees of success.

The 1984 Heritage District Plan provided very little guidance on alterations and additions to non-heritage buildings. This proved to be confusing for both property owners and members of the municipal heritage advisory committee. In general, property owners seemed to fall into one of two camps: those that desired to introduce changes to their properties that further reflected the historic architectural styles and features of the area so as to better fit into the area's historic character, and those that preferred changes that represented the existing style of their building. Both approaches are considered acceptable.

4.3.2 Design Approach

Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: historical conversion or contemporary alteration as described in the Guidelines in Section 9.4.

4.3.3 Demolition of Non-Heritage Buildings

Generally, the demolition of a non-heritage building is not supported, if the building's scale, massing and/or architectural style is supportive of the overall heritage character of the District.

4.4 New Residential Buildings

New residential buildings on local streets (i.e., single detached dwellings) will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of 19th-century and early 20th-century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be sympathetic to those found on heritage buildings.

4.0 District Policies—Buildings and Sites

4.4.1 Design Approach

- a) The design of new residential buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.
- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical village.
- e) The height of new residential buildings should not be less than 80% or more than 120% of the average height of the residential buildings on immediately adjacent properties. Historically appropriate heights for new residential buildings are considered to be 1 ½ or 2 storeys. In all instances the height of new buildings shall conform to the City's Zoning By-law.
- f) New residential building construction in the District will conform with the guidelines found in Section 9.5.2.

4.5 Landscapes

Landscapes and landscaping help to define the character of the District and to provide an appropriate setting for its historic buildings. The Ontario Heritage Act extends alteration controls to cover property features, in addition to the exteriors of buildings and structures. Property features can include trees, vegetation, pathways, fences and other landscape elements that are of cultural heritage value or interest.

4.5.1 Landscape Treatment

Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Landscape Guidelines are provided in Section 9.7.

4.5.2 Trees and Shrubs

- a) Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by a professional arborist. Lost trees should be replaced with maturing specimens (60-70mm standard caliper).
- b) New trees and shrubs should be hardy, long-living, and suitable for their environment, in conformance with the guidelines found in Section 9.7.
- c) Planting should not obscure heritage buildings, but can frame and accentuate heritage buildings and other important features. Planting should screen less attractive sites and prospects in the District.



Landscaping is a significant element in the District character.

4.5.3 Fences

- a) Fences will be regulated by the municipal fence by-law.
- b) Existing historical fences will be preserved. The erection of fences of historical design, is encouraged. See Section 9.2.11 for guidelines.

4.5.4 Driveways (Residential)

- a) Driveways are to be kept to a narrow width in order to preserve the expanse of the front yard.
- b) Circular driveways are not permitted.
- c) Driveway entrances will not be gated.
- d) Residential driveways will conform to the Guidelines in Section 9.6.6.
- e) Driveways will be regulated by the City's Zoning By-law.

4.0 District Policies—Buildings and Sites

4.6 Commercial Features

4.6.1 Commercial Signage

- a) Commercial signage will be regulated by the municipal Sign By-law.
- b) The Thornhill Special Sign District should conform to the Heritage District Boundary.
- c) Commercial signage in the District will be consistent with the guidelines found in Section 9.5.3.8
- d) Artistic and commercial murals are not permitted.

4.6.2 Commercial Awnings

Awnings on commercial buildings will be consistent with the guidelines found in Section 9.5.3.8

4.6.3 Commercial Patios

- a) Restaurant or commercial patios will be regulated by the Zoning By-law.
- b) Restaurant or commercial patios will be consistent with the guidelines found in Section 9.5.3.11

4.6.4 Commercial Parking Lots

- a) Attractive, well-designed parking lots that complement the special character of the District are supported. Parking will not be located in front of buildings.
- b) Parking lots will be appropriately screened. Features such as lighting, signage, and amenities used in parking lots will be consistent in design terms with those selected for use throughout the District.
- c) The consolidation of commercial parking lots, to improve the efficiency and appearance of the parking facilities, is supported due to the collaborative nature and interdependence of the various commercial enterprises on Yonge Street and Centre Street.
- d) The development of underground parking facilities, appropriately located and sited, is supported.

5.0 District Policies—Streetscape and Infrastructure

5.1 Overview

The following policies address those components of the District located primarily in the public realm. These features include roads, curbs, municipal services, parking facilities, sidewalks, boulevards, street furniture, pedestrian amenities, lighting, utility wires, public signage, vegetation, parkettes, and open space. The proper treatment of these features can enhance the heritage character of the District.

5.2 Roads, Curbs, and Municipal Services

The provision of adequate roads, curbs, storm and sanitary sewers, and water supply are essential components for a living Heritage District.

Policies:

- a) Road, curb, and servicing improvements will be undertaken in a manner that preserves and enhances the heritage character of the District.
- b) Existing informal road edges on the residential streets, such as grassed verges and ditches, and the absence of curbs and gutters, are traditional village features and will be retained.
- c) Existing pavement widths and road right-of-ways on residential streets are a major contributor to the character of the District and should not be increased.
- d) Public works for Yonge Street will be guided by the vision of the Yonge Street Plan and the policies in Section 6.1 of this Plan.

5.3 Sidewalks and Boulevards

The existing sidewalk and boulevard treatment in the District, outside of the Yonge Street core, is predominantly informal in nature and helps differentiate the area from the surrounding newer development. Grassed boulevards with or without a curb treatment or sidewalk create a rural, village-like atmosphere.

Policies:

- a) The vision of Vaughan as a walking community and policies of the Pedestrian and Bike Plan are supported.
- b) Boulevards will remain grassed and sidewalks, where they exist, will be kept in good repair.
- c) The absence of sidewalks on the residential streets is supported as it contributes to the village character. Sidewalks, where required, will be constructed of poured concrete rather than modern materials that often take on an overly tailored appearance.
- d) Boulevards will remain grassed.

5.0 District Policies—Streetscape and Infrastructure

5.4 Street Furniture and Pedestrian Amenities

Street furniture and related pedestrian amenities should be part of a co-ordinated design approach, to help define the District as a distinctive and special area.

Policies:

- a) Street furniture and related pedestrian amenities such as benches, trash and recycling receptacles, bicycle racks, telephone booths, transit shelters, and newspaper box enclosures will be provided as required, and will be consistent throughout the District.
- b) Street furniture and related pedestrian amenities will be coordinated for the Vaughan and Markham heritage districts.

5.5 Street Lights and Utilities

Street lights and utilities are necessary parts of modern infrastructure. A distinct street light and the absence of overhead wires can be a cohesive element that ties the District together and defines it as a special area.

Policies:

- a) Over time, a consistent street light fixture will be used throughout the District to enhance its identity as a heritage area. The selected street light fixture will reflect the village-like, heritage character of the District. Consultation with the Town of Markham will be undertaken in developing a lighting approach to assess the feasibility of using the same fixture throughout both communities' components of the heritage district.
- b) Street and other outdoor lighting will be appropriate in light intensity to the function of the street. Consideration will be given to the height, spacing, and minimization of uplighting, in order to reduce glare, spillage, and night sky pollution in the neighbourhood.
- c) Any lighting fixtures introduced in parking lots (public or commercial) will reflect the heritage character of the District and be consistent with the design chosen to be used throughout the District. Consideration will be given to the height, spacing, and minimization of uplighting in the neighbourhood.
- d) Utilities such as switch boxes and transformers should be located so that they are not readily visible from the street and do not unduly impact the heritage qualities of the streetscape, wherever possible.
- e) Future re-location of overhead utility wires to underground installations is strongly supported.

5.0 District Policies—Streetscape and Infrastructure

5.6 Public Signage

Typical public signage includes directional, regulatory, identity, and public information signs. If properly developed, these signs can promote a co-ordinated identity supportive of the heritage area.

- a) Regulatory signs should be the same type of sign used elsewhere in the municipality.
- b) A design for Heritage District identification signs should be developed to help promote awareness of the District. The design should have a simple, distinctive shape, and should be mounted with street name signage in the District.
- c) Heritage District entry signs should be designed and installed at the three gateway points. The design, colour, and materials of street name signs, entry signs, and other public information signage will be consistent and complementary to the District character.
- d) A distinctive sidewalk stamp for the District should be developed, to be embossed at intersections when new sidewalk sections are installed.
- e) A village notice board, including a map identifying the heritage conservation district, should be erected as part of the streetscape design near Lion's Parkette.
- f) The installation of a name sign marking the Don River's crossing at Yonge Street is supported.

5.0 District Policies—Streetscape and Infrastructure

5.7 Vegetation

The vegetative cover in the public realm of the District significantly contributes to the area's human-scale and village-like character. Street trees, flowers in baskets, shrubs, and vegetation found in the valley environment all contribute to the area's distinctive character. In addition to their scenic beauty, trees and other vegetation are equally important for controlling the effects of climate by reducing wind velocity, providing shelter from sun, rain, and snow, and creating a moderated microclimate.

Policies:

- a) Plant material introduced to the public realm will be indigenous and/or historically appropriate.
- b) Existing mature trees and other vegetative amenities in the public realm will be retained and preserved except where removal is necessary due to disease or damage, or to ensure public health and safety.
- c) The shaping of street tree canopies for utility wires will be undertaken in a sensitive manner so as not to disfigure the tree. The impact of this process on existing trees may be a factor when burial of utility wires is being considered.
- d) An appraisal of the health of tree cover in the public realm will be undertaken with the result being a replanting policy or plan to replace unhealthy trees and coordinate new plantings.
- e) The placement of new tree-plantings will avoid screening principal views of buildings of cultural heritage value or interest.
- f) Plantings will contribute to screening less attractive sites in the District, including above-ground utilities, where practical from an operation and maintenance perspective.
- g) Guidelines for appropriate vegetation are located in Section 9.7.



Trees and planting are an important part of the character of Thornhill.

6.0 District Policies—Special Areas and Projects

6.1 Yonge Street

6.1.1 Yonge Street Streetscape

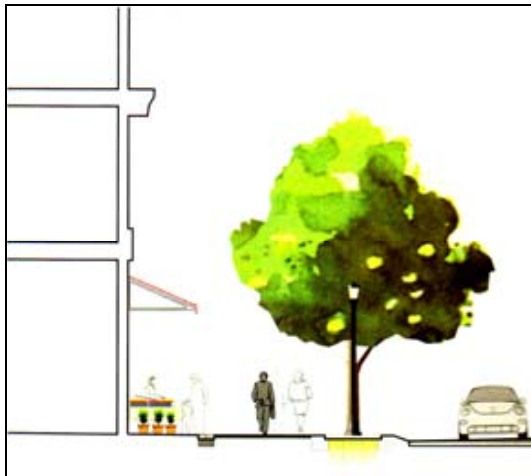
The policies in this section reflect the vision for Yonge Street as depicted in the *Thornhill Yonge Street Study, 2005 – A Framework for Renewal, Reinvestment and Community Building* that was endorsed and amended by Council in April 2006.

The Thornhill Yonge Street Corridor Area is planned to become a vibrant, mixed use area. It is to be developed as a higher order transit corridor. Intensification and redevelopment will be promoted, at key locations within the corridor, in order to bring vitality to the area. The intent is to promote residential, commercial and employment growth, support transit use, and enhance the urban design quality of the corridor through redevelopment.

An attractive, high quality pedestrian friendly, transit supportive streetscape is proposed. Also proposed are new public parks and plazas and enhanced connections and gateways to the surrounding open space system.

Below:

Conceptual illustrations of potential streetscape treatments from the Thornhill Yonge Street Study 2005 as prepared by Urban Strategies Inc.



Section of pedestrian realm



View south from Thornridge Drive intersection

6.0 District Policies—Special Areas and Projects

6.1.1 Yonge Street Streetscape (continued)

Policies

- a) The Yonge Streetscape will reflect a minimum 7 metre public realm between the curb edge and the building front, and will include enhanced intersection treatments, a landscaped centre median with a dedicated rapid bus transitway, special paving and streetscape details and furnishings.
- b) The overall vision for the streetscape is predicated on the burial or relocation of existing hydro lines which is supported.
- c) Small high-quality urban street parks are envisioned at the north side of Arnold Ave, the north side of Thornridge Drive, and the north side of Centre Street, as part of the redevelopment of properties and dedicated rapid bus transitway improvements. Careful consideration will be given to their context, use of hard surface materials, vegetation selection and street furniture to ensure compatibility with the Heritage District.
- d) The design of the transitway median will be complementary to the heritage character of the area.
- e) Enhanced intersection and pedestrian crosswalk treatments are supported.
- f) All loose streetscape furnishings and fixed street furniture and lighting (including transit/bus shelters and kiosks) will be reflective of and complementary to the heritage character of the area.
- g) Streetscape and infrastructure improvements in the Yonge Street corridor will be generally consistent with the *Thornhill Yonge Street Study, 2005 – A Framework for Renewal, Reinvestment and Community*.

6.0 District Policies—Special Areas and Projects

6.1.2 Yonge Street Redevelopment

In order to help retain and enhance the heritage character of the District, specific guidance is needed to address both new and existing commercial buildings on Yonge Street. Commercial features impacting the exterior of buildings such as signage, awnings, restaurant patios, and parking lots are also important.

The City of Vaughan has endorsed the *Thornhill Yonge Street Study, 2005*, and adopted *Official Plan Amendment (OPA) 669* to implement the recommendations of that study. These documents provide a framework for renewal, reinvestment, and community building in this area. All of the commercial properties on Yonge Street in the District are within the boundaries of the above study. The Framework for Renewal provides urban design guidelines to establish a high-quality, pedestrian-friendly main street environment; and promotes new mixed used development that is appropriate to the transit corridor and existing heritage resources. However, the Yonge Street Study boundary did not include the northerly portion of the Thornhill Vaughan Heritage Conservation District.

The provisions and designations in OPA 669 of “Heritage Mainstreet, 1-3 storeys” and “Mid-Rise Mixed Use, 3-5 storeys” are appropriate. For consistency of scale and massing within the Heritage Conservation District, it is recommended that the stretch of Yonge Street north of Mill Street and extending to Thornhill Avenue be studied under the same principles as those for the *Thornhill Yonge Street Study, 2005*.

6.1.2.1 Design Approach

- a) The design of new commercial buildings will be products of their own time, but should reflect an historic architectural style either traditionally found in the District or reflect traditional commercial architecture in a typical historic Ontario downtown setting.
- b) A design approach that reduces the actual and perceived scale of large developments will be pursued.
- c) Maximum building heights stated in the *Thornhill Yonge Street Study, 2005* and *OPA 669* are supported. On sites where buildings over 3 storeys are supported, the height of new buildings will include a transition of heights to respect heights of adjacent buildings of cultural heritage value or interest as well as heights of adjacent low density residential properties.
- d) Building heights on Yonge Street should preserve skyviews of residential properties behind, based on angular planes of 45 degrees from the base of the residential buildings.
- e) New commercial building construction in the District will conform with the guidelines found in Section 9.5.3.

6.2 Commemorative and Interpretive Signs

At present, properties in the District that have been individually designated under Part IV of the Ontario Heritage Act possess a bronze plaque. Some of the older buildings in the Heritage District possess wooden wall plaques installed in 1967 which detail the first owner, the occupation, and date of construction. Buildings that have been identified as being of cultural heritage value or interest should be recognized in a consistent manner.

Policies:

- a) A program of commemorating and interpreting buildings and properties of cultural heritage value or interest in the District will be considered.
- b) The design of interpretive signs will be complementary to the District character and be co-ordinated with other District elements such as street furniture, entry signage, street name signs, etc.
- c) A listing of all commemorative and interpretive plaques will be maintained.

6.0 District Policies—Special Areas and Projects

6.4 Communication and Education

It is extremely important to ensure that all property owners and residents in a heritage conservation district are aware of, and have an understanding of, the policies, processes, and procedures which apply in the District. Education opportunities and a comprehensive communication strategy are essential.

6.4.1 Communications

Effective communication of District goals, policies and guidelines is important to the success of any Heritage Conservation District.

Policies:

- a) information concerning the District and the District Plan, as well as related matters will be made available to property owners, residents and commercial tenants. a)Information concerning the District
- b) The Heritage Conservation District by-law will be registered on title to every property in the district, in accordance with the *Ontario Heritage Act*.
- c) The heritage section of the City's website will ensure easy access to a Thornhill Vaughan Heritage Conservation District section which will include information such as:
 - a. a map of the District;
 - b. the Heritage Conservation District Plan, in the form of downloadable sections as PDF files;
 - c. links to external websites with helpful heritage information, such as those listed in Section 10 of this Plan.
- d) Additional opportunities and mechanisms to inform new homeowners and commercial tenants about the Heritage District and associated requirements through existing City departments, and operational requirements will be pursued.

6.0 District Policies—Special Areas and Projects

6.4.2 Education

Education is a useful tool in preserving heritage resources, for owners of heritage properties, whether or not they are in the District, and for City Staff and members of Heritage Vaughan. Some recommended steps that might be undertaken include:

- a) The creation and promotion of learning opportunities for property owners in the District may be pursued. This may include special workshops or presentations, as well as the provision of written materials.
- b) The promotion of periodic learning opportunities for members of Heritage Vaughan to ensure a comprehensive understanding of the heritage conservation principles and policies as well as the specific policies of the Thornhill. Vaughan Heritage Conservation District Plan is supported.
- c) A user-friendly information handout might be prepared to explain the heritage conservation easement concept and the associated agreement.

7.1 Overview

Municipal planning and development policies may have a greater impact on the heritage character of a District than do explicit heritage policies. It is important to integrate all policies that have a heritage impact in order to maximize the protection of the special character of the District.

7.2 Recognizing the Heritage District Plan

The purpose of the City of Vaughan Official Plan is to set out policies and programs to govern the nature, extent, pattern, and scheduling of development and redevelopment and other matters within a framework of general goals and objectives. One of the overall general goals of the Official Plan is to foster an understanding of and to endeavour to protect the heritage of the Town.

Section 2.2.2.5 of *OPA 210* specifically addresses the Thornhill Vaughan Heritage Conservation District. *OPA 669* applies to a portion of the District at the south end of Yonge Street.

Policies:

- a) Any Official Plan and OPA references to the Thornhill Heritage Conservation District Plan should be amended to refer to the Thornhill Vaughan Heritage Conservation District Plan 2007.
- b) The City should undertake a comprehensive review of OPA 210 and all other OPAs in the District to ensure that they support the implementation of the guidelines contained in this Plan.

7.3 Land Use in the District

The general use of land in the District is identified in the Official Plan and its amendments, and is further refined in specific zoning by-laws for the area. Prominent land uses in the District include residential, commercial, and open space, and a deviation from these uses is not recommended. However, some of the existing development standards associated with zoning by-laws do not reflect the traditional built form and streetscape character found in the District.

If not altered, this will result in applicants having to make application to the Committee of Adjustment for variances in order to implement the design guidelines presented in the District Plan.

Policy:

- a) Existing District land uses, designated in the Official Plan and the amendments and the prevailing zoning classifications are supported.
- b) Zoning By-law 1-88, as amended, will be reviewed to examine whether it is desirable to develop a zoning overlay for all or part of the District to reflect the existing built form.

7.4 Land Severance and Minor Variances

In addition to the matters to be addressed under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, consults with appropriate City departments and agencies and has regard for adjacent use (i.e., compatibility of the size, shape, and proposed use of the new lot with the adjacent uses), access considerations, and availability of services. Infilling in an existing urban area which economizes the use of urban space without disturbing the pattern of existing development, or perpetuating an undesirable pattern of development or prejudicing the pattern of future development is generally considered acceptable.

However, in commenting to the Committee of Adjustment on applications for severance or minor variance in the District, the City should only support such applications if the proposal is compatible with the objectives and policies of the District Plan.

Policies:

- a) Each land division proposal and variance will be evaluated on its own merits and as to its compatibility with the objectives and policies of the District Plan.
- b) The retention of the variety of different lot sizes in the district is important and is supported, as this is part of the unique character of the heritage district.

7.5 Site Plan Control

All of the land within the boundaries of the City of Vaughan has been designated as a Site Plan Control Area under By-law 228-2005. This designation allows Council to approve plans and drawings as provided for in section 41 of the Planning Act, R.S.O., 1990.

Policies:

- a) Site plan control will apply to all property in the District.
- b) The City should ensure that substantial projects in the District are reviewed, in the Site Plan Control process, by a design professional who is licensed by the Ontario Association of Architects and is a professional member of the Canadian Association of Professional Heritage Consultants, in collaboration with Heritage Vaughan.

7.6 Signage By-law

The City of Vaughan By-Law 203-92 regulates signage in the City. Section 11 of the By-law establishes “Special Sign Districts” in Thornhill, Kleinburg, Woodbridge, and Maple. Thornhill should continue to be designated a Special Sign District.

Policies:

- a. The Thornhill Special Sign District, which includes the entire Heritage Conservation District, should maintain its boundaries.
- b. The Sign By-law should be amended to strengthen its protection of the heritage character in the Heritage District. In particular, internally illuminated signs and awning signs should be prohibited, and awnings should be required to be retractable, in the traditional profile.
- c. The Sign By-law should be enforced.

7.7 Demolition Control

Recent amendments to the *Ontario Heritage Act* allow Council to prohibit the demolition of a structure designated under the Act. All properties within a heritage conservation district are considered to be designated.

Policy:

- a) Council will prevent the demolition of heritage buildings within the District.

7.8 Heritage Easements

A Heritage Easement agreement requires the owner of a heritage building to secure approvals for any changes or alterations, reasonably maintain the structure to prevent any deterioration, and retain insurance on the building in an amount equal to its replacement.

Policy:

- a) A Heritage Easement Agreement should be considered for major redevelopment projects in the District which involve the incorporation and restoration of a heritage building.

7.9 Financial Incentives

7.9.1 Tax Measures

Recent provincial legislation allows municipalities to enact property tax abatement for properties designated under Part IV and Part V of the *Heritage Act*. The City should evaluate this legislation to determine if it can be usefully applied to the District.

7.9.2 Grants and Loans

Other municipalities have found that modest grants or loans are very effective in encouraging proper repair and restoration of heritage attributes. The variety of programs includes outright grants, simple loans, and loans that are forgivable over time on a pro-rated basis until the sale of the property. Usually these incentives are 50% matching funds up to a fixed level of \$10,000 or \$20,000. The City should evaluate some of the programs in other municipalities to determine if such a program could be usefully applied to the District.

7.10 Community Improvement Area

According to the Official Plan, one of the actions that the City may undertake to improve the community's visual appearance is to periodically review heritage conservation districts and other areas to ascertain what improvements may be made to enhance their appearance and implement such improvements as feasible.

Once a Community Improvement Area is approved as part of an Official Plan Amendment, a number of tools to facilitate restoration, including grants and loans, may be utilized.

7.11 Tree Preservation

The preservation of mature vegetation is a major objective of the District Plan.

Policy:

- a) Any project requiring removal of, or injury to, a tree of 200mm diameter or larger requires a permit issued in accordance with the Private Property Tree Protection By-law No 185-2007.

Part C

Implementing The District

8.1 Overview

Once Council has adopted the boundary and the Plan for the Heritage District and any appeals have been heard by the Ontario Municipal Board, a variety of measures is necessary to ensure the successful implementation of the District. These include:

- a) an application review process that is simple, efficient, and fair;
- b) a review body to provide advice on proposed alterations, new construction, demolitions in the District;
- c) the availability of the policies and guidelines for use by the public;
- d) the availability of financial assistance to assist in conservation initiatives;
- e) public awareness of the District concept, its objects, and its boundaries; and
- f) a mechanism to review and, if necessary, amend the District's policies and procedures.

8.2 Required Permits

The designation of a Heritage Conservation District invokes Section 42 of the *Ontario Heritage Act*, which states:

“Erection, demolition, etc.

42. (1) No owner of a property situated in a heritage conservation district that has been designated by a municipality under this Part (Part V) shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish, or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

Exception

(2) Despite subsection (1), the owner of a property situated in a designated heritage conservation district may, without obtaining a permit from the municipality, carry out such minor alterations or classes of alterations as are described in the heritage conservation district plan in accordance with clause 41.1 (5) (e) to any part of the property in respect of which a permit would otherwise be required under subsection (1).”

The classes of minor work exempted from the permit requirement are formally stated in Section 3.1.2 of this document. They are repeated, for convenient reference in Section 8.3.1.1, below.

8.3 Streamlining the Process

In order to streamline and simplify procedures for permit applications and their review, the permit requirements for work in the district have been divided into classes, corresponding to the scale of the work being proposed, and have been integrated into the permit process for building and development.

Important! Owners are encouraged to discuss their proposal work with Cultural Services Staff at the earliest stages to determine what will be required. Minor work that is exempted from the requirement for a Heritage Permit in Section 3.1.2 of this Plan, requires a Heritage Permit Clearance Approval from Cultural Services, to verify that the proposed work is exempted. See section 8.3.1.1. below.

The classes of Heritage Permit are:

- Heritage Permit, for minor work that does not require a building permit;
- Heritage Permit with Building Permit, for work that requires a building permit;
- Heritage Permit with Site Plan Approval, for work that requires planning approval.

The processes for these classes are described in Sections 8.3.1 through 8.3.3, below.

There will be no fees charged for Heritage Permits. Fees for Building Permits and Site Plan Approvals will be the same as those for respective non-heritage applications.

In addition, Cultural Services will review applications for zoning amendments and applications to the Committee of Adjustment, for Minor Variances and Consents to Sever or Convey Property in the District. These are not heritage permits, but are a service to applicants, allowing them to be aware of heritage issues prior to making an application for a Building Permit (Heritage).

Refer to Section 8.8 for checklists for applications in the various classes.

In addition, Council delegates authority for review and approval of smaller scale non-controversial Heritage Permits to City staff and/or Heritage Vaughan. Such delegated reviews and approvals are to be reported to Council. If outstanding issues in an application cannot be resolved, Council will review the application, inviting deputations from the applicant prior to its decision.

These arrangements should minimize the time required for issuing Heritage Permits. Applications for building permits or Site Plan Review will be circulated for heritage review in the same way they are already circulated for planning, zoning, and other approvals.

In most cases, when Policies and Guidelines of the Heritage Plan are followed, there will be little or no delay.

PRE-REVIEW

To expedite and simplify the permit process for all scales of work, applicants should become aware of the requirements for the work they propose to undertake. Cultural Services staff can give advice on the type of permit required, and provide guidance on interpreting Heritage Policies and Guidelines. Good internet resources, for work on heritage buildings are listed in Section 9.3.2.

The City may require the applicant to engage a heritage consultant to provide advice to both the City and the applicant at the review stage. This may be appropriate for larger developments.

8.3.1 The Heritage Permit

The following list exemplifies some of the types of minor projects which may not require a building permit, but do require a Heritage Permit:

- new or different cladding materials for both walls and roofs;
- repair and restoration of original elements
- painting;
- new or different windows or doors;
- changes or removal of architectural decoration or features;
- introduction of skylights or awnings;
- masonry cleaning and repointing;
- new or extended fences;
- new or increased parking areas;
- patios located in the front yard;
- permanent lamp installations;
- television satellite dishes;
- mechanical equipment that can be viewed from the streetscape;
- hard landscaping, such as retaining walls, rock gardens, hard surfaced pathways, visible from the public domain; and
- all above-ground public works.

The list is not complete and any undertaking should be discussed with Cultural Services staff. In addition, applicants are requested to confirm their projects with the Building Standards Department to ensure that a Building Permit is not required. There is no fee for a Heritage Permit.

8.3.1.1 Exemptions

In keeping with Section 3.1.2 of this Plan, a Heritage Permit is not required for the following projects:

- any interior work;
- repair to roof, eavestroughs, chimneys; re-roofing using appropriate material listed in Section 9.8;
- caulking, window repair, weatherstripping, installation/removal of existing storm doors and windows;
- minor installations, including, lighting and flagpoles;
- fencing, patios, small satellite dishes, garden and tool sheds, gazebos, dog houses and other small outbuildings that do not require a Building Permit and are not visible from the public domain;
- all planting, and removal of trees smaller than 200mm caliper, and any other vegetation on private property.
- Extension of residential parking pads other than in front or side yards.
- Ramps and railings to facilitate accessibility and gates installed for child safety provided they are not visible from the public domain.
- Temporary installations, such as basketball nets, planters, statues, seasonal decorations.
- Repair of utilities and public works.

Before performing such projects, you require a Heritage Clearance Approval from Cultural Services, to confirm that the work is in an exempted class.

8.3.1.2 Heritage Permit Process

The procedure to be followed has been created to streamline and minimize the time and effort needed by the applicant to gain this approval. Council and Heritage Vaughan have delegated the approval of non-controversial Heritage Permits to Cultural Services staff.

Applicant:

- Confirms with Building Standards whether a Building Permit is required.
- Conducts and Pre-reviews project with Cultural Services Staff.
- Sends a letter describing the project to Cultural Services.
- (See Application Checklist in Section 8.8.1, below.)

It is recommended that prior to the submission of an application for a Heritage Permit, the applicant consult with Cultural Services staff to determine whether the application will require a formal review by a member of the --Canadian Association of Professional Heritage Consultants (CAPHC). In all instances it is recommended that applicants consult with qualified professionals.

At the discretion of the City, a peer review of a project may be required. The applicant will be responsible for all fees associated with this peer review.

Cultural Services:

- Reviews application and grants it if non-controversial, or forwards to Heritage Vaughan for further review.
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded applications, and either approves permit or refuses permit with comments.
- Informs Council, in its regular minutes, of Cultural Services and Heritage Vaughan actions on all applications, and forwards applications and reports to Council where outstanding issues cannot be resolved.

8.3.2 Heritage Permit with Building Permit

The *Ontario Building Code* requires that owners obtain a Building Permit for any work that involves structural changes, change of use, or change in occupancy loads. Types of projects requiring a Building Permit include:

- new construction or structural repairs to porches, chimneys, roofs, walls, etc.;
- demolition;
- commercial signage;
- chimneys
- porches
- additions to buildings (may also require site plan approval);
- new building construction (may also require site plan approval).

8.3.2.1 Heritage Permit with Building Permit Process

The City of Vaughan Building Standards Department requires that applicants for Building Permits or Demolition Permits must provide all necessary clearances from other departments, including Cultural Services, before the application process can begin.

A Heritage Clearance Approval or an approved Heritage Permit is required for all Demolition Permits or Building Permits within a Heritage Conservation District.

There is no fee for a Heritage Clearance Letter or Heritage Permit.

At the discretion of Cultural Services Staff, an applicant for a Heritage Permit for development that is not subject to Site Plan Control may be required to provide a letter prepared by a licensed architect who is a professional member of

the Canadian Association of Heritage Professional Consultants confirming that the proposed development conforms to the intent of the policies and Design Guidelines of this Plan. This process will be required for any developments having a significant impact to the overall Heritage Conservation District such as for applications along Yonge and Centre Streets, significant gateway areas to the historic core, or large-scale developments.

Applicant:

- Confirms with Building Standards staff that a building permit is required. Confirms with development Planning Staff whether or not Site Plan Approval is required.
- Arranges for a pre-review with Cultural Services staff to confirm whether the proposed work requires a Heritage Clearance Letter or a Heritage Permit.
- Obtains Heritage Clearance letter, or completes Heritage Permit application, if required.
- (See application checklists in Section 8.8.2, below.)

Cultural Services:

- Reviews heritage aspects of the project.
- Issues Heritage Clearance Letter or Heritage Permit, if proposal complies with the Heritage Conservation District Plan, or forwards to Heritage Vaughan for further review.
- Provides Heritage Vaughan with regular summaries of its actions on all applications:

Heritage Vaughan:

- Reviews forwarded applications, and either approves permit or refuses permit with comments.
- Informs Council, in its regular minutes, of Cultural Services and Heritage Vaughan actions on all applications, and forwards applications and reports to Council where outstanding issues cannot be resolved.

8.3.3 Heritage Permit with Site Plan Approval

Site Plan Approval is required, in addition to a Building Permit, for larger projects in the municipality. Generally, this will apply to new development and significant additions or alterations. Planning Staff can advise applicants when this approval is required. Requirements include detailed building plans and elevations, site plan, and landscape plan. Larger developments may require other supporting documents such as traffic impact studies, storm water management plans, and so on. In the District, the application is handled like an ordinary Site Plan Approval, with the addition of a heritage review. City Staff has been delegated the authority to approve smaller projects and minor amendments to existing site plan agreements. More complex Site Plan Approvals are always sent to Council for final decision.

8.3.3.1 Heritage Permit with Site Plan Approval Process

The ordinary process for Site Plan Approvals (Heritage) is outlined below:

Applicant

- Confirms with Planning Department Staff that Site Plan Approval is required.
- Arranges for a Pre-review discussion with Cultural Services and Policy Planning and Development Planning Staff.
- Applies for Site Plan Approval, describing the work to be performed. All Site Plan Approval applications in the District will be forwarded to Cultural Services.
- (See Application Checklist in Section 8.8.3, below.)

The submission of an application for a Heritage Permit that is subject to Site Plan Control shall include a letter prepared by a licensed architect who is a professional member of the Canadian Association of Heritage Professional Consultants (CAPHC) confirming that the proposed development conforms to the intent of the policies and Design Guidelines of this Plan.

Cultural Services:

- Reviews application and grants a Heritage Permit if the proposal complies with the Heritage Conservation District Plan, or forwards to Heritage Vaughan for further review.
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves Heritage Permit, with or without conditions, or refuses Permit with comments.
- Forwards decisions, actions, and comments of Cultural Services Staff and/or Heritage Vaughan to Planning Department for inclusion in its report to Council on the application.

Council:

- Acts on Development Review Application on the basis of the Planning Department Report.

8.3.4 Review of Zoning Amendment and Committee of Adjustment Applications

Zoning Amendment and Committee of Adjustment applications do not deal with buildings or structures, per se, but with Zoning By-law issues, under the *Planning Act*. As such, they don't require a Heritage Permit. However, they are steps on the way to future construction. It's obviously inefficient for applicants, the Committee, and Council to deal with a proposal that will run afoul of District Policies and Guidelines when it subsequently moves to the Site Plan Approval and Building Permit stage. For example, later revision of plans to comply with the District Plan might call for other Variances than those originally applied for.

For these reasons, applications for Zoning Amendments and Minor Variances and Consents to Sever or Convey at the Committee of Adjustment will be reviewed for compliance with the District Plan.

Pre-review discussions with Cultural Services Staff, described above for the various classes of Heritage Permits, are also a part of the application process for these applications. This allows applicants to be aware of heritage concerns, at the earliest possible stage of a project.

8.3.4.1 Process for Review of Zoning Amendment and Committee of Adjustment Applications

The ordinary process for this review is outlined below:

Applicant:

- Arranges for a Pre-review discussion with Policy and Development Planning and Cultural Services Staff.
- Completes standard application forms for permissions sought. All applications in the District will be circulated to Cultural Services.

Cultural Services:

- Reviews heritage aspects of application, and comments to Council or Committee of Adjustment.

8.0 Implementation

8.4 Resolving Issues and Appeals

The phrase “if outstanding issues cannot be resolved” appears in each of the heritage review processes previously discussed. The City is committed to making all reasonable efforts to resolve issues arising in the permit process, consistent with heritage policies and guidelines. The City is further committed to providing historical and technical assistance to applicants in preparing applications that will meet the requirements of the District Plan. Good faith on the part of applicants and reviewers should result in a resolution process that is conversational rather than confrontational.

It may be useful to hold on-site discussions with applicants regarding design and details. The inspection of physical conditions is extremely valuable in assessing what level of restoration should be reasonably expected, and to what extent the work will affect the heritage character of the streetscape. The City may require the applicant to engage a heritage consultant to provide assistance in resolving issues.

If issues remain unresolved and are forwarded for action by Council, deputations from the applicant and his representatives will be invited before a Council decision is taken. Council may also request testimony from City Staff or Heritage Vaughan, in addition to the reports which it will have received on the matter, as outlined above.

If Council decides to deny an application for a permit under the *Heritage Act*, the applicant may make a final appeal to the Ontario Municipal Board, as described in Section 44 of the Act. The Board has the authority to deny the appeal, or to grant it, with or without such conditions and terms as the Board may direct.

8.5 Plan Renewal

The Thornhill Vaughan Heritage Conservation District Plan refers to the past, but it is a plan for the future. The Plan recognizes that, while the future may to some extent be foreseen, it cannot be foretold, and that plans require ongoing review to meet changing conditions. The long-term success of the Heritage District depends on “keeping it fresh”.

8.5.1 Reviewing Bodies

Section 8.2 provides for a role in the review of Heritage Permit applications by the Cultural Services Department and Heritage Vaughan. In addition, depending on the scale and scope of proposed work, both bodies may be delegated powers of approval by Council. It is important that these bodies thoroughly understand Part V of the *Ontario Heritage Act*, and the Policies and Guidelines in this Plan, and that everyone involved works from the basis of the same understanding.

It is recommended that the City organize an orientation session for members of the reviewing bodies, to review the Act and this Study and Plan in proper detail. It is also recommended that similar sessions be held again, when the personnel turn-over of a reviewing body reaches 50%, and after any substantial amendments to the Plan, as described in Section 8.5.3, below.

8.5.2 Regular Review

The District Plan should be reviewed regularly by City Staff in consultation with Heritage Vaughan, to ensure that the Boundary, Policies, Guidelines, and administrative methods remain effective and suitable for changing conditions.

8.5.3 Amendments

The policies and guidelines of this Plan may be amended by by-law after consultation, circulation to potentially impacted parties, and public notice. Minor administrative and technical changes to the Plan may be implemented by a resolution of Council.

8.6 Enforcement

The City will enforce the requirements of the District Plan using the regulatory provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Building Code Act*, and the *Municipal Act*.

8.7 Public Awareness

Vaughan's Official Plan recognizes the importance of the preservation of heritage character in the Thornhill Vaughan Heritage Conservation District. A successful District requires public awareness and participation, and a variety of steps should or might be taken to ensure the ongoing effectiveness of the District Plan. Among these are the following:

- Under Section 41.10.1 of the *Ontario Heritage Act*, the City Clerk must ensure that a copy of the Heritage Conservation District Designating By-law is registered at the appropriate land registry office.
- All City Staff whose work could potentially have an impact on the District should be informed of the Boundary, Policies, and Guidelines for the District. This should include not only departments that administer the District or do physical work in it, but also departments that are involved in promotion of the City, planning for special events, and so on.
- All property owners and tenants in the District should receive notice of the District designation and be given the opportunity to review or purchase copies of the District Study and Plan. The requirements for Heritage Permits should be explained in the notice.

8.0 Implementation

8.7 Public Awareness cont'd

- Heritage Vaughan should consider putting notices on vacant premises so that prospective tenants will be aware of the existence of the District and the need to inquire about requirements for any work on the premises.
- Copies of the Plan and Study should be sent to Heritage Vaughan, the B.I.A., the Historical Society, and other groups interested in heritage and town planning.
- Copies of the Plan and Study should be placed in all the major branches of the Vaughan Public Library for public reference and should be offered for sale to the public.
- Consideration should be given to physical demarcation of the District with Public Works. Street signs in the District might include a "Heritage District" tag. "Gateway" devices might reinforce the identity of the District.
- A system for marking heritage buildings should be instituted. The existing heritage plaque program for Part IV designations should be continued. Incised or engraved pavers in the sidewalk would be a simple and inexpensive way to mark other heritage buildings in the District, without involving private property.

8.8 Application Checklists

The following checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.

8.8.1 Heritage Permit Checklist

For minor work, not ordinarily requiring a Building Permit:

- Inspect the property description in the Record of the District's Built Form. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair is the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity.
- Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document, as listed in Section 9.3.2.
- Read and understand the relevant Policies (Part B) and Guidelines (Section 9) in this Plan.
- In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan and with other by-laws, such as the Sign By-law. For sign and storefront work, provide elevations at a minimum scale of 1:25, and details and profiles at a suitable large scale.
- Note: For removal of a tree of 200mm diameter or larger, a permit must be obtained in accordance with the Private Property Tree Protection By-law No. 185-2007.

8.8.2 Heritage Permit with Building Permit Checklist

For additions, renovation, and restoration:

- Inspect the property description in the Record of the District's Built Form. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair are the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity. Also make note of comments that indicate steps that could be taken to restore heritage features or to remove unsympathetic later work.
- Show results of any historical research. For example: provide copies of historic drawings or photographs, or show results of investigation of conditions underlying unsympathetic work.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document, as listed in Section 9.3.2.

For new construction, additions, renovation and restoration:

- Read and understand the relevant Policies (Part B) and Guidelines (Section 9) in this Plan.
- Provide all documents ordinarily required for a building permit. These should include, as applicable for the scale of the work: outline specifications and drawing notes, indicating all materials visible from the exterior; elevations of all sides at a minimum scale of 1:50; elevations of storefronts at a minimum scale of 1:25; details and profiles, at a suitable scale, of cornices, signage and storefront elements, railings, trim, soffits and fascias, fences; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; a site plan showing building location, fencing, and planting. Elevations and perspectives should be "rendered" so that coursing, projecting elements, textures and fancy work are truly represented. Vertical dimensions should refer to those of adjacent buildings for alignment of horizontal elements. For projects requiring Site Plan Approval, include copies of approved drawings from the Site Plan Approval process.

8.8.3 Heritage Permit with Site Plan Review Checklist

- Read and understand the relevant Policies (Part B) and Guidelines (Section 9) in this Plan.
- Provide all documents ordinarily required for a Site Plan Approval. These should include: site plan, at a scale suitable to the size of the property, showing location of the building(s) and buildings on adjacent properties, fencing, planting, sidewalk and driveway paving, and porches, decks, and other exterior elements; elevations of all sides, at a scale suitable to the size of the project, and including adjacent properties; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; outline specifications and drawing notes should indicate all materials visible from the exterior. Elevations and perspectives should be “rendered” so that coursing, projecting elements, textures, and fancy work are truly represented.
- Provide photographs of adjacent buildings for comparison with elevations and perspectives. Provide photographs of nearby heritage buildings of a similar type, to demonstrate the architectural sympathy of the proposed building.

Part D

Design Guidelines

9.0 Guidelines for Buildings and Surroundings

In its history and character, Thornhill is a distinct place in the larger municipality of the City of Vaughan. The City has recognized this special character by creating the Thornhill Vaughan Heritage Conservation District.

The purpose of these Design Guidelines is to help maintain the historic qualities that make up this sense of distinctness. They are intended to clarify and illustrate, in a useful way, the recognizable heritage characteristics found in the village. They will serve as a reference for anyone contemplating alterations or new development within the Heritage Conservation District.

The Guidelines examine the past in order to plan for the future. They recognize that change must and will come to Thornhill. The objective of the Guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances, rather than harms it.

Guidelines:

- The intent of the Guidelines is to preserve and enhance the existing heritage character of Thornhill, which is widely appreciated by the citizens
- It is recommended that design professionals with experience in heritage design and restoration be retained for work on significant heritage buildings in the District.



The south side of Centre Street, 1908. MM-Weaver #152. The nearest house no longer exists, but the next two, 19 and 33 Centre Street, are still in place.

9.0 Guidelines for Buildings and Surroundings

The character of Thornhill consists of many elements:

Significant natural features include the Thornhill Park, the Don River valley, the open spaces of the church yards, the Anglican Burying Ground, and the mature urban forest.

Significant cultural elements include the informal village plan, with its varied lot sizes and setbacks, rich planting, and almost 150 years of architectural history. The historic buildings serve to define the heritage character of the village.

These Design Guidelines are based on the concepts of preserving the existing heritage buildings, maintaining their character when they are renovated or added to, and ensuring that new development respects the qualities of place established by the existing heritage environment.

The Guidelines begin with a handbook of the architectural styles found in Thornhill. Over the years, many buildings have lost original detail such as trims, doors, and windows. The style book will be helpful to owners who want to restore original character, or who want to maintain what remains. It will assist in designing additions that respect the original style of the building. And it will provide a basis for **authentic** local historic references in the design of new buildings.

The stylebook is also a tool for looking at the existing heritage buildings, which offer the best guidelines of all: they are full-scale and in three dimensions. The best test of new work in the Village is whether or not it shows “good manners” towards its heritage neighbours and its neighbourhood.

The design Guidelines are divided into the following sections:

- 9.1 Architectural Styles, p. 55
- 9.2 Heritage Design & Details, p. 75
- 9.3 Existing Heritage Buildings, p. 88
Maintenance
Renovation
Additions
- 9.4 Existing Non- Heritage Buildings, p. 102
- 9.5 New Development, p. 104
Residential Areas
Yonge Street Commercial Core
- 9.6 Streetscape Work, p. 123
- 9.7 Landscaping, p. 129
- 9.8 Building Materials Checklists, p. 131

Architectural style means the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, often minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century.

Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in Thornhill, both heritage styles and more recent ones. This section is necessarily brief and does not replace the real research needed for authentic work, as described in Section 9.3.2.

In the Guidelines that follow, reference is made to architectural styles for all types of buildings in Thornhill: existing heritage buildings, existing non-heritage buildings, and new development. The following pages show the characteristics of the local architectural styles.

Guideline:

Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid of many styles. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or *château* style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the Thornhill Vaughan Heritage Conservation District.

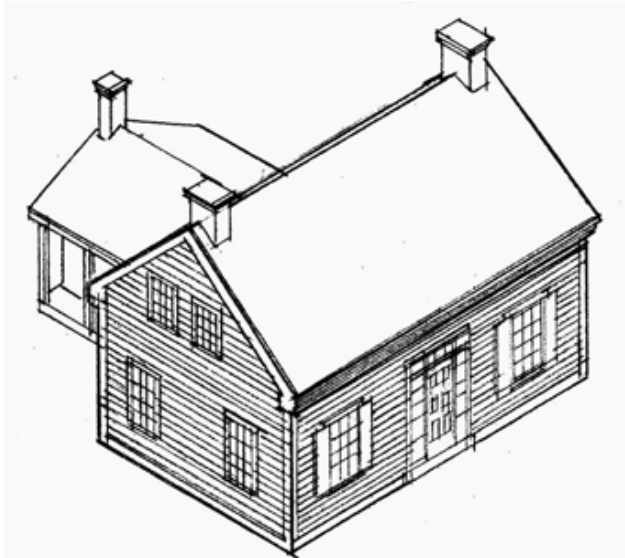
9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

VERNACULAR "LOYALIST" COTTAGE 1800-1850

Kitchen Tail often added later, sometimes with a side porch.

Fieldstone foundations



Brick chimneys, sometimes central

4" wood clapboard siding with wood corner boards; Brick or stone in some areas.

Wood fascia and eaves.

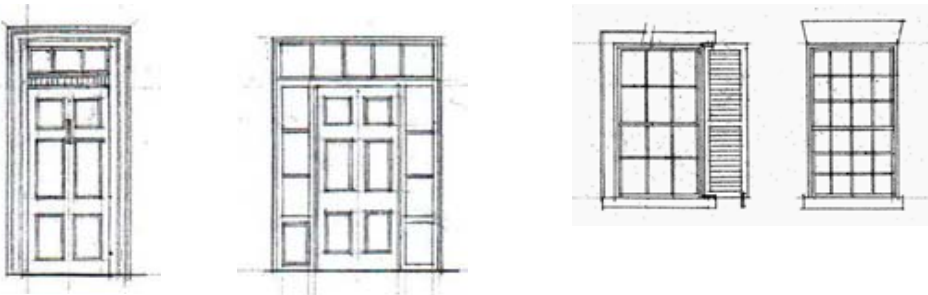
Symmetrical façade; central door with transom and/or sidelights.

Wood windows, double hung, 6 over 6 or greater.

Optional wood shutters.

The first of rural Ontario's two ubiquitous styles, the other being the Ontario Gothic Vernacular. The 1-1/2 storey design avoided the heavier taxation applied to 2-storey houses.

Typical Design Elements: for more information see Section 9.2



46 Centre Street

9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

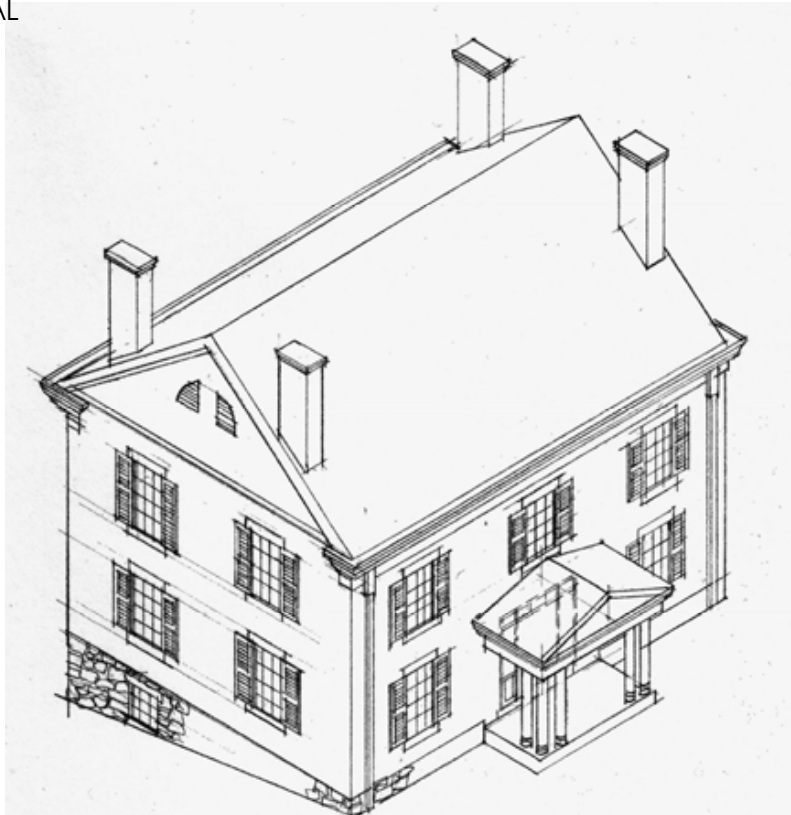
NEO-CLASSICAL 1800-1830

Side gable roof with moderate slope

Brick chimneys at side walls

Fieldstone Foundation

Symmetrical front elevation



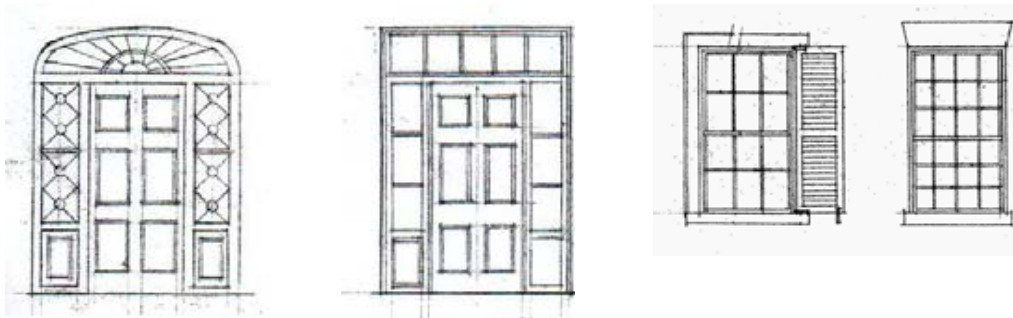
Usually brick or stone construction, less often wood clapboard.

Wood double-hung windows, often 12 over 12, tending to be larger than in Georgian style.

Classical details, such as pilasters at the corners, and "temple front" porch with classical columns.

Entry with sidelights and transom, often a fanlight. Classical surround is common.

Typical Design Elements: for more information see Section 9.2



8000 Yonge Street

9.1 Architectural Styles

ONTARIO GOTHIC VERNACULAR 1830-1890

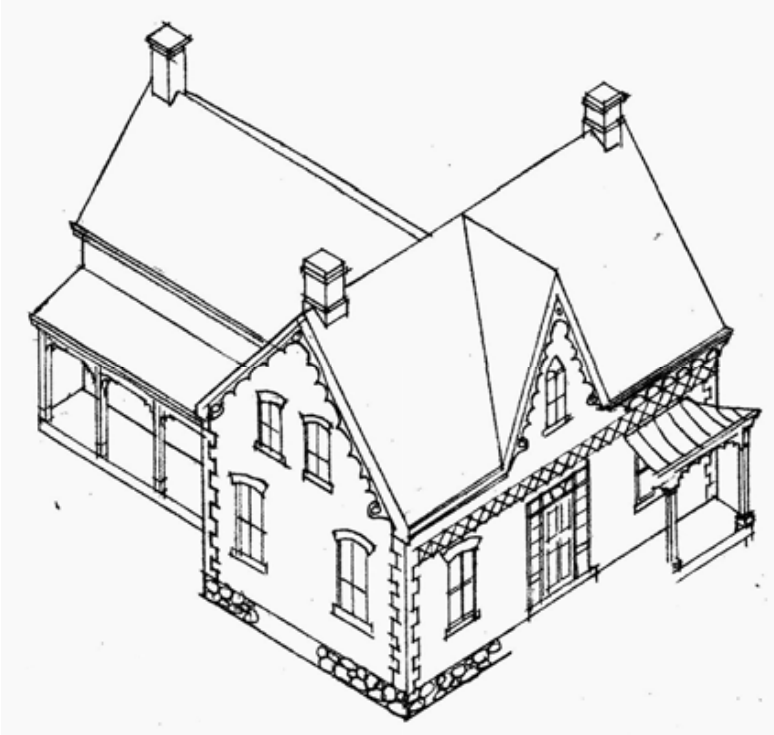
Kitchen Tail with room over.
Wood side porch with sheet metal roof.

Wood porch posts with decorative brackets.

Fieldstone foundations.

Red brick masonry with buff brick detailing— sometime the reverse (polychromy).

Optional front verandah, often with bell-cast roof.



Brick chimney, corbelled polychrome.

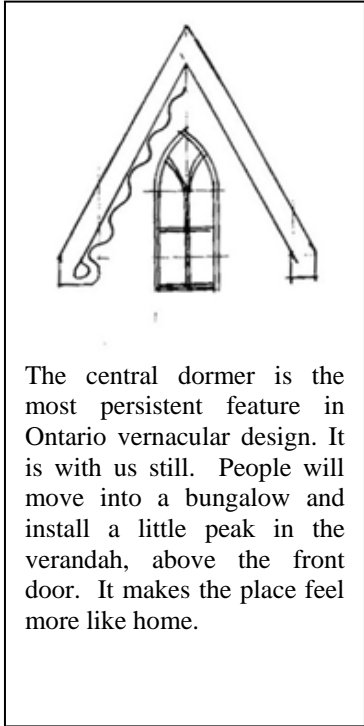
Steep roof with "gingerbread" trim at gables; wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.

Archetypal Ontario Gothic house, 1 1/2 storeys, commonly brick construction, but also built of stone, stucco, and board and batten wood siding.

Symmetrical façade; central door with transom and/or sidelights.

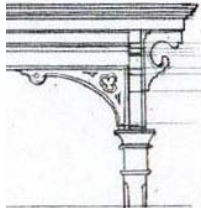
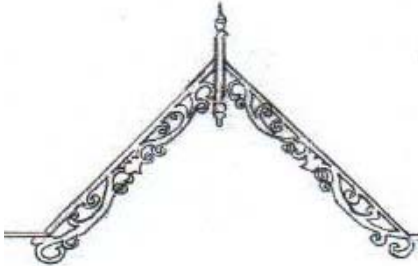
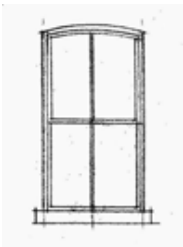
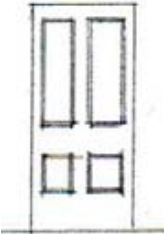
Segmental arch wood windows, double-hung, 2 over 2.

9.1.1 Heritage Styles Residential Buildings



The central dormer is the most persistent feature in Ontario vernacular design. It is with us still. People will move into a bungalow and install a little peak in the verandah, above the front door. It makes the place feel more like home.

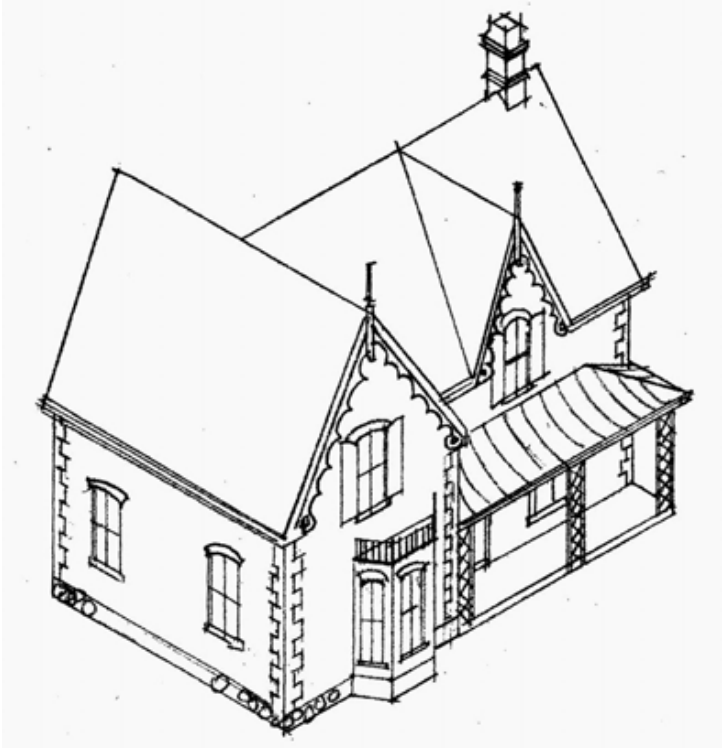
Typical Design Elements: for more information see Section 9.2



18 Centre Street

9.1 Architectural Styles

VICTORIAN VERNACULAR



Brick chimney, corbelled polychrome.

Steep roof with "gingerbread" trim at gables; wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.

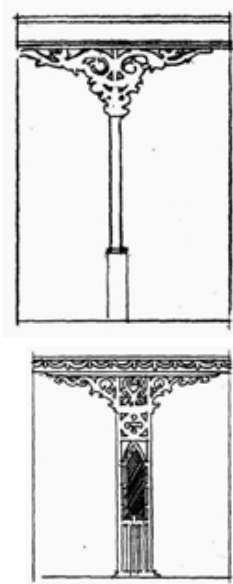
Polychrome brick construction or board and batten siding (Carpenter Gothic).

Asymmetrical façade, main front-gabled bay often has a bay window.

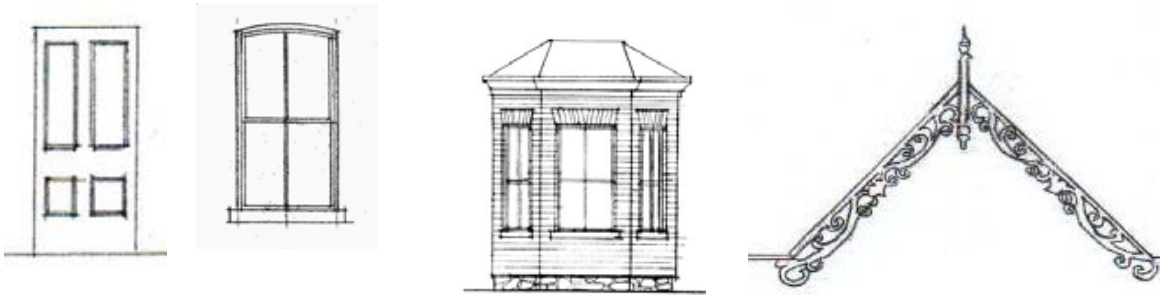
Segmental arch windows, 2 over 2; optional shutters.

Verandah with wood posts and decorative brackets, or trelliage.

9.1.1 Heritage Styles Residential Buildings



Typical Design Elements: for more information see Section 9.2

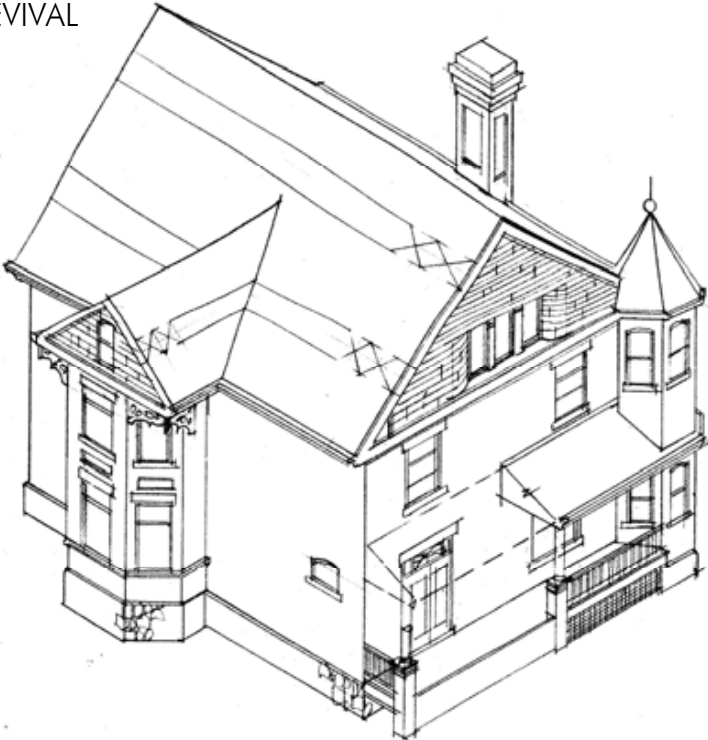


66 Centre Street

9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

QUEEN ANNE REVIVAL 1885-1900



Steep gabled roof, often 12:12 slope.

Slate shingles often patterned.

Elaborate wood brackets, wood lattice work.

Brick construction.
Brickwork elaborately detailed.

Gable ends of shingles or tiles, often patterned.

Wide use of patterns in shingles, brickwork, and woodwork.

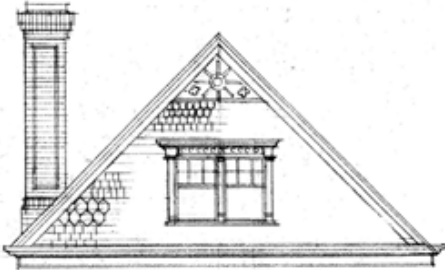
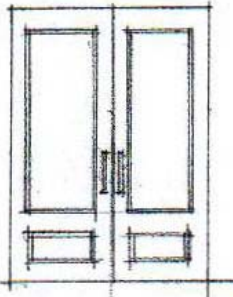
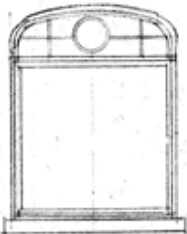
Asymmetrical plan, with turrets and bay windows.

Large double-hung windows, often with short upper sash.

Leaded and/or stained glass in transoms and upper sash..

Front porch or verandah.

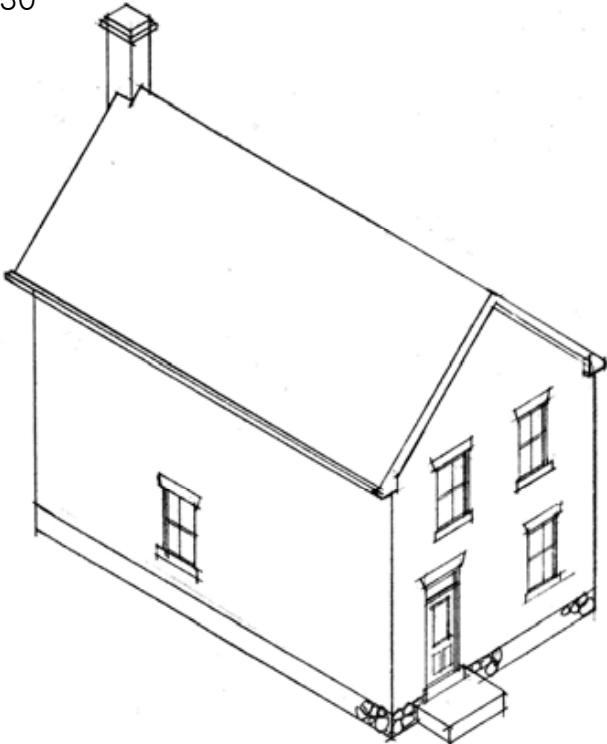
Typical Design Elements: for more information see Section 9.2



33 Centre Street

9.1 Architectural Styles

VERNACULAR HOMESTEAD 1890-1930



Front-facing gable with steep roof, 12:12.

Two bays wide, with entrance and stair to one side. Plan has greater depth than width.

Detailing is simple.

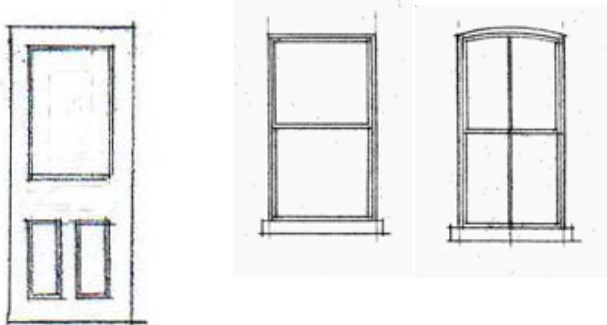
Full-width verandah is common

Square headed openings.
Double-hung windows, 1/1 or 2/2.

May be clapboard, brick or stucco.

9.1.1 Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.2



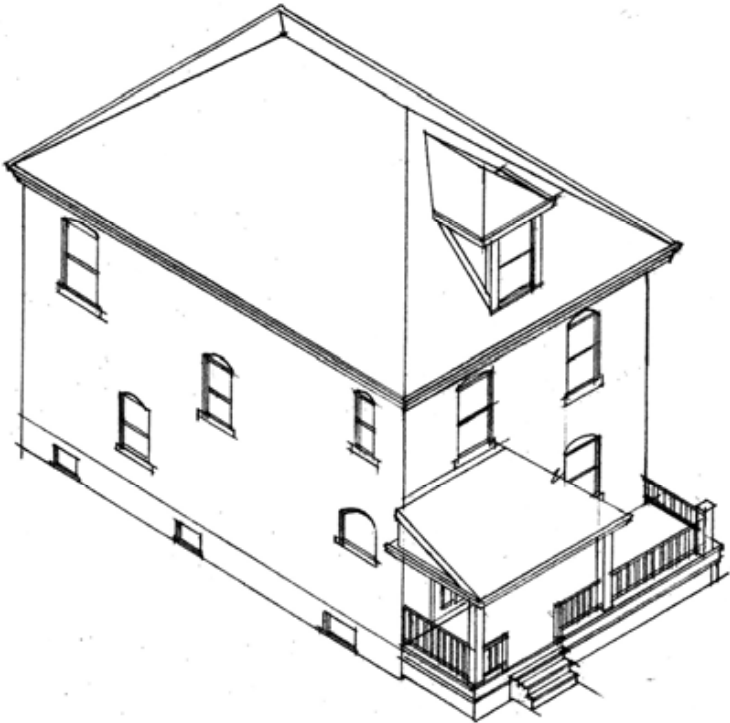
12 Elizabeth Street

9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

Four-square
1900-1920

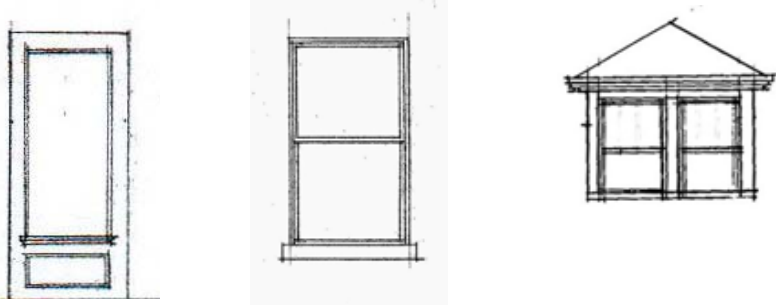
Hipped 'cottage'
roof with asphalt
shingles
Hipped-roof dormer



Concrete Block
Foundations

Brick construction.
Usually 2 bays wide
with entrance to one
side.
Wood double-hung
windows, 1 over 1.
Simple wood porch or
verandah.

Typical Design Elements: for more information see Section 9.2



24 Elizabeth Street

9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

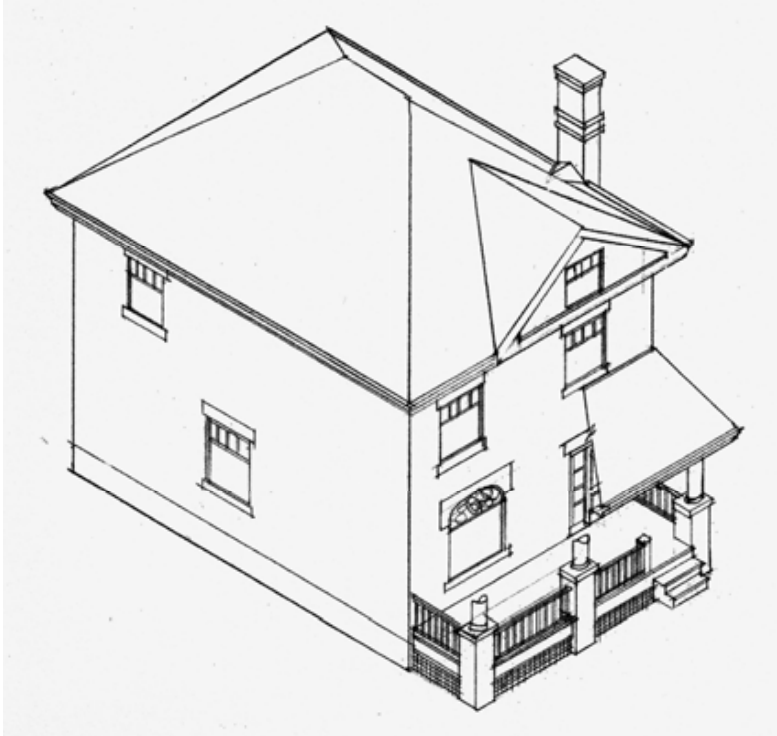
Edwardian
Classic
1900-1920

Low-slope hipped
'cottage' roof with
asphalt shingles

Hipped-roof dormer
or low-slope gable
in attic.

Non-symmetrical
Plan and Façade.

Concrete Block
Foundations



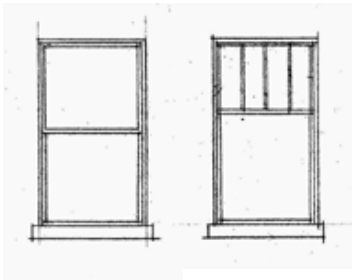
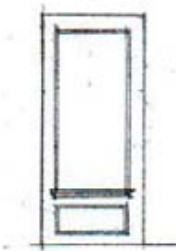
Brick construction.
Elaborate brickwork.

Wide wood double-
hung windows, often 6
over 1
or 4 vertical over 1.
"cottage style".

Wood verandah with
classical columns on
brick piers

Main front room
window with
decorative transom
often with leaded
and/or stained glass.

Typical Design Elements: for more information see Section 9.2



2174 Major Mackenzie Drive

9.1 Architectural Styles

A note on “Bungalows”.

The word “bungalow” has been applied to buildings of such a variety of sizes and shapes, that it causes architectural historians to shake their heads. John Milnes Baker, in his book *American House Styles*, says that bungalow is a type, not a style. In modern usage, the word has come to be used for almost any small house, regardless of its design. So there is some need to distinguish one kind of bungalow from another.

The term originates in a Hindi word meaning “house in the Bengal style”, and the originals were one-storey houses with low roofs and deep verandahs which provided needed airy shade in the heat of India.

The word entered the English language when the British in India adopted and elaborated the model for their army and colonial buildings, and they kept using the word as they built larger and fancier versions. The defining features remained the low roofs and the verandahs.

In North America, the term was first applied to small houses in the Craftsman style originally developed in California around 1900. These were 1- and 1-½ storey houses, with low-sloped roofs, wide eaves with the rafter tails exposed, and a deep front porch or verandah. Craftsman bungalow plans tended to be fairly open, with living and dining rooms flowing together, and perhaps a breakfast nook integrated with the kitchen.

The Craftsman bungalow was adopted as a model for mass-produced housing by builders across the continent between 1915 and 1930. The Builders’ bungalow retained the massing, but the Craftsman details were scaled back or eliminated.

By the late 1930s, “bungalow” had come to mean any small house that we don’t have another word for. The Cottage bungalow usually reverted to the hipped roof of the Bengali original, and in urban settings was sited with the narrow side facing the street. The Ranch bungalow (another California development) turned its long side to the street, on the larger lots of post-World War II suburbia.

The varieties of the North American bungalow are described in later sections below.



The original version of the bungalow, this one in Ceylon.



A British colonial bungalow in India, 1896.



A very grand early 20th Century Bungalow in India.

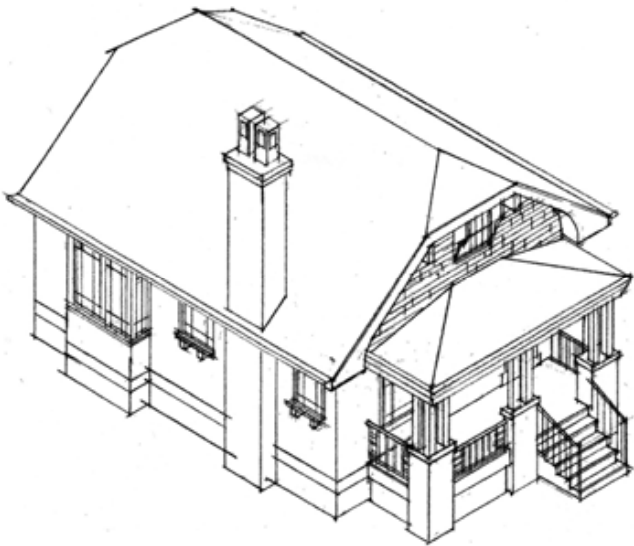
9.1 Architectural Styles

ARTS AND CRAFTS 1900-1930

Gable or "Jenkins-head" (partially hipped) roof.

Bay windows tend to be square.

Brick or Concrete Block Foundations



1 or 1-1/2 storey house.

Brick ground floor construction is common, with gable ends of cedar shingles

Asymmetrical plan, with entrance to one side.

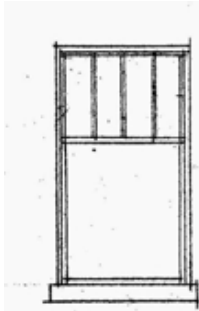
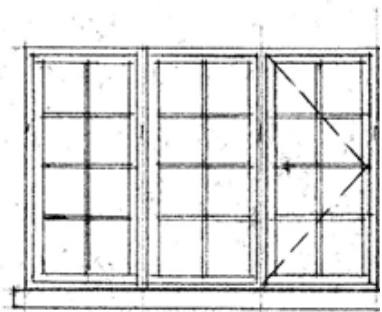
Wood double-hung windows. Elaborate glazing patterns, sometimes leaded.

Verandah is a dominant design feature.

Rafter tails often exposed, and cut into decorative shapes.

9.1.1 Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.2



38 Centre Street

9.1 Architectural Styles

CALIFORNIA BUNGALOW 1900-1930

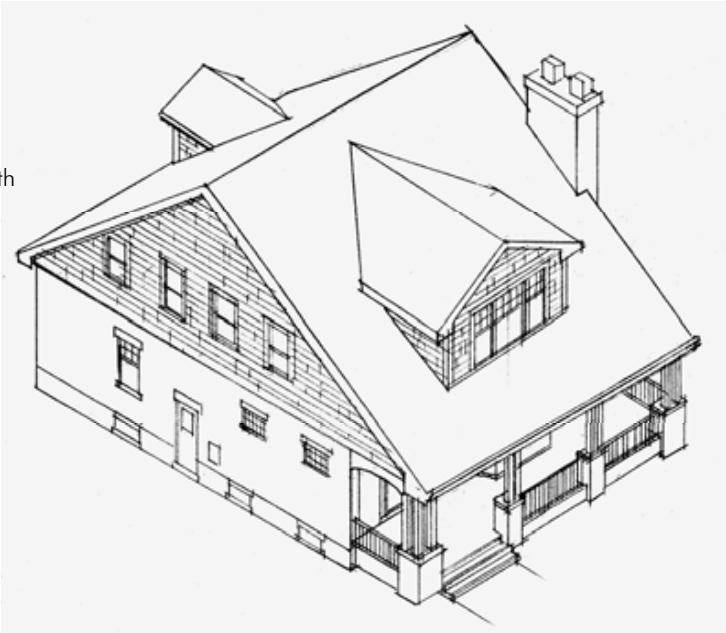
Side gable roof, with long front slope covering full width verandah.

Wide front-gable dormer.

Concrete block foundation.

Non-symmetrical Plan and Façade.

Concrete Block Foundations



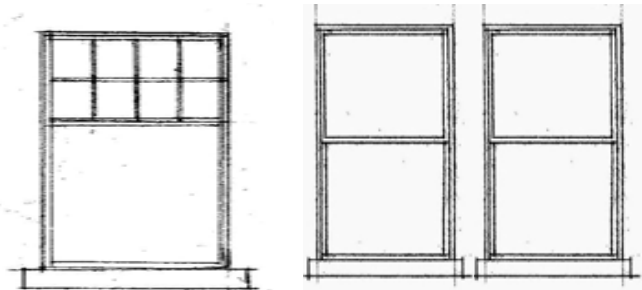
Usually brick ground floor, with cedar shingle gable ends and dormers.

Verandah usually supported by wood columns on masonry piers.

Wood double-hung windows, often 6 over 1 or 4 vertical over 1, "cottage style".

9.1.1 Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.2



56 Centre Street

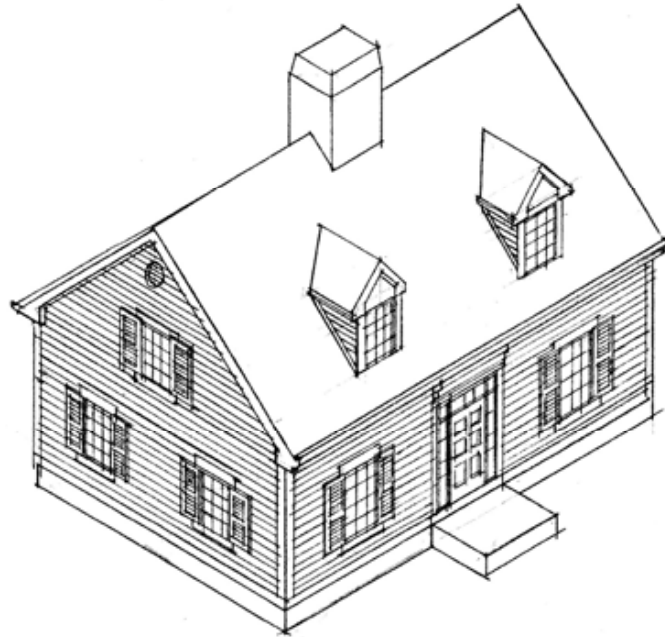
9.1 Architectural Styles

CAPE COD COTTAGE 1900-1930

Steep side-gable roof 12:12 or more.
Wood or asphalt shingles.

Large central chimney.

Optional dormers.



1-1/2 Storey house.

4" wood clapboard siding with corner boards and wood base and fascia.

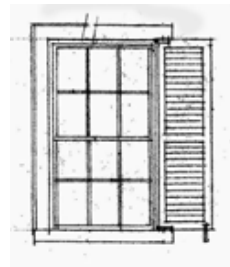
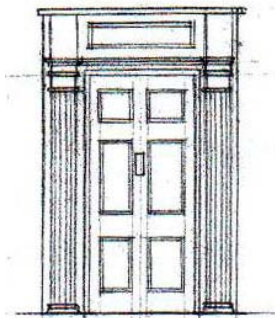
Brick or stone in some areas.

Usually centre hall with symmetrical façade.
Entry with sidelights.

Wood double-hung windows, 6 over 6.
Louvered wood shutters.

9.1.1 Heritage Styles Residential Buildings

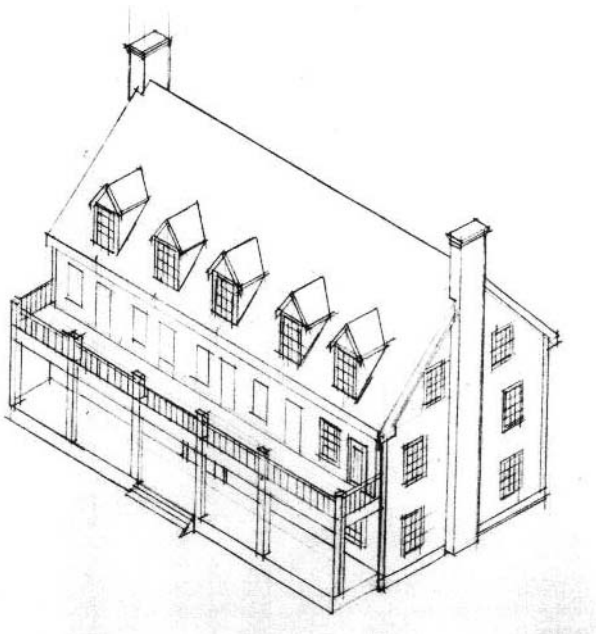
Typical Design Elements: for more information see Section 3.



109 Centre Street

9.1 Architectural Styles

HOTELS AND INNS 1850-1880



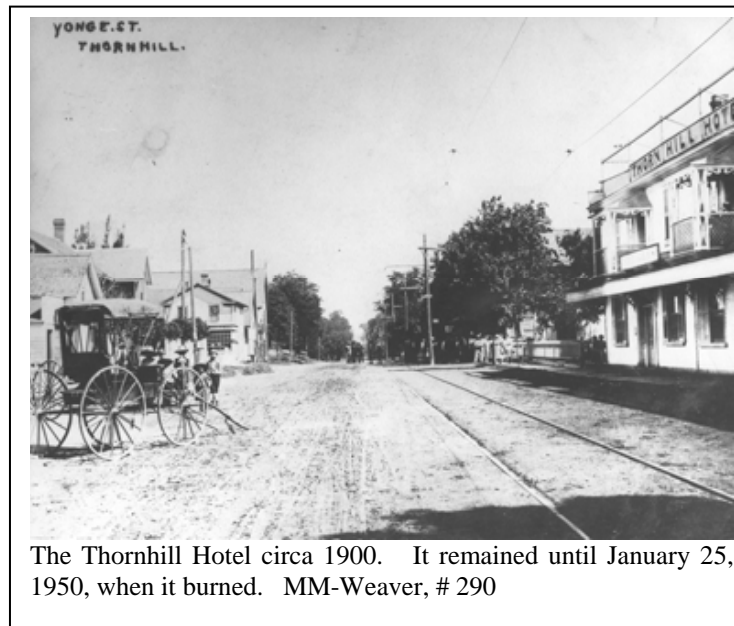
Usually 2 or 3 storeys with full-width front porch—commonly with balconies above

Usually frame construction in villages, sometimes brick in larger towns.

Side-gable roof was most common, with optional dormers.

Usually there was a stable alongside, for the travellers' horses and wagons .

9.1.2 Heritage Styles Commercial Buildings

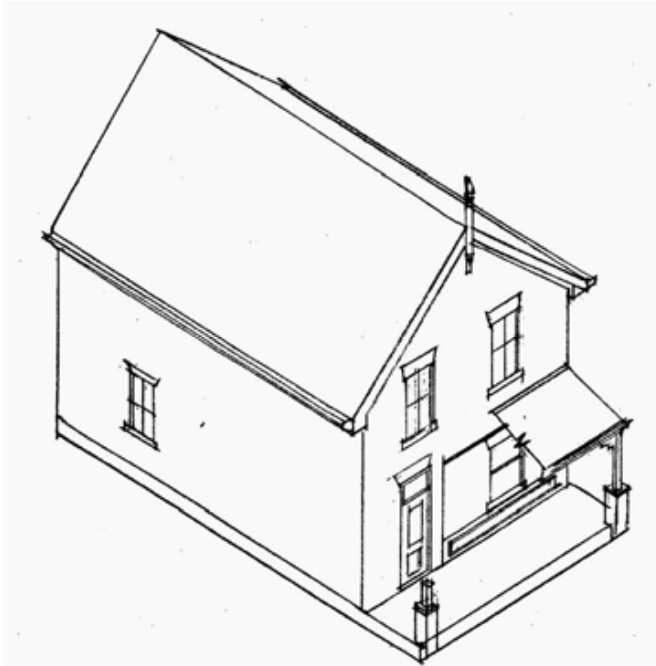


The Thornhill Hotel circa 1900. It remained until January 25, 1950, when it burned. MM-Weaver, # 290

9.1 Architectural Styles

9.1.2 Heritage Styles Commercial Buildings

VERNACULAR VILLAGE SHOP 1850-1910



Usually a front-gabled frame building, similar to a homestead house. Often built with a false-front (boomtown style).

Typically built with shop below and living quarters above or behind.

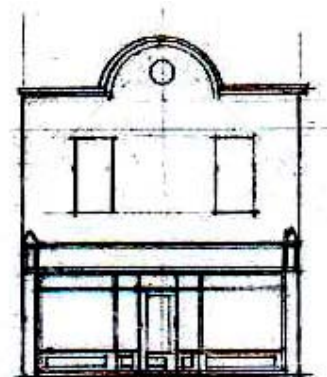
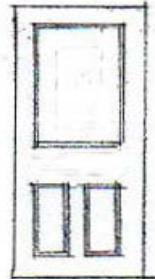
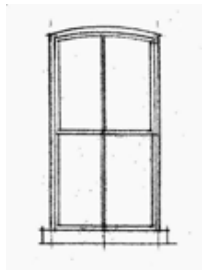
Display window ranged from a slightly wider ordinary window, to a full-fledged shop-front as found in town shops.

Front porch, perhaps with sign on top, was very common.



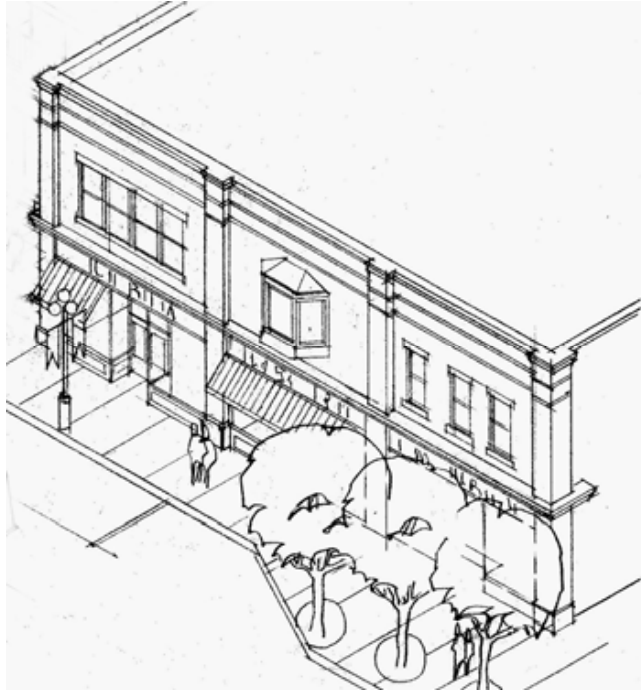
The McDonald Store on the right, just south of Centre Street on the Markham side of Yonge Street. It was demolished in 1971.
MM-Weaver #280

Typical Design Elements: for more information see Section 9.2



9.1 Architectural Styles

VERNACULAR TOWN SHOP 1880-1910



Two to three-storey buildings.

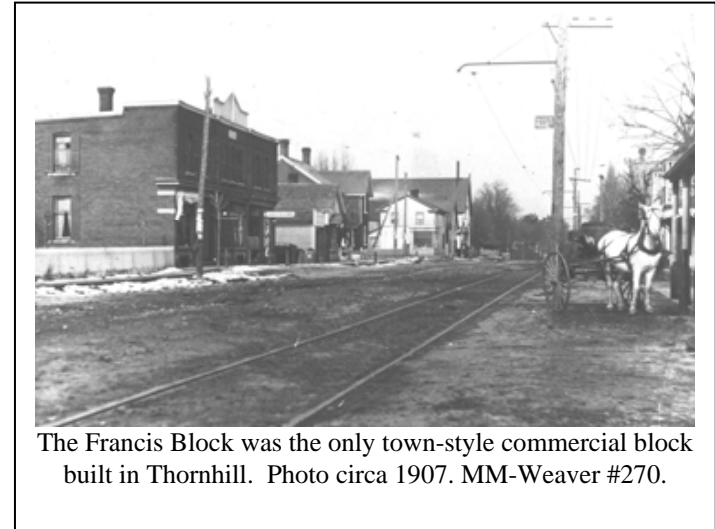
Early town shops might be wood-framed, but brick construction was more common by 1880, after many town fires throughout Ontario.

Built with uniform frontage at the street line.

Usually with flat roofs, sometimes with shallow side gable design.

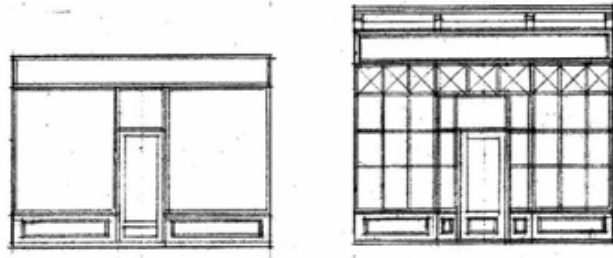
Taller ground floor with high display windows, and full-width sign fascia above. Large retractable awnings.

9.1.2 Heritage Styles Commercial Buildings



The Francis Block was the only town-style commercial block built in Thornhill. Photo circa 1907. MM-Weaver #270.

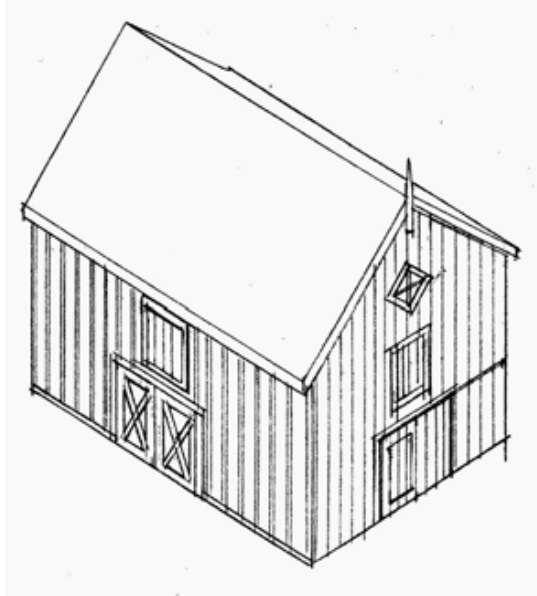
Typical Design Elements: for more information see Section 9.2



The Francis Block today, 7716-7724 Yonge Street.

9.1 Architectural Styles

GABLE- ROOFED TOWN-BARN OR
STABLE SHOP
1850-1920



High-slope roof, wood shingle or sheet metal.

Timber frame with vertical wood siding, often slightly spaced for ventilation. Sometimes board and batten.

Upper loading door for hayloft. Sliding or hinged main lower doors, often with a smaller "man door" within it.

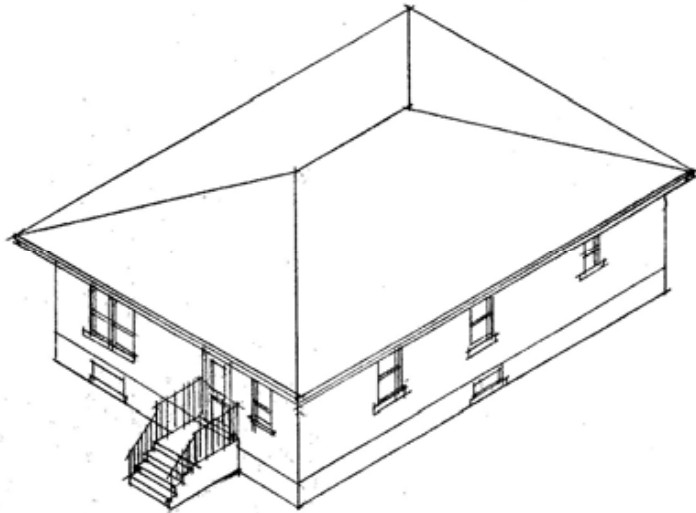
9.1.3 Heritage Styles Agricultural Buildings



Town barn behind 12 Centre Street

9.1 Architectural Styles

VERNACULAR
BUNGALOW
1900-1955



Brick or frame construction.

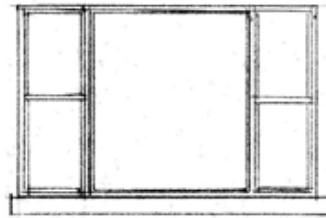
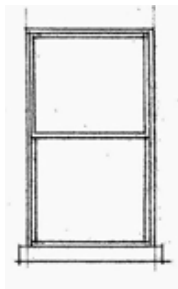
Low slope roof, hipped or front-gable..

Wood double-hung windows, usually 1 over 1. Sometimes paired. Living room often had a “picture” window, with a wide fixed-glass window flanked by 2 narrow double-hung windows.

See “A note on bungalows”, page 68.

9.1.4 Non-Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.2



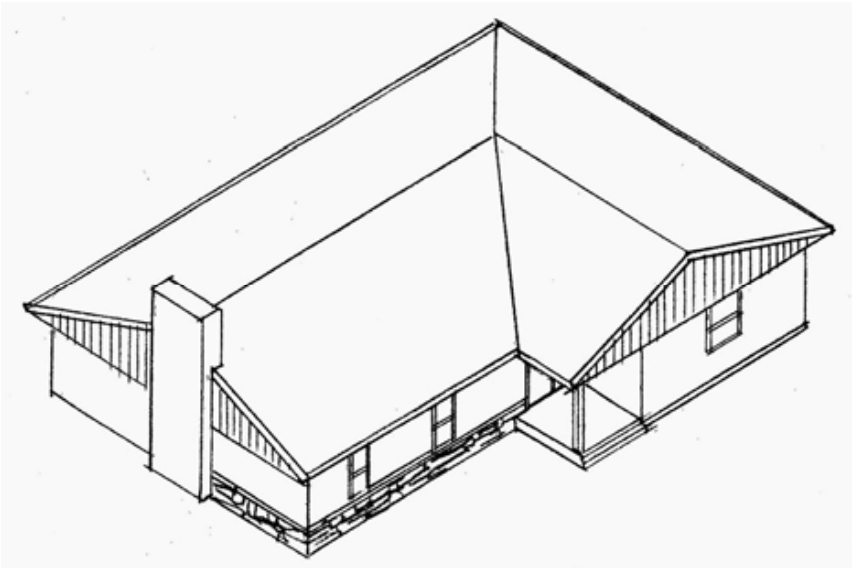
137 Brooke Street

9.1 Architectural Styles

9.1.4 Non-Heritage Styles Residential Buildings

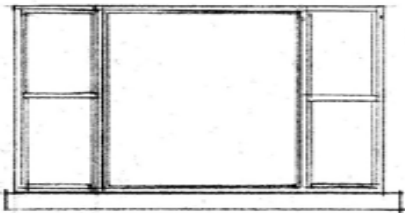
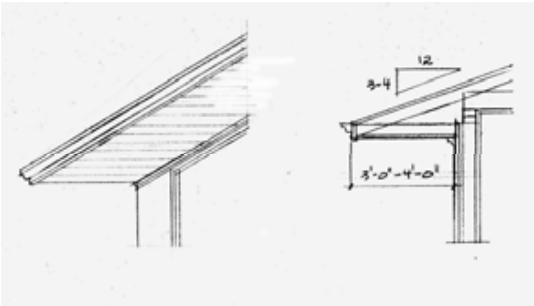
RANCH HOUSE 1950-1975

- Low slope roof, 4:12, hipped or gabled.
- Asphalt Shingles.
- Wide eaves, with 2-4 foot overhang
- Large Chimney
- Often accent bands of stone or 'angel stone.



- One-storey, informal plan.
- Garage or carport usually attached.
- Usually brick veneer on frame construction.
- Large fixed picture windows in principal rooms, flanked by operable windows; double hung or casement.

Typical Design Elements: for more information see Section 9.2



18 Mill Street

9.1 Architectural Styles

POST MODERN
ECLECTICISM
1980 TO PRESENT

9.1.4 Non-Heritage Styles Residential Buildings

Large high-sloped roof.

Usually two storeys high.

Elaborate chimneys are
common.

Architectural elements
borrowed from a variety of
historical style. Elements are
typically exaggerated in
scale, particularly entrances,
fanlights, and porches.

Mixture of materials:
Stone base with brick or
stucco above is common.

Attached or built-in garages
are common.



148 Brooke Street

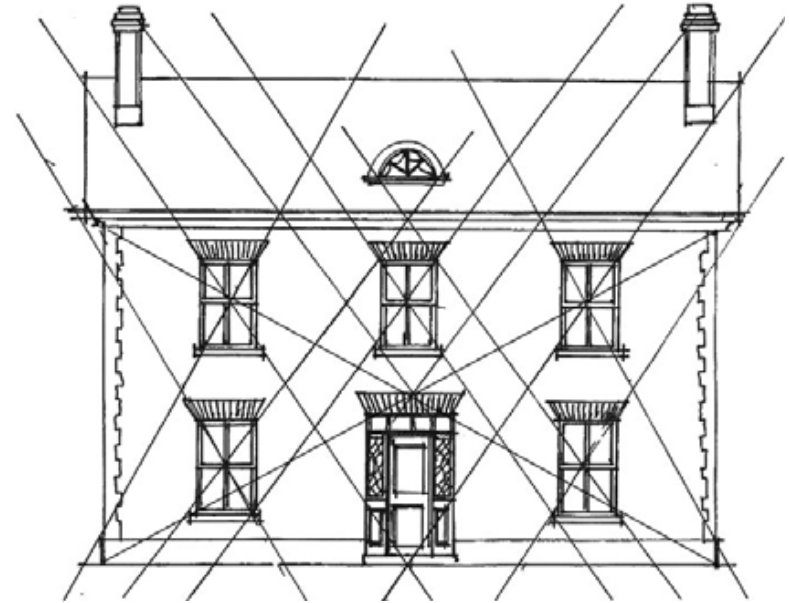
9.2 Heritage Design and Details

9.2.1 Introduction

The purpose of this Section is to provide further information and guidance about the design and construction of heritage buildings.

9.2.2 Composition

The elevations of heritage buildings, whether designed by an architect or by a builder using a “pattern book”, were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context. Helpful sources of information are listed in Section 10.



Geometry governed most heritage design. In this example, from Black Creek Pioneer Village, the diagonals of the window openings relate to significant elements in the elevation and to each other. The diagonals of the main wall relate to the windows and front-door keystone, as well.

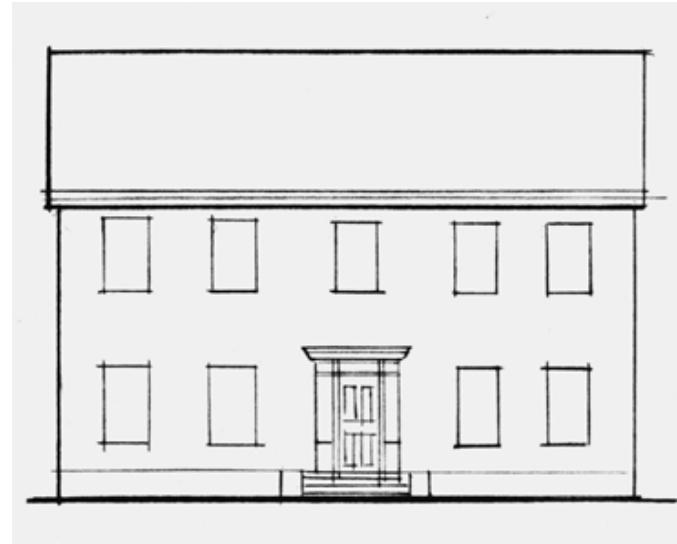
If a building is pleasing to the eye, it is probably rich in such relationships.

Drawing by Steven Bell.

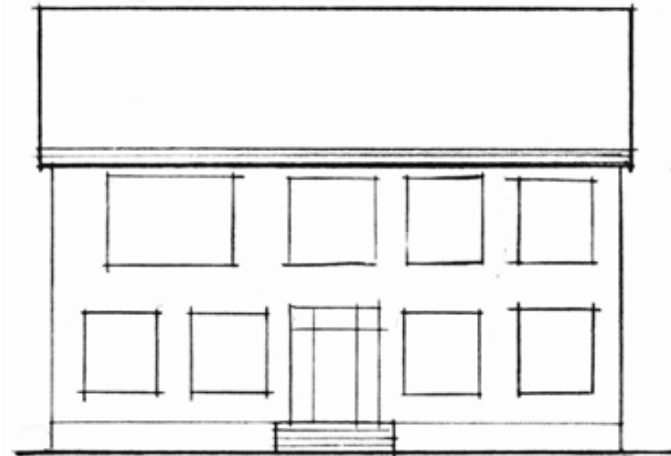
9.2.2 Composition Cont'd

The proportion of windows to walls and the proportions of individual window openings and window panes are an important aspect of composition.

Traditionally, windows are between 15 and 20 percent of a wall, and windows are taller than they are wide, usually with a ratio of 2:1 or more. In most heritage styles, individual window panes are also taller than they are wide.



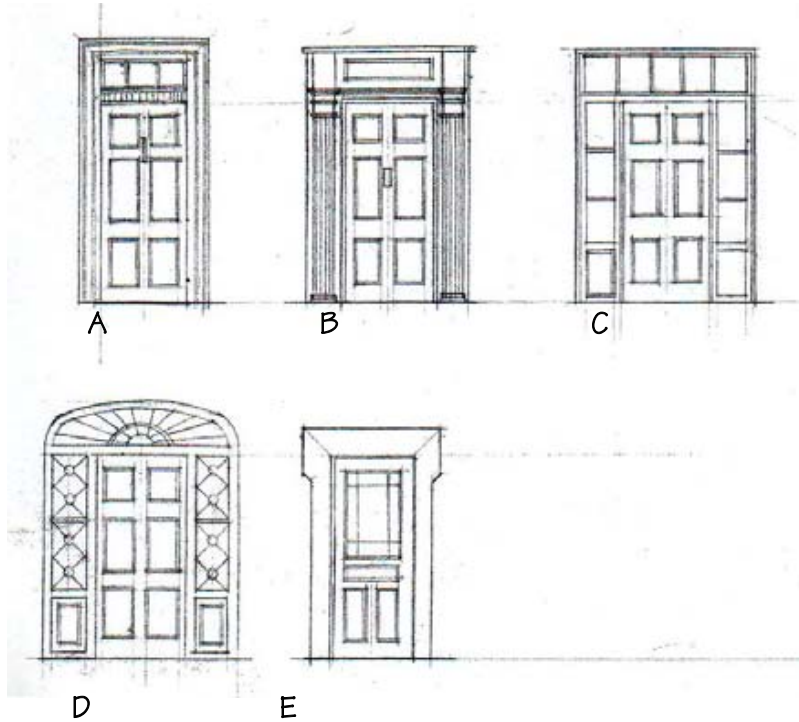
Appropriate: 15 to 20% opening is historically correct.



Inappropriate: 30 to 40% is excessive.

9.2 Heritage Design and Details

9.2.3 Entrances and Doors



Entrances in heritage buildings are usually provided with some elaboration. In the simplest Georgian cottages this might only consist of fluted casings and a simple cornice, but a plain transom above the door was common.

Later styles made use of sidelights as well, which always had solid panels below the glazing.

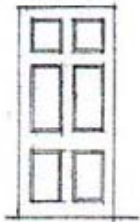
The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building.

Entrance doors were not glazed until the Victorian era.

- A. Solid panel door with transom and wood casing.
- B. Solid panel door with classical cornice.
- C. Solid panel door with transom and sidelights.
- D. Solid panel door with decorative sidelights and fanlight transom.
- E. Wood panel door with decorative glazing and eared casing.

9.2 Heritage Design and Details

9.2.3 Entrances and Doors Cont'd



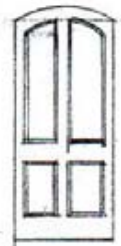
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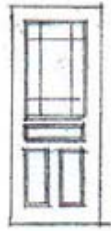
B



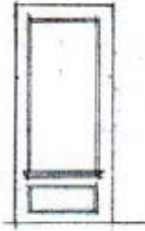
C



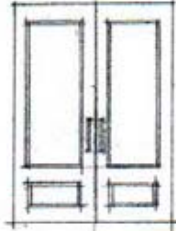
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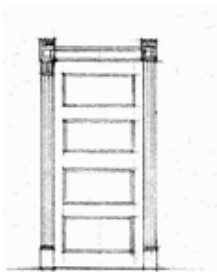
E



F



G



H

Log-cabin pioneers built simple plank doors, such as you would find on a barn, but as soon as skilled workers became available, doors were built in frame-and-panel construction.

Georgian doors tended to have 6 panels. The example shown at the top left is called a 'Cross and Bible' door, because the rails between the top four panels form a cross, and the two panels below are said to be an open book.

Later styles used 4-panel doors, with very tall top panels. These provide a vertical emphasis, in keeping with the Gothic Revival, Victorian Vernacular, and Italianate styles.

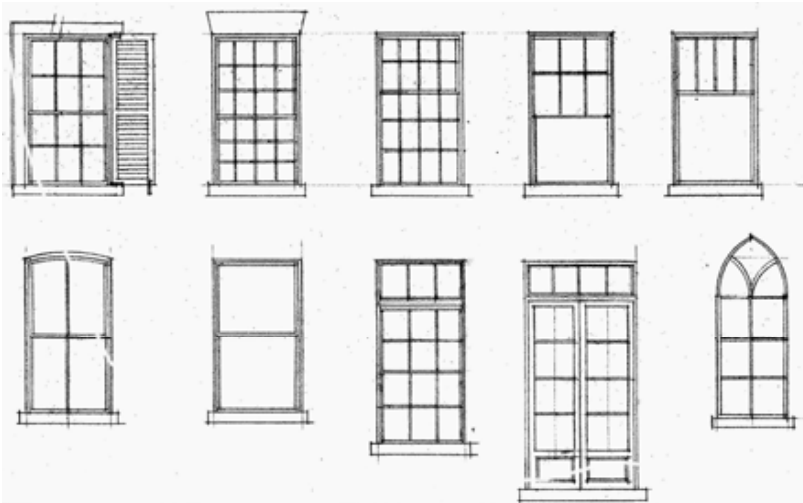
In the late 19th and early 20th centuries, the horizontal emphasis of Edwardian and Arts and Crafts styles led to doors with horizontal "ladder" panelling.

When large pieces of glass became available, around 1850, doors began to be glazed. In the simplest case, the two upper panels of a 4-panel door would receive glass, but the ability to glaze the full width of a door led to a variety of panel designs.

- A. Cross and Bible Door
- B. Four Panel Door
- C. Arched Panel Four Panel Door
- D. Arched-head Four Panel Door.
- E. Glazed Wood Panel Door.
- F. Glazed Wood Shopfront Door.
- G. Paired Glazed Wood Shopfront Door.
- H. Four Panel "Ladder" Door

9.2 Heritage Design and Details

9.2.4 Windows and Shutters



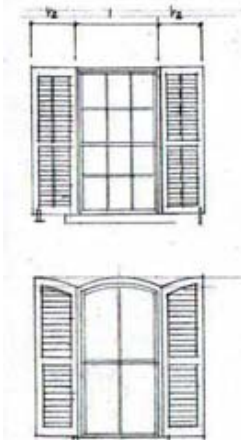
Most heritage styles used double-hung windows. These are described by the number of panes, or lights, in each sash. If there are 6 panes above and 6 below, it's called a 6 over 6, or 6/6 window.

Before around 1850 the size of available panes was small, and the number of lights was large. Typical Georgian windows were 12/12. As glass technology improved, larger glass led to 2/2 and then 1/1 windows.

Later styles, such as Edwardian and Arts and Crafts, made use of both large and small lights, and 6/1 and 8/1 windows became common.

As a general rule, windows had more height than width, and the individual lights shared that vertical proportion. Glass that is wider than it is high is found only in very wide single light sash.

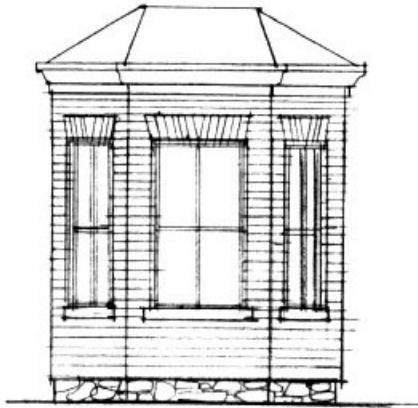
Shutters were provided to secure windows from storms and damage, and they were designed and installed to close the window opening. They are hinged at the window jamb, and each shutter covers exactly half of the opening. Usually they were louvred.



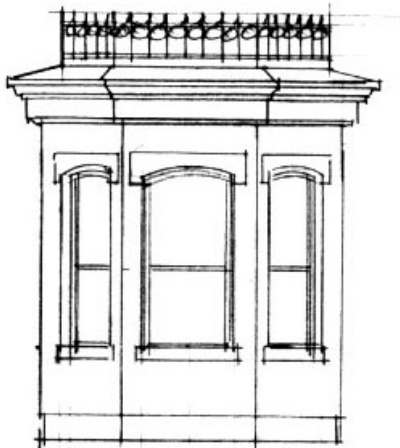
Casement windows appeared in only a few styles. Some Regency windows could be called casements, though they are more like French doors, with sills barely above the floor. The Craftsman and Arts and Crafts styles were the first to use what we would call casements today.

9.2 Heritage Design and Details

9.2.5 Bay Windows



Victorian



Victorian, Italianate,
Second Empire

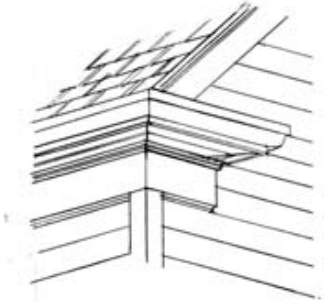
Bay Windows provide visual interest on the exterior and create a well-lighted nook on the interior. They appear on a number of historic styles, but not all. There is a tendency to overuse them in new buildings, when they are not appropriate to the overall architectural style. Care should also be taken to use window shapes and glazing patterns suitable to the overall architectural style.

Most bay windows in most styles are angled, usually at 45 degrees, but the Arts and Crafts style, and some Victorian Vernacular buildings used square bays.

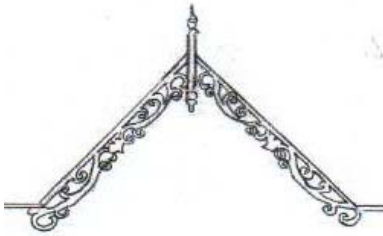
In Thornhill, bay windows are typically on the ground floor only, and extend to the ground. Some Arts and Crafts houses have square bay windows that don't extend to the ground, as can be seen on two houses on the Markham side of the village.

9.2 Heritage Design and Details

9.2.6 Gable Ends



Classical Styles



Victorian Gothic



Queen Anne Revival
Gable Peak

The classically-based styles, such as Georgian and Classical Revival used fairly plain bargeboards. A plain board, with perhaps a small ogee moulding on the upper edge, was the most common design. The eaves would include a wooden gutter in the shape of a wide ogee-moulding. This shape was later replicated by sheet-metal eaves-troughs. Below this was usually a fascia board, sometimes with additional moulding at the top, or perhaps dentils. The fascia and mouldings typically turned the corner at the gable end as shown in the upper sketch, in what is called an eaves return.

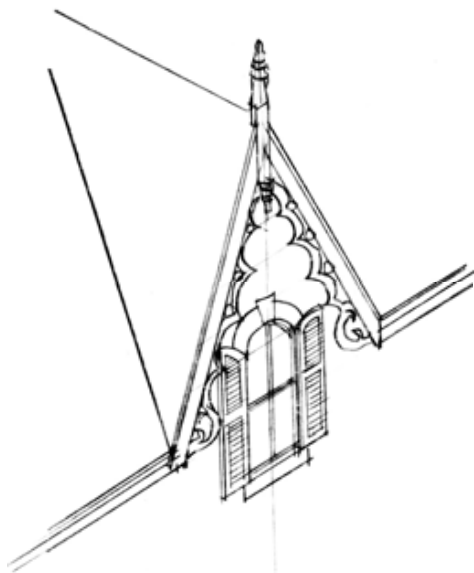
The Victorian Gothic styles used elaborate bargeboards in a wide variety of forms—what has come to be called “gingerbread”. Sometimes these were sinuous shapes cut out on a scroll saw. In other cases pierced patterns were cut into a simpler board. A common feature was a finial at the peak, as shown in the middle sketch. There are often characteristic local styles in Victorian trim, and in Thornhill the bargeboards are typically cut in an open, sinuous pattern.

It is good practice to repair or replace historic gingerbread in the original pattern, using accurate dimensions. Historic drawings or photographs, or nearby local examples can be used as sources for an authentic design.

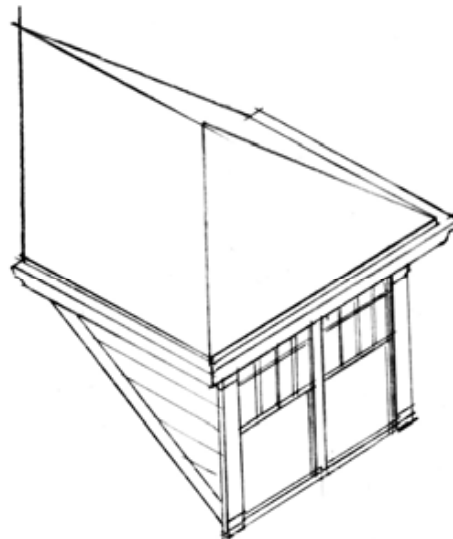
The Queen Anne Revival style tended to use built-up detail, with square panels and round medallions applied to a plain bargeboard. The peak of a gable was often given an ornate decoration of built-up work, as shown in the lower sketch.

9.2 Heritage Design and Details

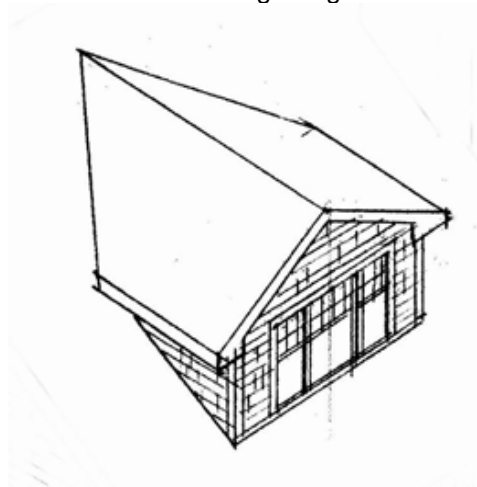
9.2.7 Dormers



Victorian Gothic



Edwardian.
Foursquare is similar, but uses simple
1 over 1 glazing



Arts and Crafts/California Bungalow

Dormers provide useful light in attic spaces, and as described in Section 9.1, the use of an attic avoided the higher taxes on a two-storey house in the early 19th Century.

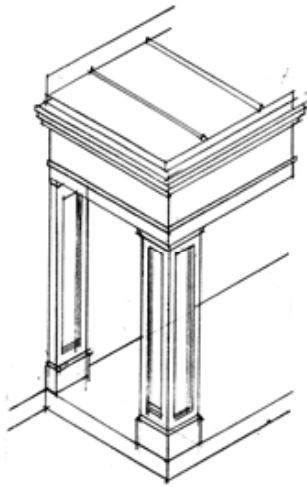
Victorian Gothic dormers rise from the main wall of the house, and are not set back from the roof. When the bargeboard meets the main eaves they are usually considered gables rather than dormers.

Thornhill styles that might have originally had dormers include Queen Anne Revival, Foursquare, Edwardian, Craftsman/Arts and Crafts, California Bungalow, and Cape Cod Cottage. When designing new dormers, care should be taken that they are appropriate to the architectural style in all details: roof slopes, fascias, soffits, window shapes and glazing.

Large shed dormers, extending almost the full width of a house were not used in historic styles, and should be only used on rear slopes not visible from the public realm.

9.2 Heritage Design and Details

9.2.8 Porch Design

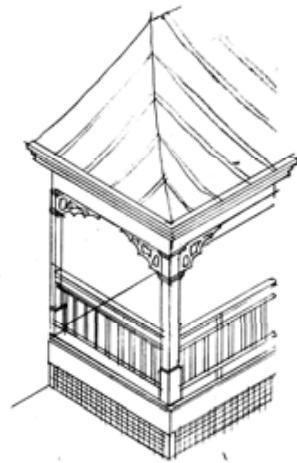


Georgian/Neoclassical

Wood columns, round or square classical design.

Columns may be plain or fluted.

Flat metal roof or front-facing pediment.



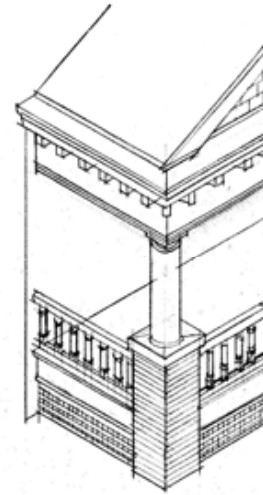
Victorian Gothic

Wood columns, often turned.

Ornate “gingerbread” brackets.

Often with metal roof, often “bell-cast” shape.

Balusters on railing usually square.



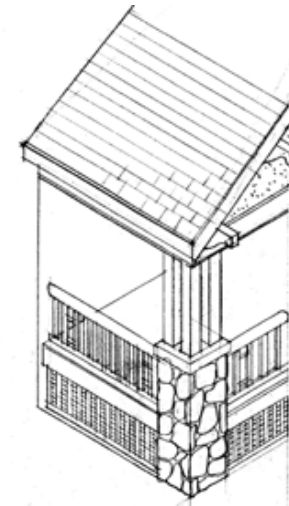
Edwardian Styles

Classical columns on stone-capped brick piers.

Front-facing pediment or hipped shingle roof.

Classical detailing like column capitals and dentils.

Balusters on railing turned or bellied.



Arts and Crafts

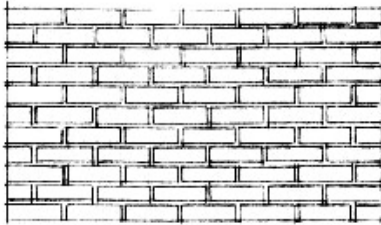
Rustic timber columns, often clustered, often on rubble base.

Sense of exposed carpentry, with exposed joist tails, often cut to form a bracket.

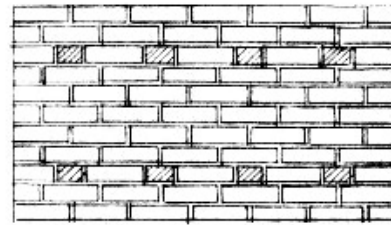
Balusters often installed with thin face outward, often bunched in groups of 2 or 3.

9.2 Heritage Design and Details

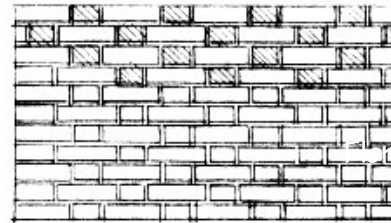
9.2.9 Brickwork



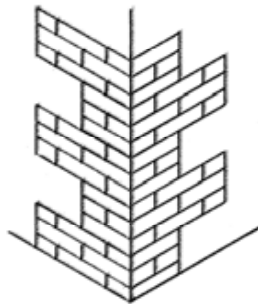
Running Bond



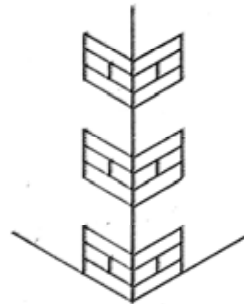
Common Bond



Flemish Bond



Correct Quoining



Incorrect Quoining

Historic brick walls were solid masonry, and in order to carry the weight of floors and roofs they were two or more bricks thick. It was structurally necessary to tie the inner and outer wythes together, and the simplest and surest way to do this was to put headers across the thickness of the wall at some regular interval. The pattern in which the bricks are laid is called the “bond”.

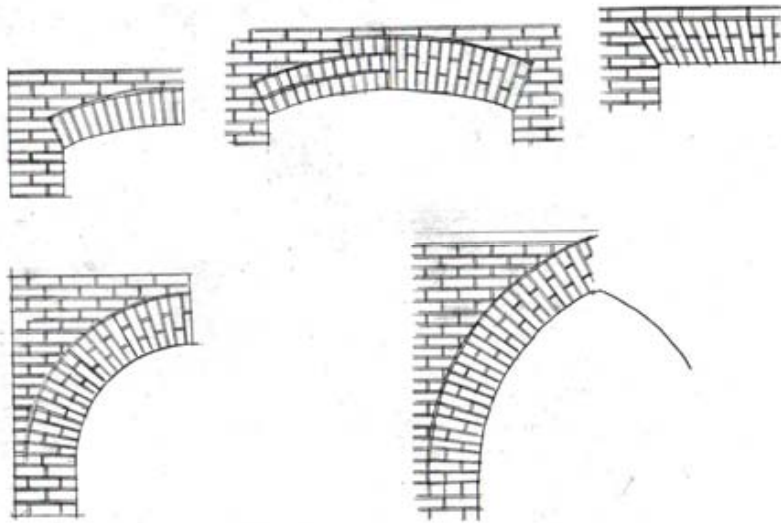
Modern brickwork is usually a veneer in front of a frame or concrete block structural wall. The veneer is typically tied to the structure with metal ties, and there is no structural need for headers. Because it’s quick and easy, the running bond, shown at upper left, is commonly used for modern brick veneer walls.

Historic bonds, which use headers, provide a subtle but lively texture to a wall. The cost of laying one of the historic bonds by using half-bricks to replicate the headers is extremely small, and it is a simple way to maintain heritage character in new construction.

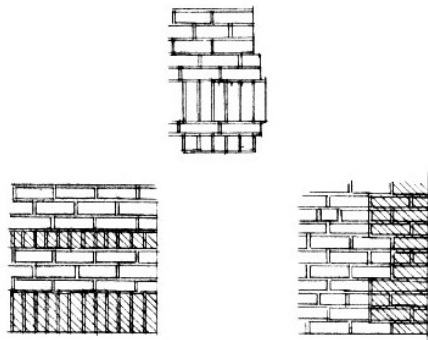
Brick quoins imitate larger stone quoins, which interlock to strengthen the corner of a building. A quoin block has a short side and a long side, and brick quoins should be laid in the same form, as shown in the sketch on the left. The sketch on the right shows what not to do.

9.2 Heritage Design and Details

9.2.9 Brickwork Cont'd



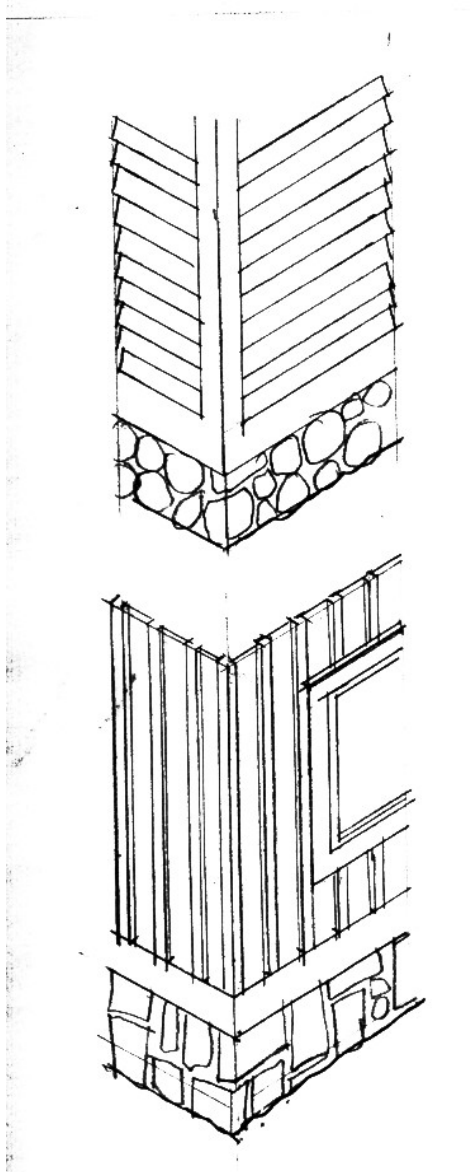
Before the use of iron and steel in construction, lintels over structural openings in brick walls were either solid stone or brick arches. Modern construction commonly uses steel lintels, hidden by the brickwork. To create an authentic appearance, the bricks should be laid to replicate historic structural arches. It is common practice to use a simple soldier course above an opening, without the outward slant that provides arch action in an authentic arch.



Victorian and Queen Anne Revival brickwork was rich in colour and pattern. Projecting and recessed courses, the use of headers, rowlock, and dogtooth courses, and contrasting quoins were all used to enliven masonry. It's not unusual to find designers limiting themselves to quoins and soldier courses. However, when working in the vocabulary of historic styles, it is more authentic to make use of the full variety of historic brickwork. Some manufacturers provide shaped bricks, which were also part of many historic styles.

9.2 Heritage Design and Details

9.2.10 Wood Siding



The most typical historic wood siding types were clapboard and board and batten. Clapboard was commonly installed with about 4 inches to the weather.

Board and batten siding was typically about a 10 inch board with a 2 inch batten.

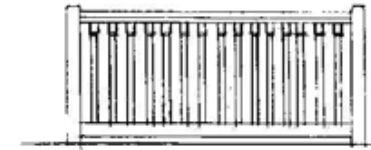
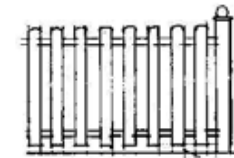
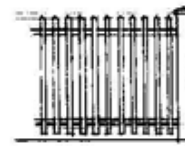
Note the wide skirt board at the bottom of the walls, and the corner boards on the clapboard.

Stone foundations were common in 19th century buildings. The top sketch shows split-faced fieldstone, and the bottom sketch shows dressed fieldstone

9.2.11 Fencing

Traditional front-yard fencing is usually fairly low. Historic photographs show several fence types in old Thornhill, including wire fencing, horizontal boards and most commonly, wood picket fences. It is a strange fact that old photographs show more picket fences on the Markham side of the village, and this distinction remains true.

There is, and was, considerable variety in design. Narrow boards and wide boards; square, pointed, and rounded tops; and railing-type fences with the pickets housed in the top and bottom rails are all in evidence.



7636 Yonge Street. A neat picket fence with very big gateposts.
MM-Weaver #391, taken in 1906.

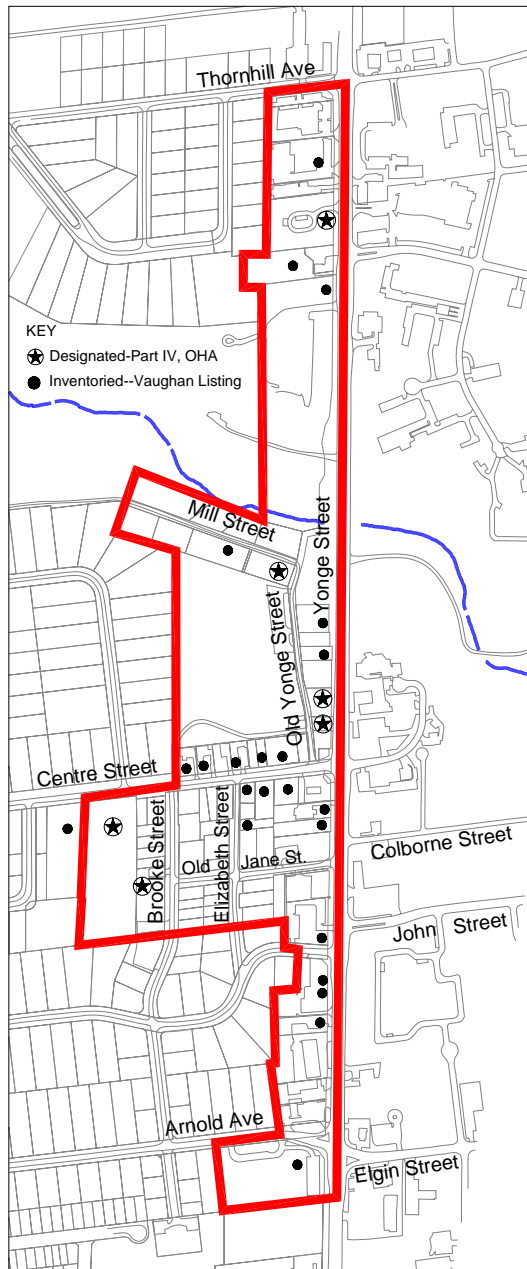
9.3 Existing Heritage Buildings

9.3.1 Overview

Thornhill is fortunate in having numerous historic buildings, most of which are structurally sound, with original architectural details still largely intact. In many cases, details are in need of maintenance or repair, or have been obscured or removed by previous renovations. This section aims to assist in the preservation of historic architecture, and the restoration of lost or concealed heritage character, through design that follows the original or is at least sympathetic to it, when new work is undertaken.

Guidelines:

- The existing heritage structures are the most significant elements of the heritage character of Thornhill.
- Buildings that are listed in the Vaughan Register of Property of Cultural Heritage Value are considered to be heritage properties for the purposes of this Plan. The properties listed as of this date are shown in the map to the left. Additional properties that may be included on this Register in the future, will then be considered heritage properties for the purpose of this Plan.
- Proper maintenance of heritage structures prevents deterioration, and is the most cost-effective means of preserving heritage character.
- When heritage features are damaged or deteriorated, repair and restoration are preferable to replacement.
- New construction should not damage or conceal heritage features.
- New construction should include restoration of heritage features that have been lost or concealed by previous renovations.



9.3 Existing Heritage Buildings

9.3.2 Historical and Technical Research

The original state of existing heritage buildings should be researched before work is undertaken. On-site investigation often reveals original details concealed under later work. The Vaughan Archives and the Society for the Preservation of Historic Thornhill have extensive collections of historic photographs.

Maintenance, repair, replacement and restoration work should be undertaken using proper heritage methods. Modern materials and methods of construction can have detrimental effects on old construction if proper methods are not used. This is particularly true of old brick. Section 10 lists some books containing relevant technical information.

The United States National Parks Service publishes *Preservation Briefs*, with detailed 'how-to' information on many aspects of heritage preservation and restoration. All 42 of these publications can be downloaded from: www.cr.nps.gov/hps/tps/briefs/presbhom.htm

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is similar, and is available on line at: www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

The Ontario Ministry of Culture also has 13 *Architectural Conservation Notes* at: www.culture.gov.on.ca/english/culdiv/heritage/connotes

9.3.3 Recording Original Construction

It is important to build up the record of historic construction in the District. No reconstruction or removal of historic architectural detail should be undertaken without recording the original with drawings and/or photographs. Copies of these records should be given to Cultural Services at the City of Vaughan. Building such an archive of information is an important community effort.

9.3 Existing Heritage Buildings

9.3.3 Building Maintenance



The principal enemies of existing heritage buildings are fire and water. Proper maintenance is the best way to prevent damage and deterioration from these causes. **The loss of heritage detail and even entire buildings, due to simple neglect, is an avoidable tragedy.**

Standard fire-prevention practices should be followed: check electrical systems, and don't overload circuits; ensure that heating systems are in good condition; and store combustibles properly.

Roofing, flashing, and rainwater drainage should be maintained in good condition. It is far better and cheaper to keep moisture out of the building, than to deal with the damage later.

Structural damage that admits moisture, such as settlement cracks, should be promptly repaired.

Painted woodwork should be maintained.

9.3 Existing Heritage Buildings

9.3.4.1 Masonry Cleaning

Masonry cleaning should be done in a non-destructive manner. Ontario bricks are soft and subject to deterioration by harsh cleaning methods. Good results can usually be obtained with detergents and water and a stiff natural-bristle brush. Some professional water-borne chemical agents are acceptable. Sand-blasting and high-pressure water blasting are unacceptable.

Historical photographs show that most original masonry in Thornhill was unpainted. Unless paint can be historically documented it should not be applied, and existing paint should be removed. Paint may be applied only where deterioration of the masonry leaves no other choice. Paint must be vapour-permeable (breathing-type) to prevent deterioration. See illustration at right.

Preservation Briefs has full information on proper materials and methods. See Section 9.3.2 for website.

Guidelines:

- Clean masonry using detergents and a stiff natural bristle brush. If this doesn't produce satisfactory cleaning, use only professional water-borne chemical agents for further cleaning.
- Do not use sand-blasting or high pressure-water for masonry cleaning.
- Do not paint historic masonry unless deterioration of masonry leaves no other choice.
- If masonry must be painted, use an appropriate breathing-type paint.
- Do not cover historic masonry with other materials such as stucco.



Non-breathing paint on brick. The vapour pressure of moisture in the brick blisters the paint, when it is able. If the paint adheres strongly, the pressure causes the brick surface to spall off, along with the paint, as seen in the centre of the picture. This lets in even more moisture, and the problem grows.

9.3.4.2 Masonry Repointing

Historic lime mortars weather back from the wall face over time, particularly when they are subject to moisture. This is normal, and repointing is only necessary when the mortar is deeply eroded. Repointing should only be undertaken in areas where the mortar has deteriorated. Don't remove sound mortar unnecessarily, but do poke and prod to make sure the mortar you are keeping is sound. If the pointing mortar is correctly formulated, and the joint is tooled to match the original, the repointing will not present a "patchy" appearance.

Historic lime mortar is softer and more water-permeable than modern portland cement mortars, and it preserves the brick by absorbing movements and providing a path for water to leave the wall. Modern Portland cement mortars, are designed for modern hard-fired bricks, and are highly destructive to softer historic bricks. The colour of historic mortars comes primarily from the colour of the sand in the mix, so care is required to establish a matching appearance.

Guidelines:

- Repair structural damage before repointing. Structural cracks may be letting in the moisture that is eroding the mortar.
- Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall.
- Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey.
- Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.



Progressive deterioration: Rainwater splashing on the porch and steps eroded the mortar. That let increasing amounts of water into the bricks and mortar below, and they are spalling and washing away, letting in even more moisture.

9.3 Existing Heritage Buildings

9.3.4.3 Painting Woodwork



Properly maintained and protected woodwork is a very durable building material. Deterioration of wood is almost always due to moisture problems: either a failure of the paint film or a problem, such as a flashing or roofing failure, that allows moisture to infiltrate from above and behind the finish surface. Blistering or peeling paint is usually a sign of moisture penetration. The source of the moisture should be identified and corrected before repainting. Refer to Section 9.3.5.5, below, if repairs are necessary before repainting.

Normally, it isn't necessary to remove sound, well-bonded paint before repainting. Paint removal, when required, is best done using gentle traditional methods. Chemical strippers can impregnate wood and harm the bonding ability of new paint, and excessive heat can cause scorching damage.

Guidelines:

- Inspect existing paint. Blisters or peeling paint usually mean water is getting into the wood, and the source of water should be corrected.
- Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Just remove loose paint and feather edges.
- Don't use chemical strippers or torches to remove paint. These damage the wood and cause future problems.
- Use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through overpainted layers. Otherwise, approved heritage palettes are available at Cultural Services.
- Both *Preservation Briefs* and *Architectural Conservation Notes* have information on painting. See Section 9.3.2. for websites.



9.3.5 Repair and Restoration

Repair and restoration should be based on proper heritage research, and be undertaken using proper heritage materials and methods. Section 10 lists helpful sources of information.

9.3.5.1 Brickwork

Brick repair should be undertaken using proper heritage materials and methods. If available, salvaged bricks matching the original should be used for replacement material. If new bricks are necessary, they should match the original in size, colour, and finish. The traditional Ontario brick size is still manufactured, but in small quantities, so material may have to be ordered well in advance of the work.

Historic bricks require the use of historic lime mortar. See the notes and guidelines in Section 9.3.4.2, under masonry repointing.

Guidelines:

- Repair structural damage before restoration.
- Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour.

9.3.5.2 Stonework

Spalled stone can be restored using professional epoxy-based fillers matching the underlying stone. More serious deterioration will require replacement by new material, matching the existing. Use of precast concrete to replace stone is discouraged.

9.3 Existing Heritage Buildings

9.3.5.3 Roofing

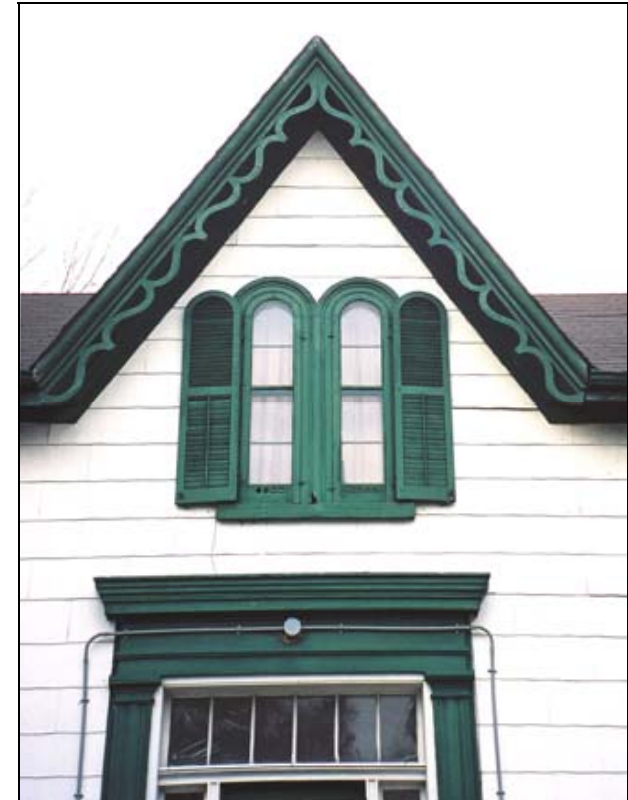
Heritage buildings might have originally had wood shingles, slate, or sheet metal roofing. Very few of the original roofs remain, and the asphalt shingle is the dominant roofing material in Thornhill today. In re-roofing heritage buildings, care should be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours should be black or a dark grey, like slate or weathered cedar. The use of textured premium grades improves the simulation, and synthetic slates and panelized synthetic cedar shingles can present a very realistic appearance. Note that roofing tiles are not part of the local vernacular, and tile or simulated tile (of concrete or pressed steel) are not appropriate.

9.3.5.4 Wood Frame Construction

The earliest buildings were of log construction but were quickly supplanted by wood frame construction. Over history, original siding materials would have included wood clapboard, board and batten, and more rarely, stucco. Agricultural buildings used vertical boards. The heritage quality of many old buildings has suffered by the application of aluminum or other modern sidings. Renovations to wood frame heritage construction should include restoration of original siding materials when they have been covered by these inappropriate materials.

9.3.5.5 Decorative Woodwork

Deteriorated woodwork should be repaired, if possible, rather than replaced. Repairs should use the same wood species and design as the original. If replacement is necessary, it should conform to the original design, and wood should normally be used, rather than modern materials. Well-maintained and properly detailed woodwork is quite durable: much of the existing heritage decoration in Thornhill has lasted more than a century. In certain situations, with extreme exposure to weathering, modern materials may be acceptable.



With occasional maintenance, the wood “gingerbread” trim and windows have lasted about 150 years.

9.3.5.6 Heritage, Energy, and Sustainable Design

There is a great deal of concern today about sustainable design and energy conservation. Heritage buildings date from a time when these were not issues in the way that they are today, and technologies such as furnaces, insulation and double-glazing had not yet been invented.

However, the need for comfort existed in earlier times, and heritage buildings employed a variety of strategies to create liveable buildings in the days before central heating.

Compared to modern buildings, heritage buildings have a relatively small percentage of window openings. Even an ordinary wall has a much better thermal performance than the best glazing. Heat loss in winter and solar gain in summer are reduced simply by having smaller window areas. Historic windows were all openable, and natural ventilation in hot and moderate weather provided comfort without energy expense.

Planting was another comfort strategy: coniferous trees provide a break against northwest winter winds, and deciduous trees provide shading of southwest summer sun.

Solid masonry buildings make use of thermal lag, which means they transfer energy slowly. For instance, in summer the walls cool at night, and it takes a long time for the heat of the day to re-warm the walls to the point that they are adding heat to the interior. This effect provides comfort above what would be expected from a simple R-value calculation.

In general, heritage buildings have many features that work for energy conservation.

Retrofitting:

Nonetheless, most owners want improved thermal efficiency in their heritage buildings, due to rising energy costs and modern comfort standards.

It is important to consider the energy performance of the whole building in developing a strategy for energy-saving retrofits. Heat losses in heritage houses usually occur, in descending order:

- through the roof or attic,
- through air infiltration—door and window edges, and construction joints.
- through basement walls and crawl spaces,
- through walls and windows.

An efficient retrofitting program should address these areas in the same order:

- insulate the roof,
- caulk and weatherstrip,
- insulate basement walls and crawl spaces,
- insulate walls, install storm windows or replacement windows.

It is prudent to have a professional energy audit to verify the sources of energy loss in the building, and to obtain professional heritage advice on energy-saving techniques that are not detrimental to the heritage building.

9.3.5.6 Heritage, Energy, and Sustainable Design, Cont'd

Windows

Historic wood windows perform very well in terms of life-cycle costing, and can have very good energy efficiency as well. It is worth considering these factors before deciding to replace original windows. Many historic windows have lasted for more than a century, with only minor routine maintenance, such as puttying, painting, and the occasional adjustment of fit and hardware. It is unlikely that any modern replacements would venture to guarantee similar longevity.

In addition, the overall energy performance of a window assembly is more dependent on air leakage than on the insulative qualities of the glass itself. It is fairly easy and inexpensive to improve the fit and add weatherstripping to historic windows, so that air infiltration matches modern standards. The addition of interior or exterior storm windows gives further energy savings, and eliminates or reduces the biggest problem of single glazing, which is cold-weather condensation.

A recent speech by Donovan D. Rypkema, the foremost expert in the economics of preservation, noted that:

Properly repaired historic windows have an R factor nearly indistinguishable from new, so-called “weatherized” windows.

Regardless of the manufacturers’ “lifetime warranties,” 30 percent of the windows being replaced each year are less than 10 years old.

One Indiana study showed that the payback period through energy savings by replacing historic wood windows is 400 years.¹

Original window frames and sashes should be repaired if possible, rather than replaced. Repairs should be limited to damaged portions of the window assembly. This is not only good heritage practice: it is usually less costly. Repair material should be of the same species and profile as the originals.

More information is available online from Preservation Briefs: No. 3—Conserving Energy in Historic Buildings, and No.24—Heating, Ventilating, and Cooling Historic Buildings. See Section 9.3.2 for the website.



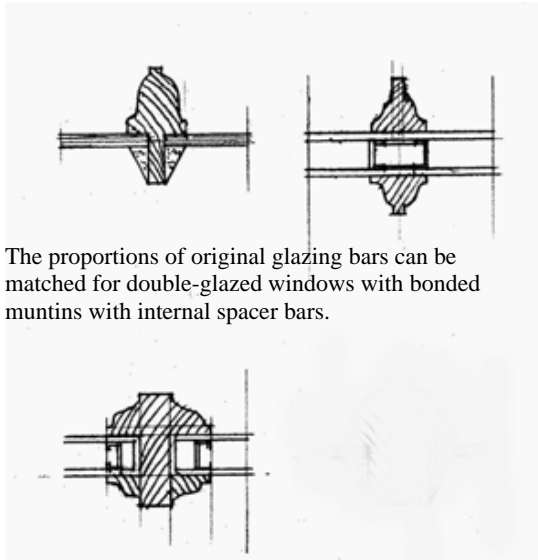
Life-cycle costing makes wood look good. The District has many wood windows that are still in service after more than a century.

“No maintenance” materials can’t be maintained, and need replacement when they fade, chip and dent.

¹ Speech to the Annual Conference of the National Trust for Historic Preservation. Portland, Oregon, October 1, 2005.

9.3 Existing Heritage Buildings

9.3.5.6 Windows Replacement Windows



The proportions of original glazing bars can be matched for double-glazed windows with bonded muntins with internal spacer bars.

Most double glazed “true” lights require glazing bars that are much wider than the originals.

If original windows cannot be repaired or restored, replacement windows are an option. If possible, replace only damaged portions; for example, replace the sash but retain the frame. Window design should match the original in type, glazing pattern, and detail. In many buildings, windows have been replaced, and it may require some research to determine the original design. The descriptions in Section 9.2.4 may be useful, or original windows in similar neighbouring buildings might offer a clue.

In recent years window manufacturers have responded to the market for authentic heritage windows. Catalogues now include round- and segmental-arch heads and a variety of glazing patterns, providing good representations of most historic styles.

Some care needs to be taken in detailing. Two common problems are heavy glazing bars, and horizontal orientation of the panes in multi-light sash.

True muntins for double-glazed windows are too heavy to preserve the proportions of original windows. Bonded muntins inside and out, with spacer bars in the air space, provide better proportions for an authentic appearance in most residential-scale windows.

Care is also needed in the proportions of the “panes”, which should have a greater height than width. Depending on the manufacturer, and the size and type of window, the manufactured muntin grilles may not have correct proportions.

“Snap-in” interior muntins or tape simulations are not acceptable.

9.3 Existing Heritage Buildings

9.3.6 Renovations

When a renovation on a heritage building is undertaken later work that conceals the original design or is unsympathetic to the building should be removed.

Guidelines:

Incorporate restoration of original work in exterior renovation projects.

- Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten. See materials checklist in Section 9.8.
- Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.
- Remove items, such as metal fascia and soffits that conceal original architectural detail.

9.3 Existing Heritage Buildings

9.3.7 New Additions to Heritage Buildings Architectural Style

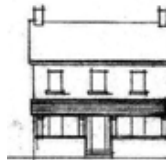
New attached additions to heritage buildings should be designed to complement the design of the original building.

Guidelines:

- Design additions to maintain the original architectural style of the building. See Section 9.1.
- Use authentic detail. See Section 9.2.
- Research the architectural style of the original building. See Section 10 for useful research sources.
- Follow the relevant guidelines for new construction in Section 9.5.



These additions follow the Georgian precedent of the original building.



These additions use styles that don't match the original.

9.3 Existing Heritage Buildings

9.3.7 New Additions to Heritage Buildings Scale

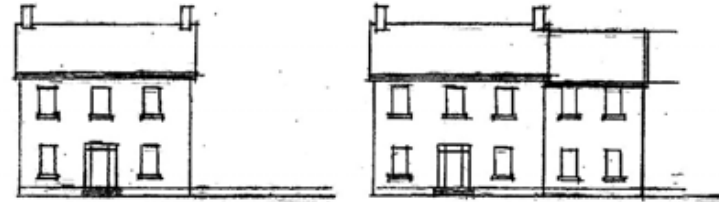
New additions to heritage buildings should respect the scale of the original building.

Guidelines:

- Don't design additions to a greater height or scale than the original building.
- Don't design additions to predominate over the original building.

Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.

- For garage additions, see Section 9.3.8
- Use appropriate materials. See Section 9.8.
- Avoid destruction of existing mature trees. See Section 9.7.



In keeping with good heritage practice, these additions are of lesser scale than the original house and are set back from the main front wall.

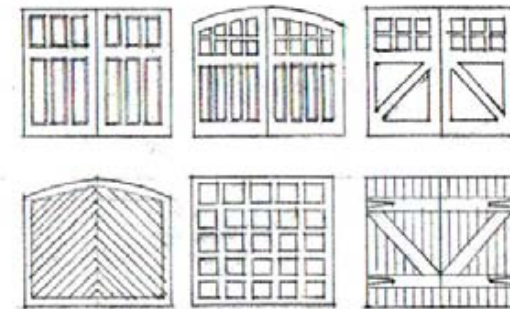
9.3 Existing Heritage Buildings

9.3.8 Outbuildings for Heritage Buildings.

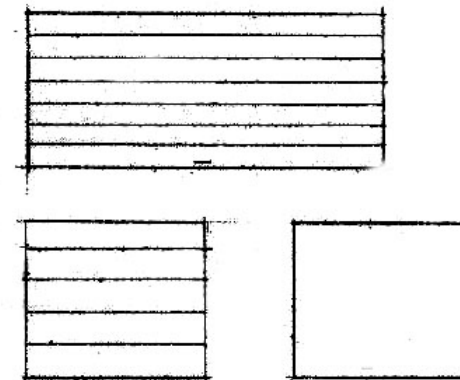
Traditionally, garages or stables were built as separate rear outbuildings with gable roofs.

Guidelines:

- Work on existing heritage outbuildings should retain or restore original design features.
- New garages should respect traditional siting as separate rear outbuildings, wherever possible.
- Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden.
- Design garages to traditional outbuilding forms, with gable roofs, and frame or brick construction.
- Use single-bay garage doors, compatible with traditional designs. Suitably designed overhead doors are now widely available.
- Other outbuildings, such as garden and storage sheds, should be of traditional wood construction when visible from the street. Prefabricated metal sheds, if used, should be located to be out of view from the street.



Garages should be designed with single bays, and doors should reflect historic designs. There are now a wide range of heritage-compatible doors available from many manufacturers.



Double-bay garage doors and flat slab-type garage doors are not appropriate in the District

9.4 Existing Non-Heritage Buildings

9.4 Existing Non-Heritage Buildings

Most of the buildings in the Village are not considered heritage structures. Many of these, by virtue of their scale, siting, and surrounding landscaping, nevertheless contribute the overall character of the area. Buildings deserve some respect on their own terms, and it is not the intent of the Guidelines to ask newer buildings to pretend to be anything other than what they are.

9.4.1 Design Approaches

Additions and alterations to non-heritage buildings have an impact on their heritage neighbours and the overall streetscape. There are two design approaches that are appropriate to additions and alterations to such work in the Village.

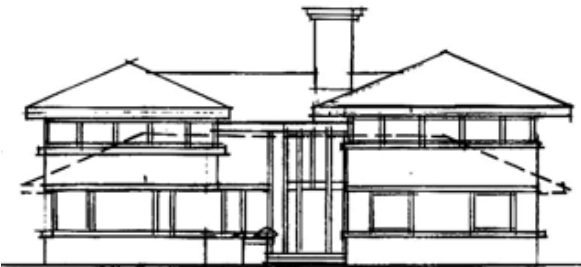
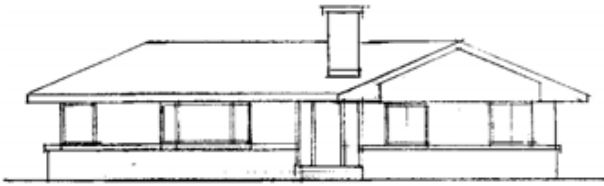
9.4.1.1 Contemporary Alteration Approach

Ordinarily, a modern building should be altered in a way that respects and complements its original design. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century.

Guidelines:

- Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.
- The Guidelines in Section 9.3.6 for additions to heritage buildings apply, in terms of siting, scale and location of additions.
- Many modern buildings are old enough to have already undergone renovations, which may not be in character with either the original design, or historic precedent. In such cases, the design of further new work should restore the architectural consistency of the whole.
- In some cases, modern buildings predominantly feature materials that are out of keeping with the local vernacular heritage, such as tile or artificial stone veneer, and tile or simulated tile roofing. Replacement of these materials with more sympathetic ones, when renovations are being undertaken, is encouraged.

A typical 1970s ranch bungalow.



The Contemporary Alteration approach used in putting on a second storey addition.

9.4 Existing Non-Heritage Buildings

9.4.1.2 Historical Conversion Approach

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion should have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.



The Historical Conversion approach used in putting a second storey addition on the same 1970s ranch house.

Guidelines:

- Additions and alterations using the Historical Conversion approach should rely on a local heritage style described and depicted in Section 9.1. Use of a style should be consistent in materials, scale, detail, and ornament. Refer to new construction guidelines in Section 9.5 for further guidance.
- Although most additions should be modest in comparison to the original building, the Historical Conversion approach may call for substantial additions in front of and on top of the existing building.
- Additions should avoid destruction of existing mature trees. See Section 9.7.

9.5 New Development

9.5.1 Overview

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Guidelines:

- New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.
- Use Section 9.1 for preliminary guidance on styles.
- Use Section 9.2 for further preliminary guidance on details of design and construction.
- It is strongly recommended that owners engage design professionals skilled in heritage work for new buildings in the District.

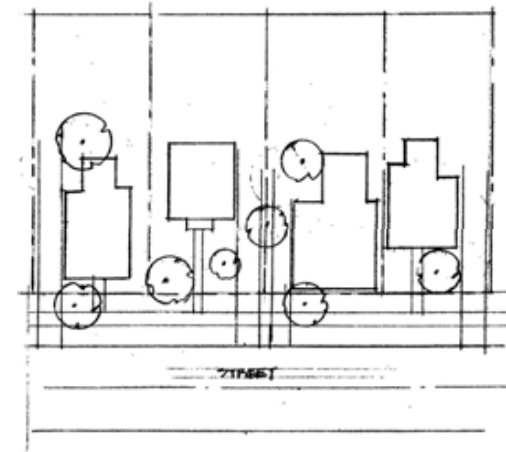
9.5 New Development

9.5.2 Residential Area Overview



The residential village has a variety of lot sizes, frontages, and setbacks. Houses are mostly of a modest scale, leaving fairly generous yards on all sides. In the historic area front yards tend to be shallow compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. The use of the yards has changed, but the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:

- Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;
- A variety of front-yard setbacks;
- The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.
- For purposes of this Plan, the Centre Street houses that have been converted to commercial uses are considered part of the residential village. Refer to Section 9.5.2.4 for special guidelines for these properties.

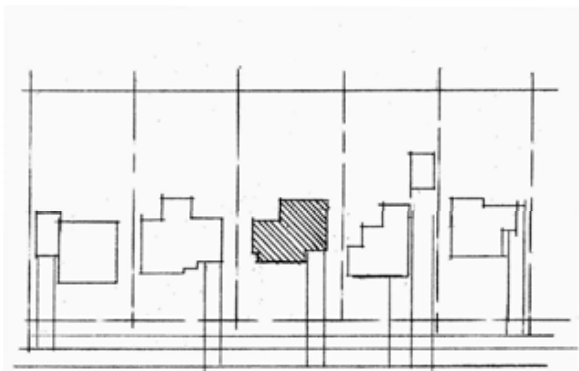


Buildings and trees share in forming the streetscape.

9.5 New Development

9.5.2 Residential Village

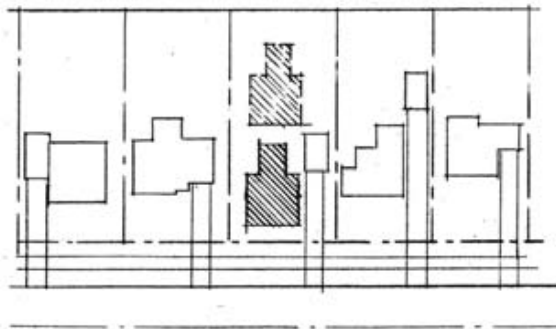
9.5.2.1 Site Planning



Respect the existing site plan character of similar, but not identical front-yard setbacks.
Place a new building to mediate between setbacks of neighbouring buildings.

Guidelines:

- Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.
- Site new houses to preserve existing mature trees. See Section 9.7.



An extreme difference in setback from adjacent buildings is not appropriate.

9.5 New Development

9.5.2 Residential Area 9.5.2.2 Architectural Style



It's possible to build new houses that are highly compatible with heritage buildings. These recent houses were built in the Unionville Heritage Conservation District.



New buildings in the residential areas should reflect the historic built form of their historic neighbours.

Guidelines:

- Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1.
- Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.
- Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.
- Research the chosen Architectural Style. See Section 10 for useful research sources.
- Use appropriate materials. See Section 9.8.

9.5 New Development

9.5.2 Residential Area

9.5.2.3 Scale and Massing



Design new houses to be consistent with the scale of neighbouring ones.



Don't design new houses that are inconsistent with the existing neighbourhood scale.

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7.3 that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.

Guidelines:

- New buildings should be designed to preserve the scale and pattern of the historic District.
- New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.
- As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- Follow the policies in Section 4.2 of this Plan concerning height and depth of buildings and garages.
- For garages, see Section 9.3.8.

Conversion of houses in the residential area to commercial uses, as has occurred on Centre Street, introduces two new requirements: signage and parking. It is important, in maintaining the heritage character of the District, to minimize the visual impact of these aspects when viewed from the public realm.

Guidelines:

- The house form and architectural details of converted residences should be preserved, and signage is not to be mounted on the buildings. Ground signs, in conformity with the Sign By-law, are appropriate.
- Paved areas toward the front of lots should be minimized. Parking areas in front yards are not appropriate. In order to minimize the paved areas and number of traffic entrances, the consolidation of parking areas, with shared entrances is supported.

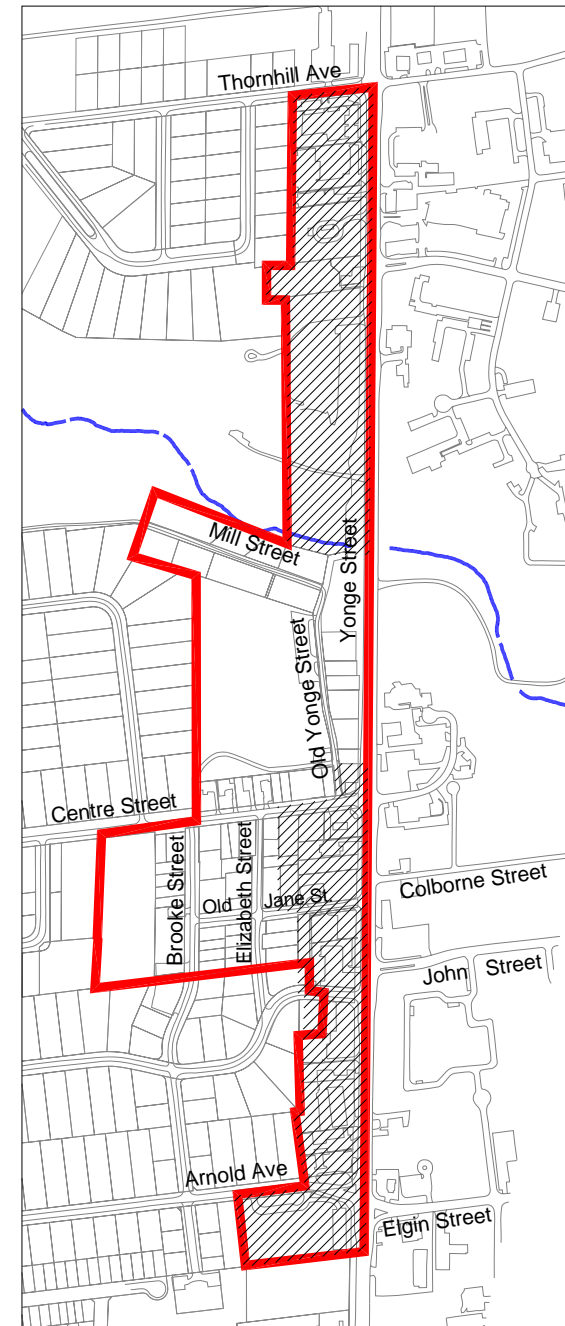
9.5.3 Yonge Street Commercial Areas

The guidelines in this section reflect the vision for Yonge Street as depicted in the *Thornhill Yonge Street Study, 2005 – A Framework for Renewal, Reinvestment and Community Building* that was endorsed by Council in April 2006. The *Thornhill Yonge Street Study* provided the basis for the policies and designations of *Official Plan Amendment (OPA) 669* to the *Thornhill-Vaughan Community Plan OPA 210-1997*.

In Vaughan, the *Thornhill Yonge Street Study, 2005* and *Official Plan Amendment 669* apply to the southern part of the Heritage Conservation District, extending from the Thornhill Public School to just north of Centre Street. This area is indicated with hatching at the southern end of the map to the right, and is referred to in *OPA 669* as “The Thornhill Yonge Street Corridor”.

Within the time horizon of this plan, there is also re-development potential for the commercial lands at the northern end of the Heritage Conservation District. This area is indicated with hatching at the northern end of the map.

In order to maintain a consistent approach to redevelopment in the District, the Design Guidelines in Section 9.5.3 and the Streetscape Guidelines in Section 9.6.3 will apply to all Yonge Street commercial developments in the Thornhill Vaughan Heritage Conservation District. It is recommended that Official Plan provisions, consistent with those in *OPA 669*, be considered for the northern commercial area.



9.5.3.1 OPA 669: Objectives and Vision

The Thornhill/Yonge Street Corridor Area is intended to become a vibrant, mixed use area. It is to be developed as a higher order transit corridor. Intensification and redevelopment will be promoted, at key locations within the corridor, in order to bring vitality to the area. The intent is to promote residential, commercial and employment growth, support transit use and enhance the urban design quality of the corridor through redevelopment. Redevelopment opportunities will also be used to repair existing gaps in the street wall and provide for rear yard parking.

At the same time, the Thornhill Yonge Street Corridor Area overlaps part of the Thornhill Heritage Conservation District, and while intensification opportunities exist within the Heritage Conservation District, proposals must be very carefully conceived to ensure that the resulting development is compatible with and enhances the heritage character of the area.

In order to reinforce the unity of the Heritage Conservation District, these guidelines in section 9.5.3 of this Plan apply to all Yonge Street commercial sites within the District, including those north of the Thornhill Yonge Street Corridor.

The vision for the Thornhill Yonge Street Corridor Area is characterized by:

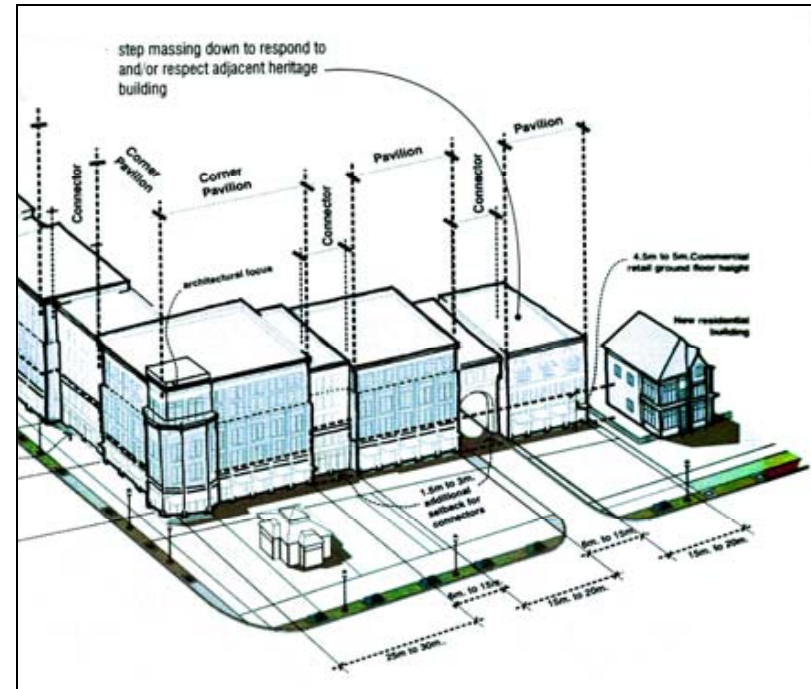
- a) a vibrant and mixed use main street;
- b) a predominance of at grade commercial/retail uses along Yonge Street;
- c) an attractive, high quality, pedestrian friendly, transit supportive streetscape;
- d) differing scales of development including transit supportive mid rise intensification and smaller scale infill projects to complement existing heritage assets and adjacent residential neighbourhoods;
- e) protection for, and enhancement of heritage resources and their environs;
- f) new public parks and plazas and enhanced connections to the surrounding open space system; and,
- g) organized access and parking to the rear of commercial, mixed use properties.

In addition to the guidelines in this document (which are based on the *Thornhill Yonge Street Study, 2005*), all new development within this commercial area is subject to the general land use policies and urban design policies for the Thornhill/Yonge Street Corridor Plan Area as developed in *Official Plan Amendment 669*, and is to be consistent with the provisions of the *Thornhill Yonge Street Study, 2005*.

9.5.3.2 Built Form Vision

The objective of the proposed built form for the Yonge Street commercial corridor is to enable the development and insertion of more intense forms of development within the context of existing heritage and complementary buildings. *The Thornhill Yonge Street Study, 2005* describes the basic building form:

- Building massing should reflect a linked series of pavilion type buildings defined by recessed connector building segments. This variety in setback will create certain buildings that have greater emphasis and is somewhat in keeping with the character of a village which would have had independent buildings with sideyards.
- Mid-block pavilion building segments should generally occupy 15-20 metres of the street frontage whereas corner pavilion segments should occupy more frontage (25 -30 metres)
- The recessed connector building segments should generally occupy 6-15 metres of street frontage, and should be set back from the mandatory streetscape setback an additional 1.5 to 3.0 metres. This additional setback will provide an area of refuge for private landscape enhancements as well as street furniture.
- Long, homogenous facades are to be avoided.
- Pedestrian “through building” connections from Yonge Street to rear commercial parking areas are desirable especially for any development exceeding 50 metres of continuous building frontage.
- Massing and built form should step down to respond to and respect adjacent heritage buildings.



Conceptual illustration of the Pavilion and Connector massing concept and step-downs adjacent to heritage and residential properties. From the *Thornhill Yonge Street Study, 2005*.

9.5.3.3 Location and Setbacks

New buildings should be set back to create an enhanced public streetscape realm. When new development is proposed adjacent to heritage buildings, special care must be taken to ensure that the views to the heritage resource are protected.

Guidelines

1. Buildings should be sited to address: 1) corner or intersection locations, 2) the primary street frontage, and 3) street frontage on the secondary/local street.
2. Buildings should be oriented towards public streets to clearly define the public realm, create a consistent street wall and create an attractive retail and commercial environment for pedestrians.
3. The segment or component of the new building adjacent to heritage buildings should align with the building face of the heritage building.
4. A side yard setback of 4 to 6 metres should be achieved to emphasize the importance and prominence of the heritage building anchors or pavilions and should allow greater visibility from the road. The side yard may be used for pedestrian or vehicular access to the rear of the property.
5. Buildings fronting on Yonge Street should occupy a minimum of 70% of the frontage along the property line and buildings on secondary or local streets should occupy a minimum of 50% of the frontage along the property line.
6. To achieve an enhanced streetscape, a 1.8 m minimum setback from the edge of the public right of way is required for all properties fronting onto Yonge Street and all secondary streets. This will create a minimum 7 metre public realm from curb edge to building face. The additional 1.8 metre streetscape zone will be implemented by development proponents in a manner consistent with the streetscape improvement program.
7. Setback for development on local streets should be generally consistent with the setbacks of existing development

9.5.3.4 The Character of Historic Commercial Streetscapes

Historic commercial areas can be characterized as village-type or town-type streetscapes. Villages tended to have an informal layout, with a variety of front and side-yard setbacks. Shops were typically gable-roofed buildings, perhaps with display windows on the ground floor, and often a porch. Sometimes there was a 'boom town' false front obscuring the gable. The top photograph shows MacDonal's Store, which is of this type. The store was demolished in 1971.

When a village evolved into a town, the layout became formal, with a continuous line of shopfronts on the street lotline. Display windows tended to be larger and taller, and the flat-roofed commercial building became the prevalent building type, often built as block of several properties contained in a single architectural form. In Thornhill this evolution barely got underway. The Sterling Bank and the Francis Block are the only town-type commercial buildings constructed in Thornhill. These are shown in the lower two photographs, and it can be seen that the other commercial buildings retain the form of village shops, with gable roofs and varied front-yard setbacks.

9.5.3.5 OPA 669: Historical Model

The massing guidelines in the *Thornhill Yonge Street Study, 2005*, (page 65) recognizes both the village- and town-type precedents. The basic building form that is envisioned derives from the town-type commercial streetscape. But rather than having a continuous street-line frontage, the masses are broken up into "pavilions" of about 20 metres in width. This frontage is in scale with the frontage of the Francis Block. The pavilions are separated by recessed "connectors" of 6-15 metres in width, which respects the broken street frontage that is typical of village-type commercial streetscapes.

The following pages describe the character of historic commercial buildings and provide design guidelines for heritage-friendly design within the basic envelope of the *Thornhill Yonge Street Study, 2005* and *OPA 669*. Photographs of buildings from many municipalities have been used, in order to make use of the riches of Ontario's commercial heritage resources.



Village Hardware, Detail from MM-Weaver 280, 1965t



Sterling Bank, Yonge at Centre. MM-Weaver #273, 1925.



Francis Block, on the left. MM-Weaver 270, 1907.

9.5.3.6 The Character of Historic Commercial Architecture

Historic town-type commercial buildings, from about 1870 on, share a number of common characteristics.

Following a series of town-raiding fires in the mid-19th century, buildings were built of masonry. In some towns, stone was locally available, but in most places, construction was brick.

Shops were typically built in bays about 7.5 metres wide. Interestingly, this module is still used in large shopping malls. Larger stores would occupy two bays, with a line of columns supporting the mid-wall above. This fairly standard building module creates strong pedestrian-scale rhythm in historic shopping districts.

Building facades are divided horizontally in the Classical three-part scheme of base, body, and cap. The base consists of the storefront and signband. The body consists of the upper masonry wall of the building, with its punched windows. The cap consists of a cornice, which is sometimes capped with a sloping roof with dormers.

The building's base is similarly divided into three parts. The bottom portion is the paneling below the glazing. The middle, or body, is the shop display windows. The cap is the signband, with its own cornice and details. Entrances are recessed, and large retractable awnings are commonly installed.

These Classical schemes provide legibility and scale to the building façade, and are another important factor in creating a pedestrian-friendly visual environment.



The three-part divisions of the buildings and the rhythm of the bays produce a comfortable pedestrian scale. The generally consistent shopfront height, and the common use of awnings helps to unify the character of the public realm. This example is from Collingwood's largely intact, and commercially successful, downtown shopping area.

9.5 New Development

9.5.3.7 Architectural Styles

Traditional commercial areas in Ontario encompass a wide variety of historic architectural styles ranging from Georgian to Edwardian in composition.

Guidelines

1. New mid-rise development should be products of their own time, but should be compatible with the basic tenets and styles of traditional historical commercial architecture typically found in an older Ontario downtown setting.
2. Buildings should be articulated to express a building base with traditional storefronts, a mid section and a top or cornice.
3. A consistent approach to design detail for the chosen style should be used for all building elements.
4. It is important to recognize that the overwhelming characteristic regarding style in Thornhill was its simplicity. Overly elaborate styles and others not generally compatible with a local village context should be avoided.



This photograph of Main Street in Cobourg shows a recent infill building in the foreground, with original 19th-century buildings beyond.

The low-sloped end-gable roof was common from around 1840 to 1860, with the attic floor used as unheated warehouse space for the shop below. Dormers, to provide light in the attic, are visible on the historic buildings to the left of the lamp post.

This style of commercial building, which dates from the same period as Thornhill's earliest surviving houses, is an appropriate model for Yonge Street redevelopment.

9.5.3.8 Heritage-Friendly Design of New Developments

Not All Stepbacks Are Created Equal

The function of façade stepbacks is to create an architecturally legible street wall that encloses the public realm, provides some continuity in buildings of different maximum heights, and contributes to the pedestrian-scale environment.

Step-backs, and their detail design, should be respectful of the horizontal modules created by adjacent and neighbouring buildings, particularly if those buildings are heritage resources.

Guidelines:

- The base of a stepped back building should be architecturally legible; it should read as a building from the pedestrian level.
- Stepbacks should be sufficiently deep that the upper levels don't overwhelm the base when viewed from the pedestrian level.
- The height of the base should usually be 2 or 3 stories high, in keeping with historic patterns.
- Cornice and sill heights should relate to adjacent buildings whenever possible.



These photographs show two recent buildings in Burlington designed with step backs for the upper storeys. “Harbourview” above, has a strong stepback, with a distinct and architecturally legible two-storey podium. Both horizontal and vertical divisions create a pedestrian-friendly scale.



Across the street, the parking garage has two competing bases—one at 1 storey and another, barely set back, at 2 storeys. The lack of clarity in the base actually emphasizes the bulk above.

9.5.3.8 Heritage-Friendly Design of New Developments Cont'd

Rhythm and Frontages

The traditional width of shopfronts, with intervening pilasters, is an important element in establishing a pedestrian-friendly scale. A little visual event occurs every dozen steps. It makes walking comfortable. Shopping mall developers recognize this, and typically establish bay widths of 25 feet (7.62 metres).

The Francis Block is about the size of a town-type commercial block that would have been built in any village of Thornhill's size—3 or 4 stores in width. Respect for the scale of groups, as well as the scale of individual shop fronts will help establish a Thornhill character that is distinct from larger communities like Toronto or even Aurora.

Guidelines:

- Low rise buildings and the bases of mid-rise buildings should express a traditional bay-width of 6 to 8 metres, using piers or pilasters to form substantial and legible divisions of the facade.
- Larger developments should consider breaking down their widths into elements of 4 bays or less. For example a nine bay building could have a centre portion that is set off with heavier piers, or a change in the design of upper-floor window pattern.



Another recent building in Burlington makes use of traditional rhythm in the spacing of the brick piers. The rhythm is emphasized by the awnings, which also respect the height of the shopfronts in the historic buildings beyond.

9.5.3.8 Heritage-Friendly Design of New Developments Cont'd

Base, Body, and Cap

The traditional division of building elevations and masses into base, body, and cap helps articulate a human scale, and gives the building a distinct and legible form. The base relates directly to the pedestrian scale. The body should reflect the human scale in its detailing. And the cap establishes the skyline of the street wall that encloses the public realm.

Guidelines for the Base:

- The base of street façades should be well defined, with a strong horizontal cap element to reinforce its pedestrian scale.
- The base should incorporate large glazed areas for transparency, to animate the public realm with displays and interior activity. See guidelines for storefronts and signage on the next page.
- The base should have high-quality detail and material.
- The height of the base should be complementary to the bases of neighbouring buildings, where possible. The height of the base should be between 4.5 and 5.5 metres (14'-9" and 18')

Note:

The *Thornhill Yonge Street Study, 2005* suggests a ground floor height of 4.5 to 5 metres (14'-9" to 16'-5"). This may be too high for smaller shops, and allowing for structure and ductwork might result in a second floor elevation that is excessive. The visual height of the base is more significant than the ceiling height behind it in establishing a traditional streetscape with consistent and pedestrian scale, so this guideline refers to the base rather than to the ground floor height.



Historic commercial design, this example from Collingwood: The shopfront forms the base, the wall forms the body, and a wide fascia and cornice forms the cap.



This recent Port Credit development on Lakeshore Road follows the traditional three-part design scheme, and would not be out of place next to the Collingwood buildings.

9.5.3.8 Heritage-Friendly Design of New Developments Cont'd

Shopfronts and Signage

Like the building, historic shopfronts have a base, body, and cap. The overall effect is to create a frame for the display window area. Traditionally, the base consisted of wood panels about 0.5 to 0.8 metres high, and the cap consisted of a substantially projecting cornice above a sign band that was 0.5 metres high, or less. Often, substantial decorative terminal blocks punctuated the signband and cornice at the building bays. Sometimes signs were painted on the inside of the glass. Shop windows were framed with wood, often decorated with fluting or turnings. Entrances were recessed, often with a shallow angle in the side glazing. In the days before air-conditioning and tinted glass, awnings were a prominent feature in retail streetscapes. With some adaptation, the basic scheme of traditional storefronts can accommodate a variety of modern retail design.

Guidelines:

- The use of highly traditional shopfront designs is encouraged as an option.
- High-quality modern shopfront materials and designs, such as frameless glass, are acceptable alternatives.
- Shopfront designs should provide the framing elements of bays, base, glazed body, and signband with cornice.
- Signbands should be no more than 0.7 metres high, with signage of individual letters, front lit, or individually backlit. Signs must conform with the municipal Sign By-Law.
- Sign band cornices should be substantial in order to establish a legible cap for the building base.
- To animate the street, shop windows should retain their transparency, and not be obscured by excessive postering or window signage. Night-time window shopping is an important animating activity.
- Entrances should be recessed.
- Use of retractable awnings is strongly encouraged. Traditional awnings are the simplest and cheapest way to unify a commercial streetscape. Fixed awnings and awning signs are not appropriate.



Two shopfronts that were once identical. The one on the right has kept the original turned wood corner posts, but has covered the upper elements with an unsympathetic sign box. The cafe on the left has installed frameless glass, but uses traditional individual letters, and the top lighting bar acting as a cap to the composition—a better solution.



A modern storefront that preserves the cornice and awning. The horizontal glazing bars reflect the transoms that were part of historic shopfront design.

9.5.3.8 Heritage-Friendly Design of New Developments Cont'd

Base, Body, and Cap

Guidelines for the Body:

- The body of the street façade should be of smooth brick, with punched windows, i.e., distinct and separate openings in the wall, rather than modern curtain wall.
- Windows openings and design should respect traditional proportions.
- Windows should not be coloured or mirrored.
- Detailing such as string courses, decorative inserts, special shaped bricks, arch lintels, and stone lintels and sills help break down the scale of the body and animate the façade. They are encouraged.
- Pilasters that continue the division of bays at the base are encouraged.

Guidelines for the Cap:

- The cap should be a substantial and legible element, distinct from the body of the building. Parapets are useful in providing a suitable scale for the cap.
- The cap should include elements, such as cornices, that produce a shadow line near the top of the street façade.
- Detailing such as decorative inserts, niches, machicolation, and string courses are encouraged.
- Finials that continue the division of bays at the base and body are encouraged.



The cornice forms a definitive element at the top of the façade. It may be very deep, as above, or a relatively shallow construction, with pattern as its prominent characteristic. Both examples are from Collingwood.



9.5.3.9 Mechanical and Utility Equipment

Mechanical equipment and related infrastructure should not be readily visible.

Guidelines

1. Rooftop mechanical equipment, transformer vaults, heat pumps and other forms of mechanical equipment should be considered in design of the building.
2. These elements should be designed or screened to reduce their visual impact on the subject building, the streetscape and neighbouring properties, as well as ensure that noise and servicing does not have an impact on neighbouring properties.

9.5.3.10 Loading, Garbage and Storage

Loading, garbage and storage areas should not be readily visible.

Guidelines

1. Loading, storage and other service areas should not be visible from any public street. Building form and placement should be designed to provide screening of these areas in order to reduce their visual impact.
2. Location and access to garbage receptacles and storage shall conform to the Zoning By-law.

9.5.3.11 Commercial Patios

Successful commercial patios can greatly contribute to the character of the street. Care should be taken, however, in their design to ensure that they complement and not detract from the street in terms of visual appearance and interaction with the surrounding environment.

Commercial patios which serve alcohol are by law required to be separated from the street. A key way of integrating the patio into the street is through the use of traditional landscape features such as a wood picket fence to serve as its boundary. Similarly, furniture, awnings, umbrellas, and landscape treatment should all be compatible with the character of the street and should comply with the spirit of the District Plan.

Guidelines:

1. Commercial patios are required to comply with the City of Vaughan Zoning By-law.
2. All patios should reflect and enhance the existing streetscape. Features such as wood picket fences and furniture that is compatible with the Heritage District is encouraged.
3. Commercial rooftop patios are not appropriate for the District.
4. Umbrellas which have advertising are not permitted.
5. Outdoor patios that include structural elements such as a raised roof or floor require permits under the *Building Code Act*.

9.6 Streetscape Work

9.6.1 Overview

Work within the road allowance should be designed and executed to meet modern requirements, amenity, and convenience, without detriment to the heritage character of the District. This work is either undertaken by public authorities, as in the case of roadside planting and the construction of roads, curbs, sidewalks, lighting, and road signage or it is subject to approval by public authorities, as in the case of BIA installations, newspaper boxes, and tourism information or identity signage.

District Identity

Installations within the road allowances have a significant effect on the experience of the heritage character of the District and the establishment of a sense of identity. The use of a consistent design vocabulary at the various scales and in the various kinds of road allowance work reinforces the District's identity and supports its economic role as a place of unique historical character in the community. Permits are required for the installation of items such as sidewalks, curbs, paving, street and pedestrian lighting, benches, tree grates, tree guards, trash receptacles, recycling bins, and parking equipment.

Contexts

Thornhill possesses two distinct contexts: the Residential Areas (including residential buildings converted to commercial use on Centre Street), and the Yonge Street Commercial Core. The goals of the Guidelines for streetscaping are:

- Enhancing historical character of the road allowances in the Residential Areas.
- Creation of a pedestrian-friendly shopping environment in the Commercial Core.
- Establishing identity through gateways, signage, and markers.

9.6 Streetscape Work

9.6.2 The Residential Streets



Except for Yonge and Centre Streets, the District streets have a curbless rural profile.



Roadways

Brooke Street, Elizabeth Street, Mill Street, Old Jane Street, and Old Yonge Street have a curbless rural profile. Other residential areas have grassed boulevards, to a great extent. These are an important part of the heritage character of these streets

Guidelines

- The rural profile should be preserved where it exists.
- Over time, grassed boulevards should be provided where they don't already exist.

Planting

Rural villages are planted informally, with a mix of trees and deciduous shrubs.

Guidelines

- Maintain a village character in street planting. The linear urban planting pattern of regularly spaced boulevard trees is not appropriate here.
- See Section 9.7 for suggested species.

9.6 Streetscape Work

9.6.3 Commercial Core



Overview

Creation of a pedestrian-friendly commercial environment is the most important objective of streetscape work in the Commercial Core. It is at the heart of the *Thornhill Yonge Street Study, 2005*.

Streetscape installations are an important aspect of meeting the objectives of conserving the heritage character, reducing the impact of traffic on the pedestrian environment, and creating a viable commercial destination.

Early 20th-century photographs of Thornhill show streetscapes very different from today's. An accurate "historical reproduction" would exclude automobiles, paving, lighting, highway signs, bollards, and benches. It's obvious that a lively commercial area requires all of these things, some of them because they enable and enhance public use and commercial activity in the village core, many of them because regulations and standards govern the design of traffic systems, lighting levels, and so on. There is an inherent historical ambiguity in a Heritage District that must be addressed when evaluating the design of these modern installations. The following principles apply to such an evaluation:



Creation of a pedestrian-friendly core faces many challenges.

Principles

- 1. Adapt to the automotive streetscape:** As the list of modern artifacts above shows, the automobile and its associated infrastructure account for much of the visible non-heritage installations in the District. There is a built-in division of the streetscape in its historical aspect: it is inescapably modern from curb to curb. Modern accessories like waste receptacles and street lighting should be placed near to the curb, where they form a transition band between the heritage experience of the buildings and the modern experience of the roadway.
- 2. Don't accentuate non-heritage installations:** Human perception is very good at filtering out unimportant and repetitive information. The modern enthusiasm for heritage has produced a host of "old-fashioned" products. Many of these are poorly executed and overly fussy. As a result, they call undeserved attention to themselves and the attention, thus directed, detects the fraud. Often, a very simple modern item will fade into the recesses of perception and be less intrusive than a deliberately "historical" version.
- 3. Maintain historical integrity:** Even when they don't represent an accurate reconstruction, it is important to choose "historical" items in the context of history. For example, the streetlighting of 1890 can't be reconstructed because there was none. The designer should bear in mind that Thornhill was a modest village and ask, "If the village HAD installed early lighting, what sort of fixtures would have been chosen?" They would have been simple and functional, and would not have had the ornate qualities of lighting for a big-city promenade.

Applying artificial heritage elements to modern items only calls attention to the inauthenticity of the exercise. It's better to choose inobtrusive designs. In the example below, the bus shelter doesn't work, but the waste container does.



Lighting

A consistent street light design family should be used throughout the District to enhance its identity as a heritage area. The selected street light fixtures should reflect the village-like, heritage character of the District. Selection should be made in consultation with the Town of Markham, so that the design will enhance the unity of the two sides of the village. Selected fixtures should meet “dark skies” standards.

Street Furniture

Selection of street furniture should follow the principles outlined above. In general, items that might have appeared in a village environment should be selected for authenticity. Items that are modern interjections should be selected for unobtrusiveness. It is recommended that street furniture items be black, as it helps keep these items in the visual background, and is an historic colour for painted metal items like light posts and bench ends.

Benches should be the traditional flat-slat type with cast metal ends, in a simple design. Bench castings are available with cast-in or bolted-on lettering, which could serve as a District identity marker.

Waste and Recycling Bins should have a simple design, and should be constructed so that plastic garbage-bag liners are not visible. Box-type recycling bins bearing advertising are not appropriate.

Tree Guards should have a simple design, compatible with the design of waste and recycling bins.

Planters were not part of the historic streetscape but they have become established as “softeners” in business areas everywhere. In that sense, they resemble the non-functional “heritage” dormers, cupolas, and gazebos that flourish on modern shopping plazas. To the extent that planters are part of the modern commercial landscape, they should take a form that reflects the traditional garden pattern of rectangular beds. It is generally preferable to use in-ground planting, rather than planters. Hanging flower baskets should be minimized, since they were not part of the historic streetscape, and have become a symbol of urban shopping districts.

Utilities

Utility installations such as overhead wiring, telecommunication boxes and transformers detract from the heritage character of the District.

Guidelines:

- Utility installations such as switch boxes and transformers should be located so that they are not readily visible from the street and do not unduly impact the heritage qualities of the streetscape. Screening should be provided when they cannot be located away from the street frontage, where possible considering required clearances.
- Repairs to utilities do not require a heritage permit.
- Strong consideration should be given to the burial of utility wires in the District.

Gateways

Gateway markers at principal entrances to the District would serve to reinforce its identity and to promote the District as a place of unique historical character in the community and region. Markers should be placed so that they reinforce an existing sense of entrance, rather than at the exact point that a roadway crosses the District boundary.

Guidelines:

- Markers should be placed: At the principal entry points on Yonge and Centre Streets. Consultation with the Town of Markham on the design of the markers should be undertaken, in support of the unity of both sides of the village.

9.7.1 Planting

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this Section can help maintain and enhance the natural heritage of Thornhill and its valleys.

Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

Guidelines:

- Maintain health of mature indigenous tree by pruning and fertilizing, and by preventing intrusion that may damage the root systems.
- Over time, remove unhealthy, invasive and non-indigenous species.
- Site buildings and additions to preserve suitable mature trees.

Suitable indigenous species:

- Sugar Maple, Red Oak, Basswood, Silver Maple, Bitternut, Butternut, White Pine, Hemlock, American Elm, Red Maple, Bur Oak, White Spruce.

Suitable salt-tolerant species (for roadside planting):

- Little Leaf Linden, Serviceberry, Freeman Maple, Bur Oak, Red Oak, Kentucky Coffee Tree.

Unsuitable species:

- Manitoba Maple, Hawthorn, Black Locust, and Buckthorn tend to be invasive.
- Ornamental species, particularly Norway Maple cultivars, are extremely invasive.

9.7.2 Warning! Invasive Plant Species



Of the roughly 2600 identified vascular plant species that grow wild in Ontario, more than 25% are aliens or exotics not native to the province. These importations have been going on since Europeans first arrived, either as deliberate introductions or as stowaways in cargoes, ballasts, and debris. However and whenever they arrived, these species have found hospitable ecological niches. Once established they make use of the plant world's full array of propagation strategies. Without the pests and competitors of their native environments, many are able to out-compete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife. The Federation of Ontario Naturalists has more detailed information on invasive species and their control on their website.

Guidelines:

Although planting is not regulated by this Plan, it is environmentally prudent to avoid these invasive plant species:



Two prime invaders are Purple Loosestrife, above, and Norway Maple, below. Both have been popular for garden and street planting, and both have proven to be highly invasive. Images from Audubon Society Field Guides.

- Purple Loosestrife
- Norway Maple
- European Birch
- Highbush Cranberry
- European Mountain Ash
- Privet
- White Mulberry
- Horse Chestnut
- Scots Pine
- Crown Vetch
- Periwinkle
- Dame's Rocket
- Winter Cress
- Silver Poplar
- Siberian Elm
- Himalayan Balsam
- Russian Olive
- Sweet Woodruff

9.8 Building Materials Checklist

All construction visible from the exterior requires a Heritage Permit. Visible materials should conform to the following standards:

9.8.1 Heritage Buildings

Appropriate Materials:

Exterior Finish:	Smooth red clay face brick, with smooth buff clay face brick as accent. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding.
Exterior Detail:	Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.
Shopfronts:	Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.
Roofs:	Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.
Doors:	Wood doors and frames, panel construction, may be glazed. Transom windows and paired sidelights. Wood french doors for porch entrances. Single-bay wood panelled garage doors.
Windows:	Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.
Flashings:	Visible step flashings should be painted the colour of the wall.

9.8.1 Heritage Buildings

Inappropriate Materials

- Exterior Finish: Concrete block; calcite or concrete brick.
Textured, clinker, or wire cut brick.
Precast concrete panels or cast-in-place concrete.
Prefabricated metal or plastic siding.
Stone or ceramic tile facing.
“Rustic” clapboard or “rustic” board and batten siding; wood shake siding.
- Exterior Detail: Prefinished metal fascias and soffits.
“Stock” suburban pre-manufactured shutters, railings, and trims.
Unfinished pressure-treated wood decks, porches, railings, and trim.
- Shopfronts: Standard metal shopfronts and pre-finished metal spandrel material.
Frameless tempered glass shopfronts.
- Roofs: Slopes or layouts not suitable to the architectural style.
Non-traditional metal roofing such as pre-finished or corrugated metal.
Modern skylights, when facing the street.
- Doors: “Stock” suburban door assemblies.
Flush doors.
Sidelights on one side only.
Aluminum storm and screen doors.
Sliding patio doors.
Double-bay, slab, or metal garage doors.

9.8.1 Heritage Buildings

Inappropriate Materials

- Windows: Large “picture” windows.
 Curtain wall systems.
 Metal, plastic, or fibreglass frames.
 Metal or plastic cladding.
 Awning, hopper, or sliding openers.
 “Snap-in” or tape simulated glazing bars.
- Flashings: Pre-finished metal in inappropriate colours.

9.8.2 Non-Heritage Buildings

Note: If using the Historical Conversion approach, described in Section 9.4.1.1, follow the Heritage Building Checklist, above.

Appropriate Materials

- Exterior Finish: Use materials compatible with the original design.
- Roofs: Slopes and layouts compatible with the original design.
- Doors: Use materials and designs compatible with the original design.
- Windows: Use windows compatible with the original design.

10.1 Documents Available for Guidance

Cultural Services has some books available that can provide useful information to people contemplating work in the District. The Vaughan Archives has historic documents and photographs. Books listed in Section 10.2 under the headings of Historic Architecture and Heritage Conservation are all useful.

Two very useful websites, containing detailed “how-to” information on heritage preservation and restoration are:

The United States National Parks Service *Preservation Briefs* at: www.cr.nps.gov/hps/tps/briefs/presbhom.htm

Parks Canada has similar guidelines at: www.pc.gc.ca/docs/pc/guide/nldclpc-sqchpc/index_E.asp

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INTERNET SOURCES:

Ontario Architecture. www.ontarioarchitecture.com. This site has very fine illustrated glossaries of building terms and building styles.

Part E

Appendices

Appendix A: Glossary of Architectural Terms

Italicised words are defined in other entries.

ABA rhythm: a pattern of alternating *bays*. Other rhythms might be ABBA, or AABBA, for example.

Arcade: a running series of *arches*, supported on *piers* or *columns*.

Arch: a curved structure over an opening, supported by mutual lateral pressure.

Architrave: The lowest division of an *entablature*.

Ashlar: Squared stone masonry laid in regular courses with fine joints.

Balustrade: A *parapet* or guard consisting of *balusters* supporting a rail or *coping*. The stair rail on the open side of a household stair is a common example of a balustrade.

Barge board: The board along the edge of a *gable* roof, often decorated or pierced in Victorian houses.

Battlement: A notched *parapet*, like on a castle. Also called *castellation*. The notches are called *embassures* or *crenelles*, and the raised parts are called *merlons*.

Bay: Divisions of a building marked by windows, *pilasters*, etc. An Ontario cottage with a centre door and windows on either side would be called a 3-bay house with an *ABA rhythm*.

Bay window: A group of windows projecting beyond a main wall. Commonly with angled sides in the Victorian style, and rectangular in Edwardian.

Bipartite: In two parts.

Blind: An imitation opening on a solid wall is called blind. Thus a blind *arch*, a blind window, a blind *arcade*.

Board-and-batten: Wood siding consisting of wide vertical boards, the joints of which are covered by narrow vertical strips, or battens.

Bond: A pattern of bricklaying in a wall. In solid brick construction headers are required to tie the *wythes* of the wall together. The rhythm of the headers determines the bond.

Bow window: Curved version of the *bay window*.

Buttress: A heavy vertical masonry element built against a wall to stabilise it.

Capital: See *Orders*.

Casement: A window hinged on one side, like a door.

Chevron: A decorative pattern of V shapes, like a sergeant's stripes.

Classical: Of or deriving from the architecture of ancient Greece and Rome. Classical revival buildings typically feature *columns* and *pediments*, and are usually symmetrical in elevation.

Coffering: A pattern of square recessed panels.

Colonnade: A little column, often decorative.

Colonnade: A row of *columns* supporting an *entablature*.

Column: A vertical structural member. See *orders*.

Common Bond: The standard *bond* for solid brick walls, consisting of one *header* course for every five or six courses of *running bond*.

Consul or Console: A bracket with a compound-curved profile.

Coping: A protective capping on a wall, parapet or gable, sloped to carry off rain water.

Corbel: A support projecting from a wall. Masonry that steps out course-by-course from the wall below is called corbelling.

Corinthian: See *Orders*.

Cornice: The uppermost division of an *entablature*. Also a moulded projection that crowns an element such as a wall, door or window.

Cottage: A small rustic house, or a style that imitates one. "Ontario Cottage" is a catch-phrase for a variety of one and one and a half storey house styles, some of which are actually quite large.

Course: A horizontal row of construction laid one above the other. Bricks and shingles are said to be laid in courses.

Cresting: A vertical ornament running along the top of a wall or ridge. If a rooster were a building, his comb would be cresting.

Dentil: A series of small rectangular blocks arranged in row, usually under a *cornice*. From the latin word for tooth.

Dog-tooth: A repeating decorative shape in the form of a four-lobed pyramid. Also, a brick laid so that a corner faces out from the surface of a wall.

Doric: See *Orders*.

Double-Hung: Type of window with vertically sliding sash one above the other, traditionally hung on ropes or chains from a counterbalance system concealed in the jambs. If only the lower sash is moveable it's called a single-hung window.

Eclectic: From a Greek word meaning selective. A rather vague name for late 19th and early 20th Century vernacular architecture which freely selected a bit of this and a bit of that from many previous styles. Elements of Classical, Victorian, and Italianate styles might be mixed together, for example. The term is often used disparagingly, but remarkably, the combinations are often skillful, and most eclectic buildings are quite handsome.

Entablature: In the classical *orders*, the horizontal element above a column. The meaning has been extended to include similar elements used over an opening or against a wall.

Fan-Light: A semi-circular transom window over a door or window, usually with radiating glazing bars, like the ribs of a fan.

Fascia: A long flat band, such as an eaves-board, a sign band over a shop window, or the undecorated strips in an architrave.

Fenestration: Windows: the pattern of windows in an elevation.

Finial: A decorative end, often in the form of a ball or spire. If it points down instead of up it can be called a pendant.

Frieze: The middle of the three divisions of an *entablature*. See *Orders*.

Gable: The roughly triangular wall at the end of a ridge roof. If the roof projects to or beyond the gable, it will take the shape of the roof structure. If the roof ends behind the wall, the gable may be freely shaped with steps, curves, or decorations.

Gambrel roof: A steeply sloped roof below a low sloped roof, creating a more usable attic. Also called barn-roof.

Georgian: An architectural style of 18th century origin, and often revived. Multi-Light *Double-hung* windows, symmetrical fronts, and modest use of *classical* ornament are hallmarks of the style. Both hipped and gable roofs were used. Evolved after the Great Fire in London, Georgian originally meant brick, but in revival the style has made use of wood and stucco siding as well.

Header: A brick laid so that its middling dimension is in the length of a wall, and its shortest dimension is vertical.

Hood mould: a thin projecting moulding over an opening, originally intended to throw off rainwater.

Impost: A block from which an arch springs.

Ionic: See Orders.

Italianate: A late 19th Century style, based on Italian country houses, featuring towers, cupolas, low hipped roofs with elaborate brackets at the soffits, and a verticality emphasised by tall narrow windows with 1 over 1 or 2 over 2 *lights*.

Keystone: An elaborated element in the centre of an *arch*. Emphasis may be provided by a contrast in colour or material, by vertical extension, and/or by projection out from the wall. The idea is that the central block is “key” to the arch, which isn’t true: each block is equally necessary.

Leaded: Glazing where small panes are divided and held together by lead strips.

Light: A single pane of glass within a *sash*. *Double-hung* windows are often described by the number of lights in the upper and lower sashes, as in 1 over 1, 2 over 2, or 12 over 12.

Lintel: A horizontal element spanning over an opening in a wall.

Loyalist: Wide spread early Ontario house style, imported by the Loyalists in the late 18th Century. Generally speaking, a version of the *Georgian* style, though usually having a gable roof. The hallmark is a panelled front door topped by a rectangular multi-pane transom, with a classical surround and cornice. When executed in wood clapboard, it is nicknamed “Yankee House”, and is indistinguishable from New England houses, but it has been built in brick and stone.

Lozenge: A diamond shaped pattern element.

Lunette: A semicircular window or panel.

Machicolation: Looks like an upside-down *battlement* projecting from a wall. Originally, in castles, there were openings at the top of the notches, through which missiles or boiling oil could be dropped on attackers below.

Mannerist: An outgrowth of the Renaissance style, it treated *classical* elements with a free hand, exaggerating scale and bending the rules. The broken pediment is a prime example of Mannerist playfulness. Revived around 1900 as Edwardian Mannerism.

Mansard Roof: A steeply sloped roof below a low-sloped roof, creating a more usable attic. Variations used in various 19th century styles include concave, convex and ogee shapes on the lower slope. Unfortunately revived as about 1960 as a tacked-on sloping band, usually of cedar shakes, in the hope of giving “natural texture” to rather ordinary flat-roofed boxes.

Modillion: Blocks or brackets under a cornice, like *dentils* but bigger and spaced widely apart.

Niche: A recess in a wall or pier, suitable for placing a statue.

Oculus: A small round or oval window. From the Latin word for “eye”.

Ogee: A double curve, concave below and convex above; a common shape for mouldings, an uncommon one for windows and arches.

Order: One of the *classical* systems of designing *colonnades*, elaborated in great detail as to proportions and geometry by classical revivalists from 1420 onwards.

Oriel, Oriel window: A bay window projecting from an upper storey.

Palladian window: A large central window topped with a *lunette* or *fan-light*, closely flanked by smaller flat-headed windows, the whole assembly surrounded by classically-inspired details.

Parapet: Originally a low wall protecting an edge with a drop, like at the side of a bridge or balcony. Also used to describe the extension of a wall above a roof, even when no one ordinarily walks there.

Pediment: In Classical architecture, the low-sloped triangular *gable* end above an *entablature*, enclosed on all sides by mouldings. The term, and its basic form has been borrowed by many styles for use above porticos, doors and windows. A segmental pediment substitutes a curved top for the original angled one, and the surrounding mouldings may be gapped in the centre, whatever the shape. A broken bed pediment has a gap in the bottom moulding, and a broken topped pediment has a gap at the top.

Pendant: A point ornament hanging down.

Pier: A large solid support for a beam, *lintel* or *arch*.

Pilaster: A vertical thickening of a wall, something like a *pier* or *column* built integrally with the wall. Sometimes used for structural purposes, sometimes purely decorative, it may be embellished with a base and capital on the model of the classical *orders*.

Pinnacle: A tall thin decoration at the top of a *pier* or *pilaster*.

Plinth: The lowest projecting part of the base of a *column*. Extended to mean any projecting base on elements such as baseboards, door frames, etc.

Pointed arch: An arch composed of two curves centred on the *springline*, whose radius is equal to the width of the opening.

Polychrome: Having many colours. Victorian red and buff brickwork is an example of polychromy.

Quoin: Alternating blocks at the corner of intersecting walls. May be expressed with contrasting material or colour. May be flush with the walls or project from it. From the French word for a “corner”.

Regency: Early 19th Century Style, following Georgian in origin, named after the Regency of George IV. Like the Prince, the style is more flamboyant than its predecessors. The scale and detail tends toward the imposing, and stone or plastered brick to imitate stone was used to emphasise solidity.

Round arch: A semicircular arch.

Rowlock: A brick laid so that its shortest dimension is in the length of a wall, and its middling dimension is vertical.

Running Bond: See *Bond*. Pattern of brickwork where all bricks are stretchers, and vertical joints lie at the midpoint of the brick below. It's now standard practice to use running bond exclusively, since brick veneer construction doesn't require headers to tie a wall together. The resulting loss of texture is an example of technology's inadvertent trend towards blandness.

Rusticated: Squared stone masonry laid in regular courses, but with the courses or the individual stones emphasized by deep joints and/or high relief in the surface treatment.

Sash: Framework holding the glass in a window.

Second Empire: A style named after Louis Napoleon's reign. Shares the vertical openings of the *Italianate* style, but usually topped with a dormered, and often curved, mansard roof, and often accompanied by a narrow tower. The Addams family lives in a Second Empire house.

Segmental arch: An arch composed of a single curve, centred below the *springline* on the centreline of the opening. Normally quite shallow.

Sign fascia: A broad flat band above a shopfront, intended for signage.

Signband: See *Sign fascia*.

Soffit: The underside of an architectural element, such as a *lintel*, *cornice*, balcony or *arch*.

Soldier: A brick laid so that its short dimension is in the length of a wall, and its long dimension is vertical.

Spandrel: The space between *arches* in an *arcade*, above the springline and below the top of the arches. Also a solid panel in a bay separating one opening from another above it.

Springline: the horizontal line from which an arch rises.

Squinch: A small arch or set of *corbelled* arches built at the interior angle of a structure to carry a superstructure of a different shape, such as a dome, spire or cupola.

Stacked bond: See *Bond*. Pattern of brickwork where all vertical joints are one above the other. Usually executed with *stretchers*, less commonly with *headers*.

Stretcher: A brick laid so that its long dimension is in the length of a wall, and its short dimension is vertical.

String course: A thin band of masonry projecting or recessed from the plane of the wall giving the effect of a moulding.

Tabernacle: A canopied *niche*.

Three-centred arch: An arch composed of three curves: a central *segmental* one of large radius, joined to two smaller flanking curves centred on the *springline*.

Transom: A horizontal member dividing an opening. Also used as short form for *transom window*.

Transom window: A window above a *transom*, most commonly over a door.

Tripartite: Having three parts.

Tympanum: The panel between the mouldings of a *pediment*.

Verandah: An large open gallery or porch, running along one of more sides of a building.

Vousoir: One of the blocks forming an arch.

Water table: Projecting masonry course near the bottom of a wall, intended to throw rain water away from the foundations.

Wythe: A vertical plane of masonry. A wall two bricks thick has an inner wythe and an outer wythe, tied together with *headers*.